



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Friday, July 26, 2024

****PLEASE MUTE YOUR MICROPHONE****

Lillian Kuri, Commission Chair
Joyce Pan Huang, Director
Michael Bosak, Administrator



Cleveland City Planning Commission

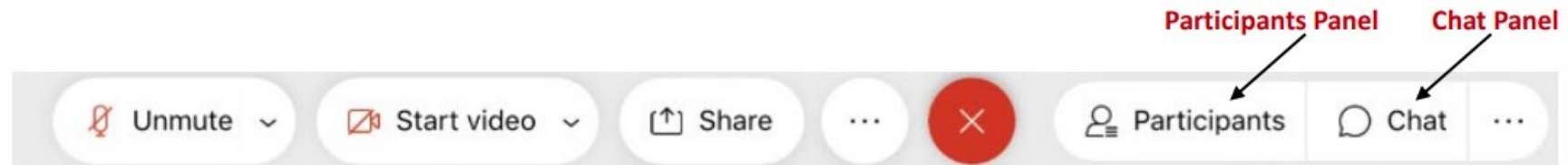
Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. RECUSALS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE. IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6



July 26, 2024

Cleveland City Planning Commission

P r e a m b l e

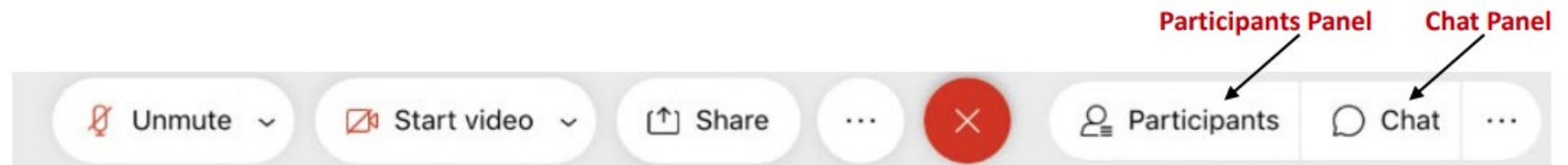
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION. ANY COMMENTS RECEIVED BY THE **WEDNESDAY 12:00 PM** DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



July 26, 2024

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Lillian Kuri, Chair

July 26, 2024

August Fluker

Charles Slife

Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Isabella McKnight

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Conditional Use- Group Home

For: 3368 East 113th Street

July 26, 2024

Per §337.08(g) of the Cleveland Codified Ordinances

Presenter: Xavier Bay, Staff City Planner

Ward 4- Councilmember Gray

SPA: Mount Pleasant

3368 East 113th Street

Conditional Use Permit

City Planning Commission Hearing

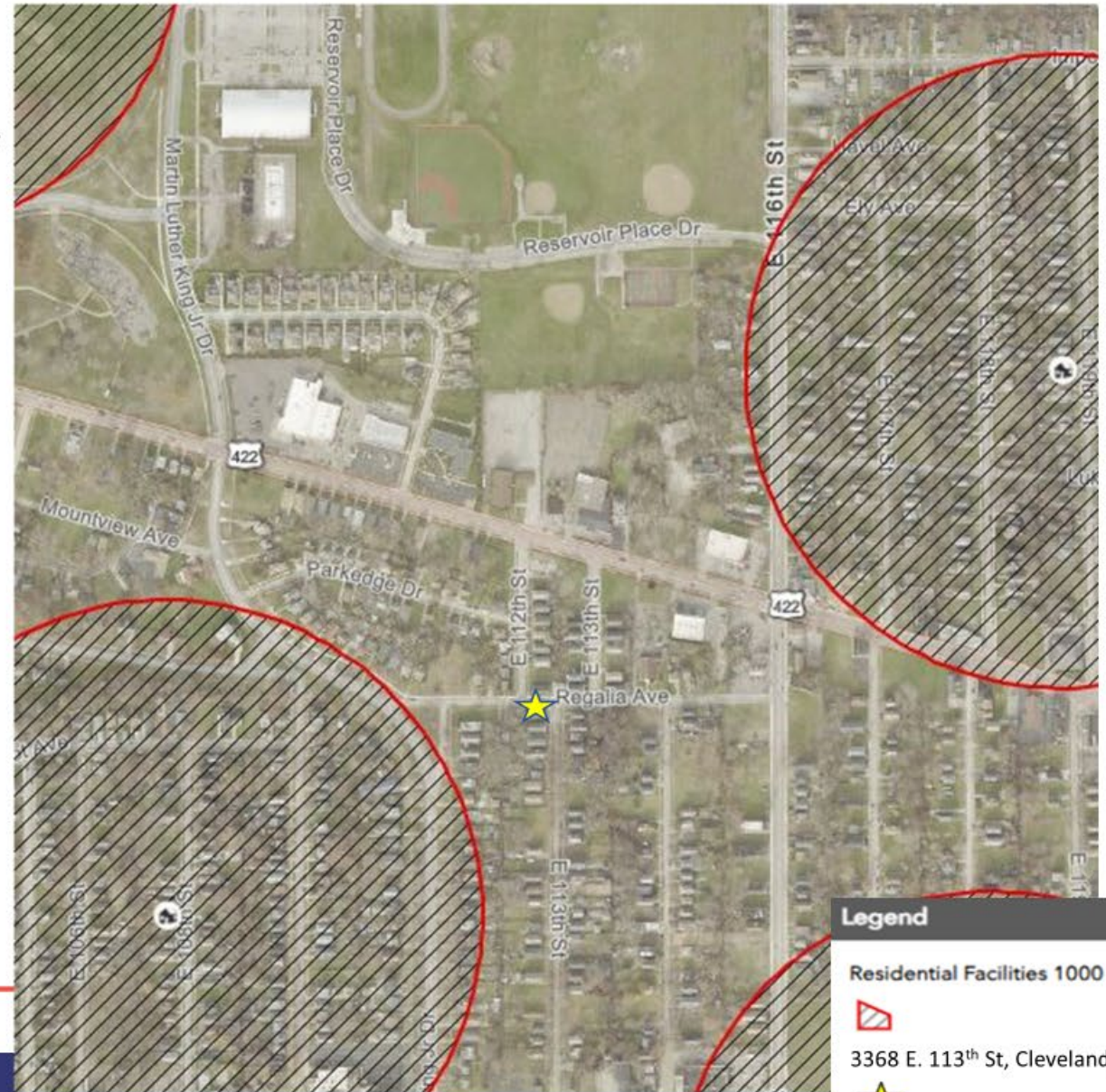
July 26, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

- Current Zoning: Two Family – B1
- Last Legal Use: Two Family Dwelling
- Future Land Use: One & Two Family
- Request: Conditional use for large residential facility in 2F
- Resident count proposed: 16, Co-ed facility with participants sent from various mental health agencies
- State Licensed: Yes
- Conditional Use Requirements: 337.08 section (g)
- Variance needed from Board of Zoning Appeals



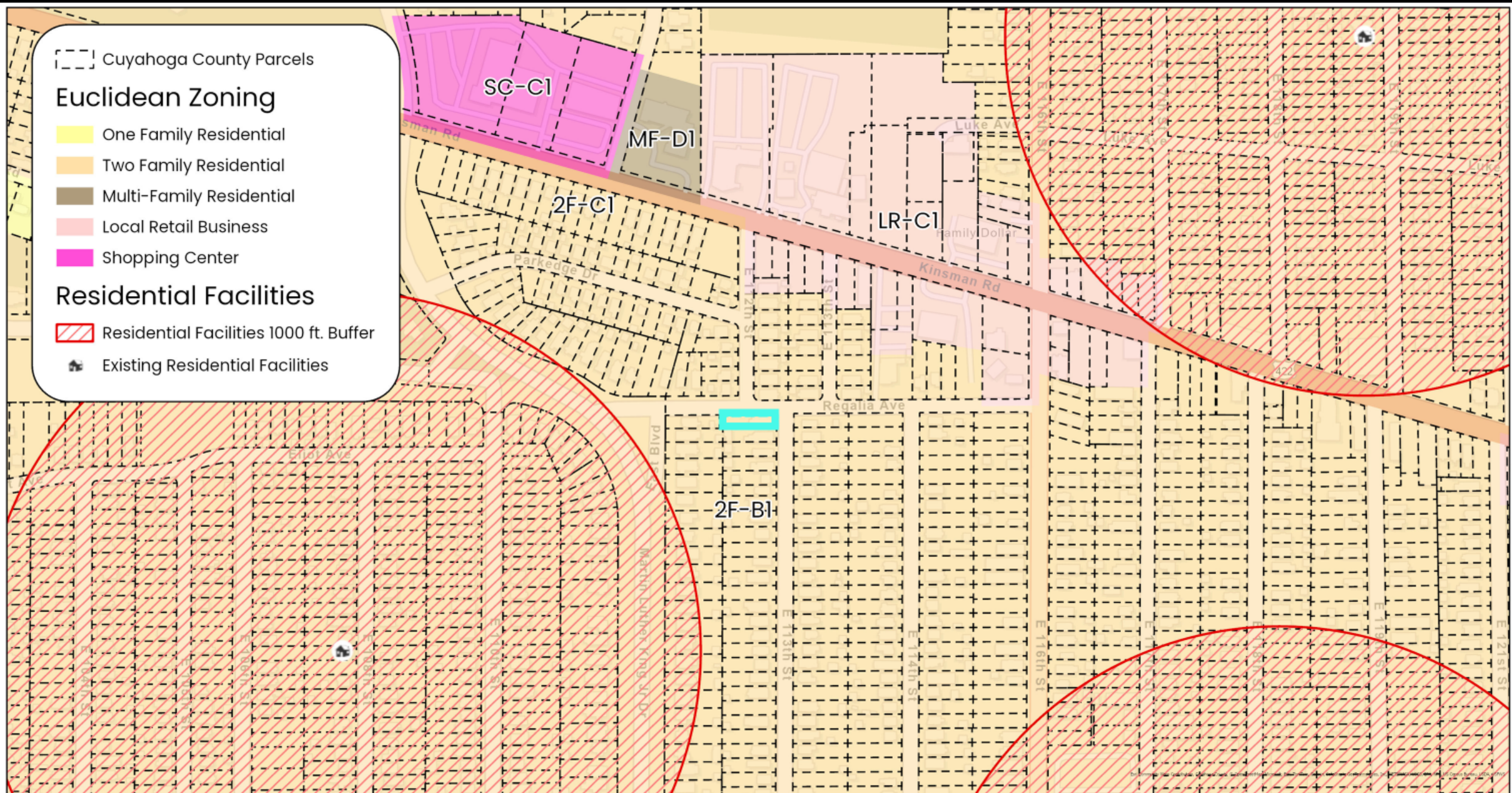
Cuyahoga County Parcels

Euclidean Zoning

- One Family Residential
- Two Family Residential
- Multi-Family Residential
- Local Retail Business
- Shopping Center

Residential Facilities

- Residential Facilities 1000 ft. Buffer
- Existing Residential Facilities



3368 East 113th Street

Proposed Residential Facility



300

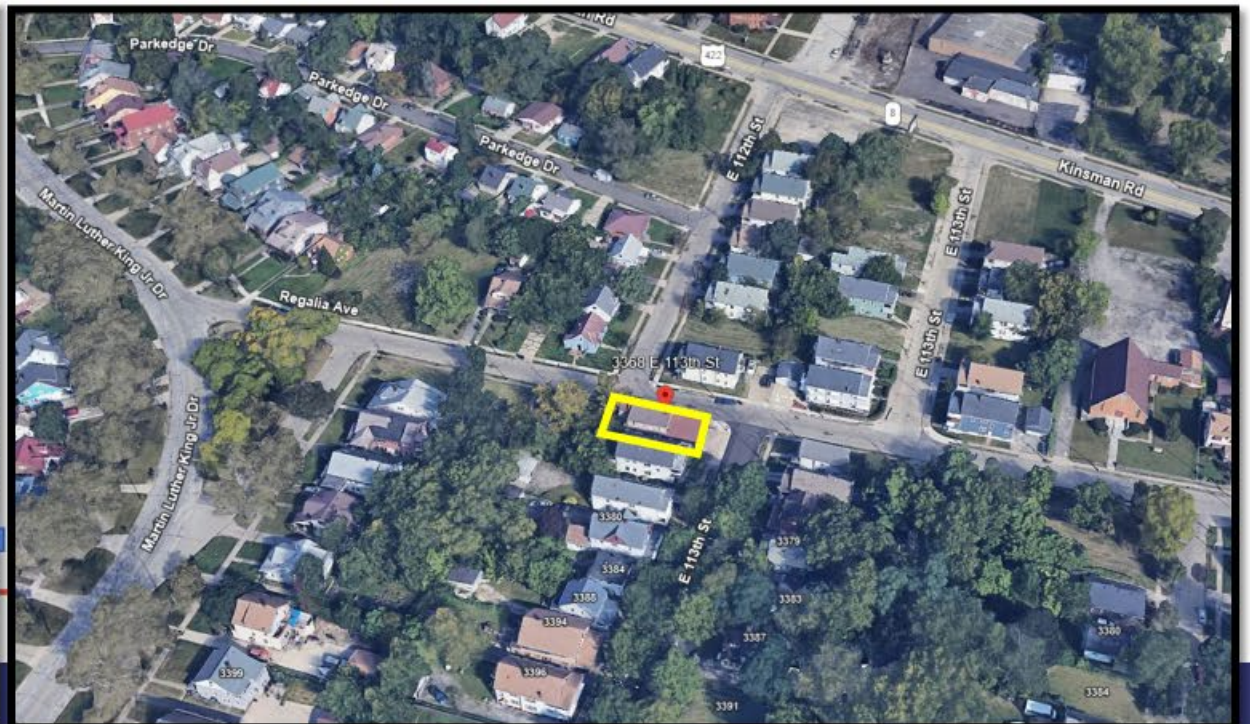
Feet



Residential Facility in Multi-Family District Conditional Uses & Criteria (337.08 (g) (1&2))

The City Planning Commission may approve a large state licensed residential facility that is for 6-16 persons as a Conditional Use in a Multi-Family Residential District if the project meets the following criteria:

- Facility is not located within 1,000 feet of another residential facility.
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences are compatible with adjoining land uses and the residential character of the neighborhood.
- The facility meets all applicable yard, parking and sign regulations in the Zoning Code.



Southern View
E 113th & Regalia Ave



Northwestern View
E. 113th

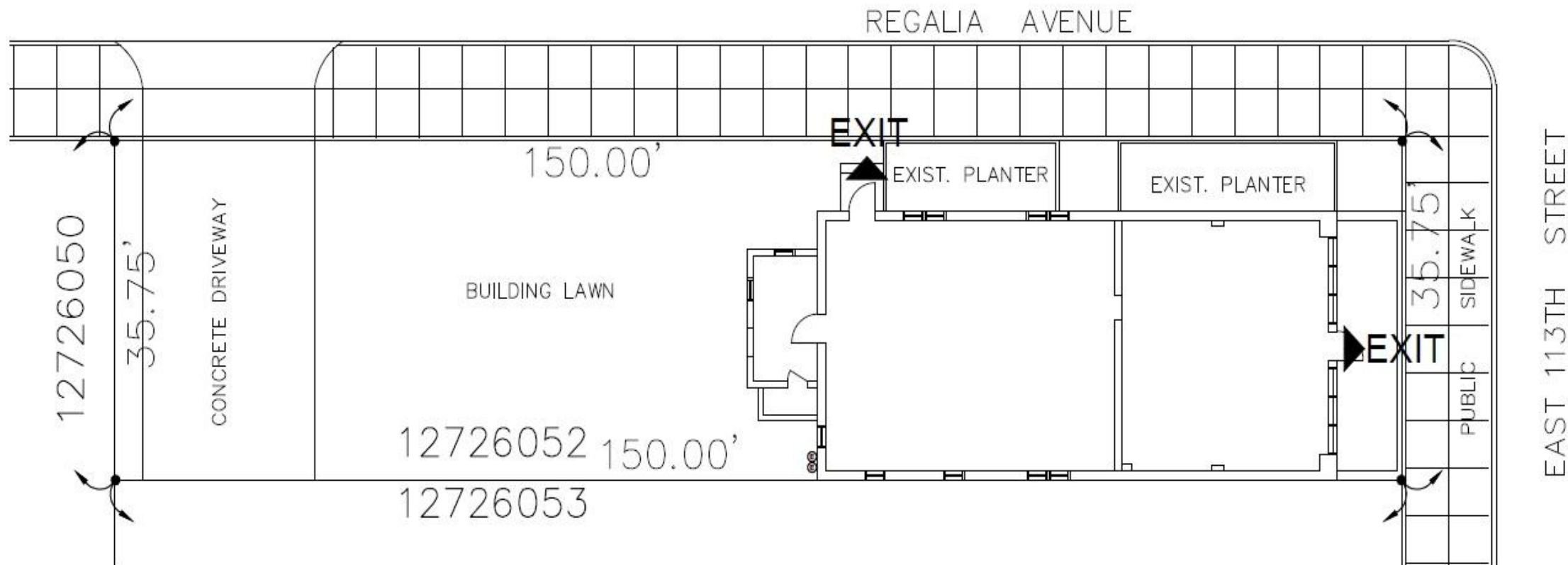


Eastern View
Regalia Ave



Northeastern View
Neighboring lot

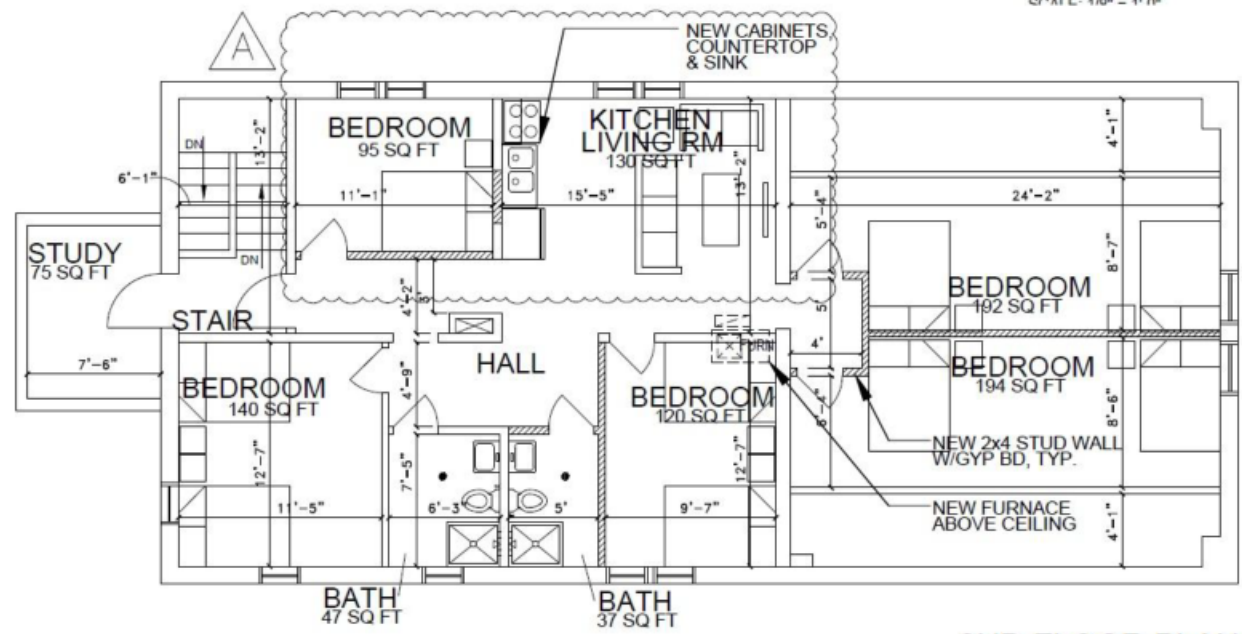
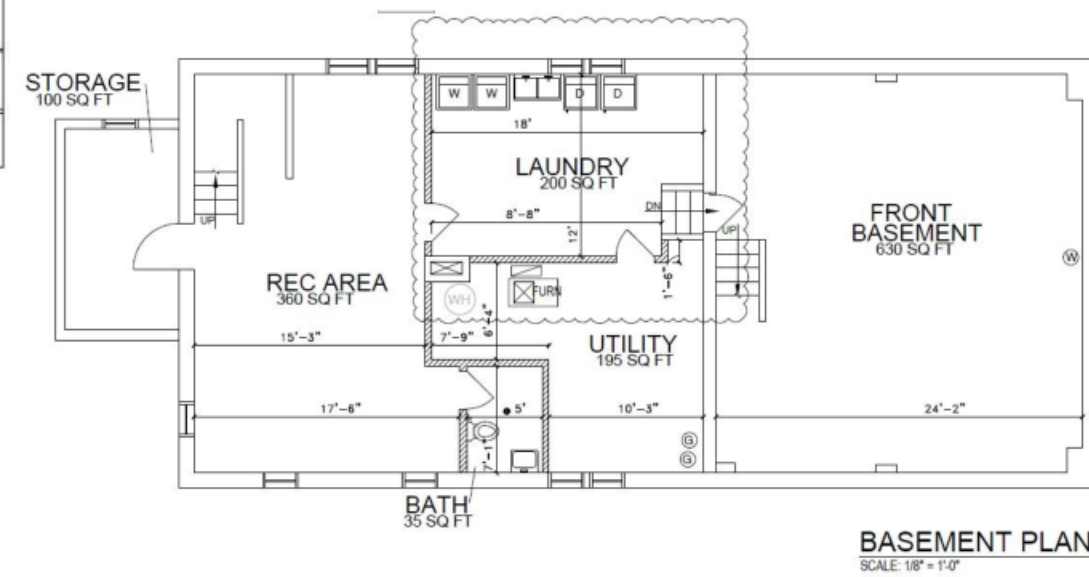
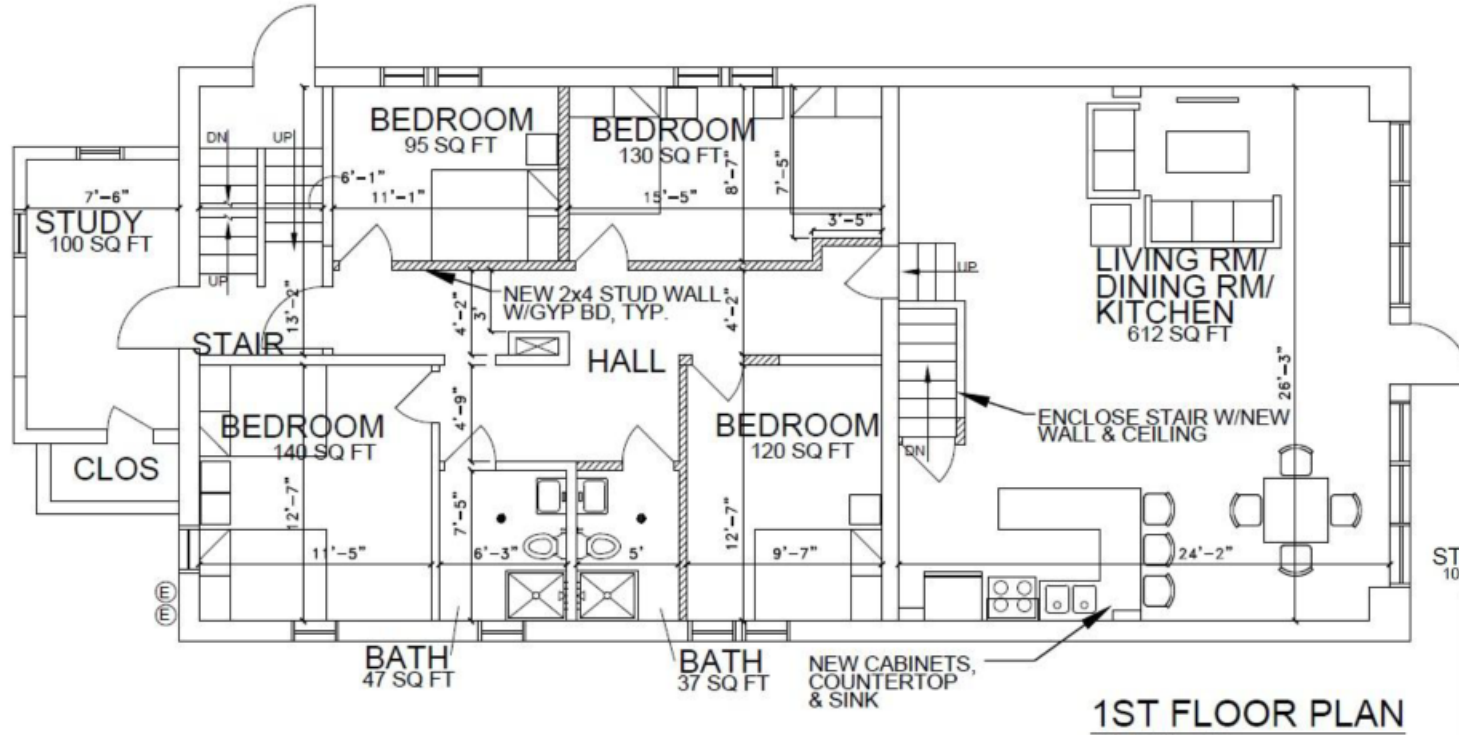




SITE PLAN

SCALE: 1" = 20'-0"

Date



**Standards for granting Conditional Uses to
residential facilities in greater than 5 participants
or within Multi-Family Zoning Districts**

- **Facility is not located within 1,000 feet of another residential facility.**
 - **The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences are compatible with adjoining land uses and the residential character of the neighborhood.**
 - **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**
-

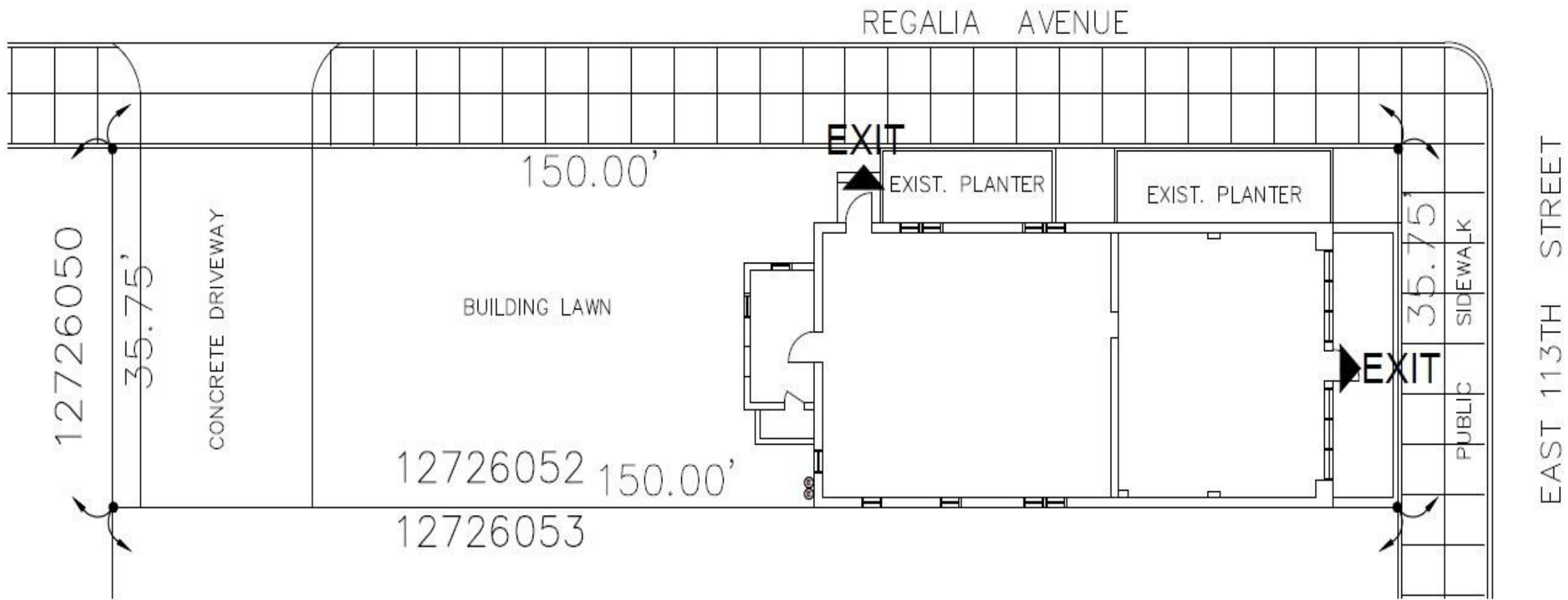
South Shore Homes

Level 2 adult care home

3368 East 113th Street, Cleveland OH 44104

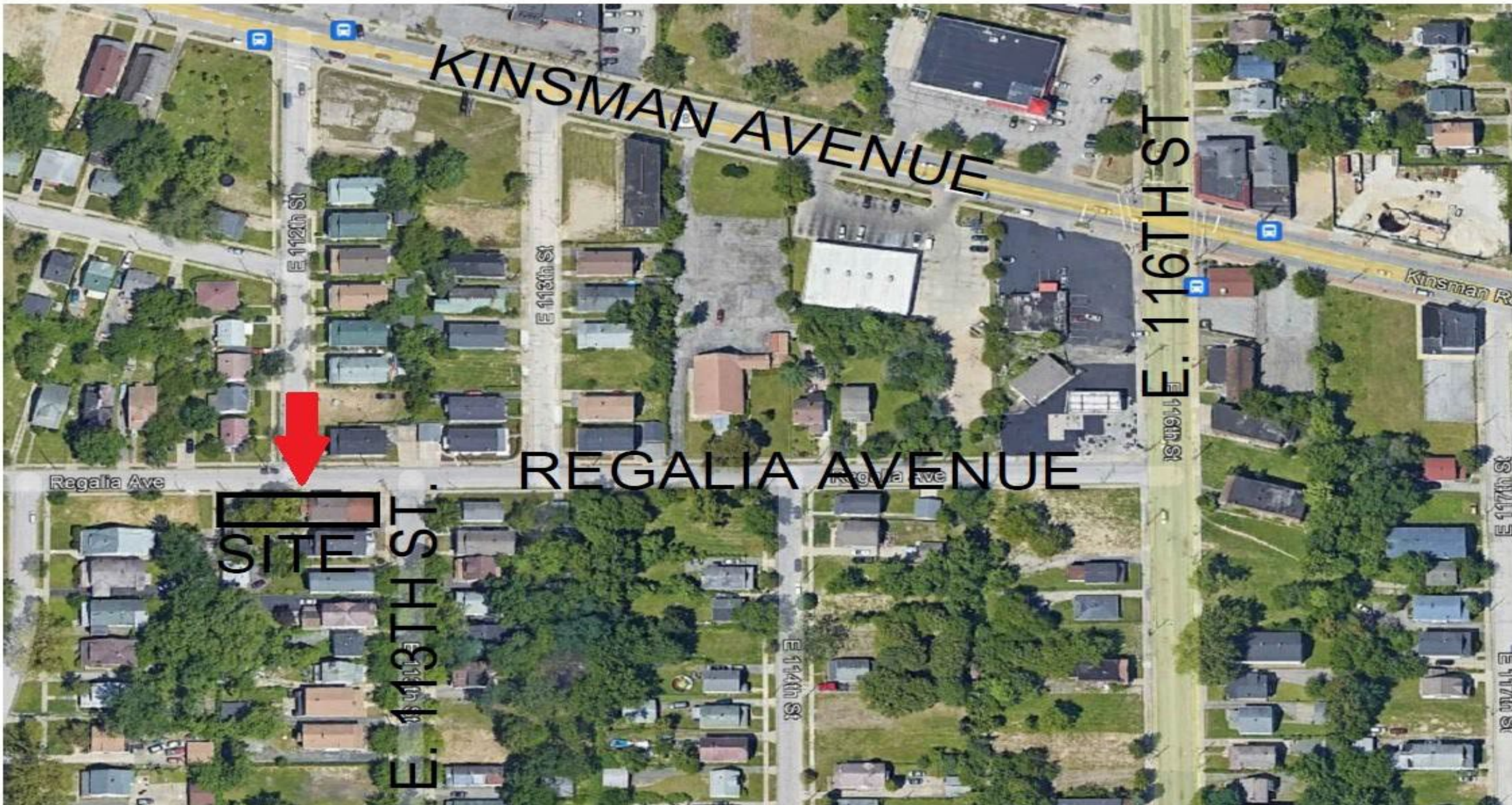
The place to live, with the care you deserve!

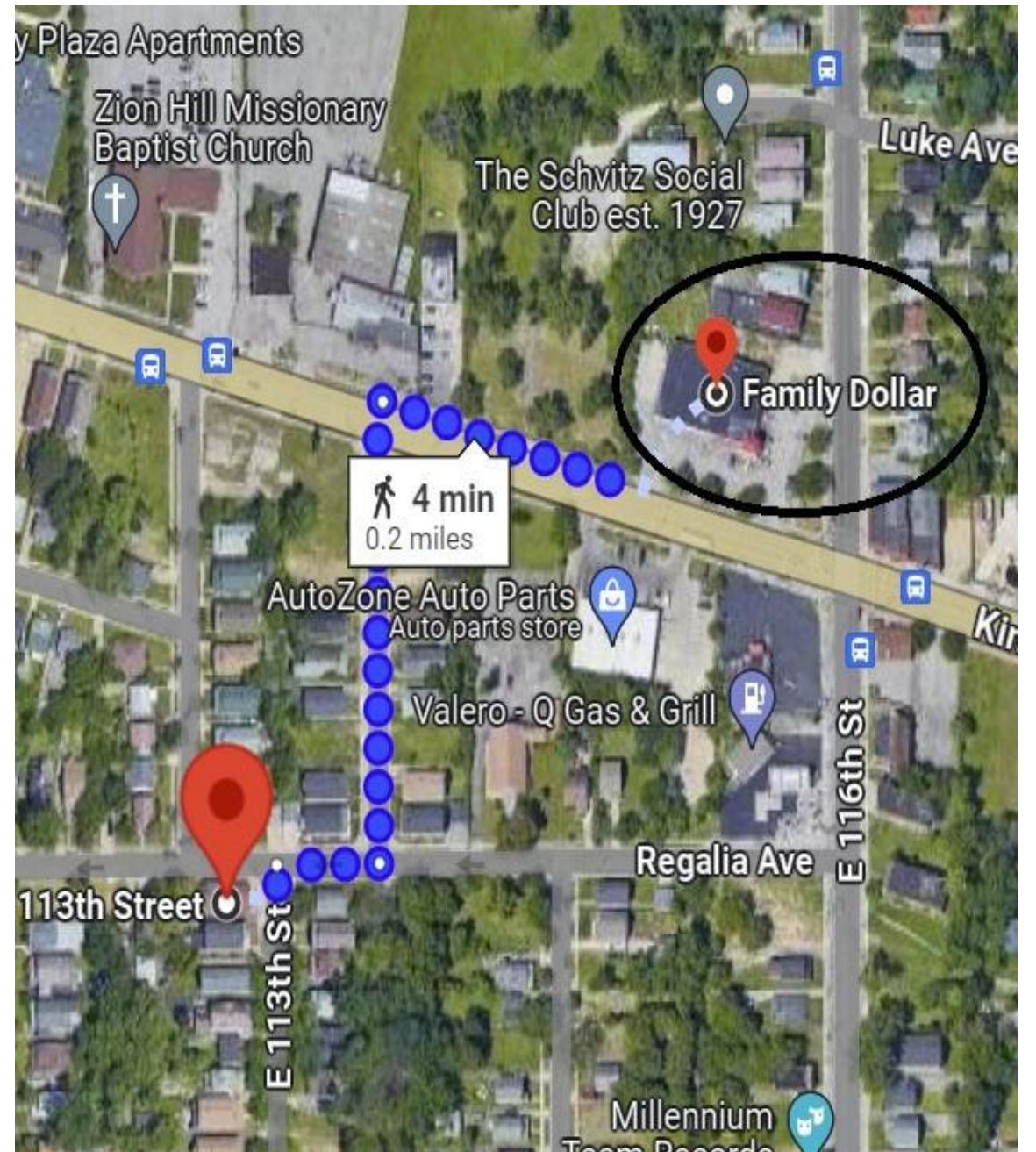
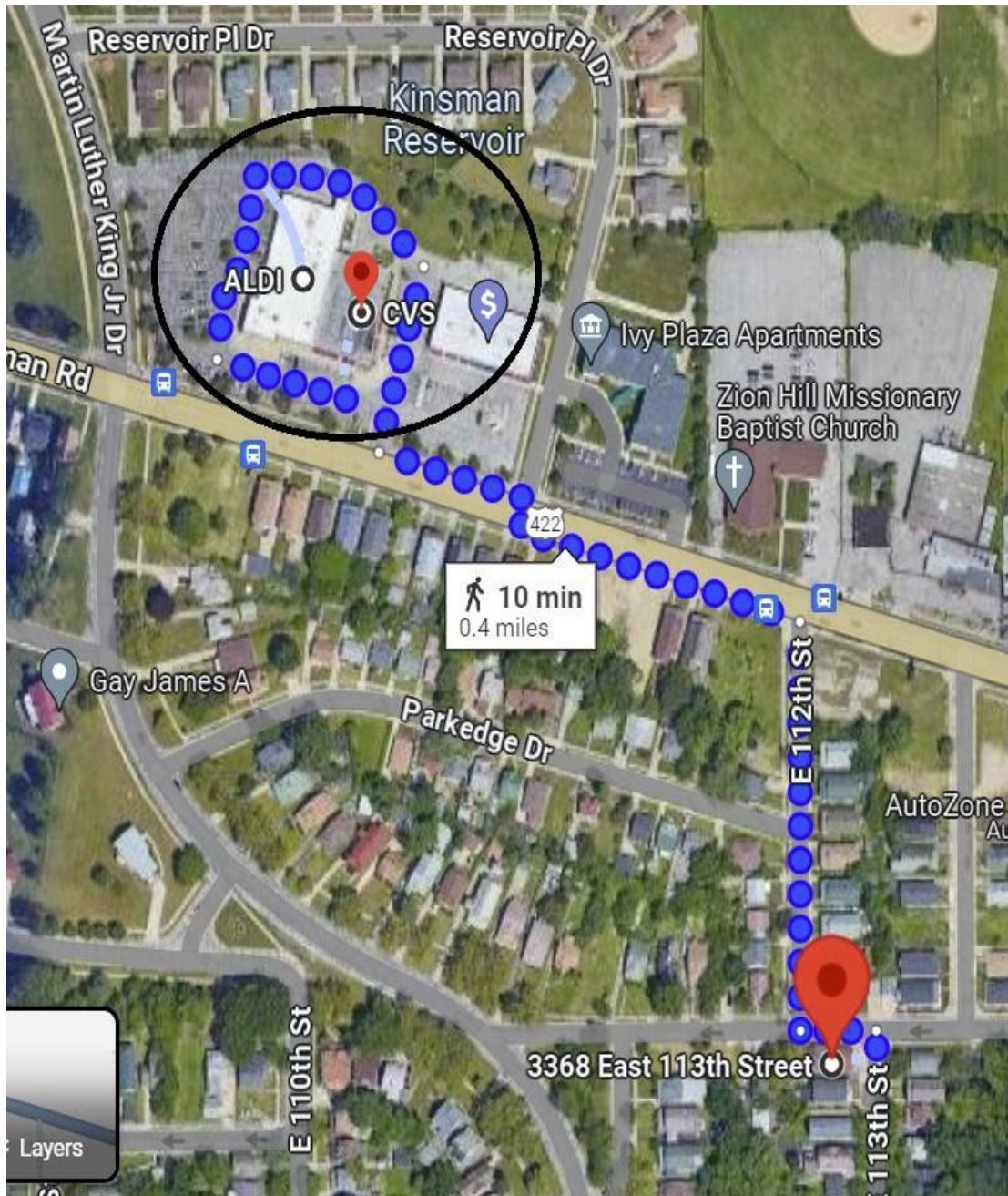




SITE PLAN

SCALE: 1" = 20'-0"





1,000 FT buffer location



1,000 FT Distance buffer from other facilities

Subject

3368 E 113

2 family

3126 SF

License # 2

3432 E 108

Distance - 3,168 FT

1 family

License # 5

3256 E 119

Distance - 3,168 FT

1 family

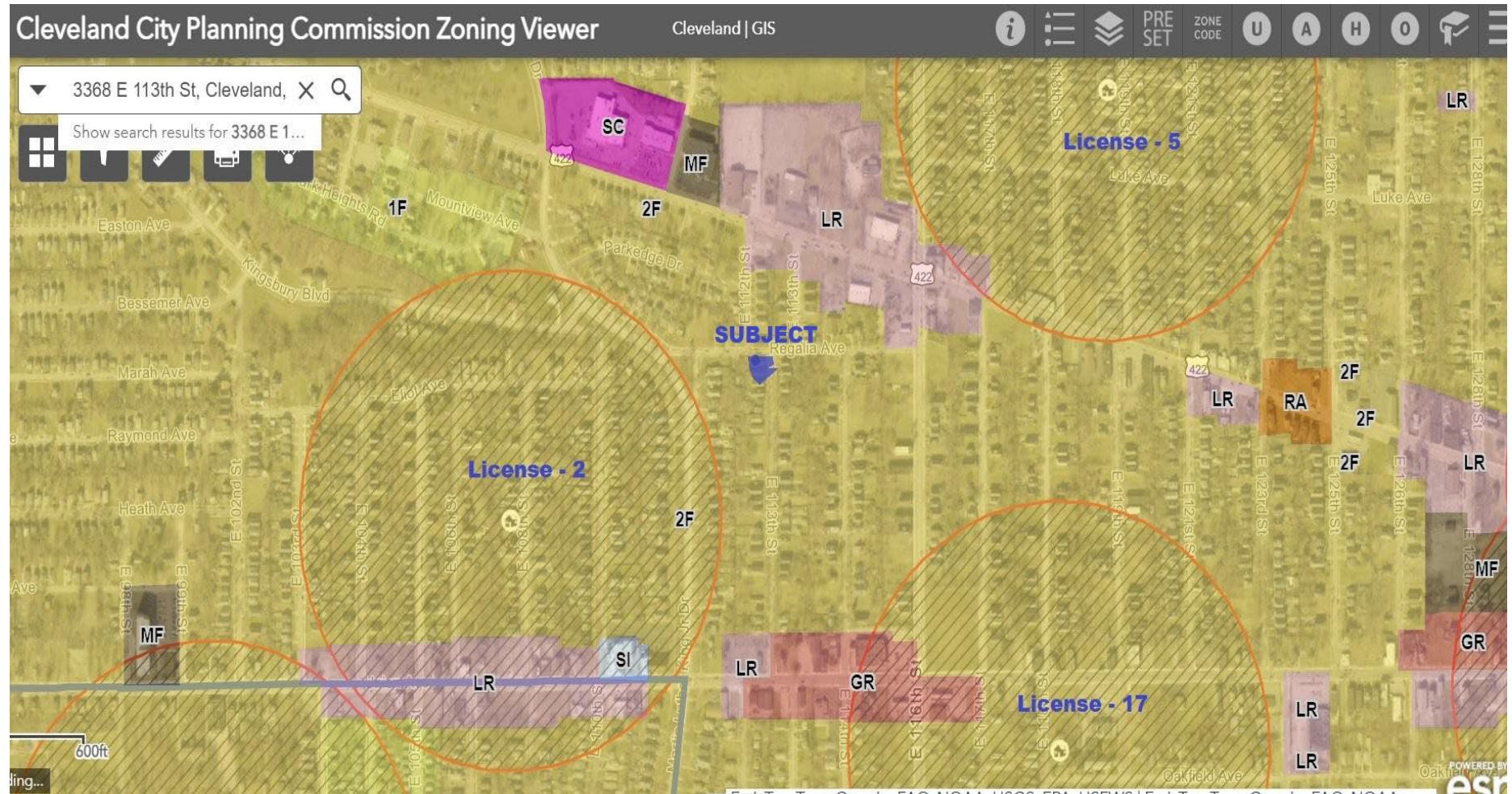
License # 17

3529 E 118

Distance - 2,640 FT

2 family

2976 SF





Right side of building

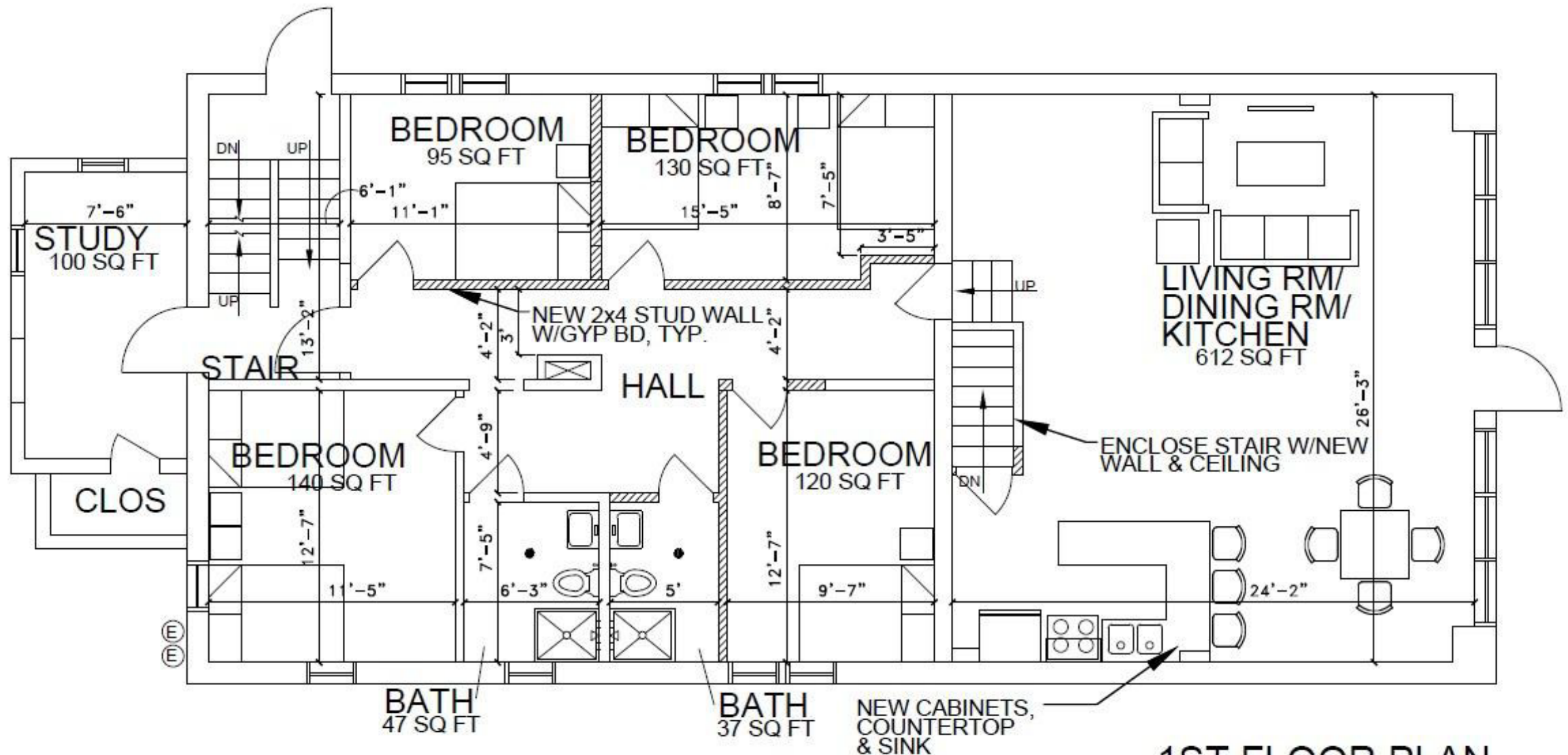


Left side of building

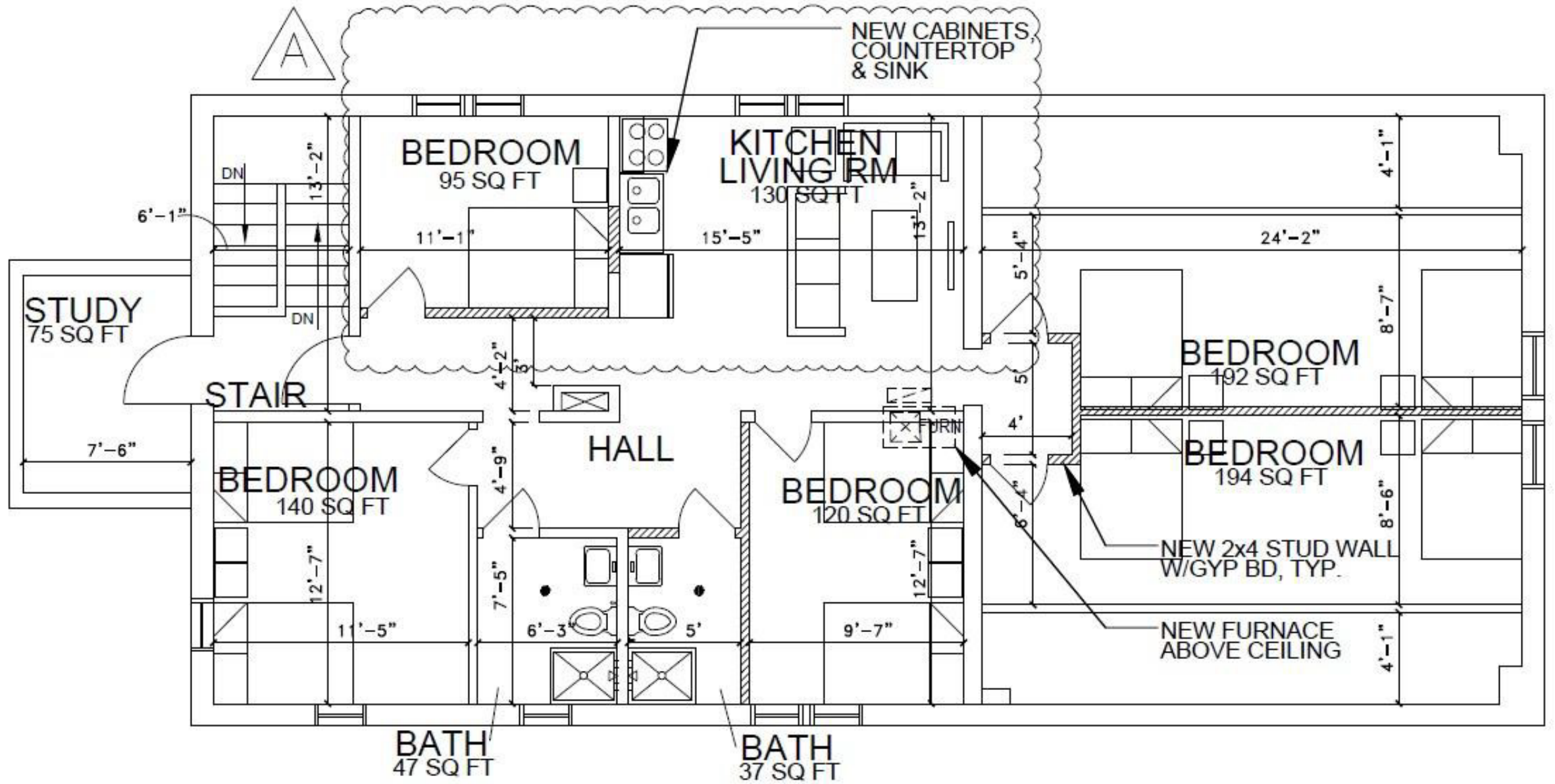


Back side of building





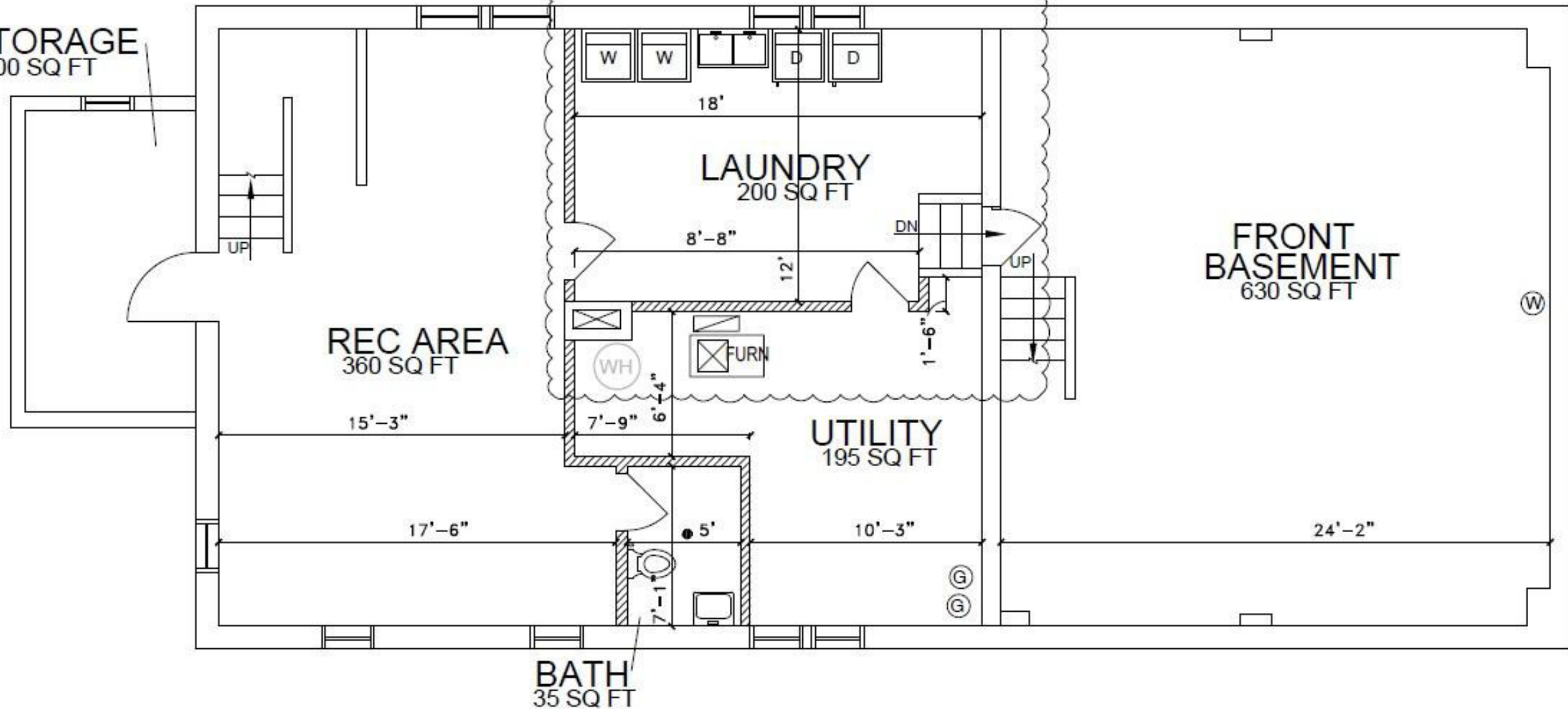
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN

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

STORAGE
100 SQ FT



FRONT
BASEMENT
630 SQ FT

REC AREA
360 SQ FT

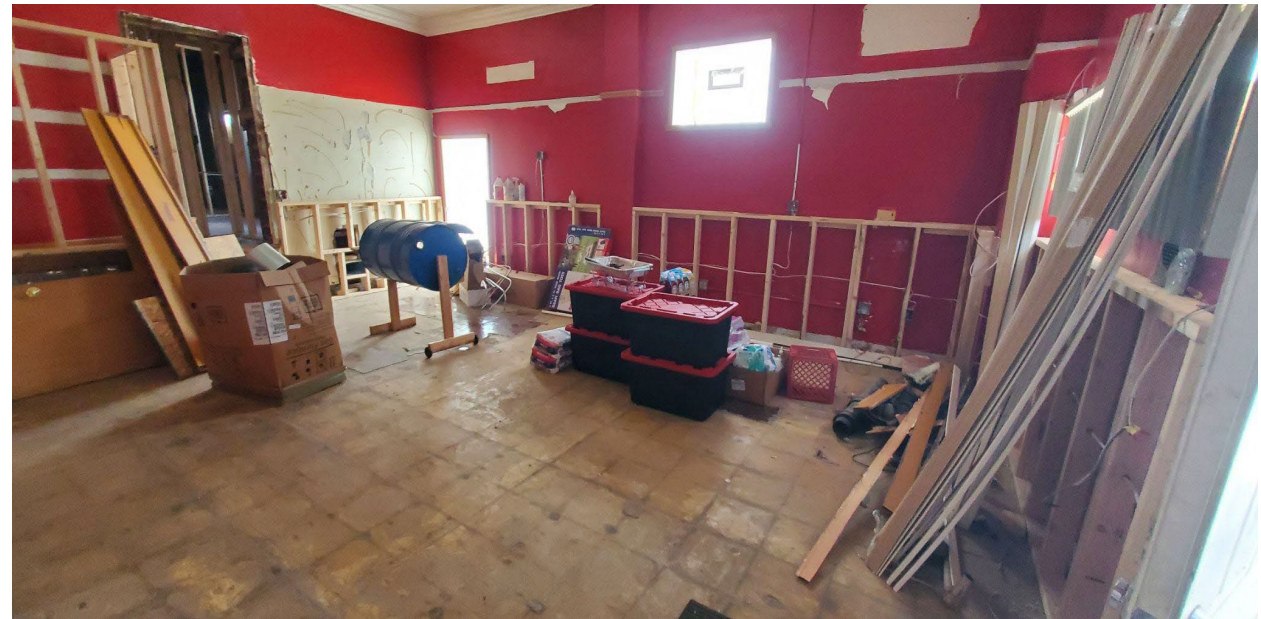
LAUNDRY
200 SQ FT

UTILITY
195 SQ FT

BATH
35 SQ FT

BASEMENT PLAN

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



New bathroom plumbing and framing



New bedroom framing





New plumbing



New furnaces



New security cameras



Sample of existing interior of a group home





**Sample of existing
setup of a group
home**



Project overview

This 3,100+ SF home is being redesigned to host an adult independent living care.

First floor -

3 double occupancy bedrooms

1 single occupancy bedroom

2 full bathrooms

Fully equipped kitchen

Dining room

Living room / Recreation space - 612 sf

Staff office/ bedroom

Basement -

Recreation room - 360 sf

Bathroom

Resident double laundry room 200 sf

Mechanical Room / Staff

Second floor -

- 4 double occupancy bedrooms

- 1 single occupancy bedroom

- 2 full bathrooms Kitchenette / Coffee station

- Living room / Recreation space - 130 sf

Front Basement -

Storage room / Pantry / Equipment

This group home care will feature amenities such as -

- Over 900 SF of indoor recreation space to include TV stations on each level
- 200 SF of a double Washer/Dryer laundry room with seating and folding area
- 1500 SF of gated back yard space to include, BBQ area, smoking area, relaxation area with tables, chairs and swings
- 3 daily meals, one of them being a hot meal that will be served
- Access to fruit and beverages available at all times

Additional benefits

- Access to staff with over 15 years of caring experience 24/7 on site -
- Supervised outings as determined by staff
- Periodic community cookouts to better serve the community
- Providing full sets of bedding/ towels / blankets / Storage units for each
- FULL BEDROOM SETS for each resident.

We are going to operate a Level 2 Group Home care facility.

The residents that we will be accepting are all self sufficient.

The residents will be accepted from various mental Health Agencies such as - Murtis Taylor, Signature Health , The Centers, Charek Mental Health and other mental health agencies.

We will be accepting residents that might have Depression, Schizophrenia (mild cases) and such.

We will NOT be accepting any residents with violent history, NO sex offenders, NO child molesters or arsonists.

We will be fully staffed 24 hours. Each resident will be provided 3 daily meals plus evening snack.

Medication will be given at prescribed times by certified personal.

We will have weekly hour meetings to discuss the past and upcoming week as well as plan on improvements.

Security cameras will be located in all common areas.

We look forward in welcoming you to your new home at South Shore where you will feel secure, nourished, family oriented and just a place to relax and call HOME!



Conditional Use- Townhouse in a 2-Family District

For PPNs# 113-16-019 & -100

July 26, 2024

Addresses: 353 & 357 East 156th Street

Presenter: Xavier Bay, Staff City Planner

**Ward 8- Councilmember
Polensek**

SPA: North Shore Collinwood

Cleveland City Planning Commission

Northeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

NE2024-006 – Arcade Place Townhomes New Construction: Seeking Final Approval

July 26, 2024

Project Addresses: 353 & 357 East 156th Street

Project Representative: Seth Task, Rebuild Cleveland

**Ward 8- Councilmember
Polensek**

SPA: North Shore Collinwood

353 & 357 East 156th Street

Conditional Use Permit

City Planning Commission Hearing

July 26, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

353 & 357 East 156th Street

Conditional Use Permit

City Planning Commission Hearing

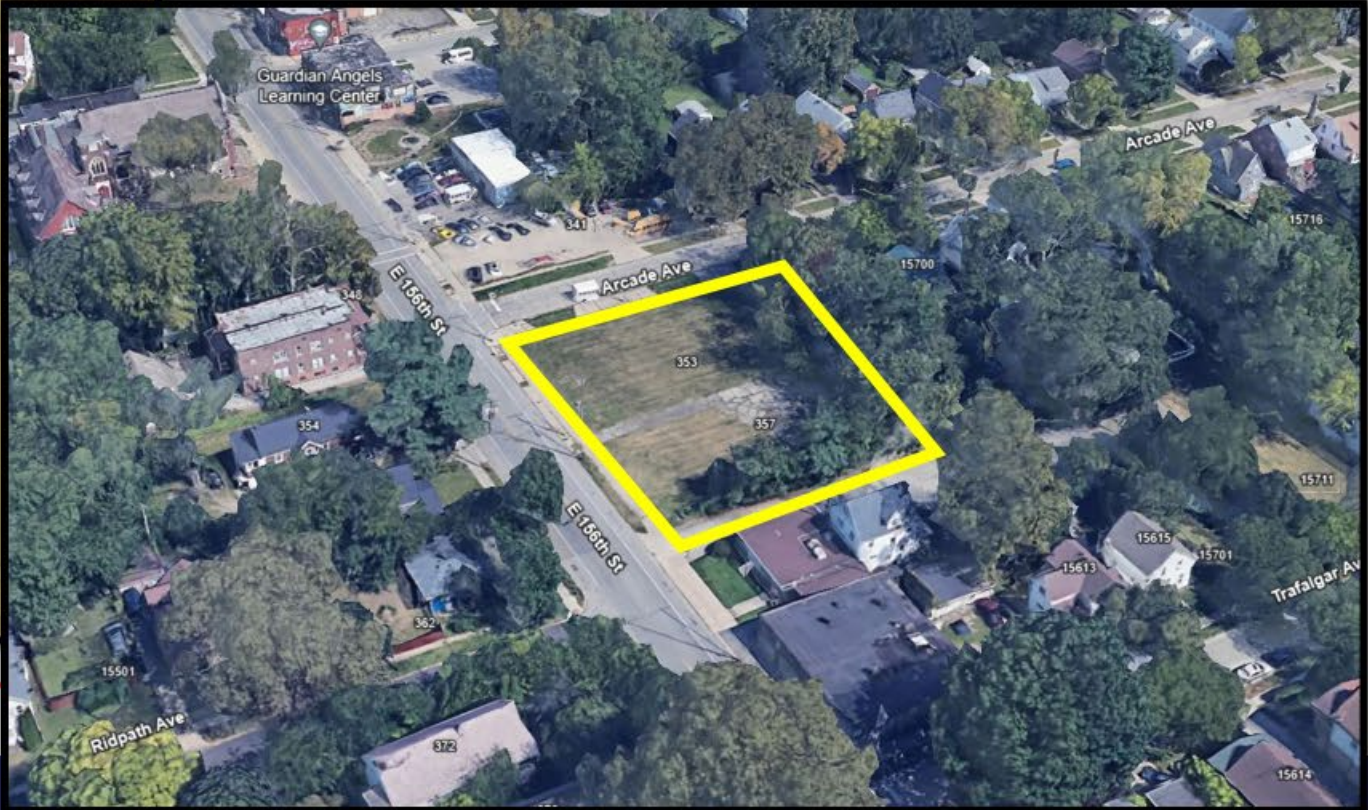
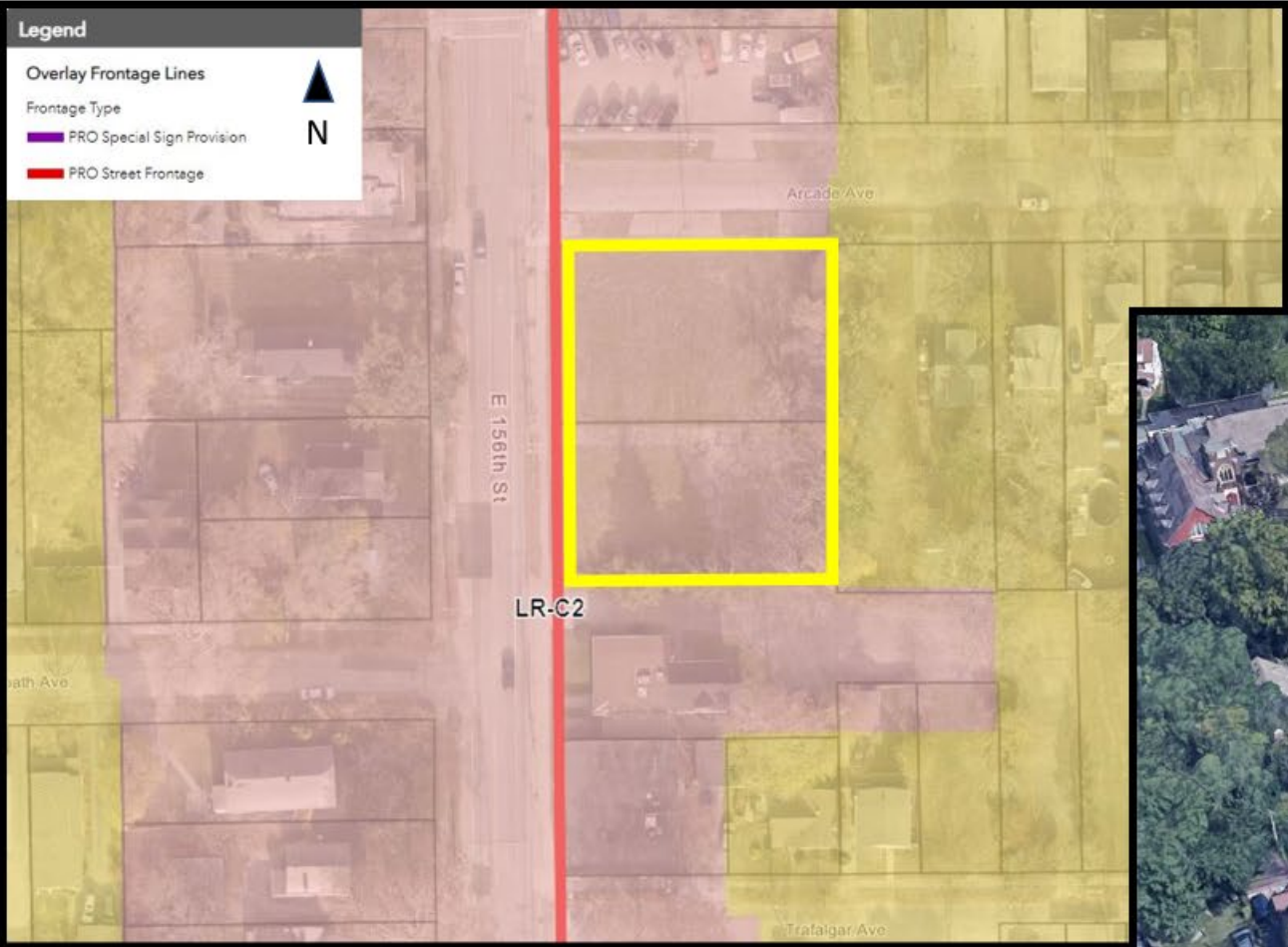
July 26, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

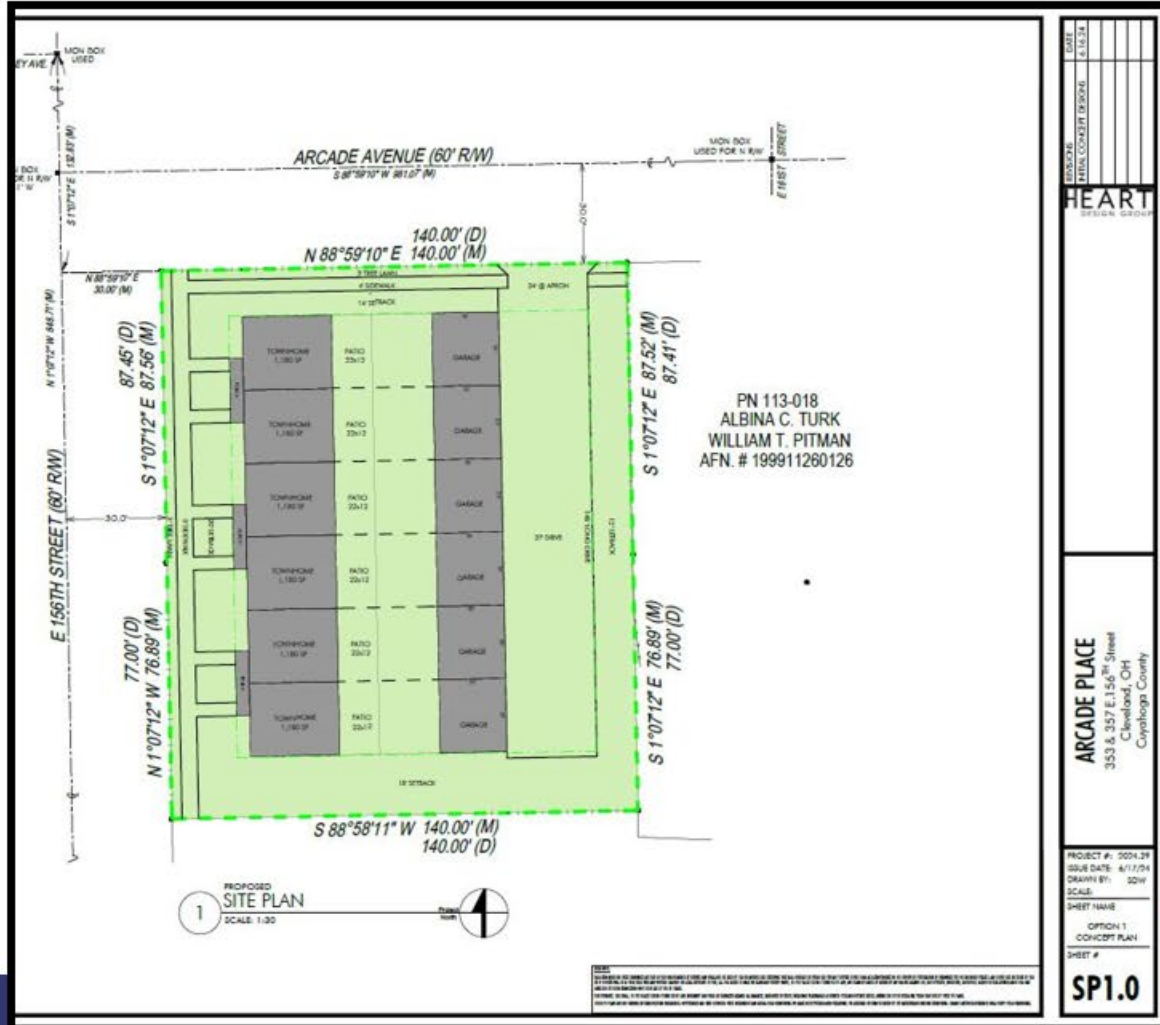
CITY PLANNING COMMISSION

Current Zoning & Location



Proposal

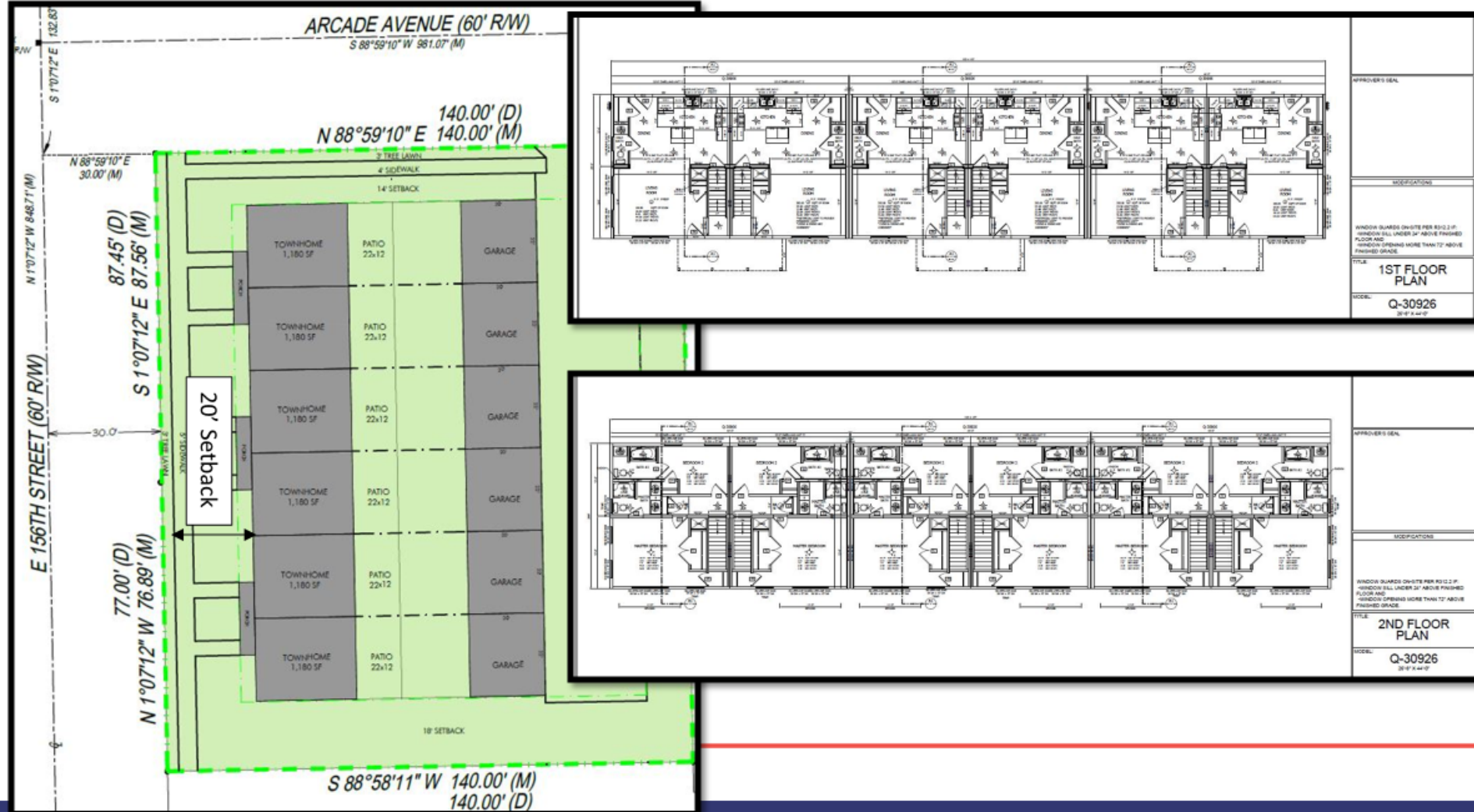
New construction of 6 unit townhomes



Conditional Use Criteria for Residential Use

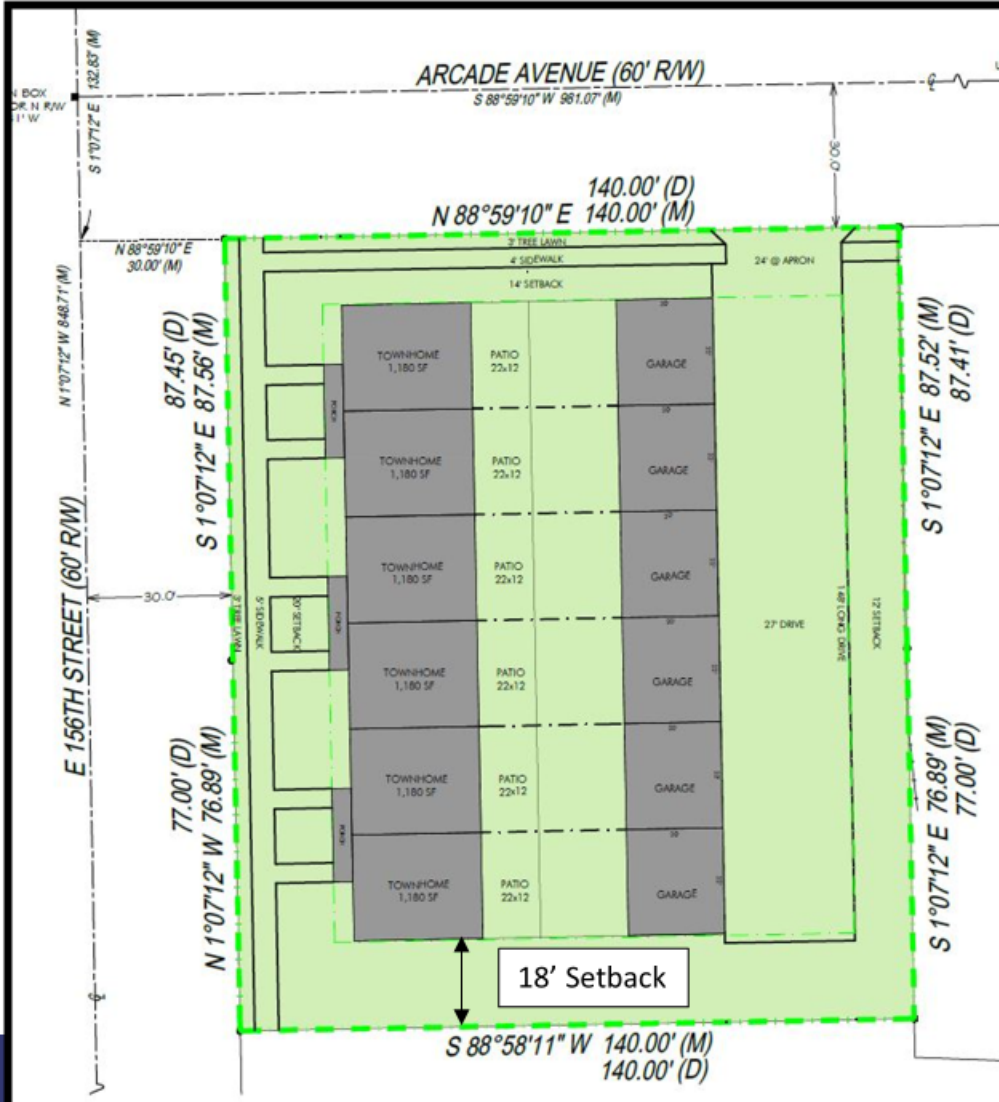
C. Residential, Institutional, and Non-Retail Office Uses - one (1) or more of the following apply:

- The subject building space was designed specifically for the type of use proposed.
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable



[§343.23(e)(2)(C)]

Pedestrian Retail Overlay Conditional Uses & Criteria (343.23 (e) (2)(E))



E. A Building with an interior side yard more than (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

- The subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.

Pedestrian Retail Overlay Conditional Uses

C.) Residential, Institutional, and Non-Retail Office Uses

E.) A Building with an Interior Side Yard More Than Four (4) Feet in Width



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F: 216/664-3281

www.planning.city.cleveland.oh.us

Housing Design Review Subcommittee Application

DATE: 8/5/2024

PROJECT NAME: Arcade Place
... 156th ST, NEW CONSTRUCTION
 home

PROJECT ADDRESS: 353 & 357 E 156th St Cleveland OH

PROJECT LOCATION (if no address): SAME

CONTACT PERSON (for design review): Chris Grimaldi / Seth Task

COMPANY: Rebuild Cleveland LLC

PHONE: 216-276-1626 **EMAIL:** sethtask@taskhomes.com

OWNER: Rebuild Cleveland LLC

ARCHITECT/ CONTRACTOR: Skyline Architect / Grimaldi Construction, contractor

Review Requested: Feedback Only Approval Recommendation

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

Chris Grimaldi 03/05/2024
 Signature and date

Please submit in person to the City Planning Commission: 601 Lakeside Avenue East, Room 501, or email application, checklist, and materials to cityplanning@clevelandohio.gov with the following subject line: "Design Review Application for (Address)" and complete the address.



Arcade Place
353-357 E. 156th Street, Cleveland OH Project Summary

The project continues Rebuild Cleveland LLC's revitalization of our city's workforce housing stock with this six-unit row of townhomes to be built on two lots in Ward 8. These modular built single family homes will be built with modular construction and have full basements for additional space. The homes will have two bedrooms and two and a half bathrooms with an open floor plan. Each unit will have a small covered front porch and a fenced back yard for exterior recreational space. A two car detached garage will be built on the back of each fenced yard with private entrance.

The homes are to be built with efficiencies in mind achieving Cleveland green building standards and tax abatement. Please refer to the spec sheet from the manufacturer and additional architectural drawings.

The grounds will be professionally landscaped and attractive with indigenous shrubs. Mature trees will be saved where applicable. All non-hard surface covered areas will be leveled with a topsoil cover, seeded and strawed.



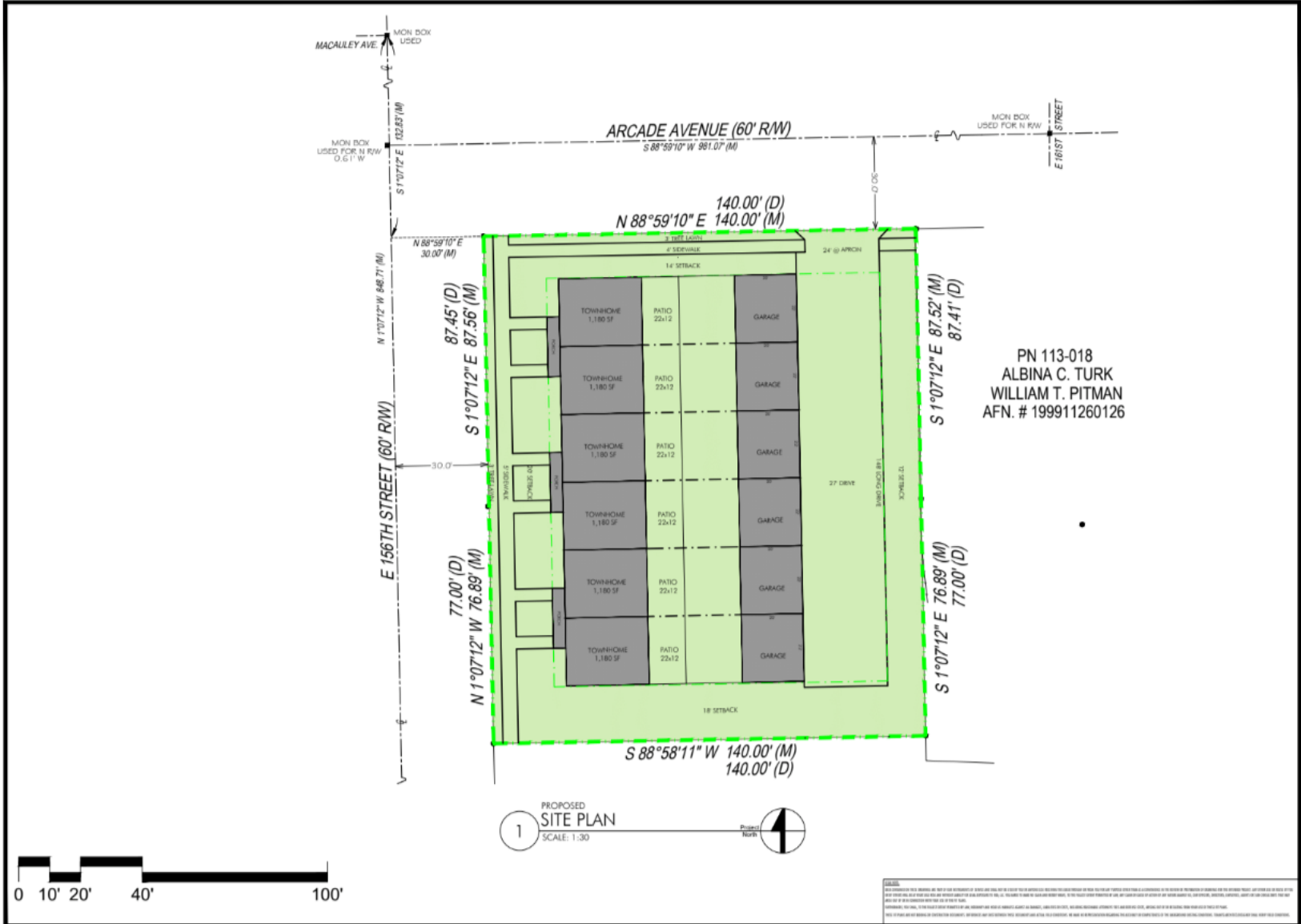








Corner of Arcade Avenue and E 156th St.



DATE	6.18.24
REVISIONS	
INITIAL CONCEPT DESIGNS	

HEART
DESIGN GROUP

ARC AVE PLACE
353 & 357 E 156th Street
Cleveland, OH
Cuyahoga County

PROJECT #: 2024.39
ISSUE DATE: 6/17/24
DRAWN BY: SDW
SCALE:
SHEET NAME:
OPTION 1
CONCEPT PLAN
SHEET #

SP1.0



Arcade Place
353-357 E 156th Street, Cleveland OH

EXTERIOR MATERIALS

TrueWall 4400 & 4800 7" vertical and horizontal Vinyl Siding

Fire-rated OSB- Exterior Sheathing on sides 30 yr Architectural Shingles

4" window trim casings per elevations

4' Partial Covered Porch with treated porch decking and metal standing seam roofs with shiplap dividing wall per unit

2' brick pattern foundation reveal

STATE:
OHIO
BUILDING CODE:
2019 RESIDENTIAL CODE OF OHIO (RCO) - 1, 2 & 3 FAMILY DWELLINGS
2017 OHIO PLUMBING CODE
2017 NATIONAL ELECTRIC CODE.
2018 IECC

DESIGN CRITERIA:
GROUND SNOW LOAD = 40 PSF.
ROOF TRUSS CENTERS: 24" O.C.
ROOF PITCH = 7/12
WIND SPEED = 115 V(ULT)
EXPOSURE CATEGORY = C
SEISMIC CATEGORY = C
FLOOR LOAD = 40 PSF
CLIMATE ZONE = 5
BRACED WALL METHOD = CS-WSP
ENERGY COMPLIANCE METHOD = 2018 RESCHECK.

NUMBER OF STORIES
2-STORY

THIS UNIT IS DESIGNED TO BE A 2-FAMILY DWELLING UNIT

FLOOR PLANS MAY BE CONSTRUCTED AS A MIRROR IMAGE OF THAT SHOWN ON THE APPROVED FLOOR PLAN (END TO END/SIDE TO SIDE).

PER THE RESCHECK, THIS DWELLING IS APPROVED ONLY FOR IECC ZONE 5 OHIO COUNTIES.

PER 2018 IECC R402.4 : THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

- **RCO SECTION 108.2.12** APPROVED I.U.'S & THE ON-SITE CONSTRUCTION TO COMPLETE THE INSTALLATION OF THE I.U.'S ARE TO BE INSPECTED BY INSPECTOR WITH THE LOCAL A.H.J. THEIR INSPECTIONS OF FACTORY COMPLETED WORK ARE LIMITED TO:
 1. CONNECTION TO ON-SITE CONSTRUCTION, INTERCONNECTION OF MODULES, CONNECTION TO UTILITIES, THE INSPECTIONS & CONDUCTING OF REQUIRED TESTS MUST NOT REQUIRE THE DESTRUCTION OR DISASSEMBLY OF ANY FACTORY-CONSTRUCTED COMPONENT APPROVED BY THE OHIO BBS.
 2. INSPECTION OF THE UNITS FOR DAMAGE RESULTING FROM TRANSPORTATION, IMPROPER PROTECTION OF EXPOSED PARTS FROM INCLEMENT WEATHER OR OTHER CAUSES. DAMAGE MUST BE REPAIRED AS REQUIRED BY THE LOCAL A.H.J. TO COMPLY WITH THE OHIO BBS APPROVED CONSTRUCTION DOCUMENTS.
 3. INSPECTION OF EACH UNIT TO DETERMINE IF EACH IS MARKED BY AN INSIGNIA FURNISHED BY THE OHIO BBS.
 4. INSPECT EACH UNIT TO DETERMINE IF THE FLOOR PLAN, EXTERIOR ELEVATIONS, & EXPOSED DETAILS IN GENERAL LOOK LIKE THE OHIO CONSTRUCTION DOCUMENTS.
- **RCO SECTION 108.2** - SITE INSTALLED WORK FOR I.U.'S IS WITHIN THE SCOPE & AUTHORITY OF THE LOCAL A.H.J.
- **RCO SECTION 108.6.4** - WHEN AN INSPECTOR FROM THE LOCAL A.H.J. FINDS THAT AN I.U. HAS BEEN CONSTRUCTED CONTRARY TO THE PLANS APPROVED BY THE OHIO BBS, THE INSPECTOR SHALL REPORT THE NONCONFORMANCE TO THE LOCAL BUILDING OFFICIAL. THE LOCAL BUILDING OFFICIAL MUST NOTIFY THE OHIO BBS OF ALL VIOLATIONS. THE OHIO BBS, OR ITS DESIGNEE, & THE LOCAL BUILDING OFFICIAL MUST DETERMINE THE CORRECTIVE ACTION TO BE TAKEN BEFORE THE BUILDING IS APPROVED TO BE OCCUPIED.
 - PERSONNEL W/ THE LOCAL A.H.J. ARE NOT TO REPORT NON-COMPLIANCE TO THE OWNER'S AGENTS UNTIL INSTRUCTED TO DO SO BY THE OHIO BBS.
- **OBC SECTION 113.5**, I.U.'S APPROVED BY THE OHIO BBS MAY BE USED ANYWHERE IN OHIO SUBJECT TO THE CONDITIONS OF THEIR APPROVAL. THEY ARE NOT TO BE SUBJECTED TO REREVIEW AND FURTHER INSPECTIONS.

SITE INSTALLED ITEMS.

SITE INSTALLED ITEMS.

-LIGHT FIXTURE FOR SERVICING HEAT TRACE TAPE APPLIANCES.
-MAIN SERVICE CONNECTION TO PANEL BOX AND DISCONNECT BETWEEN PANEL BOX & METER BASE.
-CONNECT WIRING BETWEEN MODULES.
-COMPLETION OF VINYL SIDING ON GABLE ENDS AND IN ANY AREA WHERE DUE TO THE BUILDING CONFIGURATION, IT CANNOT BE FACTORY INSTALLED.
-OUTSIDE LIGHT FIXTURES.
-RAKE BOARDS AT GABLE ENDS.
-GUTTERS AND DOWNSPOUTS
-ALL HANDRAILS ON-SITE BY OTHERS.
-ALL FOUNDATION WORK
-ROOF TRUSSES FLIPPED UP AND FASTENED PER. AS-101.
-WHOLE HOUSE BLOWER TEST COMPLETED ON-SITE BY OTHERS.
-ALL ACCESS TO GRADE TO BE ON-SITE PER STATE AND LOCAL CODE.
-FACTORY INSTALLED DWV PIPES ARE STUBBED THROUGH FIRST FLOOR DECKING, AND VENT PIPES ARE STUBBED THROUGH CEILING INTO ATTIC SPACE. BUILDER IS RESPONSIBLE FOR FINISHING VENT PIPING IN THE ATTIC ,THROUGH ROOF, AND ANY UNDER FLOOR PIPING AND CONNECTIONS.
-FACTORY INSTALLED WATER LINES ARE STUBBED THROUGH FLOOR DECKING. WATER LINE PIPE AND CONNECTIONS BELOW FLOOR DECKING ARE PROVIDED AND INSTALLED ON SITE BY OTHERS. THIS INCLUDES UNDER FLOOR SHUT OFF VALVES FOR TUBS AND SHOWERS, & CONNECTION OF WATER INLET TO MAIN LINE. VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE OR APPLIANCE SHALL BE IDENTIFIED, INDICATING THE FIXTURE OR APPLIANCE SERVED.
-CERTIFICATE LISTING BUILDING THERMAL ENVELOPE MATERIALS AND TYPES OF INSTALLED EQUIPMENT. (SEE PAGE GN-101 FOR DETAILS)
THE HVAC HEATING SYSTEM & DESIGN CALCULATIONS COMPLETION ON SITE BY OTHERS.
THE COMPLETED HVAC SYSTEM MUST BE INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL.

INDEX

NO.	SHEET	DESCRIPTION
1	CP-101	COVER SHEET
2-3	FS-101-102	FASTENING SCHEDULE
4	AP-101	1ST FLOOR PLAN
5	AP-201	2ND FLOOR PLAN
6	AP-301	1ST FLOOR PARTITION PLAN
7	AP-401	2ND FLOOR PARTITION PLAN
8	AP-501	FIRE RATED MATEWALL DETAIL
9	AP-601	FIRE RATED ABUTTING WALL DETAIL
10	GN-101	GENERAL NOTES
11	BW-101	1ST FL. BRACED WALL PLAN
12	BW-201	2ND FL. BRACED WALL PLAN
13	BW-301	BRACED WALL CONNECTIONS
14	TS-101	TYPICAL SCHEDULE
15	SP-101	FOUNDATION
16	AE-101	FRONT ELEVATION
17	AE-102	REAR ELEVATION
18	AE-103	SIDE ELEVATIONS
19	EP-101	1ST FLOOR ELECTRICAL
20	EP-102	2ND FLOOR ELECTRICAL
21	EP-103	ELECTRICAL LOAD CALCULATIONS
22	AS-101	CROSS SECTION
23	AS-201	CROSS SECTION DETAILS
24	AS-301	SITE FASTENING
25	AS-401	SITE FASTENING #2
26	FD-101	FIRE BLOCKING
27	SD-101	STRUCTURAL
28	NB-101	NOTCHING & BORING LIMITATIONS #1
29	NB-102	NOTCHING & BORING LIMITATIONS #2
30	TP-101	TYPICAL PLUMBING
31	PD-102	SUPPLY LINES
32-33	RT-101-102	ROOF TRUSS
34-44	RG-101-109	RESCHECK
45-46	-	WHOLE HOUSE VENT FAN SPEC SHEET
47-48	-	FOAMMAIL ADHESIVE EST-5015
49-52	-	SOF SEAL PLUS GASKET SPEC SHEET

1. EACH GROUPING OF TWO DWELLING UNITS SHALL BE SEPARATED FROM AN ADJACENT DWELLING (OR GROUPING OF TWO DWELLINGS) BY TWO 1-HOUR FIRE RESISTANCE RATED WALL ASSEMBLIES (SECTIONS O AP-301 & AS-101).
2. HOMES DESIGNED FOR A SITE BUILT ATTACHED GARAGE SHALL HAVE THE COMMON WALL WITH NOT LESS THAN A 1-HOUR FIRE-RESISTIVE RATING & COMMON DOOR WITH NOT LESS THAN A 20-MINUTE FIRE-RESISTIVE RATING.
3. THIS UNIT IS NOT APPROVED TO BE PLACED OVER OR UNDER ANOTHER DWELLING UNIT.
4. WITHIN THE SCOPE OF THE RCO, THIS DESIGN IS LIMITED TO 2 OR 3 FAMILY DWELLING CONFIGURATIONS.
5. ARRANGEMENT OF RCO SECTION 806 COMPLIANT ATTIC VENTILATION IS WITHIN THE JURISDICTION OF THE LOCAL A.H.J. TO REVIEW AND INSPECT, SINCE THIS IS ALL SITE INSTALLED FOR ADJOINING DWELLING UNITS, PER OBBS/I.U. & OBC SECTION 113.3.
6. THE SITE CONFIGURATIONS, ADJACENCIES, & REQUIRED SEPARATION DISTANCES ARE WITHIN THE JURISDICTION OF THE LOCAL A.H.J. TO REVIEW AND INSPECT.

NOTE: THIS BUILDING IS NOT APPROVED TO BE PLACED IN FLOOD HAZARD ZONES.

STRUCTURAL DESIGN CERTIFICATION OF Q-30926 RANCH IS BASED ON THE FOLLOWING DRAWINGS;
FS-101, FS-102, AP-101, AP-201, AP-301, BW-101, BW-201, BW-301
AS-101, AS-201, AS-301, AS-401, AS-501, AS-601

REFERENCE: CP-101 - CODE, STANDARDS, AND LOADING CONDITIONS.
GN-101 - GENERAL NOTES
SP-101 - FOUNDATION LAYOUT.
NB-101 & 102 - NOTCHING & BORING
RT-101 THRU 104 - ROOF TRUSSES

STRUCTURAL DESIGN CERTIFICATION
KEVIN M. FINN, P.E., INC.
815 WATERBURY PARK DRIVE
ELKHEART, IN 46517
OH PE LIC. #60371
OH FIRM REGISTRATION #04292

New Era
building
systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANTVILLE, PA 16256

DATE: Jan. 4, 24

ENGINEERING MANAGER
ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
COVER PAGE

MODEL:
Q-30926
26'-8" X 44'-0"

<small>DATE: 01-02-24</small>	<small>SCALE: NTS</small>
<small>DRAWN BY: NICK</small>	<small>CHECKED BY:</small>
<small>BUILDER: REBUILD CLEVELAND, INC.</small>	
<small>CUSTOMER: REBUILD CLEVELAND, INC.</small>	

FILENAME: Q-30926
SHEET NO.:

CP-101

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CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

2018 IRC TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{A, B, C}	SPACING AND LOCATION	
ROOF				
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8D COMMON (2 1/2" x 0.131")	TOE NAIL	
2	CEILING JOISTS TO TOP PLATE	3-8D COMMON (2 1/2" x 0.131")	PER JOIST, TOE NAIL	
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9)]	4-100 BOX (3" x 0.128")	FACE NAIL	
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R802.3.1 AND R802.3.2 AND TABLE R802.5.1(9)]	TABLE R802.5.1(9)	FACE NAIL	
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1/4" x 20 GA. RIDGE STRIP TO RAFTER	3-100 COMMON (3" x 0.148")	FACE NAIL EACH RAFTER	
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3/4" x 0.135")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3/4" x 0.135") 3-16D BOX (3/4" x 0.135")	TOE NAIL END NAIL	
WALL				
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3/4" x 0.162") 10D BOX (3" x 0.128") OR 3" x 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL	
9	STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3/4" x 0.135"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL	
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3/4" x 0.162")	16" O.C. FACE NAIL	
11	CONTINUOUS HEADER TO STUD	16D BOX (3/4" x 0.135")	12" O.C. EACH EDGE FACE NAIL	
12	TOP PLATE TO TOP PLATE	4-8D COMMON (2 1/2" x 0.131") 10D BOX (3" x 0.128")	TOE NAIL 12" O.C. FACE NAIL	
13	DOUBLE TOP PLATE SPLICE	8-16D COMMON (3/4" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3/4" x 0.162")	16" O.C. FACE NAIL	
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (3/4" x 0.135")	3 EACH 16" O.C. FACE NAIL	
16	TOP OR BOTTOM PLATE TO STUD	3-16D BOX (3/4" x 0.135")	TOE NAIL	
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16D COMMON (3/4" x 0.162") 3-10D BOX (3" x 0.128")	END NAIL FACE NAIL	
FLOOR				
21	JOIST TO SILL, TOP PLATE OR GIRDER	3-8D COMMON (2 1/2" x 0.131")	TOE NAIL	
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D COMMON (2 1/2" x 0.131")	8" O.C. TOE NAIL	
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3/4" x 0.162")	AT EACH JOIST OR RAFTER, FACE NAIL	
SPACING OF FASTENERS				
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]				
30	3/8" - 1/2"	8D COMMON (2 1/2" x 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF)	6	12"
31	19/32" - 1"	8D COMMON NAIL (2 1/2" x 0.131"); OR RSRS-01; (2 3/8" x 0.113") NAIL (ROOF)	6	12"
OTHER WALL SHEATHING^a				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIA.	3	6
34	5/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIA.	3	6
35	1/2" GYPSUM SHEATHING ^b	1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING ^b	1 1/4" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	8D COMMON (2 1/2" x 0.131") NAIL	6	12"

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 HOLE PER HOUR = 0.447 m/s; 1 KSI = 6.895 MPa.

A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

F. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.

G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TWO NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

- NOTES:
- FASTENING SCHEDULES LIMITED TO WIND SPEEDS OF 115 MPH OR LESS AND SEISMIC CATEGORIES A, B, C, Do, D1 & D2.
 - STRUCTURES TO BE BUILT FOR LOCATIONS WITH CRITERIA OUTSIDE THAT LISTED FOR WIND ZONES OR SEISMIC CATEGORIES MUST BE INDIVIDUALLY DESIGNED PER SPECIFIC FLOOR PLAN TO RESIST WIND AND SEISMIC FORCES.
 - BEAM SPLICES MAY NOT OCCUR IN CLEAR SPANS. SPLICES MUST BE LOCATED OVER BEARING POINTS.

DATE: Jan. 4, 24

ENGINEERING MANAGER
ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
- WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
- WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE: **FASTENING SCHEDULE #1**

MODEL: **Q-30926**
26"-8" X 44'-0"

DATE: 01-02-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.:

FS-101

PAGE:
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2018 IRC TABLE R602.3(2)
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION* OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF* AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING* UP TO 1/2"	STAPLE 16 GA. 1 3/4"	3	6
1/2" AND 5/8"	STAPLE 16 AND 14 GA. 2"	4	8
27/32 AND 3/4"	0.007 - 0.009 NAIL 2 1/4"	4	8

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION** OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	BOYS OF PANEL (INCHES)
FLOOR UNDERLAYMENT; PLYWOOD-HARDBOARD-PARTICLEBOARD* FIBER CEMENT*			
PLYWOOD			
1/4 AND 5/16"	STAPLE 18 GA., 7/8, 3/16 CROWN WIDTH	2	5

FOR SI: 1 INCH = 25.4 MM.

- NAIL IS A GENERAL DESCRIPTION AND SHALL BE PERMITTED TO BE T-HEAD, MODIFIED ROUND HEAD OR ROUND HEAD.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16-INCH ON DIAMETER EXCEPT AS NOTED.
- NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR FLOORS.
- FASTENERS SHALL BE PLACED IN A GRID PATTERN THROUGHOUT THE BODY OF THE PANEL.
- FOR 5-PLY PANELS, INTERMEDIATE NAILS SHALL BE SPACED NOT MORE THAN 12 INCHES ON CENTER EACH WAY.
- HARDBOARD UNDERLAYMENT SHALL CONFORM TO CPAN/ANSI A135.4
- SPECIFIED ALTERNATE ATTACHMENTS FOR ROOF SHEATHING SHALL BE PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH. FASTENERS ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE INSTALLED USING THE SPACING LISTED FOR PANEL EDGES.
- FIBER-CEMENT UNDERLAYMENT SHALL CONFORM TO ASTM C 1288 OR ISO 8336, CATEGORY C.

2018 IRC TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (INCHES)	APPLICATION	ORIENTATION OF GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (INCHES O.C.)	MAXIMUM SPACING OF FASTENERS (INCHES)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING*
				NAILS*	SCREWS*	
APPLICATION WITH ADHESIVE						
1/2 OR 5/8	CEILING	EITHER DIRECTION	16	16		13 GAGE, 1 3/8" LONG, 1 3/4" HEAD; 0.080" DIAMETER, 1 3/8" LONG
		PERPENDICULAR	24	12		MINI-LAP-RINGED, 60 COOLER NAIL, 0.092" DIAMETER, 1 7/8" LONG, 1 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.091" DIAMETER, 1 7/8" LONG, 1 5/8" HEAD.
	WALL	EITHER DIRECTION	24	16	24	

FOAMNAIL® POLYURETHANE STRUCTURAL FOAM ADHESIVE FOR CEILING GYP ONLY *WITH NO MECHANICAL FASTENERS.*
(SEE ATTACHED SPEC SHEETS)

FOR SI: 1 INCH = 25.4 MM.

- FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OR MORE THAN 2 1/2 INCHES APART SHALL BE PERMITTED TO BE USED WITH THE PAIR OF NAILS SPACED 12 INCHES ON CENTER.
- SCREWS SHALL BE IN ACCORDANCE WITH SECTION R702.3.6. SCREWS FOR ATTACHING GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH.
- WHERE COLD-FORMED STEEL FRAMING IS USED WITH A CLINCHING DESIGN TO RECEIVE NAILS BY TWO EDGES OF METAL, THE NAILS SHALL BE NOT LESS THAN 5/8 INCH LONGER THAN THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT THICKNESS AND SHALL HAVE RINGED SHANKS. WHERE THE COLD-FORMED STEEL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS, THE NAILS SHALL HAVE BARBED SHANKS OR BE SD, 13 1/2 GAGE, 15/8 INCHES LONG, 15/64-INCH HEAD FOR 1/2-INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT; AND 60, 13 GAGE, 17 8 INCHES LONG, 15/64-INCH HEAD FOR 5/8-INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT.
- THREE-EIGHTHS-INCH-THICK SINGLE-PLY GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHERE APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR
- 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

2018 IRC TABLE R703.3(1)
SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS					NUMBER OR SPACING OF FASTENERS
			WOOD OR WOOD STRUCTURAL PANEL SHEATHING INTO STUD	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	FOAM PLASTIC SHEATHING INTO STUD*	DIRECT TO STUDS	
VINYL SIDING (SEE SECTION R303.11)	0.035	LAP	0.130" NAIL (SHANK) WITH A 0.113" HEAD OR 16-GAGE STAPLE WITH 3/8" TO 1/2-INCH CROWN ¹	0.130" NAIL (SHANK) WITH A 0.113" HEAD OR 16-GAGE STAPLE WITH 3/8" TO 1/2-INCH CROWN ¹	0.130" NAIL (SHANK) WITH A 0.113" HEAD OR 16-GAGE STAPLE WITH 3/8" TO 1/2-INCH CROWN ¹	0.130" NAIL (SHANK) WITH A 0.113" HEAD SECTION R703.11.2		16 INCHES ON CENTER OR AS SPECIFIED BY THE MANUFACTURER INSTRUCTIONS OR TEST REPORT

NOTES:

- USE OF TABLE R602.3(1) FASTENING SCHEDULE LIMITED TO THE FOLLOWING CRITERIA:
 - SEISMIC CATEGORIES A, B, C, & D 1
 - STRUCTURE MEETS THE BRACED WALL CRITERIA OF 2018 IRC SECTION 602.10
 - ROOF PITCH IS 5:12 OR GREATER
 - ROOF SPAN IS 32 FT AND LESS
- STRUCTURES TO BE BUILT FOR LOCATIONS WITH CRITERIA OUTSIDE THAT LISTED FOR WIND ZONES OR SEISMIC CATEGORIES MUST BE INDIVIDUALLY DESIGNED PER SPECIFIC FLOOR PLAN TO RESIST WIND AND SEISMIC FORCES.
- BEAM SPLICES MAY NOT OCCUR IN CLEAR SPANS. SPLICES MUST BE LOCATED OVER BEARING POINTS.

2018 IRC TABLE R703.3(1)
SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS NOTES

FOR SI: 1 INCH = 25.4 MM

- ALUMINUM NAILS SHALL BE USED TO ATTACH ALUMINUM SIDING.
- ALUMINUM (0.019 INCH) SHALL BE UNBACKED ONLY WHERE THE MAXIMUM PANEL WIDTH IS 10 INCHES AND THE MAXIMUM FLAT AREA IS 8 INCHES. THE TOLERANCE FOR ALUMINUM SIDING SHALL BE +0.002 INCH OF THE NOMINAL DIMENSION.
- SHALL BE OF APPROVED TYPE.
- WHERE USED TO RESIST SHEAR FORCES, THE SPACING MUST BE 4 INCHES AT PANEL EDGES AND 8 INCHES ON INTERIOR SUPPORTS.
- VERTICAL END JOINTS SHALL OCCUR AT STUDS AND SHALL BE COVERED WITH A JOINT COVER OR SHALL BE CAULKED.
- FACE NAILING: ONE 6D COMMON NAIL THROUGH THE OVERLAPPING PLANKS AT EACH STUD. CONCEALED NAILING: ONE 11-GAGE 1 1/2-INCH-LONG GALV. ROOFING NAIL THROUGH THE TOP EDGE OF EACH PLANK AT EACH STUD IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- VERTICAL JOINTS, IF STAGGERED, SHALL BE PERMITTED TO BE AWAY FROM STUDS IF APPLIED OVER WOOD STRUCTURAL PANEL SHEATHING.
- MINIMUM FASTENER LENGTH MUST BE SUFFICIENT TO PENETRATE SHEATHING OTHER NAILABLE SUBSTRATE AND FRAMING A TOTAL OF A MINIMUM OF 1 1/4 INCHES OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WHERE SPECIFIED BY THE MANUFACTURER'S INSTRUCTIONS AND SUPPORTED BY A TEST REPORT, FASTENERS ARE PERMITTED TO PENETRATE INTO OR FULLY THROUGH NAILABLE SHEATHING OR OTHER NAILABLE SUBSTRATE OF MINIMUM THICKNESS SPECIFIED BY THE INSTRUCTIONS OR TEST REPORT, WITHOUT PENETRATING INTO FRAMING.

EXTERIOR FASTENING GENERAL NOTES:

- ALL EXTERIOR BUILDING COVERING SHALL ADHERE TO THE GUIDELINES SET FORTH IN SECTION R703 OF THE RESIDENTIAL BUILDING CODE. DETAILS SHOWING COMPLIANCE FOR EXTERIOR BUILDING COVERING NOT SHOWN WILL BE PROVIDED WITH THE SUBMITTAL SET FOR REVIEW AND APPROVAL.
- SECTION R703 OUTLINES THE FOLLOWING AREAS OF EXTERIOR BUILDING COVERING: WEATHER RESISTANCE, WIND RESISTANCE, FLASHING, ATTACHMENTS, VENEER SUPPORT, AND ANCHORAGE REQUIREMENTS. DETAILS SHOWING COMPLIANCE FOR EXTERIOR BUILDING COVERINGS NOT SHOWN WILL BE PROVIDED WITH THE SUBMITTAL SET FOR REVIEW AND APPROVAL.

2019 RCO TABLE 507.2.3
FASTENER AND CONNECTOR SPECIFICATIONS FOR DECKS*²

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/COATING ³
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
BOLTS ⁴ LAG SCREWS ⁴ (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR 3/8 - INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT ² (TOTAL BOTH SIDES)	STAINLESS STEEL

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM.

- EQUIVALENT MATERIALS, COATINGS AND FINISHES SHALL BE PERMITTED.
- FASTENERS AND CONNECTORS EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE SHALL BE STAINLESS STEEL.
- HOLES FOR BOLTS SHALL BE DRILLED A MINIMUM 1/32 - INCH AND A MAXIMUM 1/16 - INCH LARGER THAN THE BOLT.
- LAG SCREWS 1/2 - INCH AND LARGER SHALL BE PREDRILLED TO AVOID WOOD SPLITTING PER THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.
- STAINLESS-STEEL-DRIVEN FASTENERS SHALL BE IN ACCORDANCE WITH ASTM F1667.

PERMIT



CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

ENGINEERING MANAGER DATE: Jan. 4, 24

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
FASTENING SCHEDULE #2

MODEL:
Q-30926
26'-6" X 44'-0"

DATE: 01-02-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.:

FS-102

PAGE:

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New Era
building
systems

CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA. 16258

DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
1ST FLOOR PLAN

MODEL:
Q-30926
26'-8" X 44'-0"

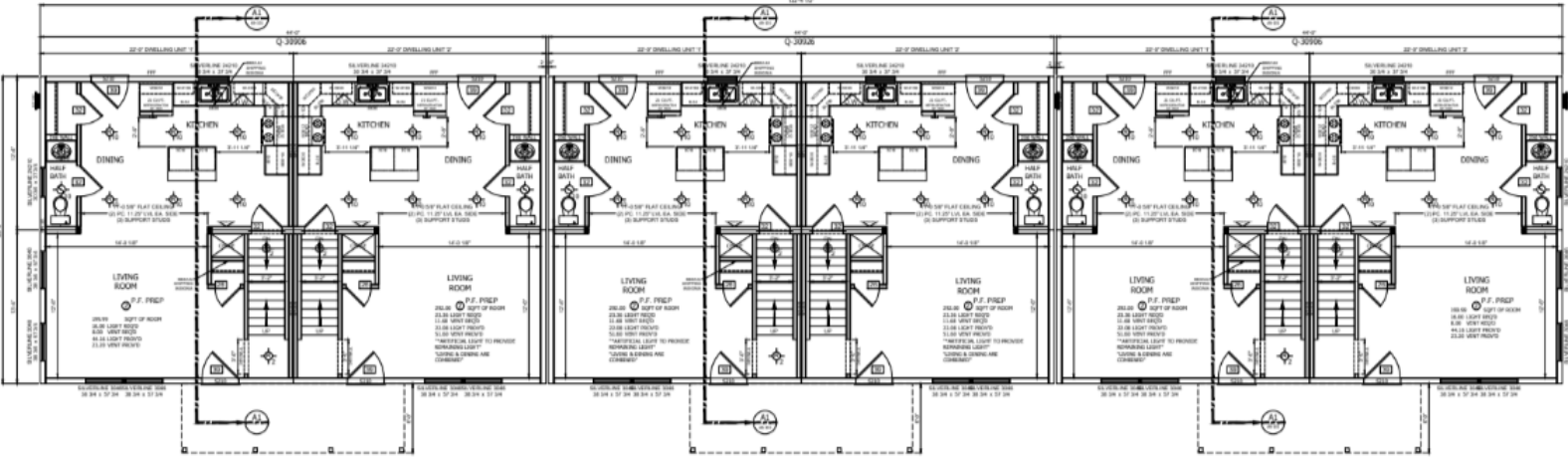
DATE: 06-10-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
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REVISION ADD WINDOWS

New Era building systems
CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16256

DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

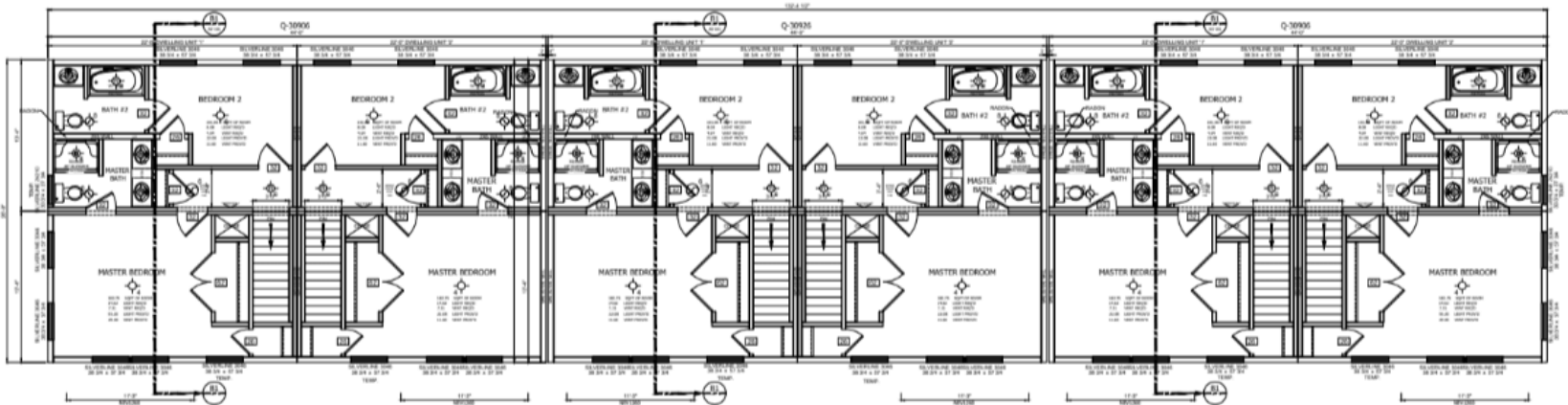
TITLE:
2ND FLOOR PLAN

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 06-10-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

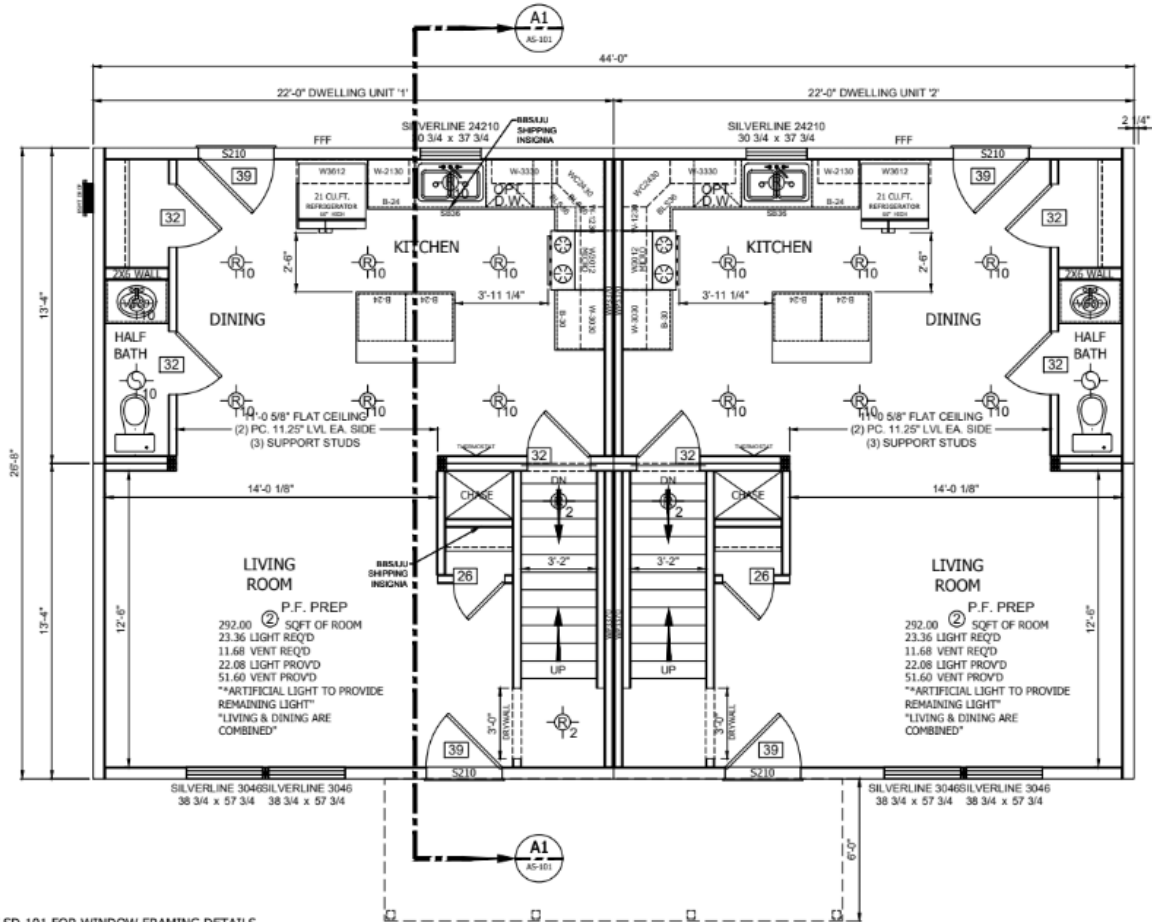
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REVISION ADD WINDOWS

New Era
building systems
 CHAMPION HOME BUILDERS DIV. 270
 451 SOUTHERN AVE. STRATTANVILLE, PA 16258



- NOTES:
- 1) SEE PAGE SD-101 FOR WINDOW FRAMING DETAILS.
 - 2) WATER HEATER & FURNACE TO BE PROVIDED AND INSTALLED BY CHAMPION MODULARS. SEE ATTACHED SPEC SHEETS.
 - 3) FLOOR JOISTS TO BE 2x10 SYP#2
 - 4) ALL EXTERIOR WALLS TO BE 2x6 UNLESS MARKED OTHERWISE.
 - 5) ALL INTERIOR WALLS 2x4 UNLESS MARKED OTHERWISE.
 - 6) HALL WIDTH IS A MIN. OF 36".
 - 7) ALL WORK FROM SILL PLATE AND BELOW IS TO BE ONSITE BY OTHERS.
 - 8) FOR WALL INSULATION SPEC. SEE CROSS SECTION DETAILS.
 - 9) FOR WINDOW/DOOR SCHEDULE PLEASE SEE PAGE TS-101.
 - 10) KITCHEN RANGE HOOD EXHAUST RATE IS 100 CFM.
 - 11) WHOLE HOUSE VENT FAN TO BE SUPPLIED AND INSTALLED IN THE FACTORY BY CHAMPION MODULARS. VENT FAN TO BE SET AT 50 CFM WHEN INSTALLED. SEE ATTACHED SPECIFICATIONS.
 - 12) SEE PAGE AP-501 FOR WP3370 FIRE RATED WALL DETAILS.
 - 13) SEE PAGE AP-601 FOR WP8105 FIRE RATED WALL DETAILS.

FIRE-RESISTANCE RATED MATEWALL:
 SEPARATION WALL BETWEEN DWELLING UNIT TO BE 1-HOUR
 FIRE-RESISTANCE RATED WALL ASSEMBLIES PER DETAIL ON SHEET AP-501.

SEPARATION WALL BETWEEN DWELLING ABUTTING BUILDINGS 1-HOUR
 FIRE-RESISTANCE RATED WALL ASSEMBLIES PER DETAIL ON SHEET AP-601.

REGARDING NOTE #11, PER RCO SECTION 1505.4.3 THE 3RD PARTY
 FACTORY INSPECTOR IS REQUIRED TO VERIFY THAT THE SETTING
 OF THE WHOLE HOUSE VENT FAN IS SET TO THE VALUE REQUIRED
 BY RCO TABLE 1505.4.3(1), FOR <1,500 S.F. & 2 BEDROOMS.

HEADERS: ALL SINGLE
 WINDOW HEADERS AND
 DOORS ARE (2) 2x6
 ALL DOUBLE WINDOWS (2)
 2x10 UNLESS OTHERWISE
 NOTED.

DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
 -WINDOW SILL UNDER 24" ABOVE FINISHED
 FLOOR AND
 -WINDOW OPENING MORE THAN 72" ABOVE
 FINISHED GRADE.

TITLE:
**1ST FLOOR
 PLAN**

MODEL:
Q-30926
 26'-8" X 44'-0"

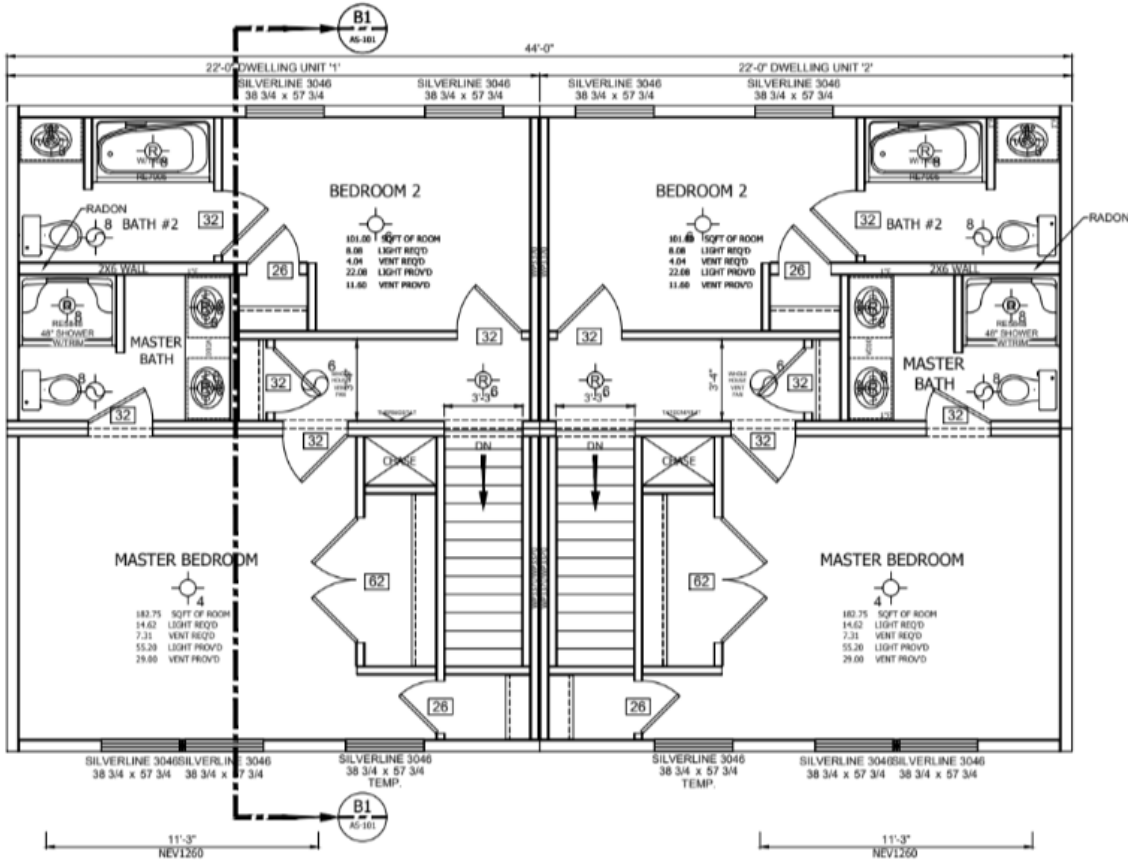
DATE: 06-10-24 SCALE: 3/16"=1'-0"
 DRAWN BY: NICK CHECKED BY:
 BUILDER: REBUILD CLEVELAND, INC.
 CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926

SHEET NO.:

AP-101

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- NOTES:
- 1) SEE PAGE SD-101 FOR WINDOW FRAMING DETAILS.
 - 2) WATER HEATER & FURNACE TO BE PROVIDED AND INSTALLED BY CHAMPION MODULARS. SEE ATTACHED SPEC SHEETS.
 - 3) FLOOR JOISTS TO BE 2x10 SYP#2
 - 4) ALL EXTERIOR WALLS TO BE 2x6 UNLESS MARKED OTHERWISE.
 - 5) ALL INTERIOR WALLS 2x4 UNLESS MARKED OTHERWISE.
 - 6) HALL WIDTH IS A MIN. OF 36".
 - 7) ALL WORK FROM SILL PLATE AND BELOW IS TO BE ONSITE BY OTHERS.
 - 8) FOR WALL INSULATION SPEC. SEE CROSS SECTION DETAILS.
 - 9) FOR WINDOW/DOOR SCHEDULE PLEASE SEE PAGE TS-101.
 - 10) KITCHEN RANGE HOOD EXHAUST RATE IS 100 CFM.
 - 11) WHOLE HOUSE VENT FAN TO BE SUPPLIED AND INSTALLED IN THE FACTORY BY CHAMPION MODULARS. VENT FAN TO BE SET AT 50 CFM WHEN INSTALLED. SEE ATTACHED SPECIFICATIONS.
 - 12) SEE PAGE AP-501 FOR WP3370 FIRE RATED WALL DETAILS.
 - 13) SEE PAGE AP-601 FOR WP8105 FIRE RATED WALL DETAILS.

FIRE-RESISTANCE RATED MATEWALL:
SEPARATION WALL BETWEEN DWELLING UNIT TO BE 1-HOUR
FIRE-RESISTANCE RATED WALL ASSEMBLIES PER DETAIL ON SHEET AP-501.

SEPARATION WALL BETWEEN DWELLING ABUTTING BUILDINGS 1-HOUR
FIRE-RESISTANCE RATED WALL ASSEMBLIES PER DETAIL ON SHEET AP-601.

REGARDING NOTE # 11, PER RCO SECTION 1505.4.3 THE 3RD PARTY
FACTORY INSPECTOR IS REQUIRED TO VERIFY THAT THE SETTING
OF THE WHOLE HOUSE VENT FAN IS SET TO THE VALUE REQUIRED
BY RCO TABLE 1505.4.3(1), FOR <1,500 S.F. & 2 BEDROOMS.

HEADERS: ALL SINGLE
WINDOW HEADERS AND
DOORS ARE (2) 2x6
ALL DOUBLE WINDOWS (2)
2x10 UNLESS OTHERWISE
NOTED.

DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED
FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE
FINISHED GRADE.

TITLE:
2ND FLOOR PLAN

MODEL:
Q-30926
26'-0" X 44'-0"

DATE: 06-10-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.:
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451 SOUTHERN AVE. STRATTONVILLE, PA. 16258

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
**1ST FLOOR
PARTITION WALLS**

MODEL:
Q-30926
26'-6" X 44'-0"

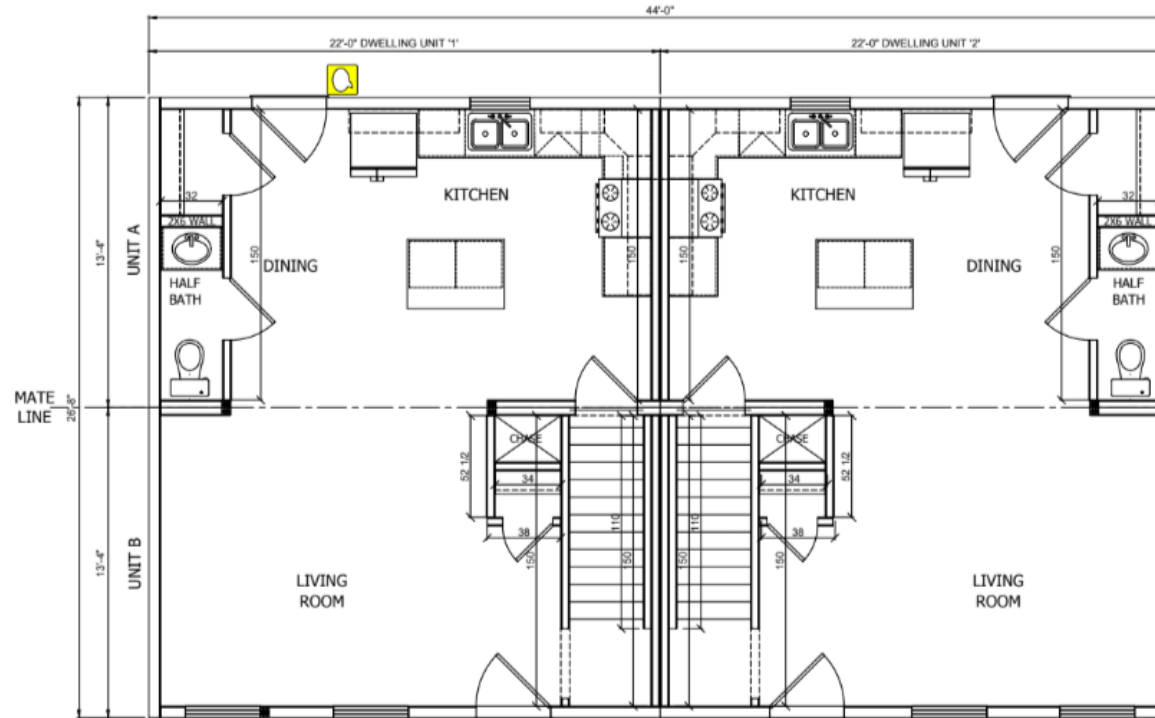
DATE: 01-02-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
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FILENAME: Q-30926
SHEET NO.:

AP-301

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CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA. 16256

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
- WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
- WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
**2ND FLOOR
PARTITION WALLS**

MODEL:
Q-30926
25'-8" X 44'-0"

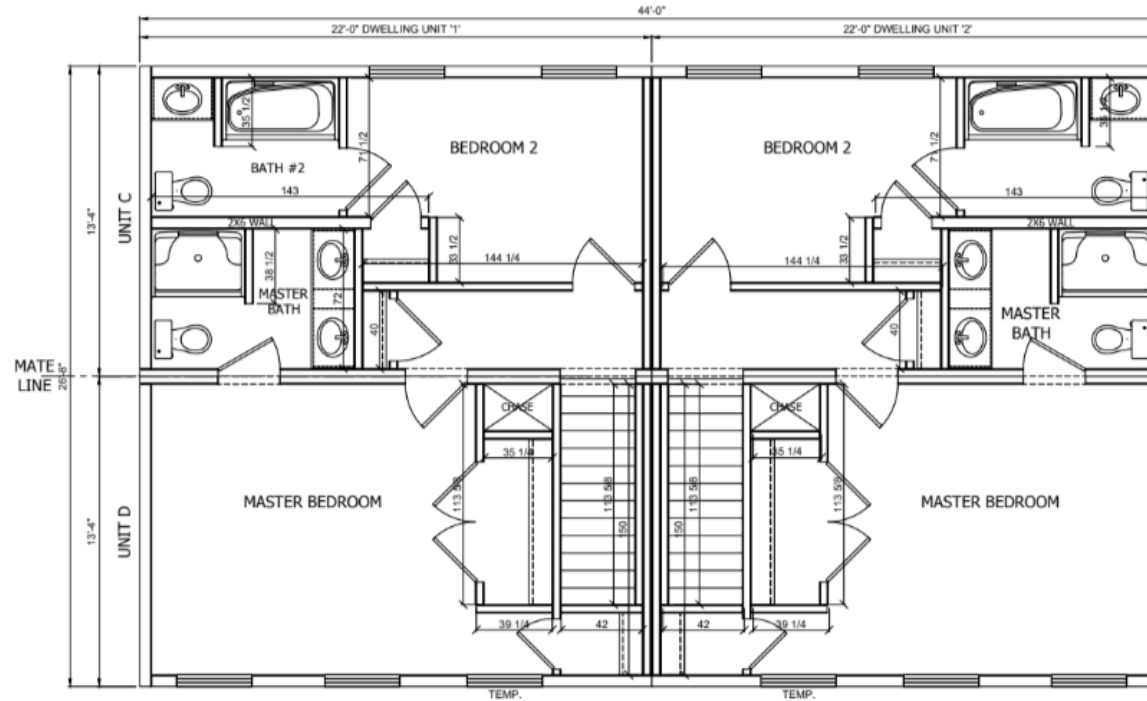
DATE: 01-02-24 SCALE: 3/16"=1'-0"
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FILENAME: Q-30926
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DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
-WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
-WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
FIRE RATED WALL DETAIL
MATELINEWALL

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: N/A
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

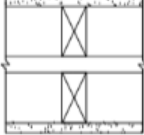
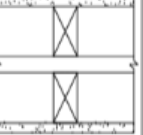
FILENAME: Q-30926
SHEET NO.

AP-501

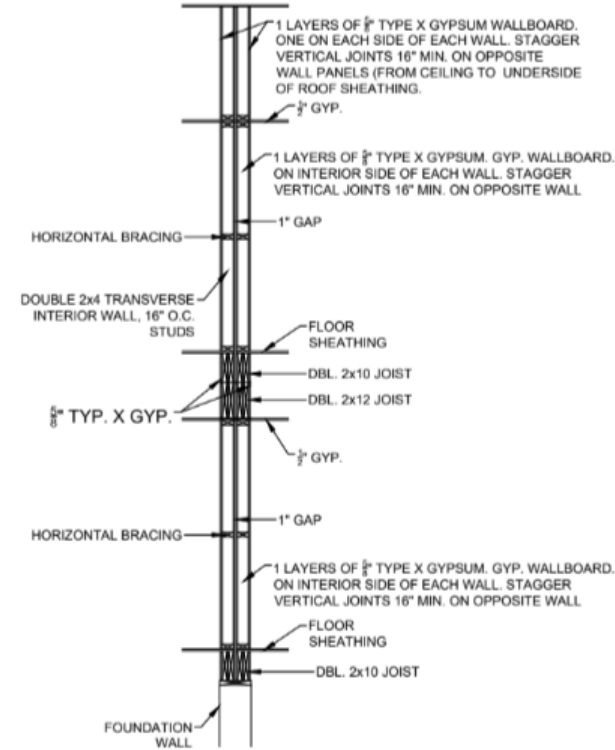
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WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3379	GENERIC	1 HOUR FIRE	45 to 48 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
<p>One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with flat wood nails, 1 7/8" long, 0.0918" shank, 1/4" heads, 7" o.c.</p> <p>Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)</p>			
			
		Thickness: Approx. Weight: Fire Test:	<p>5 1/2"</p> <p>5 psf</p> <p>See VPP 3905 (UL R1319-4, 5, 5-17-02; UL R2717-30, 1-20-00; UL R3001-02, 3-15-00, UL Design U305; ULC Design W301) Estimated</p>
		Sound Test:	Estimated

1-HOUR FIRE BARRIER ASSEMBLY



- NOTES:
 1. SEE PAGE AP-101 AND SP-101 FOR FIRE BARRIER LOCATIONS.
 2. ELECTRICAL BOXES IN WALLS TO BE STEEL.
 3. FIRE-RESISTANCE-RATED WALL ASSEMBLY IS PER UL U305 (compliant with item 3) IN ACCORDANCE WITH UL 263.

PERMIT

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 451 SOUTHERN AVE. STRATTANVILLE, PA. 16258

DATE: Jan. 4, 24

ENGINEERING MANAGER
 ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
 -WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
 -WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE:
FIRE RATED WALL DETAIL
 ABUTTING WALLS

MODEL:
Q-30926
 26'-8" X 44'-0"

DATE: 01-02-24 SCALE: N/A
 DRAWN BY: NICK CHECKED BY:
 BUILDER: REBUILD CLEVELAND, INC.
 CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
 SHEET NO.:

AP-601

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EXTERIOR WALLS

GA FILE NO. WP 8105

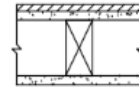
GENERIC

1 HOUR
 FIRE

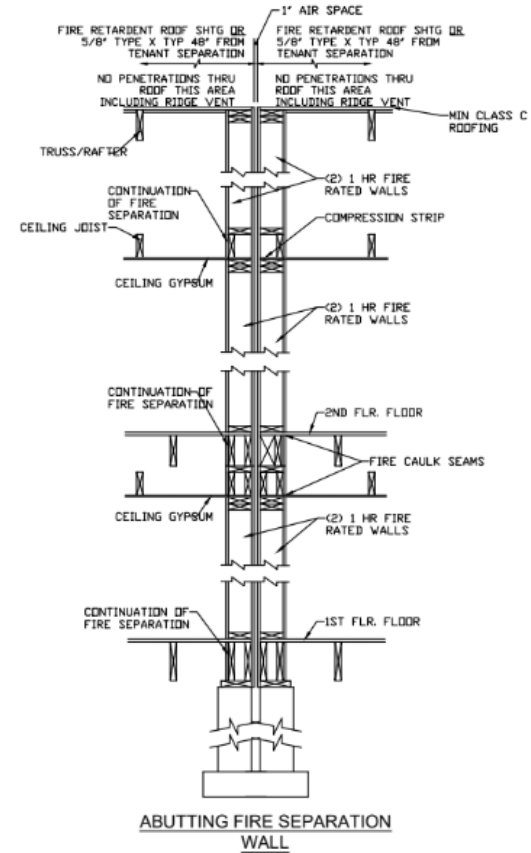
GYPSON WALLBOARD, GYPSON SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (**LOAD-BEARING**)



Thickness: Varies
 Approx. Weight: 7 psf
 Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)



ABUTTING FIRE SEPARATION WALL

PERMIT

- 1. FIRESTOP OF ALL MECHANICAL AND PLUMBING CHASES AT THE FLOOR AND CEILING TO BE INSTALLED BY CHAMPION MODULAR.
- 2 PER RCO SECTIONS 317.1 & 317.2, TREATED LUMBER MUST COMPLY WITH AWP A U1 AND BEAR A QUALITY MARK OF AN APPROVED AGENCY APPROVED BY THE ALSC.

1101.14 CERTIFICATE (MANDATORY). A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL INDICATE THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL INDICATE THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL INDICATE "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE INDICATED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES AND ELECTRIC BASEBOARD HEATERS.



DATE: Jan. 4, 24
ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

WINDOW GUARDS ON-SITE PER R312.2 IF:
- WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND
- WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE.

TITLE: **GENERAL NOTES**

MODEL: **Q-30926**
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: N/A
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

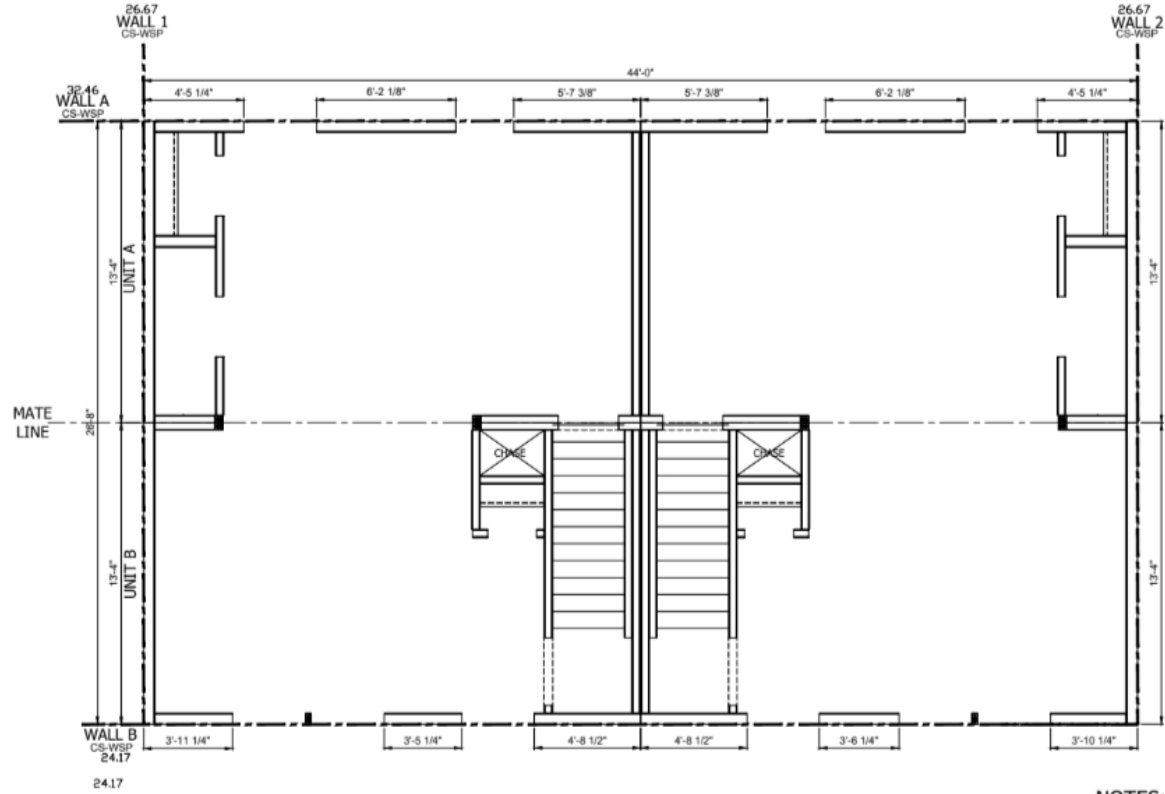
FILENAME: Q-30926

SHEET NO.: **GN-101**

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NOTES:
 1) SEE PAGE BW-301 FOR CONNECTIONS.
 2) ALL SHEATHING TO BE INSTALLED VERTICALLY.

STRUCTURE TYPE	ONE OR TWO FAMILY DETACHED
# STORES	2
SEISMIC DESIGN CATEGORY	C
WIND SPEED (VULT)	115
WIND EXPOSURE	C
EAVE TO RIDGE HEIGHT (min 5' / max 20')	6.14
STORY HEIGHT	9
# HORIZONTAL BRACED WALL LINES (A-H)	2
# VERTICAL BRACED WALL LINES (1-9)	2
ROOF DEAD LOAD (PSF)	SEE TRUSS DESIGN
GYP ON IS OF WALLS	YES

EXTERIOR WALL	BRACED WALL LINE SPACING	BRACED WALL METHOD	TABULATED MIN BRACED WALL TOTAL Table R602.10.3(1)	WIND EXPOSURE FACTOR Table R602.10.3(2)	RIDGE TO EAVE HEIGHT FACTOR Table R602.10.3(2)	STORY HEIGHT FACTOR Table R602.10.3(2)	WALL LINE QTY FACTOR Table R602.10.3(2)	ADD 'L 800# HOLD DOWN DEVICE	INTERIOR GYPSUM BOARD FINISH (OR EQUIVALENT)	GYPSUM BOARD FASTENING	MIN BRACED WALL REQUIRED	TOTAL BRACED WALL LENGTH PROVIDED	WALL MEETS REQUIREMENT
A	26.67	CS-WSP	8.17	1.30	0.88	0.95	1.0	1.0	1.0	1.0	8.92	32.46	YES
B	26.67	CS-WSP	8.17	1.30	0.88	0.95	1.0	1.0	1.0	1.0	8.92	24.17	YES
1	44	CS-WSP	12.50	1.30	0.88	0.95	1.0	1.0	1.0	1.0	13.65	26.67	YES
2	44	CS-WSP	12.50	1.30	0.88	0.95	1.0	1.0	1.0	1.0	13.65	26.67	YES

DATE: Jun. 19, 24
 ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: **BRACED WALLS**

MODEL: **Q-30926**
 26'-8" X 44'-0"

DATE: 06-10-24 SCALE: 3/16"=1'-0"
 DRAWN BY: NICK CHECKED BY:
 BUILDER: REBUILD CLEVELAND, INC.
 CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
 SHEET NO.:

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APPROVER'S SEAL

MODIFICATIONS

TITLE:
BRACED WALLS

MODEL:

Q-30926
26'-8" X 44'-0"

DATE: 06-10-24

SCALE: 3/16"=1'-0"

DRAWN BY: NICK

CHECKED BY:

BUILDER: REBUILD CLEVELAND, INC.

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FILENAME: Q-30926

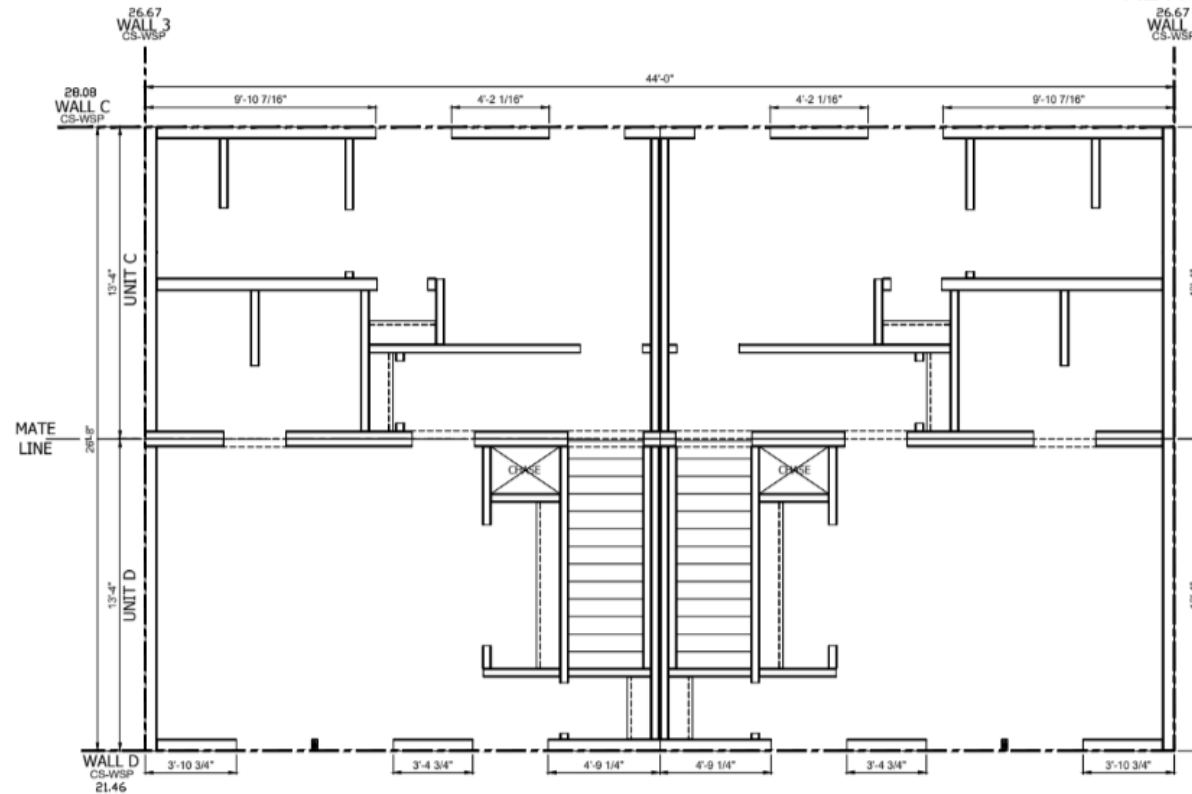
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REVISION ADD WINDOWS



- NOTES:
1) SEE PAGE BW-301 FOR CONNECTIONS.
2) ALL SHEATHING TO BE INSTALLED VERTICALLY.

STRUCTURE TYPE	ONE OR TWO FAMILY DETACHED
# STORES	2
SEISMIC DESIGN CATEGORY	C
WIND SPEED (VULT)	115
WIND EXPOSURE	C
EAVE TO RIDGE HEIGHT (min. 5' / max. 20')	6.14
STORY HEIGHT	8
# HORIZONTAL BRACED WALL LINES (A-H)	2
# VERTICAL BRACED WALL LINES (1-6)	2
ROOF DEAD LOAD-PSF	SEE TRUSS DESIGN
GYP ON VS OF WALLS	YES

EXTERIOR WALL	BRACED WALL LINE SPACING	BRACED WALL METHOD	TABULATED MIN BRACED WALL TOTAL Table R602.10.3(1)	WIND EXPOSURE FACTOR Table R602.10.3(2)	RIDGE TO EAVE HEIGHT FACTOR Table R602.10.3(2)	STORY HEIGHT FACTOR Table R602.10.3(2)	WALL LINE QTY FACTOR Table r602.10.3(2)	ADD T'L 800# HOLD DOWN DEVICE	INTERIOR GYPSUM BOARD FINISH (OR EQUIVALENT)	GYPSUM BOARD FASTENING	MIN BRACED WALL REQUIRED	TOTAL BRACED WALL LENGTH PROVIDED	WALL MEETS REQUIREMENT
C	26.67	CS-WSP	4.17	1.30	0.88	0.90	1.0	1.0	1.0	1.0	4.31	28.08	YES
D	26.67	CS-WSP	4.17	1.30	0.88	0.90	1.0	1.0	1.0	1.0	4.31	21.46	YES
3	44	CS-WSP	6.60	1.30	0.88	0.90	1.0	1.0	1.0	1.0	6.83	26.67	YES
4	44	CS-WSP	6.60	1.30	0.88	0.90	1.0	1.0	1.0	1.0	6.83	26.67	YES

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DATE: Jan. 4, 24

ENGINEERING MANAGER
 ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
BRACED WALLS CONNECTIONS

MODEL:
Q-30926
 26'-8" X 44'-0"

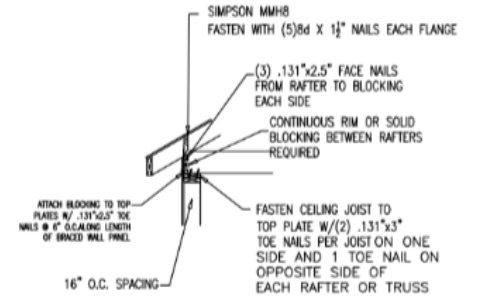
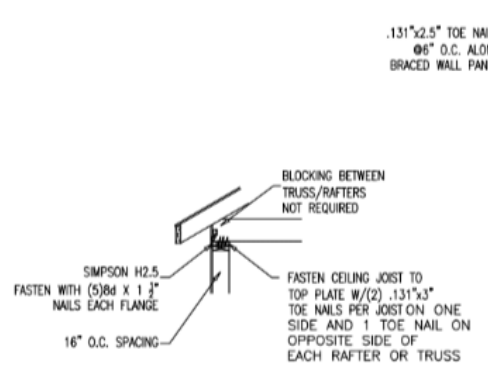
DATE: 01-02-24 SCALE: 3/16"=1'-0"
 DRAWN BY: NICK CHECKED BY:
 BUILDER: REBUILD CLEVELAND, INC.
 CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926

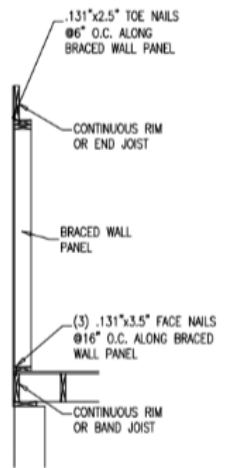
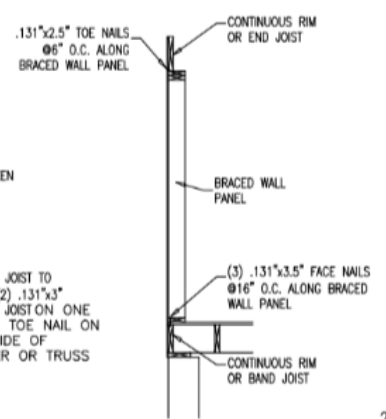
SHEET NO.:
BW-301

PAGE:

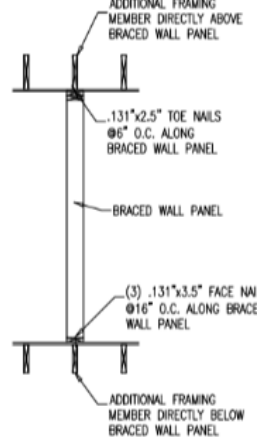
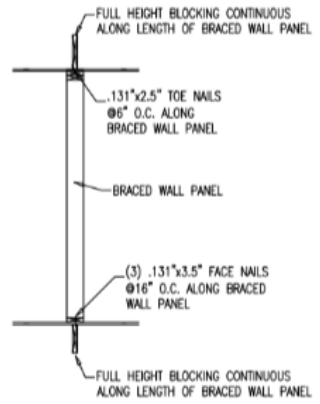
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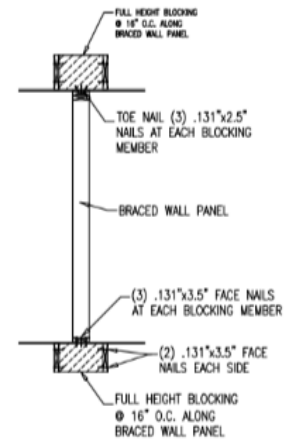
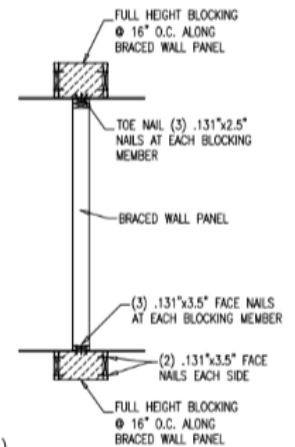
TRUSS/RAFTER TO BRACED WALL ATTACHMENT
 (SEISMIC DESIGN CAT. A, B, & C ONLY - LIMITED TO <100 MPH WIND)



2019 RESIDENTIAL CODE OF OH FIGURE R602.10.8(1)
BRACED WALL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



2019 RESIDENTIAL CODE OF OH FIGURE R602.10.8(2)
BRACED WALL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



ALL EXT. WALLS ARE BRACED WALL'S RUN ALL SHEATHING VERTICAL
ALL EXT. SHEATHING FASTENED TO STUDS w/16ga x 1 3/4\"
FASTEN ALL EXT. WALL PANEL SECTIONS TO CEILING w/8d NAILS 6\"



WINDOW SCHEDULE						EXTERIOR DOOR SCHEDULE					
	WINDOW	R/O SIZE	AREA	LIGHT	VENT	ID	SIZE W x H	DESCRIPTION	LIGHT	VENT	U VALUE
SILVERLINE U VALUE = .30	24210	30 3/4" x 37 3/4"	8.06 FT ²	4.97 FT ²	2.63 FT ²	39	3' x 6'-8"	S296	1.10	20.00	.20
	3046	38 3/4" x 57 3/4"	15.54 FT ²	11.04 FT ²	5.80 FT ²	39	3' x 6'-8"	S210	0	20.00	.20

GENERAL NOTES						INTERIOR DOOR SCHEDULE					
						ID	SIZE W x H	DOOR MANUFACTURER	DOOR DESCRIPTION		
<p>1. APPLIANCE ELECTRICAL CIRCUIT SCHEDULE IS FOR REFERENCE ONLY. APPLIANCE MANUFACTURER'S SPECIFICATION REQUIREMENTS MAY PREEMPT THE SCHEDULE.</p> <p>2. LIGHT AND VENTILATION CALCULATIONS ARE BASED ON MINIMUM WINDOW AND DOOR AREAS OFFERED.</p> <p>3. TOTAL WINDOW AND DOOR AREA INCLUDING ANY OPTIONAL WINDOWS AND DOORS ADDED MUST NOT EXCEED THE MAXIMUM ALLOWABLE FOR COMPLIANCE WITH THE HEAT LOSS REQUIREMENTS.</p> <p>4. WHEN A GAS RANGE IS INSTALLED, THE RECEPTACLE BEHIND THE RANGE MAYBE ON A GENERAL LIGHTING OR PORTABLE APPLIANCE CIRCUIT.</p> <p>5. FLOOR PLANS MAY BE CONSTRUCTED AS A MIRROR IMAGE OF THAT SHOWN ON THE APPROVED PLAN (END TO END/SIDE TO SIDE)</p> <p>6. TOILET COMPARTMENTS TO BE 30" (MIN)IN WIDTH WITH 15" FROM C/L OF STOOL TO NEAREST EDGE OF ENCLOSURE, TUB SIDE, ETC.</p> <p>7. HALLS TO BE 36"(MIN) IN WIDTH</p>						38	3' x 6'-8"	MASONITE	2 PANEL INTERIOR		
						32	2'-6" x 6'-8"	MASONITE	2 PANEL INTERIOR		
						37	3'-0" x 6'-8"	MASONITE	INTERIOR POCKET DOOR		
						31	2'-7" x 6'-8"	MASONITE	INTERIOR POCKET DOOR		

EGRESS
NOTE: NET CLEAR OPENING
OF 3046 WINDOWS
EQUALS: 32.6875" WIDE
25.6875" HIGH

Exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440. Exterior side-hinged doors shall be mested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.2/A440 or AMD100, or comply with RCO Section 609.5. Exterior windows and doors shall be listed and labeled as compliant with NFRC 100, NFRC 200, and NFRC 400.

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: TYPICAL SCHEDULE

MODEL: Q-30926
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: NTS
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.: TS-101

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451 SOUTHERN AVE. STRATTANVILLE, PA. 18258

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
FOUNDATION

MODEL:
Q-30926
26'-0" X 44'-0"

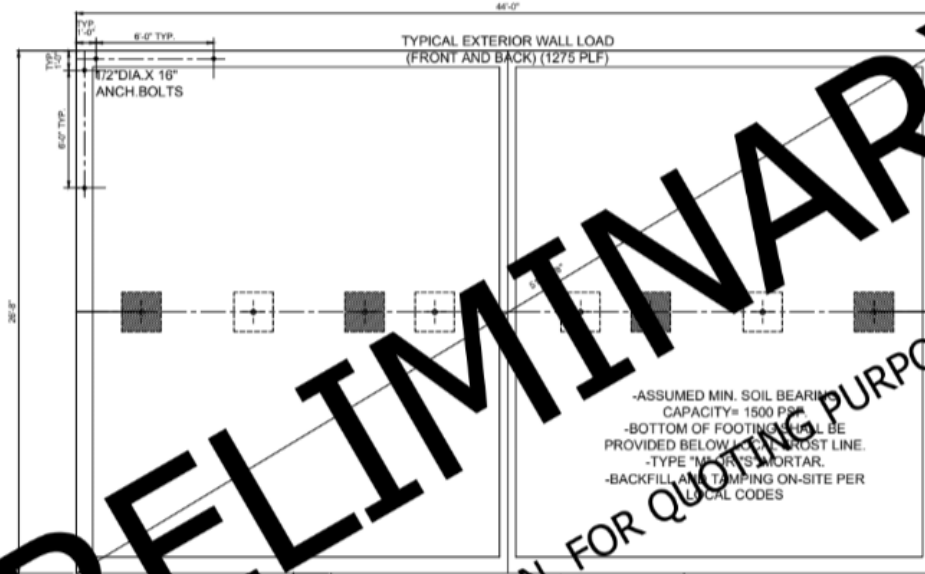
DATE: 01-02-24 SCALE: NTS
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926

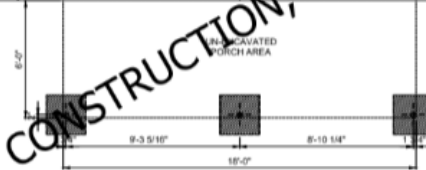
SHEET NO.:
SP-101

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FRONT



FOUNDATION DESIGNED FOR 2x10 RAILS

IMPORTANT NOTES:

FOUNDATION PLAN:
THE FINAL DESIGN FOR ALL PRE-SITE WORK REQUIRED WITH THE SET-UP & INSTALLATION OF THE UNITS SHALL BE PREPARED BY A P.E. OR I.A.

NOTE:
THIS DRAWING IS PROVIDED FOR DIMENSIONAL AND LOAD PURPOSES ONLY. WALL AND FOOTING SIZES & REINFORCING FOR THE SAME IS PROVIDED BY OTHERS.

NOTE:
LENGTH AND WIDTH DIMENSIONS ARE TO STUD ONLY. DENOTES ADDITIONAL FOOTINGS & COLUMNS REQ'D FOR LARGE OPENINGS IN MATING WALL.

THIS DRAWING IS A TRUE FOOTPRINT OF THE UNIT SPECIFIC TO THE SAID UNIT FOUNDATION. DRAINAGE AND DAMP PROOFING TO CONFORM TO STATE & LOCAL CODES. ALL ELECTRICAL & MECHANICAL CONSTRUCTION TO CONFORM TO STATE & LOCAL CODES. BASEMENT WALLS OR CEILING MUST BE INSULATED PER 2015 IECC REQUIREMENTS. MINIMUM 6" FROM GRADE TO BOTTOM OF SIDING. PURCHASER IS RESPONSIBLE FOR SERVICE ENTRY CONNECTIONS & ON-SITE TESTING AS PER REQUIRED BY LOCAL JURISDICTION. FOUNDATION DRAWINGS MAY NEED TO BE SEALED BY A P.E. WHERE REQUIRED BY LOCAL JURISDICTION.

FOUNDATION DRAWN WITH 16" THICK WALLS-ACTUAL WALL THICKNESS MAY VARY ON-SITE BY OTHER.

PRELIMINARY
NOT FOR CONSTRUCTION, FOR QUOTING PURPOSE ONLY

REVISION ADD WINDOWS

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CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16268

DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
**FRONT
ELEVATION**

MODEL:
Q-30926
26'-8" X 44'-0"

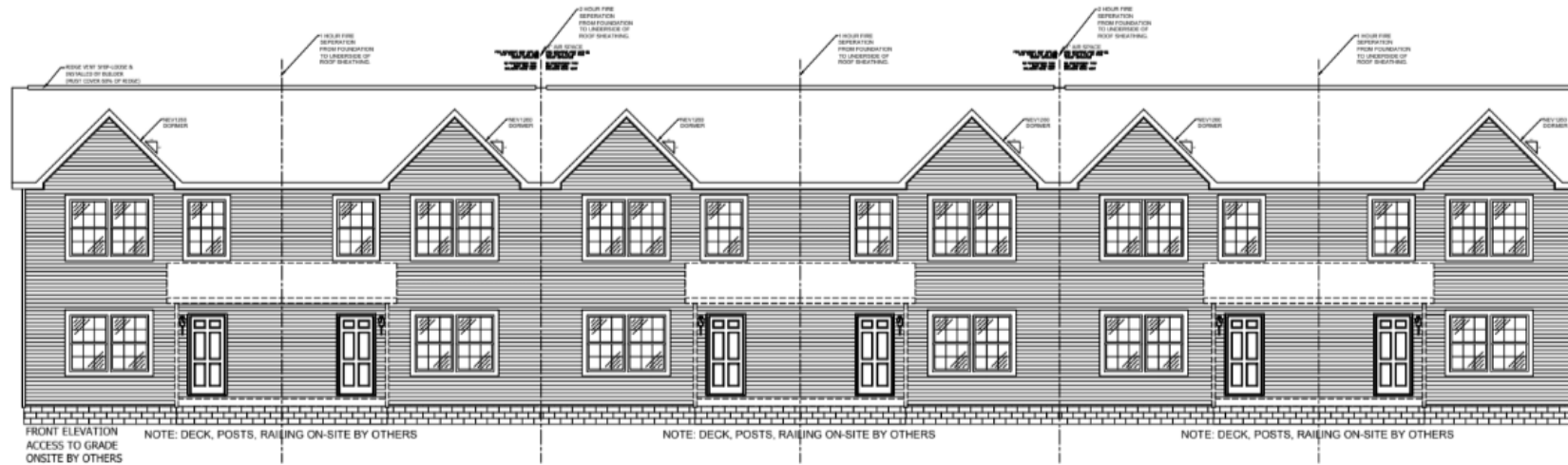
DATE: 06-10-24	SCALE: 3/16" = 1'-0"
DRAWN BY: NICK	CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.	
CUSTOMER: REBUILD CLEVELAND, INC.	

FILENAME: Q-30926
SHEET NO.:

AE-101

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FRONT ELEVATION
ACCESS TO GRADE
ONSITE BY OTHERS

NOTE: DECK, POSTS, RAILING ON-SITE BY OTHERS

ELEVATION FOR ILLUSTRATION ONLY NOT TO BE SCALED

- | | | | |
|--|--|--|---|
| <p>NOTES:</p> <ol style="list-style-type: none"> 1. EXTERIOR LIGHTS ARE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS TO THE SITES AND ARE INSTALLED BY OTHERS. 2. SIDING FOR EYES IS SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS. | <ol style="list-style-type: none"> 3. STUCCO, STAIRS, HANDRAILS, GUTTERS, DOWNSPUTS AND SPINNS BLOCK ARE FURNISHED AND INSTALLED BY OTHERS & ACCORDANCE WITH STATE AND LOCAL CODES. 4. SIDING, TRIM & CASING, SCHEDULE VINYL SMOOTH. | <ol style="list-style-type: none"> 5. ALUMINUM FINISH & TRIM BOARDS 6. ALUMINUM FINISH & TRIM BOARDS 7. TRIM, CORNER FOR TRIM 8. BRICKARY VENEER OR OTHER FOUNDATION SIDING IS FURNISHED AND INSTALLED BY OTHERS. 9. BOTTOM ROOF OF SIDING, A SHIPPED LOOSE AND INSTALLED BY BUILDER ON-SITE. | <ol style="list-style-type: none"> 10. SILVERLINE WINDOW SIZES 11. SILVERLINE WINDOW SIZES 12. SILVERLINE WINDOW SIZES 13. SILVERLINE WINDOW SIZES 14. OPTIONAL, SHIPPED |
|--|--|--|---|

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CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA. 16256

DATE: Jan. 10, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
REAR ELEVATION

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: 3/16" = 1'-0"

DRAWN BY: NICK CHECKED BY:

BUILDER: REBUILD CLEVELAND, INC.

CUSTOMER: REBUILD CLEVELAND, INC.

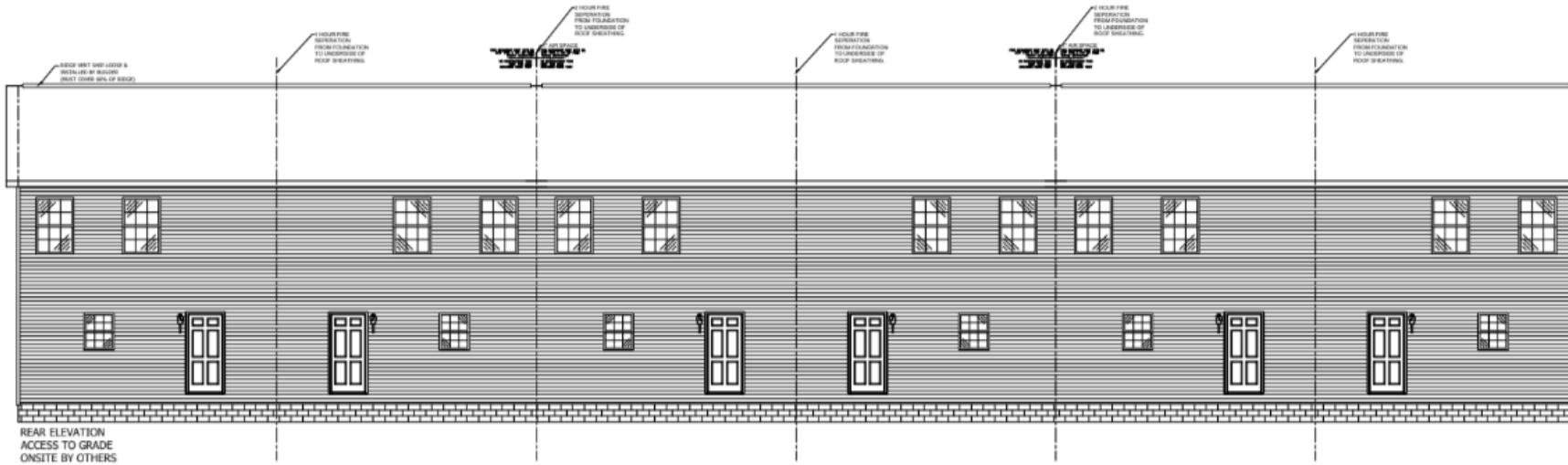
FILENAME: Q-30926

SHEET NO.:

AE-102

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REAR ELEVATION
ACCESS TO GRADE
ONSITE BY OTHERS

ELEVATION FOR ILLUSTRATION ONLY NOT TO BE SCALED

- NOTES:
1. EXTERIOR LIGHTS AND SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS TO PRE-ASSEMBLED ROOF.
 2. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 3. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 4. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 5. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 6. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 7. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 8. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 9. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 10. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 11. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 12. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 13. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.
 14. SHIPPED LOGS ARE SHIPPED LOGS FOR FIELD INSTALLATION BY OTHERS.

REVISION ADD WINDOWS

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DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
SIDE ELEVATIONS

MODEL:
Q-30926
 26'-8" X 44'-0"

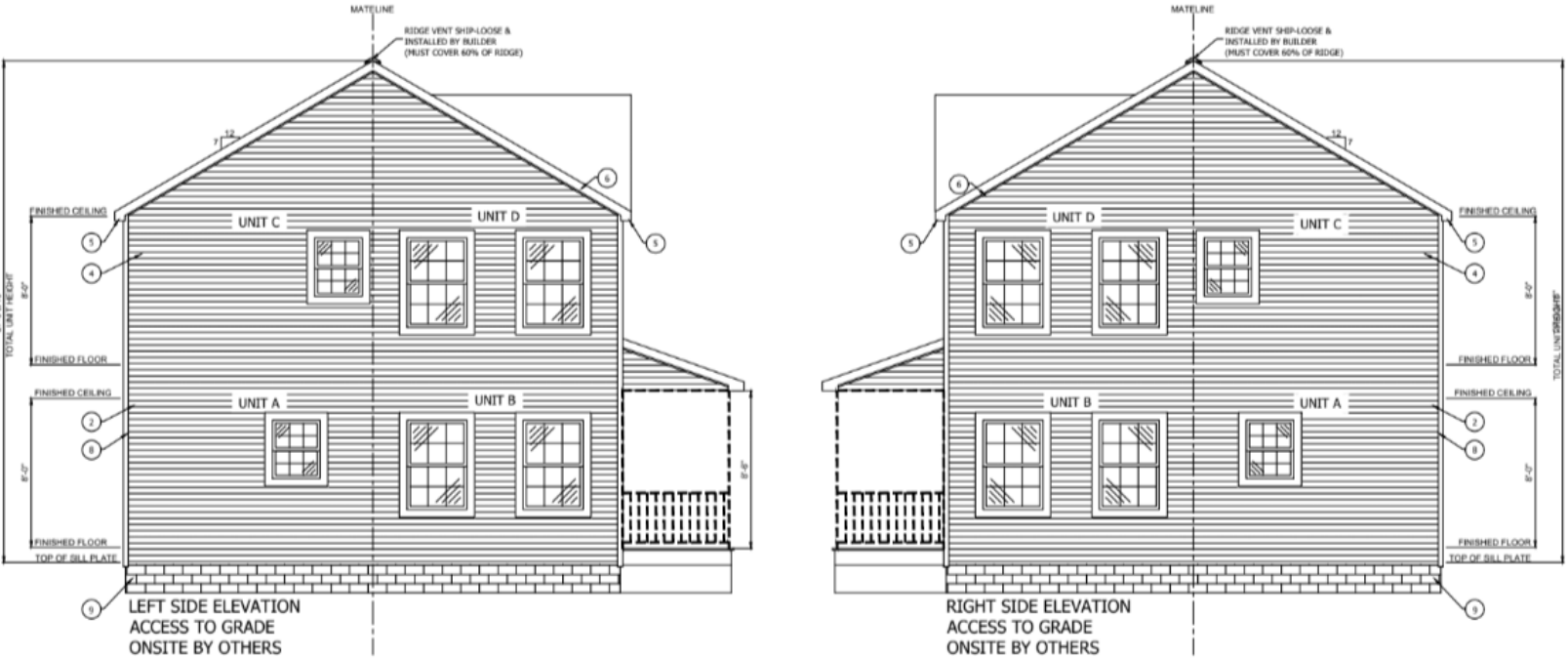
DATE: 06-10-24 SCALE: 3/16" = 1'-0"
 DRAWN BY: NICK CHECKED BY:
 BUILDER: REBUILD CLEVELAND, INC.
 CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
 SHEET NO.:

AE-103

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ELEVATION FOR ILLUSTRATION ONLY NOT TO BE SCALED

- NOTES:
- EXTERIOR LIGHTS ARE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS TO PRE-WIRED BOX
 - SIDING FOR ENDS IS SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS.
 - STOOPS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND FLASH BLOCKS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
 - SIDING SHOWN IS 4/4 VINYL.
 - VENTED VINYL SOFFIT
 - ALUMINUM FASCIA & RAKE BOARD
 - ALUMINUM FASCIA & FASCIA BOARD
 - VINYL CORNER POST TRIM
 - MASONRY VENER OR OTHER FOUNDATION SIDING IS FURNISHED AND INSTALLED BY OTHERS.
 - BOTTOM ROW OF SIDING IS SHIPPED LOOSE AND INSTALLED BY BUILDER ON SITE
 - SILVERLINE WINDOW 24210
 - SILVERLINE WINDOW 3040
 - EXTERIOR DOOR (S210)
 - OPTIONAL SHUTTERS

REVISION ADD WINDOWS

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451 SOUTHERN AVE. STRATTANVILLE, PA 16258

DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: **ELECTRICAL**

MODEL: **Q-30926**
26'-8" X 44'-0"

DATE: 06-10-24 SCALE: 3/16"=1'-0"

DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

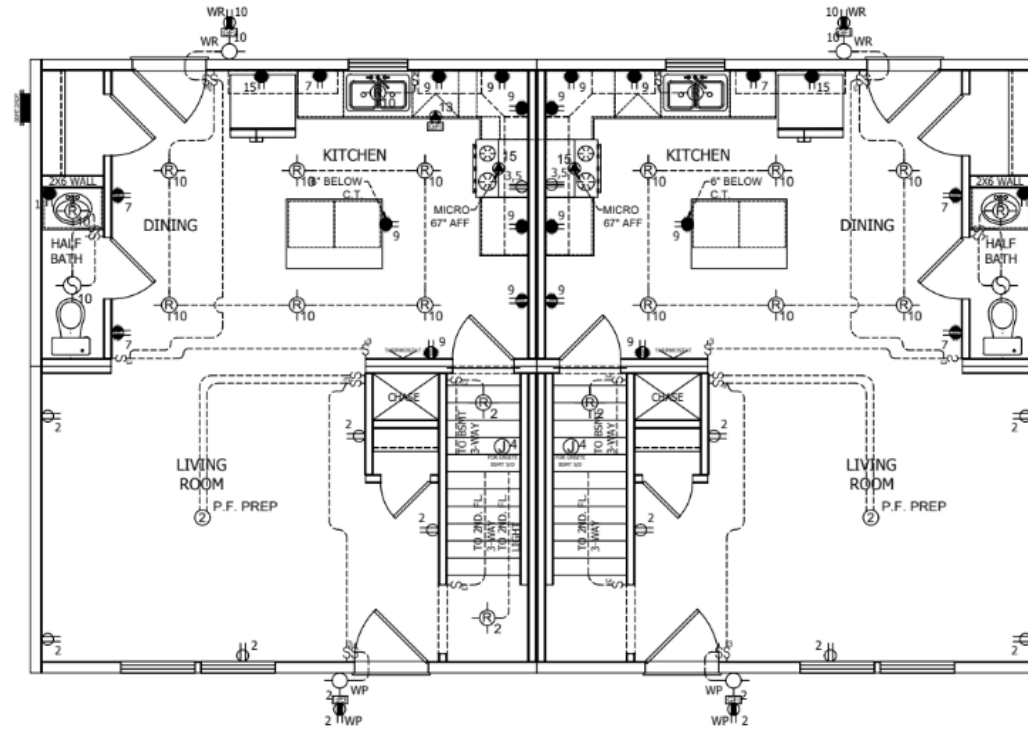
FILENAME: Q-30926

SHEET NO.:

EP-101

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NOTE:

- 1) THE WHOLE HOUSE VENT FAN LOCATED IN HALL BATH, SEE ATTACHED SPECIFICATIONS. MUST BE FIXED AT 45 CFM PER TABLE 1505.4.3(1)
- 2) RANGEHOOD IS A MIN. OF 100 CFM AND IS VENTED TO THE EXTERIOR.
- 3) SEE ADDITIONAL NOTES AND ELECTRIC LOAD CALCULATION ON PAGE EP-201
- 4) SEE PAGES MP-101, AND PAGE MP-201 FOR HVAC LAYOUT.
- 5) 200 AMP PANEL BOX INSTALLED IN UTILITY ROOM, DISCONNECT TO BE ONSITE BY OTHERS.

PANEL SCHEDULE			
CIRCUIT DESIGNATION	DESCRIPTION	CIRCUIT BREAKER	WIRE GAGE
1	BATHROOM	20 A AFCI	12
3	RANGE	40 A	8
5	RANGE	40 A	8
7	SMALL APPLIANCE	20 A AFCI	12
9	SMALL APPLIANCE	20 A AFCI	12
11	REFER	20 A AFCI	12
13	D/W	20 A AFCI	12
15	MICROWAVE	20 A AFCI	12
17			

PANEL SCHEDULE			
CIRCUIT DESIGNATION	DESCRIPTION	CIRCUIT BREAKER	WIRE GAGE
2	LIVING ROOM	15 A AFCI	14
4	MASTER BEDROOM	15 A AFCI	14
6	BEDROOM 2	15 A AFCI	14
8	MASTER BATH / BATH 2 GEN LIGHTING	15 A AFCI	14
10	DINING / KITCHEN GEN LIGHTING	15 A AFCI	14
12	BSMT (ONSITE USAGE)	15 A AFCI	14
14		15 A AFCI	14
16			
18			

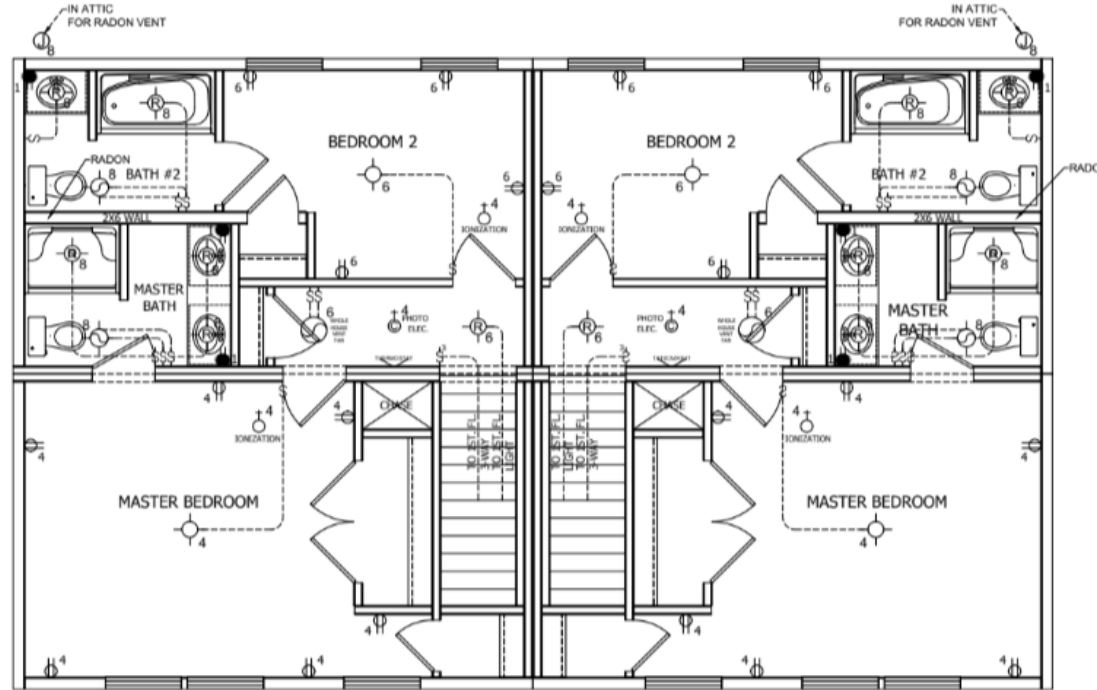
ELECTRICAL LEGEND

⊕ GENERAL LIGHTING RECEPTACLE 120 VOLT - 15 AMP	⊕ 240 VOLT RECEPTACLE	⊕ CEILING VENT FAN WITH LIGHT	⊕ CEILING VENT FAN
⊕ G.F.I. PROTECTED RECEPTACLE 120 VOLT - 15 AMP	⊕ THERMOSTAT	⊕ CEILING LIGHT	⊕ FLUORESCENT LIGHT
⊕ SMALL APPLIANCE RECEPTACLE 120 VOLT - 20 AMP	⊕ SMOKE ALARM (IONIZATION)	⊕ WALL LIGHT	⊕ SINGLE POLE SWITCH (3 DENOTES 3-WAY)
⊕ SMALL APPLIANCE RECEPTACLE 120 VOLT - 20 AMP	⊕ PHOTO ELECTRIC SMOKE ALARM	⊕ SPECIAL PURPOSE CONNECTION	⊕ JUNCTION BOX
⊕ G.F.I. PROTECTED	⊕ MAIN PANEL		

NOTE:

- OPTIONAL 220 VOLT RECEPTACLE PROVIDED FOR RANGE AND DRYER.
- POWER RANGE HOOD STANDARD.
- ALL EXTERIOR RECEPTS AND LIGHTS ARE WEATHER-RESISTANT (WR). RECEPTS ARE ALSO TO BE IN WEATHER PROOF ENCLOSURES PER 408.9.
- CIRCUITS SUPPLYING OUTLETS IN HABITABLE ROOMS TO BE AFCI PROTECTED PER NEC 210.12.
- GFCI RECEPTACLES PER 2017 NEC 210.8 AND RCD SECTION 3401 ARE REQUIRED FOR ALL EXTERIOR, BATHROOM, AND KITCHEN COUNTERTOP RECEPTACLES.
- ALL RECEPTACLES ARE TO BE TAMPER RESISTANT PER 408.11.
- CEILING HUNG FIXTURE OUTLETS ARE REQUIRED TO BE LISTED AND LABELED PER 314.27 (A) AND (B) WHICH REQUIRES A 50 POUND SUPPORT CAPACITY.

REVISION ADD WINDOWS



DATE: Jun. 19, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: **ELECTRICAL**

MODEL: **Q-30926**
26'-0" X 44'-0"

DATE: 06-10-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926

SHEET NO.: **EP-201**

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NOTE:

- 1) THE WHOLE HOUSE VENT FAN LOCATED IN HALL BATH, SEE ATTACHED SPECIFICATIONS. MUST BE FIXED AT 45 CFM PER TABLE 1505.4.3(1)
- 2) RANGEHOOD IS A MIN. OF 100 CFM AND IS VENTED TO THE EXTERIOR.
- 3) SEE ADDITIONAL NOTES AND ELECTRIC LOAD CALCULATION ON PAGE EP-201
- 4) 200 AMP PANEL BOX INSTALLED IN UTILITY ROOM, DISCONNECT TO BE ONSITE BY OTHERS.

PANEL SCHEDULE			
CIRCUIT DESIGNATION	DESCRIPTION	CIRCUIT BREAKER	WIRE GAGE
1	BATHROOM	20 A AFCI	12
3	RANGE	40 A	8
5	RANGE	40 A	8
7	SMALL APPLIANCE	20 A AFCI	12
9	SMALL APPLIANCE	20 A AFCI	12
11	REFER	20 A AFCI	12
13	D/W	20 A AFCI	12
15	MICROWAVE	20 A AFCI	12
17			

PANEL SCHEDULE			
CIRCUIT DESIGNATION	DESCRIPTION	CIRCUIT BREAKER	WIRE GAGE
2	LIVING ROOM	15 A AFCI	14
4	MASTER BEDROOM	15 A AFCI	14
6	BEDROOM 2	15 A AFCI	14
8	MASTER BATH / BATH 2 GEN LIGHTING	15 A AFCI	14
10	DINING / KITCHEN GEN LIGHTING	15 A AFCI	14
12	BSMT (ONSITE USAGE)	15 A AFCI	14
14		15 A AFCI	14
16			
18			

ELECTRICAL LEGEND

GENERAL LIGHTING RECEPTACLE 120 VOLT - 15 AMP	240 VOLT RECEPTACLE	CEILING VENT FAN WITH LIGHT	CEILING VENT FAN
G.F.I. PROTECTED RECEPTACLE 120 VOLT - 15 AMP	THERMOSTAT	CEILING LIGHT	FLUORESCENT LIGHT
SMALL APPLIANCE RECEPTACLE 120 VOLT - 20 AMP	SMOKE ALARM/IONIZATION	WALL LIGHT	SINGLE POLE SWITCH (3 DENOTES 3-WAY)
SMALL APPLIANCE RECEPTACLE 120 VOLT - 30 AMP G.F.I. PROTECTED	PHOTO ELECTRIC SMOKE ALARM	SPECIAL PURPOSE CONNECTION	JUNCTION BOX
MAIN PANEL			

NOTE: - OPTIONAL 220 VOLT RECEPTACLE PROVIDED FOR RANGE AND DRYER.
- POWER RANGE HOOD STANDARD.
- ALL EXTERIOR RECEPTS AND LIGHTS ARE WEATHER-RESISTANT (WR). RECEPTS ARE ALSO TO BE IN WEATHER PROOF ENCLOSURES PER 406.8
- CIRCUITS SUPPLYING OUTLETS IN HABITABLE ROOMS TO BE AFCI PROTECTED PER NEC 210.12.
- AFCI RECEPTACLES PER 2017 NEC 210.8 AND RCC SECTION 3401 ARE REQUIRED FOR ALL EXTERIOR, BATHROOM, AND KITCHEN COUNTERTOP RECEPTACLES.
- ALL RECEPTACLES ARE TO BE TAMPER RESISTANT PER 406.11.
- CEILING HUNG FIXTURE OUTLETS ARE REQUIRED TO BE LISTED AND LABELED PER 314.27 (A) AND (B) WHICH REQUIRES A 50 POUND SUPPORT CAPACITY.



NOTES:

- 1) SMOKE ALARMS LISTED PER UL 217 AND INSTALLED PER NFPA 72-2016 EDITION.
- 2) CEILING FAN BOXES TO BE TESTED AND LISTED PER UL 514A and UL 514C.
- 3) 16 ga. STRAP, 1.5" WIDE TIE FASTENED ACROSS AND AT LEAST 6" PAST EACH SIDE NOTCHES IN TOP AND BOTTOM PLATES, FASTENED WITH NOT LESS THAN 8 10d x 1-1/2" NAILS PER SIDE PER R602.6.1
- 4) IN CONCEALED LOCATIONS WHERE PIPING, OTHER THAN CAST-IRON OR GALVANIZED STEEL, IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES (38 MM) FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY STEEL SHIELD PLATES. SUCH SHIELD PLATES SHALL HAVE A THICKNESS OF NOT LESS THAN 0.0575 INCH (1.463 MM) (NO. 16 GAGE). SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND NOT LESS THAN 2 INCHES (51 MM) ABOVE SOLE PLATES AND BELOW TOP PLATES. PER OPC 305.6
- 5) PER RCO 1505.4.4 BATHS TO BE MECHANICALLY VENTED AT A MIN. RATE OF 90 CFM INTERMITTENT OR 45 CFM CONTINUOUS.
INTAKE AND EXHAUST OPENINGS PER RCO 303.4.
- 6) AFCI PROTECTION IS REQUIRED FOR ALL OUTLETS, (NOT JUST RECEPTACLES) EXCEPT THOSE IN BATHROOMS, GARAGES, AND OUTDOORS.
- 7) NM COPPER CABLE, PLASTIC DEVICE BOXES, SIEMENS BREAKERS AND 200 AMP, 40 SPACE PANEL BOX, AND 2" SCHEDULE 40 PVC CONDUIT.
- 8) CIRCUITS 29 AND 31 TO BE LOCK OUT CIRCUIT BREAKERS.
- 9) FIRE CAULKING INSTALLED AROUND ALL RACEWAYS, PIPES, DUCTS, ETC. TO PREVENT THE FLOW OF FIRE.
- 10) IONIZATION SMOKE ALARMS TO BE USED IN BEDROOMS.
- 11) PER RCO SECTION 106.1.3(8): THE ELECTRICAL CONDUCTOR MATERIAL TYPE IS NM CABLE (NON-METALLIC/COPPER).
- 12) PROGRAMMABLE THERMOSTAT PER 2018 IECC R403.1
THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C).
- 13) PER 2018 IECC R402.4.5, RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- 14) PER 2018 IECC R404.1, NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHAL CONTAIN ONLY HIGH-EFFICACY LAMPS.
- 15) ALL CEILING FIXTURE OUTLETS ARE REQUIRED TO BE LISTED AND LABELED PER 314.27 (A) AND (B), WHICH REQUIRES A 50 POUND RATED CAPACITY.

PROJECT: Q-30926 (TYPICAL FOR EACH UNIT)			
ELECTRIC LOAD CALCULATIONS			
GENERAL LIGHTING			
UNIT AREA.....		1152 Sq Ft	
3 WATTS PER Sq Ft.....=			3456
SMALL APPLIANCE			
NO. OF 20 AMP CIRCUITS	(4)	x 1500 WATTS.....=	6000
LAUNDRY CIRCUITS			
NO. OF LAUNDRY CIRCUITS	(0)	x 1500 WATTS.....=	0
RANGE			1050
DISHWASHER			1500
FURNACE			2200
VENT FAN			1000
		TOTAL =	15206
FIRST 10 KVA @ 100%.....=			10000
40 % OF REMAINING LOAD.....=			2082.4
		TOTAL =	12082
ELECTRIC SPACE HEATING (worst condition)			
0 Ft x 250 W/ft			0 WATTS
40 % OF HEAT.....=			0 WATTS
		ELECTRIC B/B.....=	0
		TOTAL =	12082
TOTAL LOAD	12082.4 /	240 WATTS.....=	50.343
200 AMP PANEL			

ENGINEERING MANAGER DATE: Jan. 4, 24

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
ELECTRICAL NOTES &
LOAD CALCULATION

MODEL:
Q-30926
26'-8" X 44'-0"

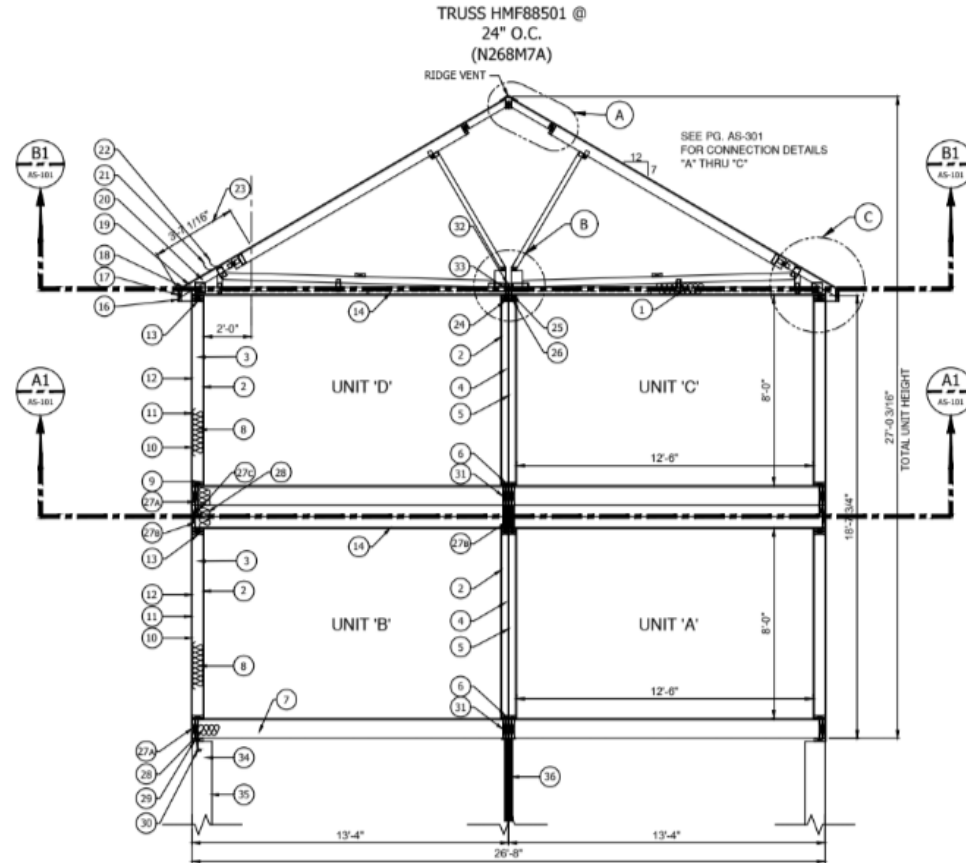
DATE: 01-02-24 SCALE: 3/16"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.

EP-201

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SEE PG. AS-301
FOR CONNECTION DETAILS
'A' THRU 'C'

- 1. R-49 F.G. INSULATION w/ VAPOR BARRIER
- 2. 1/2" GYP. BOARD PER RCO 702.3.1 & ASTM C1396
- 3. 2x6 STUD 16" o.c.
- 4. 2x4 STUD 16" o.c.
- 5. 7/16" O.S.B. OR PLYWOOD
- 6. 2x4 SPF BOTTOM PLATE
- 7. 2x10 SYP#2 JOIST @ 16" o.c.
- 8. R-21 F.G. INSULATION w/VAPOR BARRIER
- 9. 2x6 SPF BOTTOM PLATE
- 10. 7/16" O.S.B. PER RCO SECTION 803.2.1 DOC PS 2
- 11. VINYL SIDING
- 12. BUILDING WRAP PER ASTM D226
- 13. DBL. 2x6 SPF TOP PLATE
- 14. 1/2" GYP. BOARD
- 15. VENTED SOFFIT
- 16. 2x6 FASCIA BOARD
- 17. DRIP EDGE
- 18. ROOF FLASHING - SEE NOTE ON AS-201
- 19. ICE BARRIER - SEE NOTE ON AS-201
- 20. 7/16" O.S.B. PER RCO SECTION 803.2.1 DOC PS 2 AND TABLE 503.2.1-1(1)
- 21. 15# UNDERLAYMENT
- 22. FIBERGLASS or ASPHALT SHINGLES PER ASTM D3462
- 23. MIN. ICE BARRIER DEPTH PER RCO 905.2.7
- 24. DBL. 2x4 SPF TOP PLATE
- 25. (2) 0.131"x3" TOENAILS FROM ROOF TO TOP PLATE
- 26. TOP PLATE TO TOP PLATE CONNECTION 0.131"x3" @ 12" O.C. FACE NAIL
- 27a. DBL 2x10 SYP#2 CONTINUOUS
- 27b. DBL. 1.5" X 11.25" LVL IN CEILING 'A' & 'B' UNITS
- 27c. 2X6 SYP#2 CONTINUOUS
- 28. FLOOR & CEILING PERIMETER TO BE INSULATED w/ R-21
- 29. SILL PLATE
- 30. ANCHOR BOLT
- 31. (2)2x10 SYP#2
- 32. (1)2X8 SYP#2 CONTINUOUS PER SIDE
- 33. 1/2" ALL THREAD BOLT 48" O.C. OR 3/8" LAG @ 32" O.C. OVER LENGTH OF THE MODULE
- 34. FOUNDATION DESIGN & CONSTRUCTION BY OTHERS.
- 35. FOUNDATION WALLS TO BE INSULATED w/ MIN.
- 36. COLUMNS OR PIERS BY OTHERS
SEE FOUNDATION PLAN FOR SPACING.
- R-10 CONTINUOUS INSULATION ONSITE BY THE BUILDER.

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: **CROSS SECTION**

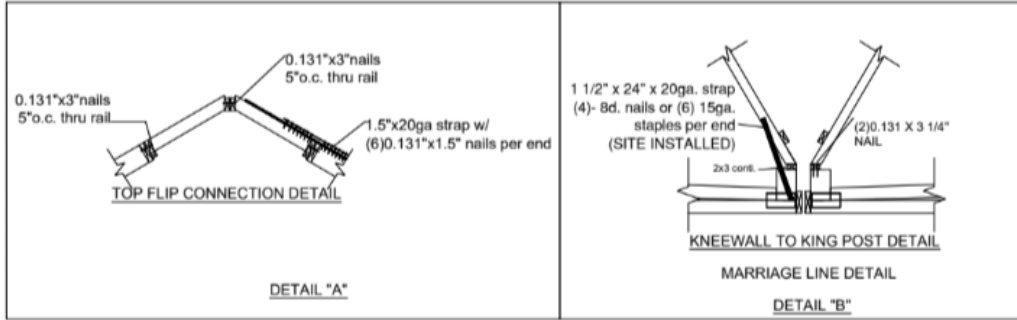
MODEL: **Q-30926**
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: 3/8"=1'-0"
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.: **AS-101**

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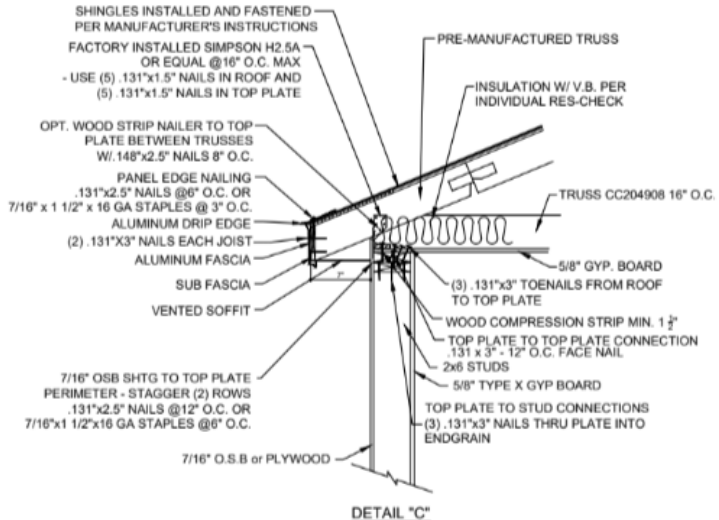


ROOF VENTILATION

R806.2 MINIMUM AREA. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914mm) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION ARE MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (57.4 mg/s·m²·Pa) IS INSTALLED ON THE WARM SIDE OF THE CEILING.

SHINGLE FASTENING IN COMPLIANCE WITH ASTM F1667:
-12 GA. SHANK NAILS WITH MIN. 3/8" DIAMETER HEAD.
-FASTENERS TO PENETRATE A MIN. OF 3/4" INTO SHINGLE,
UNDERLAYMENT, ICE SHIELD AND MIN. 1/8" SHEATHING.
-MIN. (4) FASTENERS PER STRIP SHINGLE, OR (2)
FASTENERS PER INDIVIDUAL SHINGLE.

REQUIRED UNDERLAYMENT TO CONFORM TO
ASTM D 226 TYPE I, ASTM D 4869 TYPE I, OR
ASTM D 6757. SELF ADHERING POLYMER
MODIFIED BITUMEN SHEET SHALL COMPLY
WITH ASTM D 1970.



RCO 905.1.2 ICE BARRIERS

AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. THE 24 INCH MEASUREMENT SHALL BE ALONG THE SLOPE OF THE ROOF FROM THE POINT WHERE THE PROJECTED OUTSIDE FACE OF THE WALL INTERSECTS THE ROOF DECK. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN EIGHT UNITS VERTICAL IN 12 UNITS HORIZONTAL (67-PERCENT SLOPE), THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (914 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

FLASHING

PER RCO 905.2.8, FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND THE ASPHALT SHINGLE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-INCH (0.5 MM). FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY FLASHING, SHALL BE APPLIED IN ACCORDANCE WITH THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.

1/300 EXAMPLE

ROOF AREA Sq Ft	VENTILATION REQUIRED Sq Ft	VENTILATION PROVIDED	
		EAVE MIN. Sq Ft	RIDGE MIN/MAX Sq Ft
800	2.66	1.4	1.4/2.13
1000	3.33	1.67	1.67/2.66
1200	4.00	2.0	2.0/3.2
1500	5.00	2.5	2.5/4.0
1800	6.00	3.0	3.0/4.8
2000	7.5	3.75	3.75/6.0

1/150 EXAMPLE

ROOF AREA Sq Ft	VENTILATION REQUIRED Sq Ft	VENTILATION PROVIDED MIN. Sq Ft
800	5.33	5.33
1000	6.66	6.66
1200	8.00	8.00
1500	10.00	10.00
1800	12.00	12.00
2000	13.00	13.00

1/300 w/VAPOR BARRIER

ROOF AREA Sq Ft	VENTILATION REQUIRED Sq Ft	VENTILATION PROVIDED MIN. Sq Ft
800	2.66	2.66
1000	3.33	3.33
1200	4.00	4.00
1500	5.00	5.00
1800	6.00	6.00
2000	7.5	7.5

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
**CROSS SECTION
DETAILS**

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: NTS
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.

AS-201

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PERMIT

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:

**SITE
FASTENING #1**

MODEL:

Q-30926
26'-8" X 44'-0"

DATE: 01-02-24

SCALE: NTS

DRAWN BY: NICK

CHECKED BY:

BUILDER: REBUILD CLEVELAND, INC.

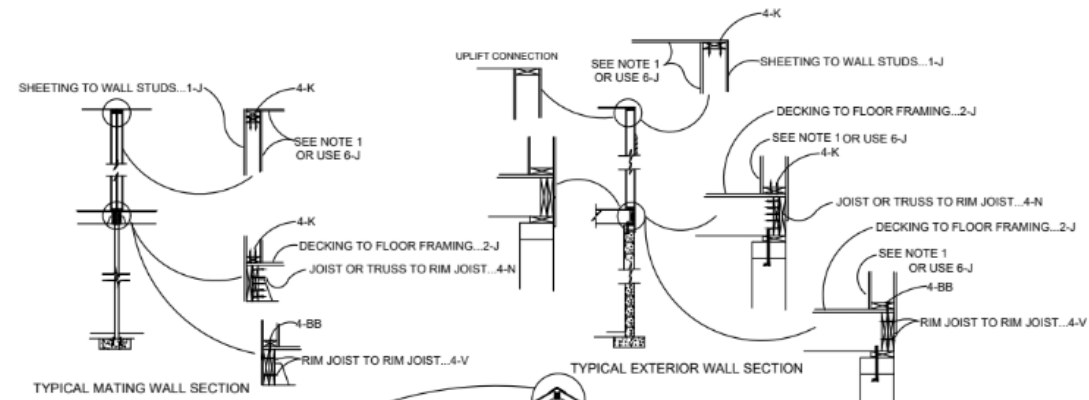
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926

SHEET NO.:

AS-301

PAGE:



Explanation of Fastening Designation

THIS NUMBER IS THE FASTENER TYPE AND SIZE DESIGNATION. USE THE FASTENER THAT CORRESPONDS WITH THIS NUMBER FROM CHART

THE LETTERS ARE THE FASTENER SPACING AND A DESCRIPTION OF HOW THEY ARE INSTALLED OR A PATTERN TO BE USED. USE THE FASTENER INSTALLATION THAT CORRESPONDS WITH THIS LETTER FROM THE CHARTS.

SPACING #	SPACING DESCRIPTION	
A	4" o.c. Edge	4" o.c. Field
B	4" o.c. Edge	6" o.c. Field
C	4" o.c. Edge	8" o.c. Field
D	4" o.c. Edge	10" o.c. Field
E	4" o.c. Edge	12" o.c. Field
F	6" o.c. Edge	4" o.c. Field
G	6" o.c. Edge	6" o.c. Field
H	6" o.c. Edge	8" o.c. Field
I	6" o.c. Edge	10" o.c. Field
J	6" o.c. Edge	12" o.c. Field
K	End Nail	2/Member
L	End Nail	3/Member
M	End Nail	4/Member
N	End Nail	5/Member
O	End Nail	6/Member
P	End Nail	7/Member

SPACING #	SPACING DESCRIPTION	
Q	4" o.c.	2/Rows Staggered
R	6" o.c.	2/Rows Staggered
S	8" o.c.	2/Rows Staggered
T	10" o.c.	2/Rows Staggered
U	12" o.c.	2/Rows Staggered
V	16" o.c.	2/Rows Staggered
W	4" o.c.	1/Row
X	6" o.c.	1/Row
Y	8" o.c.	1/Row
Z	10" o.c.	1/Row
AA	12" o.c.	1/Row
BB	16" o.c.	1/Row
CC	4" o.c.	1/Row (Toe Nail)
DD	6" o.c.	1/Row (Toe Nail)
EE	8" o.c.	1/Row (Toe Nail)
FF	10" o.c.	1/Row (Toe Nail)
GG	12" o.c.	1/Row (Toe Nail)
HH	16" o.c.	1/Row (Toe Nail)
II	Toe Nail	2/Member
JJ	Toe Nail	3/Member
KK	Toe Nail	4/Member
LL	Toe Nail	5/Member
OO	Toe Nail	6/Member
PP	Toe Nail	7/Member

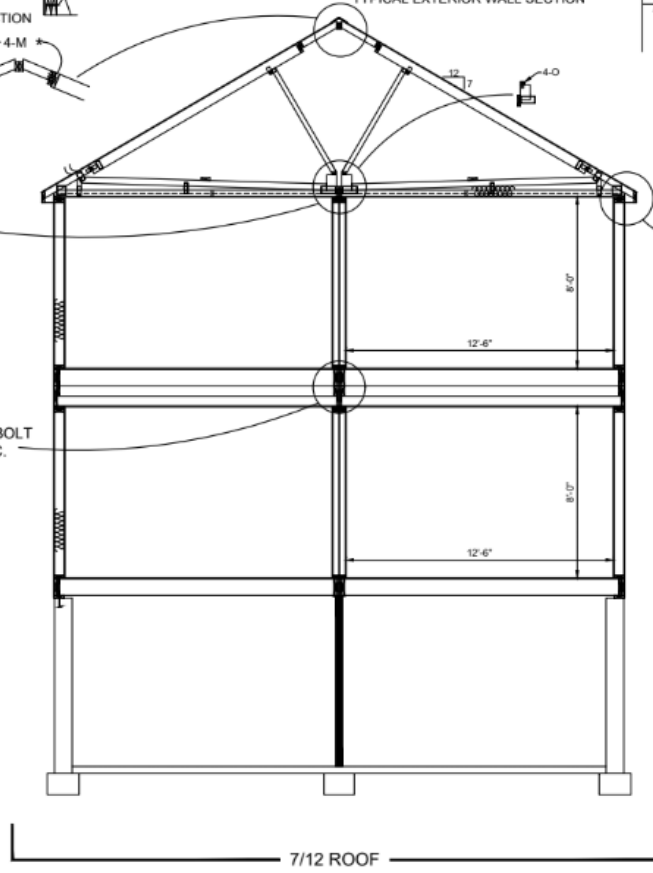
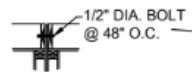
FASTENING SCHEDULE

FASTENER #	DESCRIPTION
1	7/16" x 1 1/2" x 16ga staple
3	4975 x 1/4" Nail
4	131 x 3 1/4" Nail
5	131 x 3 1/2" Nail
6	96 x 1 1/2" Screw

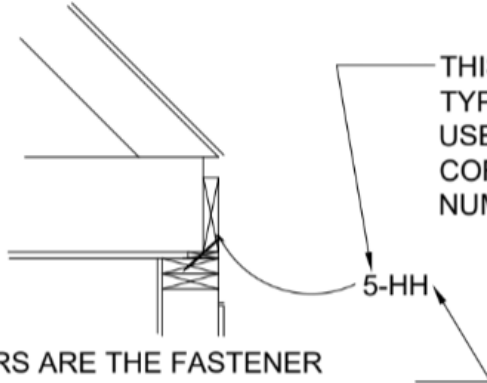
NOTE 1:
1/2" OR 3/4" GYP FASTENED TO FRAMING MEMBERS w/VORAMER ADHESIVES PER MANUFACTURERS INSTRUCTIONS (SEE ATTACHED PRODUCT OVERVIEW)

NOTE 2:
FOR FASTENING OF SPECIFIC PRODUCTS, USE MANUFACTURERS INSTALLATION INSTRUCTIONS & FASTENING.

SHINGLE FASTENING IN COMPLIANCE WITH ASTM F1667:
-12 GA. SHANK NAILS WITH MIN. 3/8" DIAMETER HEAD,
-FASTENERS TO PENETRATE A MIN. OF 3/4" INTO SHINGLE,
-UNDERLAYMENT, ICE SHIELD AND MIN. 5/8" SHEATHING.
-MIN. (4) FASTENERS PER STRIP SHINGLE, OR (2) FASTENERS PER INDIVIDUAL SHINGLE.



Explanation of Fastening Designation



THIS NUMBER IS THE FASTENER TYPE AND SIZE DESIGNATION. USE THE FASTENER THAT CORRESPONDS WITH THIS NUMBER FROM CHART

THE LETTERS ARE THE FASTENER SPACING AND A DESCRIPTION OF HOW THEY ARE INSTALLED OR A PATTERN TO BE USED. USE THE FASTENER INSTALLATION THAT CORRESPONDS WITH THIS LETTER FROM THE CHARTS.

SPACING #	SPACING DESCRIPTION	
A	4" o.c. Edge	4" o.c. Field
B	4" o.c. Edge	6" o.c. Field
C	4" o.c. Edge	8" o.c. Field
D	4" o.c. Edge	10" o.c. Field
E	4" o.c. Edge	12" o.c. Field
F	6" o.c. Edge	4" o.c. Field
G	6" o.c. Edge	6" o.c. Field
H	6" o.c. Edge	8" o.c. Field
I	6" o.c. Edge	10" o.c. Field
J	6" o.c. Edge	12" o.c. Field
K	End Nail	2 /Member
L	End Nail	3 /Member
M	End Nail	4 /Member
N	End Nail	5 /Member
O	End Nail	6 /Member
P	End Nail	7 /Member

SPACING #	SPACING DESCRIPTION	
Q	4" o.c.	2 Rows Staggered
R	6" o.c.	2 Rows Staggered
S	8" o.c.	2 Rows Staggered
T	10" o.c.	2 Rows Staggered
U	12" o.c.	2 Rows Staggered
V	16" o.c.	2 Rows Staggered
W	4" o.c.	1 Row
X	6" o.c.	1 Row
Y	8" o.c.	1 Row
Z	10" o.c.	1 Row
AA	12" o.c.	1 Row
BB	16" o.c.	1 Row
CC	4" o.c.	1 Row (Toe Nail)
DD	6" o.c.	1 Row (Toe Nail)
EE	8" o.c.	1 Row (Toe Nail)
FF	10" o.c.	1 Row (Toe Nail)
GG	12" o.c.	1 Row (Toe Nail)
HH	16" o.c.	1 Row (Toe Nail)
II	Toe Nail	2 /Member
JJ	Toe Nail	3 /Member
KK	Toe Nail	4 /Member
LL	Toe Nail	5 /Member
OO	Toe Nail	6 /Member
PP	Toe Nail	7 /Member

FASTENING SCHEDULE

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: **SITE FASTENING #2**

MODEL: **Q-30926**
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: NTS
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO. **AS-401**

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R302.11 FIREBLOCKING. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.11.1 FIREBLOCKING MATERIALS. EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS.

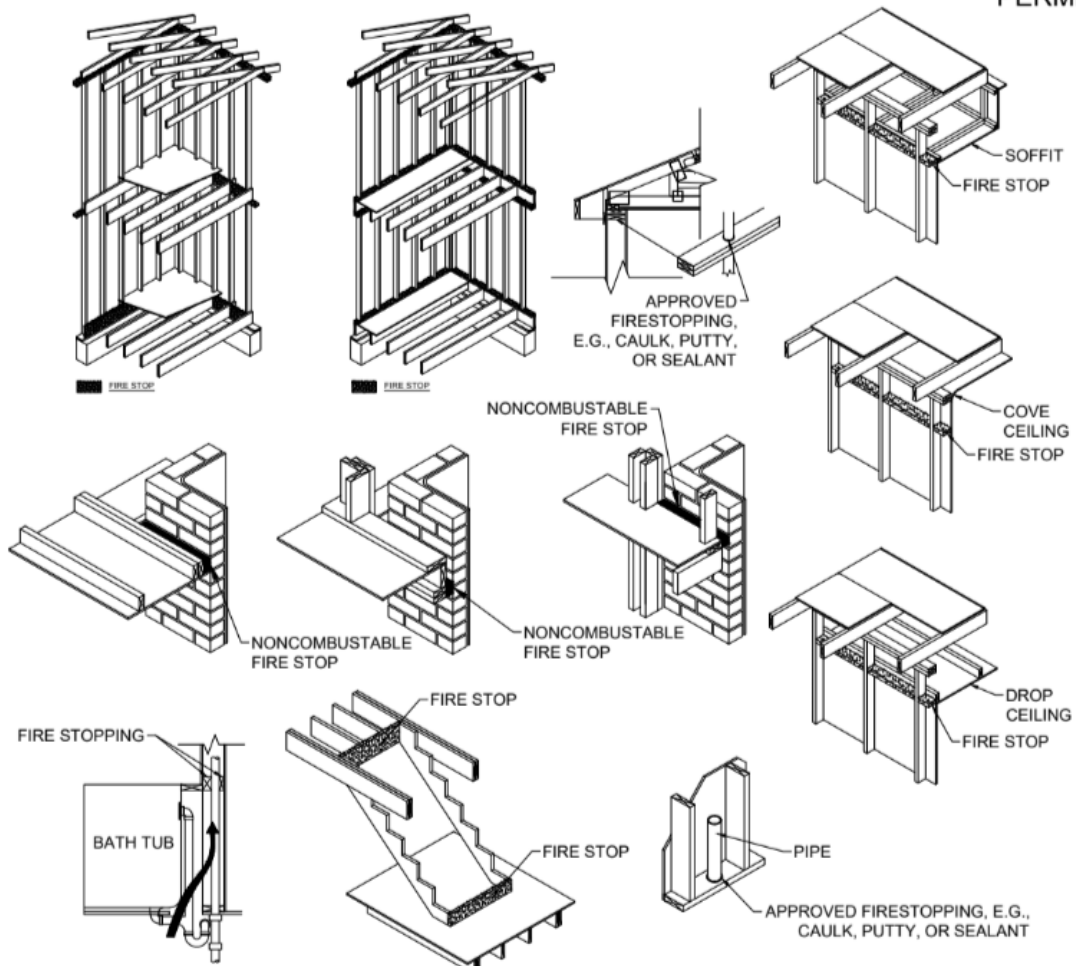
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263, FOR THE SPECIFIC APPLICATION.

R302.11.1.1 BATTS OR BLANKETS OF MINERAL OR GLASS BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

R302.11.1.2 UNFACED FIBERGLASS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.11.1.3 LOOSE-FILL INSULATION MATERIAL. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

R302.11.2 FIREBLOCKING INTEGRITY. THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED.



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DATE: Jan. 4, 24

ENGINEERING MANAGER
ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
FIRE BLOCKING

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 01-02-24 SCALE: NTS
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.:
FD-101

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CHAMPION HOME BUILDERS DIV. 270
451 SOUTHERN AVE. STRATTANVILLE, PA 16258

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
STRUCTURAL

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 01-02-24

SCALE: NTS

DRAWN BY: NICK

CHECKED BY:

BUILDER: REBUILD CLEVELAND, INC.

CUSTOMER: REBUILD CLEVELAND, INC.

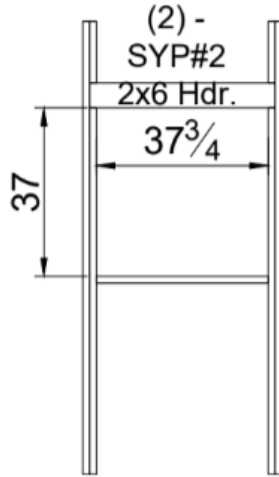
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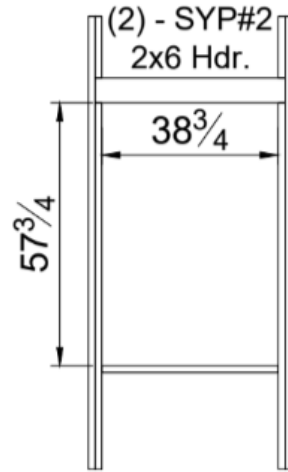
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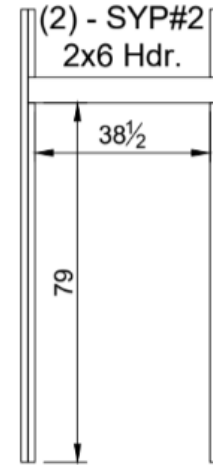
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21210 WINDOW FRAMING:
 (1) - KING STUD.
 (1) - JACK STUD.
 (3) - SYP#2 2x6 Hdr.
 (1) LAYER 1" FOAM BOARD



3046 WINDOW FRAMING:
 (1) - KING STUD.
 (1) - JACK STUD.
 (3) - SYP#2 2x6 Hdr.
 (1) LAYER 1" FOAM BOARD



39/38 EXTERIOR DOOR FRAMING:
 (1) - KING STUD.
 (1) - JACK STUD.
 (3) - SYP#2 2x6 Hdr.
 (1) LAYER 1" FOAM BOARD

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ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
**NOTCHING & BORING
LIMITATIONS FOR
WOOD FRAMING #1**

MODEL:
Q-30926
26'-8" X 44'-0"

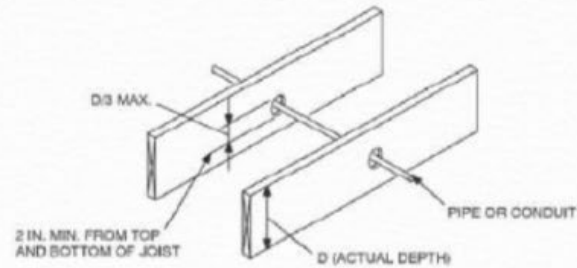
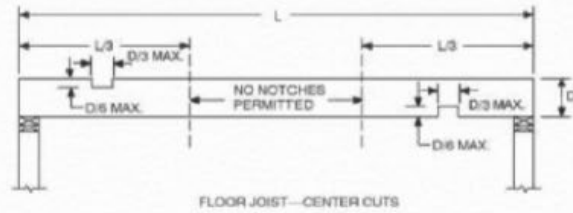
DATE: 01-02-24 SCALE: NTS
DRAWN BY: NICK CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.:

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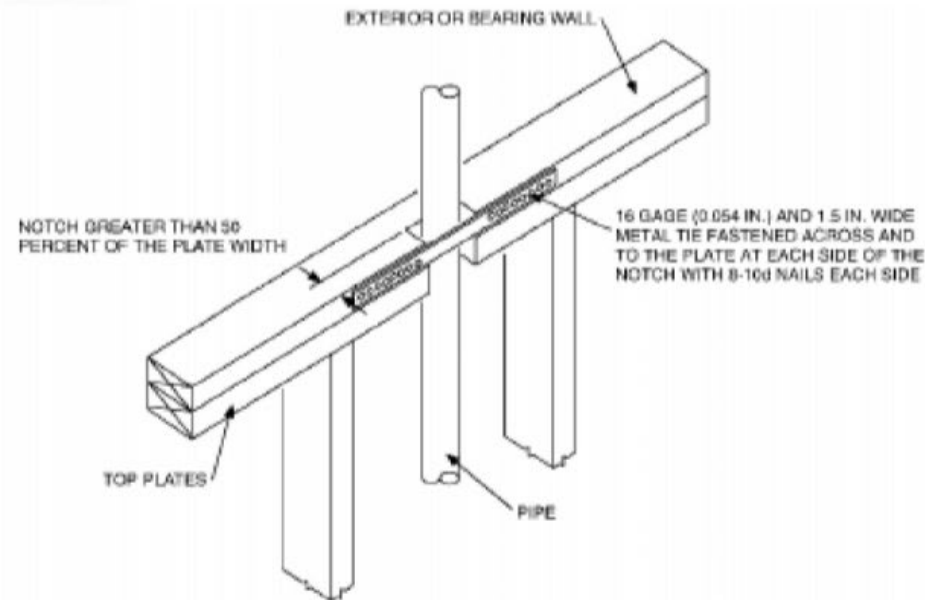
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For SI: 1 inch = 25.4 mm.

**FIGURE 502.8
CUTTING, NOTCHING AND DRILLING**



**FIGURE 602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING**

DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
**NOTCHING & BORING
LIMITATIONS FOR
WOOD FRAMING #2**

MODEL:
Q-30926
26'-8" X 44'-0"

DATE: 01-02-24

SCALE: NTS

DRAWN BY: NICK

CHECKED BY:

BUILDER: REBUILD CLEVELAND, INC.

CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926

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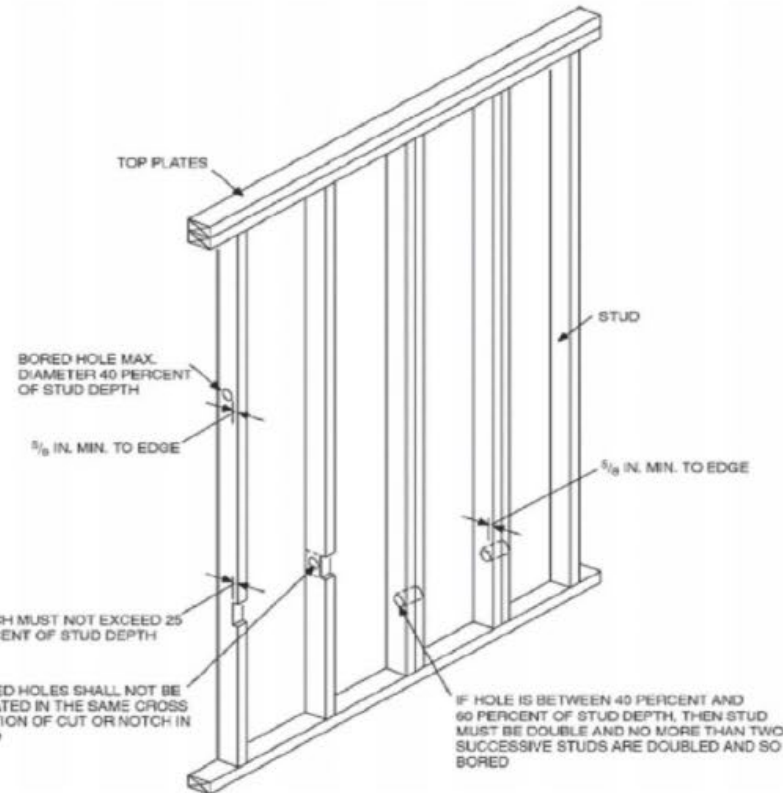


FIGURE 602.6(1)
**NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR
WALLS AND BEARING WALLS.**

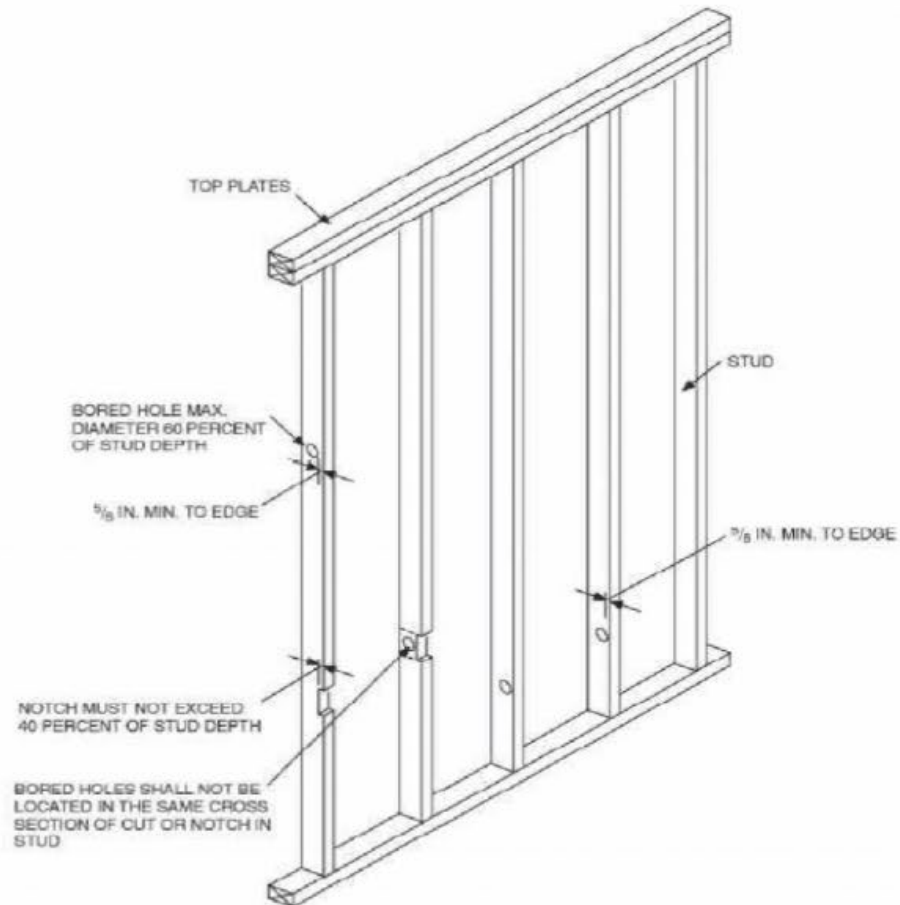


FIGURE 602.6(1)
**NOTCHING AND BORED HOLE LIMITATIONS
FOR INTERIOR WALLS.**

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DATE: Jan. 4, 24

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ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE:
TYPICAL PLUMBING

MODEL:
Q-30926
26'-8" X 44'-0"

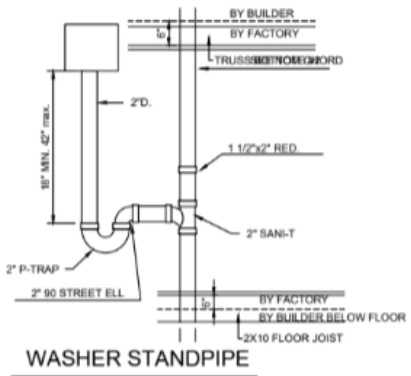
DATE: 01-02-24 SCALE: NTS
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BUILDER: REBUILD CLEVELAND, INC.
CUSTOMER: REBUILD CLEVELAND, INC.

FILENAME: Q-30926
SHEET NO.:

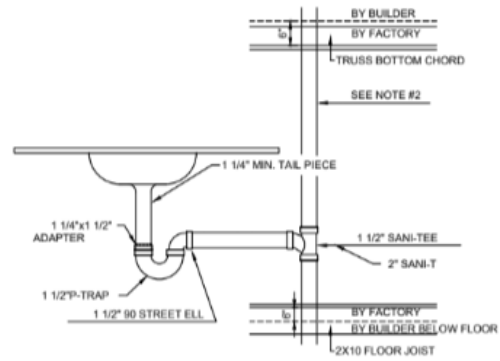
TP-101

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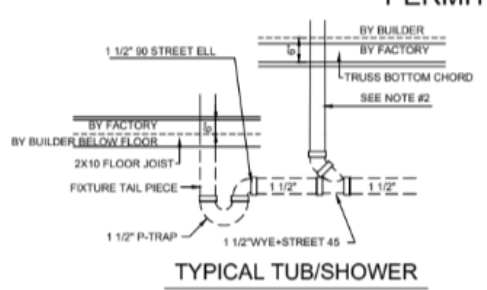
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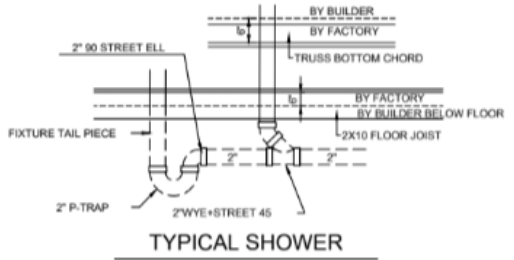
WASHER STANDPIPE



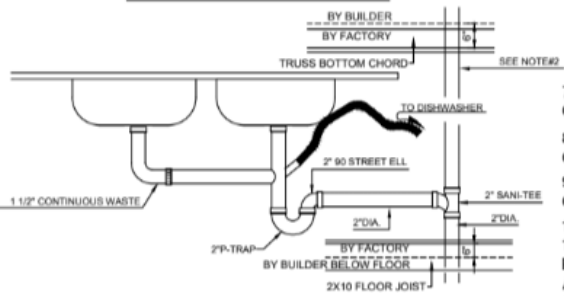
TYPICAL SINGLE LAV.



TYPICAL TUB/SHOWER



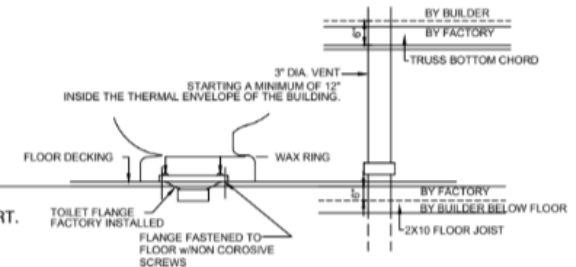
TYPICAL SHOWER



**TYPICAL KITCHEN SINK
w/OPT. DISHWASHER**

NOTES:

- 1.) ONE 2" DIA. FUTURE VENT REQ'D AND MUST BE TAGGED & PLUGGED.
- 2.) THIS VENT CONNECTS TO 3" MAIN VENT WITH 3x3x1 1/2" TEE
- 3.) ANTI-SCALD DEVICES MUST BE COMPLIANT WITH ASSE 1070 ON ALL TUBS & COMPLIANT WITH ASSE 1016 ON ALL SHOWERS AND TUB SHOWERS.
- 4.) 1/2" PEX 90 DROP EAR ELBOW FASTENED TO 2x4 BLOCKING FOR SHOWER RISER SUPPORT.
- 5.) BATH TUB (CARION BATHWARE, RE7905LT) CONFORMS WITH CSA B45.5/IAPMO Z124
- 6.) PER OPC 417.5.2.5, SHOWER IS BACKED BY WATERPROOF MEMBRANE COMPLIANT WITH ANSI A118.10
- 7.) OPC 418.1 GERBER CHINA DROP IN LAV. CONFORMS TO ASME A 112.19.2/CSA B45.1
- 8.) OPC 418.1 TEKA STAINLESS STEEL DBL. BOWL CONFORMS WITH ASME A112.19.3/CSA B45.4
- 9.) OPC 420.1 MANSFIELD MODEL 135-160 CONFORMS TO ASME A112.19.2/CSA B45.1
- 10.) OPC 425.1 800MaP FLUSH PERFORMANCE SCORE.
- 11.) JIB SOLUTIONS WATER HAMMER ARRESTOR LOW LEAD AB 1953 COMPLIANT, ASSE 1010. PER RCO SECTIONS 317.1 & 317.2, TREATED LUMBER MUST COMPLY WITH AWPA U1 AND BEAR A QUALITY MARK OF AN APPROVED AGENCY APPROVED BY THE ALSG.
- 12.) A WATER CLOSET, URINAL, LAVATORY, OR BIDET SHALL NOT BE SET ANY CLOSER THAN 15" FROM CENTER TO ANY SIDEWALL, PARTITION, VANITY, OR OTHER OBSTRUCTION OR CLOSER THAN 30" CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21" CLEARANCE IN FRONT OF THE WATER CLOSET, URINAL, LAVATORY, OR BIDET TO ANY WALL, FIXTURE, OR DOOR. WATER CLOSET COMPARTMENTS SHALL BE AT A MIN. 30" WIDE BY 60" DEEP.
- 13.) PER OPC 903.1 OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 12 INCHES (304.8 MM) INCHES (MM) ABOVE THE ROOF. WHERE A ROOF IS TO BE USED FOR ASSEMBLY OR AS A PROMENADE, OBSERVATION DECK, SUNBATHING DECK OR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET (2134 MM) ABOVE THE ROOF WITHIN 10 FEET OF THE OCCUPIABLE AREA.
- 14.) PER OPC 903.2 WHERE THE 97.5-PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F (-18°C) OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT (305 MM) INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

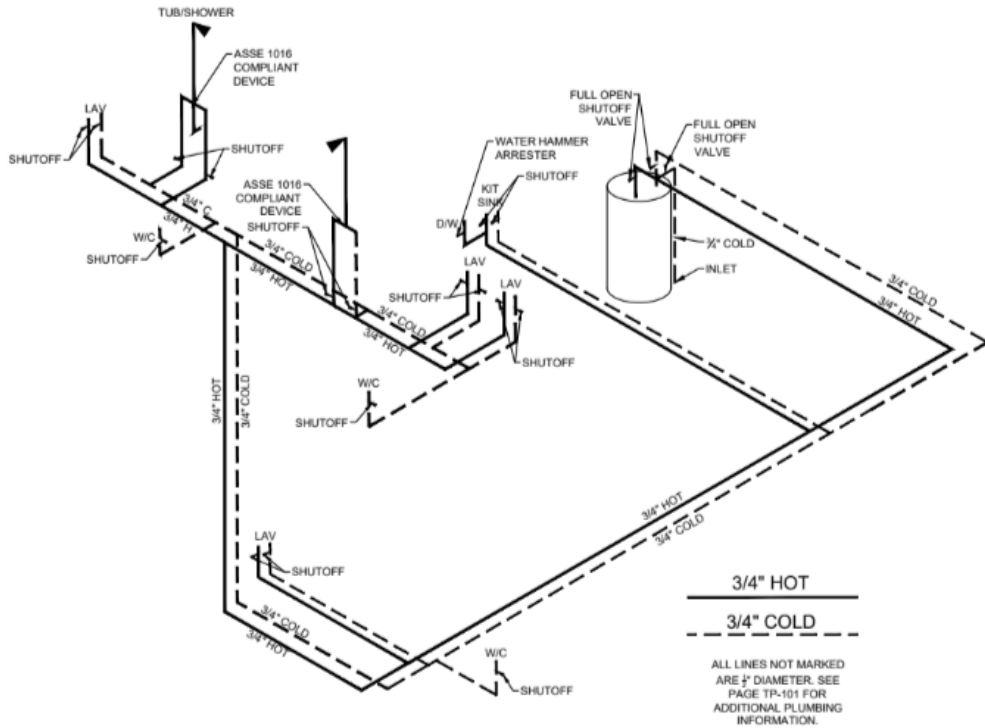


MAIN VENT AND WATER CLOSET

NOTE:
FACTORY INSTALLED DWV PIPES LIMITED TO FIXTURE DRAIN PIPES STUBBED THROUGH FIRST FLOOR DECKING AND VENT PIPES STUBBED INTO ATTIC SPACE. BUILDER IS RESPONSIBLE FOR FINISHING VENT PIPING THROUGH ROOF, PER 2017 OPC 903.1, AND ANY UNDER FLOOR DRAIN CONNECTIONS.

NOTE:

1. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.
 2. AUTOMATIC MIXING VALVES THAT MEET OR EXCEED OPC CHAPTER 4 SECTION 424.3 (ASSE 1016) SHALL BE INSTALLED ON TUBS AND SHOWERS TO PREVENT WATER TEMP. FROM EXCEEDING 120°F (49°C)
 3. ALL WATER LINES ARE PEX.
 4. IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUD, JOISTS, OR RAFTERS OR SIMILAR MEMBERS LESS THAN 1½" FROM NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES AND SHALL BE A MINIMUM OF 16 ga. THICK STEEL, AND SHALL EXTEND A MINIMUM OF 2" ABOVE SOLE PLATES AND BELOW TOP PLATES PER OPC 605.8.
 5. AMERICAN GRANBY NLB33C ½" PEX 90° DROP EAR ELBOW FASTENED TO HORIZONTAL 2x4 BETWEEN STUDS TO SUPPORT SHOWER RISER.
 6. 16 ga. STRAP, 1.5" WIDE TIE FASTENED ACROSS AND AT LEAST 6" PAST EACH SIDE NOTCHES IN TOP AND BOTTOM PLATES, FASTENED WITH NOT LESS THAN 8 10d x 1-1/2" NAILS PER SIDE PER R602.6.1
 7. ALL PEX PIPE, FITTINGS, AND COMPONENTS CONFORM TO ASTM F 876/877. ALL PVC PIPE, FITTINGS, AND COMPONENTS CONFORM TO ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B181.2
 8. ALL PLUMBING PRODUCTS AND MATERIALS SHALL COMPLY WITH THE REFERENCED STANDARDS, SPECIFICATIONS, AND PERFORMANCE CRITERIA OF THIS CODE AND SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 303.1. WHEN REQUIRED BY TABLE 303.4, PLUMBING PRODUCTS AND MATERIALS SHALL EITHER BE TESTED BY AN APPROVED THIRD PARTY TESTING AGENCY OR CERTIFIED BY AN APPROVED THIRD PARTY CERTIFICATION AGENCY.
 9. FIREBLOCKING AROUND PENETRATIONS LARGER THAN 3/16" SUCH AS AROUND BATHTUB AND TOILET DRAINS PENETRATING FLOOR DECKS TO BE 1/2" GYP BOARD AND 2x BLOCKING PER RCO302.11.1.
 10. PER RCO SECTION 702.3.8, THE GYPSUM BOARD TO BE INSTALLED BEHIND BATHTUB AND SHOWER STALL WALLS TO MEET ASTM C 1396.
 11. PER RCO SECTION 1103.4, MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105°F (41°C) OR LESS THAN 55°F (13°C) SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3.
 12. ALL 3/4" HOT WATER SUPPLY PIPE TP BE INSULATED A MINIMUM OF R-3 PER 2018 IECC R403.5.3.
 13. UNDER FLOOR SHUT OFF VALVES FOR TUBS AND SHOWERS ARE ON SITE BY OTHERS.
- VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE OR APPLIANCE SHALL BE IDENTIFIED, INDICATING THE FIXTURE OR APPLIANCE SERVED.



DATE: Jan. 4, 24

ENGINEERING MANAGER

ENGINEERS / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE: **SUPPLY LINES**

MODEL: **Q-30926**
26'-8" X 44'-0"

DATE: 01-02-24	SCALE: NTS
DRAWN BY: NICK	CHECKED BY:
BUILDER: REBUILD CLEVELAND, INC.	
CUSTOMER: REBUILD CLEVELAND, INC.	

FILENAME: Q-30926

SHEET NO.: **PD-102**

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Job 109145	Truss HMF88501	Truss Type HINGE MONO	Qty 1	Ply 1	UFP Parker (N268M7A) Designed by ATM 274 8.430 e Jan 4 2021 MITEX Industries, Inc. Wed Feb 23 08:43:09 2022 Page 1 of 1
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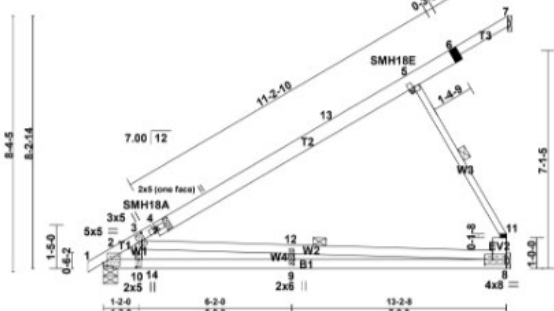


Plate Offsets (X,Y) - [2-0-1-4-0-1-3], [3-0-2-12-0-1-4], [4-0-1-4-0-1-4], [4-0-1-12-0-0-0-0], [5-0-1-4-0-1-0], [6-0-3-0-0-2-4], [10-0-3-0-0-1-0], [12-0-2-0-0-0-4]						
SPACING- 2-0-0 LOADING (psf) TCLL 30.8 (Ground Snow=0.0) TCOL 10.0 BCLL 0.0 BCDL 10.0	SPACING- 1-4-0 LOADING (psf) TCLL 46.2 (Ground Snow=50.0) TCOL 15.0 BCLL 0.0 BCDL 15.0	SPACING- 1-0-0 LOADING (psf) TCLL 61.6 (Ground Snow=50.0) TCOL 20.0 BCLL 0.0 BCDL 20.0	SPACING- 2-0-0 Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr YES Code IBC2018/TP2014	CSL 0.87 BC 0.76 WB 0.91 Matrix-R	DEFL in (loc) ldefl L/d Vert(LL) -0.38 8-0 >399 240 Horz(CT) -0.74 8-0 >207 180 Horz(CT) 0.02 8 n/a n/a	PLATES GRP MT20 197/144 MT18HS 197/144 Weight: 71 lb FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 or 2x4 SPF No.2 "Except"
T2: 2x6 SP No.2 or 2x6 SPF No.2
BOT CHORD 2x4 SP 2100F 1.8E
WEBS 2x3 SP No.2 or 2x3 SPF Stud "Except"
W2: 2x4 SP No.1 or 2x4 SPF No.2, EV2: 2x6 SP No.2 or 2x6 SPF No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 3-8, 5-11

REACTIONS. (lb/size) 2=7740-5-8 (min. 0-1-8), 8=598/Mechanical, 7=0/Mechanical
Max Horz 2=341(LC 12), 7=165(LC 19)
Max Uplift=223(LC 12), 8=364(LC 12)
Max Grav 2=864(LC 19), 8=771(LC 19)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=014, 2-3=1397/111, 3-4=7030, 4-13=717/43, 5-13=491/56, 5-6=340/85, 6-7=195/75, 8-11=685/341
BOT CHORD 2-10=500/1008, 10-14=500/1008, 9-14=500/1008, 8-9=500/1008
WEBS 3-10=0/85, 3-12=770/313, 9-12=777/311, 5-11=669/395, 9-12=0/88

REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb) / Maximum Tension (lb) / Maximum Shear (lb) / Maximum Moment (lb-ft)
6=2537/1108/0, 11=669/390/325/0

- NOTES-**
1) Dado: 0-3-8 length x 0-0-14 deep dado, 0-0-0 to left edge from joint 2 on the bottom face.
2) Wind: ASCE 7-16, Vult=130mph (3-second gust) Vasd=103mph @24in o.c.; TCCL=3.0psf; BCDL=3.0psf; (Alt. 159mph @16in o.c.; TCCL=4.5psf; BCDL=4.5psf); (Alt. 180mph @12in o.c.; TCCL=6.0psf; BCDL=6.0psf); h=30ft; Cat. E; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-4-0 to 2-4-0, Interior(1) 2-4-0 to 13-2-4 zone; end vertical left exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.80
3) TCLL: ASCE 7-16; Prg=40.8 psf; P=30.8 psf (Lum DOL=1.15) Plate DOL=1.15; Is=1/8; Rough Cat C; Partially Exp; Cw=1.0; Cs=1.00; Ct=1.10
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for greater of min roof live load of 17.0 psf or 2.00 times flat roof load of 30.8 psf on overhangs non-concurn with other live loads.
7) All plates are MT20 plates unless otherwise indicated.
8) See HINGE PLATE DETAILS for plate placement.
9) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
10) All additional member connections shall be provided by others for forces as indicated.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-4-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 223 lb uplift at joint 2 and 354 lb uplift at joint 14. This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSVTP1.
14) This truss is designed in accordance with the 2012 IBC Sec 2306.1 and referenced standard ANSVTP1.
15) This truss is designed in accordance with the 2015 IBC Sec 2306.1 and referenced standard ANSVTP1.
16) This truss is designed in accordance with the 2015 IBC Sec 2306.1 and referenced standard ANSVTP1.
17) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into use.
18) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.

The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

2/23/2022

WARNING - Verify design parameters and READ NOTES

This shall not be cut or modified without approval of the truss design engineer.
This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TP01. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual wall members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult IBC 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719. J:\support\TrussSupportTemplates\trp_e

UFP Industries, Inc. 2801 EAST BELTLINE RD, NE GRAND RAPIDS, MI 49525
PHONE (616)-364-6161 FAX (616)-365-0060



Job 109145	Truss HMF88501	MFG 274	Customer CHAMPION HOMES
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The professional engineering seal indicates that a licensed professional has reviewed the design under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use a design in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

Corporate Engineering
2801 East Beltline, NE Grand Rapids, MI 49525-9736 (616) 364-6161 Fax (616) 365-0060
ufpi.com



Generated by REScheck-Web Software
Compliance Certificate

Project Q-30926

Energy Code: **2018 IECC**
 Location: **Cuyahoga County, Ohio**
 Construction Type: **Single-family**
 Project Type: **New Construction**
 Conditioned Floor Area: **2,636 ft²**
 Glazing Area: **10%**
 Climate Zone: **5 (6499 HDD)**
 Permit Date:
 Permit Number:

Construction Site:
 353-357 E 156TH ST.
 CLEVELAND, OH 44110

Owner/Agent:
 SPEC

Designer/Contractor:
 NICK SHAY
 CHAMPION MODULAR
 451 Southern Ave
 Strattanville, PA 16258
 8142094226
 NSHAY@CHAMPIONHOMES.COM

Compliance: Passes using UA trade-off

Compliance: **0.9% Better Than Code** Maximum UA: **329** Your UA: **326**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,174	49.0	0.0	0.026	0.026	31	31
Wall: Wood Frame, 16" o.c.	2,636	21.0	0.0	0.057	0.060	132	139
Door: Solid Door (under 50% glazing)	84			0.200	0.300	17	25
Window: Vinyl Frame	234			0.300	0.300	70	70
Basement Wall: Solid Concrete or Masonry Wall height: 8.0' Depth below grade: 7.0' Insulation depth: 8.0'	1,131	0.0	10.0	0.061	0.050	67	55
Window: Vinyl Frame	31			0.300	0.300	9	9

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

DRAFTSMAN
 Name - Title Signature Date

Project Title: Q-30926
 Data filename:

Report date: 01/04/24
 Page 1 of 10



REScheck Software Version : REScheck-Web
Inspection Checklist
 Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] ²	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: Q-30926
 Data filename:

Report date: 01/04/24
 Page 3 of 10

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO4] ¹	Conditioned basement wall insulation R-value. Where interior insulation is used, verification may need to occur during Insulation Inspection. Not required in warm-humid locations in Climate Zone 3.	R-____ R-____	R-____ R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [FO5] ¹	Conditioned basement wall insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.9 [FO6] ¹	Conditioned basement wall insulation depth of burial or distance from top of wall.	____ ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ²	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] ²	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-in Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹	Door U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] ¹	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] ¹	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 [FR12] ¹	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2 [FR13] ¹	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 [FR15] ¹	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] ¹	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] ¹	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 [FR18] ²	Hot water pipes are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ²	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ²	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ²	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [F11] ¹	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [F12] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [F122] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [F13] ¹	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [F17] ¹	Blower door test @ 50 Pa. ≤5 ach in Climate Zones 1-2, and ≤3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [F127] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [F14] ¹	Duct tightness test result of ≤4 cfm/100 ft ² across the system or ≤3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [F124] ¹	Air handler leakage designated by manufacturer at ≤2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [F19] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [F110] ²	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [F111] ²	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [F125] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [F126] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [F128] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [F129] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [F130] ²	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to ≤ 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [F131] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [F16] ¹	90% or more of permanent fixtures have high efficacy lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [F123] ¹	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
401.3 [F17] ²	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 (F1.8) ¹	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:



2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value	
Above-Grade Wall	21.00	
Below-Grade Wall	10.00	
Floor	0.00	
Ceiling / Roof	49.00	
Ductwork (unconditioned spaces):	_____	
Glass & Door Rating	U-Factor	SHGC
Window	0.30	
Door	0.20	
Heating & Cooling Equipment	Efficiency	
Heating System:	_____	
Cooling System:	_____	
Water Heater:	_____	

Name: _____ Date: _____

Comments

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Specification Submittal Data / Panasonic Ventilation Fan

Description

Customizable ceiling mount ventilating fan, low speed and rated for continuous operation. ENERGY STAR® rated and certified by the Home Ventilating Institute (HVI). Evaluated by the Underwriters Laboratories and conforms to both UL and cUL standards.

Motor/Blower:

- Enclosed brushless ECM smart motor technology rated for continuous operation
- Adjustable ventilation rates at 50 – 80 – 110 CFM
- Power rating of 120 volts and 80 Hz
- UL and cUL listed for tub/shower enclosure when GFCI protected.
- Motor equipped with thermal cutoff fuse
- Removable permanently lubricated plug-in motor

Housing:

- Environmentally friendly 26 gauge housing using Zinc-Aluminum-Magnesium (ZAM) coating
- Integrated dual 4" or 6" diameter duct adapter
- Built-in damper reduces back draft and helps with blower door testing
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with the decrease in leakage in the Building Envelope during blower door testing
- Suitable for installation in ceilings insulated up to R60
- Articulating and expandable installation bracket up to 24"

Grille:

- Attractive design using Poly Pro material
- Attaches directly to housing with torsion springs
- Includes a motion sensor cap for use as a cover when the motion sensor Plug 'n Play™ module has not been selected

Warranty:

- ECM Motor: 6 Years from original purchase date
- ALL Parts: 3 Years from original purchase date

Architectural Specifications:

Customizable ceiling mount ventilation fan, ENERGY STAR® rated with multi-speed control (0, 30-100 CFM, in 10 CFM increments) and a built-in high/low adjustable time delay activated by a wall switch. SmartAction Motion Sensor Plug 'N Play™ module or Condensation Sensor Plug 'N Play™ module. Features a built-in speed selector. Select from 50/80/110 CFM with <0.3 sones as certified by the Home Ventilating Institute (HVI) at 0.1 w.g. with 51/80/110 CFM and no more than 0.4/0.5/0.8 sones at 0.25 w.g. and 51/79/108 CFM at 0.375 w.g. Power Consumption shall be no greater than 3.1/5.1/9.9 watts at 0.1 w.g. and 6.2/9.6/15.4 watts at 0.25 w.g. and 9.6/13.4/20.0 watts at 0.375 w.g. ENERGY STAR® rated with efficiency of no less than 16.2/15.7/11.1 CFM/watt at 0.1 w.g. and 8.3/8.3/7.1 CFM/watt at 0.25 w.g. and 5.3/5.9/5.4 CFM/watt at 0.375 w.g. The motor shall be enclosed with brushless ECM motor engineered to run continuously. ECM motor speed shall automatically increase when the fan senses static pressure to maintain selected CFM. Power rating shall be 120v/80Hz. Duct diameter shall be no less than 4", inclusive of an integrated dual 4" or 6" duct adapter. **Plug 'N Play™** modules provide up to two additional features. Select from Condensation Sensor, and SmartAction Motion Sensor. Fan shall be RoHS Compliant and UL and cUL listed for tub/shower enclosure when GFCI protected. Also suitable for installation in ceilings insulated up to R60. Fan can be used to comply with ASHRAE 62.2, LEED, ENERGY STAR®, IAP, EarthCraft, California Title-24 and WA Ventilation Code.



ECM Motor Technology:

When fan senses static pressure, its speed is automatically increased to ensure that the desired CFM is not compromised, which allows the fan to perform as rated.

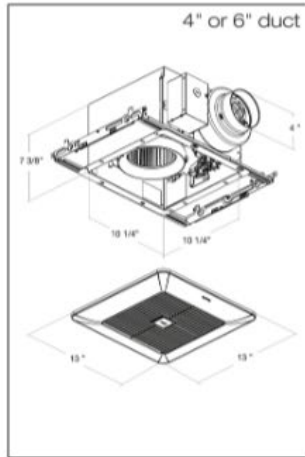
Model	Quantity	Comments	Project:
			Location:
			Architect:
			Engineer:
			Contractor:
			Submitted by:
			Date:

For complete installation Instructions visit us.panasonic.com/ventfans

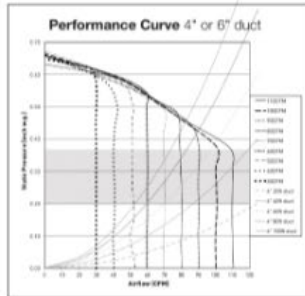
Caution: Radiation Dampers WhisperGreen Select™ is UL listed for use with the Panasonic Ceiling Radiation Damper (Model #: PC-RD05CS, sold separately).



FV-0511VKS2



FV-0511VKS2



*Industry research indicates static pressure in typical installations ranges from 0.20\"/>

Plug 'N Play™ Modules

Plug 'N Play™ modules provide up to **two** additional features (multi-speed is already built-in to FV-0511VKS2). Select from Motion Sensor and Condensation Sensor.



FV-VS15VK1: Multi-Speed with Time Delay - N/A for this Fan, already built-in.

Allows you to select the proper CFM settings to satisfy ASHRAE 62.2 continuous ventilation requirements. The fan runs continuously at a pre-set lower level (0, 30-100 CFM, in 10 CFM increments), then elevates to a maximum level of operation (50-80-110 CFM) when the wall switch is turned on, or when the motion sensor or Condensation Sensor module is activated. A High/Low delay timer returns the fan to the pre-set CFM level after a period of time set by the user.



FV-MSVK1: Motion Sensor

Automatically activates when someone enters the room. Once the settings have been applied, the fan becomes truly automatic. This module also activates a 20 minute delay off timer for the fan.



FV-CSVK1: Condensation Sensor

Helps control bathroom condensation to prevent mold and mildew. Sensor technology detects relative humidity and temperature to anticipate dew point, automatically turning the fan on to control humidity. Built-in Relative Humidity (RH) sensitivity adjustment enables fine tuning for moist conditions and for satisfying CalGreen requirements. When the condensation sensor is used in conjunction with multi-speed functionality, the fan will kick up to high speed when the condensation sensor detects moisture in the room. This module also activates a 20 minute delay off timer for the fan.

Fan Specifications	WhisperGreen Select™ FV-0511VKS2														
	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375
Static Pressure in inches w.g.	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375	0.1	0.25	0.375
Air Volume (CFM)	110	110	108	100	101	101	90	90	90	80	80	79	70	70	71
Noise (sones)	<0.3	0.8	-	<0.3	0.7	-	<0.3	0.6	-	<0.3	0.5	-	<0.3	0.5	-
Power Consumption (watts)	9.9	15.4	20.0	7.9	13.1	17.8	6.5	11.2	16.0	5.1	9.6	13.4	4.3	8.5	-
Energy Efficiency (CFM/Watt)	11.1	7.1	5.4	12.7	7.7	5.7	13.9	8.0	5.6	15.7	8.3	5.9	16.7	8.5	-
Speed (RPM)	920	1182	1356	889	1164	1356	839	1135	1351	795	1113	1315	760	1112	-
Current (amps)	0.10	0.16	0.20	0.09	0.14	0.18	0.07	0.12	0.16	0.06	0.10	0.14	0.05	0.09	-
MAX. Current (amps)	0.20														
Power Rating (V/Hz)	120/60														
ENERGY STAR rated	Yes														

*Industry research indicates static pressure in typical installations ranges from 0.20\"/>

Panasonic Life Solutions Company of America
IAQ Division
Two Riverfront Plaza
Newark, NJ 07102

us.panasonic.com/ventfans



IAQ190715S
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FV-0511VKS2



Panasonic



DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 05 23.10—Adhesives

DIVISION: 09 00 00—FINISHES
Section: 09 29 10—Gypsum Board Accessories

REPORT HOLDER:

FOAM SUPPLIES, INC.

EVALUATION SUBJECT:

FOAMNAIL® POLYURETHANE STRUCTURAL FOAM ADHESIVE

1.0 EVALUATION SCOPE
Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)

Properties evaluated:

- Gypsum board attachment
- Surface-burning characteristics

2.0 USES

The FoamNail® Polyurethane Structural Foam Adhesive is used to attach various gypsum board to wood framing in walls and ceilings without the use of mechanical fasteners.

3.0 DESCRIPTION

The FoamNail® is a two-part polyurethane foam adhesive system. It is applied by pumping two components at a volumetric ratio of 1 to 1 under pressure through heating equipment to produce one continuous bead. The two components are an "A-ISOCYANATE" and a "B-RESIN". The A and B components are shipped in pressurized cylinders. Storage of these containers shall be in an indoor dry place between 70°F and 105°F (21.1°C and 40.6°C). Unopened containers have a storage life of up to 6 months in these conditions.

The FoamNail® has a flame-spread index not exceeding 75 and a smoke-developed index not exceeding 450 when tested at a width of 2.5 inches (63.5 mm) in accordance with ASTM E84.

4.0 INSTALLATION
4.1 Installation:

Gypsum board being attached must comply with ASTM C1396. All substrate surfaces must be clean, dry and free of

dust, wax, ice and loose particles and have a surface temperature greater than or equal to 50°F (10°C). FoamNail® adhesive must be applied in an ambient temperature range of 50°F to 110°F (10°C to 43.3°C). Adhesive is applied along the intersection of the gypsum and wood framing according to Foam Supplies, Inc. Application Instructions. The adhesive temperature in the cylinders must be a minimum of 70°F (21.1°C) and an optimum temperature of 80°F to 85°F (26.7°C to 29.4°C). After the last bead is applied, the attachment must not be moved for a minimum of two minutes. The attachment must stay in the same ambient conditions for the first 24 hours.

FoamNail® adhesive must be used on wood framing with maximum spacing of 16 inches (406 mm) on center for walls and 24 inches (610 mm) on center for ceiling applications. The beads produced must be sized per Figure 1 and a bead must not be greater than 2½ inches (63.5 mm) in size. The adhesive beads are applied along one side of field framing and along both sides at gypsum/sheathing seams.

5.0 CONDITIONS OF USE

The FoamNail® Polyurethane Structural Foam Adhesive described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1** Materials and methods of installation must comply with this report and the manufacturer's published installation instructions. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs.
- 5.2** FoamNail® is to be applied in an indoor manufacturing facility and must not be applied in an outdoor uncontrolled environment.
- 5.3** Use of FoamNail® adhesive in a fire-resistance rated assembly is outside the scope of this report.
- 5.4** A vapor barrier must not be used between the adhesive and the substrates.
- 5.5** The adhesive must be separated from the building interior by a thermal barrier of 1/2-inch (12.7 mm) gypsum wallboard installed in accordance with IBC Section 2603.4 or IRC Section R316.4, as applicable.
- 5.6** Application of FoamNail® adhesive is limited to the back side of gypsum board complying with ASTM C1396. Application of the adhesive to foil backed, moisture resistant or water-resistant gypsum boards is outside the scope of this report.
- 5.7** FoamNail® is manufactured at the Foam Supplies, Inc plant in Lewisville, TX under a quality-control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

- 6.1** Report of Figure 1 testing in accordance with ASTM C557 testing.
- 6.2** Reports of racking load testing in accordance with Section 14 of ASTM E72.
- 6.3** Report of surface-burning characteristics testing in accordance with ASTM E84.
- 6.4** Reports of fire test of interior finish material in accordance with UL 1715.

7.0 IDENTIFICATION

- 7.1** Product labeling must include, the name of the report holder (Foam Supplies, Inc.) and address, the product name, date of manufacture, shelf-life information, and the ICC-ES mark of conformity. The evaluation report number (ICC-ES ESR-5015) may be used in lieu of the mark of conformity.
- 7.2** The report holder's contact information is the following:

FOAM SUPPLIES, INC.
 13389 LAKEFRONT DRIVE
 EARTH CITY, MISSOURI 63045
 (314) 344-3330
www.foamsupplies.com

TABLE 1: IN-PLANE SHEAR LOADING ON WOOD FRAME (SECTION 14 OF ASTM E72)

ASSEMBLY NUMBER	TOP PLATE / BOTTOM PLATE	STUDS / STUD SPACING	SINGLE / DOUBLE SIDED	GYPSUM ORIENTATION	GYPSUM BRAND	FOAMNAIL® ADHESIVE SIZE	ULTIMATE LOAD (PLF) ¹
1	1x3 SPF ungraded	2x3 stud grade SPF, 16" on center	Single	5/16" Vertical	Gold Bond	on side of stud: 1-1/4" on side of plates: 1-3/8" on gypsum: 1-1/8"	520
2					Georgia Pacific	on side of stud: 1-1/8" on side of plates: 1-1/8" on gypsum: 1-1/2"	522
3					USG Sheetrock MH	on side of stud: 7/8" on side of plates: 1-1/8" on gypsum: 1-1/2"	603
4					Gold Bond	on side of stud: 1" on side of plates: 1-1/8" on gypsum: 1-5/8"	561
5					Georgia Pacific	on side of stud: 1-1/8" on side of plates: 1-1/2" on gypsum: 1-1/2"	582
6					1/2" Vertical	FiberRock MH	on side of stud: 1-1/4" on side of plates: 1-1/8" on gypsum: 1-7/8"
7 ²	1x3 stud grade SPF			1/2" Horizontal	USG Sheetrock MH	on gypsum along plates: 2-1/8" on side of plates: 1-1/8" on gypsum along studs: 1-1/2" on side of the studs: 1-1/8"	517
8 ²	1x3 SPF ungraded				Gold Bond	on side of stud: 1-3/8" on side of plates: 1-3/8" on gypsum: 2"	573
9 ²					FiberRock MH	on side of stud: 1-1/8" on side of plates: 1-1/4" on gypsum: 1-5/8"	517
10 ²					USG Sheetrock MH	on side of stud: 7/8" on side of plates: 1-1/4" on gypsum: 1-1/2"	682
11 ²					Georgia Pacific	on side of stud: 7/8" on side of plates: 1-1/8" on gypsum: 1-3/8"	647
12					2x3 stud grade SPF	5/16" Vertical	Georgia Pacific
13	USG Sheetrock MH			on side of stud: 1" on side of plates: 1-1/8" on gypsum: 1-1/2"			812
14	Gold Bond			on side of stud: 7/8" on side of plates: 1-1/4" on gypsum: 1-5/8"			768
15 ²	1/2" Horizontal			USG Sheetrock MH		on gypsum along plates: 2" on side of plates: 1-3/8" on gypsum along studs: 1-3/8" on side of the studs: 1"	622
16 ²				Georgia Pacific		on side of stud: 1-1/8" on side of plates: 1-1/2" on gypsum: 1-1/2"	709
17 ²				USG Sheetrock MH		on side of stud: 1" on side of plates: 1-3/8" on gypsum: 1-5/8"	819
18 ²				Gold Bond	on side of stud: 1-1/4" on side of plates: 1-1/2" on gypsum: 1-3/4"	649	

¹Ultimate load values do not include any safety factors.
²Gypsum board seam treated with joint tape and joint compound.

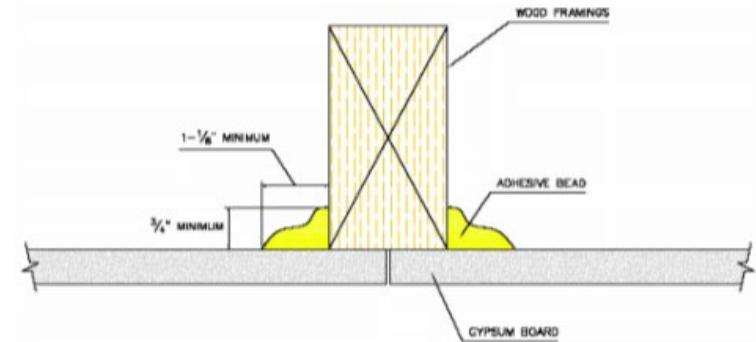


FIGURE 1—APPLICATION OF FOAMNAIL®

SOF® SEAL PLUS

Closed-Cell Polyethylene



SOF® Seal Plus is an economical closed-cell polyethylene foam gasket used as a moisture and air infiltration barrier between the marriage joint on factory built modular and log homes. It is extremely flexible and comprised of a convenient nail fin for easy installation.

PERFORMANCE

SOF Seal Plus has a reinforced opening in the middle of the profile and provides a low compression deflection to prevent bowing of the wooden frame. It is water resistant and easily fills various sizes and shapes of marriage joint openings.

SOF Seal Plus has a low water vapor permeance and performs better than other materials if condensation is formed by moisture laden air leaking through wall cavities and joint openings.

DESCRIPTION

FORM: Clean, Dry, Pre-formed, Air Leak Gasket.

TYPE: Engineered polymer foam gasket for use in construction.

TEMPERATURE LIMITS: -45°F to +160°F.

STORAGE

SOF Seal Plus should be stored in a well ventilated area and should not be kept in direct sunlight. It should be kept away from heat sources and open flames.

Features

- Water resistant
- Mold resistant
- Mildew resistant
- Non-gassing
- Non-exuding
- Easy to use
- Clean product
- Inert
- Recyclable
- Made in USA

Specification Compliance

- Meets all requirements of the 1990 Clean Air Act
- Is a "Domestic End Product" as defined in Buy American Act, Title 41 USC 10

SOF® SEAL PLUS

PHYSICAL PROPERTIES

Property	Value	ASTM Test Methods
Density lb/ft ³ (kg/m ³), avg.	1.8 - 2.5 (28-40)	D 1622
Permeability (perms)	< 65	E 96
Compression Recovery, %, min	> 96	D 5249
Compression Deflection psi (kPa)	1.6 (11.3)	D 5249
Tensile Strength psi (kPa)	26.4 (182)	D 3575
Water Absorption (g/cc)	< .03	C 1016 Procedure B

PRODUCT INFORMATION

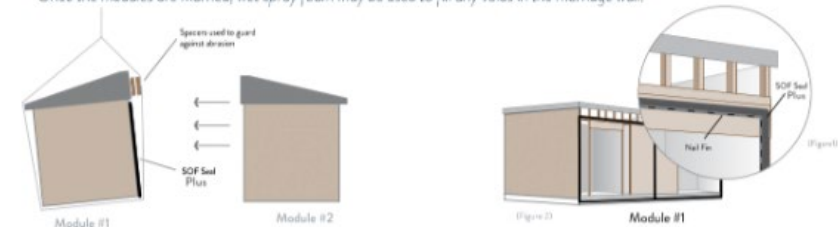
Product	Unit	Roll Length
2-1/4" (57 mm)	Carton	200' (61 m)
2-1/4" (57 mm)	Spool	775' (236 m)

INSTALLATION

1. Set the first module according to required specifications.
 2. Install SOF Seal Plus around the entire perimeter of the module, up the exterior wall studs, along the center line of the top length of the marriage wall beam, and across the bottom girder. The staple fin can be installed up or down. (Figures 1 and 2)
- SOF Seal Plus should be adhered to the marriage wall every 8-12" on center, using the SOF Seal Plus nail fin. Staples or nails may be used, as long as they hold the SOF Seal Plus tight to the marriage wall without the crown penetrating or tearing the surface of the Seal.*
3. Set the adjoining module, taking extra care not to tear the SOF Seal Plus gasket*

Crane Assisted Set: If SOF Seal Plus has been factory installed, to guard from winch line abrasion, place two 2"x4"x36" blocks at the top plate where the winch line will cross. Once the second module is lowered, remove the blocks and gently marry the modules together, without tearing the gasket.*

*Once the modules are married, wet spray foam may be used to fill any voids in the marriage wall.



Google Maps



Map data ©2023 Google 20 ft 

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Cleveland City Planning Commission

Lot Consolidations/Splits



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Lot Consolidations/Splits

For PPN# 007-02-061

July 26, 2024

Address: 4109 Bailey Avenue

Presenter: Jackson Currie, JMAC Real Estate

Splitting lot 4109 Bailey Cleveland,
OH, 44113

JMAC Real Estate LLC

Lot division in current condition

File | C:/Users/mbosak/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/O90M4NQ6/lot%20divisions%20as%20is.pdf

1 of 1

PRELIMINARY

BAILEY AVENUE S.W. 60'
(PUBLIC ROADWAY)

WEST 42nd STREET (PUBLIC ROADWAY) 50'

WEST 41st PLACE 14'
(PUBLIC ROADWAY)

WEST 41st (PUBLIC ROADWAY)

LOT SPLIT & CONSOLIDATION
CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO

EXISTING TOTAL PARCEL AREA
6,425 S.F.
0.1475 ACRES

OWNERS ACCEPTANCE
I, Michelle Hamilton, Owner of Cuyahoga Co. Parcel Number 007-02-062, being the lands shown hereon, do hereby accept this Lot Split & Consolidation Plat as shown.

OWNERS ACCEPTANCE
I, the undersigned representative of JMAC REAL ESTATE LLC, an XXXX corporation, Owner of Cuyahoga Co. Parcel Number 007-02-061 being owner of the lands shown hereon, do hereby accept this Lot Split & Consolidation Plat as shown.

APPROVALS
PLANNING DIRECTOR:
This Lot Split, Consolidation and Plat are accepted and approved by the Planning Director of the City of Cleveland, Ohio, this ___ day of _____, 20__.

ABBREVIATIONS
r. rec. record
fd. found
d. dead
u. used
calc. calculated
obs. observed
mon. monument
Vol. Volume
Pg. Page
A.F.N. Automatic Filing No.
C.C.M.R. Cuyahoga Co. Map
C.C.D.R. Cuyahoga Co. Deed
P.P.N. Permanent Parcel No.
O.L. Original Lot

Pertinent Documents and Sources of Data Used:
Deeds xxxxxxxxxxxxxxxxxxxx
Recorded xxxxxxxxxxxxxxxxxxxx

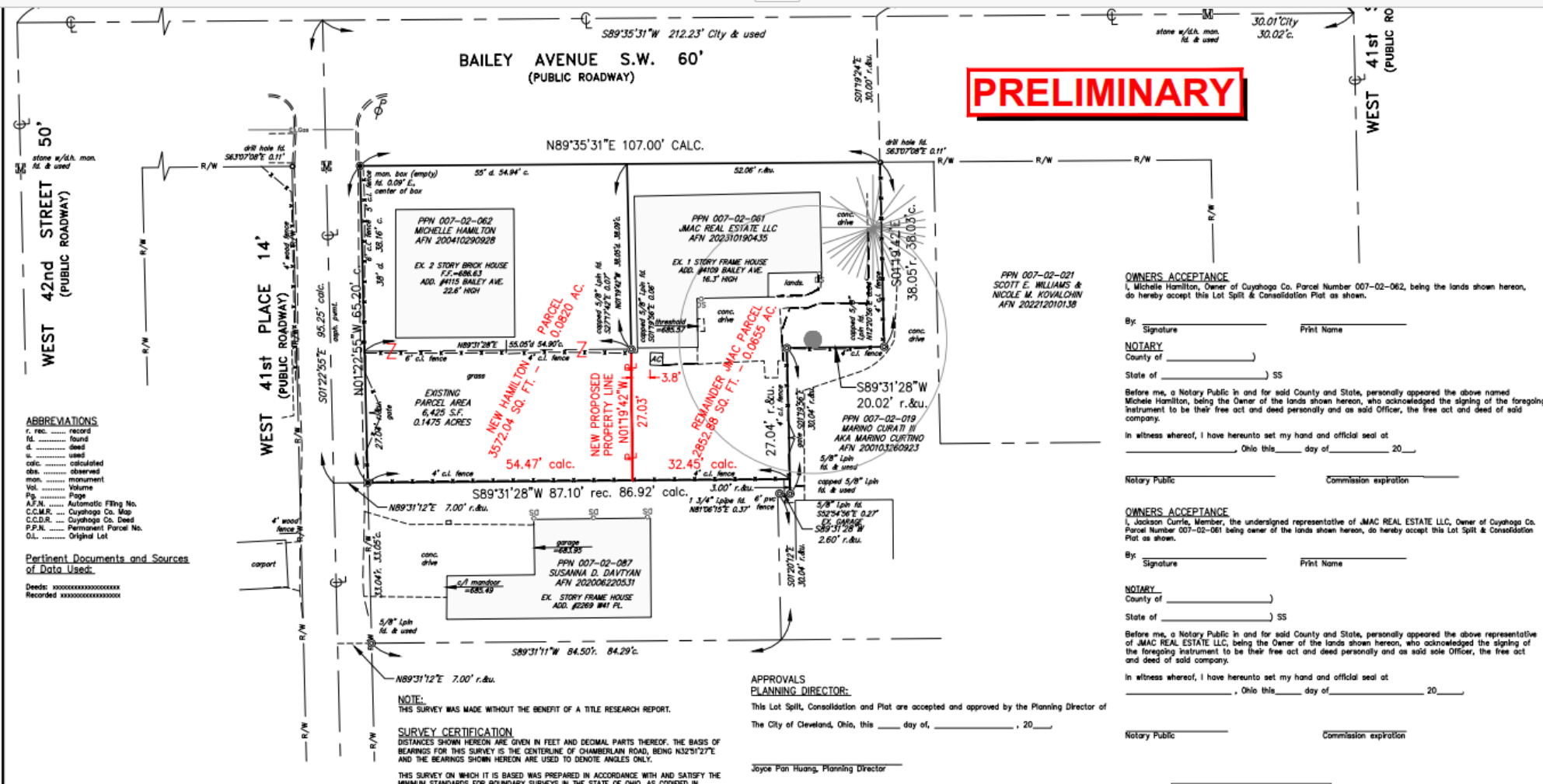
NOTE:
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

SURVEY CERTIFICATION
DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CHAMBERLAIN ROAD, BEING N32°51'27"E AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE

Joey Pan Huang, Planning Director

Lot Split with red line



PRELIMINARY

OWNERS ACCEPTANCE
I, Michelle Hamilton, Owner of Cuyahoga Co. Parcel Number 007-02-062, being the lands shown hereon, do hereby accept this Lot Split & Consolidation Plat as shown.

By: _____ Print Name _____
Signature _____

NOTARY
County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared the above named Michelle Hamilton, being the Owner of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio this _____ day of _____, 20____.

Notary Public _____ Commission expiration _____

OWNERS ACCEPTANCE
I, Jackson Currie, Member, the undersigned representative of JMAC REAL ESTATE LLC, Owner of Cuyahoga Co. Parcel Number 007-02-061 being owner of the lands shown hereon, do hereby accept this Lot Split & Consolidation Plat as shown.

By: _____ Print Name _____
Signature _____

NOTARY
County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared the above representative of JMAC REAL ESTATE LLC, being the Owner of the lands shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said sole Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio this _____ day of _____, 20____.

Notary Public _____ Commission expiration _____

APPROVALS
PLANNING DIRECTOR:
This Lot Split, Consolidation and Plat are accepted and approved by the Planning Director of The City of Cleveland, Ohio, this _____ day of _____, 20____.

Joyce Pan Huang, Planning Director

PLATTING COMMISSIONER:

SYMBOLS

4115 BAILEY AVENUE
LOT SPLIT & CONSOLIDATION
CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO

NEFF
ASSOCIATES
PLANNING & ENGINEERING
14000 Lorain Road, Suite 100
Cleveland, Ohio 44130
www.neffassociates.com

ABBREVIATIONS

- r. rec. record
- fd. found
- d. deed
- u. used
- calc. calculated
- obs. observed
- mon. monument
- Vol. Volume
- Pg. Page
- A.F.M. Automatic Filing No.
- C.C.D.R. Cuyahoga Co. Deed
- C.C.D.R. Cuyahoga Co. Deed
- P.P.N. Permanent Parcel No.
- O.L. Original Lot

Pertinent Documents and Sources of Data Used:

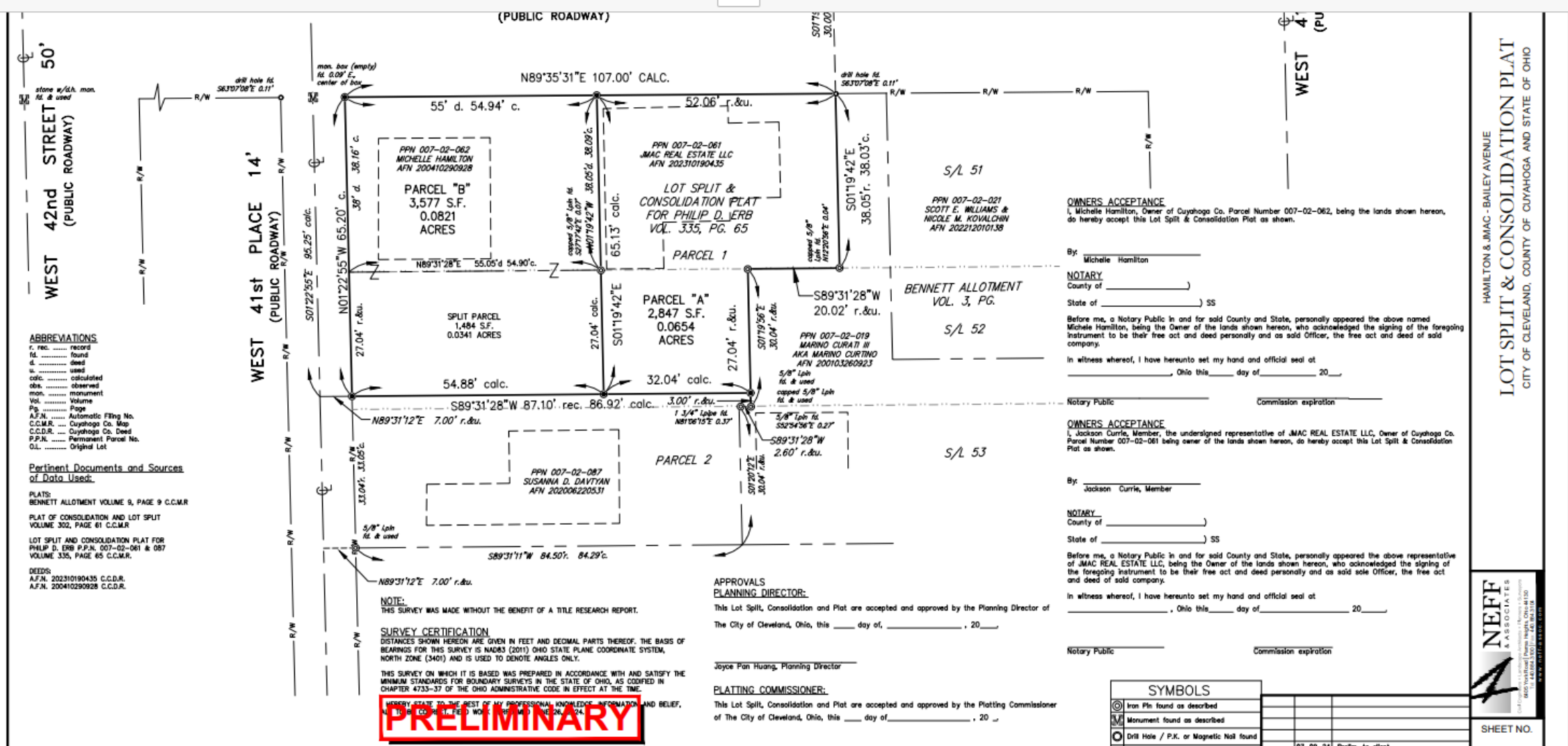
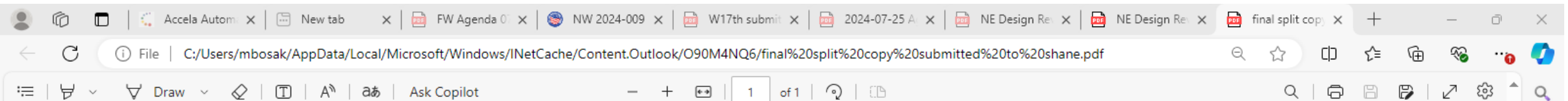
Deeds: xxxxxxxxxxxxxxxxxxxx
Recorded: xxxxxxxxxxxxxxxxxxxx

NOTE:
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

SURVEY CERTIFICATION
DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CHAMBERLAIN ROAD, BEING N32°12'27"E AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

Survey with split line drawn. Approx 55ft X 27ft sold to neighbor at 4115 bailey, 4109 bailey retains approx. 32ft X 27ft of yard



PRELIMINARY

Context pictures



Current condition



W 41st place



Other houses on street



Other houses on street



Lot Consolidations/Splits

For PPN# 007-08-021

July 26, 2024

Address: 2108 West 32nd Street

Presenter: Michael Horton, Horton Harper Architects



Site Vicinity Map

Scale: NTS

2108 W. 32nd Street - Lot Split Proposal

Cleveland, Ohio
2.21.2024



Site Aerial

Scale: NTS

2108 W. 32nd Street - Lot Split Proposal

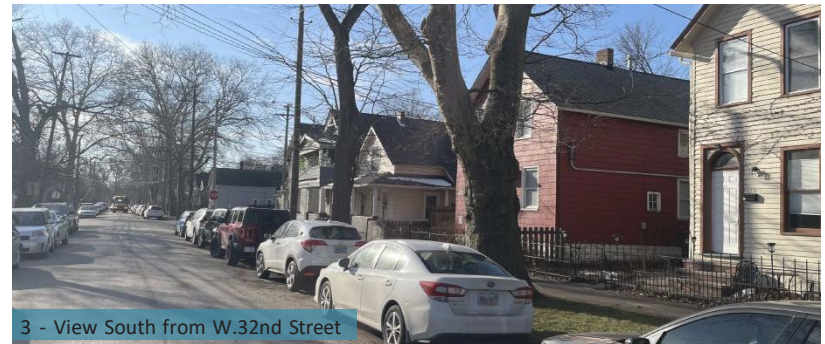
Cleveland, Ohio
2.21.2024



1 - View North from W.32nd Street



2 - View West from W.32nd Street



3 - View South from W.32nd Street

Neighborhood Context



Site Aerial

Scale: NTS

2108 W. 32nd Street - Lot Split Proposal

Cleveland, Ohio
2.21.2024



4 - View North from W.33rd Place



5 - View East from W.33rd Place



6 - View South from W.33rd Place

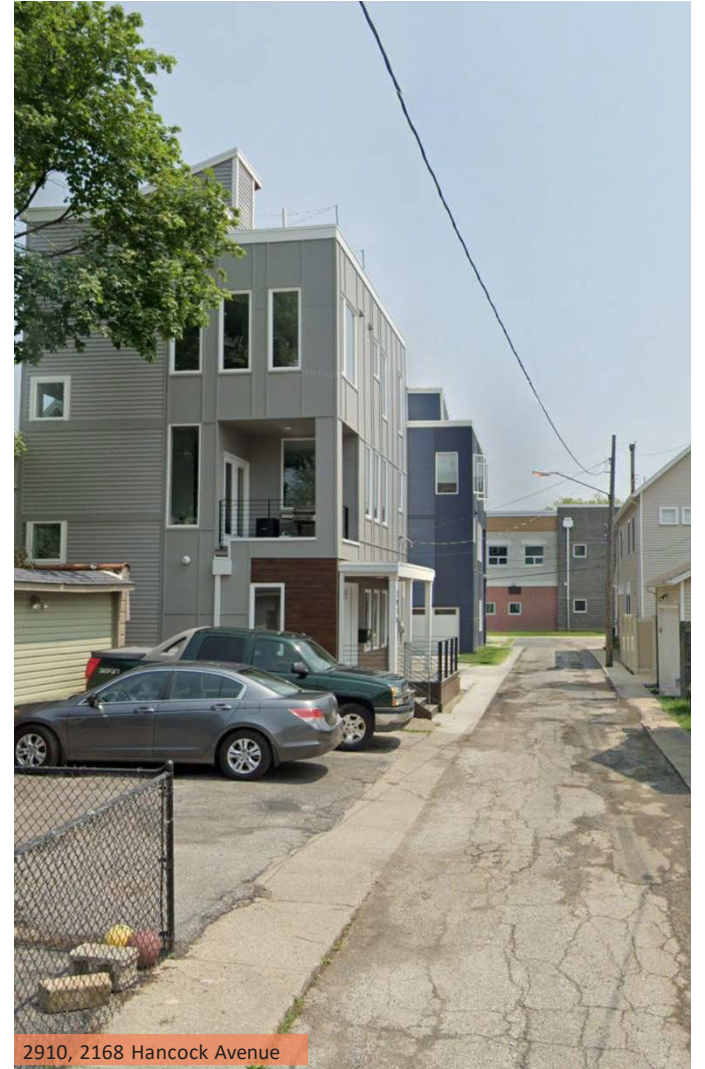
Neighborhood Context



2102 W.34th Place



2059, 2061, 2069 W.34th Place

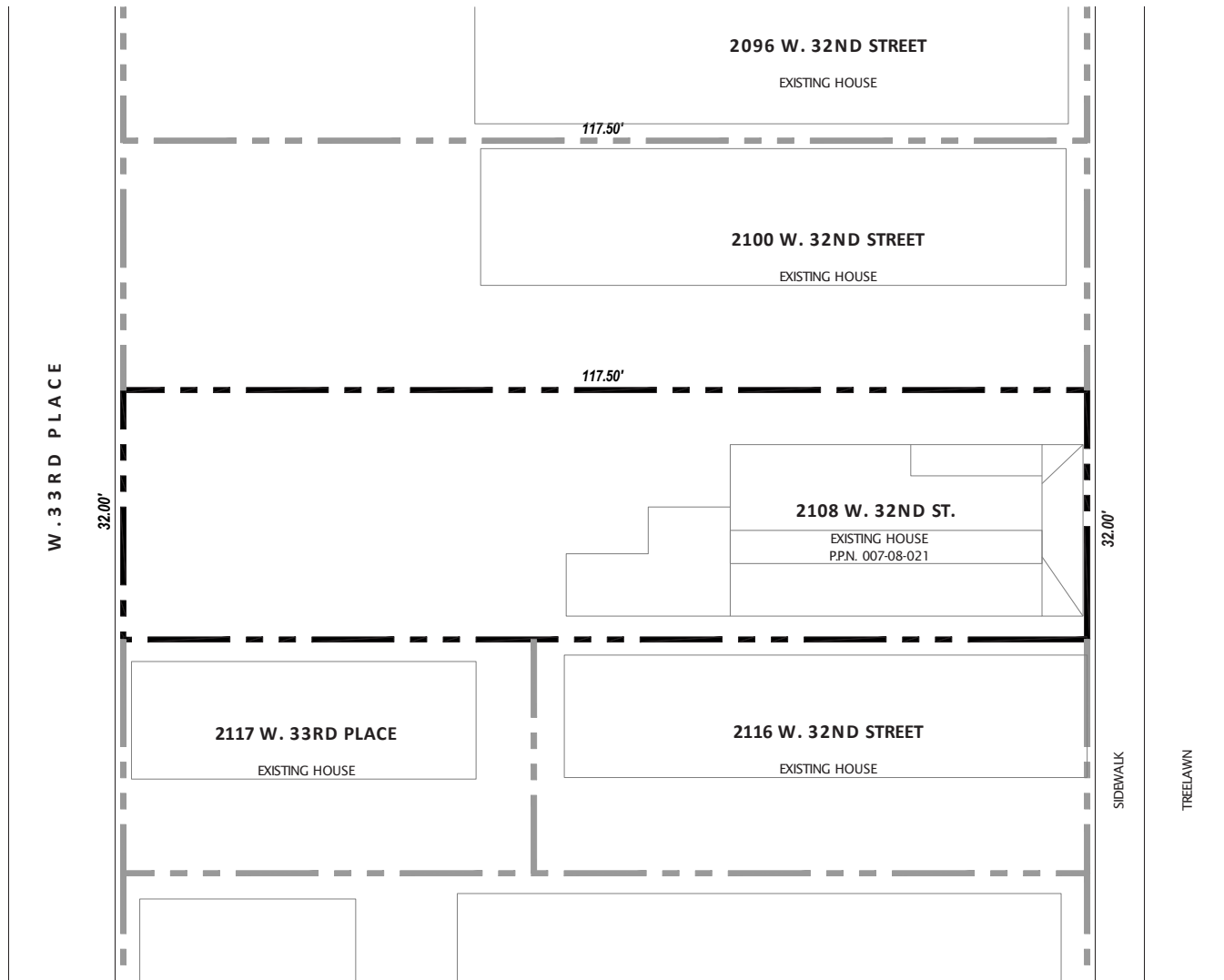


2910, 2168 Hancock Avenue

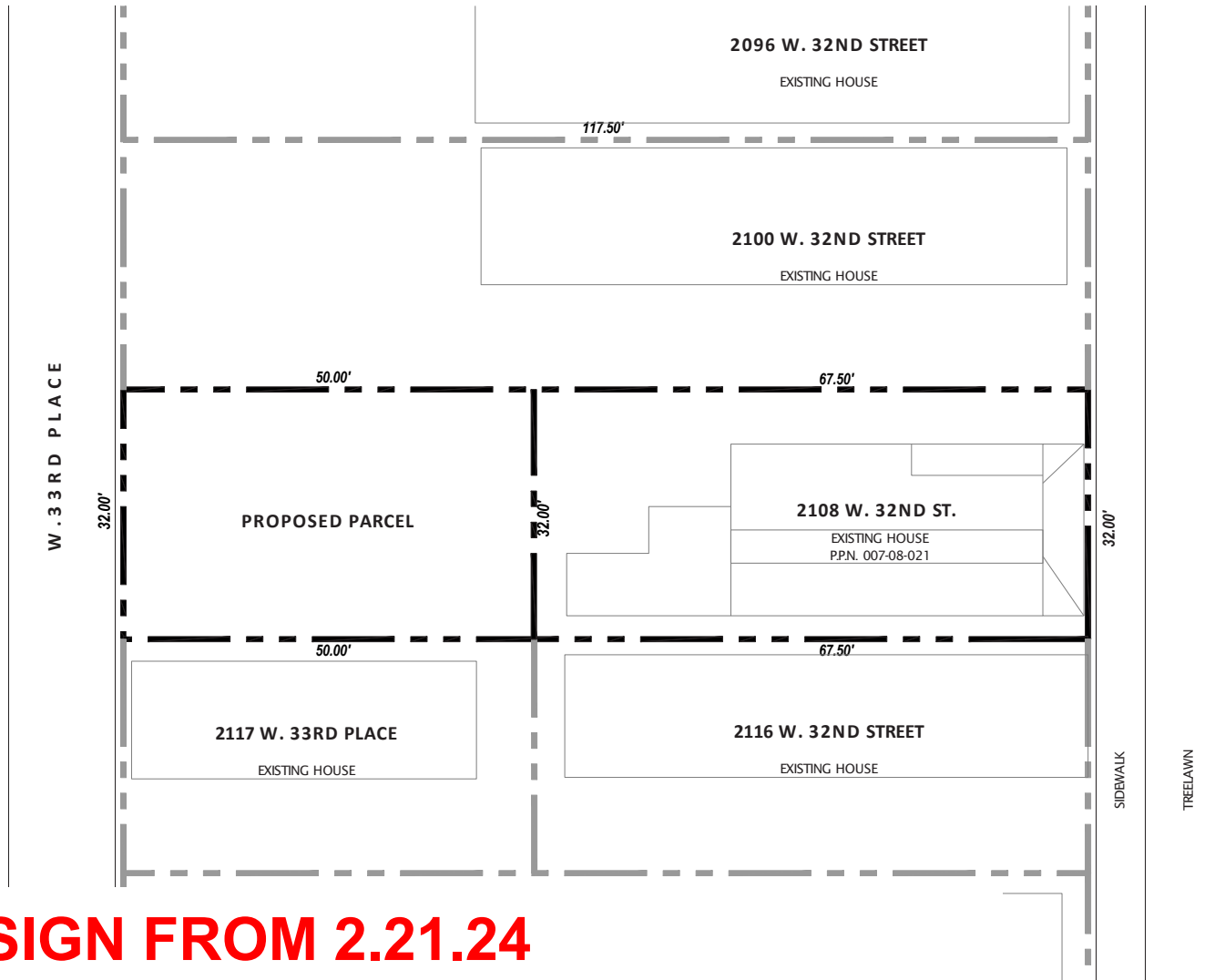
Neighborhood Precedent

2108 W. 32nd Street - Lot Split Proposal

Cleveland, Ohio
2.21.2024



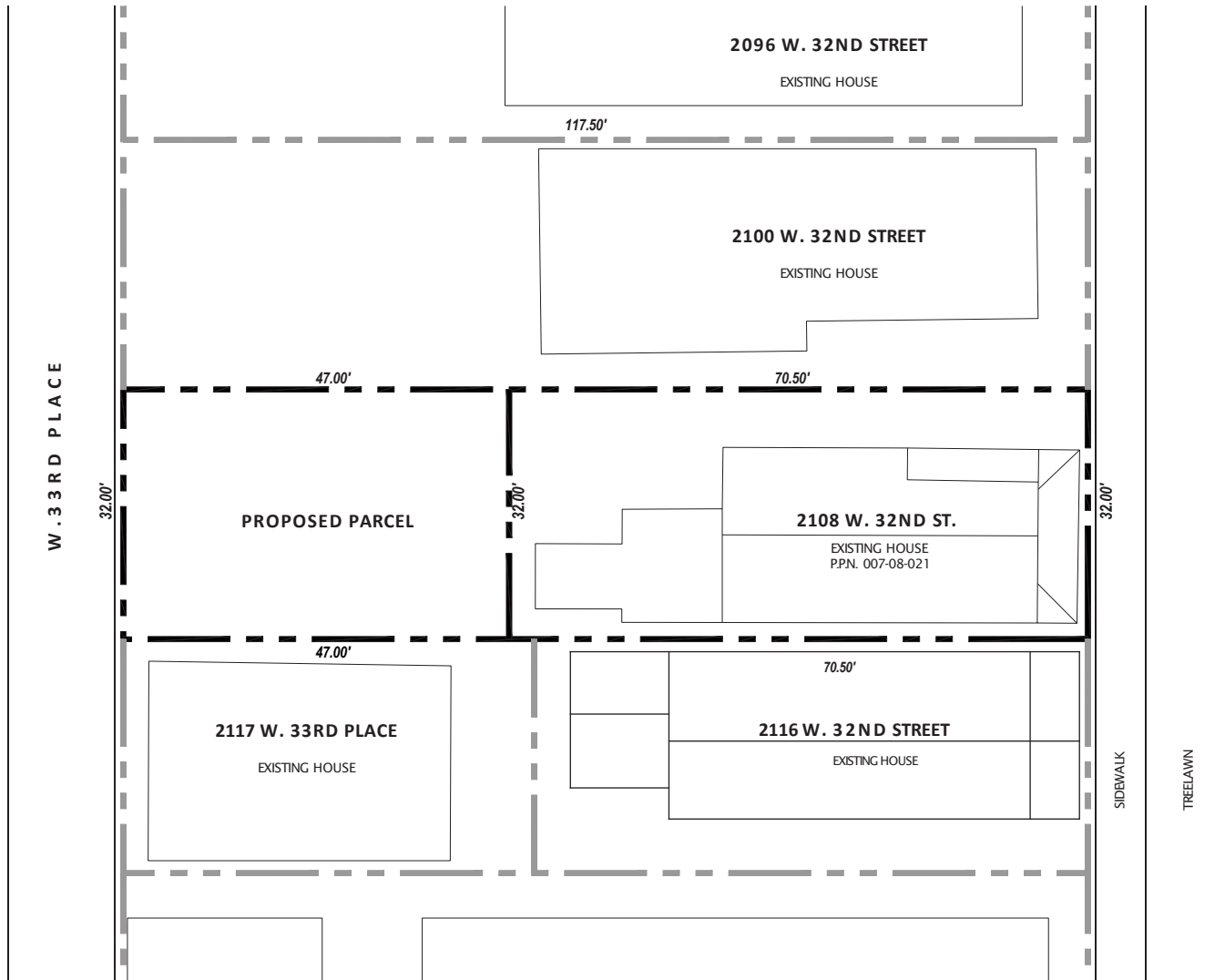
Existing Parcel Plan
 Scale: 1/16" = 1'-0" ⌚



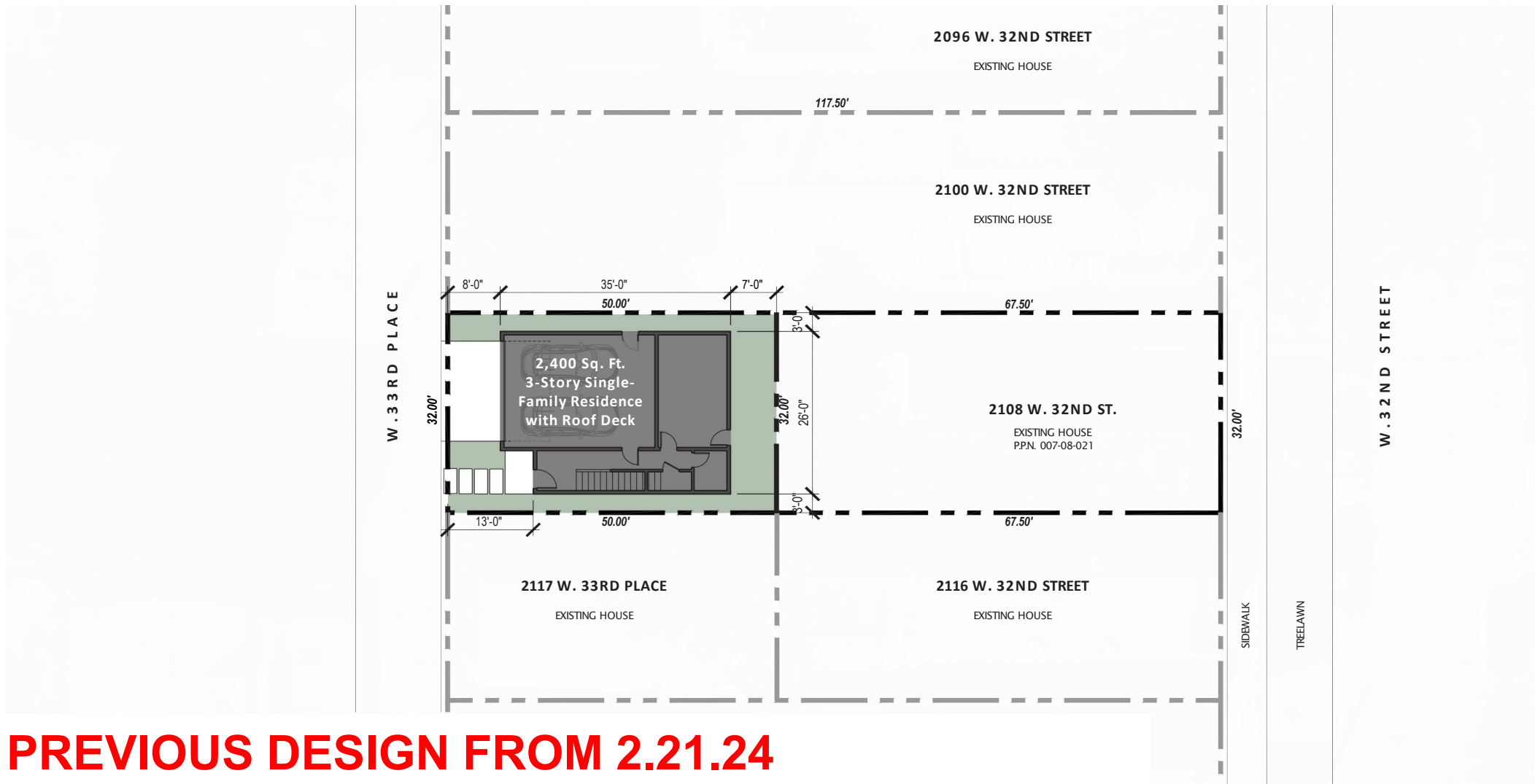
PREVIOUS DESIGN FROM 2.21.24

Proposed Parcel Plan
 Scale: 1/16" = 1'-0" ⌚

2108 W. 32nd Street - Lot Split Proposal
 Cleveland, Ohio
 2.21.2024



Proposed Parcel Plan
 Scale: 1/16" = 1'-0" ⌚



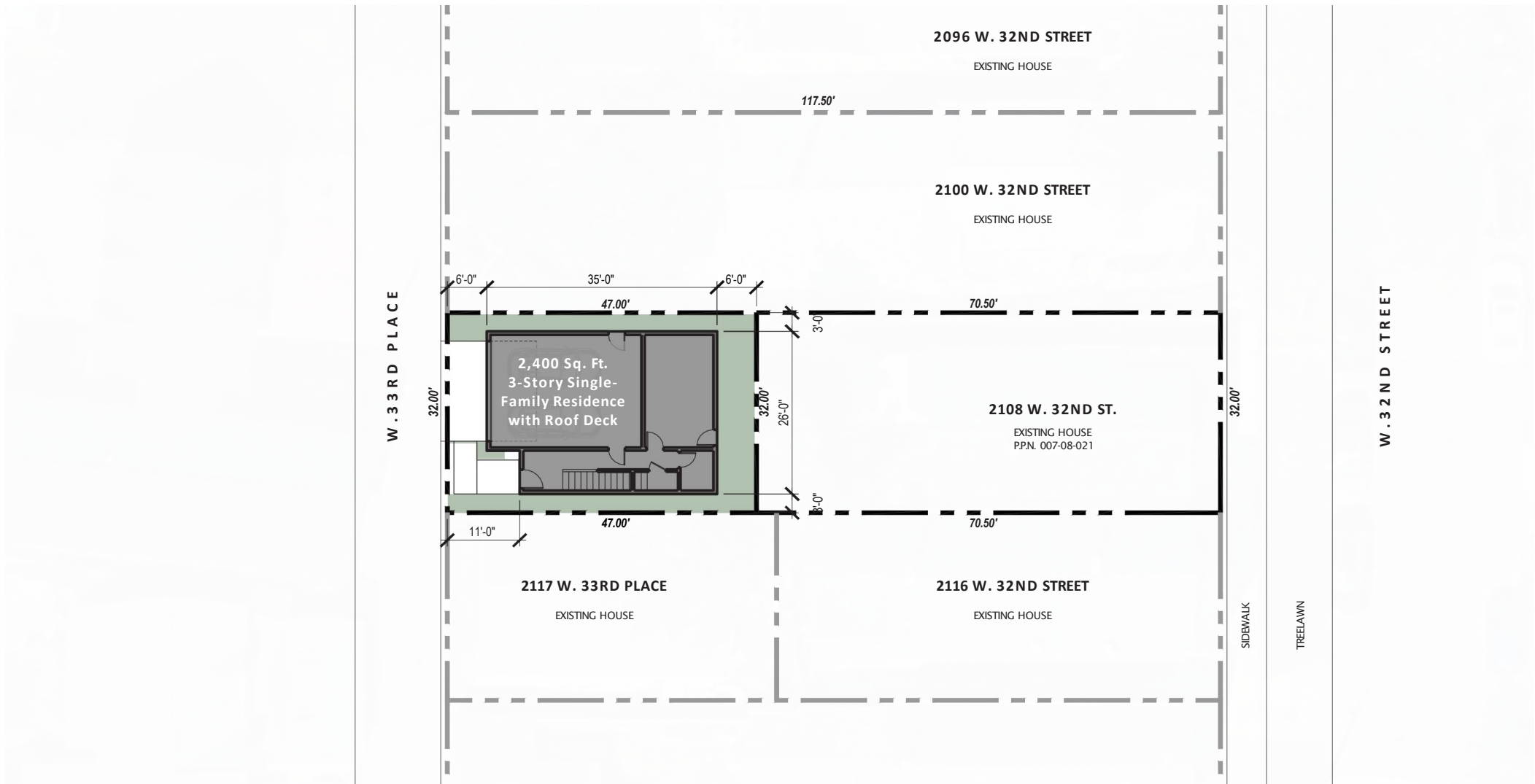
PREVIOUS DESIGN FROM 2.21.24

Proposed Parcel Plan with Floor Plan

Scale: 1/16" = 1'-0"

2108 W. 32nd Street - Lot Split Proposal

Cleveland, Ohio
2.21.2024



Proposed Parcel Plan with Floor Plan

Scale: 1/16" = 1'-0"

2108 W. 32nd Street - Lot Split Proposal - REVISED

Cleveland, Ohio
7.12.2024

Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

NW2024-009 – Urban Community School Rec Center New Construction: Seeking Final Approval

July 26, 2024

Project Address: 2045 West 47th Street

Project Representative: Chris Kaczmar, Architect

Note: the Planning Commission granted this item Schematic Design Approval on June 7, 2024: Incorporate large growth canopy trees into the site plan; include signage and façade materials for Final Approval.

Ward 3- Councilmember McCormack | SPA: Ohio City

UCS

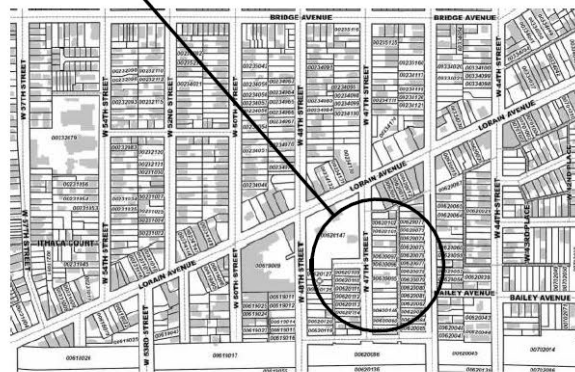
NEW ATHLETIC CENTER

2045 W. 47TH ST.
CLEVELAND, OHIO

JULY 03, 2024



SITE



DRAWING INDEX

001	PROJECT SUMMARY	010	SITE PLAN - NEW	206	PERSPECTIVE VIEW
002	EXISTING CONDITIONS	101	GROUND FLOOR PLAN	207	PERSPECTIVE VIEW
003	EXISTING CONDITIONS PHOTOS	102	SECOND FLOOR PLAN	208	PERSPECTIVE VIEW
004	EXISTING CONDITIONS PHOTOS	200	EXTERIOR ELEVATIONS	209	PERSPECTIVE VIEW
005	EXISTING CONDITIONS PHOTOS	201	EXTERIOR ELEVATIONS	L1.00	LANDSCAPE PLAN
006	CAMPUS PLAN - EXISTING	202	PERSPECTIVE VIEW	L1.02	TREE PRESERVATION PLAN
006B	CAMPUS PLAN - DEMO	203	PERSPECTIVE VIEW	L-1.01	PLANT PALLETTE
007	CAMPUS PLAN - NEW	204	PERSPECTIVE VIEW		
008	SURVEY / PLAT	205	PERSPECTIVE VIEW		
009	SITE PLAN - EXISTING				

OWNER:
URBAN COMMUNITY SCHOOL
4909 LORAIN AVENUE
CLEVELAND, OH 44102

 **Kaczmar**
architects incorporated
cleveland ohio

1468 W. 9th St. Suite 400
Cleveland, OH 44113
p: 216.687.1555 fax: 216.687.1558



Urban Community School

Catherine T. and John E. Gallagher Sr. Family Campus



- 1 = UCS Carolyn Heller Elementary Building (2005) & Thomas Jeckering Middle School (2014)
- 2 = UCS Gallagher Family Early Education Center (2021)
- 3 = Gallagher Family Lacrosse Field (2017)
- 4 = Outdoor Playspace (2021)
- 5 = Basketball Court (2021)
- 6 = Tom & Rhonda Richlovsky Learning Garden (2021)
- 7 = Public Plaza (2020)
- 8 = The Cletus Jeckering Family Center of Care (*The MetroHealth System*) (2020)
- 9 = Urban Squash Cleveland (2018)

- 10 = Facing History and Ourselves (2022)
- 11 = Re:Source Cleveland (*formerly The Refugee Response*) (2022)
- 12 = Sports Mini-Pitch (2023)
- 13 = House of Champions (2013, 2019, 2024)
- 14 = New Location for House of Champions #2
- 15 = Proposed Little League Field
- 16 = Proposed Athletic Center
- 17 = Proposed Cornerstone Building

PROJECT SUMMARY:

SITE:

The proposed new Urban Community School Athletic Center will be located along the east side of West 47th St., representing an expansion to the existing UCS campus. The site will consist of consolidated parcels totaling approximately 1.2 acres of improvements, including a parking area on the north side of the building including twenty-four (24) cars. Additional parking will be shared with existing UCS lots on the west side of 47th, as the new athletic facility usage time will not coincide with UCS school hours.

BUILDING:

The new building will offer an approximate 19,200 square foot Gymnasium housing three (3) 50'x84' cross courts oriented east/west, and one (1) primary 50'x94' main basketball court oriented north/south. The facility will not only support competitive basketball, but will be equipped to accommodate volleyball, wrestling, and pickleball, as well as representing a training site for a variety of other sports as well. The Gymnasium will be constructed utilizing a slab-on-grade pre-engineered metal building (PEMB) system. A two (2) story support building consisting of approximately 11,600 square feet is also included in the project to the north end, housing Reception/Concessions, Restrooms, Locker Rooms, Multi-Purpose Room, Offices, and other support facilities. The total combined building area is approximately 30,800 GSF.



EXISTING CONDITIONS



EXISTING CONDITIONS



W.47TH ST. LOOKING SOUTH



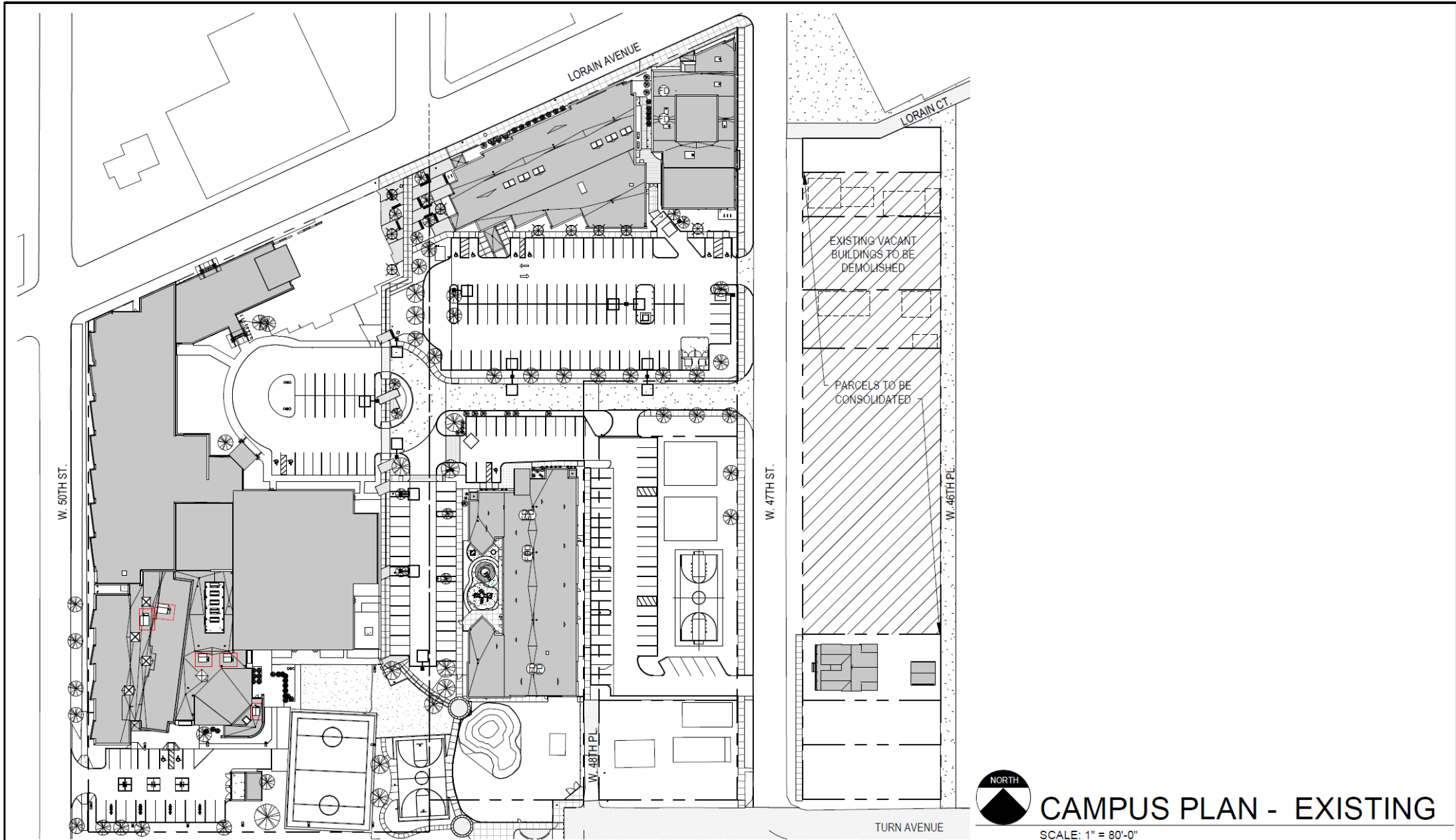
W.47TH ST. LOOKING NORTH

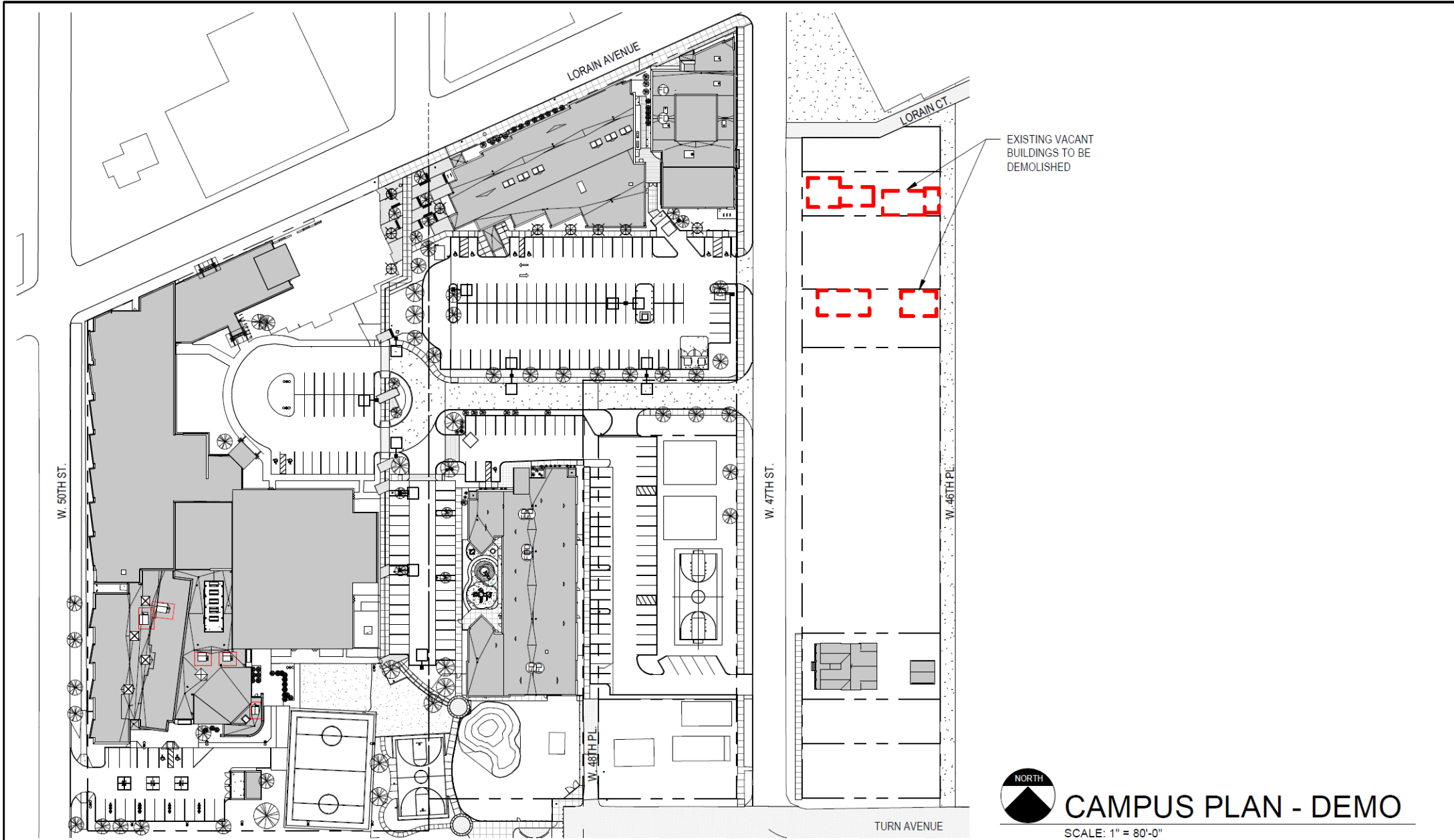


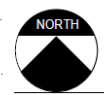
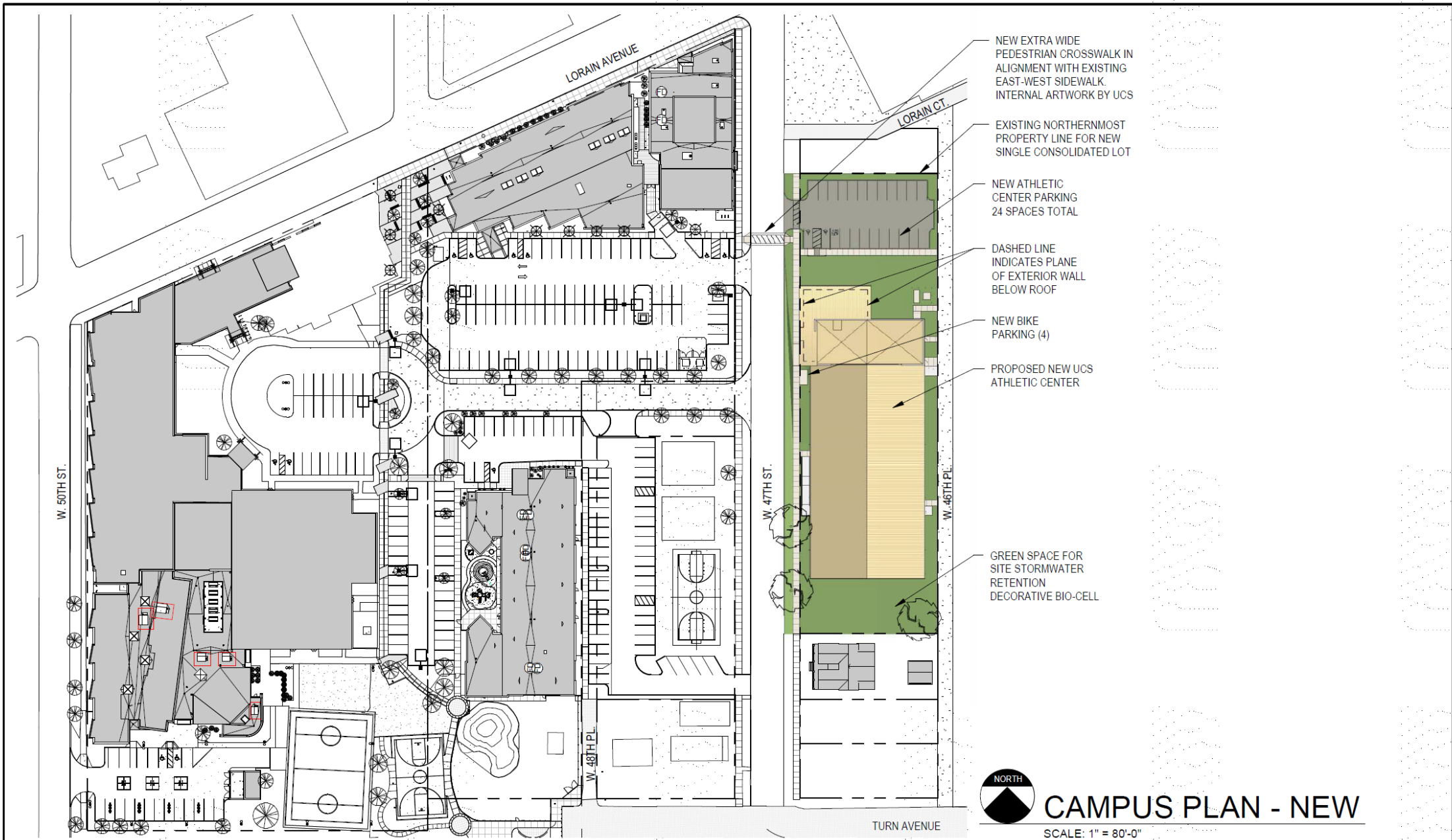
W.46TH PL. LOOKING SOUTH



W.46TH PL. LOOKING NORTH







CAMPUS PLAN - NEW

SCALE: 1" = 80'-0"



AVAILABLE SITE AREA

W. 47TH ST.

LORAIN AVENUE



SITE PLAN - EXISTING

SCALE: 1" = 50'-0"



Kaczmar
architects incorporated
cleveland • ohio

UCS

NEW ATHLETIC CENTER
2045 W. 47TH ST.
CLEVELAND, OHIO

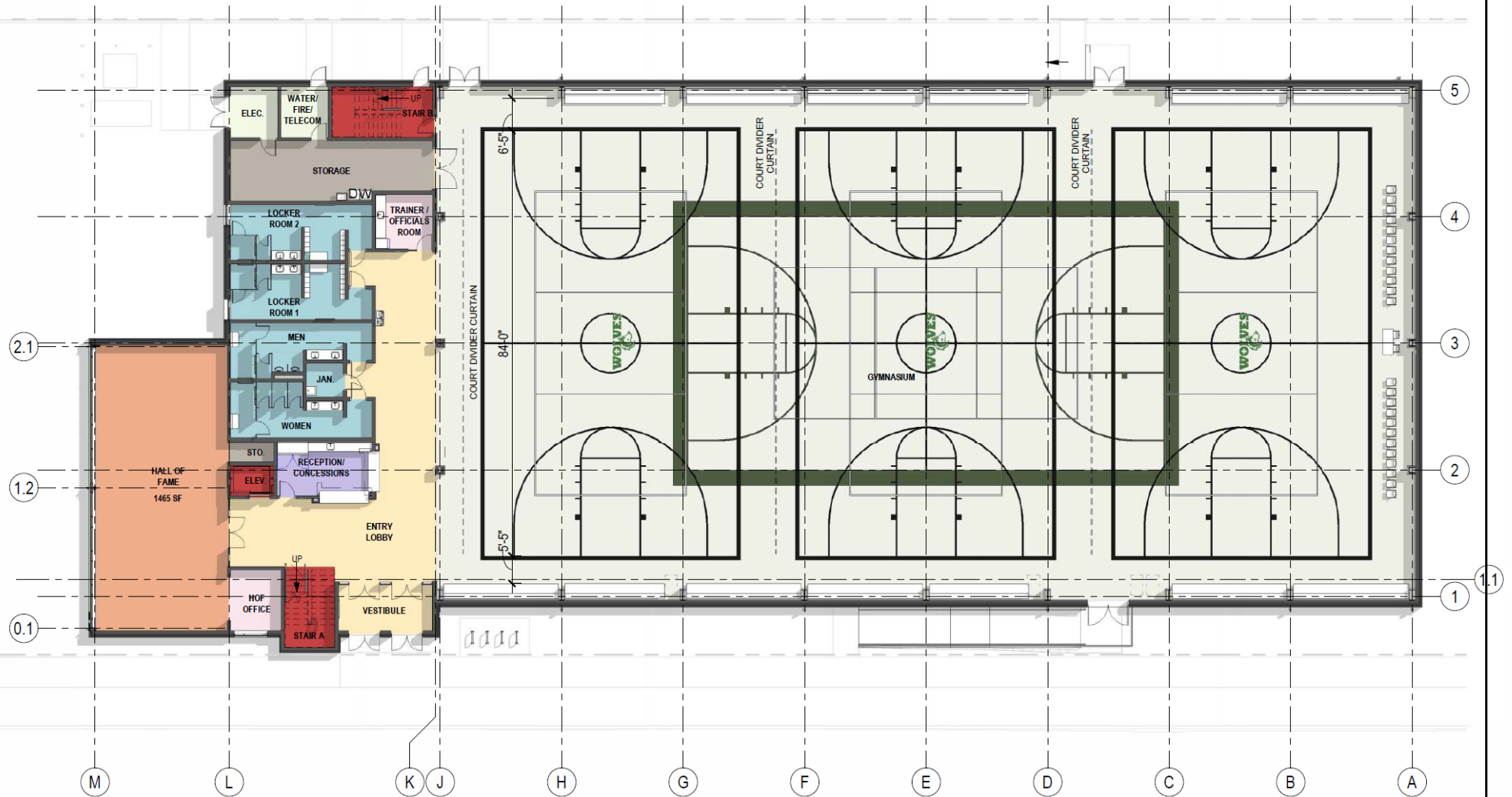
07/03/24

1" = 50'-0"


009

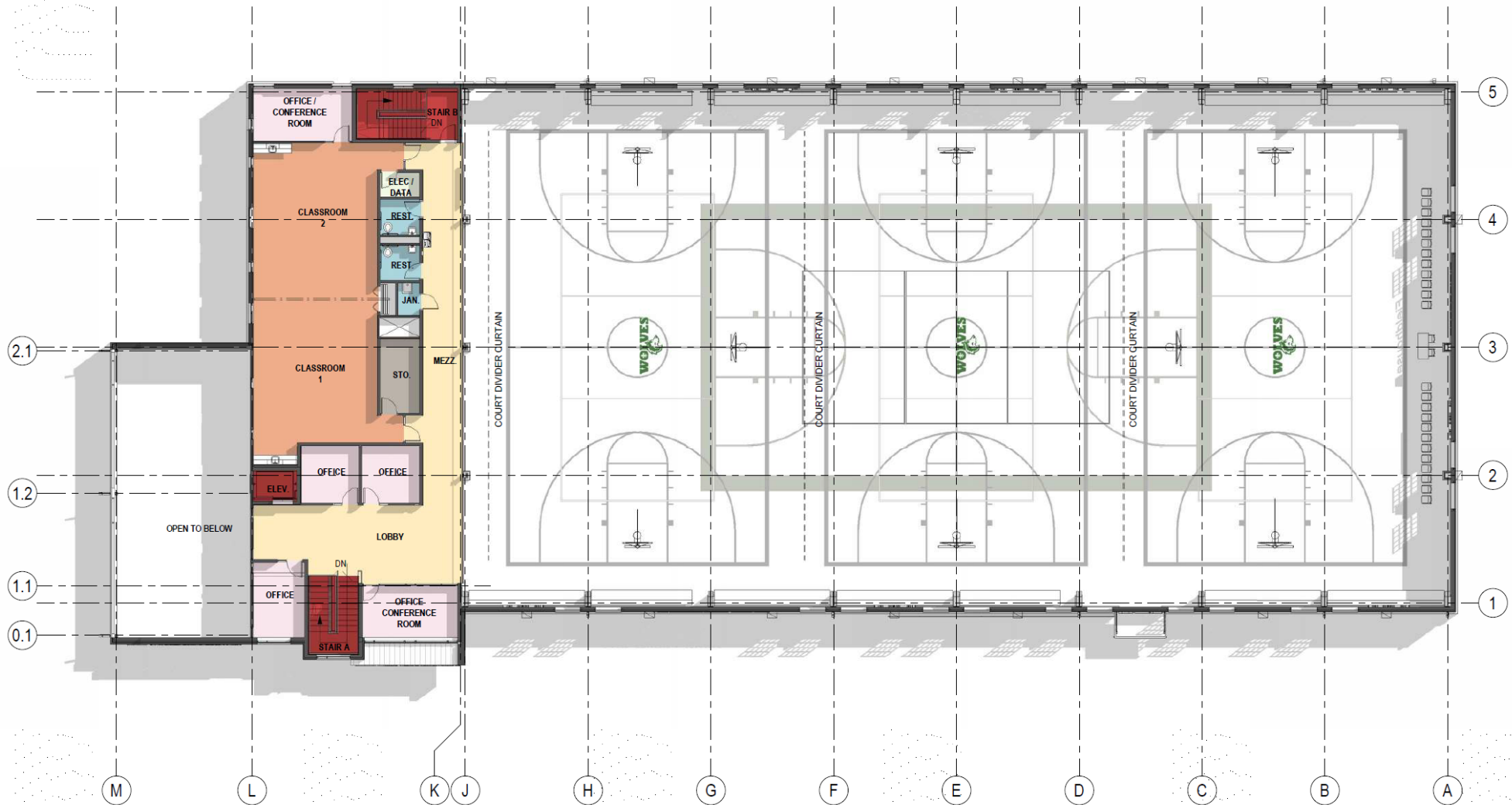



SITE PLAN
 SCALE: 1" = 50'-0"




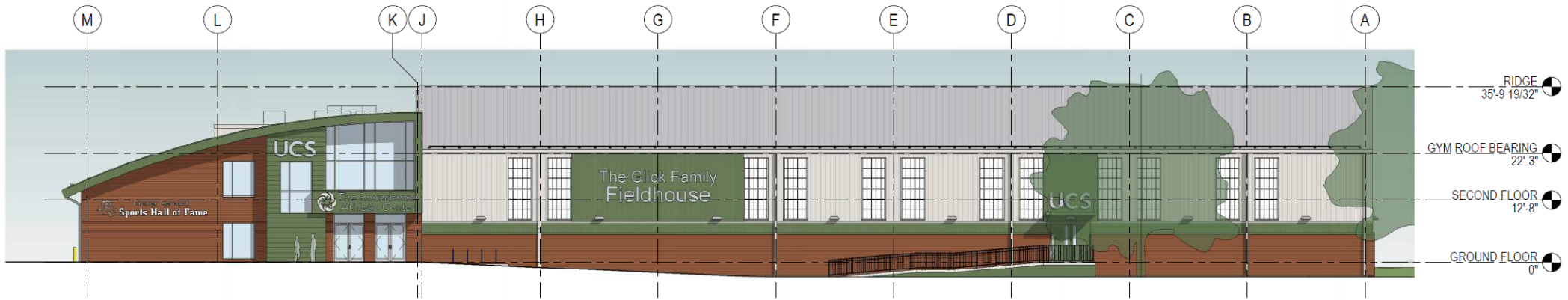
FIRST FLOOR = 26,199 GSF

 **GROUND FLOOR**
SCALE: 1" = 20'-0"








SECOND FLOOR = 4,626 GSF

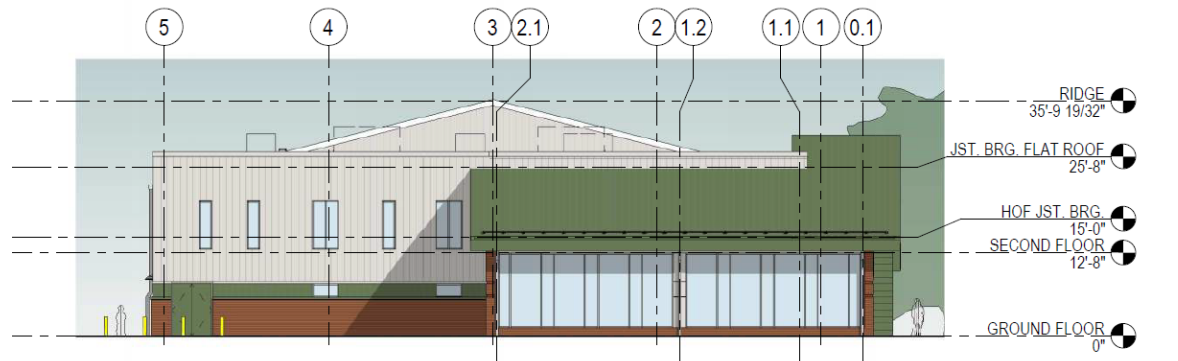

SECOND FLOOR
 SCALE: 1" = 20'-0"



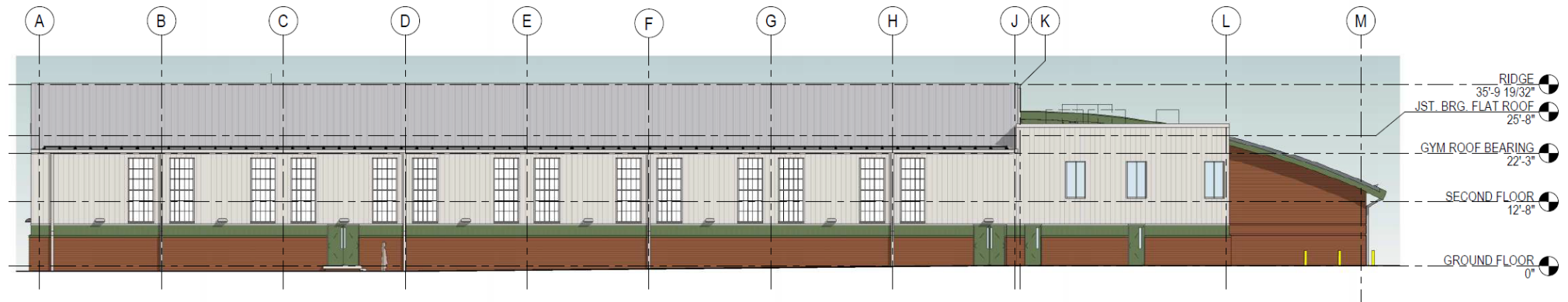
2 ELEVATION - WEST
200 SCALE: 1" = 20'-0"

MATERIAL LEGEND






-  TRANSLUCENT INSULATED SANDWICH PANEL
-  METAL ROOFING AND SIDING PANELS, GREEN
-  METAL SIDING PANELS, GREY
-  BRICK VENEER
-  CLEAR INSULATED LOW E GLASS

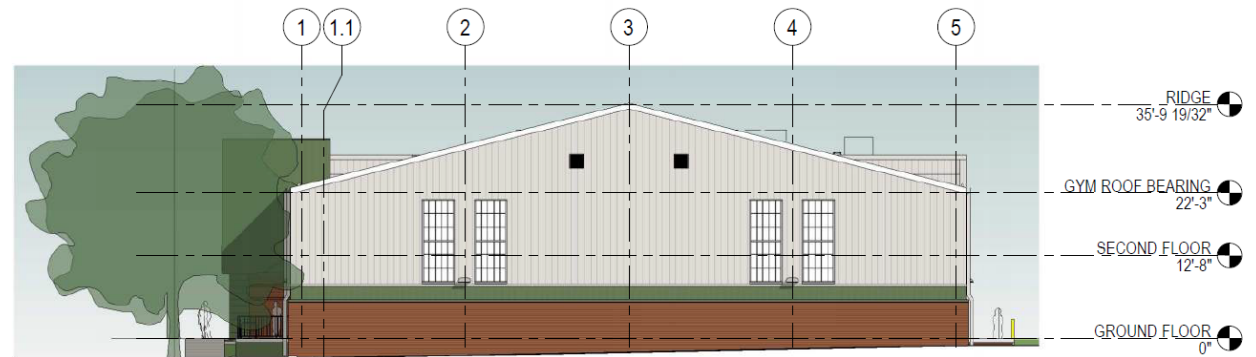


1 ELEVATION - NORTH
200 SCALE: 1" = 20'-0"



2 ELEVATION - EAST
201 SCALE: 1" = 20'-0"

- MATERIAL LEGEND**
-  TRANSLUCENT INSULATED SANDWICH PANEL
 -  METAL ROOFING AND SIDING PANELS, GREEN
 -  METAL SIDING PANELS, GREY
 -  BRICK VENEER
 -  CLEAR INSULATED LOW E GLASS



1 ELEVATION - SOUTH
201 SCALE: 1" = 20'-0"

















IMPROVEMENT PLANS FOR URBAN COMMUNITY SCHOOL NEW ATHLETIC CENTER

THE CITY OF CLEVELAND, COUNTY OF
CUYAHOGA AND STATE OF OHIO




VICINITY MAP
SCALE: 1" = 400'

INDEX TO DRAWINGS

TITLE PAGE	C1.01
EXISTING CONDITIONS	C2.01
SITE DEMOLITION PLAN	C2.02
SITE PLAN	C3.01
UTILITY PLAN	C4.01
STORMWATER DETAILS	C4.02
GRADING PLAN	C5.01
NOTES & DETAILS	C6.01-C6.03
SWPPP	C7.01-C7.04

DAVID PIETRANTONE P.E. #61756

DATE

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3880 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44115
PHONE: (216) 497-2000 - FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

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URBAN COMMUNITY SCHOOL
NEW ATHLETIC CENTER
CLEVELAND, OHIO

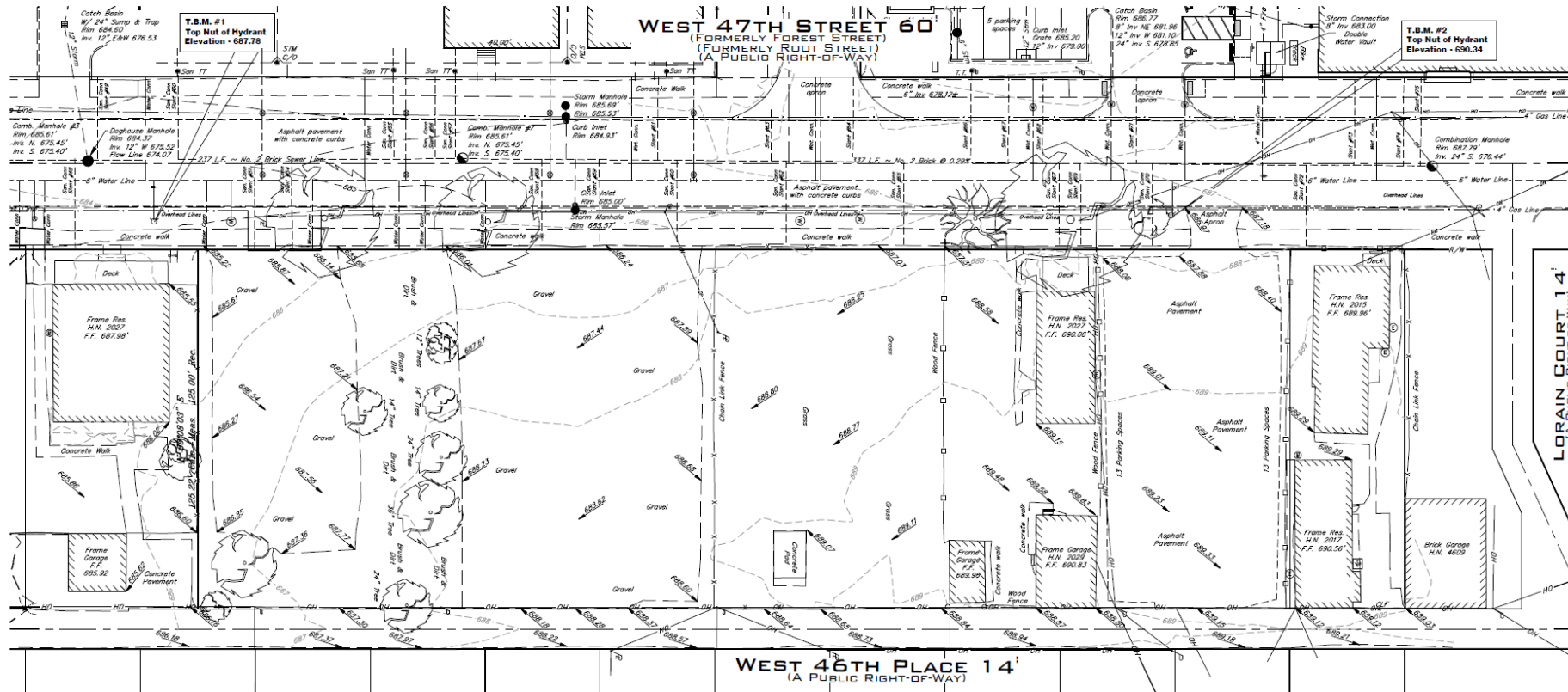
TITLE PAGE

Ohio Wetland Protection Service
CAUTION
before you dig

OGPUPS
The O & G Co. of Ohio's Integrated Project Services
© 2017-2024 O & G

C1.01

PREPARED FOR:
KACZMAR ARCHITECTS INCORPORATED
1468 WEST 9TH STREET - SUITE 400
CLEVELAND, OHIO 44113
PH: (216) 687-1555



WEST 47TH STREET 60
(FORMERLY FOREST STREET)
(A PUBLIC RIGHT-OF-WAY)

WEST 46TH PLACE 14
(A PUBLIC RIGHT-OF-WAY)

T.B.M. #2
Top Nut of Hydrant
Elevation - 650.34

T.B.M. #1
Top Nut of Hydrant
Elevation - 687.78

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NEW ATHLETIC CENTER
CLEVELAND, OHIO
EXISTING CONDITIONS

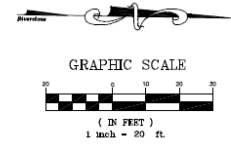
City Utility Protection Service
Call before you dig

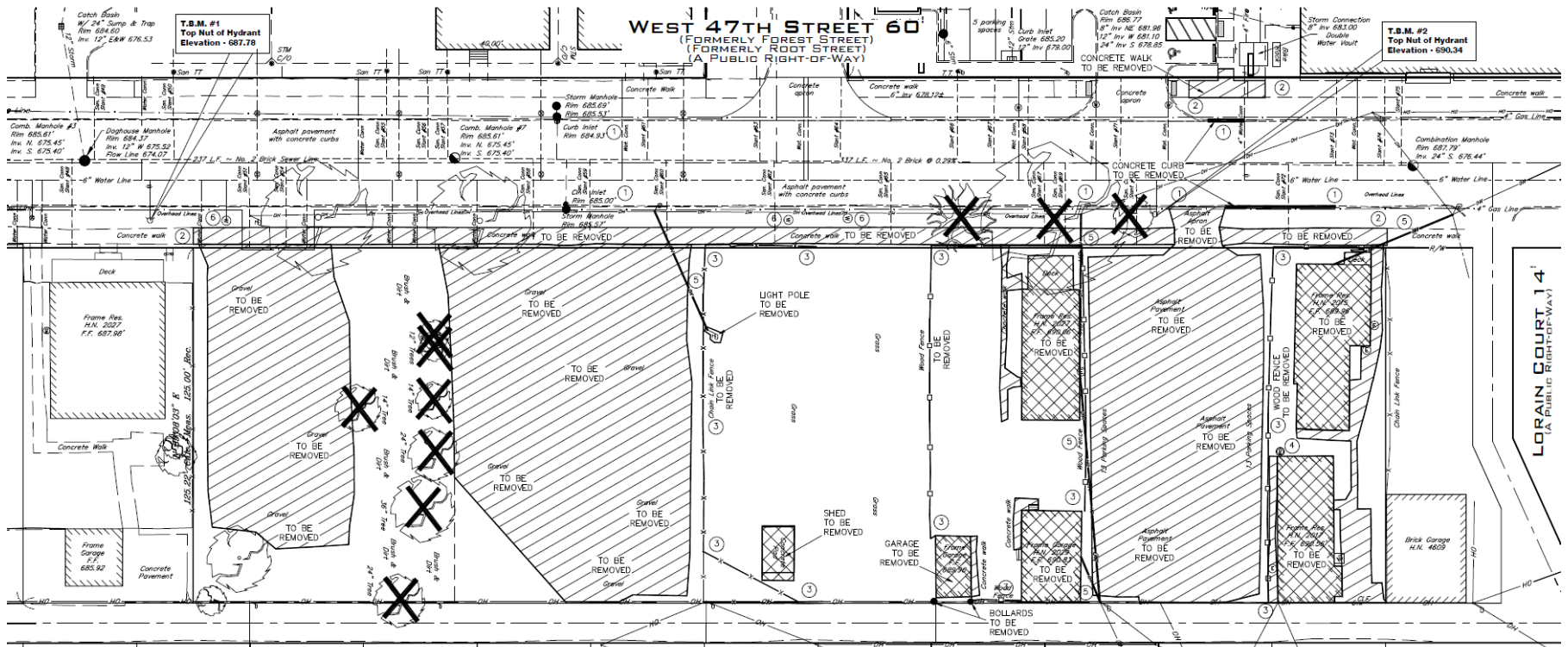
OGPUPS
No. 28 & Co. Division Underground Protective Service
14 (800) 75-5667 or 811

C2.01

LEGEND

<ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 3/8" Iron Pin Set and Capped Riverstone Company Ductile IPS6747 P.C. Nail Gas Meter Gas Valve Water Meter Utility Pole Light Pole Guy Anchor & Line Telephone Box Electric Box Cable Box Bulldoz 	<ul style="list-style-type: none"> Spot Elevation Tag Hydrant Water Service Valve Water Valve Water Meter Reducer Storm Manhole Sanitary Manhole Curb Inlet Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail 	<ul style="list-style-type: none"> Ex. Parcel Line Original Sublot Line Original Lot Line Centerline Property Line Right-of-way Line Easement Line Railroad Tracks Electric Line Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail 	<ul style="list-style-type: none"> Ac. Acres Adj. Adjacent Asp. Asphalt S.F. Basement Floor Calc./C. Calculated CB Catch Basin C.C.M.R. Cuyahoga County CL.F. Chain-link Fence Con. Concrete Conn. Connection D.H. Drill Hole D.I.W.M. Ductile Iron Water Main Enc. Encroaches Ex. Existing F.F. Finished Floor 	<ul style="list-style-type: none"> L.C.A. Limited Common Area Meas./M Measured MH Manhole Obs. Observed Pg. Page P.P.N. Permanent Parcel Number Record Record R/W Right-of-way San. Sanitary S.F. Square Feet S/L Sublot Sim. Storm T.B.M. Temporary Bench Mark To Be Removed Tile Tile T.F. Top Footer Vol. Volume Wat. Water
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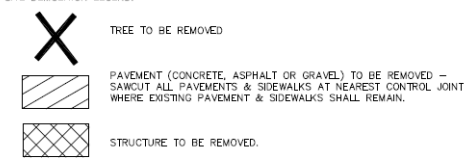




GENERAL SITE DEMOLITION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS NECESSARY FOR SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR ALL FEES.
- CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) A MINIMUM OF 48 HOURS BEFORE ANY DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY DEMOLITION WORK WITH THE APPROPRIATE UTILITIES PRIOR TO DEMOLITION. ALL UTILITY CONNECTIONS SHALL BE REMOVED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
- SANITARY AND WATER CONNECTIONS TO REMAIN FOR REUSE SHALL BE LOCATED, INSPECTED AND MARKED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF EXACT LOCATIONS AND ELEVATIONS. ALL OTHER CONNECTIONS NOT PROPOSED TO BE REUSED SHALL BE PLUGGED AND ABANDON PER UTILITY REQUIREMENTS.
- ANY EXISTING INACTIVE WATER CONNECTIONS ALONG PROPERTY FRONTAGE SHALL BE PLUGGED PER CWD STANDARDS.

SITE DEMOLITION LEGEND:



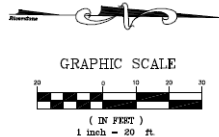
SITE DEMOLITION PLAN KEYNOTES:

- 1 SAWCUT AND REMOVE CURB. CONTRACTOR SHALL SAWCUT AND REMOVE CURB PROVIDING A CLEAN SMOOTH EDGE AND ENSURE THE INTEGRITY OF THE PAVEMENT TO REMAIN.
- 2 SIDEWALK TO BE REMOVED. SAWCUT AT THE NEAREST JOINT AND PROVIDE SMOOTH CLEAN EDGE AND ENSURE INTEGRITY OF PAVEMENT TO REMAIN.
- 3 FENCE TO BE REMOVED. CONTRACTOR TO REMOVE FENCE, FENCE POST AND POST FOUNDATIONS.
- 4 GAS CONNECTION TO BE PLUGGED AT MAIN AND REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
- 5 OVERHEAD LINE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 6 EXISTING METER PIT TO BE REMOVED PER CWD STANDARDS. CONTRACTOR SHALL COORDINATE ALL WORK WITH CWD PRIOR TO CONSTRUCTION.

WEST 46TH PLACE 14'
(A PUBLIC RIGHT-OF-WAY)

LEGEND

<ul style="list-style-type: none"> □ Monument Box Found ○ Iron Pin or Pipe Found ● 5/8" Iron Pin Set and Capped Riverstone Company Duality PSE747 ⊕ P.K. Nail ⊖ Gas Meter ⊙ Gas Valve ⊘ Utility Pole ⊘ Light Pole ⊘ Guy Anchor & Line ⊘ Telephone Box ⊘ Electric Box ⊘ Cable Box ⊘ Bollard 	<ul style="list-style-type: none"> ⊙ Spot Elevation Tag ⊙ Hydrant ⊙ Water Service Valve ⊙ Water Valve ⊙ Water Meter ⊙ Reducer ⊙ Storm Manhole ⊙ Sanitary Manhole ⊙ Curb Inlet ⊙ Catch Basin ⊙ Round Curb Inlet ⊙ Cleanout/Test Tee 	<ul style="list-style-type: none"> — Ex. Parcel line — Original Sublot Line — Original Lot Line — Centertee — Right-of-Way Line — Easement Line — Railroad Tracks — Electric Line — Gas Line — Sanitary/Combination Sewer — Storm Sewer — Wireline — Fence Line (Wooden) — Fence Line (Chain-Link) — Quadrant 	<ul style="list-style-type: none"> Ac. Acres Adj. Adjacent Asp. Asphalt B.F. Basement Floor Calc./C. Calculated CB Catch Basin C.C.M.R. Cuyahoga County E Map Records Centerline C.L.F. Chain-Link Fence Clear Conc. Concrete Con. Concrete D.H. Drill Hole D.I.W.M. Ductile Iron Water Main Ele. Electric Ent. Eneuroaches Ex. Existing F.F. Finished Floor 	<ul style="list-style-type: none"> L.C.A. Limited Common Area Mess./M. Measured MH Manhole Obs. Observed Pg. Page P.P.N. Permanent Parcel Number Prop. Line Property Line Rec./R. Record R/W Right-of-Way San. Sanitary S.F. Square Feet S/L Sublot Stm. Storm T.E.M. Temporary Bench Mark To Be Removed Tele. Telephone T.F. Top Footer Vol. Volume Wat. Water
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RIVERSTONE
LAND SURVEYING, ENGINEERING & DESIGN
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CLEVELAND, OHIO 44130
PHONE: (216) 487-2000 FAX: (216) 487-1964
WWW.RIVERSTONESURVEY.COM

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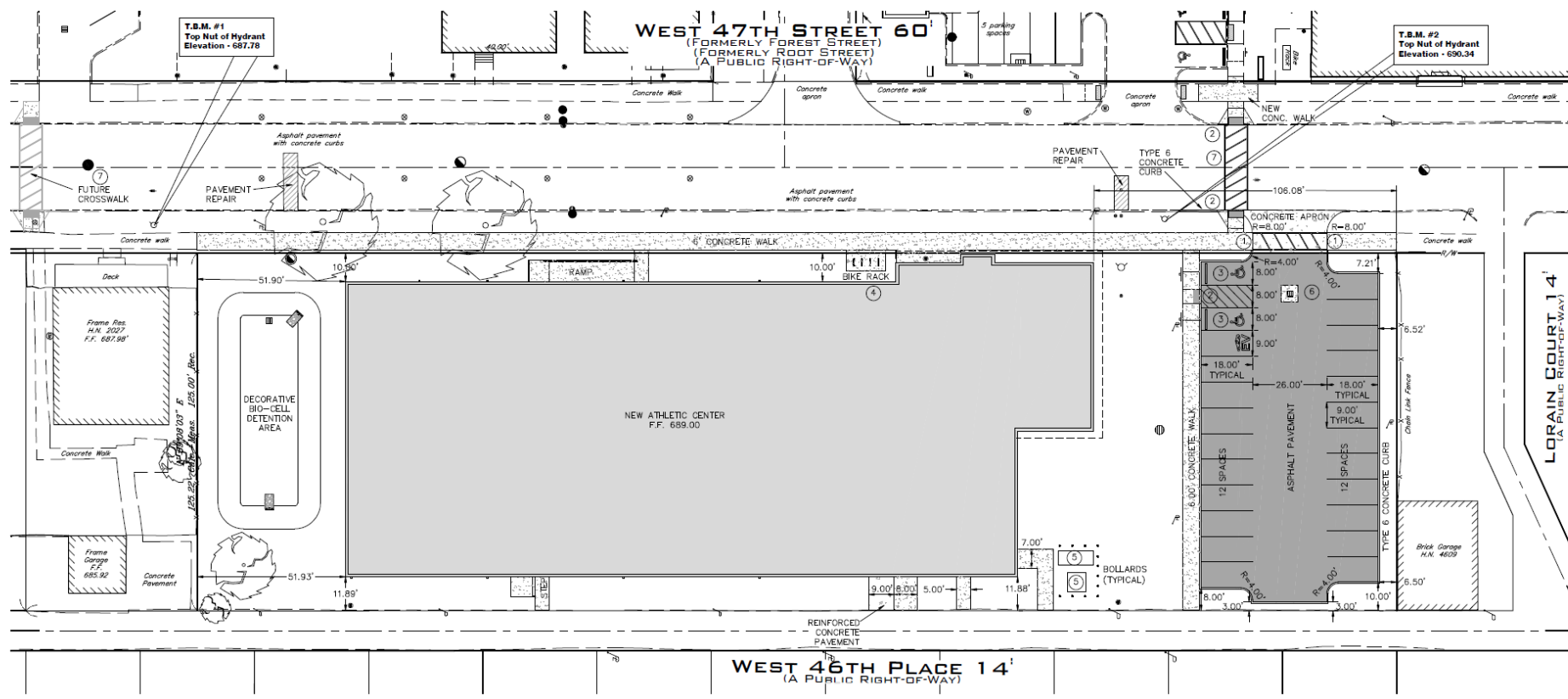
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URBAN COMMUNITY SCHOOL CENTER
NEW ATHLETIC CENTER
CLEVELAND, OHIO
SITE DEMOLITION PLAN



C2.02



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URBAN COMMUNITY SCHOOL
 NEW ATHLETIC CENTER
 CLEVELAND, OHIO

SITE PLAN

LEGEND

<ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 5/8" Iron Pin Set and Capped Gas Meter Gas Valve Utility Pole Light Pole Guy Anchor & Line Telephone Box Electric Box Cable Box Bollard 	<ul style="list-style-type: none"> Spot Elevation Top Hydrant Water Service Valve Water Meter Reducer Storm Manhole Sanitary Manhole Curb Inlet Catch Basin Round Curb Inlet Guardrail
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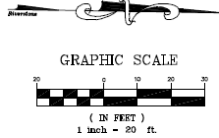
<ul style="list-style-type: none"> Ex. Parcel line Original Sublot Line Original Lot Line Centerline Property Line Right-of-way Line Easement Line Railroad Tracks Electric Line Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail 	<ul style="list-style-type: none"> R/W
--	---

<ul style="list-style-type: none"> Ac. Acres Adj. Adjacent Asp. Asphalt B.F. Basement Floor Calc./C. Calculated Cl. Catch Basin C.C.M.R. Cuyahoga County E. Easement C.L.F. Chain-link Fence Cl. Class Conc. Concrete Conn. Connection D.H. Drift Hole D.I.W.M. Ductile Iron Water Main Ele. Electric Encr. Encroaches Ex. Existing F.F. Finished Floor 	<ul style="list-style-type: none"> L.C.A. Limited Common Area Meas./M. Measured MH. Manhole Obs. Observed P.S. Point P.P.N. Permanent Parcel Number Prop. Property Line Rac./R. Record R/W. Right-of-way San. Sanitary S.F. Square Feet S/L. Sublot Stn. Station Temp. Temporary Bench Mark To Be Removed T.S.M. Temporary Bench Mark Tel. Telephone T.F. Top Footer Vol. Volume Wat. Water
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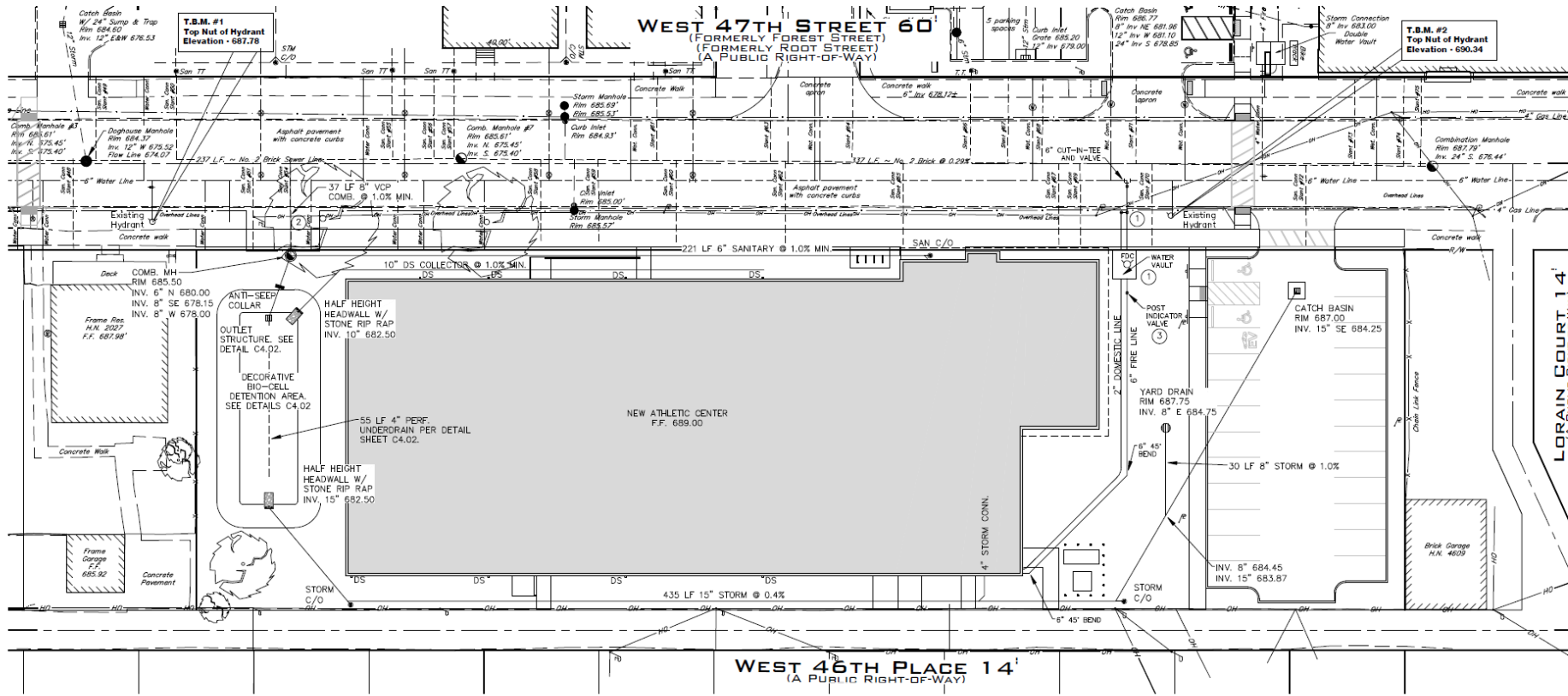
PAVEMENT LEGEND:

[Pattern]	ASPHALT PAVEMENT
[Pattern]	REINFORCED CONCRETE PAVEMENT
[Pattern]	CONCRETE WALKS

- NOTES:**
- END CURB PER END CURB TAPER DETAIL. SEE DETAIL SHEET C6.01.
 - DETECTABLE WARNINGS, TRUNCATED DOMES, SEE DETAIL SHEET C6.03.
 - ADA PARKING STALL AND SIGN, SEE DETAIL SHEET C6.03.
 - BIKE RACK: SEE ARCHITECTURAL PLANS FOR DETAILS.
 - TRANSFORMER AND GENERATOR PADS. REFER TO ELECTRICAL PLANS FOR DETAILS.
 - CONCRETE COLLAR. SEE DETAIL SHEET C6.01.
 - EXTRA WIDE CROSSWALK WITH DECORATIVE INTERNAL PUBLIC ART BY OWNER.



C3.01



RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
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 CLEVELAND, OHIO 44114
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 FAX: (216) 451-4919
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URBAN COMMUNITY SCHOOL
 NEW ATHLETIC CENTER
 CLEVELAND, OHIO
 UTILITY PLAN

OGPUPS
 Ohio Utility Protection Service
 before you dig
 Ohio Utility Protection Service
 10000
 C4.01

<ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 5/8" Iron Pin Set and Copied Gas Meter Gas Valve Utility Pole Light Pole Day And/or Line Telephone Box Electric Box Cable Box Other 	<ul style="list-style-type: none"> Spot Elevation Tag Hydrant Water Service Valve Water Valve Water Meter Reducer Storm Manhole Sanitary Manhole Curb Inlet Catch Basin Round Curb Inlet Clearout/Test Tee
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<ul style="list-style-type: none"> Parcel Line Original Sublot Line Original Lot Line Centerline Property Line Right-of-way Line Emphasis Line Natural Trunks Electric Line Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail 	<ul style="list-style-type: none"> Acres Adj. Apts. Asph. B.F. C.C. C.C.M.R. C.C.R. E. C.L.F. Ch. Conc. Conn. D.H. D.L.W. Elec. Entr. Ex. F.F. 	<ul style="list-style-type: none"> Unf. Contain. Area Meas./M. M.H. Obs. Page P.P.N. C.C.M.R. Map Records Rec./R. Prop. Line Right-of-way Sem. S.F. S/L Sq. Foot Sublot Temp. Bench Mark To Be Removed Tele. T.F. Vol. Water
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LEGEND

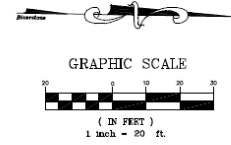
NOTES:

- 6" WATER CONNECTION FOR 6" FIRE LINE AND 2" DOMESTIC LINE, METER AND BACKFLOW SHALL BE PLACED INSIDE A CWD APPROVED VAULT. FDC SHALL BE PLACED ON VAULT. CONTRACTOR SHALL COORDINATE ALL WORK WITH CWD AND CFD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE EXISTING SLANT #54 WITH NEW 8" VCP COMBINATION CONNECTION PER WATER POLLUTION CONTROL STANDARDS. SLOPE OF NEW CONNECTION SHALL BE 1% MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY INVERT OF EXISTING SEWER MAIN AT CONNECTION POINT AND SHALL NOTIFY ENGINEER OF ALL FINDINGS. ALL WORK SHALL BE COORDINATED WITH WATER POLLUTION CONTROL.
- POST INDICATOR VALVE, FINAL LOCATION SHALL BE COORDINATED WITH CLEVELAND FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

NOTES:
 SEWER INFORMATION WAS OBTAINED FROM THE CITY OF CLEVELAND WATER POLLUTION CONTROL WRITTEN RECORDS BOOK NO. 3, PG. 294 AND PLAN DRAWING FILE NO. 391 (W. 47TH STREET) AND WRITTEN RECORDS BOOK NO. 12, PG. 313 AND PLAN DRAWING FILE NO. 1462- (LORAIN AVENUE). ALL SEWER INVERTS WERE TAKEN FROM FIELD OBSERVATIONS.
 THE CONTRACTOR IS REQUIRED TO OBTAIN A SEWER PERMIT FROM THE DIVISION OF WATER POLLUTION CONTROL PRIOR TO ANY SEWER WORK.
 BOOK #3, PG. #294 (W. 47TH STREET)

- SEWER SLANT #51 - 267.5' NORTH OF M.H.#3
- SEWER SLANT #54 - 280.5' NORTH OF M.H.#3
- SEWER SLANT #59 - 382.0' NORTH OF M.H.#3
- SEWER SLANT #59 - 382.0' NORTH OF M.H.#3
- SEWER SLANT #60 - 409.0' NORTH OF M.H.#3
- SEWER SLANT #62 - 447.0' NORTH OF M.H.#3
- SEWER SLANT #65 - 488.0' NORTH OF M.H.#3
- SEWER SLANT #67 - 542.0' NORTH OF M.H.#3
- SEWER SLANT #69 - 549.5' NORTH OF M.H.#3
- SEWER SLANT #70 - 574.5' NORTH OF M.H.#3
- SEWER SLANT #72 - 628.0' NORTH OF M.H.#3

PIPE SLOPE SHOWN ON PLANS IS ESTIMATED BASED ON ESTIMATED ELEVATION OF THE EXISTING SEWER. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE EXISTING ELEVATION AT THE POINT OF CONNECTION BEFORE ANY OTHER WORK IS DONE. THE CONTRACTOR SHALL CONTACT THE ENGINEER WITH THE ELEVATION FOR THE ACTUAL PIPE SLOPE.
 COORDINATE FINAL LOCATIONS OF SITE SIGN, POLE LIGHTS, ELECTRICAL, GAS SERVICE, SANITARY CONNECTION, WATER CONNECTION AND STORM CONNECTIONS WITH ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.



ROOT CONSTRUCTION WATER QUALITY VOLUME BIORETENTION CELL

SEE SHEET C7.01 FOR TOTAL WATER QUALITY VOLUME REQUIRED FOR THE PROJECT.

WQV = 2,439 CUBIC FEET

SIZING BIORETENTION CELL

THE AREA DRAINING TO THE BIORETENTION CELL IS 1.07 ACRES, OF WHICH NEARLY ALL IS IMPERVIOUS AREA, THEREFORE THE MINIMUM FILTER BED SURFACE AREA IS:

$A = 0.04 \times \text{IMPERVIOUS AREA}$

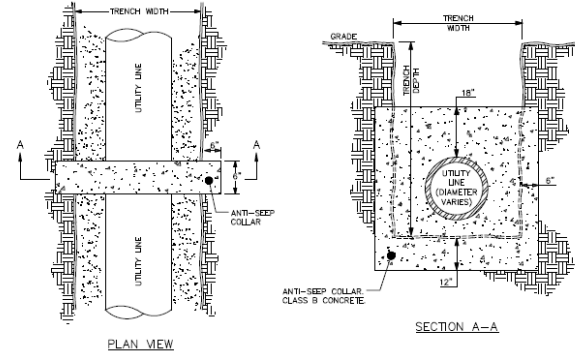
$A = 0.04 \times 0.77 \text{ ACRES} = 0.0308 \text{ ACRES}$

$A = 1,334 \text{ SF}$

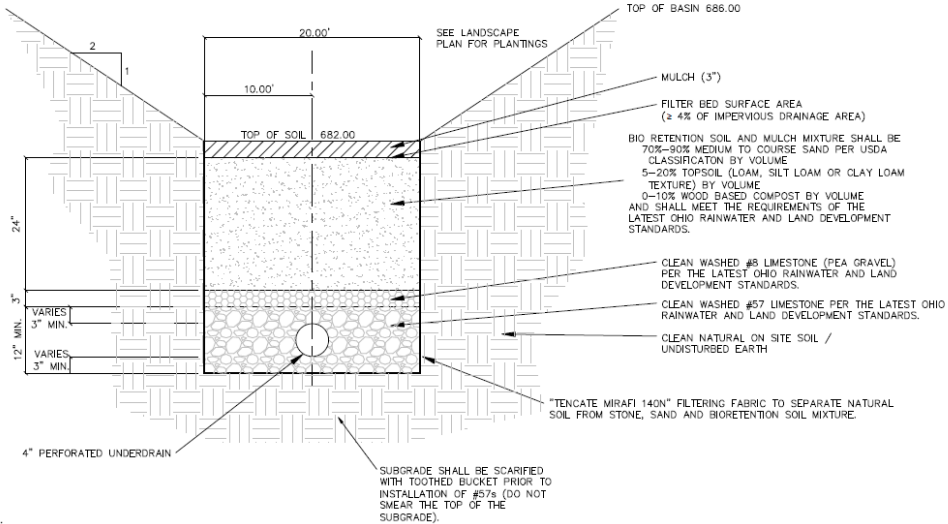
AREA PROVIDED: 1,340 SF > 1,334 SF

STORAGE VOLUME PROVIDED ABOVE SURFACE AND BELOW

RM OF OUTLET STRUCTURE: 2,490 CF > 2,439 CF WQV



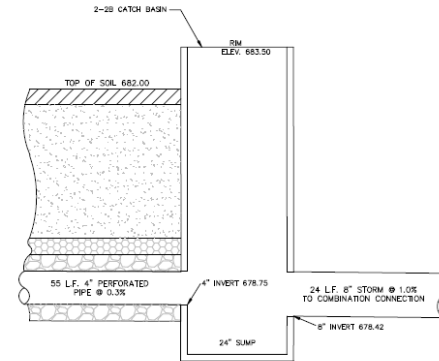
ANTI-SEEP COLLAR



NOTE:

BIORETENTION CELL SHALL NOT BE FULLY EXCAVATED AND BACKFILLED UNTIL CONTRIBUTING SURFACE DRAINAGE AREAS ARE PERMANENTLY STABILIZED. IT IS IMPERATIVE THAT SEDIMENT NOT BE CONVEYED TO THE BOTTOM EXCAVATION OF THIS PRACTICE.

BIORETENTION CELL CROSS SECTION
N.T.S.



BIORETENTION CELL OUTLET STRUCTURE
N.T.S.

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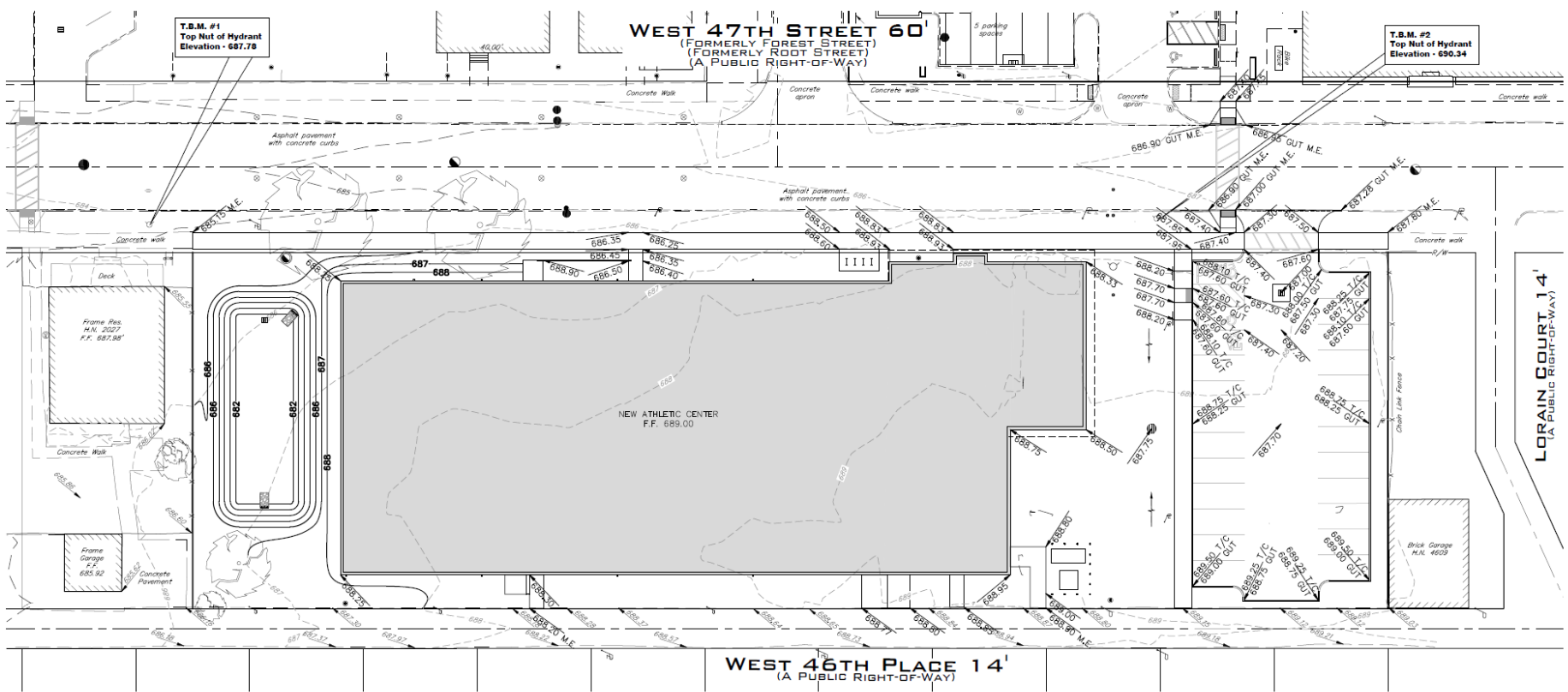
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URBAN COMMUNITY SCHOOL
NEW ATHLETIC CENTER
CLEVELAND, OHIO
STORMWATER DETAILS



OGPUPS
The Ohio Geotechnical Professional Society
12 (30) 75-3847 v.01

C4.02



RIVERSTONE
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 3000 LAKEBIDE AVENUE SUITE 100
 CLEVELAND, OHIO 44114
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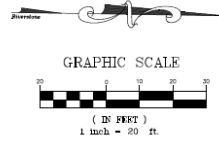
URBAN COMMUNITY SCHOOL
 NEW ATHLETIC CENTER
 CLEVELAND, OHIO
 GRADING PLAN

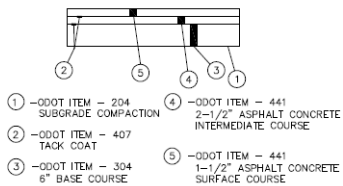


C5.01

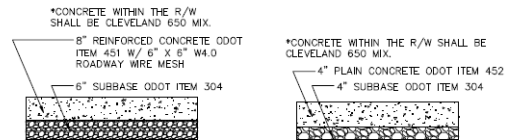
LEGEND

<ul style="list-style-type: none"> ■ Monument Not Found ○ Iron Pin or Pipe Found ● 5/8" Iron Pin Set and Copied Riverstone Company Duality PS6747 ⊕ P.K. Nail ⊕ Gas Meter ⊕ Gas Valve ⊕ Utility Pole ⊕ Light Pole ⊕ Guy Anchor & Line ⊕ Telephone Box ⊕ Electric Box ⊕ Cable Box ● Billboard 	<ul style="list-style-type: none"> ○ Spot Elevation Tag ⊕ Hydrant ⊕ Water Service Valve ⊕ Water Valve ⊕ Gas Meter ⊕ Reducer ⊕ Storm Manhole ⊕ Sanitary Manhole ⊕ Curb Inlet ⊕ Catch Basin ⊕ Round Curb Inlet ⊕ Cleanout/Test Tee 	<ul style="list-style-type: none"> --- Parcel line --- Original Sublot Line --- Original Lot Line --- Centerline --- Property Line --- Right-of-Way Line --- Easement Line --- Railroad Tracks --- Electric Line --- Gas Line --- Sanitary/Combination Sewer --- Storm Sewer --- Waterline --- Fence Line (Wooden) --- Fence Line (Chain-Link) --- Guardrail 	<ul style="list-style-type: none"> Ac. Acres Adj. Adjacent Asp. Asphalt B.F. Basement Floor Calc./C. Calculated CB. Catch Basin C.C.M.R. Cuyahoga County Map Records C. Centerline CLF. Chain-Link Fence Cl. Clear Conc. Concrete Conn. Connection D.H. Drill Hole D.J.W.M. Dashed Iron Water Main Enc. Encroachment Ex. Existing FF. Finished Floor 	<ul style="list-style-type: none"> L.C.A. Unified Common Area Meas./M. Measured Obs. Observed Pg. Page P.P.N. Permanent Parcel Number Prop. Property Line Rec./R. Record R/W. Right-of-way Sac. Square Feet Sabot. Sabot San. Storm S.S.L. Sanitary Square Feet Sabot Stn. Station T.B.M. Temporary Bench Mark TBR. To Be Removed Tel. Telephone T.F. Top Footer Vol. Volume Wat. Water
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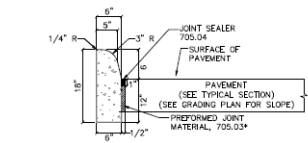


TYPICAL ASPHALT SECTION
N.T.S.

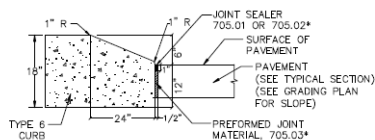


8" REINFORCED CONCRETE DRIVE AND APRON
N.T.S.

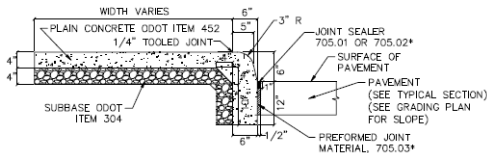
CONCRETE SIDEWALK REPLACEMENT/NEW
N.T.S.



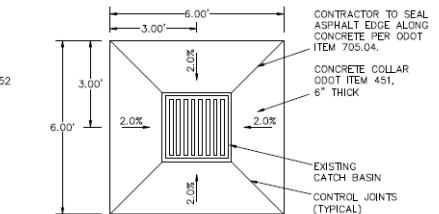
TYPE 6 CURB DETAIL
N.T.S.



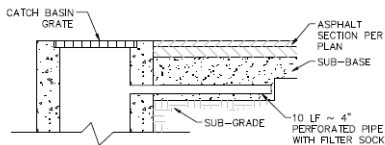
END CURB TAPER
N.T.S.



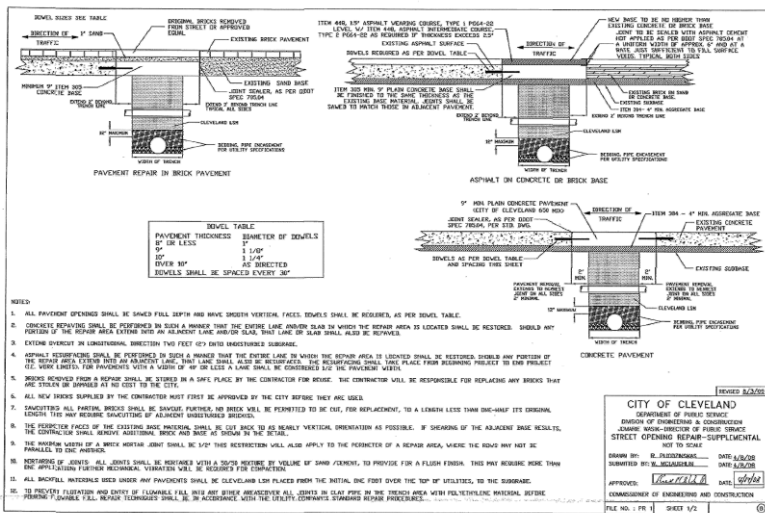
INTEGRAL CURB & WALK
N.T.S.



TYPICAL CONCRETE COLLAR
N.T.S.



FINGER DRAIN DETAIL
N.T.S.



PROOF ROLL
A MINIMUM OF TWO (2) PROOF ROLLINGS WILL BE REQUIRED AS DIRECTED BY THE ENGINEER BEFORE PAVING. THE FIRST PROOF ROLLING SHALL BE PERFORMED AFTER THE INSTALLATION OF ALL UNDERGROUND IMPROVEMENTS AND ROUGH GRADING HAS BEEN COMPLETED. AFTER FINE GRADING, JUST PRIOR TO PAVING, THE SUBGRADE SHALL BE PROOF ROLLED AGAIN. A PROOF ROLLING SHALL CONSIST OF TRAVELING THE ENTIRE AREA OF THE PREPARED SUBGRADE WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PROVIDED BY THE CONTRACTOR. MOISTURE CONTENT ADJUSTMENT METHODS USED AT THE TIME OF PROOF ROLLING SHALL CONFORM TO SECTION 203.11 OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHERE THIS OPERATION SHOWS THE SUBGRADE TO BE UNSTABLE OR TO HAVE NON-UNIFORM STABILITY, THE CONTRACTOR SHALL CORRECT THE UNSTABLE AREAS AS DIRECTED BY THE ENGINEER. THE MINIMUM EQUIPMENT SHALL CONSIST OF A SINGLE UNIT, TANDEM AXLE DUMP TRUCK CAPABLE OF BEING LOADED TO 30,000 POUND AXLE LOAD, 50,000 POUND GVW. THE PRESSURE SHALL BE MAINTAINED AT 90 PSI OR AS SPECIFIED UNDER SECTION 203.14 OF ODOT SPECIFICATIONS. ANY AREA PERMITTING TIRES TO LEAVE A GROOVE OF ONE (1) INCH OR MORE SHALL BE UNACCEPTABLE FOR PAVING. ANY AREA PERMITTING THE TEST VEHICLE TIRES TO LEAVE A GROOVE OF ZERO (0) TO ONE-HALF (1/2) INCH DEEP SHALL BE ACCEPTABLE. ANY AREA PERMITTING THE TEST VEHICLE TIRES TO LEAVE A GROOVE OF ONE-HALF (1/2) INCH TO ONE (1) INCH DEEP SHALL BE AT THE ENGINEER'S DISCRETION.

- GENERAL NOTES**
1. A PRE-CONSTRUCTION CONFERENCE SCHEDULED BY THE CONTRACTOR SHALL BE HELD PRIOR TO START OF ANY WORK. IN ADDITION, THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE CITY ENGINEER PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.
 2. ANY AND ALL CHANGES IN PLAN QUANTITIES OR MATERIALS SHALL BE APPROVED IN WRITING BY THE DEVELOPER PRIOR TO INCORPORATION IN THE WORK.
 3. A) ALL STUMPS, TREES AND OTHER CONSTRUCTION DEBRIS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE.
B) THE CONTRACTOR SHALL PLACE AND COMPACT ALL SUITABLE FILL MATERIAL EXCAVATED DURING HIS CONSTRUCTION OPERATIONS WITHIN THE FILL AREAS DESIGNATED ON THE GRADING PLAN AND/OR AS DIRECTED BY THE DEVELOPER AND/OR HAULED OFF-SITE AT THE DEVELOPER'S DISCRETION.
C) NO DISPOSAL SITE WITHIN THE PROJECT LIMITS SHALL BE UTILIZED.
D) SEEDING AND MULCHING: SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER BY THE CITY OF CLEVELAND.
 5. ALL TRENCHES IN PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIALS FROM THE TOP OF THE TRENCH BEDDING. BACKFILL TO BE MECHANICALLY COMPACTED. SLAG NOT ALLOWED.
 6. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM PROHIBITED.
 7. PRIOR TO CONNECTION CONSTRUCTION, CONTRACTOR TO VERIFY LOCATIONS, SIZE AND DEPTH OF EXISTING SEWER & WATER TIE-INS.
 8. THE UTILITY OWNERSHIPS ARE AS FOLLOWS:

OHIO UTILITIES PROTECTION SERVICE
106 WEST RYAN - ROOM 427
YOUNGSTOWN, OHIO 44051
PH: (800) 352-2764

SPECTRUM/TIME WARNER
100 EAST 222ND STREET
EUCLID, OHIO 44117
PH: (800) 993-2225

NORTH EAST REGIONAL SEWER DISTRICT
DIVISION OF ENGINEERING
3900 EUCLID AVENUE
CLEVELAND, OH 44114-2504
PH: (216) 881-6600

CITY OF CLEVELAND
DIVISION OF WATER
1201 LAKESIDE AVENUE
PH: (216) 664-2444

DOMINION ENERGY
320 SPRINGSDRIVE, SUITE 320
AKRON, OHIO 44333
PH: (877) 542-2630

CITY OF CLEVELAND DIVISION OF WATER POLLUTION CONTROL
12302 RIBBY AVENUE
CLEVELAND, OHIO 44108
PH: (216) 664-3785

- THE LOCATION OF UNDERGROUND UTILITIES ARE PLOTTED ACCORDING TO THE INFORMATION FURNISHED BY THE UTILITIES CONCERNED AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY THEREOF.
9. ALL WORK CONTEMPLATED UNDER THIS CONTRACT SHALL COMPLY WITH U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT, THE STANDARD SPECIFICATIONS OF THE CITY OF CLEVELAND AND THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS LATEST EDITION, EXCEPT WHERE SPECIFICALLY SPECIFIED IN THESE PLANS.
 10. IT IS THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO MAKE HIS OWN INVESTIGATION OF SUBSURFACE CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIAL TESTING AND ALL PERMITS REQUIRED FOR THIS PROJECT.
 12. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY FACILITIES ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT THE TIME OF THE FIELD SURVEY IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF THE EXISTING UTILITY OWNERS AND UTILITY PROTECTION SERVICE LISTED ABOVE IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE AND AS OUTLINED IN PROJECT SPECIFICATIONS.
 13. ALL WORK CONTEMPLATED SHALL BE GOVERNED BY THE RULES, REGULATIONS AND SPECIFICATIONS OF THE CITY OF CLEVELAND ENGINEER AND AT ALL TIMES BE SUBJECT TO THEIR DIRECT SUPERVISION AND INSPECTION.
 14. ALL SANITARY SEWER CONNECTIONS SHALL BE 6" DIAMETER V.C.P. C-700 E.S. w/PREMIUM JOINTS (OR THERMOPLASTIC AS SPECIFIED) @ 1.0% MIN. (INCLUDING TEST TIE LOCATED AT R/W - SEE DETAIL).
 15. ALL EXISTING CONNECTIONS SHALL BE TESTED WITH DYE AND CAMERA BEFORE TIEING IN FOR USE WITH PROPOSED LOTS.
 16. COLOR DVD VIDEO OF THE SANITARY AND STORM SEWERS (8" AND GREATER) SHALL BE GIVEN TO THE CITY OF CLEVELAND DIVISION OF WATER POLLUTION CONTROL.
 17. COST OF REMOVAL, FILLING, ABANDONING AND DISPOSAL OF EXISTING SEWERS & CONNECTIONS TO BE INCLUDED IN PRICES BID UNDER OTHER ITEMS (OF SPECIFICATIONS) AND NO ADDITIONAL COMPENSATION WILL BE MADE.
 18. TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION BY THE CONTRACTOR.
 19. ALL SANITARY AND STORM MAIN LINE SEWERS & CONNECTIONS SHALL HAVE PREMIUM JOINTS.
 20. FLEXIBLE GASKETS SHALL BE PROVIDED AT ALL SANITARY AND STORM MANHOLES.
 21. FOR CURB INLET MANHOLE, BRICK MAY BE USED TO FIT CASTING.

- ENVIRON. IMPACT NOTES**
1. IF, DURING THE COURSE OF CONSTRUCTION, EVIDENCE OF ANY DEPOSIT OF HISTORICAL AND/OR ARCHAEOLOGICAL INTEREST IS FOUND, CEASE OPERATIONS AFFECTING THE FIND AND NOTIFY THE OHIO HISTORIC PRESERVATION OFFICE AT (614) 297-3470. NO FURTHER DISTURBANCE OF THE DEPOSITS SHALL OCCUR UNTIL THE CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER THAT HE OR SHE MAY PROCEED. THE OWNER WILL ISSUE THE NOTICE TO PROCEED ONLY AFTER THE STATE OHIO OFFICIAL HAS SURVEYED THE FIND AND MADE SUCH A DETERMINATION.
 2. ACCESS FOR EMERGENCY VEHICLES MUST BE PROVIDED AT ALL TIMES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LOCAL ACCESS TO ALL RESIDENCES AND BUSINESSES, AND TO PROVIDE WHATEVER TEMPORARY MATERIALS ARE NECESSARY TO PROVIDE A SAFE, ADEQUATE DRIVE SURFACE.
 4. NO MANHOLE OR SEWER EXCAVATION WILL BE LEFT OPEN AWAITING CONNECTION OR REMOVAL AT A LATER DATE BY THE CONTRACTOR'S FORCES, OR OTHERS, BUT SHALL BE TEMPORARILY BACKFILLED AND RESURFACED, IF APPLICABLE, WITH A TEMPORARY PAVEMENT PASSABLE TO TRAFFIC.
 5. NO MORE THAN 200 TO 300 FEET OF SEWER TRENCH SHALL REMAIN OPEN AT ONE TIME. MATERIALS EXCAVATED DURING TRENCHING SHALL BE PILED ON THE UPHILL SIDE OF THE TRENCH.
 6. STOCKPILED TOPSOIL AND FILL MATERIALS SHALL BE PROTECTED WITH EROSION CONTROL BARRIERS OR TEMPORARY SEEDING. EXCESS SOIL THAT IS STOCKPILED MUST BE EITHER REMOVED OR REGRADED WITHIN 15 DAYS OF THE COMPLETION OF CONSTRUCTION.
 7. IF TREE REMOVAL IS NECESSARY, TREES SHALL BE FELLED IN A MANNER THAT AVOIDS DAMAGE TO ADJACENT REMAINING TREES. WHERE ROOT DAMAGE CANNOT BE AVOIDED, PRUNING AND PAINTING AS APPROPRIATE TO COMPENSATE FOR DAMAGE WILL BE DONE BY AN AUTHORIZED ARBORIST.

RIVERSTONE
LAND SURVEYING, ENGINEERING & DESIGN
3880 LAKESIDE AVENUE, SUITE 1100
CLEVELAND, OHIO 44114
PHONE: (216) 971-2000 FAX: (216) 971-1964
WWW.RIVERSTONEENGINEERING.COM

2023-157

PLAN REVISIONS:

PAGE REVISIONS:

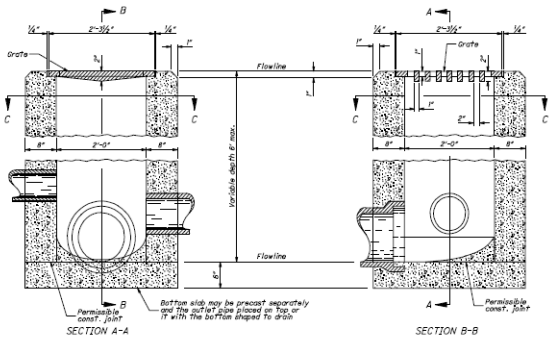
ISSUED FOR:
6/14/2024

URBAN COMMUNITY SCHOOL
NEW ATHLETIC CENTER
CLEVELAND, OHIO
NOTES & DETAILS



OGPUPS

C6.01



NOTES

GRATE: Furnish in design assembly, the same and equally as strong as the one shown (see Construction Information Table), or meet the requirements of the T.M. & C. 10000 (see table) and dimensions as shown here unless otherwise shown in the plans.

If necessary, provide soft grates will be applied in the plans. Furnish mesh No. 4 (20x20) or No. 6 (16x16) grates or approved equal.

Place grate elevation 4" to 6" below normal ditch and return to normal 12" to 18" each direction.

GRATE: FRAME & GRATE: Where the catch basin is specified for use in a parking lot, furnish mesh No. 4 (20x20) or E.I. No. 10022 (16x16) frame and No. 4 (20x20) grates or approved equal. If necessary, furnish soft grates with frame as shown in the plans. Furnish mesh No. 4 (20x20) grates or E.I. No. 10022 (16x16) grates or approved equal.

On cast-in-place and precast units, provide a level surface on the catch basin at or below the pipe grate selection for setting the frame and grate assembly. Provide a concrete apron 2" above and secure the frame of each catch basin to the thickness of the catch basin walls. This frame was placed on or as shown in the plans. Slope apron to provide local drainage.

GRATE TEXT: Cast the following text into the top of the grate "DRAIN TO WATERWAY" and "DAMP NO WASTE"

First part is basic, second part is of least size high, "REINFORCE" may be substituted with "STEEL", "WOOD", "SAND", etc. actual placement on top may vary per manufacturer.

WALLS: Construct brick or cast-in-place walls with a nominal 6" thickness. Provide precast walls of least 6" thick with sufficient reinforcing to permit erection and handling without damage.

CONCRETE: Use 4000 psi compressive strength for cast-in-place concrete. Meet the requirements of 905.703.10 for all precast concrete and mark with the catch basin number.

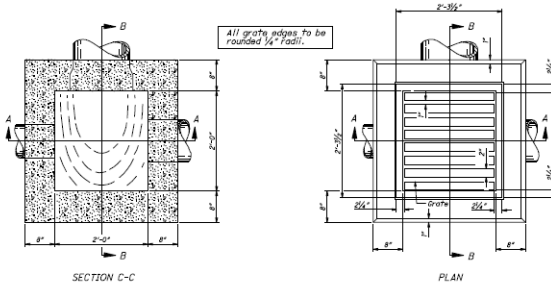
PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

LOCATION AND ELEVATION: When given on the plans, location and elevation are on the top center of the grate.

MINIMUM DEPTH: The minimum depth of CB No. 2-20 is the outside diameter (O.D.) of the outlet pipe plus 4". The minimum depth of CB No. 2-24 is the outside diameter (O.D.) of the outlet pipe plus 4".

OPENINGS: Expose pipe openings on the O.D. of the pipe being applied plus 2" when top covered or plus cut 1/16" on the cut 1/16" on the cut.

PAVEMENT: All materials and labor, including excavation and backfilling, are paid for under Item 611 - Catch Basin, No. 2-CB or 2C.



CATCH BASIN No. 2-2B

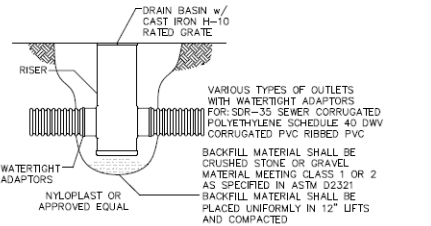
CATCH BASIN No. 2-2C

CONSTRUCTION INFORMATION

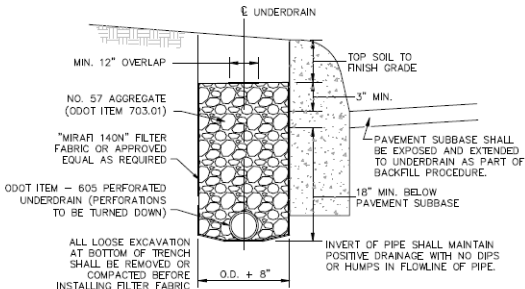
Minimum weight of grate, 50 lbs.

CATCH BASIN	OUTLET PIPE SIZE
2-20, 2-24	18" TO 24"

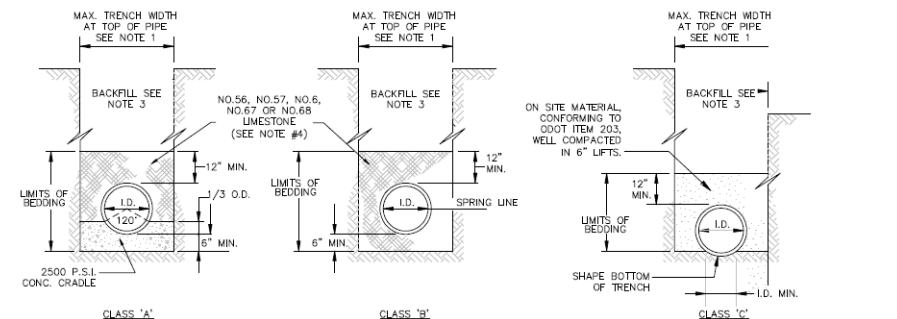
Apron (Min.)
Frame & Grate
Apron (Typ.)
Construction Joint (Typ.)



12" YARD DRAIN N.T.S.



CURB UNDERDRAIN WITH FABRIC WRAP (FOR ALL PROPOSED CURB) N.T.S.

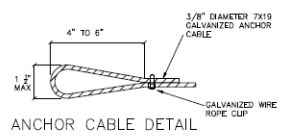


- NOTES:**
- MAXIMUM TRENCH WIDTH AT TOP OF PIPE SHALL BE O.D.+24" FOR ALL PIPES UP TO AND INCLUDING 24" I.D.; O.D.+30" FOR PIPE LARGER THAN 24" I.D. TO 54" I.D.; AND O.D.+48" FOR PIPE SIZES 60" AND OVER.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OHIO STATE INDUSTRIAL COMMISSION (OSIC) AND THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
 - ALL BACKFILL MATERIAL USED UNDER ANY PAVEMENTS WITH IN R/W SHALL BE CLEVELAND LSM OUTSIDE OF R/W SHALL BE PREMIUM BACKFILL PLACED FROM THE INITIAL ONE FOOT OVER THE TOP OF UTILITIES, TO PREVENT FLOTATION AND ENTRY OF FLOWABLE FILL INTO ANY OTHER AREAS, TO THE SUBGRADE. ALL OTHER AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND SHALL BE TAMPED WITH MACHINE MOUNTED TAMPING EQUIPMENT. BACKFILL SHALL BE COMPACTED TO 100% OF MAXIMUM LABORATORY DRY DENSITY PER ASTM D 698.
 - ALL BEDDING SHALL BE CLASS 'B' EXCEPT AS STATED IN NOTE 6 OR OTHERWISE NOTED ON THE PLANS. BEDDING LIMITS FOR R.C.P. AND D.I.P. SHALL BE TO THE PIPE SPRINGLINE.
 - SLAG BEDDING SHALL NOT BE USED.
 - BEDDING FOR DUCTILE IRON PIPE USED FOR WATERLINE OR FORCE MAIN SHALL BE CLASS 'C' EXCEPT WHEN INSTALLED IN ROCK AND UNDER PAVEMENT OR STRUCTURES, IN WHICH CASE, BEDDING SHALL BE CLASS 'B' OR AS NOTED ON THE PLANS.

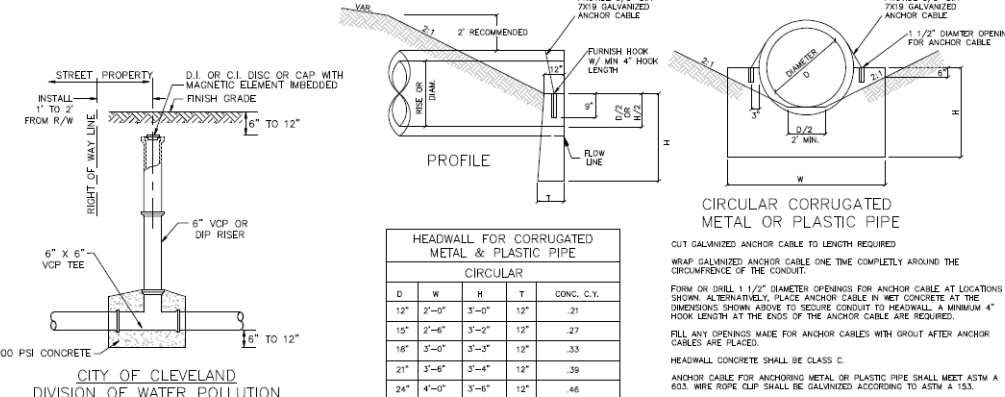
CLEVELAND TRENCH & BEDDING DETAILS N.T.S.

- NOTES FOR STORM SEWERS**
- THE FOLLOWING PIPES ARE APPROVED FOR THIS PROJECT: WITHIN EXISTING OR PROPOSED R/W
 - 18" & UNDER - V.C.P. C-700 ES w/PREM. JTS. (ASTM C425)
 - 21" & OVER - R.C.P. CL III w/PREM. JTS. (ASTM C443)
 OUTSIDE R/W
 - 18" & UNDER - V.C.P. C-700 ES w/PREM. JTS. (ASTM C425)
 - 21" & OVER - R.C.P. CL III w/PREM. JTS. (ASTM C443)
 - PVC SDR 35 (SEWER DEPTH LESS THAN 13') w/ASTM D3212 JOINTS
 - PVC SDR 26 (SEWER DEPTH 13' OR MORE) w/ASTM D3212 JOINTS
 - PVC SCHEDULE 40 (WITH APPROVAL BY ENGINEER)
 - FLAMMABLE SPIRAL RIBBED PIPE WITH WATER TIGHT JOINTS.
 - HOPE w/ ASTM D3212 JOINTS
 - ALL DOWNSPOUT COLLECTORS SHALL USE PUSH ON JOINTS.
 - PIPE REQUIRES #57 LIMESTONE BACKFILL 12" OVER TOP OF PIPE
 - CONTRACTOR SHALL INCLUDE COST OF GRANULAR BACKFILL MATERIAL UNDER ALL EXISTING AND PROPOSED PAVEMENTS IN BIDS.
 - PRIOR TO THE ACCEPTANCE OF THE COMPLETED SEWER LINE, A MANDREL OF NOT LESS THAN NINETY-FIVE PERCENT (95%) OF THE AVERAGE CALCULATED REFERENCE INTERNAL DIAMETER OF THE PIPE SHALL BE PULLED BY HAND FREELY THROUGH EACH SECTION OF SEWER PIPE NOT LESS THAN THIRTY (30) DAYS AFTER INSTALLATION AND FINAL BACKFILL.

- NOTES FOR SANITARY SEWERS**
- THE FOLLOWING PIPES ARE APPROVED FOR THIS PROJECT: WITHIN EXISTING OR PROPOSED R/W
 - 18" & UNDER - V.C.P. C-700 ES w/PREM. JTS. (ASTM C425)
 - 21" & OVER - R.C.P. CL III w/PREM. JTS. (ASTM C443)
 OUTSIDE R/W
 - V.C.P. C-700 ES w/PREM. JTS. (ASTM C425)
 - PVC SDR 35 (SEWER DEPTH LESS THAN 13') w/ASTM D3212 JOINTS
 - PVC SDR 26 (SEWER DEPTH 13' OR MORE) w/ASTM D3212 JOINTS
 - PVC SCHEDULE 40 (WITH APPROVAL BY ENGINEER)
 - ALL 6" SANITARY LATERAL CONNECTIONS SHALL BE 6" V.C.P. AT A MINIMUM SLOPE OF 1.0%
 - PIPE REQUIRES #57 LIMESTONE BACKFILL 12" OVER TOP OF PIPE
 - CONTRACTOR SHALL INCLUDE COST OF GRANULAR BACKFILL MATERIAL UNDER ALL EXISTING AND PROPOSED PAVEMENTS IN BIDS.
 - ALL SANITARY SEWER TO BE C.P. AIR TESTED PER ASTM C-828-80
 - ALL SANITARY SEWER SYSTEMS MUST PASS AN INFILTRATION AND AN INFILTRATION TEST AFTER CONSTRUCTION HAS BEEN COMPLETED. THE MAXIMUM RATE OF INFILTRATION SHALL BE 100 GALLONS PER INCH DIAMETER OF SEWER PER MILE, PER DAY, FOR V.C.P. AND 50 GALLONS FOR PVC.
 - PRIOR TO THE ACCEPTANCE OF THE COMPLETED SEWER LINE, A MANDREL OF NOT LESS THAN NINETY-FIVE PERCENT (95%) OF THE AVERAGE CALCULATED REFERENCE INTERNAL DIAMETER OF THE PIPE SHALL BE PULLED BY HAND FREELY THROUGH EACH SECTION OF SEWER PIPE NOT LESS THAN THIRTY (30) DAYS AFTER INSTALLATION AND FINAL BACKFILL.



ANCHOR CABLE DETAIL



HEADWALL FOR CORRUGATED METAL & PLASTIC PIPE

CIRCULAR					
D	W	H	T	CONC. C.Y.	
12"	3'-0"	3'-0"	12"	.21	
18"	3'-6"	3'-2"	12"	.27	
18"	3'-0"	3'-3"	12"	.33	
21"	3'-6"	3'-4"	12"	.39	
24"	4'-0"	3'-6"	12"	.46	

CAST IN PLACE HALF HEADWALL DETAIL N.T.S.

RIVERSTONE
LAND SURVEYING & ENGINEERING - DESIGN
3800 CLEVELAND AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 951-2500 FAX: (216) 491-19640
WWW.RIVERSTONEDESIGN.COM

2023-157

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6/14/2024

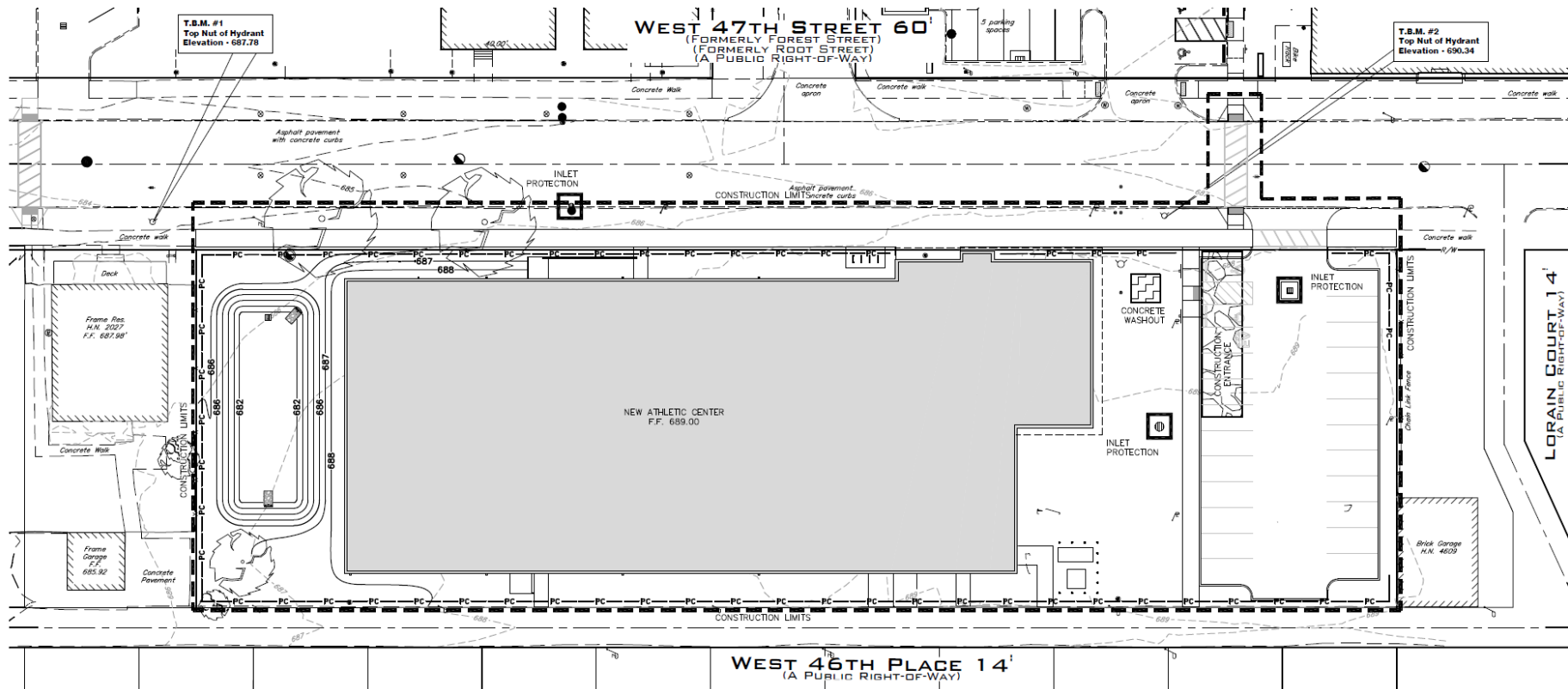
URBAN COMMUNITY SCHOOL
NEW ATHLETIC CENTER
CLEVELAND, OHIO

NOTES & DETAILS



OGPUPS

C6.02



MINIMUM POST CONSTRUCTION STORM WATER QUALITY VOLUME (REDEVELOPMENT)

$$WQ_v = P \cdot A \cdot [(Rv1 \cdot 0.2) + (Rv2 - Rv1)] / 12$$

WHERE
 Rv1 = 0.05 + 0.91 (Pre Development)
 Rv2 = 0.05 + 0.91 (Post Development)
 i = fraction of post construction impervious surface
 P = 0.90 inches
 A = 1.21 ACRES

PRE DEVELOPMENT
 i = Impervious area / Total area = 0.65/1.21 = 0.54
 Rv1 = 0.05 + (0.9 * 0.54) = 0.53

POST DEVELOPMENT
 i = Impervious area / Total area = 0.81/1.21 = 0.67
 Rv2 = 0.05 + (0.9 * 0.67) = 0.65

$$WQ_v = P \cdot A \cdot [(Rv1 \cdot 0.2) + (Rv2 - Rv1)] / 12$$

$$WQ_v = 0.9 \cdot 1.21 \cdot [(0.53 \cdot 0.2) + (0.65 - 0.53)] / 12$$

$$WQ_v = 0.0205 \text{ ACRE} \cdot \text{FT} = 894 \text{ CF}$$

TOTAL POST CONSTRUCTION STORM WATER QUALITY VOLUME (DRAINAGE AREA)

$$WQ_v = Rv \cdot P \cdot A / 12$$

WHERE
 Rv = 0.05 + 0.91
 i = fraction of post construction impervious surface
 P = 0.90 inches
 A = 1.07 ACRES

$$i = \text{Impervious area} / \text{Total area} = 0.77/1.07 = 0.72$$

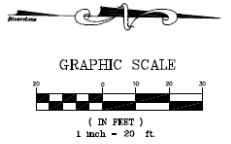
$$Rv = 0.05 + (0.9 \cdot 0.72)$$

$$Rv = 0.70$$

$$\text{SITE } WQ_v = 0.70 \cdot 0.90 \cdot (1.07/12)$$

$$\text{SITE } WQ_v = 0.0560 \text{ ac} \cdot \text{ft} = 2,439 \text{ cf}$$

- SWPPP LEGEND**
- PERIMETER CONTROL; SILT FENCE OR COMPOST FILLED FILTER SOCK
 - CONSTRUCTION LIMITS
 - CONSTRUCTION ENTRANCE
 - CONCRETE WASHOUT
 - INLET PROTECTION



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URBAN COMMUNITY SCHOOL
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SILT FENCE

DESCRIPTION:
SILT FENCE IS A SEDIMENT-TRAPPING PRACTICE UTILIZING A GEOTEXTILE FENCE, TOPOGRAPHY AND VEGETATION TO CAUSE SEDIMENT DEPOSITION. SILT FENCE REDUCES RUNOFF'S ABILITY TO TRANSPORT SEDIMENT BY PONING RUNOFF AND DISPERSING SMALL RILLS OF CONCENTRATED FLOW INTO UNIFORM SHEET FLOW.

CONDITIONS WHERE PRACTICE APPLIES:
SILT FENCE IS USED WHERE RUNOFF OCCURS AS SHEET FLOW OR WHERE FLOW THROUGH SMALL RILLS CAN BE CONVERTED TO SHEET FLOW. SILT FENCE CANNOT EFFECTIVELY TREAT FLOWS IN GULLIES, DITCHES OR CHANNELS. FOR MORE SPECIFIC CONDITIONS SEE SPECIFICATIONS FOR TEMPORARY DIVERSIONS, SEDIMENT TRAPS AND SEDIMENT BASINS.

PLANNING CONSIDERATIONS:
SILT FENCE VS TEMPORARY DIVERSIONS AND SETTLING PONDS - TO TREAT SHEET FLOW RUNOFF, SILT FENCE IS USED ON DIVERSIONS AND CONSTRUCTED TO DIRECT RUNOFF TO A SEDIMENT POND. SILT FENCE IS MOST APPLICABLE FOR RELATIVELY SMALL AREAS WITH FLAT TOPOGRAPHY. SILT FENCE ALSO REQUIRES LESS SPACE AND CAUSES LESS DISTURBANCE. A SYSTEM OF DIVERSIONS AND SETTLING PONDS, ON THE OTHER HAND, HAS GREATER INTEGRITY. COMPARED TO SILT FENCE, THEY CAN HANDLE MUCH GREATER FLOWS AND ARE MORE DURABLE AND EASIER TO CONSTRUCT CORRECTLY. AS A RESULT, EARTH DIVERSIONS AND SETTLING PONDS GENERALLY ARE RECOMMENDED OVER SILT FENCE.

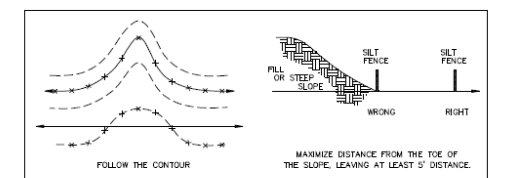
DESIGN CRITERIA:
SILT FENCE AS A SEDIMENT CONTROL PRACTICE CONSISTS NOT ONLY OF THE FENCE ITSELF BUT, JUST AS IMPORTANTLY, IT ENTAILS TOPOGRAPHY. THIS IS A CRITICAL CONSIDERATION BECAUSE THE SEDIMENT REMOVAL PROCESS RELIES ON DEPOSITION NOT FILTERING. AS NOTED ASSUMED, SILT FENCE WORKS BY DISPERSING FLOW PONDING RUNOFF AND RELEASING OFFFLOW FLOW. HOWEVER, IF SILT FENCE IS USED WITHOUT REGARD TO A SITE'S TOPOGRAPHY, IT WILL TYPICALLY CONCENTRATE RUNOFF, INCREASING ITS ABILITY TO TRANSPORT SEDIMENT RATHER THAN CAUSING DEPOSITION.

LEVEL CONTOUR - FOR SILT FENCE TO ENHANCE DEPOSITION, IT MUST BE PLACED ON THE LEVEL CONTOUR OF THE LAND SO THAT FLOWS ARE DISPERSED INTO UNIFORM SHEET FLOW, WHICH HAS LITTLE ENERGY FOR TRANSPORTING SEDIMENT. SILT FENCE SHOULD NEVER CONCENTRATE RUNOFF, WHICH WILL RESULT IF IT IS PLACED UP AND DOWN SLOPES RATHER THAN ON THE LEVEL CONTOUR.

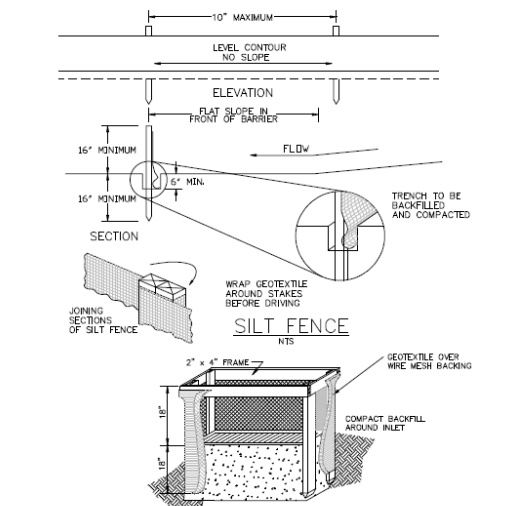
FLAT SLOPES - SILT FENCE MUST ALSO BE USED ON THE FLATTEST AREAS AVAILABLE, BECAUSE OF THE GREAT IMPORTANCE SLOPE HAS ON WATER'S ABILITY TO TRANSPORT SEDIMENT. SILT FENCE SHOULD NEVER BE PLACED DIRECTLY AT THE TOE OF A SLOPE IF IT IS AT ALL POSSIBLE TO PLACE IT SEVERAL FEET AWAY. SILT FENCE GENERALLY SHOULD BE PLACED ON THE FLATTEST AREA AVAILABLE TO INCREASE THE SHALLOW PONDING OF RUNOFF AND MAXIMIZE SPACE AVAILABLE FOR DEPOSITED SEDIMENT.

FLOW AROUND ENDS - TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END MUST BE CONSTRUCTED UP-SLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

VEGETATION - DENSE VEGETATION ALSO HAS THE EFFECT OF DISPERSING FLOW ENERGIES AND CAUSING SEDIMENT DEPOSITION. SEDIMENTATION WILL BE ENHANCED WHERE A DENSE STAND OF VEGETATION OCCURS FOR SEVERAL FEET BOTH BEHIND AND IN FRONT OF A SILT FENCE.



FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS.	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (222 N)	ASTM D 4633
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4633
APPEARANT OPENING SIZE	≤ 0.84 mm	ASTM D 4751
MINIMUM PERMITTIVITY	100% SEC*	ASTM D 4491
UN EXPOSURE STRENGTH RETENTION	70%	ASTM G 4359



INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS

SPECIFICATIONS FOR SILT FENCE:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UP-SLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL GULLIES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UP-SLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (AS MUCH AS POSSIBLE) UP-SLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 18 IN. ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A FRENCHER, CABLE LAYING MACHINE OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWN-SLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 IN. OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE TRENCH AND BE BACKFILLED AND COMPACTED.
- SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAPLES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED; 2) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR 3) OTHER PRACTICES SHALL BE INSTALLED.

CRITERIA FOR SILT FENCE MATERIALS:

- FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2-BY-2 IN. HANDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
- SILT FENCE FABRIC (SEE CHART BELOW):
 - INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UP-SLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
 - THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18 IN. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4 IN. CONSTRUCTION-GRADE LUMBER. THE 2-BY-4 IN. POSTS SHALL BE DRIVEN 1 FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-BY-4 IN. FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 IN. ABOVE ADJACENT ROADS IF PAVED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
 - WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
 - GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME FROM THE TOP OF THE FRAME TO 18 IN. BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
 - BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 IN. LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
 - A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DICES SHALL BE AT LEAST 6 IN. HIGHER THAN THE TOP OF THE FRAME.

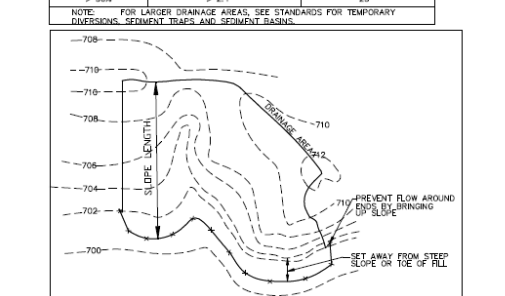
DRAINAGE AREA:

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UP-SLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
- THE WOODEN FRAME IS TO BE CONSTRUCTED OF 2-BY-4 IN. CONSTRUCTION-GRADE LUMBER. THE END SPACERS SHALL BE A MINIMUM OF 1 FT. BEYOND BOTH ENDS OF THE THROAT OPENING. THE ANCHORS SHALL BE NAILED TO 2-BY-4 IN. STAKES DRIVEN ON THE OPPOSITE SIDE OF THE CURB.
- THE WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC AND STONE. IT SHALL BE A CONTINUOUS PIECE WITH A MINIMUM WIDTH OF 30 IN. AND 4 FT. LONGER THAN THE THROAT LENGTH OF THE INLET, 2 FT. ON EACH SIDE.
- GEOTEXTILE CLOTH SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE AT LEAST THE SAME SIZE AS THE WIRE MESH.
- THE WIRE MESH AND GEOTEXTILE CLOTH SHALL BE FORMED TO THE CONCRETE CURB AND AGAINST THE FACE OF THE CURB ON BOTH SIDE OF THE INLET AND SECURELY FASTENED TO THE 2-BY-4 IN. FRAME.
- TWO-INCH STONE SHALL BE PLACED OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE CLOTH.

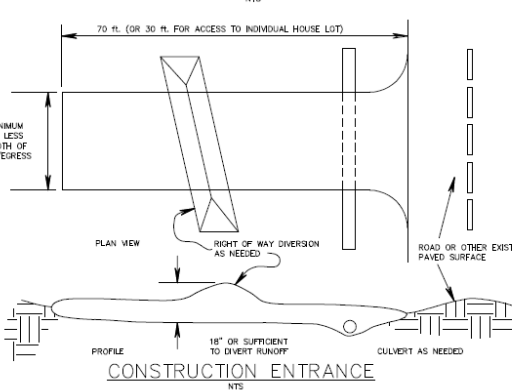
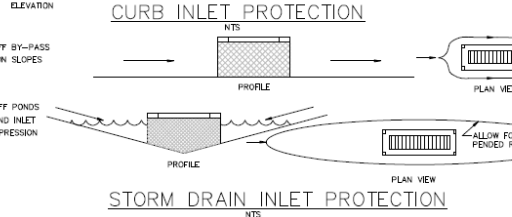
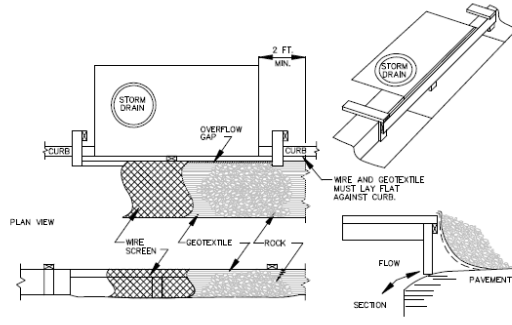
DISPERSING FLOW - PROPER APPLICATIONS OF SILT FENCE WILL ALLOW ALL THE INTERCEPTED RUNOFF TO PASS AS DISPersed FLOW THROUGH THE GEOTEXTILE. RUNOFF SHOULD NEVER OVERTOP SILT FENCE, FLOW AROUND THE ENDS, OR IN ANY OTHER WAY BECOME A CONCENTRATED FLOW FROM THE PRACTICE. IF THIS DOES OCCUR, MAINTENANCE, ALTERNATIVE SILT FENCE LAYOUT, OR OTHER PRACTICES ARE NEEDED.

SLOPE	FLATTER THAN 50:1	SLOPE LENGTH (FT.)
0% - 2%	250	
2% - 10%	125	
10% - 20%	101 - 51	100
20% - 30%	51 - 31	75
33% - 50%	31 - 21	50
> 50%	> 21	25

NOTE: FOR LARGER DRAINAGE AREAS, SEE STANDARDS FOR TEMPORARY DIVERSIONS, SEDIMENT TRAPS, AND SEDIMENT BASINS.



- THE CHECK DAM SHALL BE CONSTRUCTED OF 4-8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
- THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROXIMATELY 5 INCHES LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND THE ENDS.
- THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE DAM SHALL NOT EXCEED 3 FT. ON FLATS.
- SPACING BETWEEN DAMS SHALL BE AS SHOWN IN THE PLANS.



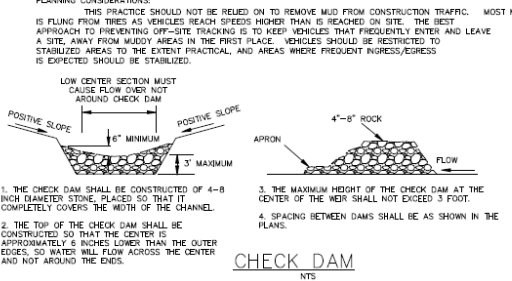
CONSTRUCTION ENTRANCE
DESCRIPTION: A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF AGGREGATE OVER A GEOTEXTILE BASE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.

CONDITIONS WHERE PRACTICE APPLIES:

- WHERE CONSTRUCTION ENTRANCES SHOULD BE USED:
- WHERE CONSTRUCTION VEHICLES LEAVE ACTIVE CONSTRUCTION AREAS ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS.
- AT ALL POINTS OF EGRESS TO PUBLIC ROADS.
- WHERE FREQUENT VEHICLES AND EQUIPMENT INGRESS/EGRESS IS EXPECTED SUCH AS AT THE ENTRANCE OF INDIVIDUAL BUILDING LOTS.

PLANNING CONSIDERATIONS:

THIS PRACTICE SHOULD NOT BE RELIED ON TO REMOVE MUD FROM CONSTRUCTION TRAFFIC. MOST MUD IS FLUNG FROM TIRES AS VEHICLES REACH SPEEDS HIGHER THAN IS REACHED ON SITE. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO KEEP VEHICLES THAT FREQUENTLY ENTER AND LEAVE A SITE, AWAY FROM MUDDY AREAS IN THE FIRST PLACE. VEHICLES SHOULD BE RESTRICTED TO STABILIZED AREAS TO THE EXTENT PRACTICAL, AND AREAS WHERE FREQUENT INGRESS/EGRESS IS EXPECTED SHOULD BE STABILIZED.



STORM DRAIN INLET PROTECTION

DESCRIPTION:
STORM DRAIN INLET PROTECTION CONSISTS OF A GEOTEXTILE BARRIER SUPPORTED BY STAKES ACROSS A STORM DRAIN INLET. IT IS USED TO PREVENT SEDIMENT-LADED WATER FROM ENTERING A STORM DRAIN SYSTEM. IT REDUCES THE RATE AT WHICH SEDIMENT-LADEN WATER MAY ENTER AN INLET THEREBY CAUSING PONDING AND SETTLING OF SEDIMENT.

CONDITIONS WHERE PRACTICE APPLIES AND PLANNING CONSIDERATIONS:

THIS PRACTICE IS NOT GENERALLY RECOMMENDED AS A PRIMARY MEANS OF SEDIMENT CONTROL. IT SHOULD BE USED ONLY IF IT IS POSSIBLE TO TEMPORARILY DIVERT THE STORM DRAIN OUTFALL INTO A SEDIMENT TRAP OR SEDIMENT BASIN OR IF IT IS TO BE USED ONLY FOR A SHORT PERIOD OF TIME DURING THE CONSTRUCTION PROCESS.

INLET PROTECTION IN EFFECT BLOCKS STORM DRAIN INLETS. THE RESULT FROM BLOCKING STORM DRAIN INLETS WILL HAVE ON THE SITE'S DRAINAGE MUST BE CONSIDERED. LONG SLOPING STREETS OR DITCHES DESIGNED WITH SEVERAL INLETS ALONG THEIR LENGTH MAY HAVE A SIGNIFICANT AMOUNT OF SURFACE FLOW ACCUMULATE IF INLET FLOW RUNOFF TO PASS LOW AREAS. FLOWING THROUGH FLOW AROUND INLETS. PONDING IS NECESSARY FOR REMOVING SEDIMENT FROM RUNOFF AND SHOULD BE ENCOURAGED IN CONJUNCTION WITH INLET PROTECTION.

SPECIFICATIONS FOR CURB INLET PROTECTION:

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UP-SLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
- THE WOODEN FRAME IS TO BE CONSTRUCTED OF 2-BY-4 IN. CONSTRUCTION-GRADE LUMBER. THE END SPACERS SHALL BE A MINIMUM OF 1 FT. BEYOND BOTH ENDS OF THE THROAT OPENING. THE ANCHORS SHALL BE NAILED TO 2-BY-4 IN. STAKES DRIVEN ON THE OPPOSITE SIDE OF THE CURB.
- THE WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC AND STONE. IT SHALL BE A CONTINUOUS PIECE WITH A MINIMUM WIDTH OF 30 IN. AND 4 FT. LONGER THAN THE THROAT LENGTH OF THE INLET, 2 FT. ON EACH SIDE.
- GEOTEXTILE CLOTH SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE AT LEAST THE SAME SIZE AS THE WIRE MESH.
- THE WIRE MESH AND GEOTEXTILE CLOTH SHALL BE FORMED TO THE CONCRETE CURB AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET AND SECURELY FASTENED TO THE 2-BY-4 IN. FRAME.
- TWO-INCH STONE SHALL BE PLACED OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE CLOTH.

EROSION NOTES

- SEDIMENT PONDS/TRAPS AND PERIMETER CONTROLS SHALL BE IMPLEMENTED AS A FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRADING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE STABILIZED.
- DISTURBED AREAS WITHIN 50 FEET OF A STREAM, WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 14 DAYS OR MORE, SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN 2 DAYS.
- DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 14 DAYS OR MORE, SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN 7 DAYS.
- EROSION CONTROL MEASURES INCLUDING MATS/BLANKETS WITH MATTING DEPTH GREATER THAN 1.5% AND ALL OTHER SLOPES GREATER THAN 6% GRADE.
- DISTURBED AREAS THAT WILL BE IDLE OVER WINTER SHALL BE STABILIZED PRIOR TO NOVEMBER 1.
- NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER COURSES.
- OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROADS(S) NOTED ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE Ohio Rainwater and Land Development Handbook (2006 or newest edition).
- OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. A TEMPORARY COVERING OF STRAW MULCH OVER BARE GROUND THROUGHOUT THE DURATION OF THE PROJECT IS EFFECTIVE MEANS OF MINIMIZING EROSION. A STOCKPILE OF STRAW BALES SHOULD BE ON HAND.
- REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24-HOUR PERIOD. PROVIDE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTION AND CORRECTIVE MEASURES TAKEN.

SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

- STONE SIZE-TWO-INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH-THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30-FT. MINIMUM LENGTH APPLIES).
- THICKNESS-THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.
- WIDTH-THE ENTRANCE SHALL BE AT LEAST 14 FT. WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
- BEDDING-A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. IT SHALL HAVE A TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.
- CULVERT-A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
- WATER BARS-A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND CUT ONTO PAVED SURFACES.
- MAINTENANCE-TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPANIED BY SCRAPING OR SWEEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.

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2023-157

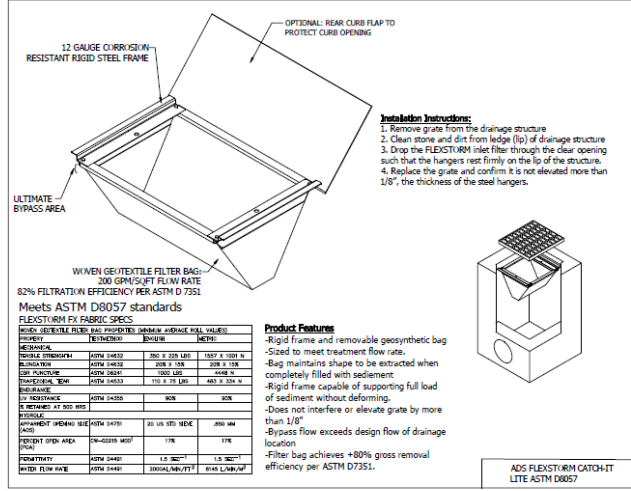
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URBAN COMMUNITY SCHOOL
NEW ATHLETIC CENTER
CLEVELAND, OHIO

SWPPP



Concrete Washout Areas

- Installation:**
1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of 40' (50' best from them).
 2. Field tile or other subsurface drainage structures within 10' ft. of the sump shall be cut and plugged.
 3. Ensure a stable path is provided for concrete trucks to reach the washout area.
 4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
 5. Surface runoff generated from upstate areas shall be diverted away from below-grade washout pits so as not to flow into them.
 6. A single centralized washout area may be utilized for multiple sublots.

Maintenance:

7. The washout pit must be inspected frequently to ensure the liner is intact.
8. Once 75% of the original volume of the washout pit is filled or is the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.

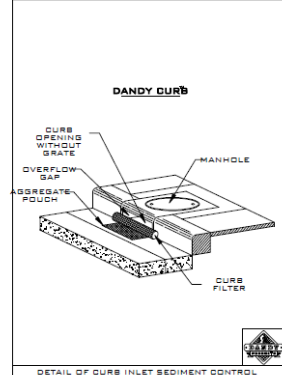
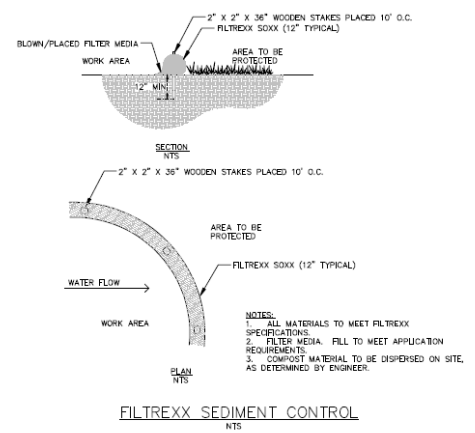
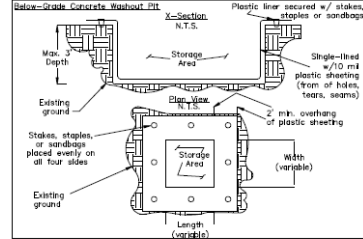
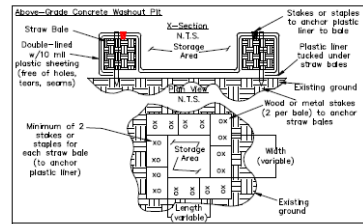
Removal:

9. Once the washout pit is no longer needed, ensure all washout material has been completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
10. Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

Below-grade (3-ft depth)	Above-grade (2-ft depth)					
	# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)	# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2-3	3	3	2	3	3	3
4-5	4	4	3-4	4	4	4
6-7	5	5	5-6	5	5	5
8-10	6	6	6-7	6	6	6
11-14	7	7	12-15	6	6	6

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, rinsing of equipment may take place on the lot without a pit, provided it can be done on a maximum of 40' (50' best) feet away from any water conveyances



DETAIL OF CURB INLET SEDIMENT CONTROL DEVICE

PROJECT: WITH CORBFILTER **DR. BY:**

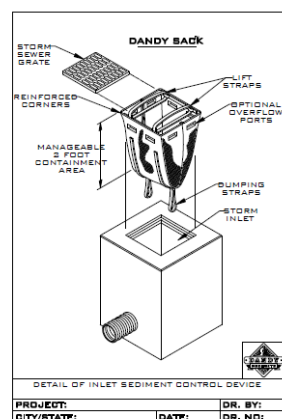
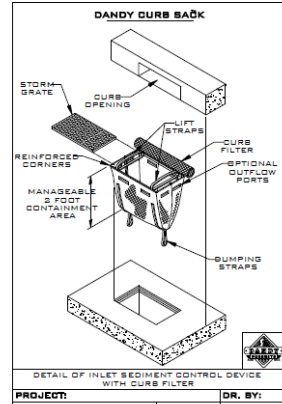
CITY/STATE: **DATE:** **DR. NO.:**

DANDY CURB™ SPECIFICATIONS

NOTE: SEE DANDY CURB™ 4L-6L INSTALLATION IN THE MANUAL FROM A WIDER WASHOUT AREA THAT MEETS EXCEEDS THE FOLLOWING REQUIREMENTS

DESIGNATED PROPERTY	Test Method	Units	MINIMUM	MAXIMUM
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.8 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.5 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.2 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.0 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.8 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.6 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.4 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.2 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.1 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.05 (75%)	1.00 (25%)

Note: All Dandy Curb™ can be ordered with our optional 4L discharge filter.



DANDY BACK™ SPECIFICATIONS

NOTE: SEE DANDY BACK™ 4L-6L INSTALLATION IN THE MANUAL FROM A WIDER WASHOUT AREA THAT MEETS EXCEEDS THE FOLLOWING REQUIREMENTS

DESIGNATED PROPERTY	Test Method	Units	MINIMUM	MAXIMUM
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.8 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.5 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.2 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	1.0 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.8 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.6 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.4 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.2 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.1 (75%)	1.00 (25%)
100% FINE PARTICLES	ASTM D 153	MM. PAN	0.05 (75%)	1.00 (25%)

Note: All Dandy Back™ can be ordered with our optional 4L discharge filter.

RIVERSTONE

15000 LAKESIDE AVENUE SUITE 100
CLEVELAND, OHIO 44134
PHONE: (216) 231-1300 FAX: (216) 491-1964
WWW.RIVERSTONEURBURY.COM

2023-157

PLAN REVISIONS:

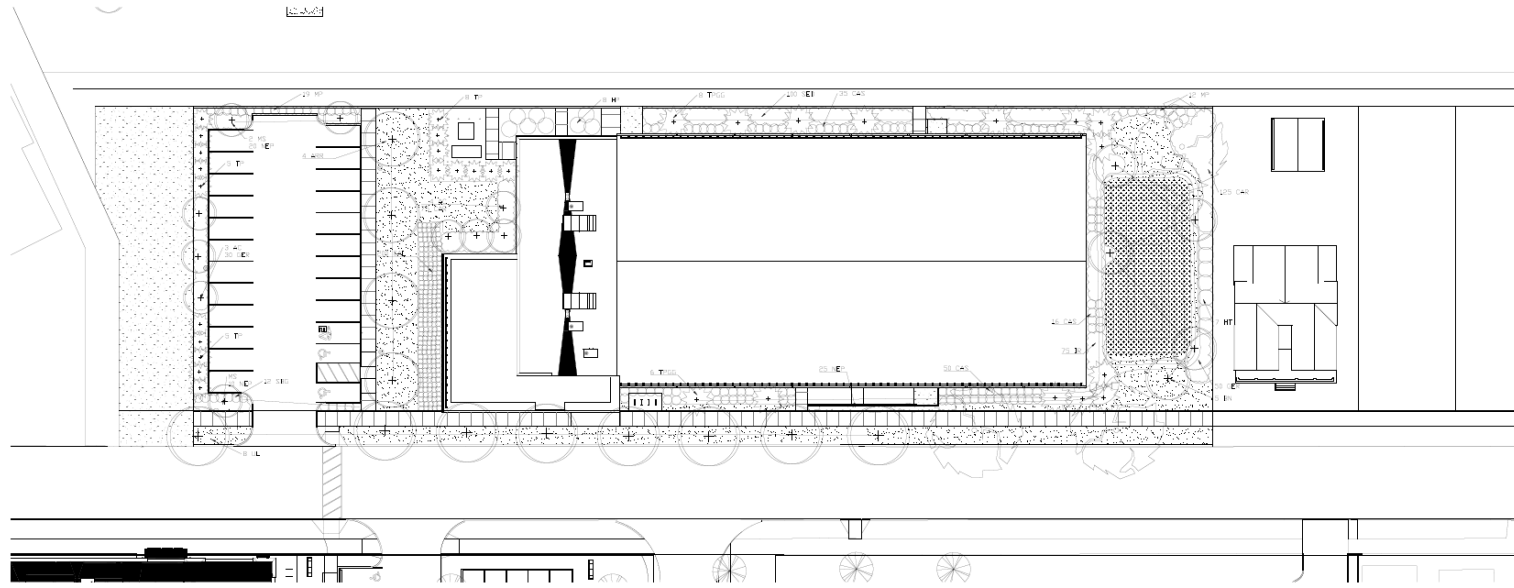
PAGE REVISIONS:

ISSUED FOR:
6/14/2024

URBAN COMMUNITY SCHOOL
NEW ATHLETIC CENTER
CLEVELAND, OHIO



C7.04



Project Team:

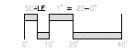
STRUCTURAL ENGINEER
 Thorson Baker + Associates
 2020 West Cleveland Rd.
 Romea, OH 44285
 P. 330.639.8889

MECHANICAL / ELECTRICAL ENGINEER
 Darr Associates, Inc.
 523 E. 20th St.
 Cleveland, OH 44119
 P. 216.531.8880 T. 216.531.5144

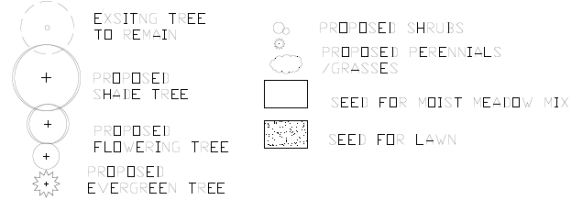
CIVIL ENGINEER
 TRANSCORP
 2310 Superior Avenue, Suite 110
 Cleveland, OH 44114
 P. 216.491.2000 T. 216.491.3640

LANDSCAPE ARCHITECT
 James S. McKnight
 P.O. Box 142188
 Cleveland, OH 44114
 P. 216.982.2408

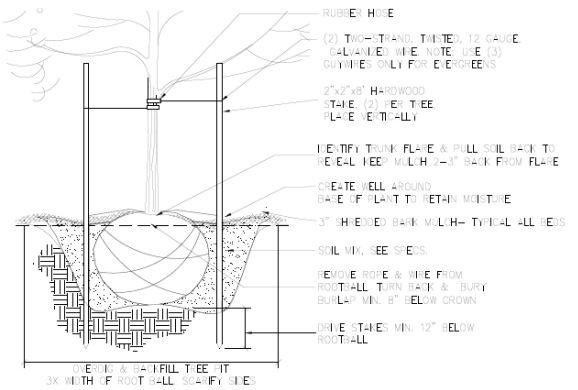
CONSTRUCTION MANAGER
 Summit Construction
 1881 Lorain Ave.
 Akron, OH 44330
 P. 330.376.1317



KEY



Qty	Botanical / Common Name	Size	Cond.	Spacing
4	Acer rubrum 'Red Sunset' / Red Maple	21" Cal.	B&B	30' O.C.
7	Aronia dioica canadensis / Serviceberry	7' Clump	B&B	
5	Betula nigra / River Birch	12' Clump	B&B	12' O.C.
3	Malva 'Spring Snow' / Spring Snow Cudapple	2' Cal.	B&B	
18	Thuja plicata / Western Cedar	8" Ht.	B&B	See Plan
14	Thuja plicata 'Holland Blue' / Upright Western Cedar	8" Ht.	B&B	See Plan
6	Ulmus 'Winton' / Winton Elm	2" Cal.	B&B	
Shrubs				
85	Cornus amomum 'Cardinal' / Dogwood	30"	B&B	4' O.C.
16	Hydrangea paniculata 'Vanilla' / Late Flowering Hydrangea	30"	B&B	See Plan
31	Malva pennsylvanica / Northern Madweed	30"	No. 5	2' O.C.
12	Spiraea x bumalda 'Gold Flame' / Pink Spirea	18"	No. 3	2' O.C.
Grasses				
200	Calamagrostis canadensis 'Half Hordner' / Feather Reed Grass	Clump	No. 2	2' O.C.
200	Carex pennsylvanica / Sedge Grass	Clump	No. 1	12' O.C.
Perennials				
80	Geranium x 'Rosaceum' / Roseum Geranium	Clump	No. 2	24" O.C.
75	Hydrangea 'Siberian Ice' / Siberian Ice	Clump	No. 1	24" O.C.
55	Neoclaudia 'Simpson' / Catnip	Clump	No. 2	18" O.C.
100	Salvia splendens 'Autumn Ice' / Autumn Ice Salvia	Clump	No. 2	24" O.C.
Seed for Lawn				



TREE PLANTING & STAKING
 NOT TO SCALE

ISSUE	DATE
PROJECT:	
UCS	
NEW ATHLETIC CENTER	
2045 W. 47TH ST. CLEVELAND, OHIO	
OWNER: URBAN COMMUNITY SCHOOL 4909 LORAIN AVENUE CLEVELAND, OH 44102	
PRELIMINARY LANDSCAPE PLAN	
SCALE 1" = 20'-0"	DATE 07/03/24
L1.00	



TREE PRESERVATION PLAN



RED MAPLE



SERVICEBERRY



RIVER BIRCH



CRABAPPLE



WESTERN CEDAR



ELM



RED TWIG DOGWOOD



HYDRANGEA



NORTHERN BAYBERRY



PINK SPIREA



REED GRASS



SEDE



GERANIUM



IRIS



CATMINT



SEDUM

UCS - ATHLETIC CENTER

PLANT PALLETTE

John Palmer
 ISA Board Certified Master Arborist®
 ISA Tree Risk Assessment Qualified
 #OH-6319B
 Cleveland, OH USA

May 30th, 2024

Christopher J. Kaczmar, RA, AIA
 President
 Kaczmar Architects Incorporated
 1468 West 9th Street, Suite 400, Cleveland, OH 44113

Chris,

Here is my tree inventory and site assessment of the UCS project as you requested.

Below is the inventory. See attached site inventory map for locations.

<u>Tree number</u>	<u>Species and size</u> (multiple diameters are of multi trunk trees)
1)	24", 28" Mulberry (Morus) Poor condition (decay on west trunk, lean and canopy only to the west), drip line 25', avg canopy 20'
2)	9" Sugar Maple (Acer saccharum) Good condition, drip line approx. 25', avg canopy 20'
3)	8" Sugar Maple (Acer saccharum) Good condition, could be co-com with adjacent Sugar Maple (buried), drip line 20', avg canopy 15'
4)	7", 8" Sugar Maple (Acer saccharum) Poor condition (trunk damage, grown around chain link fence), drip line 25', avg canopy 20'
5)	8", 5", 7" Mulberry (Morus) Fair condition (fence damage), drip line 35', avg canopy 20'

6)	18" Mulberry (Morus) Poor condition, drip line 25', avg canopy 20'
7)	18", 20" Mulberry (Morus) Good condition, 50' tall, drip line 35', avg canopy 25'
8)	5", 5", 4", 4", 3", 2", 1" Silver Maple (Acer saccharinum) Good condition, drip line 20', avg canopy 15'
9)	4", 2" Silver Maple (Acer saccharinum) Good condition, drip line 10', avg canopy 10'
10)	3", 3", 2", 2", 1" Silver Maple (Acer saccharinum) Poor condition, drip line 15', avg canopy 15'
11)	22" Catalpa (Catalpa speciosa) Good condition, 35' tall, drip line 20', avg canopy 20'
12)	36" Silver Maple (Acer saccharinum) Good condition, 65' tall, drip line 35', avg canopy 35'
13)	5" Mulberry (Morus) Good condition, drip line 10', avg canopy 10'
14)	4") Silver Maple (Acer saccharinum) Good condition, drip line 5', avg canopy 5'
15)	5" Mulberry (Morus) Poor condition (horizontal yet alive) drip line 5', avg canopy 5'
16)	5" Siberian Elm (Ulmus pumila) Good condition, drip line 5', avg canopy 5'
17)	7" Ornamental Cherry (Prunus kwanzan ?) Good condition, 15' tall, drip line 15', avg canopy 15'

I also identified 4 City owned trees on the tree lawn, adjacent to the project site. Care needs to be taken working around these trees.

From North to South:

- BK1 - Buckeye (Aesculus) 25' avg crown spread
- S3 - Sycamore (Platanus occidentalis) 45' avg crown spread
- SM1 - Sugar Maple (Acer saccharum) 25' avg crown spread
- S2 - Sycamore (Platanus occidentalis) 55' avg crown spread
- S1 - Sycamore (Platanus occidentalis) 45' avg crown spread

The major damage will likely be to the surrounding soil, and the critical root zone. With these mature trees, they will be very susceptible to changes in soil structure found on construction sites. The roots will not be protected by the sidewalk over them during the construction process. Compaction will likely be a slow killer of these mature trees, if not planned for before further work takes place.

I recommend that no construction activity take place underneath the overhanging canopy, by vehicles of any kind, and recommend a tree, root, and soil protection zone to extend to the edge of the drip line. See further notes below.

Tree Protection Recommendations.

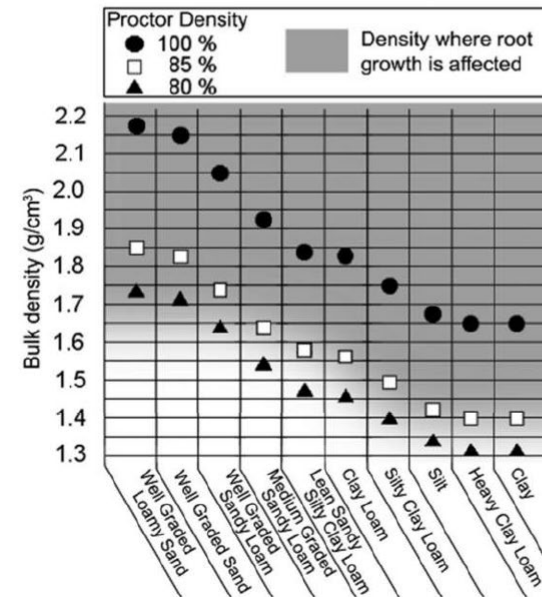
The critical root zone (CRZ) for all trees should be measured out to the edge of the drip line. All soil and roots inside this critical area should be protected from damage, especially from compaction from demolition or construction. Tree protection zone (TPZ) formulas should not be applied. They are inadequate.

A minimum layer of 6" of arborist wood chips can be applied in the CRZ to protect soil and roots from damage and compaction.

Construction options to reduce damage to roots include boring under the root zone (approx.. 18" or deeper) when considering trenching for utilities/foundation/sub surface for driveways, etc. Soil cells can also be considered as an option to protect roots around underground utilities.

See charts below for soil compaction research measurements for tree root survival. Using soil compaction measurement tools (penetrometer, etc.) can help determine soil compaction and likelihood of damage to soil and tree roots.

Soil texture	Ideal bulk densities (g/cm ³)	Bulk densities that may affect root growth (g/cm ³)	Bulk densities that restrict root growth (g/cm ³)
Sands, loamy sands	<1.60	1.69	>1.80
Sandy loams, loams	<1.40	1.63	>1.80
Sandy clay loams, loams, clay loams	<1.40	1.60	>1.75
Silts, silt loams	<1.30	1.60	>1.75
Silt loams, silty clay loams	<1.10	1.55	>1.65
Sandy clays, silty clays, some clay loams (35-45% clay)	<1.10	1.49	>1.58
Clays (>45% clay)	<1.10	1.39	>1.47



Linking Proctor Density to Bulk Density by soil type

Planting Soil Compaction

Here is the url to an article with much cited research on tree roots and soil compaction.

<https://www.deeproot.com/blog/blog-entries/the-most-important-factor-for-growing-healthy-trees-2/>

Additionally, when considering cutting roots on existing trees, knowledge of the importance of the prevailing winds, and roots growing in that direction is crucial. Research done by Tom Smiley of Bartlett research (and others) has shown these “tension roots” are the most critical for structural stability of trees.



Also, Dr. Frank Telewski’s research at Michigan State University has identified the shape of roots has significant impact for the stability of trees.



Tree roots in either a “T beam” or “I beam” shape are roots that are providing active load support to existing trees. Care should be taken when considering cutting, removing, or damaging these roots. Air excavation to ascertain the morphology (shape) of large structural roots before work is done around trees is recommended.

Thank you again for allowing me to participate in this project. If I can be of additional service to you, please don’t hesitate to contact me.

Cordially,

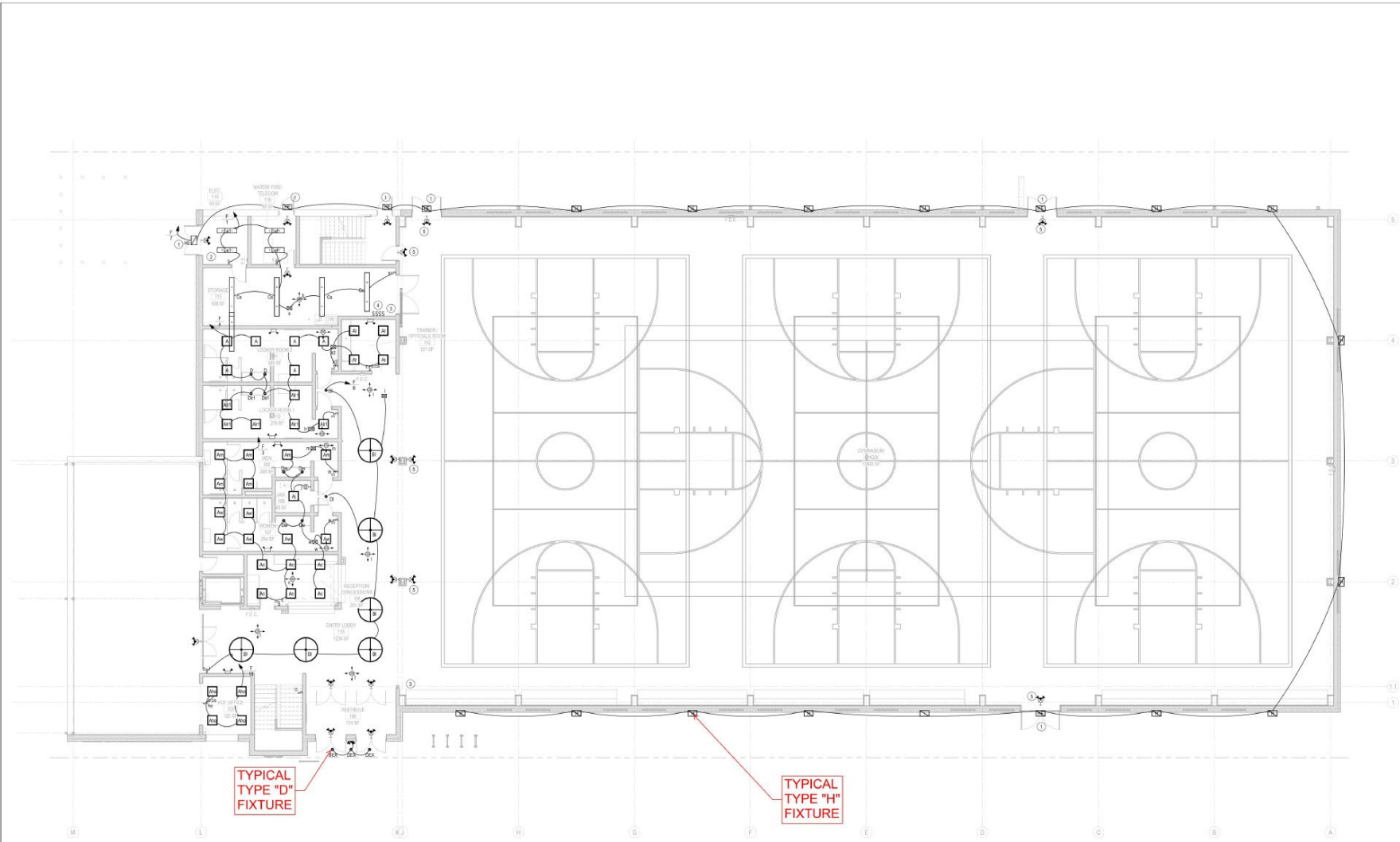
John Palmer

UCS

Urban Community School



**LIGHTING &
SITE ELECTRICAL**



1 OVERALL FIRST FLOOR LIGHTING PLAN
1/8" = 1'-0"

LIGHTING GENERAL NOTES

1. CONNECT ALL EMERGENCY EXITS/EXIT LIGHTING/EXIT SIGNAGE/EXIT LIGHTING TO LOCAL LIGHTING BRANCH CIRCUIT. AHEAD OF LOCAL SWITCHING PER STATE AND LOCAL CODES.

CODED NOTES:

1. CIRCUIT CONSTANT W/IT TO ALL EMERGENCY EXTERIOR QUARTERS/PANTRY SCENES, TO BE USED AS EXTERIOR EXPOSURE LIGHTING
 2. ROUTE EXTERIOR LIGHT PANELS, DOWN LIGHTS/ADJACENT SCENES THROUGH EXTERIOR LIGHTING CONTROL PANEL, SHOWN ON POWER PLAN
 3. ROUTE DIM-HIGH BAY LIGHTS THROUGH LIGHTING CONTROL PANEL, SHOWN ON POWER PLAN. INCLUDE TWO CONTROL LOCATIONS
 4. SCOREBOARD - ROUTE CIRCUIT THROUGH SWITCH IN STORAGE 118. PROVIDE SWITCH FOR EACH COURT, 12.3 AND MAIN IN STORAGE ROOM ON 1ST FLOOR, 6-4.7.5.11
 5. PROVIDE WIRE GUARD FOR DIM EQUIPMENT PROTECTION.



Project Team:

STRUCTURAL ENGINEER
 Thorson Baker + Associates
 3030 West Shakerburg Rd.
 Richfield, OH 44129
 P: 330.659.6588

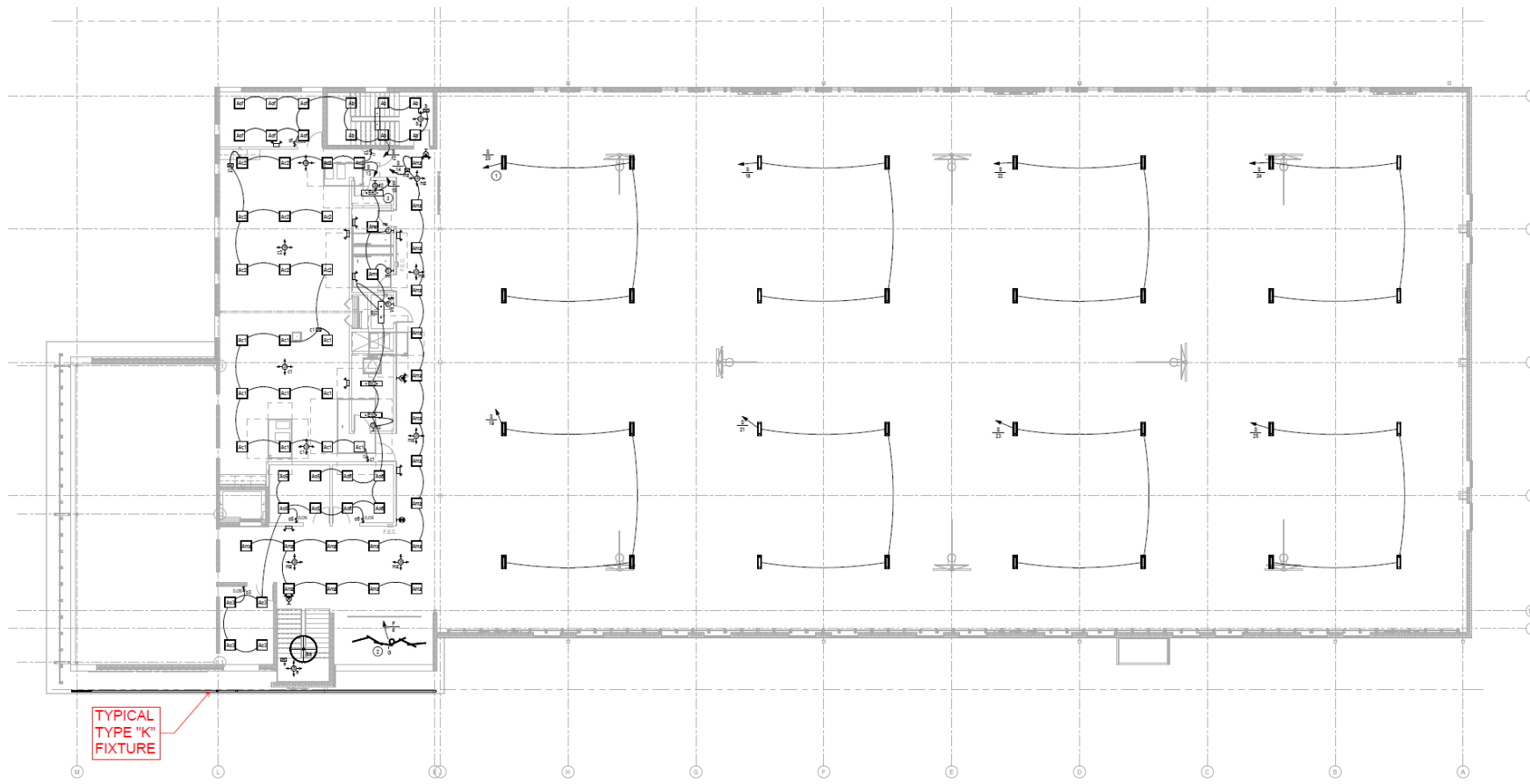
MECHANICAL / ELECTRICAL ENGINEER
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 553 E. 20th St.
 Cleveland, OH 44119
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CIVIL ENGINEER
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 P: 216.952.2658

CONSTRUCTION MANAGER
 Summit Construction
 1585 Howe Ave.
 Akron, OH 44316
 P: 330.276.1317

ISSUE	DATE
PROJECT:	
2045 W. 47TH ST. CLEVELAND, OHIO	
OWNER: URBAN COMMUNITY SCHOOL 4909 LORAIN AVENUE CLEVELAND, OH 44102	
ELECTRICAL FIRST FLOOR LIGHTING PLAN	
100 As Indicated 9/14/24	E-201



TYPICAL
TYPE "K"
FIXTURE

OVERALL SECOND FLOOR LIGHTING PLAN
1/8" = 1'-0"

LIGHTING GENERAL NOTES

- CONNECT ALL EMERGENCY EGRESS EXIT LIGHTING/EXIT SIGNAGE/EXIT LIGHTING TO LOCAL LIGHTING BRANCH CIRCUIT, AHEAD OF LOCAL SWITCHING PER STATE AND LOCAL CODES.

CODED NOTES:

- HIGH BAY 8'11" LIGHTS - TYPE J - CIRCUIT THROUGH 8'11" LIGHTING CONTROL PANEL, TYPICAL FOR ALL 8'11" LIGHTS.
- ROUTE EXTERIOR LIGHT PANEL, DOWNLIGHTS AND WALL SCONCES THROUGH EXTERIOR LIGHTING CONTROL PANEL, SHOWN ON POWER PLAN.
- 8'11" LIGHTING CONTROL, RELAY PANEL, ROUTE ALL 8'11" LIGHTING CIRCUITS THROUGH RELAY PANEL, SHOWN ON POWER PLAN.



Project Team:

STRUCTURAL ENGINEER
Thorton Baker + Associates
3000 West Shakeroad Rd.
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500 E. 200th St.
Cleveland, OH 44119
p. 216.531.8800 1216.531.5144

CIVIL ENGINEER
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2310 Superior Avenue, Suite 110
Cleveland, OH 44114
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LANDSCAPE ARCHITECT
James S. McKnight
770 Bldg. 12100
Cleveland, OH 44114
p. 216.862.2600

CONSTRUCTION MANAGER
Summit Construction
1095 Home Ave.
Akron, OH 44310
p. 330.376.1317

ISSUE	DATE
PROJECT:	
UCS NEW ATHLETIC CENTER	
2045 W. 47TH ST. CLEVELAND, OHIO	
OWNER: URBAN COMMUNITY SCHOOL 4909 LORAIN AVENUE CLEVELAND, OH 44102	

ELECTRICAL SECOND FLOOR
LIGHTING PLAN

DATE: As indicated 09/14/24	NO: E-202
-----------------------------------	--------------



SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

FEATURES

- For ceiling mount and parking garage applications from an 8-15 foot mounting height
- Edge-lit flat lens for optimal visual comfort and uniformity across the lens
- Two optical distributions specifically design for parking garage and canopy applications are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL/cUL listed for wet locations, IP65 and 3G vibration rated
- Occupancy sensor available for complete on/off and dimming operation



CONTROL TECHNOLOGY



SPECIFICATIONS

HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Thermally isolated driver mounted to dedicated bracket reduces operating temperatures and increases driver life and reliability
- Torx head screws standard for tamper resistant housing

OPTICS

- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 2000-6000
- Two distribution types: Type 5 Square Wide, Type 5 Concentrated
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

ELECTRICAL

- 120V-277V 50/60Hz available
- 0-10V dimming drivers are RoHS compliant
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 24" standard

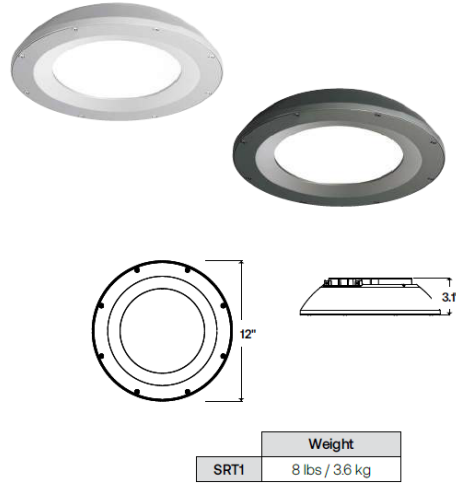
INSTALLATION

- Standard quick mount plate over standard 4" junction box or octagonal junction box and allows for simplified fixture installation
- Standard luminaire accepts a rigid or 3/4" NPT stem for pendant mounting via wet location J-box (by others)
- Optional bird deterrent shroud available for field installation

OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation
- Uplight option provides approximately 800 lumens and consumes only 8 additional watts
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____



CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- DLC* (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- IP65

WARRANTY

- 5 year warranty

TYPED

Submitted by Lighting Dynamics, Inc. Catalog Number: QSP1-12L-20-4K7-3-
 Job Name: URBAN COMMUNITY SCHOOL/NEW EARLY CHILDHOOD CTR
 Architect: Kaczmar Architects (Cleveland)
 Engineer: Denk & Associates (Cleveland)
 Notes: _____
 LD118-505905

TYPE H

GEOPAK SERIES SIZE 1 LED Architectural Wallpack TRP1/RD11/QSP1 NEW	Cat.#	Type	
	Job		
Approvals			

SPECIFICATIONS

APPLICATIONS

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

Construction:

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (UO), dark sky, neighbor friendly

Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10KA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control

Battery Backup:

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation.

Installation:

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

Listings:

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org

Warranty:

- For more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>



DIMENSIONS

	Trapezoid (TRP1)
	Round (RD11)
	Quartersphere (QSP1)

SHIPPING INFORMATION

Catalog Number	Weight (lbs)	Carton Dimensions		
		Length (in)	Width (in)	Height (in)
TRP1	11.5	17.0	9.9	10.0
RD11	11.5	18.0	11.0	9.25
QSP1	10.5	17.0	9.6	10.5



ORDERING INFORMATION

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH

HOUSING	VERSION	WATTAGE	CCT/CRI	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
TRP1 Trapezoid	12L 12 LEDs	15 15 watts	3K7 3000K 70CRI	2 Type II	120-277V	BL Black	PCU Button Photocell	F ¹ Fusing (only available with STD fixture configuration, 120-277V only)
RD11 Radius	20 20 watts	20 20 watts	4K7 4000K 70CRI	3 Type III	1 120	DB Bronze	SCP ³ Programmable Motion Sensor	E ¹ Battery Pack (0°C)
QSP1 Quartersphere	30 30 watts	30 30 watts	5K7 5000K 70CRI	4 Type IV	2 208	GR Gray		E ¹ Battery Pack (-30°C) with heater
					3 240	PS Platinum		
					4 277	WH White		
						CC Custom		

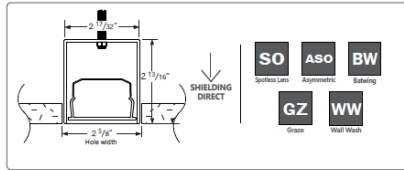
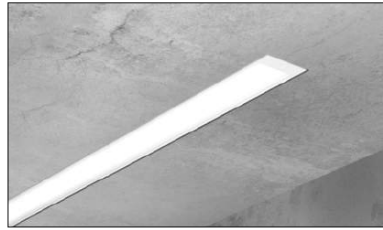
SPECIFY SCP HEIGHT
 8F Up to 8ft mount height
 20F Up to 20ft mount height

¹ Voltage specific (120 or 277V only)
² Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
³ PDI option not applicable, included in sensor
⁴ Must specify input voltage (120, 208, 240 or 277)

Extend 2

Recessed mount

TYPE K



Project _____

Type _____

Notes _____

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.



Ordering Guide

EX2R	PRODUCT ID	NOM. LUM/FT	CRI	COLOR TEMP. (choose one)	SHIELDING DIRECT
EX2R	Extend 2 Recessed	300 300 lm/ft - min	80 80 CRI	27 2700 K	SO spotless lens
		750 750 lm/ft - max for GZ, WW, ASO*	90 90 CRI	30 3000 K	GZ graze
		1000 1000 lm/ft - max		35 3500 K	WW wallwash
				40 4000 K	ASO asymmetric
		50 5000 K	BW batwing		

Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.

Outputs between listed min and max are available. *750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.

Choose only one of the options above:

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTING
2 2'	AP aluminum paint	120 120 V	DP dimming (0-10V) 1%	1 1 circuit	DF flange
3 3'	W white	277 277 V	DPX dimming (0-10V) 1%, extended temp. range (-40°C - +50°C)	2 2 circuits	D flangeless
4 4'	BLK black	347 347 V*	LT(#) Lutron*	+E(#) emergency circuit*	DS drywall spackle flange
5 5'	C custom	UNV universal	BI bi-level dimming	+NL(#) night light circuit*	
6 6'			O(#) other*	+GTD(#) generator transfer device**	
7 7'					
8 8'					
12 12'					

S(L) System Run

Lengths are nominal. Exact lengths can be specified, please consult factory.

*Remote surge protection device only

**Please consult factory; see page 2.

*Specify quantity. Minimum 3ft fixture length. **120V and 277V only. Please specify.

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
B(#) battery pack (integral)*	+TF top feed*	C custom
BR(#) battery pack (remote)**	+EF end feed*	
	+N natorium finish	

*Minimum 3ft. **Dry/Damp location only. Please consult factory.

7/8" diameter top power feed hole provided standard. See page 3 for more details. *Comes with liquid tight connector and 10ft of plenum rated power cable. Not available for 347 V.

Please specify

VIPER L

OPTICS

STRIKE

LARGE VIPER LUMINAIRE

Cat.# _____

Job _____

Type _____

Approvals _____

TYPE S

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is > .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 800VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 800 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C138.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C138.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifesield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 300° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>.
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C138.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

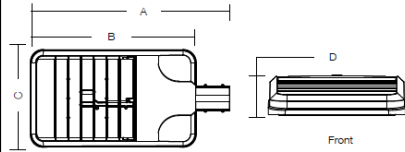
Warranty:

Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

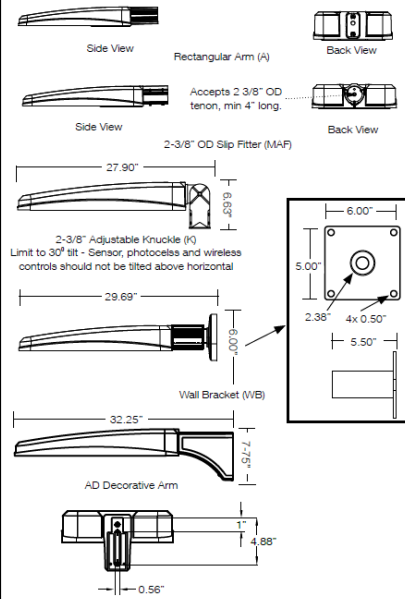


DIMENSIONS



A	B	C	D	Weight:	EPA
29.9"	24.19"	14.25"	4.13"	25.0 lbs	1.2 ft²
(741 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



Convenient.

blink

Series 8 Plus

High Powered Level 2 EV Charging with Credit Card Functionality

The Series 8 Plus smart charging station was designed for commercial applications where drivers are likely to pay with a credit card, making it perfect for all commercial settings including shopping malls, hospitals, municipal parking, and any retail location.

POWERFUL • DUAL-PORT • FLEXIBLE

Series 8 Plus Benefits

- Configurable up to 80A Max per port
- Payments via Google Pay, Apple Pay, RFID Cards, all major credit cards, and Tap to Pay
- Dual-port design for two vehicles to charge simultaneously
- Illuminated 4.3-inch high resolution LCD screen
- Universal J1772 plug compatible with all-electric and plug-in hybrid electric vehicles*
- Bright station status LED indicator lights
- Data communication via built-in 4G LTE
- Built-in electricity metering via intuitive, smart network connection
- Remote station management
- Flexible access control and pricing
- Rugged aluminum enclosure
- Pedestal and wall-mount options



*Tesla adapter required
*Actual charging speeds may vary based on environmental and other factors and are not guaranteed.
The product image shown is for illustration purposes only and may not be an exact representation of the product.

UCS

Urban Community School



**EXTERIOR
MATERIALS**



photo: Phil Grayson

Introduction to Products + Features

Overview of Kalwall Panel + System Technologies

Facades | Skyroofs® | Skylights | Canopies + Walkways

Performance + Technical Summaries | Design Guide

Design Overview

Kalwall Panel Dimensions

Standard Widths: 4' | 5' (1200 mm | 1500 mm) for Facades and Skyroofs. Custom widths up to 5' (1500 mm) are optional

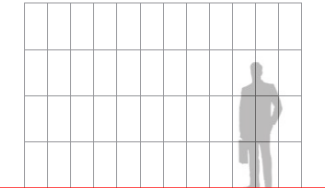
Standard Lengths: 3' - 20' (900 mm - 6000 mm) for Facades and up to 16' (4900 mm) for Skyroofs and Canopies + Walkways

Standard Thickness: 2-3/4" (70 mm) Optional: 4" (100 mm) | 1-9/16" (40 mm) 1" (25 mm) panels available for translucent window glazing applications only

Standard + Optional Grid Cores

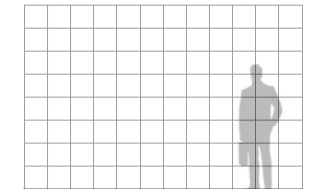
Shoji

Shoji Grid Cores are standard. Nominal grid sizes are 12" x 24" (300 mm x 600 mm) and 24" x 12" (600 mm x 300 mm) for 4' and 5' (1200 mm and 1500 mm) wide panels for standard flat or optional Kalcurve panels. Panel spans will vary with different grid cores and spacings. Consult the factory for information based on project requirements. 8" x 20" | 20" x 8" (200 mm x 500 mm | 500 mm x 200 mm) are common options. Aerogel is available.



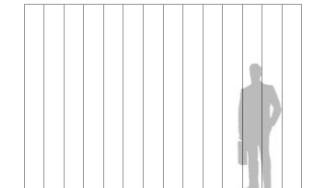
Tuckerman

Tuckerman Grid Cores are optional. Nominal grid sizes are 12" x 12" (300 mm x 300 mm) for 4' and 5' (1200 mm and 1500 mm) wide panels for standard flat or optional Kalcurve panels. Panel spans will vary with different grid cores and spacings. Consult the factory for information based on project requirements. 8" x 8" | 10" x 10" (200 mm x 200 mm | 250 mm x 250 mm) are common options. Aerogel is available.



Verti-Kal™

Verti-kal Grid Cores are optional for facades only. Nominal spacings of 8" and 10" (200 mm and 250 mm) are standard. Custom widths between 4" and 10" (100 mm and 250 mm) are also available. Depending on panel size, a cross mullion may be required. Panel spans will vary with different grid cores and spacings. Consult the factory for information based on project requirements. Kalcurve and Aerogel options are not available.

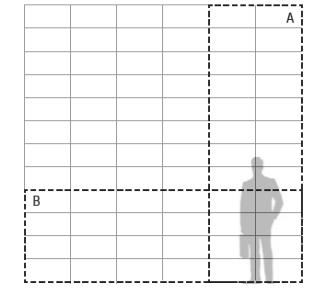


Ladder

Ladder Grid Cores are optional for facades only. Nominal spacings of 8" and 10" (200 mm and 250 mm) are standard. Custom widths between 4" and 10" (100 mm and 250 mm) are also available. Depending on panel size and orientation, a cross mullion may be required. Panel spans will vary with different grid cores and spacings. Consult the factory for information based on project requirements. Kalcurve and Aerogel options are not available.



UCS Athletic Center selection

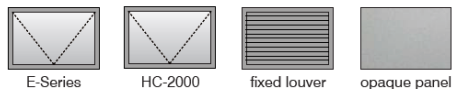


Panel Orientation Diagram: (A) Upright (B) On-Edge
Grid Cores shall be specified "as viewed" in elevation.

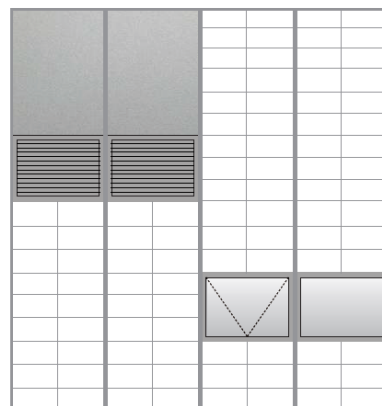
Unitized Curtain Wall

Factory-unitized panels up to 5' wide x 35' high (1500 mm x 10700 mm) depending on shipping and handling limitations. Our Unitized Curtain Walls are delivered to the site ready to install with no additional finishing. Eliminate superfluous structure required with most other systems. Unitize translucent panels with fixed and operable windows; drainable, fixed blade louvers; even opaque aluminum or FRP faced panels utilizing our Clamp-tite™ fastening system for a single source “kit of parts” to save time and money.

Choose between two window models: the Heavy Commercial HC-Series and the high performance, E-Series in both fixed and operable sash. Factory-installed glazing of all types are available. Performance options to AAMA/ANSI PI AW-90. Hurricane-resistant windows to TAS and ASTM standards.



E-Series HC-2000 fixed louver opaque panel

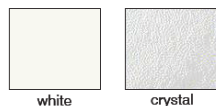


Factory Unitized Curtainwall Diagram: shipped as prefabricated units with windows (factory or field glazed), louvers, even opaque panels.

Fiberglass Reinforced Polymer (FRP) Faces

Kalwall has developed a full line of high performance FRP face sheets including the latest generation of Super Weathering (SW) formulations that are unrivaled in the industry. Along with a variety of high performance options, Kalwall offers both standard and optional colors and finishes in order to provide designers with more flexibility. Translucent White and Crystal are standard. Kal-tints are optional. Optional FRP finishes are available for interior face sheets only.

Standard Translucent Colors



white crystal

UCS Athletic Center selection

Optional Translucent Kal-tints



aqua rose ice blue greenish blue cumulus cirrus nimbus stratus

Standard Finish



semi-gloss

Optional Finishes



matte hexpin

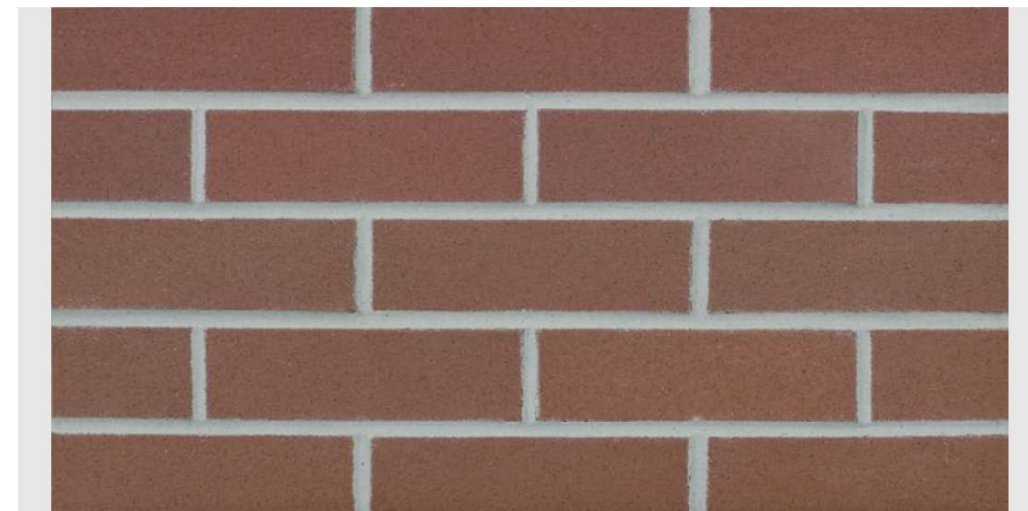
Aluminum Finishes

The Clamp-tite™ fastening system is available in either mill finish or Kalwall Corrosion Resistant Finish (KCRF), a high performance, fluoropolymer-based coating that meets the performance requirements of AAMA 2604. (AAMA 2605 and anodized options are available with some product exceptions). KCRF is highly resistant to acids, alkalis, salt, industrial and moisture-laden atmospheres.

Standard KCRF Colors



aluminum 79



Sunset Wirecut

Save Product Compare Brick

[Where To Buy](#) [Contact Us](#)



[See this on your house](#)

[Download seamless tileable image](#)

Product Information:

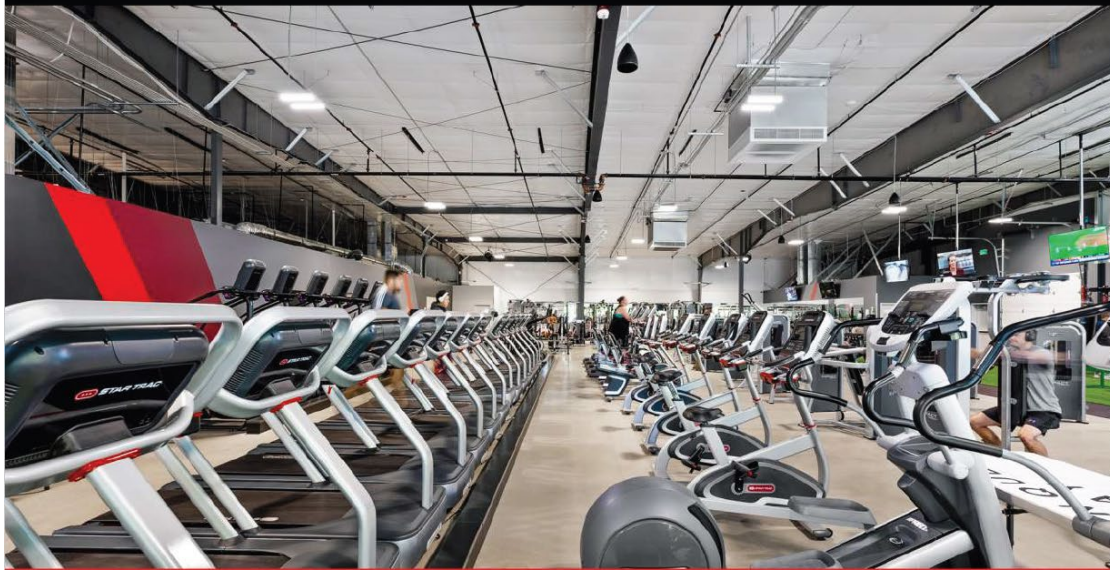
Type: Facebrick

Color: Red

Style: [Extruded](#)

ProLiner™ Banded Liner System (Ls)

Provides OSHA-Compliant Fall Protection and Meets Energy Code Requirements



- **Fall Protection:** Provides leading-edge fall protection¹
- **Thermal Performance:** Full range of R-values to meet energy code requirements in ALL climate zones²
- **Noise control:** Reduces noise transfer from inside and outside of the building, providing superior sound abatement
- **Durable finished appearance:** A low-permeance fabric serves as the vapor retarder, preventing condensation, contributing to air barrier integrity, and providing a brighter, resilient finish
- **Meets fire code ratings**
- **GREENGUARD Certified**

For more information about **ProLiner™**, contact your local Therm-All representative, visit therm-all.com or call 888-2-INSUL-8.



ASHRAE 90.1 Table A2.3.3: Assembly U-Factors for Metal Building Roofs

Insulation System ¹	Rated R-Value of Insulation	Overall U-Factor for Entire Base Roof Assembly
Standing Seam Roof with Thermal Spacer Blocks^{a,b} (see below)		
Liner System	R-19 + R-11	0.037
	R-25 + R-8	0.037
	R-25 + R-11	0.031
	R-30 + R-11	0.029
	R-25 + R-11 + R-11	0.026
Standing Seam Roof without Thermal Spacer Blocks		
Liner System	R-19 + R-11	0.040
Through-Fastened Roofs without Thermal Spacer Blocks		
Liner System	R-19 + R-11	0.044

- a. A standing seam roof clip that provides a minimum clip height of 1.5" from underside of roof and top of purlin.
b. A minimum R-3 thermal spacer is required.

ASHRAE 90.1 Table A3.2.3: Assembly U-Factors for Metal Building Walls

Insulation System ¹	Rated R-Value of Insulation	Overall U-Factor for Entire Base Wall Assembly
Single Layer in Cavity		
	R-25 ^a	0.059
	R-30 ^b	0.052
Double Layer		
	R-25 + R-10	0.047
	R-25 + R-16	0.042
	R-25 + R-10 ^c	0.039
	R-30 + R-16	0.039

(Multiple R-values are listed in order from inside to outside.)

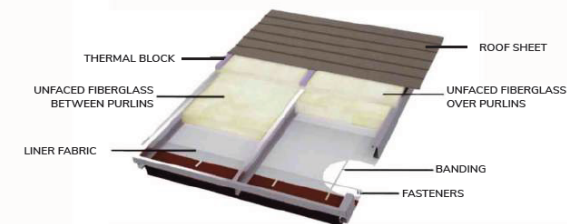
- a. A minimum R-0.375 thermal spacer block or thermal break strip is required when installed without continuous insulation.
b. A minimum R-0.75 thermal spacer block or thermal break strip is required when installed without continuous insulation.
c. A minimum R-3 thermal spacer block is required.

1 Meets the requirements of OSHA Standard 29 CFR 1926.502 (c)(4)(i) and OSHA Standard 29 CFR 1926.760 (a) (1) for leading edge fall protection and OSHA Standard 29 CFR 1926.754 (e)(3)(i) covers for roof and floor openings.

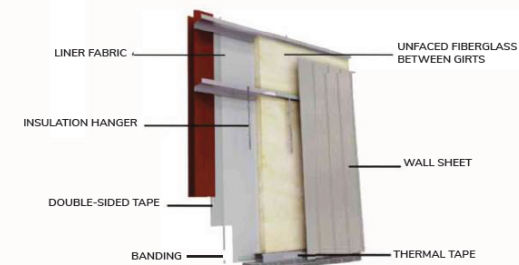
2 ProLiner™ meets the definition of Liner System (Ls) as described in ASHRAE 90.1 and IECC requirements.

For more information about **ProLiner™**, contact your local Therm-All representative, visit therm-all.com or call 888-2-INSUL-8.

ProLiner™ Roof



ProLiner™ Wall



Learn more at therm-all.com.

Find more information about **ProLiner™**, including specification guidelines, install instructions, and more on our website.





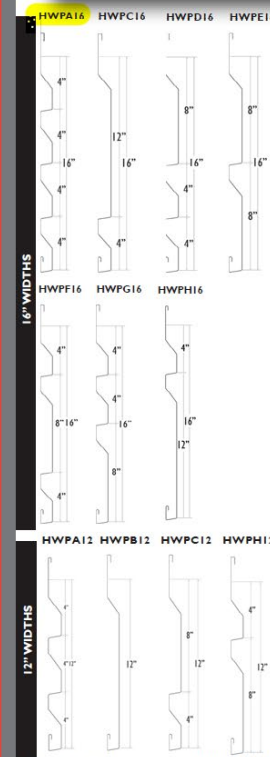
ROOF PANEL



WALL PANEL

WALL PANELS

HORIZONTAL WALL PANEL SERIES HWP



HORIZONTAL WALL PANEL HWP is a single skin panel which can be used in a wide range of applications. The product is a directional system by design. The HWP series offers a very flexible panel design and works well for both new construction and retrofit applications. The wide range of profiles can be mixed and matched giving your building a distinct custom look.

ASSEMBLIES

The HWP series can be applied over substrates including: open framing, rigid insulation, hat channels and various solid substrates including plywood sheathing.

PRODUCT USES AND APPLICATIONS

Product uses include walls, soffits, vertical fascia, equipment screens, curtain walls and as a visual design element giving your building a unique aesthetic appearance.

PRODUCT OFFERING

24 ga. **22 ga.** 20 ga. Steel, .032, .040, .050 Aluminum, 24 ga. (.7mm), 22 ga. (.8mm), 20 ga. (1.0mm)

RHEINZINK®, and 16 oz., 20 oz. Copper

- HWP_12 series at 12" o.c. width
- HWP_16 series at 16" o.c. width
- 7/8" Panel Depth
- Minimum panel length is 4'0"
- 22 ga. & 20 ga. Steel and .040 & .050 aluminum are not stocked in all colors.
- Minimum order quantities and extended lead times may accompany panel orders when utilizing these substrates.

PERFORMANCE TESTED

- ASTM E283 Air Leakage
- ASTM E331 Water Penetration

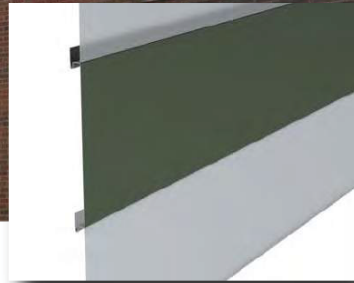
HWP ADVANTAGES

- Contributes to enhanced visual impact
- Can be installed horizontally, vertically or diagonally
- Gives your existing building a clean, contemporary look
- Common interlocking engagement hem allows for mixing and matching of various HWP series profiles
- Inside and outside mitered corners available
- Warranties Available: For total confidence



FLUSH PANEL SERIES FP/FR

WALL PANELS



FLUSH-PANEL SERIES (FP/FR) are single skin panels which can be used in a wide range of applications. The product is a directional system by design. The Flush-Panel series is a very flexible panel design and works well for both new construction and retro-fit applications. The wide range of profiles can be mixed and matched giving your building a distinct custom look. The continuous fastening strip does not require a clip providing economical ease of installation as well as no exposed fasteners. Panels are available in 2 configurations: Flush (FP) and up to a 5.5" Flush Reveal (FR). Optional stiffening beads and/or stucco embossing is available.

WALL ASSEMBLIES

The Flush-Panel series can be applied over open framing, hat channels (24" o.c. spacing max.) and various other solid substrates including plywood sheathing.

PRODUCT USES AND APPLICATIONS

Product uses include walls, vertical fascia, equipment screens, curtain walls and as a visual design element giving your building a unique aesthetic appearance. Stiffening beads are recommended for longer panel lengths.

PRODUCT OFFERINGS

24 ga., 22 ga., 20 ga., .032, .040 Aluminum, 24 ga. (.7mm), 22 ga. (.8mm), 20 ga. (1mm) RHEINZINK®, and 16 oz., 20 oz. Copper.

Embossing and various stiffener configurations available

- FP10/FR10 - 1" Panel Thickness
- FP15/FR15 - 1.5" Panel Thickness

PERFORMANCE TESTED

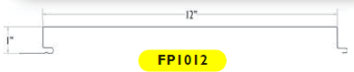
- ASTM E283 Air Leakage
- ASTM E331 Water Penetration
- ASTM E1592 Static Air Pressure

ADDITIONAL NOTES

- Minimum panel length is 4'-0" and Maximum panel length is 20'-0"
- 22 ga., 20 ga. Steel and .040 Aluminum not stocked in all colors.
- Minimum order quantities and extended lead times may accompany panel orders using these substrates.
- Perforations are available utilizing .032 & .040 Aluminum Only (Venting only in .032)

FLUSH-PANEL ADVANTAGES

- Continuous fastening strip requires no clips providing for quick and economical installation
- Contributes to enhanced visual impact
- Can be installed horizontally, vertically and diagonally
- Gives your existing building a clean, contemporary look
- Common interlocking engagement leg allows for mixing and matching of various Flush-Panel series profiles
- Warranties Available: For total confidence



FP1012



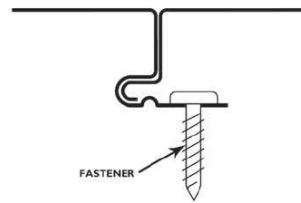
FP1511



FR1012



FR1511



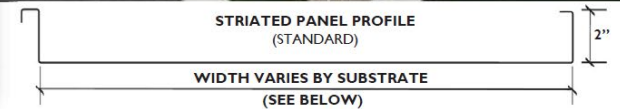
JOINT CROSS SECTION

For technical assistance call 800.828.1510 or visit our website at www.dmmetals.com



CURVED DOUBLE-LOCK CR-DL20

STRUCTURAL PANELS



STRIATED PANEL PROFILE (STANDARD)

WIDTH VARIES BY SUBSTRATE (SEE BELOW)

DOUBLE-LOCK is a structural panel which is mechanically seamed during installation. The panel is an integral interlocking system by design which installs in one direction from a given starting point. A double male[®] starter panel is available (for a minimal set-up fee) and may be installed in the middle of a roof area to achieve a symmetrical layout. DOUBLE-LOCK utilizes the traditional SMACNA standing seam "double-lock" plate. Two different clips are available: Low Floating and Fixed.

ROOF ASSEMBLIES

DOUBLE-LOCK DL20 can be applied over various roof substrates including: open framing, rigid insulation (utilizing a bearing plate under each panel clip spaced 48" o.c., max.) over 22 ga. steel deck, and various solid substrates including plywood sheathing and nail base insulation.

PRODUCT USES AND APPLICATIONS

Product uses include barrel vaults, curved canopies, low to high slope roofing and mansards.

PRODUCT OFFERINGS

- 24 ga., 22ga. Steel, .032, and .040 Aluminum
- DL2012 with 12" o.c. seams
- DL2016 with 16" o.c. seams
- DL2018 with 17.65" o.c. seams
- 16, 20 oz. Copper
- DL2012 with 12" o.c. seams
- DL2018 with 17.65" o.c. seams
- 24 ga (.7mm) and 22 ga (.8mm) RHEINZINK[®]
- DL2014 with 14" o.c. seams

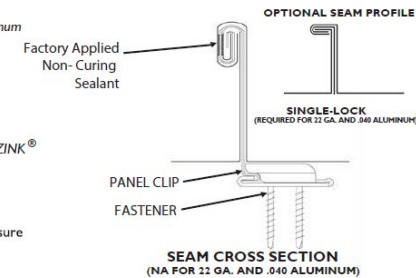
PERFORMANCE TESTED

- UL-580 Wind Uplift
- ASTM E1592 Uniform Static Air Pressure
- ASTM E1646 Air Leakage
- ASTM E1680 Water Penetration

DOUBLE-LOCK ADVANTAGES

- Factory Applied Non-Curing Sealant: superior watertightness
- SMACNA Seam Design: a traditional and historical aesthetic appearance
- Mechanically Seamed: may be installed on low slope applications down to 1/2:12 slope
- Expansion Clips: allows for thermal expansion and contraction
- Continuous Rollformed Lengths: eliminates need for panel lap joints
- Total System Warranties Available: For total confidence

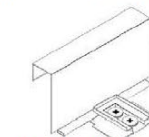
*Note: Metallic paint finishes are "directional" and are not recommended for "double male" panels.



SEAM CROSS SECTION (NA FOR 22 GA. AND .040 ALUMINUM)

CR-DL20 RADIUS GUIDELINES		
Material	Minimum Convex Radius	Minimum Layover Radius
24 ga. Steel	20'	300'
22 ga. Steel	20'	300'
.032 Aluminum	20'	220'
.040 Aluminum	20'	220'
Copper	20'	200'

22 ga. steel panels are to be single-locked. Stiffeners only on panels with a radius greater than 27'.



DL20 EXPANSION CLIP



DL20 FIXED CLIP

For technical assistance call 800.828.1510 or visit our website at www.dmmetals.com



DynaClad® PVDF Color Chart

Proposed UCS curved metal roofing
and accent siding

			WHITE SRI = 85	COBALT BLUE SRI = 20
PUTTY SRI = 77	SANDSTONE SRI = 77	DOVE GREY SRI = 61	PATINA COPPER SRI = 58	BRITE RED* SRI = 44
BEIGE SRI = 53	STONE SRI = 49	SLATE GREY SRI = 47	TERRA COTTA SRI = 43	METALLIC SILVER SRI = 53
MUSKET GREY SRI = 35	SEAPORT SRI = 35	COLONIAL RED SRI = 34	SLATE BLUE SRI = 34	CHAMPAGNE SRI = 51
BURGUNDY SRI = 34	HEMLOCK GREEN SRI = 31	LEAF GREEN SRI = 31	CHARCOAL GREY SRI = 31	METALLIC COPPER SRI = 49
SPARTAN BRONZE SRI = 30	CLASSIC BRONZE SRI = 29	MATTE BLACK SRI = 29	EVERGREEN SRI = 28	AGED COPPER SRI = 43
DARK BRONZE SRI = 27	ROYAL BLUE SRI = 27	HARTFORD GREEN SRI = 26	BROWN SRI = 25	WEATHERED ZINC SRI = 37

Metallic Colors †
Premium Colors **

† Metallic colors are directionally sensitive and therefore entire roof areas should be ordered at one time to ensure color uniformity.
*Brite Red has a clear coat. ** Premium colors carry an upcharge. SRI = Solar Reflectance Index.
Colors shown are samples and may vary slightly from actual material.

CUSTOM COLORS ARE AVAILABLE

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Cleveland City Planning Commission

Northeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

NE2024-009 – Office Building New Construction: Seeking Final Approval

July 26, 2024

Project Address: 511 East 140th Street

Project Representative: Michael Tomsik, Architect

Ward 8- Councilmember Polensek

SPA: North Shore Collinwood

OFFICE BUILDING DESIGN

511 EAST 140TH STREET
CLEVELAND, OHIO 44110



ARCHITECTS, INC.



OBC DATA:

USE GROUP: BUSINESS	
CONSTRUCTION TYPE: 3B	
FLOOR AREA	1,357 SQ. FT.
TOTAL HABITABLE AREA	1,357 SQ. FT.
OCCUPANT LOAD (100 SF PER OCC. PER OBC TABLE 1004.1.1)	14 OCCUPANTS

GENERAL NOTES:

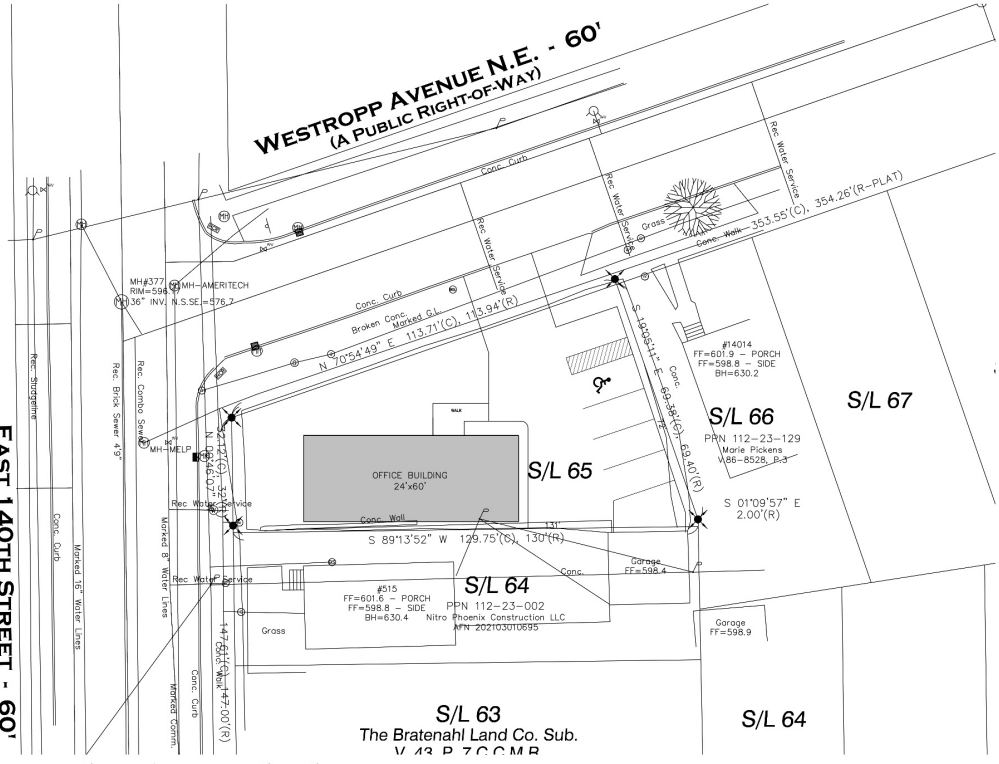
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL CODE.
- PROTECT EXIST. PROPERTY-SHORE & BRACE AS REQ. FOR ALL WORK.
- CONTRACTORS SHALL ACQUIRE & PAY FOR ALL PERMITS.

DRAWING INDEX:

1 ARCHITECTURAL SITE PLAN, LANDSCAPE PLAN, AND DATA
A-1 ARCHITECTURAL PLANS AND SCHEDULES
A-2 ELEVATIONS, SECTIONS AND SCHEDULES
A-2.1 RENDERED ELEVATIONS
E-1 ELECTRICAL PLANS AND NOTES
P.E.M.B. MANUF. ENGINEERING DRAWINGS AND SPECS

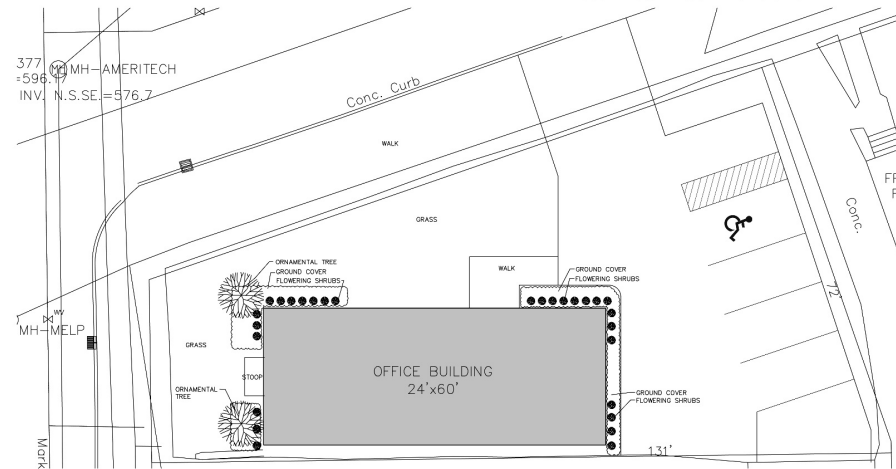
EAST 140TH STREET - 60'
(A PUBLIC RIGHT-OF-WAY)

WESTROPP AVENUE N.E. - 60'
(A PUBLIC RIGHT-OF-WAY)

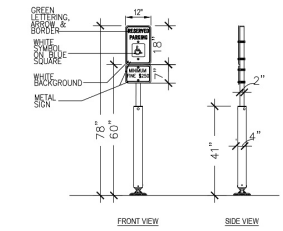


S/L 63
The Bratenahl Land Co. Sub.
V 13 P 7 C C M R

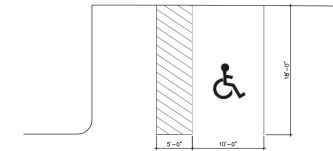
SITE PLAN
SCALE: 1/16"=1'-0"



LANDSCAPE PLAN
SCALE: NTS



H/C PARKING SIGN
SCALE: 1/2"=1'-0"



H/C DETAIL
SCALE: 1/8"=1'-0"



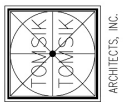
Thomas M Tomsik - License # 8890
Expiration Date 12/31/2024

ISSUED FOR: DATE:

PERMIT 05/07/2024
REVISION 05/20/2024

OFFICE BUILDING
511 EAST 140TH STREET
CLEVELAND, OHIO 44110

921 LITERARY ROAD
CLEVELAND, OHIO 44113-4440
216/781-7385 FAX 216/781-7387



SITE PLAN, OBC DATA, H/C DETAILS

PROJECT NO. 24-07



Thomas M. Tomsik—License # 8890
Expiration Date 12/31/2024

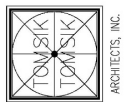
ISSUED FOR: DATE:

PERMIT REVISION 05/07/2024

05/20/2024

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FLOOR PLAN,
REFLECTED CEILING PLAN
DOOR SCHEDULES

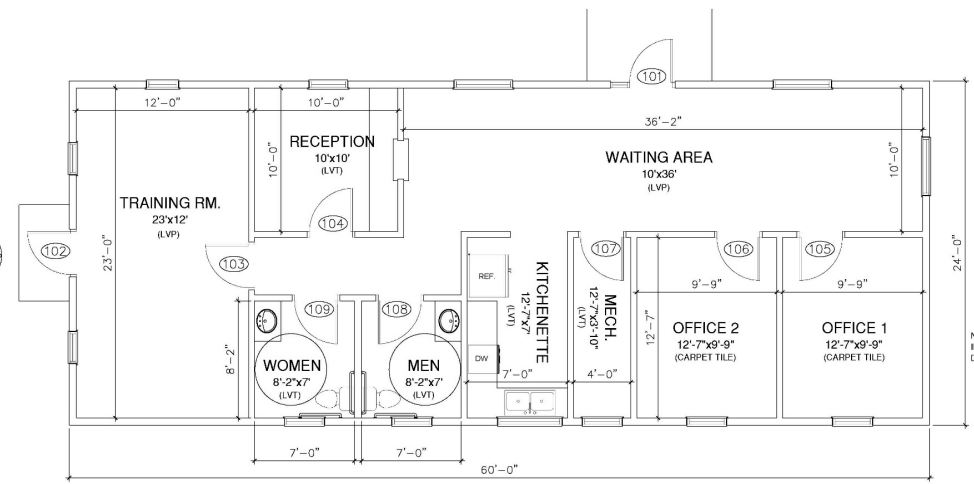
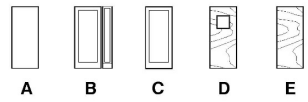
A-1

PROJECT NO. 24-07

DOOR SCHEDULE

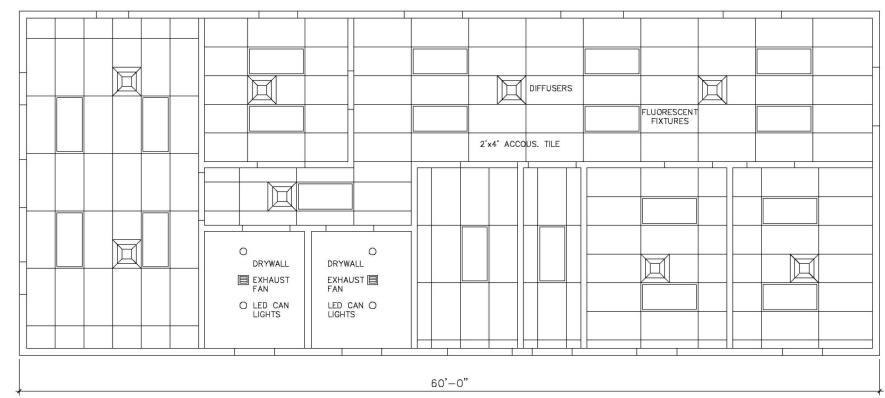
NO.	SIZE	TYPE	DOOR MAT.	FRAME MAT.	HARDWARE	LABEL
101	3'-0" X 7'-0" X 1 3/4"	B	H.M.	H.M.	1,2,3,6,7	
102	3'-0" X 7'-0" X 1 3/4"	C	H.M.	H.M.	1,2,3,6,7	
103	3'-0" X 7'-0" X 1 3/4"	D	WOOD	H.M.	1,2,3	
104	3'-0" X 7'-0" X 1 3/4"	D	WOOD	H.M.	1,2	
105	3'-0" X 7'-0" X 1 3/4"	D	WOOD	H.M.	1,2	
106	3'-0" X 7'-0" X 1 3/4"	C	WOOD	H.M.	1,2	
107	3'-0" X 7'-0" X 1 3/4"	A	H.M.	H.M.	1,2,3	
108	3'-0" X 7'-0" X 1 3/4"	E	WOOD	H.M.	1,8	
109	3'-0" X 7'-0" X 1 3/4"	E	WOOD	H.M.	1,8	

HARDWARE	
1	1-1/2 PR. HINGES
2	LOCKSET
3	CLOSER
4	PUSH/PULL PLATES
5	PANIC DEVICE
6	THRESHOLD
7	WEATHERSTRIPPING
8	PRIVACY LOCK



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

NOTE:
INTERIOR WALLS TO BE PAINTED
DRYWALL WITH 4" VINYL BASE



REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



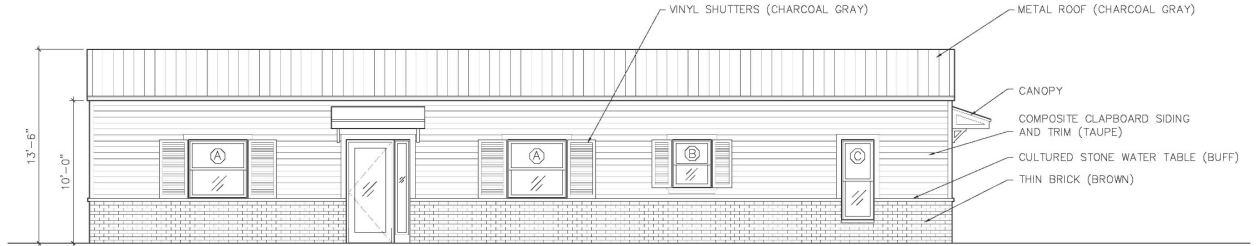
Thomas M. Tomsik—License # 8890
Expiration Date 12/31/2024

ISSUED FOR: DATE:

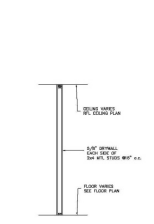
PERMIT 05/07/2024
REVISION 05/30/2024
REVISION 06/11/2024

WINDOW SCHEDULE

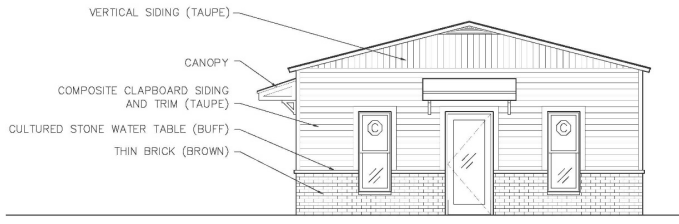
WIN.	SIZE (W x H)	TYPE	WIN. MAT.
A	4'-1" X 4'-1"	DOUBLE HUNG	VINYL
B	2'-8" X 3'-4"	DOUBLE HUNG	VINYL
C	2'-3" X 5'-7"	DOUBLE HUNG	VINYL
D	2'-9" X 1'-3"	SLIDER	VINYL
E	4'-8" X 4'-0"	SLIDER	VINYL



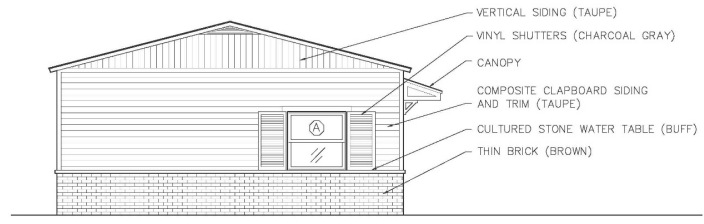
1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



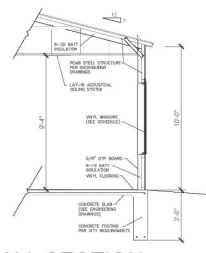
INT. WALL TYPE
SCALE: 1/4"=1'-0"



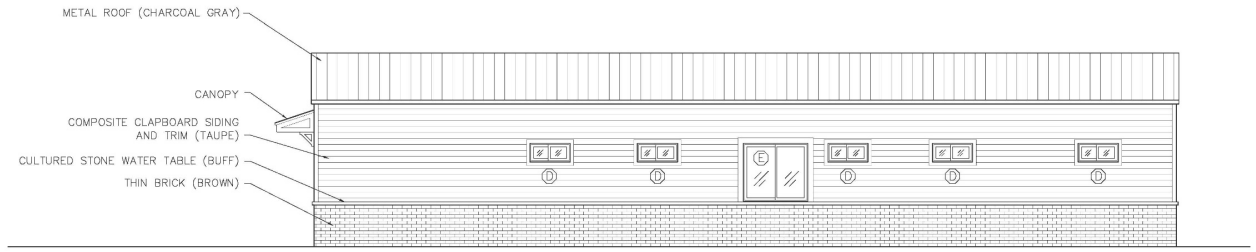
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

OFFICE BUILDING
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921 LITERARY ROAD
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ELEVATIONS,
SECTIONS,
WINDOW SCHEDULE

A-2

PROJECT NO. 24-07



FRONT ELEVATION



LEFT ELEVATION

- **STRUCTURAL DETAIL SERIES**
- **STRUCTURE DETAILS AND SPECIFICATIONS**



REGULAR / A-FRAME 24'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC 2003, OSHA ABC 2000, AISC 100, ASCE 7-10, AWS D12 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12 x 1/2" SPS ISRF-0300 OR EQ WITHOUT WASHERS.
- STEEL SHEATHING SHALL BE COOL CORRUGATED ONLY, OR PAINTED STEEL - MAIN FRP (T.314) (TYP) (W/CK-50) OR EQ. CONNECTIONS SHALL BE #12 x 1/2" SPS ISRF-0300 OR EQ WITH REOPERABLE WASHERS.
- ALL STRUCTURAL LIGHT GAUGE TUBES AND CHANNELS SHALL BE GRADE 20 STEEL (TY - 50 KS), (W - 60 KS).
- STRUCTURAL TUBE 2" x 2" x 1/4" IS EQUIVALENT TO 2S 2" x 2" x 1/4" - 100A AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE PASTE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA.
- ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:	2017 IRC (DC 2009)
USE GROUP:	U (GARAGES, BARNES)
RISK CATEGORY:	1
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/WEAR LOAD (L_r)	L_r = 20 - 51 PSF
	(AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	S_s = 20 - 90 PSF
GROUND SNOW LOAD IMPORTANCE FACTOR	I_s = 0.8
THERMAL FACTOR	C_t = 1.2
EXPOSURE FACTOR	C_e = 1.0
ROOF SLOPE FACTOR	C_s = 1.0
4. WIND LOAD (W)	
BASIC WIND SPEED	V_{br} = 125 - 150 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I_s = 1.00
LOAD COMBINATIONS:	
1.	D + (L OR S)
2.	D + (W OR E)
3.	D + 0.75 (W OR E) + 0.75 (L OR S)
4.	D + 0.75 (W OR E)

DRAWING INDEX

COVER SHEET	---	1
SCHEDULES & MEMBER SECTIONS	---	2
FRAME SECTIONS & DETAILS	---	3-A, 3-B
SPACING SCHEDULES - A ENCLOSURE NOTES	---	4
PURLIN & GIRT SCHEDULES	---	5
SHEATHING OPTIONS	---	6
BORE WALL FRAMING & OPENINGS	---	7-A, 7-B
END WALL FRAMING & OPENINGS	---	8-A, 8-B
CORNER BRACING DETAILS	---	9
OPTIONAL LEAN-TO ADDITION	---	10
FOUNDATION OPTIONS	---	11-A TO 11-D



13479 S Mason Dr.
Grant, MI 49327
Tel: (877) 235-5210

ENGINEERED BY



APA ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

TITLE	24'-0" WIDE BUILDINGS
LOCATION	STATE OF OHIO
TITLE NO.	227-23-2791
SHEET TITLE	COVER SHEET
STEEL NO.	1 / 11
DESIGNED BY	A.W. DATE 4/11/22
CHECKED BY	O.A.A. DATE 4/11/22

LEGAL INFORMATION
A TRUE AND CORRECT COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF THE ENGINEER. ANY CHANGES SHALL BE MADE UP TO DATE OF REVISION.

STATE OF OHIO PROFESSIONAL ENGINEER



Omar Abu-Yasein
Digitally signed by Omar Abu-Yasein
Date: 2024.02.09 14:46:35 -0500

OWNER	Clement Letang
ADDRESS	511 E 140th St. Cleveland, OH 44110

DESIGN LOADS	80lbs
WIND SPEED	54lbs
WIND SPEED	115mph

BUILDING INFORMATION	24'
LENGTH	60'
HEIGHT	12'
FRAME TYPE	<input type="checkbox"/> ANCHOR <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WALL <input type="checkbox"/> FRONTAL <input type="checkbox"/> OTHER
ENCLOSURE TYPE	<input type="checkbox"/> NONE <input type="checkbox"/> OTHER

CERTIFICATION VALIDITY NOTICE	10-09-2024
DATE OF LAST REVIEW	12-31-2025
DATE OF NEXT REVIEW	10-09-2023

TABLE 2.1 MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2" x 2" x 1/4" TUBE	1
2	ROOF PURLIN	2" x 2" x 1/4" TUBE	1
3	BASE RAIL	2" x 2" x 1/4" TUBE	1
4	PEAK BRACE	2" x 2" x 1/4" CHANNEL	7
5	KNEE BRACES	2" x 2" x 1/4" CHANNEL	7
6	CORRELATOR SLEEVE	2" x 2" x 1/4" TUBE	2
7	PAGE ANGLE	2" x 2" x 1/4" LO. DRIF. HOLE	10
8	PURLIN	12" x 15" x 1/4" 100A HATCH ANHEL	3
9	GIRT	12" x 15" x 1/4" 100A HATCH ANHEL	3
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2" x 2" x 1/4" TUBE	1
12	DOOR POST	2" x 2" x 1/4" TUBE	1
13	SHOULDER HEADER	2" x 2" x 1/4" TUBE	1
14	DOUBLE HEADER	DPL 2" x 2" x 1/4" TUBE	1
15	SERVICE DOOR WINDOW TRAMBO	2" x 2" x 1/4" TUBE	1
16	ANGLE BRACKET	2" x 2" x 1/4" LO. 100A HOLE	7
17	STRAIGHT BRACKET	2" x 2" x 1/4" LO. 100A PLATE	6
18	FB SUPPORT	2" x 2" x 1/4" TUBE	1
19	DIAGONAL BRACE	2" x 2" x 1/4" TUBE	3
20	CABLE BRACE	2" x 2" x 1/4" TUBE	3
21	DB BRACKET	2.25" x 2.25" x 1/4" LO. 100A HOLE	3
22	TUBES SPACER	2" x 2" x 1/4" TUBE	1
23	ALL TUBES	#12 X 1/2" SELF-DRILLING SCREWS ISRF-0300 OR EQ W/ REOPERABLE WEL WASHER	

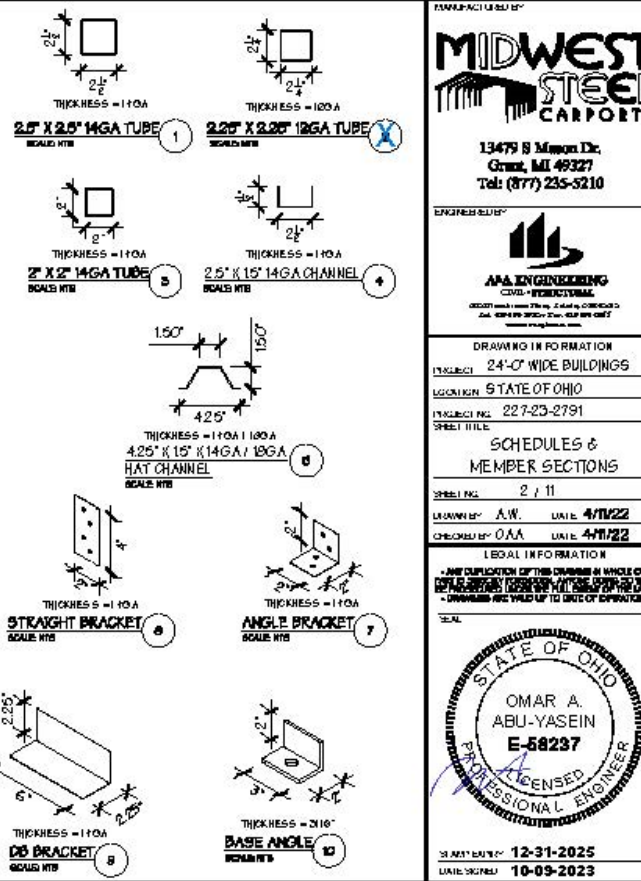
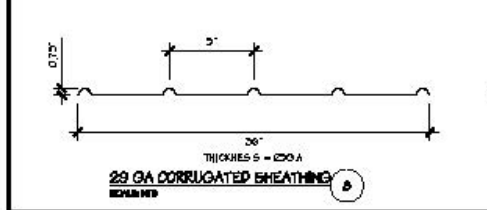
TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	3" OC	12" OC	12" OC	3" OC

FASTENER TYPE: #12 SELF-DRILLING SCREWS ISRF-0300 OR EQ W/ REOPERABLE WEL WASHER
*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

TABLE 2.3: GAUGE THICKNESS

GAUGE	16	14	12
THICKNESS (IN)	0.0125	0.013	0.015



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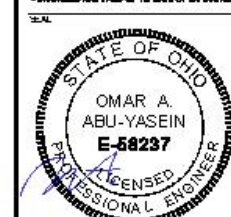


APA ENGINEERING
CIVIL - STRUCTURAL

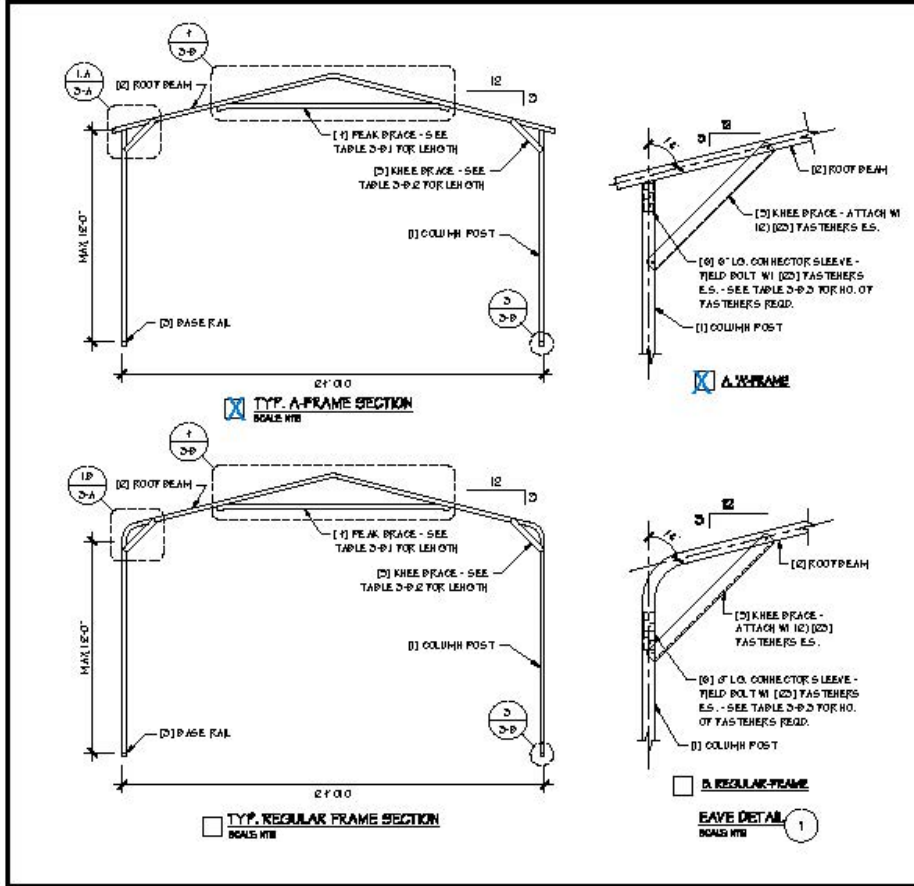
DRAWING INFORMATION

TITLE	24'-0" WIDE BUILDINGS
LOCATION	STATE OF OHIO
TITLE NO.	227-23-2791
SHEET TITLE	SCHEDULES & MEMBER SECTIONS
STEEL NO.	2 / 11
DESIGNED BY	A.W. DATE 4/11/22
CHECKED BY	O.A.A. DATE 4/11/22

LEGAL INFORMATION
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DATE OF LAST REVIEW	12-31-2025
DATE OF NEXT REVIEW	10-09-2023



MANUFACTURED BY

MIDWEST STEEL CARPORTS

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Tel: (877) 235-5210

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AAA ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

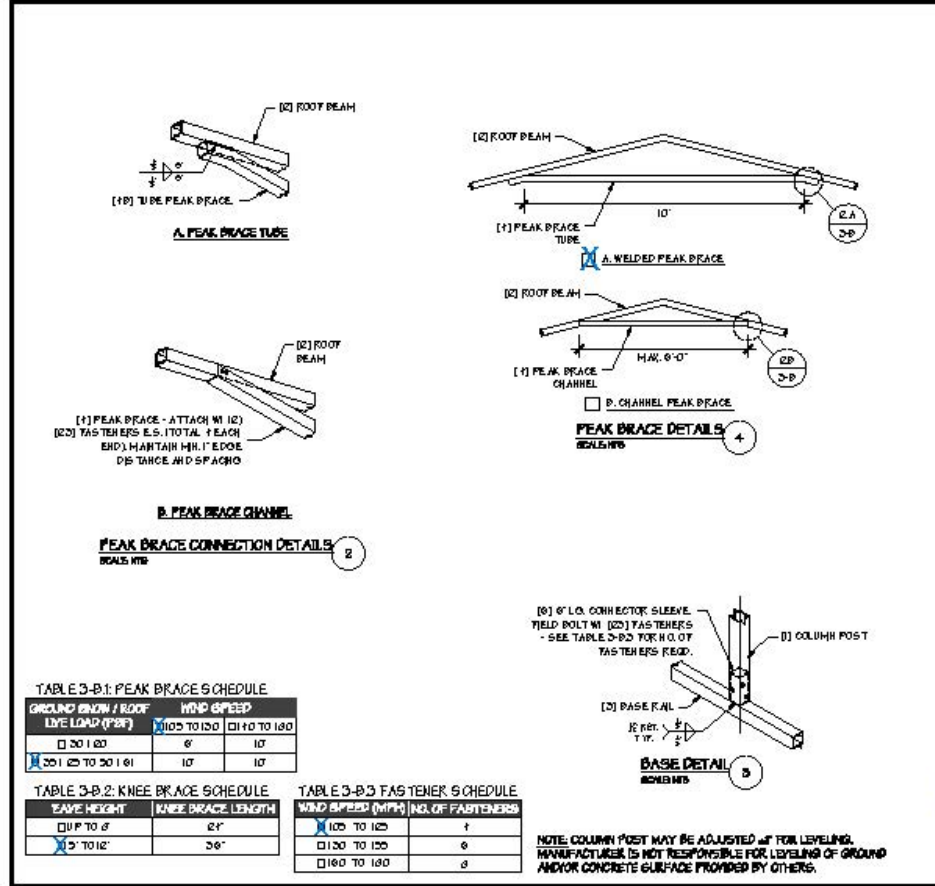
PROJECT: 24'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO: 227-23-2791
SHEET TITLE: FRAME SECTIONS & DETAILS

STEEL NO: 3-A / 11
DRAWN BY: A.W. DATE: 4/11/22
CHECKED BY: O.A.A. DATE: 4/11/22

LEGAL INFORMATION

STATE OF OHIO
OMAR A. ABU-YASEIN
E-58237
LICENSED PROFESSIONAL ENGINEER

DATE: 12-31-2025
LIMIT: 10-09-2023



MANUFACTURED BY

MIDWEST STEEL CARPORTS

13479 S Mason Dr.
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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO: 227-23-2791
SHEET TITLE: FRAME DETAILS

STEEL NO: 3-B / 11
DRAWN BY: A.W. DATE: 4/11/22
CHECKED BY: O.A.A. DATE: 4/11/22

LEGAL INFORMATION

STATE OF OHIO
OMAR A. ABU-YASEIN
E-58237
LICENSED PROFESSIONAL ENGINEER

DATE: 12-31-2025
LIMIT: 10-09-2023

A. PEAK BRACE TUBE

B. PEAK BRACE CHANNEL

PEAK BRACE CONNECTION DETAILS

PEAK BRACE DETAILS

BASE DETAIL

TABLE 3-B-1: PEAK BRACE SCHEDULE

GROUND OR ON / ROOF LIVE LOAD (PSF)	WIND SPEED (MPH)
□ 30 TO 60	□ 105 TO 120
□ 60 TO 100	□ 120 TO 140
□ 100 TO 150	□ 140 TO 160

TABLE 3-B-2: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 6'	24'
□ 6' TO 12'	36'

TABLE 3-B-3: FAS TENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 120	1
□ 120 TO 150	6
□ 150 TO 160	8

NOTE: COLUMN POST MAY BE ADJUSTED UP FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY

MIDWEST STEEL CARPORTS

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AAA ENGINEERING
CIVIL - STRUCTURAL

24'-0" WIDE BUILDINGS
STATE OF OHIO
227-23-2791

FRAME DETAILS

STEEL NO. 3-B / 11

DRAWN BY: A.W. DATE: 4/11/22

CHECKED BY: O.A.A. DATE: 4/11/22

LEGAL INFORMATION

OMAR A. ABU-YASEIN
E-58237
LICENSED PROFESSIONAL ENGINEER

12-31-2025
10-09-2023

MANUFACTURED BY

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13479 S Mason Dr.
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CIVIL - STRUCTURAL

24'-0" WIDE BUILDINGS
STATE OF OHIO
227-23-2791

SPACING SCHEDULES & ENCLOSURE NOTES

STEEL NO. 4 / 11

DRAWN BY: A.W. DATE: 4/11/22

CHECKED BY: O.A.A. DATE: 4/11/22

LEGAL INFORMATION

OMAR A. ABU-YASEIN
E-58237
LICENSED PROFESSIONAL ENGINEER

12-31-2025
10-09-2023

TABLE 4: FRAME SPACING CHART / SCHEDULE

ENCLOSURE CLASSIFICATION	ENCLOSED BUILDINGS												OPEN BUILDINGS											
	WIND SPEED (MPH)												WIND SPEED (MPH)											
	005	105	120	140	155	165	180	005	105	120	140	155	165	180										
ENCL 1	60	60	5160	51	12	12	26	18	18	18	12	26	30	27	18	18	18	12	26	30	27			
ENCL 2	18160	18160	18160	18251	12	12	26	12	12	12	12	26	30	27	12	12	12	12	26	30	27			
ENCL 3	10118	10118	10118	10118	10112	10112	26	30	30	30	30	30	30	27	30	30	30	30	30	30	27			
ENCL 4	36	36	36	36	36	36	36	30	30	30	30	30	30	27	30	30	30	30	30	30	27			
ENCL 5	30	30	30	30	30	30	30	27	27	27	27	27	27	27	27	27	27	27	27	27	27			
ENCL 6	21	21	21	21	21	21	21	21	21	18	18	18	18	18	18	18	18	18	18	18	18			
ENCL 7	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			
ENCL 8	60	60	5160	51	18	18	18	12	51	51	18151	18251	36118	36112	36	18151	18251	36118	36112	36	30			
ENCL 9	18160	18160	18160	18251	18118	18118	12	12	12	12	12	12	36112	36	30	12	12	12	12	36112	36	30		
ENCL 10	10118	10118	10118	10118	10118	10118	10112	26	36	36	36	36	36	30	36	36	36	36	36	36	30			
ENCL 11	36	36	36	36	36	36	36	30	27	27	27	27	27	27	30	30	30	30	30	30	27			
ENCL 12	30	30	30	30	30	30	30	27	27	27	27	27	27	27	27	27	27	27	27	27	27			
ENCL 13	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21			
ENCL 14	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			
ENCL 15	60	60	5160	51	18	18	18	12	60	5160	18160	18251	36118	36112	36	18160	18251	36118	36112	36	30			
ENCL 16	18160	18160	18160	18251	18118	18118	12	12	12	12	12	12	36112	36	30	12	12	12	12	36112	36	30		
ENCL 17	10118	10118	10118	10118	10118	10118	10112	26	36	36	36	36	36	30	36	36	36	36	36	36	30			
ENCL 18	36	36	36	36	36	36	36	30	27	27	27	27	27	27	30	30	30	30	30	30	27			
ENCL 19	30	30	30	30	30	30	30	27	27	27	27	27	27	27	27	27	27	27	27	27	27			
ENCL 20	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21			
ENCL 21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

NOTES:

- FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
- WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
- SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
- FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

- ENCLOSED BUILDING - ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
- OPEN BUILDING - ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
- 2FT PARTIALLY ENCLOSED - BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 2FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
- PARTIALLY ENCLOSED - BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 2FT - START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
- 3 SIDED ENCLOSED - ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL - START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
- FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

GENERAL NOTES:

- THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 60'-0", THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
- BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACINGS TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 0).
- ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 12'-0" TUBE PEAK BRACE.

TABLE 51: PURLIN SPACING SCHEDULE

OROUND SHOW I ROOTLINE LOAD (PSF)	18GA. HAT CHANNEL PURLIN								18GA. HAT CHANNEL PURLIN							
	WIND SPEED (MPH)								WIND SPEED (MPH)							
	10	15	20	25	30	35	40	50	10	15	20	25	30	35	40	50
□ 30 I 20	21	18	12	36	30	24	21	36	30	24	18	12	12	12	12	
□ 40 I 27	12	12	12	36	30	24	21	30	30	24	18	12	12	12	12	
□ 50 I 34	10	10	10	36	30	24	21	24	24	24	18	12	12	12	12	
□ 60 I 41	26	26	26	36	30	24	21	18	18	18	18	18	12	12	12	
□ 70 I 47	32	32	32	32	30	24	21	18	18	18	18	18	12	12	12	
□ 80 I 54	30	30	30	30	30	24	21	18	18	18	18	18	12	12	12	
□ 90 I 61	24	24	24	24	24	24	24	12	12	12	12	12	12	12	12	
□ 100 I 67	24	18	12	12	36	30	30	18	36	30	24	18	12	12	12	
□ 110 I 73	12	12	12	12	36	30	30	12	36	30	24	18	12	12	12	
□ 120 I 79	10	10	10	10	36	30	30	10	30	30	24	18	12	12	12	
□ 130 I 85	26	26	26	26	36	30	30	20	30	30	24	18	12	12	12	
□ 140 I 91	26	26	26	26	36	30	30	20	24	24	24	18	12	12	12	
□ 150 I 97	32	32	32	32	32	30	30	18	18	18	18	18	12	12	12	
□ 160 I 103	32	32	32	32	32	30	30	18	18	18	18	18	12	12	12	
□ 170 I 109	30	30	30	30	30	30	30	24	24	24	24	24	18	12	12	
□ 180 I 115	30	30	30	30	30	30	30	24	24	24	24	24	18	12	12	
□ 190 I 121	30	30	30	30	30	30	30	24	24	24	24	24	18	12	12	
□ 200 I 127	30	30	30	30	30	30	30	24	24	24	24	24	18	12	12	
□ 210 I 133	10	10	10	10	36	30	30	10	10	10	36	30	30	30	30	
□ 220 I 139	26	26	26	26	36	30	30	26	26	26	36	30	30	30	30	
□ 230 I 145	32	32	32	32	32	32	30	32	32	32	32	32	30	30	30	
□ 240 I 151	32	32	32	32	32	32	30	32	32	32	32	32	30	30	30	
□ 250 I 157	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 260 I 163	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 270 I 169	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 280 I 175	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 290 I 181	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 300 I 187	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 310 I 193	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 320 I 199	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 330 I 205	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 340 I 211	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 350 I 217	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 360 I 223	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 370 I 229	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 380 I 235	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 390 I 241	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 400 I 247	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 410 I 253	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 420 I 259	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 430 I 265	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 440 I 271	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 450 I 277	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 460 I 283	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 470 I 289	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 480 I 295	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 490 I 301	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
□ 500 I 307	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	

NOTES:
 1. PURLIN SPACING UNITS ARE IN INCHES.
 2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.
IRREGULAR BUILDING NOTES:
 1. FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
 2. FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 12" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
 3. SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
 4. IRREGULAR BUILDINGS & BUILDINGS W/ MORE THAN 8 SIDE OPENINGS MUST HAVE A 12 TUBE PEAK BRACE ON ALL FRAMES.

TABLE 52: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)					
	10	15	20	25	30	35
□ 2'-0"	60	18	36	30	24	21
□ 1'-6"	60	60	18	12	36	30
□ 1'-0"	60	60	30	30	12	36
□ 2'-6"	60	60	30	30	18	12
□ 2'-0" TO 2'-0"	60	60	30	30	18	12

NOTES:
 1. GIRT SPACING UNITS ARE IN INCHES.
 2. THIS SCHEDULE IS TO BE USED FOR BOTH I HOA AND I/O OA ORTS.
 3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 1.



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www.aaa-engineering.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS
 LOCATION: STATE OF OHIO
 PROJECT NO: 227-23-2791
 SHEET TITLE: PURLIN & GIRT SPACING SCHEDULES

SCALE: 5/11

DESIGNED BY: A.W. DATE: 4/11/22
 CHECKED BY: O.A.A. DATE: 4/11/22

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SEAL

STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 OMAR A. ABU-YASEIN
 E-58237

DATE: 12-31-2025
 LICENSE: 10-09-2023

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DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS
 LOCATION: STATE OF OHIO
 PROJECT NO: 227-23-2791
 SHEET TITLE: SHEATHING OPTIONS & DETAILS

SCALE: 6/11

DESIGNED BY: A.W. DATE: 4/11/22
 CHECKED BY: O.A.A. DATE: 4/11/22

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 E-58237

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 LICENSE: 10-09-2023

GENERAL SHEATHING NOTES:

1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICAL SHEATHING CAN HAVE MAX 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER.

TYP. HORIZONTAL SHEATHING
SCALE: 1/8"

TYP. VERTICAL SHEATHING
SCALE: 1/8"

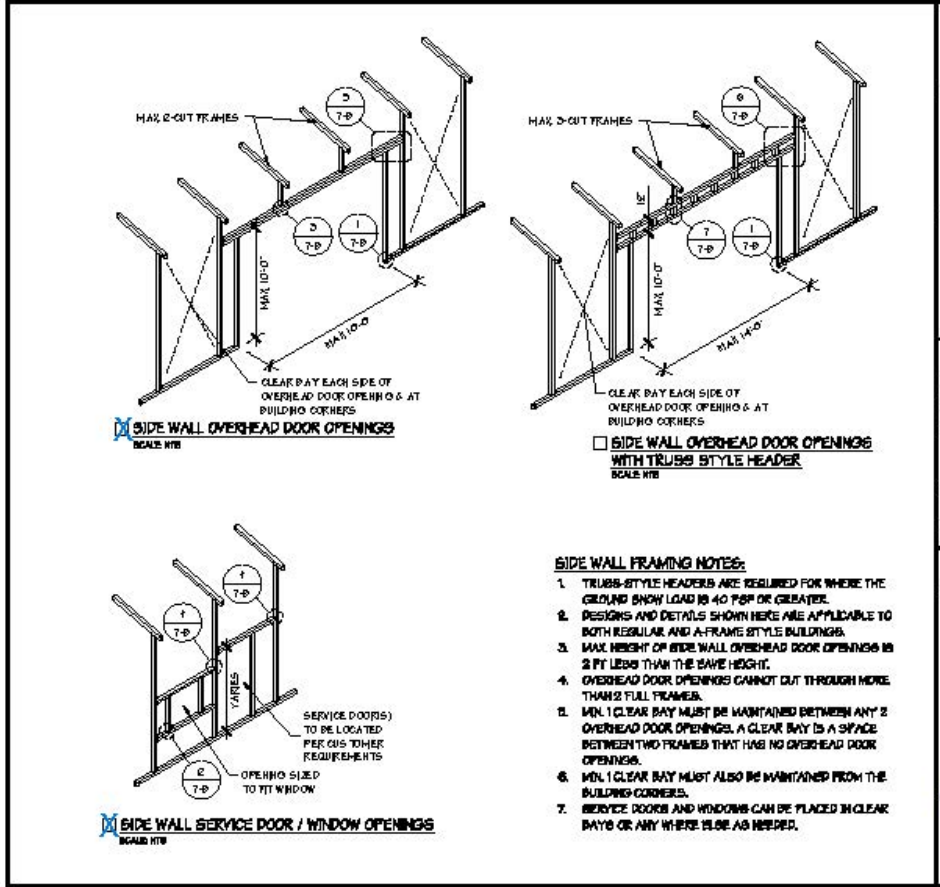
TYP. SHEATHING FASTENER SCHEDULE
SCALE: 1/8"

TYP. HORIZONTAL SHEATHING DETAIL
SCALE: 1/8"

ROOF VERTICAL SHEATHING DETAIL
SCALE: 1/8"

WALL VERTICAL SHEATHING - TUBE DETAIL
SCALE: 1/8"

WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL
SCALE: 1/8"



- SIDE WALL FRAMING NOTES:**
1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
 2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
 3. MAX HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LEGBS THAN THE BAYE HEIGHT.
 4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
 5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
 6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
 7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

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www.aaa-engineering.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO: 227-23-2791

SHEET TITLE: SIDE WALL FRAMING & OPENINGS

STEEL NO: 7-A / 11

DRAWN BY: A.W. DATE: 4/11/22

CHECKED BY: O.A.A. DATE: 4/11/22

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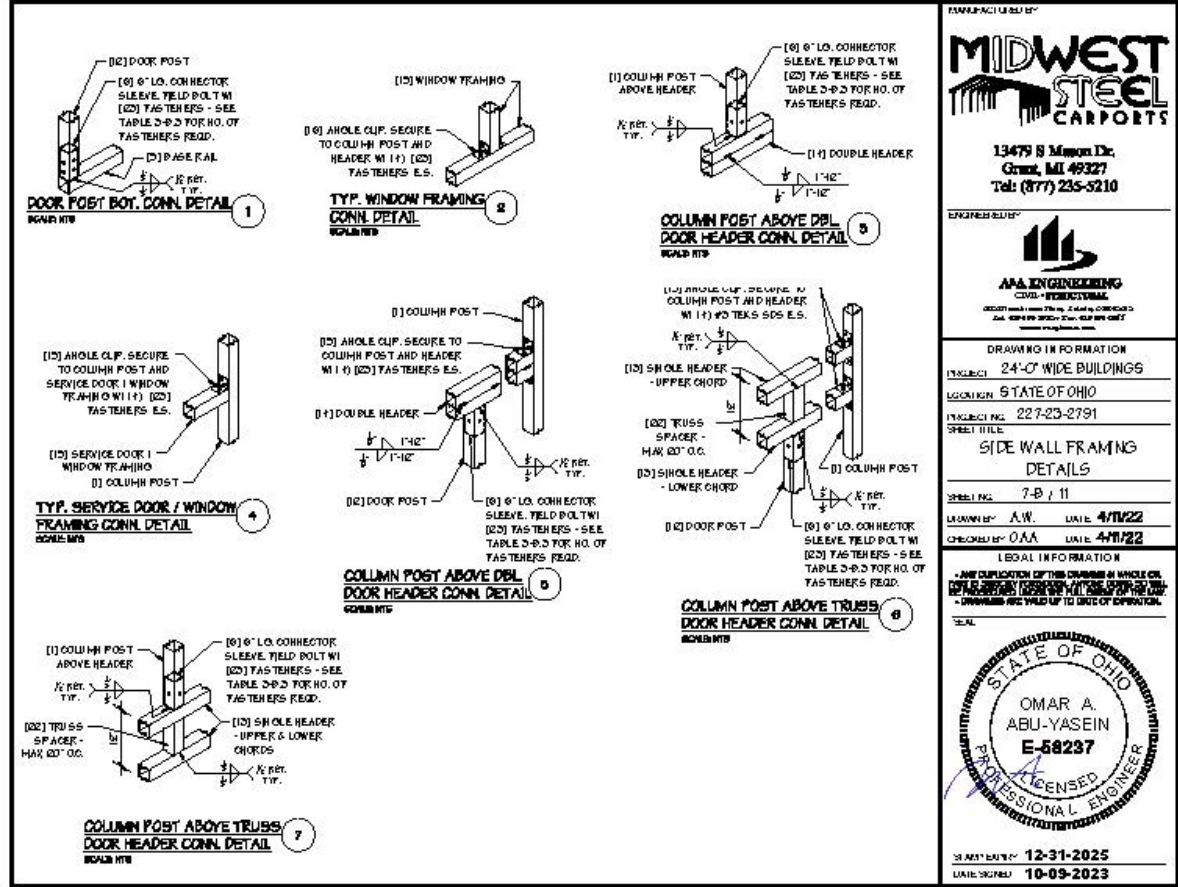
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LOCATION: STATE OF OHIO

PROJECT NO: 227-23-2791

SHEET TITLE: SIDE WALL FRAMING DETAILS

STEEL NO: 7-B / 11

DRAWN BY: A.W. DATE: 4/11/22

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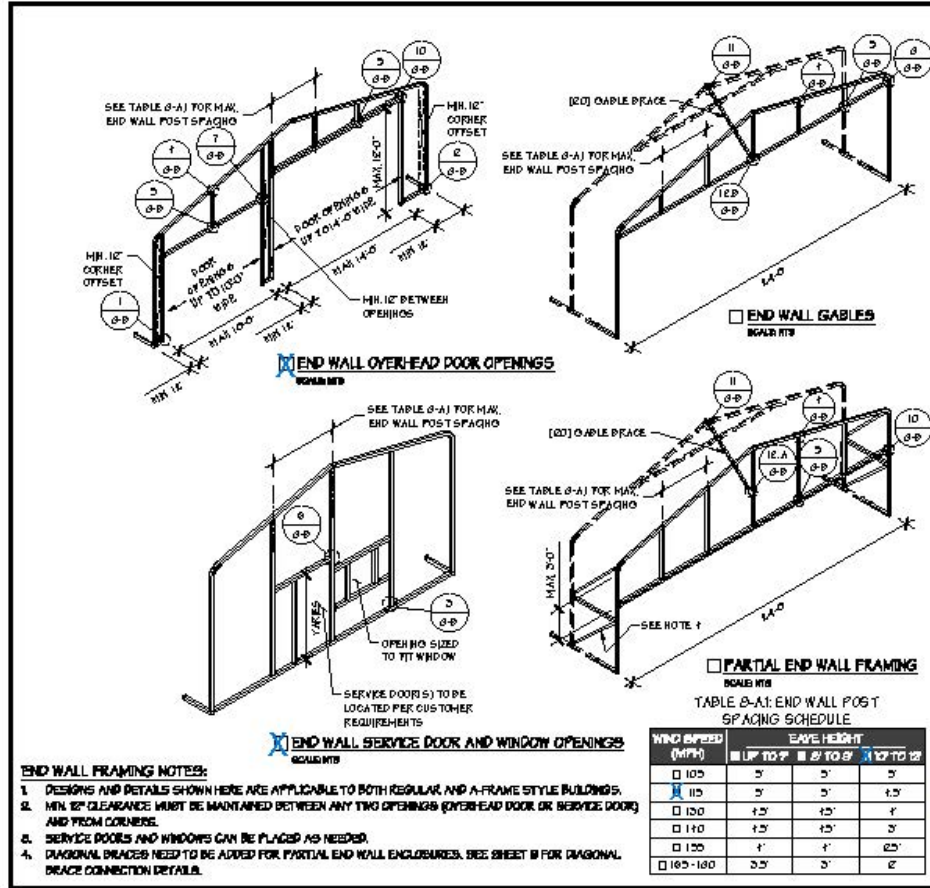
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LOCATION: STATE OF OHIO

PROJECT NO: 227-23-2791

SHEET TITLE: END WALL FRAMING

SCALE: 8-A / 11

DESIGNED BY: A.W. DATE: 4/11/22

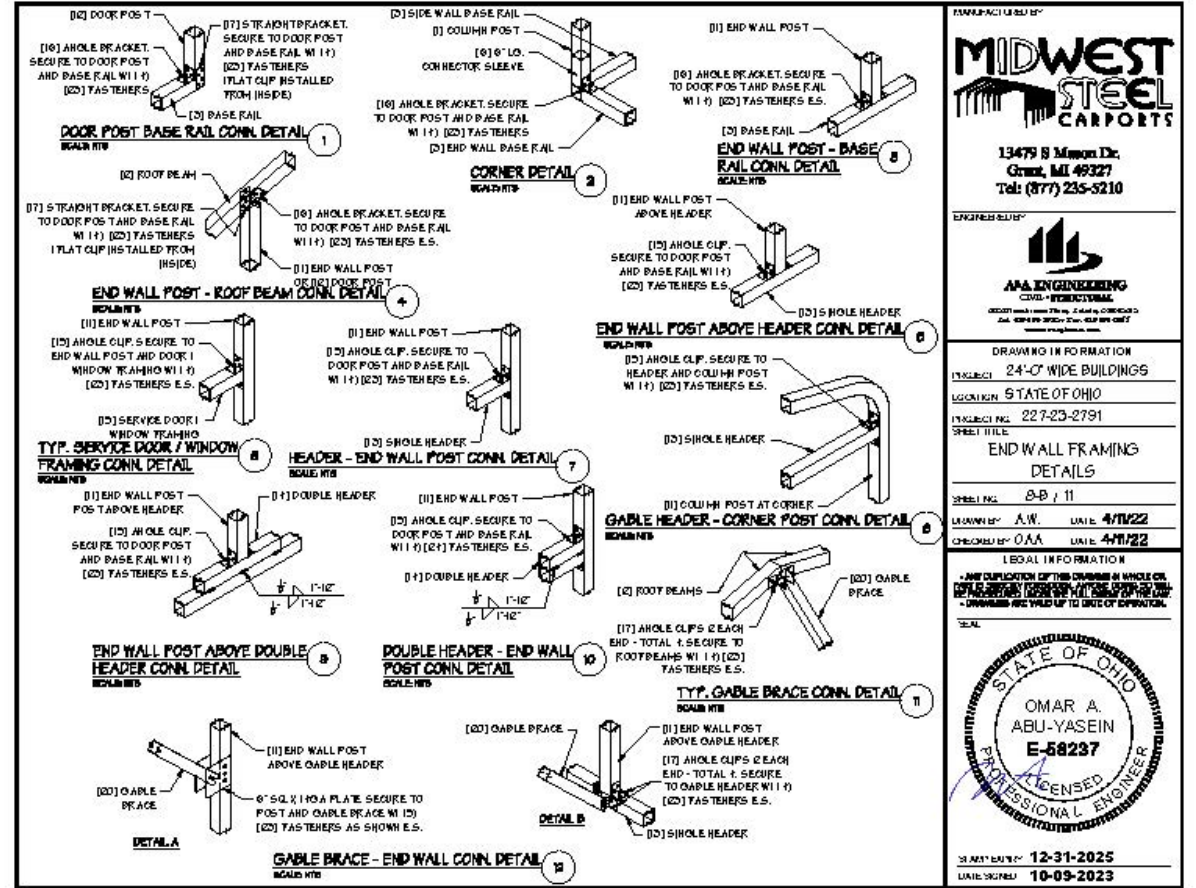
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PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO: 227-23-2791

SHEET TITLE: END WALL FRAMING DETAILS

SCALE: 8-B / 11

DESIGNED BY: A.W. DATE: 4/11/22

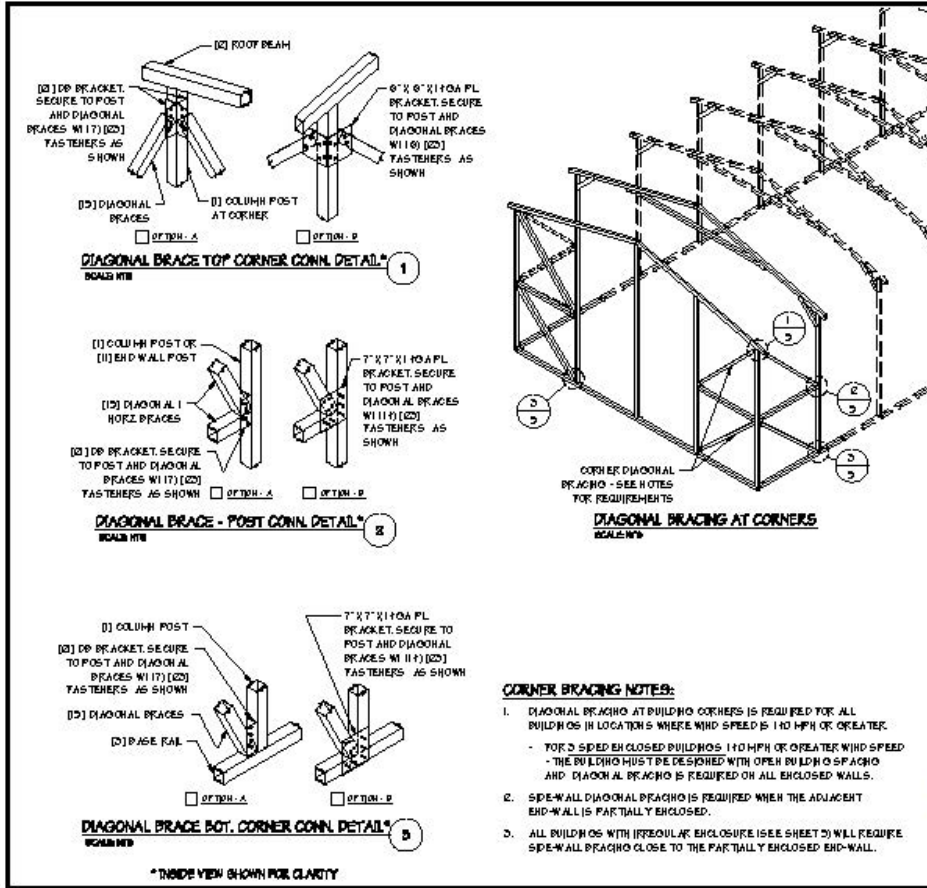
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PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO: 227-23-2791

SHEET TITLE: CORNER BRACING DETAILS

SCALE: 9 / 11

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VALID UNTIL: 10-09-2023

CONCRETE SLAB FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE II-A2.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS 6" FOR ICGA MATERIAL AND 6" FOR ICGA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTINGS SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2800 PSI @ 28 DAYS.

CONTROL JOINTS SPACED AT MAX. 20'-0" OC.

CONCRETE SLAB FOUNDATION
SCALE: NTS

OVERHEAD DOOR NOTCH DETAIL²
SCALE: NTS

TABLE II-A2: CONCRETE SLAB ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	100 TO 120	1) 11/2" x 7"
	120 TO 140	1) 11/2" x 7"
OPEN	100 TO 120	1) 11/2" x 7"
	120 TO 140	1) 11/2" x 7"

NOTES:

- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE 25".
- ANCHORS TO BE SPACED NO MORE THAN 8" FROM POSTS.

TABLE II-A1: NOTCH WIDTH

HORIZONTAL OPEN	VERTICAL
1'0" A	1'0" A
1'2" A	1'2" A
1'4" A	1'4" A
1'6" A	1'6" A

NOTE: DEPTH IS TO BE 11/2"

EDGE OFFSET DETAIL¹
SCALE: NTS

NOTCHED EDGE DETAIL
SCALE: NTS

STANDARD EDGE DETAIL
SCALE: NTS

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PROJECT: 24'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO: 227-23-2791

SHEET TITLE: FOUNDATION OPTION I: CONCRETE SLAB

SCALE: 11-A / 11

DESIGNED BY: A.W. DATE: 4/11/22

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ARCHITECTS, INC.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Cleveland City Planning Commission

Downtown | Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

DF2024-035 – Proposed Demolition of a 1 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

July 26, 2024

Project Addresses: 2007 & 2009 West 17th Street

Project Representative: Brian Kauffman, Modern Smart Homes

Ward 3- Councilmember McCormack

SPA: Cuyahoga Valley

FAGAN RESIDENCE

2009 W 17TH ST • CLEVELAND, OH 44106

GENERAL DRAWING INDEX

ABBREVIATED WRITTEN SUMMARY: PROPOSED THREE-STORY
NEW CONSTRUCTION RESIDENCE @ 2009 WEST 17TH STREET
IN CLEVELAND, OHIO.

ARCHITECTURAL DRAWING INDEX

T.S.	TITLE SHEET	a0.2	SECOND FLOOR PLAN
1.1	ELECTRIC SURVEY	a0.3	THIRD FLOOR PLAN
a0.0	ELECTRIC CONDITIONS	a1.1	EXTERIOR ELEVATIONS
1.1	LOT SET PLAN	a0.2	EXTERIOR ELEVATIONS
a0.0	PROJECT SUMMARY	a1.3	EXTERIOR FINISHES
a0.0	BASEMENT PLAN	a1.4	HOUSE SECTIONS
a1.1	GROUND FLOOR PLAN	a0.0-00.6	RENDERINGS

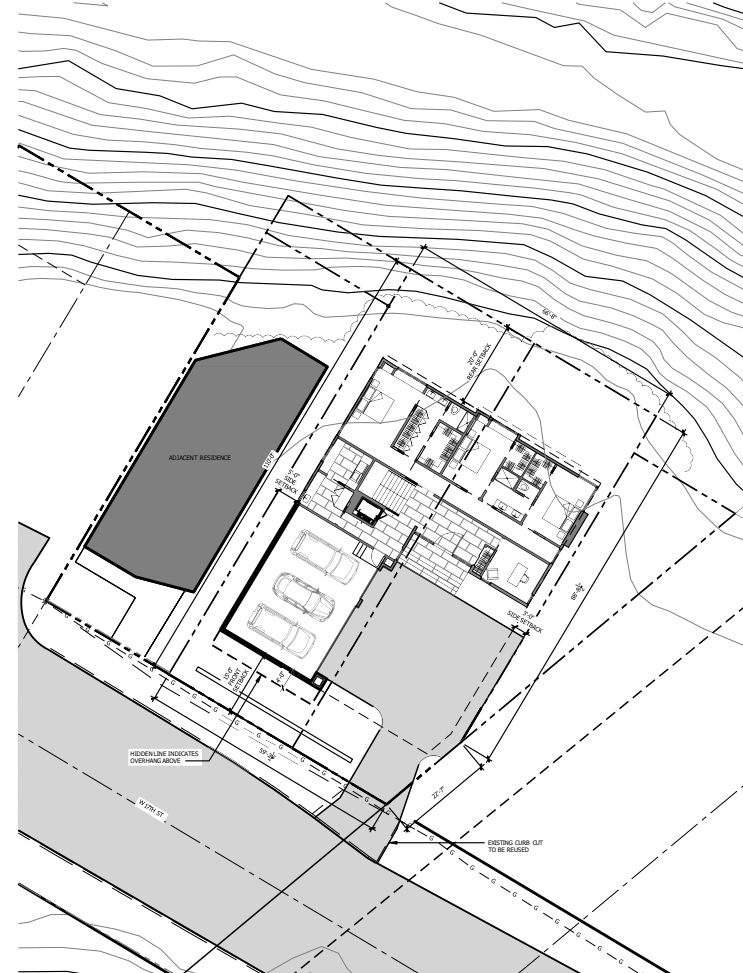
PROJECT SUMMARY:

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A NEW THREE-STORY RESIDENCE ON PARCELS 080003 AND 080004. THE PLAN IS TO REMOVE THE EXISTING STRUCTURES ON THIS LOT, AFTER REMOVAL OF THESE STRUCTURES WE WILL PERFORM SOIL BORINGS TO EVALUATE THE STABILITY OF THE HILLSIDE. THE ESSENTIAL GOALS OF THIS PROJECT WERE TO CONSERVE THE GARAGE DOORS FROM THE STREET BY TURNING THE GARAGE TO BE SENSITIVE OF THE PROXIMITY TO THE HOPE RENOVATION BRIDGE AND TO LEAVES THE MAXIMIZING SPACE TO THE ADVANTAGE OF THE SPECTACULAR VIEWS ACROSS THE RIVER OF THE SKYLINE. THIS 3,800 SF PROPOSED HOME WILL BE CONTEMPORARY IN STYLE AND WILL CELEBRATE THE BRISH CULTURAL HERITAGE OF THE AREA. WE INTEND TO DO THIS BY INTRODUCING STONE WALLS TYPICAL OF THE COUNTRYSIDE OF DELAND, LEFT LINE ARTIFACTS ON THE SITE. THEN WE WILL PLACE INDUSTRIAL-TYPE CORTEX STEEL BEAMS ON TOP TO CELEBRATE THE INDUSTRIAL SUCCESS OF THE CITY.



■ DOWNTOWN/PLATS DISTRICT
 ■ NEAR WEST DISTRICT

SITE LOCATION
 SCALE: 1" = 100'
 NORTH



SITE PLAN
SCALE: 1/8" = 1'-0"

GROUND FLOOR	2,374 SF
SECOND FLOOR	2,332 SF
THIRD FLOOR	875 SF
BASMENT	1,000 SF
GARAGE	885 SF
GREENHOUSE	692 SF

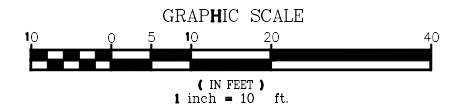
FAGAN RESIDENCE
 PROJECT: 2009 W 17TH ST CLEVELAND, OH 44113
 PLANNING SUBMITTAL: 11.16.2023
 DATE: 11.16.2023

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HIGH 2023.05
 SITE PLAN
T.S.

EXISTING CONDITIONS & BOUNDARY SURVEY

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being part of Sublot Nos. 41 and 42 of the Averell & Bradford's Grove Allotment of part of Original Brooklyn Township Lot No. 70, as shown by the plat recorded in Volume 6, Page 4 of the C.C.M.R.



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - ▲ - Mag Nail Set
 - - Monument Box Found & Described
 - - Iron Pin Found & Described
 - - Iron Pipe Found & Described
 - ☆ - Drill Hole Found & Described
 - △ - Mag Nail Found & Described
- Fnd. (F) - Found
Usd. (U) - Used
Rec. (R) - Record Deed
Surv. (S) - Record Survey, AFN 202007030426 (7/8/20)
- R/W - Right of Way
C/L - Centerline
(P) - Plat
P/L - Property Line

TOPOGRAPHIC LEGEND

- ⊕ - Hydrant
 - ⊕ - Water Valve
 - ⊕ - Water Shutoff
 - ⊕ - Water Meter Pit
 - - Storm Manhole
 - - Inlet Basin
 - ⬇ - Roof Drain
 - ⊕ - Sign
 - ⊕ - Telephone Manhole
 - ⊕ - Guy Wire
 - ⊕ - Utility Pole
 - ⊕ - Electric Meter
 - ⊕ - Sanitary Manhole
 - ⊕ - Bench Mark
 - ⊕ - Air Conditioning Unit
 - ⊕ - Mail Box
 - ⊕ - Deciduous Tree
 - ⊕ - Coniferous Tree
 - ⊕ - Gas Valve
 - ⊕ - Gas Meter
 - ⊕ - Gas Shutoff
 - ⊕ - Catch Basin
- OH — OH — Overhead Lines
— G — G — Underground Gas

UTILITY NOTES:
1. ALL UTILITIES HAVE BEEN SHOWN ON THE SURVEY FROM OBSERVED EVIDENCE IN THE FIELD. UTILITY MARKINGS FROM OHIO 811 TICKET #B31840089-00B, AND PLAN INFORMATION RECEIVED FROM OHIO 811 TICKET #B31840091-00B. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED.
2. STORM SEWER LINES ARE SHOWN PER FIELD LOCATIONS, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER LINES ARE SHOWN PER FIELD LOCATIONS, UNLESS OTHERWISE NOTED.
4. WATER LINES WERE NOT FIELD MARKED ON THE DATE OF FIELDWORK. LINE VALVES AND HYDRANTS ARE SHOWN AS PER FIELD LOCATION.
5. GAS LINES WERE ARE SHOWN PER FIELD MARKINGS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

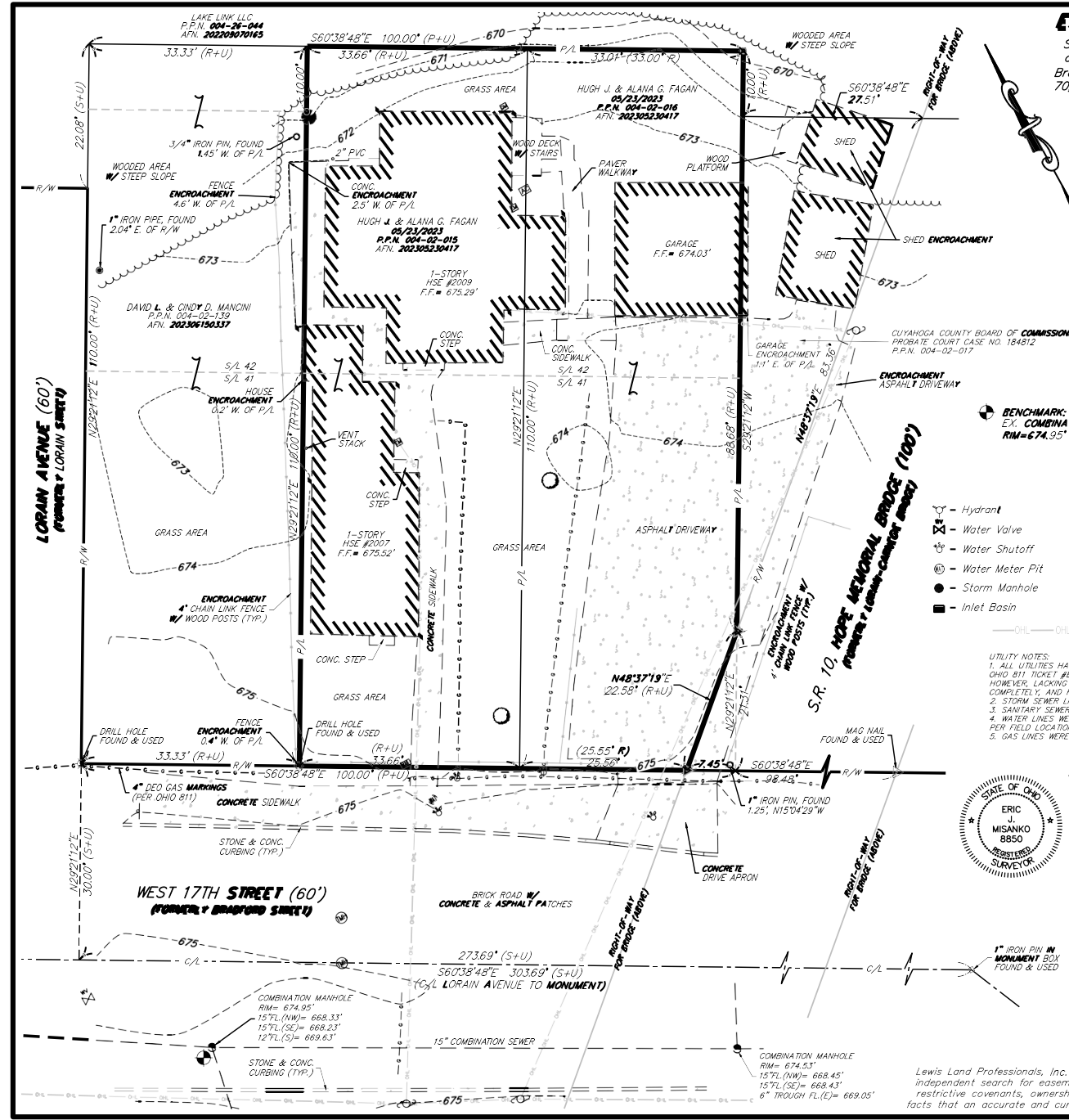
Eric J. Misanko
Eric J. Misanko
Date: 7/11/2023
Reg. Ohio Surveyor No. PS-#8850

REFERENCES
CUYAHOGA COUNTY RECORDER'S RECORDS

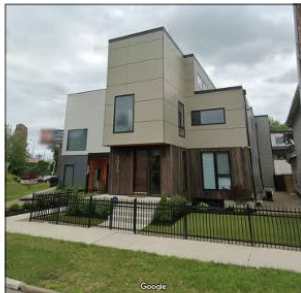
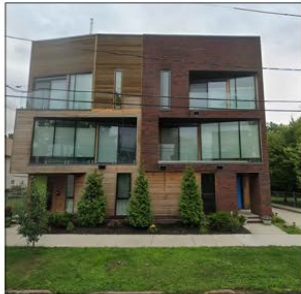
DEEDS & PLATS AS SHOWN & LISTED.
AVERELL & BRADFORD'S GROVE ALLOTMENT VOL. 6, PG. 4 OF C.C.M.R.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprossinc.com
SURVEY DATE: JULY 2023
SHEET 1 OF 1
PROJ. No. 23-187, DRAWING NAME 23-187.dwg

Lewis Land Professionals, Inc. has made no investigation of independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



**DUCK ISLAND
ADJACENT PROPERTIES**



DRONE AERIALS

adk



DAVID HINES - LICENSE NO. 10087
EXPIRATION DATE - 10/31/2025

ARCHITECTURAL OFFICE - DAVID HINES

FAGAN RESIDENCE

PROJECT TITLE:

PROJECT:

DATE: 10/15/2024

PLANNING SUBMITTAL: 11/06/2023

REVISIONS:

NO. DESCRIPTION

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

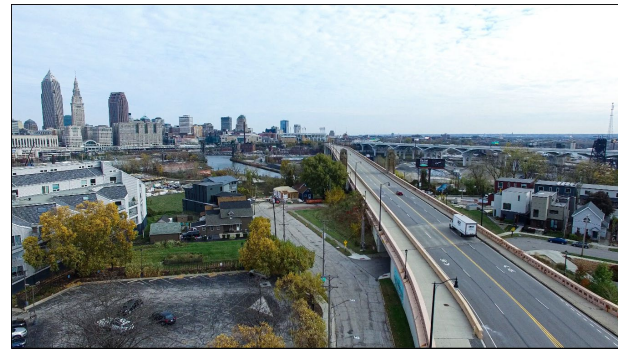
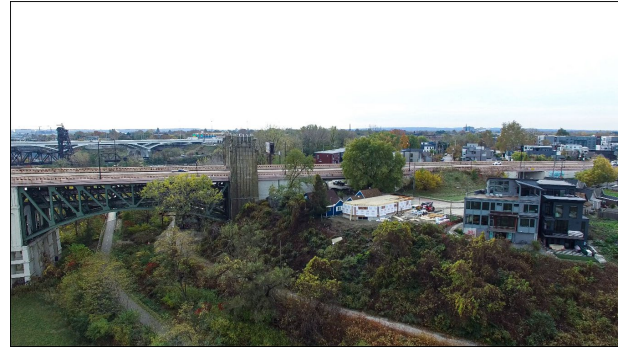
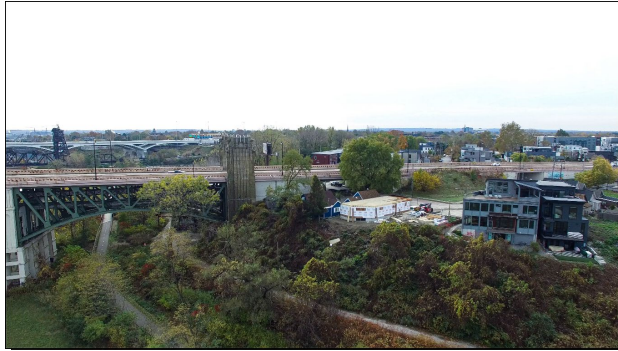
DATE

BY

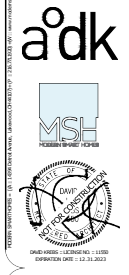
DATE

BY

ex1.0



EXISTING CONDITIONS



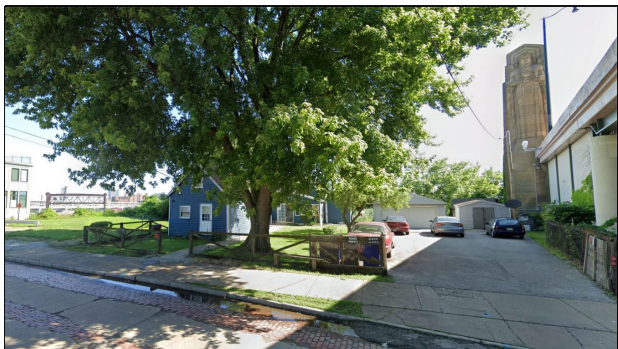
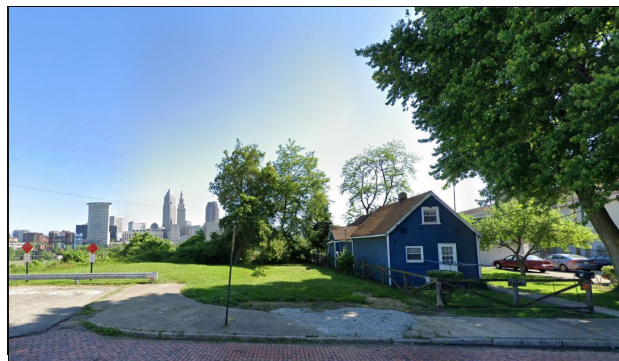
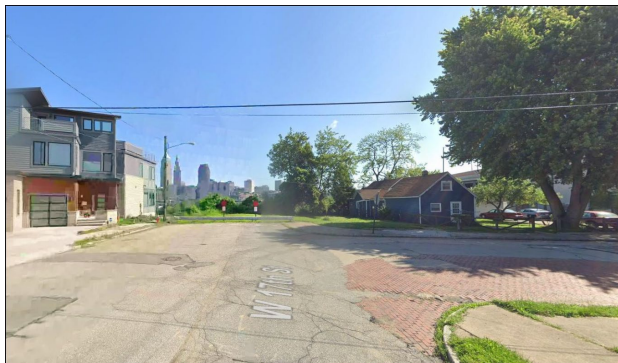
PROJECT: 2020 W 121ST CORRIDOR, CHICAGO, IL 60643
 PLANNING SUBMITTAL: 10.18.2020

FAGAN RESIDENCE

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HSR 2020-06

EXISTING CONDITIONS
ex1.0



DATE: 08/11/2023
 DRAWN BY: J. L. J. J. J.
 DATE: 08/11/2023

**FAGAN
 RESIDENCE**

PROJECT: 2020 W 121ST
 CHICAGO, IL 60643
 DRAWING: SUBMITTAL 10.01.2023

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EXISTING CONDITIONS
 EXISTING RESIDENCE & ACCESSORY BUILDINGS
 TO BE DEMOLISHED COMPLETE

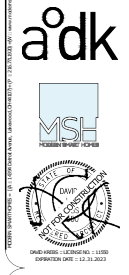
10/10/2023

EXISTING CONDITIONS





EXISTING CONDITIONS
 EXISTING RESIDENCE & ACCESSORY BUILDINGS
 TO BE DEVELOPED COMPLETE



**FAGAN
 RESIDENCE**

PROJECT: 2020 W 121ST
 CHICAGO, IL 60643
 DRAWING SUBMITTAL: 18.08.2023

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DATE PLOTTED: 18.08.2023 10:45:11
 PROJECT: 2020 W 121ST
 DRAWING: EX1.0
 SHEET: EX1.0

ex1.0



EXISTING CONDITIONS
 EXISTING RESIDENCE & ACCESSORY BUILDINGS
 TO BE DEVELOPED COMPLETE



DATE: 08/11/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/21/2023

**FAGAN
 RESIDENCE**

PROJECT: 2000 W 121ST STREET, CHICAGO, IL 60643

DATE	DESCRIPTION
11/28/2023	PLANNING SUBMITTAL

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EXISTING CONDITIONS

101010 UNPLANNED CUMPLET



STATE OF MISSOURI
 MISSOURI STATE HEALTH DEPARTMENT
 DIVISION OF ENVIRONMENTAL HEALTH SERVICES
 DIVISION DATE: 11.21.2023

FAGAN RESIDENCE

PROJECT: 2020 W 121ST
 COLUMBIAS, MO 65205
 DRAWING: SUBMITTAL 11.28.2023

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MSH 2023-06

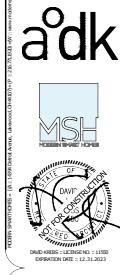
EXISTING CONDITIONS

ex1.0



EXISTING CONDITIONS

10/18/2023-06



PROPERTY INFORMATION: 1111 CANTON ST, WASHINGTON, DC 20004
 DATE: 10/18/2023
 REPORT DATE: 10/18/2023

FAGAN RESIDENCE

PROJECT:	2000 W 121ST COLUMBIA, MD 21042
PLANNING:	SUBMITTAL 10/18/2023
DESIGN:	
CONSTRUCTION:	

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MSH 2023-06

EXISTING CONDITIONS

ex1.0

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-035

Meeting Date: 07/25/2024

Project Name: Fagan Residence - Demolition

Project Address: 2007 & 2009 W. 17th St

Contact Person: Brian Kauffman

Architect/Contractor: Brian Kauffman / Modern Smart Homes

General Description: Demolition in Design Review District in order to construct single family home

Motion by Design Review Committee:

Approved

Approve: Bialosky, Brown, Geist, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

Cleveland City Planning Commission

Special Presentations– Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Tillman Park Sculpture: Seeking Final Approval

July 26, 2024

Location: Tillman Avenue behind 4600 Detroit Avenue

Presenters: Roni Callahan, Snack Break Studio

Kim Lavery, Snack Break Studio

Tillman Triangle Park Sculpture and Sidewalk Art

Name: Roni Callahan & Kim Lavery

Organization Name: Snack Break Studio

Address: 2139 Lakeland Ave.
Lakewood, OH 44107

Email: snackbreakstudio@gmail.com

Phone: (330) 760.1937



Roni Callahan

EDUCATION

Cuyahoga Community College, Cleveland, OH — Associate of Arts:
Interior Design — MAY 2022

Completed the Associates degree program which required coursework
in AutoCAD, Revit, hand drafting, preparing construction documents,
material selection, etc.

Kent State University, Kent, OH — Bachelor of Arts: Fine Arts, Painting —
DECEMBER 2008

PROFESSIONAL HIGHLIGHTS

Whole Foods Market: Completed mural and sign painting for 4 brand
new stores.

Anthropologie: Continued to work on a freelance basis for store
openings and display development.

Progressive Insurance: Completed a mural at their headquarters.

Ohio Local Businesses: Oceanne Jewelry, Yellowcake, Blue Spruce
Boutique, Citizen Pie, Rebuilder's Exchange, Bolt and Spool, Van Aken
District, Alair Homes

REFERENCES

Amanda Cramer, *City Planner, City of Lakewood*
(216) 529-6630
Amanda.Cramer@lakewoodoh.net

Karen Starr, *WHNO Project Manager*
(330) 414-3167
arts@whno.org

Anna Baldi, *Owner, Contrast Interior Design*
(440) 821.9416
abaldi@contrastid.com

Kim Lavery

EDUCATION

Kent State University, Kent, OH — BFA: Visual Communication Design;
Concentration: 3D design; Minor: Advertising — DECEMBER 2009

*The Bachelor of Fine Arts degree included a Sophomore and Junior
(pass/no pass) review as well as a senior show.*

PROFESSIONAL HIGHLIGHTS

Cleveland Guardians: Design for integrated marketing campaigns.

Saint Ignatius: Design lead for rebrand of brand architecture including
core brand elements and athletic department.

BOMBA Tacos & Rum: Design lead on original brand and positioning,
digital campaign and collaboration of restaurant experience with
Richardson Design, including exterior facade and signage.

Cru Uncorked: Design and art direction for grand opening including
menu design, food photography and web/social.

George Gund Photography Exhibit: Design and art direction for an
interactive photo exhibit featuring color-changing pillars, typography as
well as printed and projected photography at the Downtown Library.

Community Engagement

Student Focus Groups

In collaboration with CMSD Garrett Morgan School of Leadership & Innovation art teacher, Amanda Lehtola, we held two focus groups sessions of with GMSLI high school students.

The purpose of these sessions was to learn more about what they wanted to see in the projects so we could create art that reflects their lived experiences.

We aided our discussion with an interactive worksheet for each project. Students could select which options they liked and/or write-in other ideas they had for the projects.

We gathered the data from those worksheets and used a tally-system to rate the most popular choices. We also read through and considered all of their additional ideas. For example, one student asked to see Spanish utilized in the sidewalk art, which we integrated into the design.

The students feedback truly helped to inform the sidewalk art and sculpture. The words, symbols, games, motifs and palette were inspired by our conversations with them.

Community Open House

Together with LAND Studio, Trust for Public Land and the NW Neighborhoods Organization, we held a community open house on June 11th from 5-7pm on-site at Tillman Triangle Park. We presented both sculpture and sidewalk designs on a large presentation board and provided takeaway handouts to interested neighbors.

This provided the opportunity for neighbors to meet the artists, learn more about the project, ask questions and make suggestions.

We received positive feedback and even made changes based on a residents' concern around the material of the seats getting hot in the sun, and sought out an alternative, heat-resistant material for the seats.

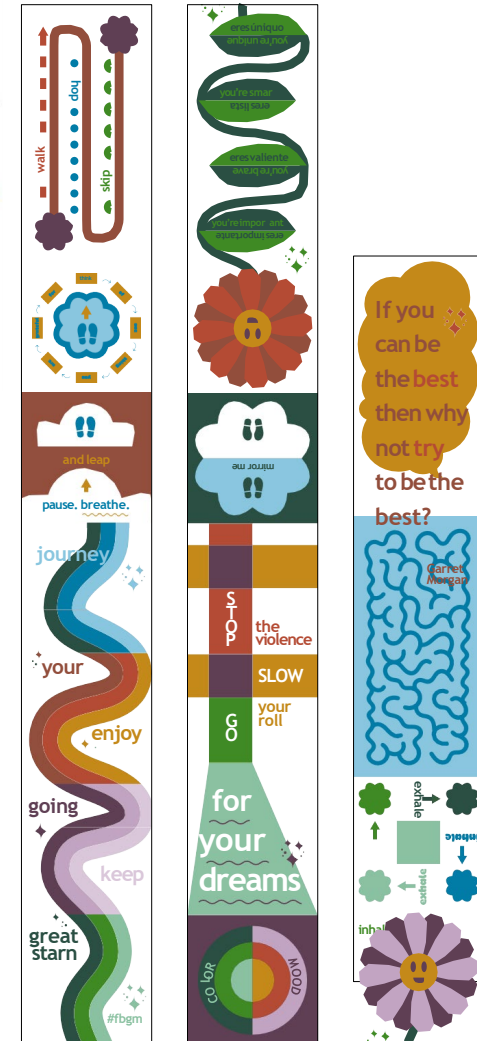
Steering Committee Review

We presented preliminary designs for the sculpture and sidewalk art to the project steering committee, which reviewed the design/selection for the project, and included Councilwoman Spencer, GMSLI teachers, CDC representatives, a staff member from MOCAP, and staff from Trust for Public Land and LAND Studio. No significant changes were made and we moved forward into finalization of design.



Art informed by GMSLI Student Focus Groups:

- Sculpture: words and symbols
- Sidewalk:
- Words of affirmation
- Mindfulness games
- Physical activities
- Exercises
- Spanish/English
- "Stop the violence, slow your roll, go for your dreams"
- Breathing exercise
- Puzzle
- Garrett Morgan quote



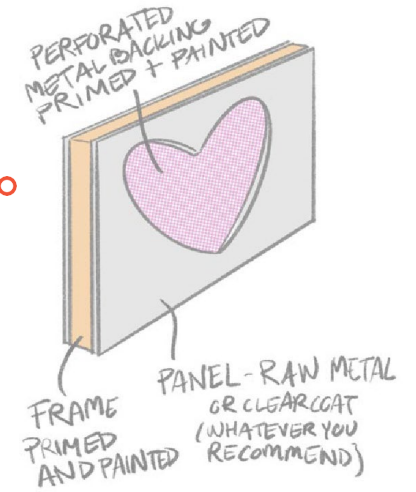
SUMMARY

Sculpture

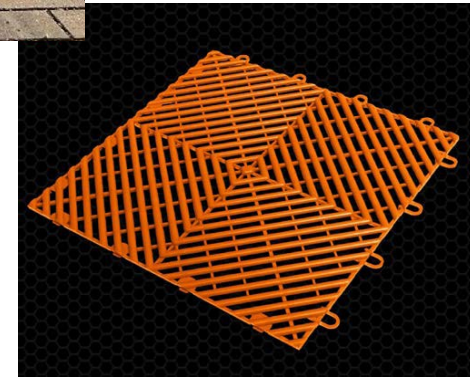
This sculpture is made from intersecting pieces of 1/4" aluminum sheets with 1.5" SQ tube aluminum frames.

Words and symbols are die-cut from the aluminum sheets, revealing 14 gauge perforated aluminum backing. The frames and perforated aluminum will both be painted bright colors to contrast the raw aluminum sheets.

- a. Weight: ~800-1,000 lbs.
- b. Dimensions: ~6'x6' footprint; 7' tall
- c. Type of Foundation: The sculpture will be bolted to the center of the cement rotunda area below:



3 sections of the sculpture are chair-height and will be made from Race Deck "Free-Flow" modular material, which is heat resistant and allows for air flow.



SITE MAP

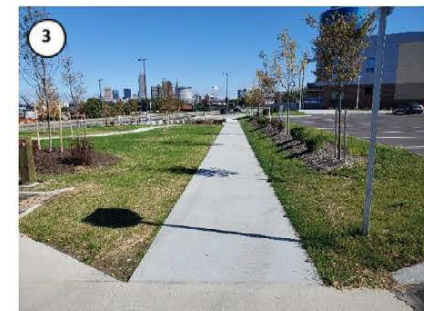
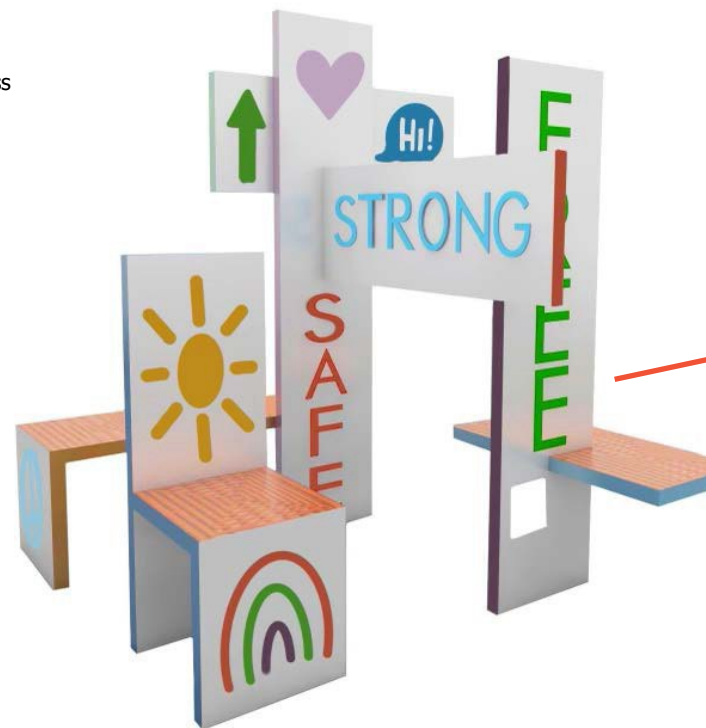
Sculpture

- a. The sculpture will be displayed in the public space of Tillman Triangle behind Garrett Morgan High School. The sculpture can be accessed via sidewalks from the school parking lot, Tillman Ave. and W 49th Street.
- b. Rust Belt Welding (fabricator) will install the permanent sculpture on-site.
- c. Rust Belt Welding (fabricator) will deliver all necessary materials for installation via the Tillman Ave. access point.

Site Map and Photos



Location of sculpture is on top of cement circle area (#2).



PLAQUE

Sculpture

We are proposing an ~8"x8" plaque with a description of the sculpture. We will speak with sign engravers about the best approach for outdoor placards.




This sculpture pays homage to Cleveland native, Garrett Morgan, by referencing the intersecting arms of his invention of the Traffic Signal.

The words and symbols are inspired by conversations with CMSD Garrett Morgan School of Leadership & Innovation students and reflect their lived experiences.

We hope that you enjoy this sculpture and the beauty that surrounds it.



 @snackbreakstudio

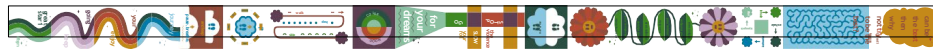
SUMMARY

Sidewalk Art

The sidewalk artwork is contiguous and informed by focus groups with Garrett Morgan HS Students.

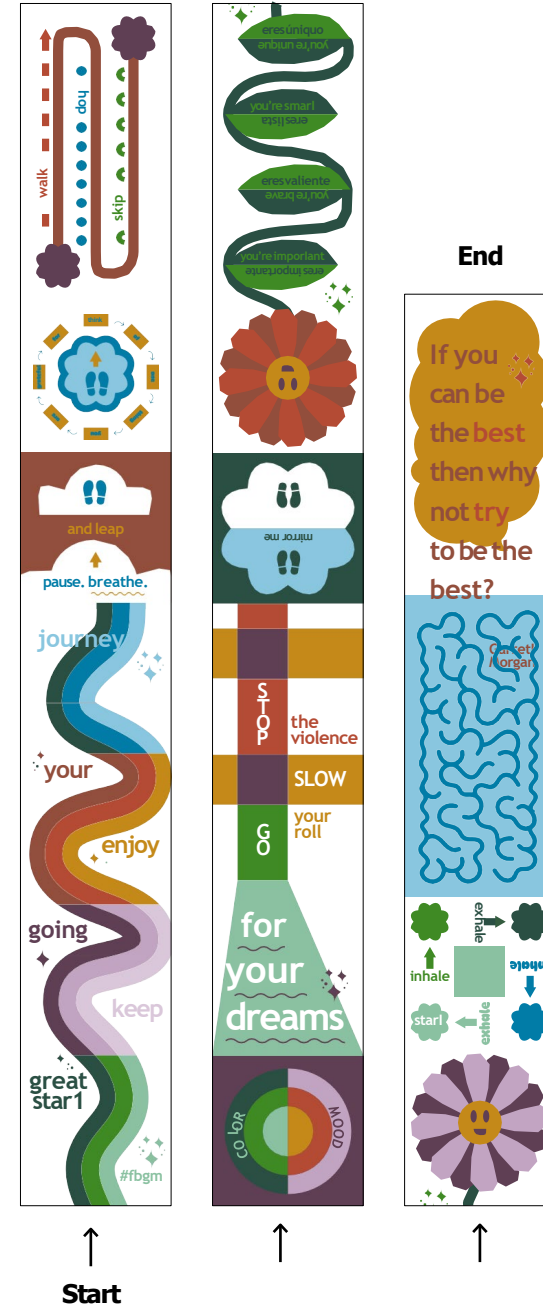
The design is meant to be interactive, providing the opportunity to engage in physical exercises, mindfulness exercises, puzzles, games, Spanish and inspirational quotes.

- a. Weight: n/a
- b. Dimensions: 6 feet wide x 132 feet long (contiguous design)
- c. Type of Foundation: installed on the sidewalk area (3) shown in mock-up.



Contiguous artwork: ~132 feet long x 6 feet wide

white areas = cement (no paint)



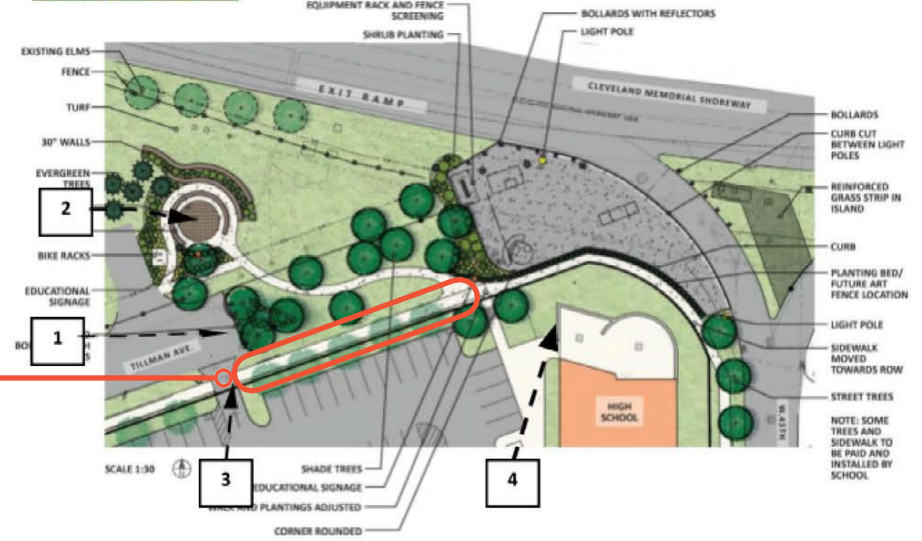
SITE MAP

Sidewalk Art

- a. The sidewalk art will be displayed on a stretch of school-owned sidewalk along the back of the Garrett Morgan High School parking. It can be accessed from Tillman Ave., the parking lot and connects to sidewalks off of W 49th Street.
- b. Snack Break Studio will install the sidewalk art with cement-grade, permanent paint.
- c. Snack Break Studio will set-up on-site over the duration of the installation process.



Site Map and Photos



Sidewalk art is designated for area #3.



TIMELINE

- a. The sidewalk art will be installed Late June - August 2024.

The sculpture will be installed July-August 2024.

- b. Both the sculpture and the sidewalk art are permanent pieces.

MAINTENANCE

- a. The sidewalk art will be installed with cement-grade, permanent paint which will withstand traffic and natural elements. Should the artwork be subject to graffiti, the city of Cleveland would be required to clean or remove graffiti.

Snack Break Studio will make any repairs to the structure of the sculpture for 12 months after completion of installation. Should the sculpture be subject to graffiti, the city of Cleveland would be required to clean or remove graffiti.

- b. Neither require a maintenance schedule once installation is complete.

THANK YOU

Roni Callahan & Kim Lavery

snackbreakstudio@gmail.com

EC2024-016 – Fairfax Neighborhood Utility Box Artwork: Seeking Final Approval

July 26, 2024

Locations: Seven locations throughout the neighborhood

Presenters: RosaLia Spinner, Cleveland Clinic

Jerilyn Mason, Fairfax DC

Fairfax Neighborhood Utility Box Artwork

A collaborative approach to neighborhood artwork in the Fairfax neighborhood of Cleveland.

Presenters: RosaLia Spinner (Cleveland Clinic Community Health Equity) / Jerilyn Mason (Fairfax Renaissance Development Corporation- FRDC)





Fairfax Neighborhood



FAIRFAX NEIGHBORHOOD HISTORY

- Home to Cleveland Clinic and Karamu Theater
- Largely African American, with strong communal pride and legacy homeowners
- Important historical figures and locations
- New development includes Aura and Fairfax Market



UTILITY BOX ARTWORK COLLABORATION

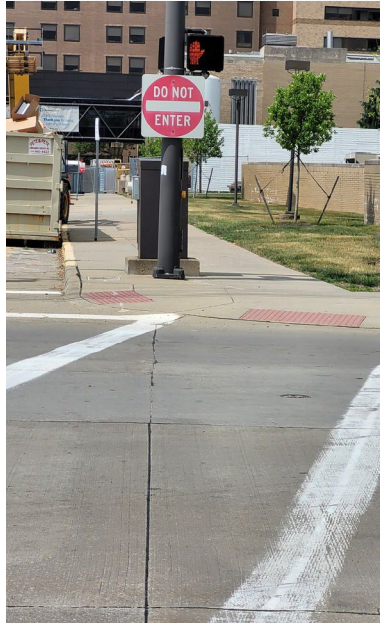
- Started efforts in 2021 (some efforts began years prior)
- RFP distributed to local artists through variety of media
- Part of larger “Amplifying the Voices of Fairfax” programming in collaboration with FRDC, Cleveland Clinic, PNC Fairfax Connection, Teaching Cleveland and an independent local journalist



93rd & CEDAR- Alicia Vasquez, "Fairfax Churches"



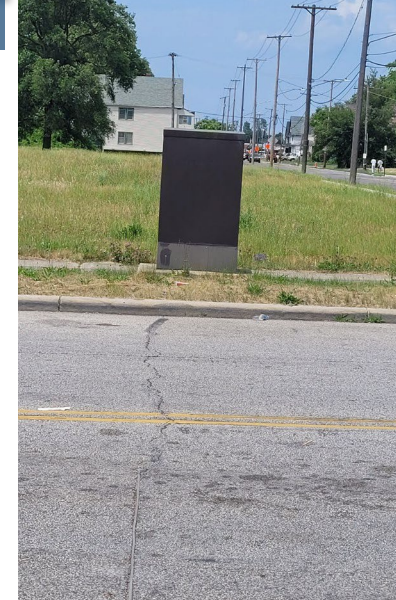
93rd & CEDAR- Alicia Vasquez, "Fairfax Churches"



79th & CENTRAL- Alicia Vasquez, “Neighborhood Porch”



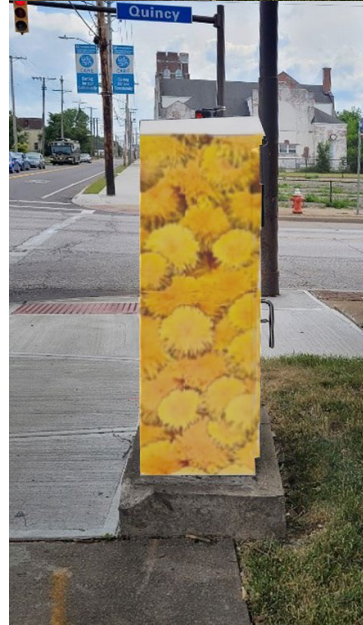
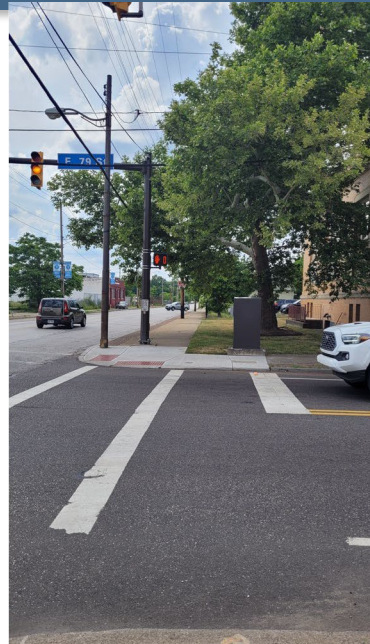
79th & CENTRAL- Alicia Vasquez, "Neighborhood



79th & QUINCY- Asia Armour, “Florence Fairfax”



79th & QUINCY- Asia Armour, “Florence Fairfax”



83rd & CEDAR- Danny Carver, "Black Madonna"



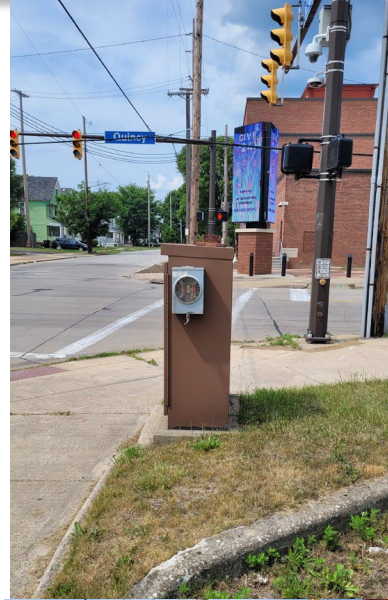
83rd & CEDAR- Danny Carver, "Black Madonna"



89th & QUINCY- Mellowman Funk, “Karamu Alumni”



89th & QUINCY- Mellowman Funk, “Karamu Alumni”



79th & CEDAR- Lolita Wilson, “Monster Trucks”



79th & CEDAR- Lolita Wilson, “Monster Trucks”



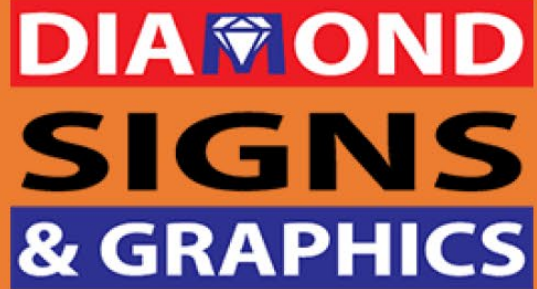
105th & CEDAR- Gwendolyn Garth, "Vel's Garden"



105th & CEDAR- Gwendolyn Garth, "Vel's Garden"



APPLICATION PROCESS



- Digitally produced vinyl graphics using cast vinyl and cast laminate
 - Installation time: 2-3 hours
 - Experience with similar project in Shaker Heights



MAINTENANCE PLAN

Graffiti protection applied to boxes.

Contract with artist allows FRDC to retain right to artwork for reproduction in case of damage.

Additional funds have been set aside for any maintenance costs that fall outside this scope.



THANK YOU!



Friends of Impett Park Pool House Mural: Seeking Final Approval

July 26, 2024

Location: West 155th Street near Montrose Avenue

Presenter: Nora Kelley, Friends of Impett Park

FRIENDS OF IMPETT PARK

STEWARDSHIP & COMMUNITY BUILDING IN WEST PARK

Pool House Mural Project Summer 2024

Nora Kelley, project coordinator; Bernadette Glorioso & Mimi Rindfleish, artists
friendsofimpettpark@gmail.com & norakelley@gmail.com

About the project

Friends of Impett Park is a resident led initiative to improve the conditions and build community at Impett. Over the past two-years, residents have identified public art as priority. This mural project will be on the Western side of the pool house and will take up the entirety of this surface area. Specifically, this mural will take a paint by number approach to allow resident participation. Both of the project's mural artists have successfully led these types of high participation installations, positioning the project for success.

Why are we tackling this project?

Impett Park is a 35-acre city park located on the southwest corner of West 153rd and Montrose Avenue. While the park has incredible potential it has unfortunately suffered from deferred maintenance for a number of years. Friends of Impett Park (FOIP) is a resident-led effort committed to making Impett the park that residents deserve.

The two core priorities of FOIP are:

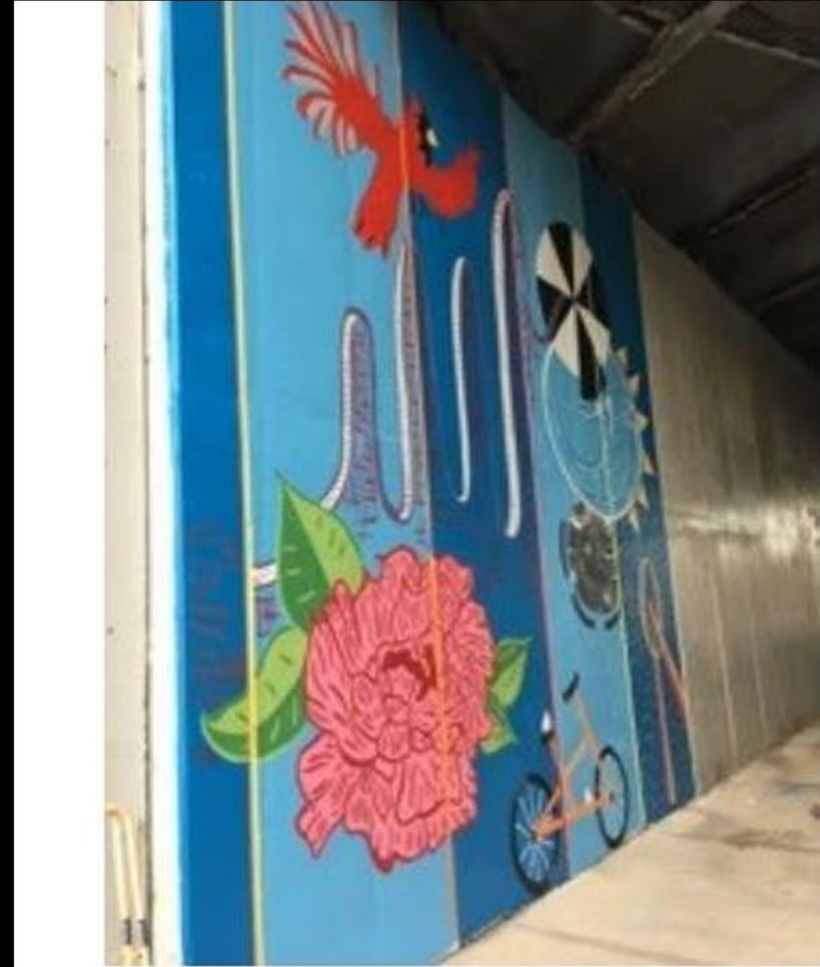
COMMUNITY ENGAGEMENT: Bring FOIP members together in the planning and execution of this project. FOIP will build community and foster a sense of ownership and stewardship among neighbors. Centering neighbors around this goal will forge relationships across lines of social and political differences and reduce feelings of social isolation.

RECLAIM PUBLIC SPACE: The mural will reactivate and beautify public space for people of all ages to enjoy together. The mural design will be the product of several rounds of resident feedback.

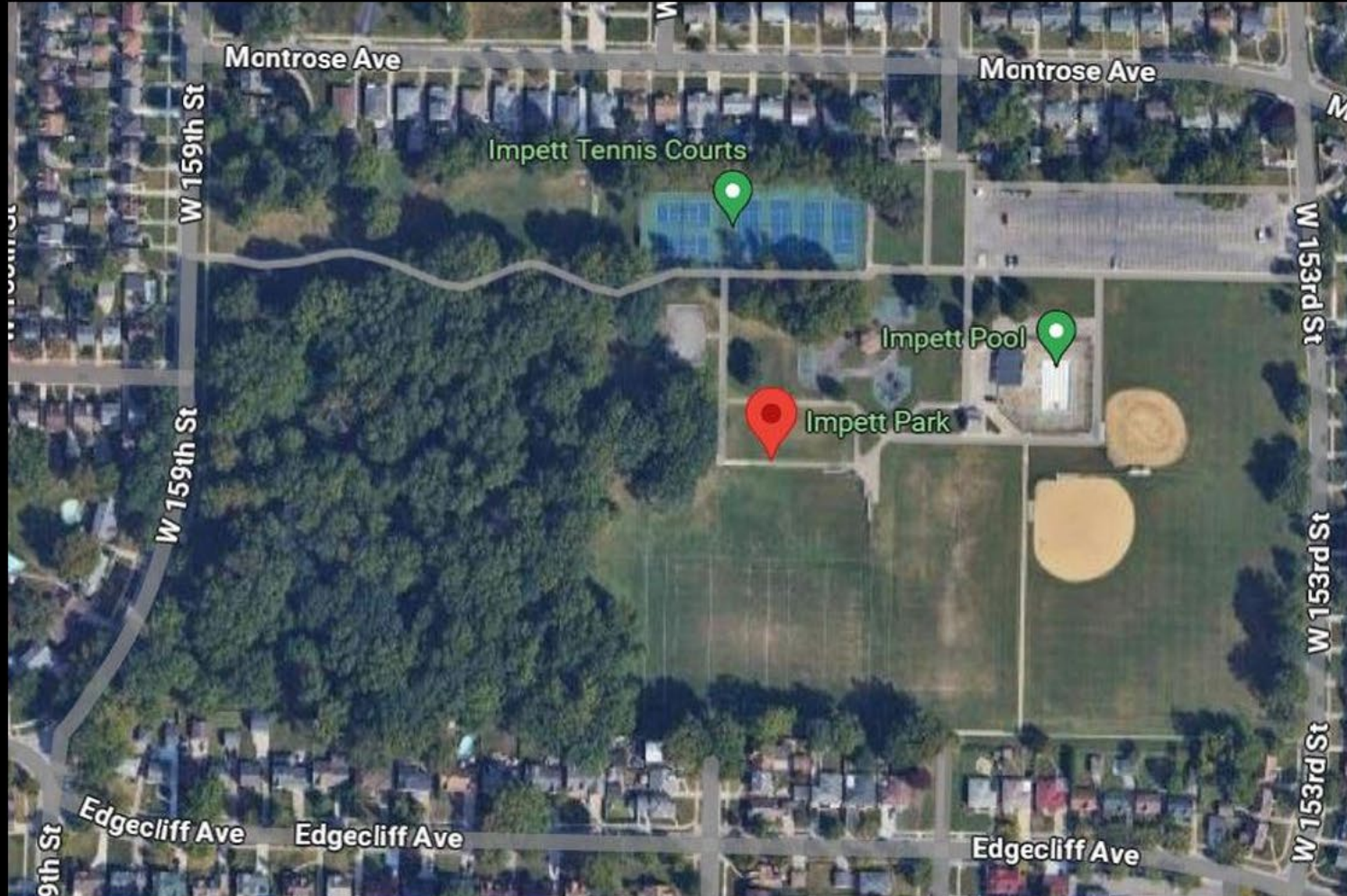
Bernadette mural project example



Mimi mural project example



Contextual picture series: ariel shot



Impett Park is a 35-acre city park located on the southwest corner of W. 153rd and Montrose Avenue in the West Park neighborhood of Cleveland.

Contextual series: surrounding area



Contextual picture: pool house surface

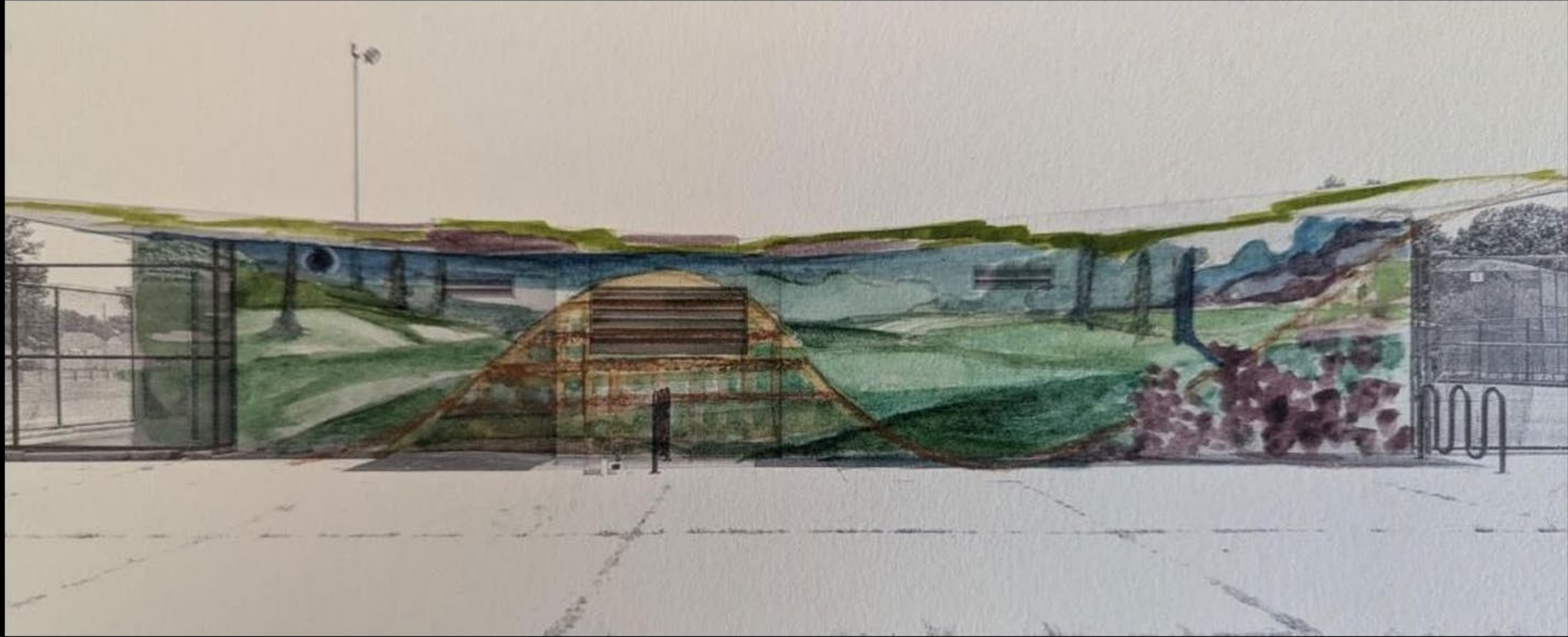


This is the Western side of the pool house at Impett Park. The proposal is to cover the entire surface with the mural. It's important to note that the mural will face the playground area. The playground is slated to be replaced with a new playground this summer/fall, so there is great synergy between the two projects.



Ideally, we're hoping to get this small section of fenced moved to open the entire surface to the mural.

Rendering of Mural



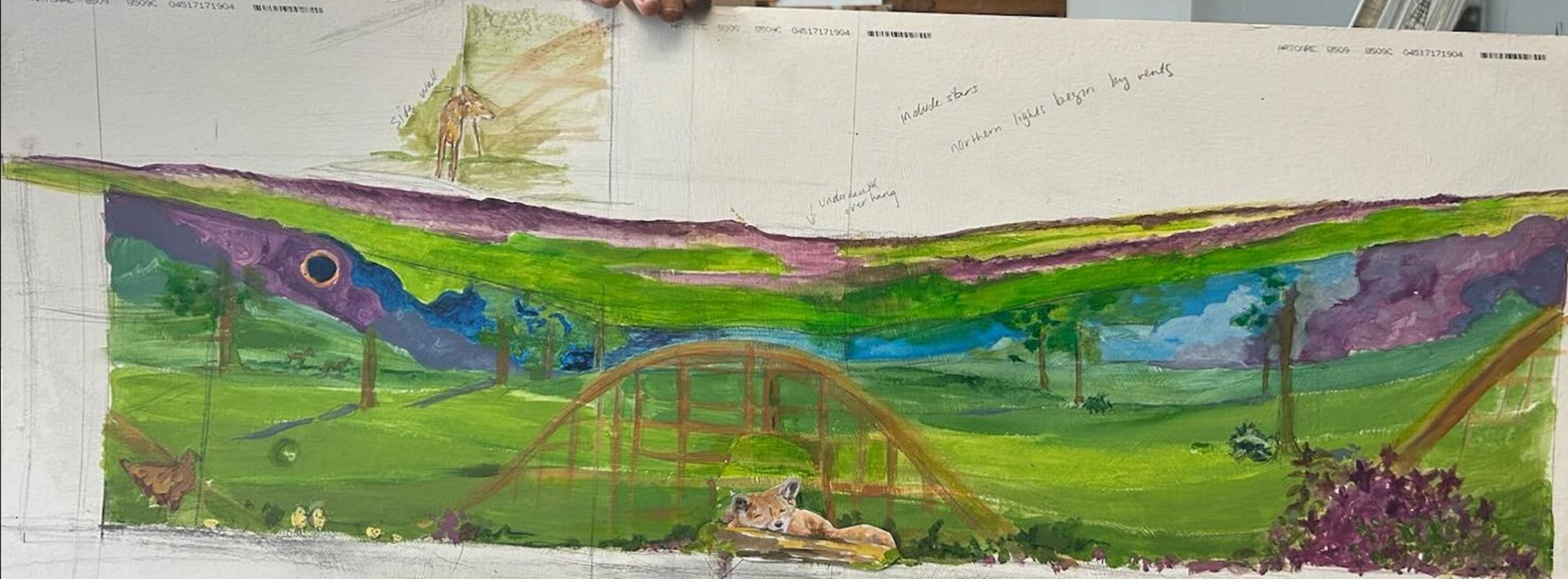
We are imaging the roller coaster in the middle over the grates and fading as it goes left to right. On the right, Bessie Impett's lilac bush will be prominent. On the left, there will be Bessie Impett's farm animals, which have separate sketches on the next slide. Additionally, there mural will feature different shades of green in the background and trees fading into the distance. Finally, the bottom of the underhand will include the northern lights and solar eclipse. NOTE: The next slide provides a more granular look at the animal images.

Side wall

include stars

Northern lights begin by tents

Underneath overhang



Bike

Community support

Friends of Impett Park Pool House Mural

Two experienced Cleveland mural artists are teaming up with the West Park neighborhood group -- Friends of Impett Park -- to design and install a mural on the western side of the pool house at Impett Park.

SHARE THIS PROJECT

This project was funded in part through the Cuyahoga Arts & Culture (CAC) lobby match program.

View the Campaign

Overview Budget Updates Donors Nearby Projects

PROJECT DEADLINE: April 30, 2024

project leader
Nora K

location
3207 W. 153rd Street
(Cleveland's West Park neighborhood)

latest update
No updates yet.

IMAGINE THE POSSIBILITIES

RAISED SO FAR: **\$6,200** TOTAL FUNDING NEEDED: \$6,122 STILL NEEDED: \$0

DONATE TO THIS PROJECT

\$100
Mural artist support

\$50
Helps us get necessary supplies.

the project

Friends of Impett Park is a resident led initiative to improve the conditions and build community at Impett. Over the past nearly two-years residents have identified public art as priority. This mural project would be on the Western side of the pool house at Impett Park and will take up the entirety of the surface area. Specifically, this mural installation would take a paint by number approach to allow residents the opportunity to both help develop the design or the mural but also help paint the installation. Both mural artists have successfully led these types of high participation installations so the project is positioned for success.

Again, put simply, the goal of the project is to improve the conditions of the park while building community.

Successful IOBY campaign raised more than \$6,000 from nearly 50 West Park resident donors. CDC – West Park Kamm’s Neighborhood Development – is the project’s fiscal sponsor.

Elected leader support

Charles Slife
to tpetras@clevelandohio.gov, me

Mon, Apr 22, 2:18 PM

Nora & Tarra,

Sending a quick email to connect you too.

Nora: Tarra is the public art coordinator with the Cleveland Planning Commission and is your best person for the ins and outs of getting the mural over the line.

Tarra: Nora Kelley is a Ward 17 resident and is active with a grassroots group, Friends of Impett Park. The group has raised money to fund the installation of a mural in the park, on the rear of the poolhouse (similar project to Roberto Clemente Park, it seems.) Ward 17 is a bit of a public art desert, so I'm pretty enthusiastic about this project. It also aligns well with other projects that are breathing new life into a highly used park that has been in need of some love for some time now. Please let me know how I can be helpful!

Charles J. Slife, Councilman - Ward 17
Cleveland City Council
601 Lakeside Ave. East Room 220
Cleveland, Ohio 44114
(216) 664-4239

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Ordinance No. 711-2024 (Introduced by Councilmembers Kelly, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to Quan Am Temple to encroach into the public right-of-way of Bellaire Road by installing, using and maintaining a roof overhang.

July 26, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, July 26 2024



Ordinance No. 711-2024

Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to Quan Am Temple to encroach into the public right-of-way of Bellaire Road.

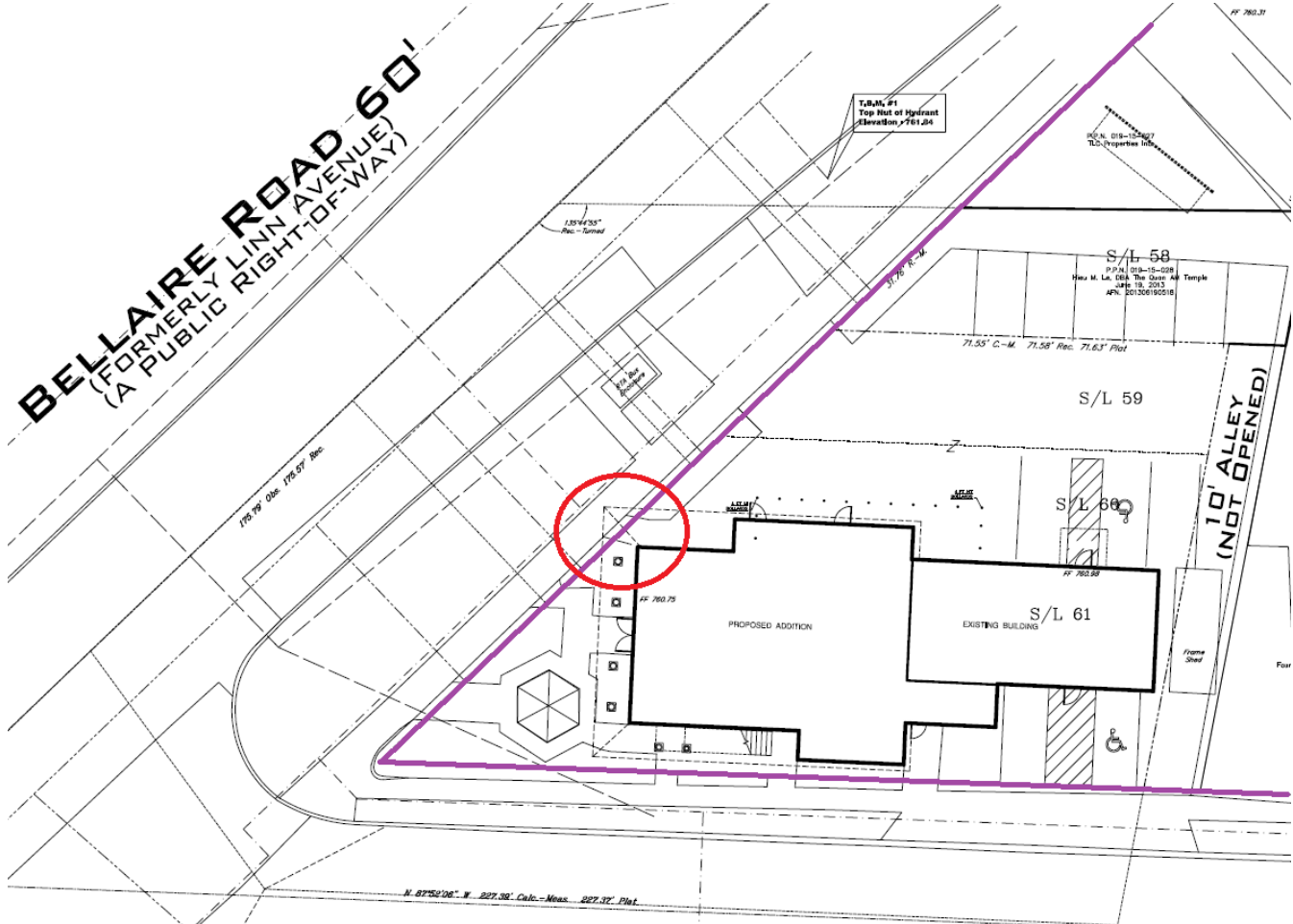
Encroachment permit is for installing, using and maintaining a new roofline and overhang.



Ordinance No. 711-2024

Encroachment permit

Aerial view of encroachment area.



Ordinance No. 711-2024

Encroachment permit

Encroachment area.



Ordinance No. 711-2024

Encroachment permit

Proposed building addition
looking north



Questions & Feedback?



Ordinance No. 712-2024 (Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to The Rock and Roll Hall of Fame and Museum, Inc. to encroach into the public right-of-way of relocated Erieside Avenue by installing and using an earth retention system.

July 26, 2024

Ordinance No. 712-2024

Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to The Rock and Roll Hall of Fame and Museum, Inc. to encroach into the public right-of-way of relocated Erieside Avenue.

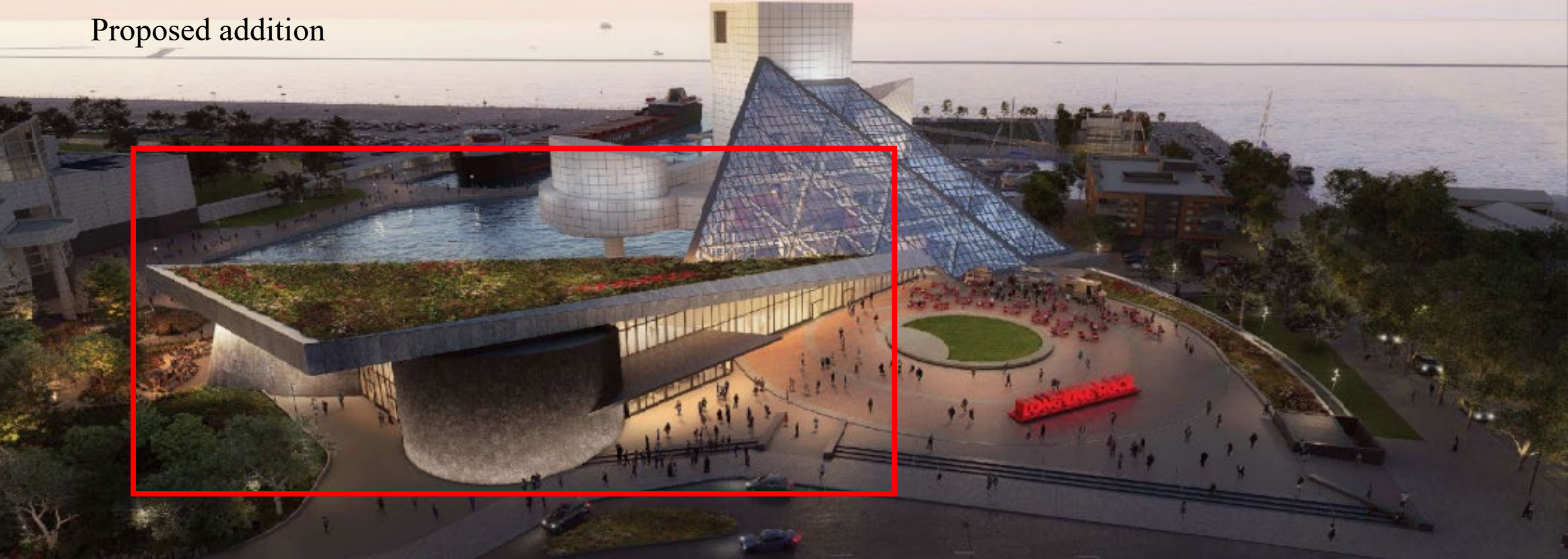
Encroachment permit is for installing and using an Earth Retention System (ERS). Earth Retention System required for the mass excavation and construction of the building addition.



Ordinance No. 712-2024

Encroachment permit

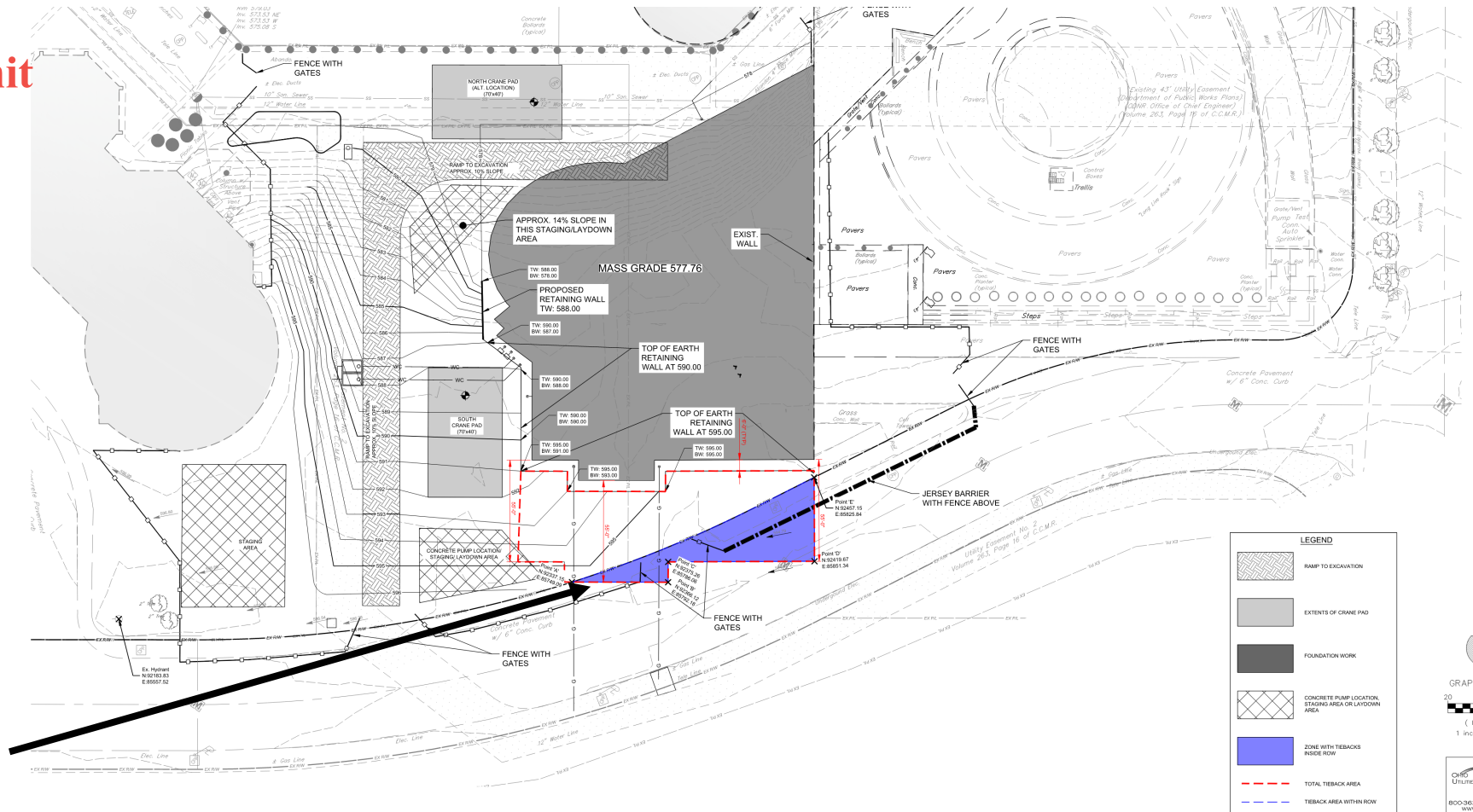
Proposed addition



Ordinance No. 712-2024

Encroachment permit

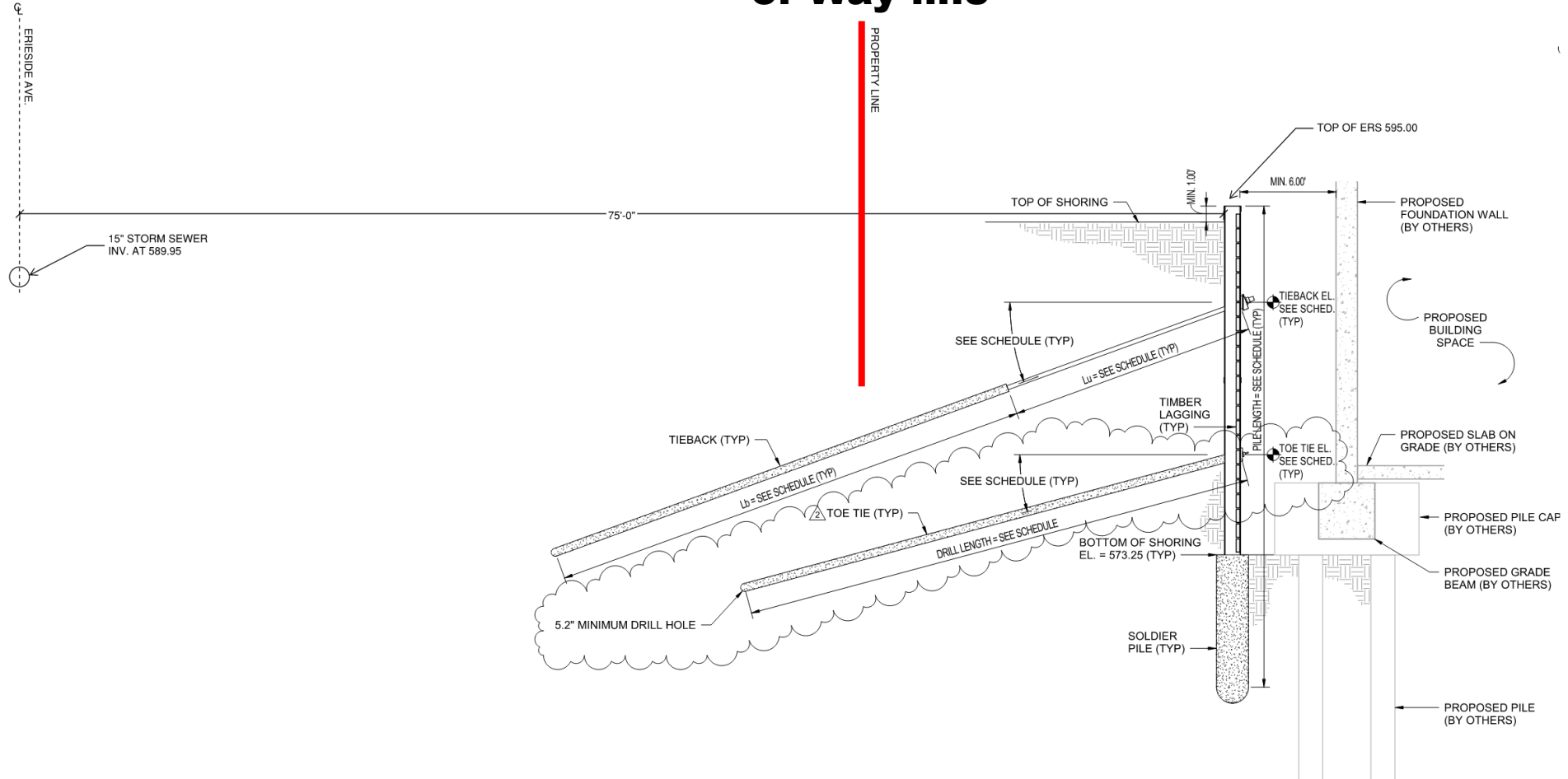
Aerial view of encroachment area.



Ordinance No. 712-2024

Encroachment permit

Profile view of encroachment area.



Questions & Feedback?



Ordinance No. 713-2024 (Introduced by Councilmembers McCormack, Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to issue a permit to TREO DEVELOPMENT LLC to encroach into the public right-of-way of Moltke Court and West 25th Street by using and maintaining pre-existing walls, stairs and a building overhang.

July 26, 2024

Ordinance No. 713-2024

Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to Treo Development LLC to encroach into the public right-of-ways of Moltke Court and West 25th Street.

Encroachment permit is for using and maintaining existing walls, stairs and a building overhang.



Ordinance No. 713-2024

Encroachment permit

Aerial view of encroachment area.



Ordinance No. 713-2024

Encroachment permit

Picture of constructed walls, stairs and a building overhang.



Questions & Feedback?



Ordinance No. 714-2024 (Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to TTE Real Estate Group LLC to encroach into the public right-of-way of an unnamed short street between West 7th Street and West 10th Street by using and maintaining an existing driveway for access, parking and handicapped access/parking.

July 26, 2024

Ordinance No. 714-2024

Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to TTE Real Estate LLC DBA Mosaic Brewing to encroach into the public right-of-way of an unnamed short street between West 7th Street and West 10th Street.

Encroachment permit is for using and maintaining an existing driveway for access, parking and handicapped access/parking.



Ordinance No. 714-2024

Encroachment permit

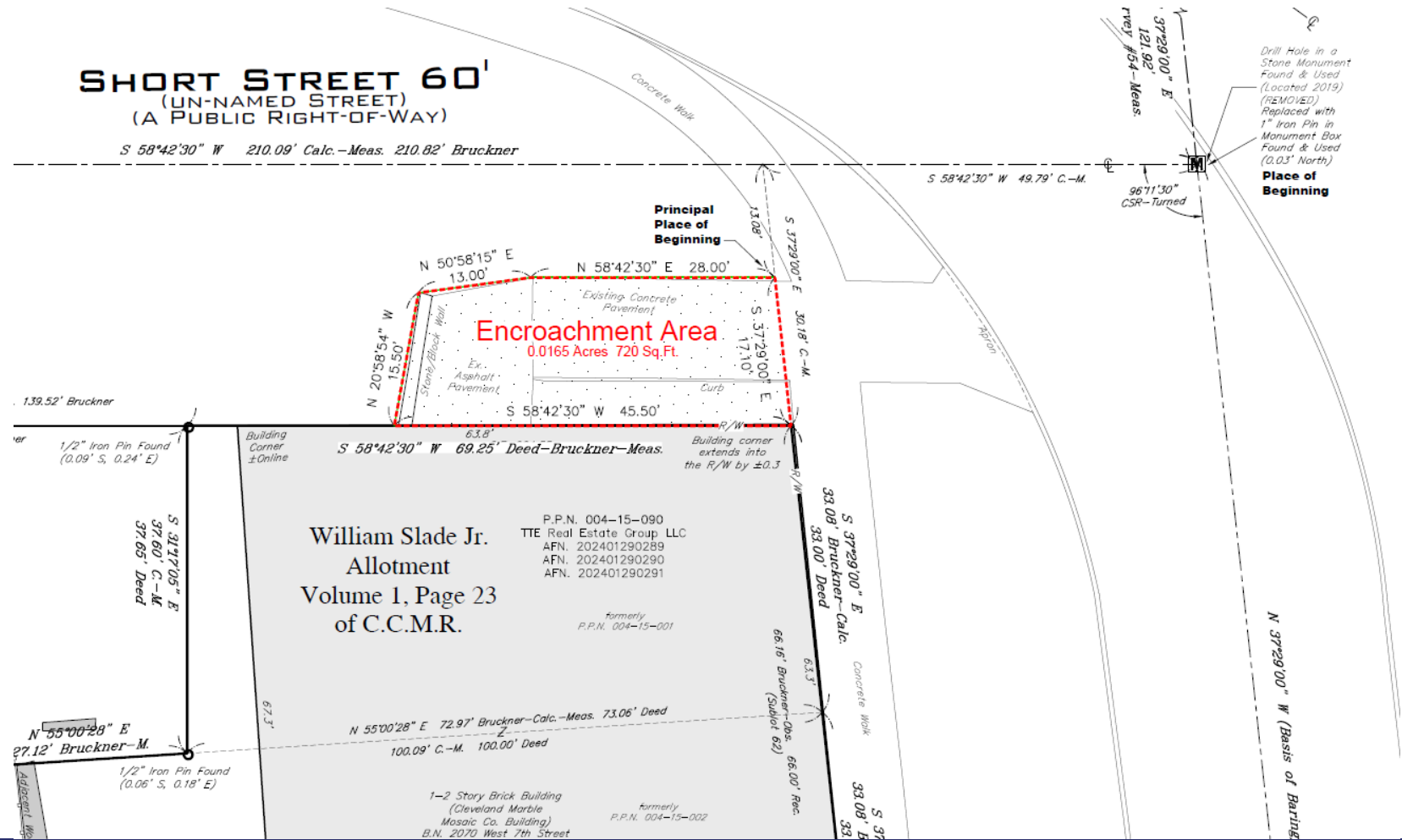
Aerial view of existing driveway for access, parking, and handicapped access/parking.



Ordinance No. 714-2024

Encroachment permit

Detail of encroachment area



Questions & Feedback?



July 26, 2024

Ordinance No. 746-2024 (Introduced by Councilmembers Hairston and Griffin – by departmental request): To remove certain parcels from the Shore-to-Core-to-Shore TIF District created by Ordinance No. 38-2024, passed March 25, 2024, pursuant to 5709.40(B); to declare certain improvements to real property to be a public purpose and exempt from taxation pursuant to Section 5709.41 of the Revised Code for an initial period of thirty (30) years; to require the owners of the improvements to make service payments in lieu of the exempt taxes; to determine that the real property is in a blighted area of an impacted city; to determine that the owners of the improvements will make service payments in lieu of taxes in an amount that will exceed one million five hundred thousand dollars in a future year; to extend the exemption from taxation pursuant to Section 5709.51 of the Revised Code for an additional fifteen (15) year period; and authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Cleveland LD, LLC, and/or its designee, to redevelop Cleveland's riverfront.

Cuyahoga Riverfront

Bedrock TIF and CBA

Ordinance No. 746-2024

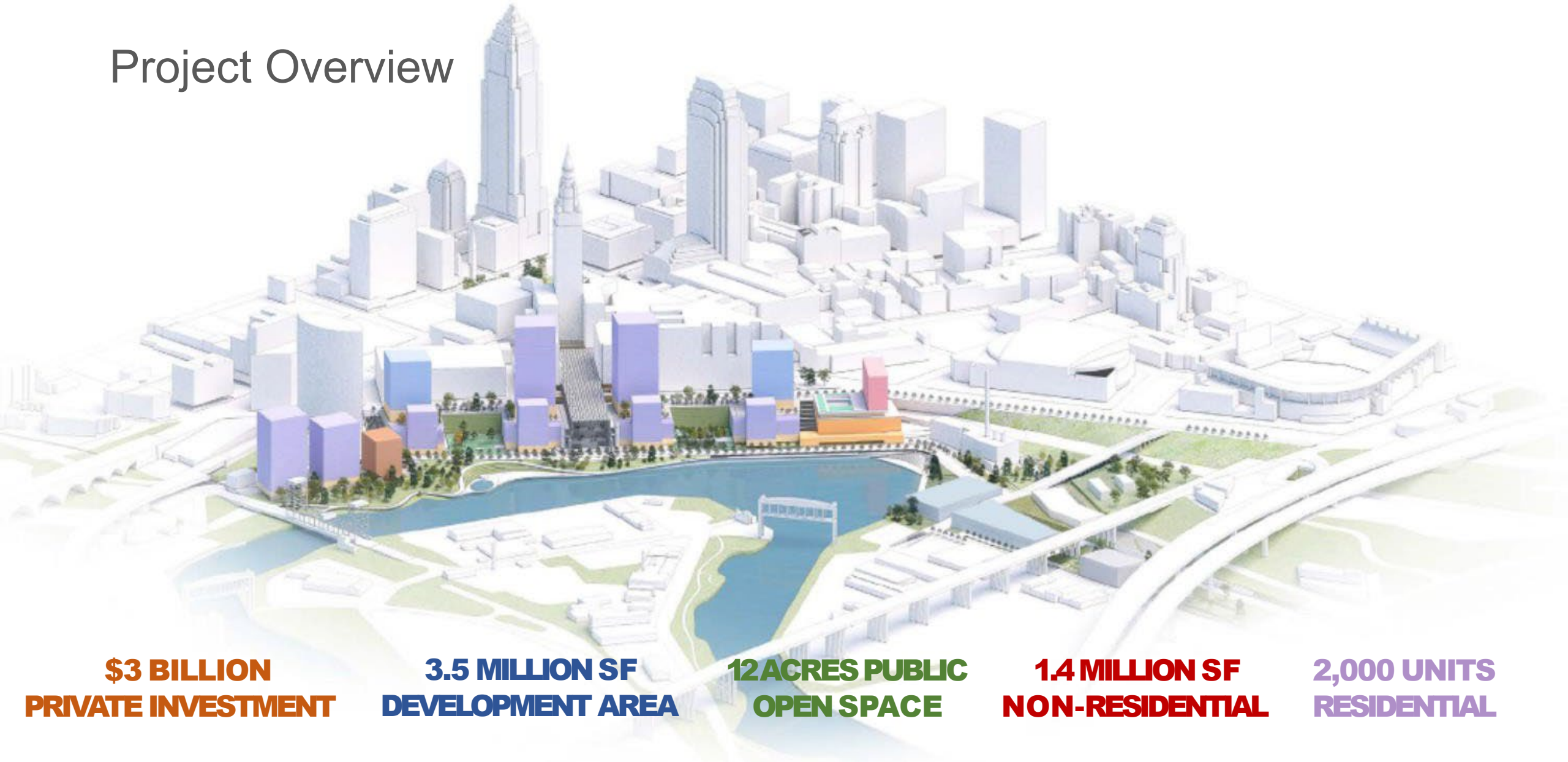


CITY OF CLEVELAND
Mayor Justin M. Bibb

Cuyahoga Riverfront Project Recap

October 2021	Council Authorized Master Development Agreement with Bedrock (Ord. No. 867-2021)
November 2021	Original Development Agreement between the City and Bedrock
December 2022	Conceptual framework for Master Development Plan initially released
May 2023	Conceptual framework for Master Development Plan approved by CPC
November 2023	Master Development Agreement (replaced Original Development Agreement) was finalized, setting overall expectations for partnership between City of Cleveland and Bedrock
November 2023	Council passed extensions for five existing TIFs (Ord. No. 1299-2023)
March 2024	Council passed Shore-to-Core-to-Shore TIF District (Ord. No. 38-2024) which authorized creating the .40 TIF District only, not spending proceeds from the .40 TIF District
June 2024	Council Authorized Chain of Title (Ord. No. 482-2024), the legal requirement for the Bedrock .41 Project TIF
Spring and Summer 2024	City worked closely with Bedrock to establish the CBA, refine the Master Development Plan, and draft a financing agreement

Project Overview



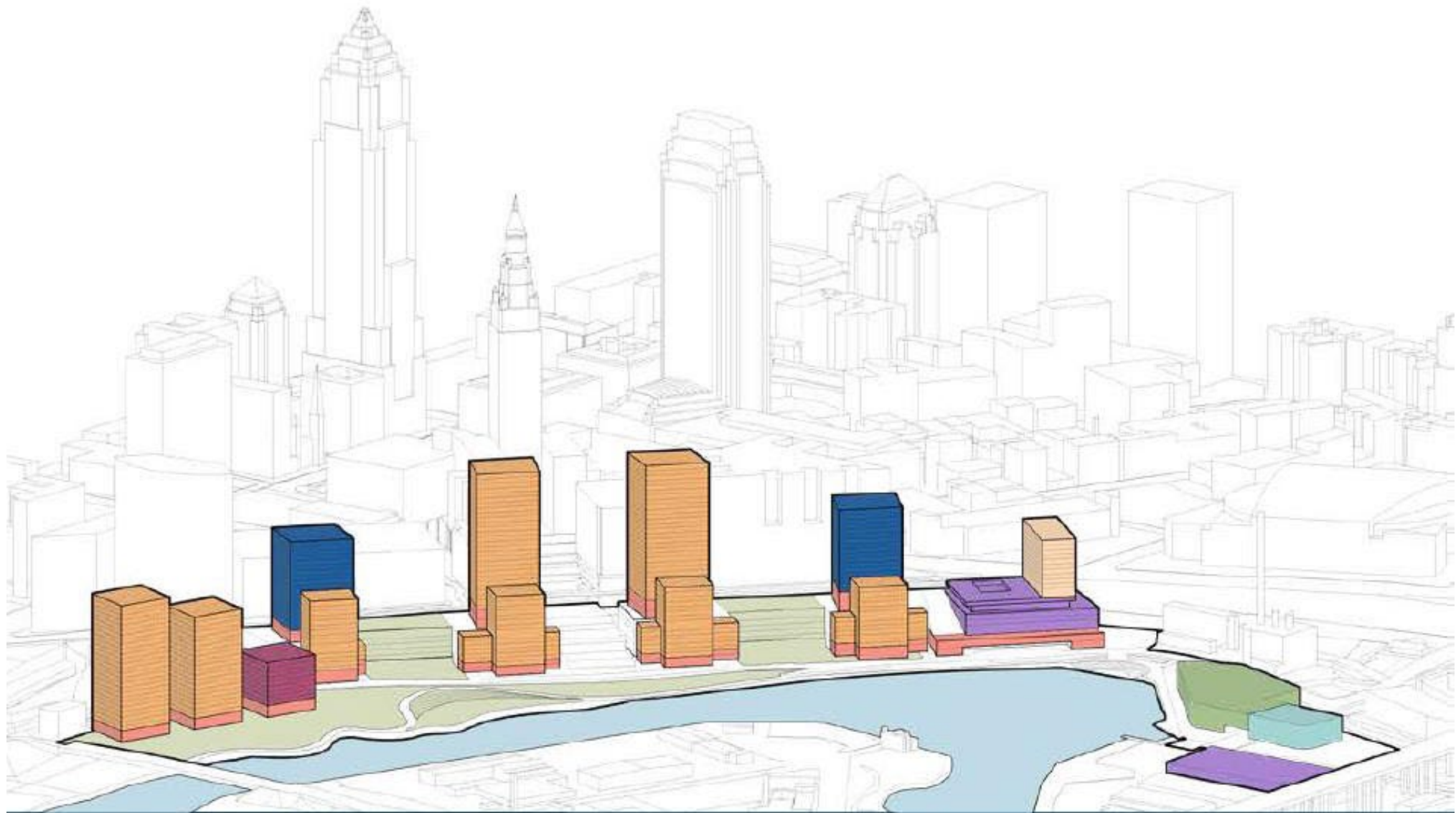
**\$3 BILLION
PRIVATE INVESTMENT**

**3.5 MILLION SF
DEVELOPMENT AREA**

**12 ACRES PUBLIC
OPEN SPACE**

**1.4 MILLION SF
NON-RESIDENTIAL**

**2,000 UNITS
RESIDENTIAL**



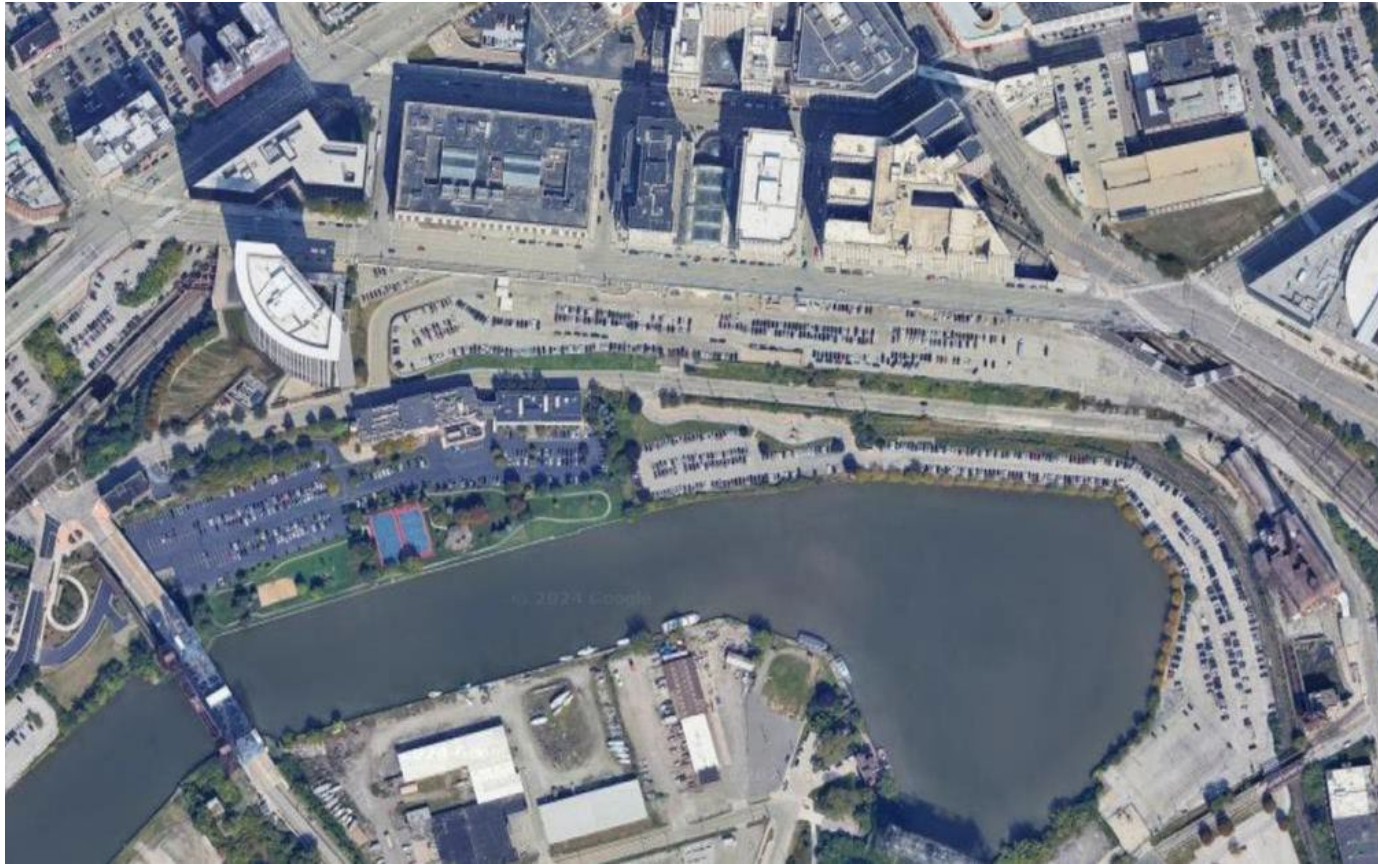
Conceptual Building Program + Locations

- Residential
- Office
- Community

- Active Street Frontages
- Hotel
- Entertainment

- Medical Office + Sports Performance
- Cavaliers Practice Facility

Existing Conditions



10 WEST 3RD STREET LOOKING EAST



11 WEST 3RD STREET LOOKING NORTH



12 PARCEL 17 LOOKING SOUTH



13 PARCEL 18 LOOKING NORTH EAST



14 PARCEL 17 LOOKING NORTH EAST



15 PARCEL 17 LOOKING NORTH



16 PARCEL 17 LOOKING EAST



17 PARCEL 17 LOOKING WEST



18 PARCEL 17 LOOKING SOUTH WEST



1 WEST 3RD STREET LOOKING EAST



2 WEST 3RD STREET LOOKING NORTH



3 WEST 3RD STREET LOOKING EAST



4 WEST 3RD STREET LOOKING NORTH WEST



5 WEST 3RD STREET LOOKING EAST



6 WEST 3RD STREET LOOKING NORTH WEST



9 WEST 3RD STREET LOOKING NORTH WEST



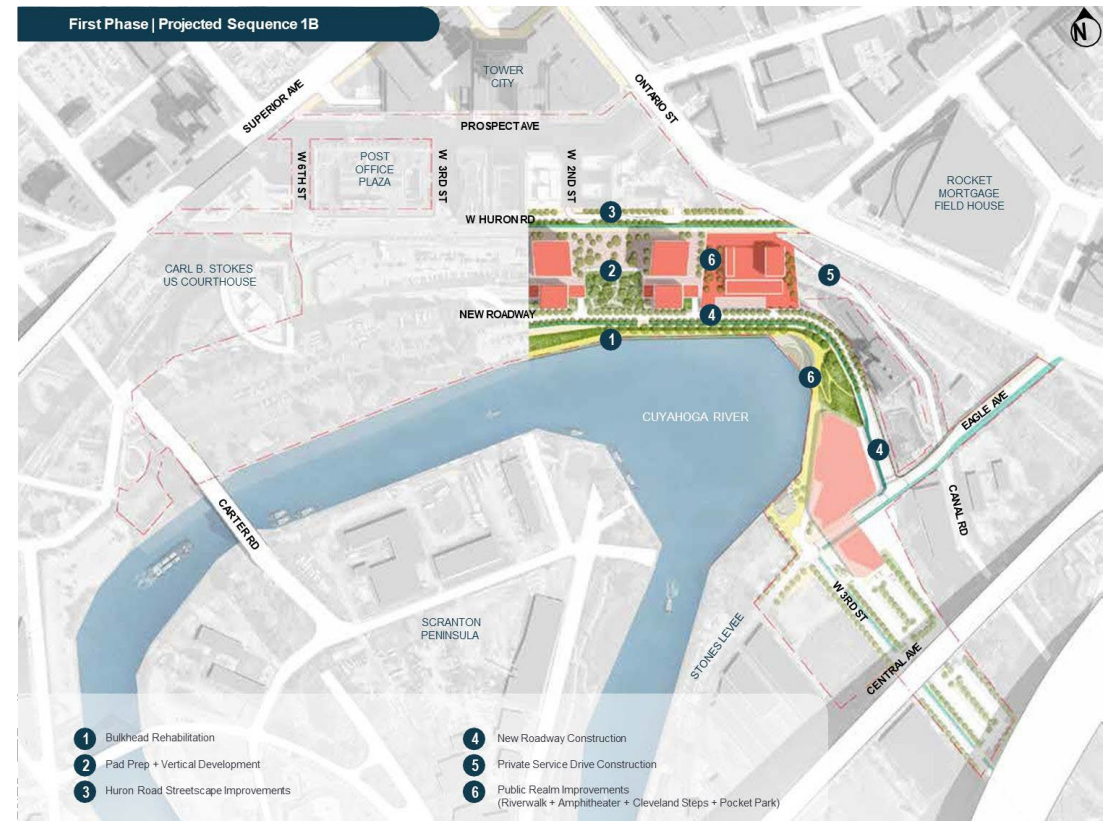
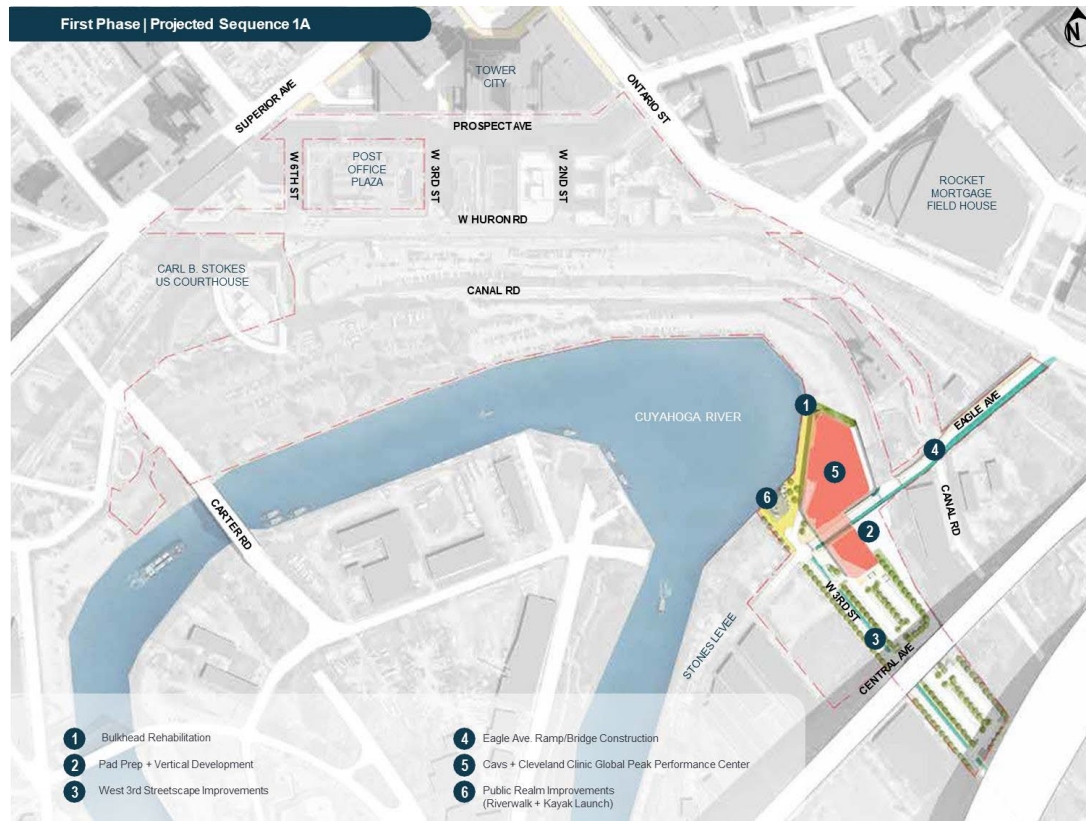
8 WEST 3RD STREET LOOKING EAST



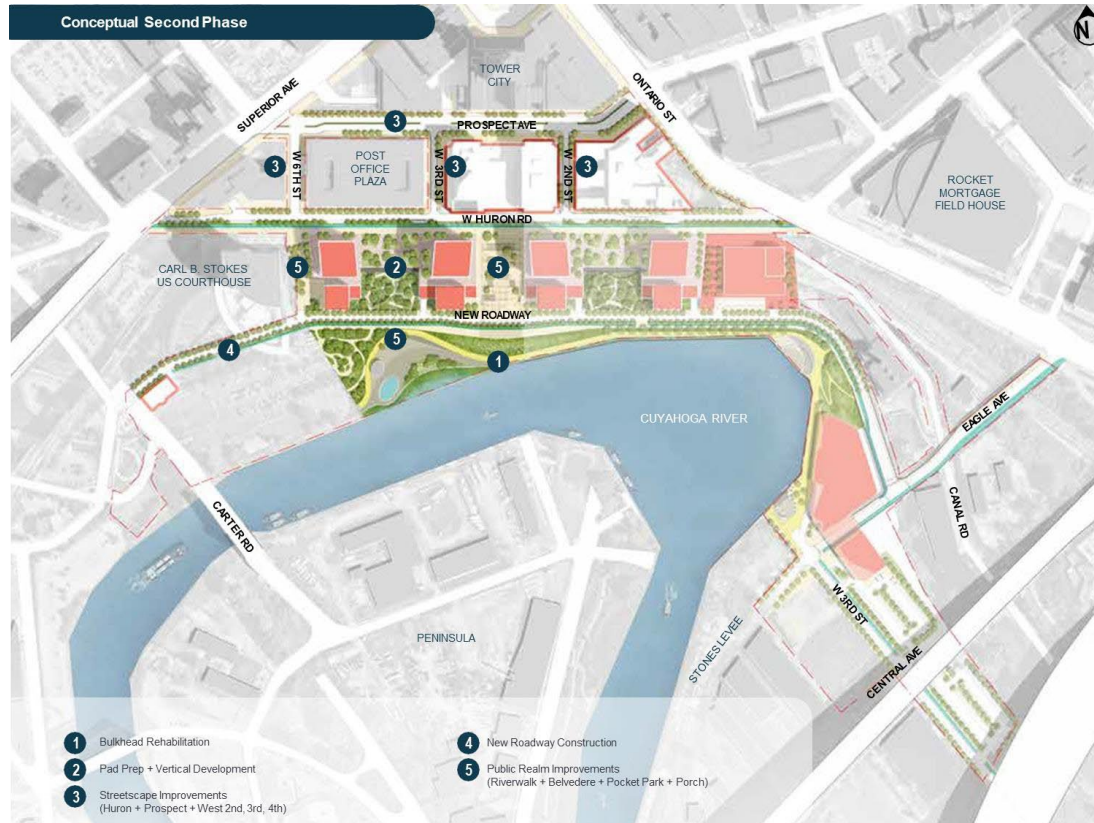
7 WEST 3RD STREET LOOKING NORTH WEST



Project sequencing



Project sequencing continued



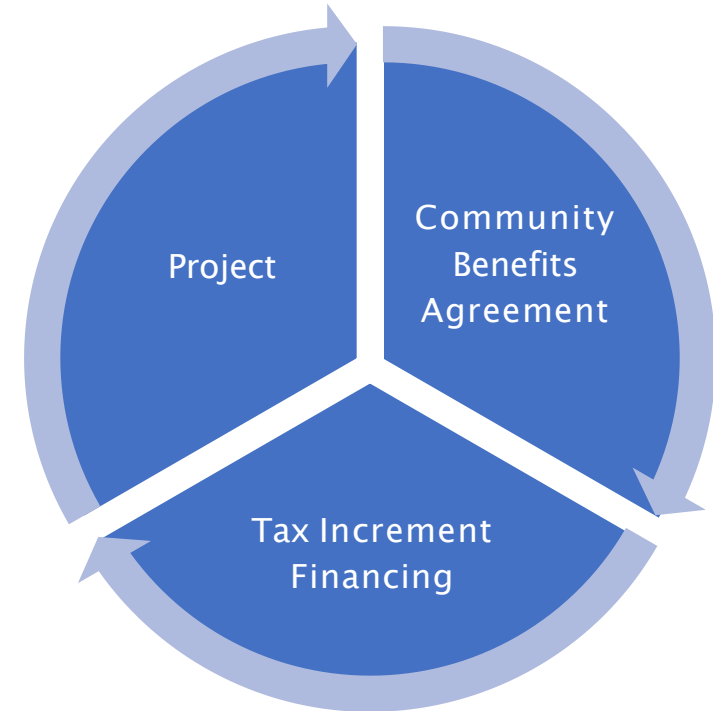
Governing Project Documents

Master Development Agreement (MDA): The MDA was signed in November 2023 and sets forth the overall structure of the relationship between the City of Cleveland and Bedrock. The MDA makes reference to the Master Development Plan, Community Benefits Agreement, and Finance Agreement.

Master Development Plan (MDP): Captures development goals and design principles for long-term public-private partnership. This is a guiding document that sets overall project expectations and serves as the foundation and template for all future phases and projects.

Community Benefits Agreement (CBA): Provides specific community benefits related to the construction of the project such as commitments to neighborhood equity funds, to meet MBE, FBE, and CSB participation goals, and inclusion of affordable housing, public art, and resident workforce goals.

Financing Agreement: Determines the public financing for the project and the requirements for obtaining public financing.



Community Benefits

Housing

- Approximately 400 residential units (20% of all projected units) at or below market rate
- 160 units available to households with incomes ranging from 30% to 60% of the area median income.
- 240 units available to households with incomes ranging from 60% to 120% of the area median income
- Minimum 5% of units dedicated as for sale

Neighborhood Investment Funds

Bedrock to make \$25M of contributions at certain project milestones

\$15M to a Neighborhood Investment Fund

\$1M City Resident Contribution

\$1M Mentorship and Training Contribution

\$3M Workforce Development Contribution

\$5M investment in Minority Business Credit Fund

Small & Minority Business Commitment

40% MBE/FBE/CSB goal

20% Resident workforce

4% of Resident workforce hours by low-income persons

Mentor-protégé participation

Reduced/free retail spaces for small businesses

Community Benefits continued

Workforce Development

- Registered apprenticeship participation
- Pre-apprenticeship and internship opportunities
- Job fairs in collaboration with local workforce orgs

Sustainability

- LEED Communities Silver and LEED Silver for all buildings
- Alignment with City's Climate Action Plan
- Multimodal infrastructure

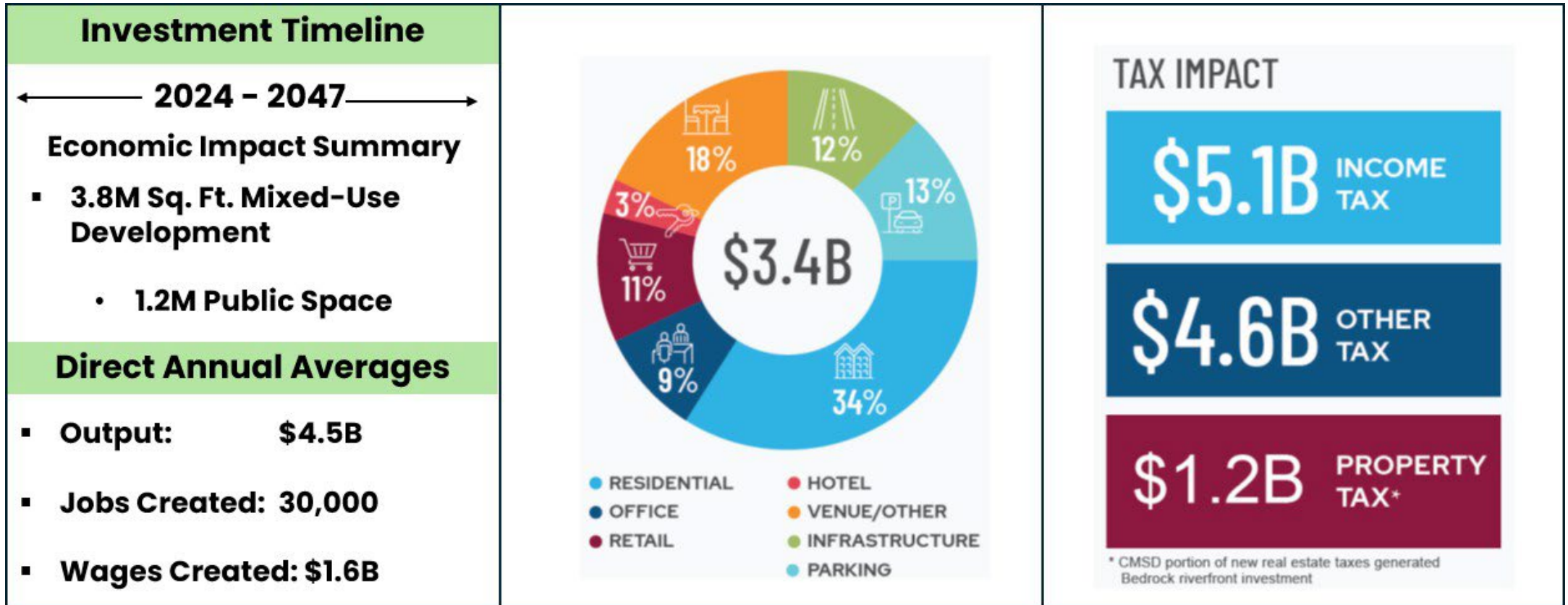
Community Facilities

12 acres of publicly accessible parks and open space; pedestrian and bike improvements; riverfront boardwalk; public parking facilities; riverfront bulkhead; Canal Rd. Relocation, Eagle ramp connection

Other Community Benefits

- Public Art: \$1 million for local artists for public art in the project
- CPP: Use CPP in project to extent feasible
- Comm. Benefit Fellow: Fund City fellow to explore community ownership/wealth building models
- Financing: Solicit institutions with signed CRI Agreement with City
- Equitable Development: Participate with Equitable Dev Ecosystem Initiative

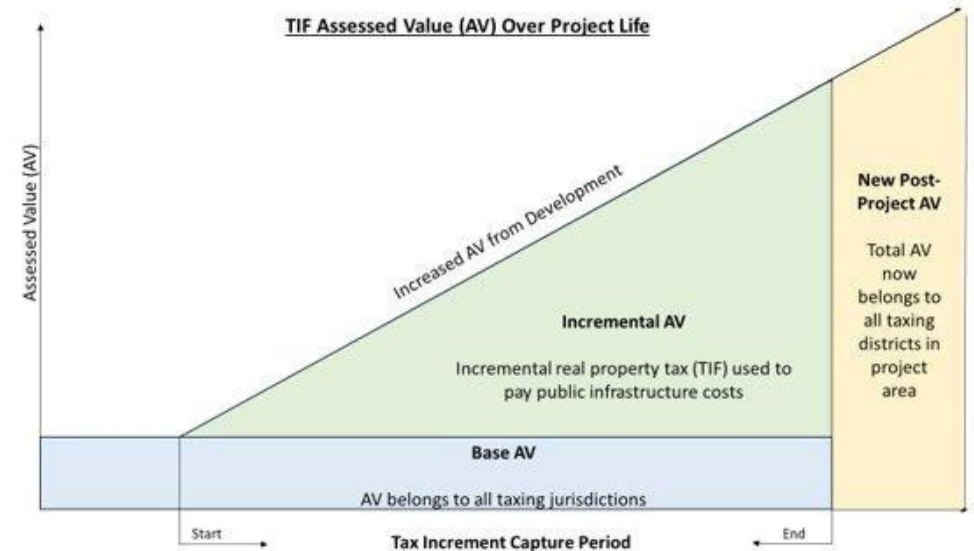
Economic Impact



Preliminary; subject to change

Project TIFs and TIF District

- Project TIF (ORC 5709.41)
 - Value generated from the appreciation that occurs on the *project site* can be used for public and private *improvements*, including to finance the development project itself
 - Examples: Shaker Square, One University Circle, Tru Hilton Midtown, Blanket Mills, Tinnerman Lofts, Electric Gardens, Steelyard, 75 Public Square, 121 Larchmere
- TIF District (ORC 5709.40)
 - Value generated from the appreciation that occurs within *the TIF District* can be used for public improvements only
 - Both .41 TIF (“Bedrock TIF”) and .40 Shore-to-Core-to-Shore TIF District (“SCS TIF District”) will be used to finance this project



For both types of TIFs, there is only TIF revenue generated if property values increase, and only that increase is what is applied to the improvements.

Taxes continue to be paid to regular taxing entities at the same amount as when the TIF is put in place – TIF is only on property taxes from the increased value to the property



Finance

Agreement

*Addresses both .40
and .41 TIF*

Bedrock Project TIF

DURATION: 45-year TIF starting in 2027 and ending in 2071

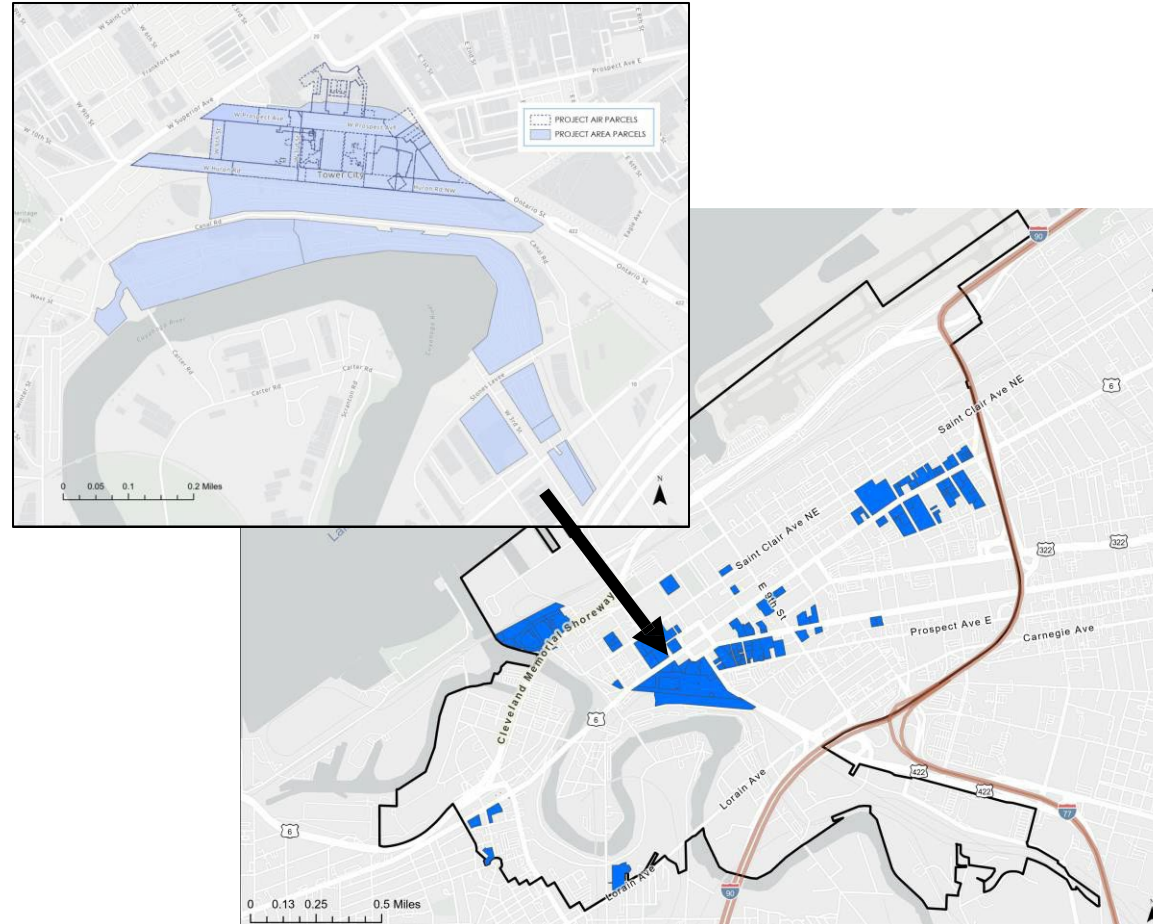
- 30-year initial period with a 15-year extension period
 - State law permits TIFs up to 60 years
- 2027 is anticipated completion date for Cavs/Clinic building
- As projects are built, they will begin generating TIF revenue
 - Only early projects TIFs will last the full 45-years
 - Based on current construction estimates, average Project TIF term will be 38 years

USE: Project financing and public improvements including district parking, public parks and open spaces, utilities, remediation, etc.

OTHER TAXING ENTITIES: This is a non-school TIF. No taxing entity will receive a penny less from property taxes than they do today due to the Bedrock Project TIF.

Bedrock TIF

Geography and
TIF District Impact



*PILOTS due to vertical improvements will go to the Bedrock Project TIF.
PILOTS from land value appreciation will still go to the Shore-to-Core-to-Shore TIF District*



Finance Agreement continued

Addresses both .40 and .41 TIF

SCS TIF District

BACKGROUND: Shore-to-Core-to-Shore TIF District was established to fund public improvements to spur development along the riverfront, lakefront, core, and, in the future, in the neighborhoods

AMOUNT: 40% of PILOTS from the Shore-to-Core-to-Shore TIF District only until City's share of public improvements is paid off

- Council will need to authorize all bond issuances and any additional funding over 40%
- City commitment to public infrastructure capped at \$400M
 - 2% annual inflation on unallocated portion of the \$400M cap

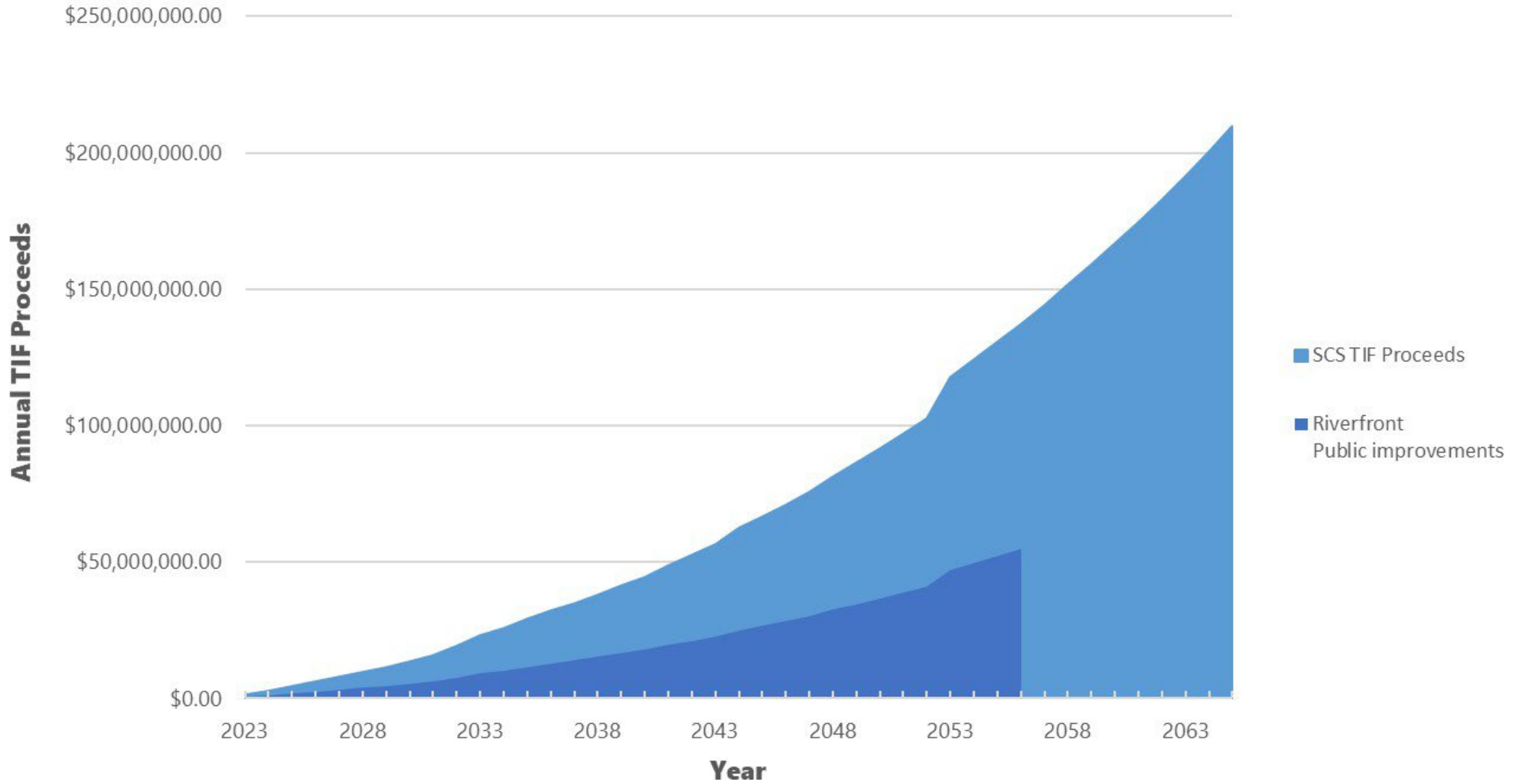
USE: Infrastructure needed to create a Riverfront park and prepare sites for redevelopment – i.e. relocating roads, utilities, streetscape improvements

BEDROCK COMMITMENT: The public Improvements will cost more than City's contribution from the SCS TIF District, so Bedrock will pay the remainder of the public improvement costs – at least \$75 million.

GRANTS: Additional state and federal grants will reduce the City's TIF District contributions as well as Bedrock's commitment

Anticipated Riverfront Share

Shore-to-Core-to-Shore TIF District Proceeds (3.5%)



Example: Bedrock TIF and TIF District Funding Sources and Uses



Bedrock TIF: Building itself and any additional public improvement costs not covered by the SCS TIF District



SCS TIF District: Only public improvements – streetscape of W. 3rd, rebuilding Eagle Bridge, and creating public parks such as the riverwalk



LAKEFRONT

Benefits to the City

Cuyahoga Riverfront project benefits all of Cleveland's resident

Cuyahoga Riverfront Project Benefits

COMMUNITY BENEFITS AGREEMENT: The community benefits agreement is comprehensive including MBE/FBE/CSB commitments; over \$25M in neighborhood equity funding; affordable housing units; public art, and other benefits

NEW PUBLIC AMENITIES: Over 12 acres of publicly accessible, transit-adjacent recreational spaces along the Cuyahoga River including new plazas and parks, bike infrastructure with trail connections, riverwalk, bulkhead improvements that maintains key shipping route

SHORE-TO-CORE-TO-SHORE: Improve density in Cleveland with 2,000 new housing units, create connections from shore to shore through Downtown Cleveland to support equitable economic development citywide

ECONOMIC IMPACT: Over 30k new direct jobs and over \$10B new taxes generated from the Project

Cuyahoga Riverfront Tax Increment Financing Details

Tax Increment Financing is a relatively low-risk source of funding – funding source is value generated from increased property taxes, *not* the general fund. If value is not created by the Project, then the City is in the same position as it is today.

Risk: Developer abandons the project midway through. The City has invested in public improvements, but Developer has not built vertical development on the site as expected

Mitigation strategy: City will *reimburse* Developer for public improvements, so if Developer stops work then there are no costs to reimburse. Abandonment is clearly defined, and City can reconsider future TIF if the project or part of the project is abandoned. Parcels can be sold to a subsequent Developer.

Risk: Developer fails to perform on the CBA

Mitigation strategy: City can withhold payment for the public improvements if Developer is in default of key terms of the CBA until the Developer cures and if they fail to cure, City will deduct from the Shore-to-Core-to-Shore TIF Proceeds

Next Steps

What's to come

Ordinance No. 746-2024

- Creates a .41 Project TIF for Bedrock's Parcels
- Authorizes the City to spend no more than 40% of SCS TIF District proceeds to pay for costs of public improvements as part of the Cuyahoga Riverfront Master Development Plan

Next Steps

- Updated Master Development Plan was reviewed initially by City Planning Commission for initial feedback on July 12 and will return in the Fall for final approval
- Cavs/Clinic Peak Performance Center is returning to Cleveland Planning Commission for final submission this summer



Pump station relocation and enabling infrastructure for Cavs/Clinic Global Peak Performance Center is already underway

Questions

Ordinance No. 746-2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024

Ordinance No. 646-2024 (Introduced by Councilmembers Bishop and Griffin – by departmental request): Determining the method of making the public improvement of constructing capital repairs and capital improvements to the municipally-owned facility located at 100 Alfred Lerner Way; authorizing one or more public improvement contracts for the making of the improvement; and professional services to design, or in the alternative, to reimburse or accept the gift of design and other services from the Cleveland Browns Stadium Company LLC.

July 26, 2024

Ordinance No. 708-2024 (Introduced by Councilmembers Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept one or more grants from Team NEO to support activities associated with the reconstruction of Redwood Road; determining the method of making the public improvement; authorizing the Director to enter into one or more public improvement contracts, professional services, and other agreements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes any real property and easements necessary for the improvement.

July 26, 2024

Ordinance No. 743-2024 (Introduced by Councilmembers Howse-Jones, Hairston and Griffin – by departmental request): To amend Section 1 of Ordinance No. 406-2024, passed May 6, 2024, relating to the sale of certain City-owned properties no longer needed for the City’s public use located at 1848 East 101st Street and 9910 Woodward Avenue to Gordon Crossing Land Co., LLC for purposes of future development.

July 26, 2024

Ordinance No. 744-2024 (Introduced by Councilmembers Bishop and Griffin – by departmental request): To amend the title and Sections 1, 5, 5a, 5b and 6 of Ordinance No. 683-2021, passed September 27, 2021, as amended by Ordinance No. 581-2024, passed June 3, 2024, and to supplement the ordinance by adding new Section 5d, relating to the Lakefront Pedestrian Bridge and authorizing contracts.

July 26, 2024

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

Building Construction Permitting Overhaul

July 25, 2024



Construction Permitting in Cleveland is being overhauled.



Over the last year, the City Engaged Consulting Firm Baker Tilly to Conduct a review of Plans and Permitting processes, including these inputs:

15 Internal Interviews

Over 50 internal staff members from 10 departments and divisions engaged

17 Customer Interviews

Data Analysis – Permitting, Inspection, Timelines, etc.

Process Mapping Sessions (3 Days)

Process Improvement Workshops (3 Days)



Cleveland Construction Permitting Process Improvement

4 Areas for Improvement – 39 individual recommendations



Building Construction Permitting is being overhauled.

The goals of the process & technology changes are:

- **Predictability** – No matter the size of your project, you know what you need to apply, who will need to review it, and roughly how long it will take
- **Visibility** – you can check online to see where your project is in the process and what steps remain
- **Efficiency** – by implementing process changes, technology upgrades, and improving cross-departmental communication, overall time from starting the process to shovel-in-the-ground is decreased



Key Takeaways

What does the future look like?

- **Building and Housing will be the front door/intake** for all projects seeking a building permit. They will route projects to Planning and other stakeholders as needed via Accela.
- **Projects will be assigned a Project Tier (1-4) and tiers will be associated with rough timelines for approvals.**
- **The City will organize pre-development meetings for more complex projects** with appropriate representation from City and external approval bodies. This will help developers anticipate requirements and ensure they are planning a project that can get all needed sign-offs at the right time.
- **The City will improve the public's access to information** about what is needed, the process to approval, and how long it will take. Information will be available online and in-person.
- **The City will provide training for intake staff to ensure submissions at the counter** rather than waiting to send an adjudication letter.



Why an Executive Order?

- This is a formal commitment from Mayor Bibb and the City that we are going to make permitting better for the public.
- Because permitting is cross-departmental, it will take all of us to implement changes that are meaningful to the public.
- The EO outlines who is responsible and accountable for implementing changes, and how they will get done.





CITY OF CLEVELAND
Mayor Justin M. Bibb

Thank you!



Collinwood Bike Ride:

July 26, 2024

Next Meeting: Friday, August 2, 2024 at 9AM in Room 514

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 26, 2024