U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Karam-Senior-New-Construction

HEROS Number: 900000010447824

Start Date: 01/15/2025

Responsible Entity (RE): CLEVELAND, DEPARTMENT OF COMMUNITY DEVELOPMENT CLEVELAND OH, 44114

RE Preparer: Sasha Ottoson-Deal

State / Local Identifier:

Certifying Officer: Michiel Wackers

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: Detroit Ave, Cleveland, OH 44102

Additional Location Information:
PPNs 002-01-007, 002-01-008, 002-01-045, 002-01-046, 002-01-047, 002-01-048

Direct Comments to: 601 Lakeside Ave, Room 320, Cleveland, OH 44114

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Karam Senior Living will serve seniors age 55+ making at or below 60% of AMI. The new energy efficient building will provide 51 units and spaces for connection & wrap-around programming through the new Walz branch of the library, developed concurrently. Project amenities include a community room, laundry facilities, on-site parking and a wellness center. The Walz Branch will be located on part of the ground level and first floor of the new facility. The total project square footage is 70,511 with 14,966 of that planned to be the library space. This space will be separately owned and operated by Cleveland Public Library, and will be paid for using the library's bond levy funds.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
Need for affordable housing: There are approximately 1,555 total affordable rental units located within the PMA, which were developed via a variety of affordable housing programs. In 2020, ESRI demographics estimated a total of 19,471 total rental units. This yields an approximate ratio of 8.0 percent affordable rental housing to 92.0 percent market rate rental housing within the PMA. The PMA has experienced negative overall population growth between 2000 and 2010, while the senior population grew over this time period. Similarly, from 2010 to 2020, the PMA's total population continued to decrease, while its senior population and households both increased. Through 2025, the senior population in the PMA is projected to increase, at a higher rate than the MSA and a lower rate than the nation. Over the same time period, the number of senior households is also projected to increase. As of 2020, the senior median household income in the PMA is well below that of the MSA and nation. Additionally, 65.2 percent of senior renter households in the PMA earn less than $40,000 annually. Through 2025, the PMA is projected to experience moderate growth in senior median household income and the percentage of senior renter households earning less than $40,000 annually is projected to be approximately 72.8 percent. Overall, the demographic trends suggest a need for affordable housing.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The site is generally level and consists of minimal vegetation. The Subject offers 51 units on 50,617 square feet, more than the required 48,450 square feet. The Subject will be four stories in height. Finally, the Subject will offer 36 off-street surface parking spaces at no additional cost to tenants, or approximately 0.71 spaces per unit, more than the required 17 spaces. As such, the Subject represents a legal, conforming use as proposed. Surrounding Land Uses: The Subject site is located at 7918 Detroit Avenue, west of downtown Cleveland, Ohio. The Subject's neighborhood is primarily comprised of commercial, retail, institutional, multifamily uses, and single-family homes in generally average condition. North: Land use to the immediate north of the Subject site are single-family homes in average condition, the Lakeview Manor Apartments, a parking lot, and the St. Augustine Towers Assisted-Living Facility to the northeast. Lakeview Manor offers fewer than 10 units, is not professionally managed, and is inferior in condition to the proposed Subject Further north across Lake Avenue are single-family homes and commercial uses in average condition. East: To the immediate east of the Subject is the St. Augustine Towers Assisted-Living Facility, followed further east by a community center and retail uses. Further east on Detroit Avenue is a place of worship, followed by single-family homes in average to good condition. South: Immediately south of the site across Detroit Avenue is the St. Augustine Health Campus, as well as a mixed-use property with ground floor commercial and upper-floor residential, and commercial and retail properties. The property with ground floor commercial and upper-floor residential multifamily units, which is located at 8003 Detroit Avenue, is a 16-unit Section 8 development called the Muirville Apartments. The Muirville Apartments is a general-tenancy HOME property, restricted to 50 and 60 percent of AMI and offering studio and one-bedroom units. The property is currently 81.3 percent occupied with three vacant units. However, two units are down for repairs and the property has two households on the waiting list. Further southwest are single-family homes in average condition. West: To the immediate west is retail space and the Magnolia Detroit Apartments, 126 unit senior Section 8 development. Further west are the remainder of the units at Magnolia Detroit Apartments, commercial and retail uses along Detroit Avenue, and single-family homes in average condition along W. 83rd Street. Overall, nearby commercial and retail uses exhibited occupancy rates of approximately 80 percent. The Subject is located in close proximity to services including area shopping, public services, and medical facilities.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

Approval Documents:
ER Determination SIGNED.pdf

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M-23-MC-39-0207	Community Planning and Development (CPD)	HOME Program	$600,000.00
TBD	Housing: Multifamily FHA	Section 542(c). Multifamily Mortgage Risk-Sharing Programs with Housing Finance Agencies	$1,900,000.00
TBD	Public Housing	Project-Based Voucher Program	$14,900,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: $16,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a)(5)]: $21,000,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☑ No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☑ No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☑ No	The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <2.5 microns. This project does not exceed de minimis emissions levels established by the state for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☑ No	Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. This project is in compliance with the

		Endangered Species Act without mitigation.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	There is a current stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies: the project is on land already in urban development. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☑ No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☑ No	A Noise Assessment was conducted. The noise level was acceptable: 58.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		

Environmental Justice Executive Order 12898	☐ Yes ☑ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	This project replaces a multi-family building in poor repair with a new multi-family building with modern amenities. Any impact on neighborhood land use will be minimal	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Area is level, developed with appropriate draining and storm water runoff systems, and is not anticipated to encounter any significant erosion. Construction will retain the level ground. Cleveland Water Pollution Control to monitor storm water drainage.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	1	Phase I Environmental Site Assessments and Phase II Environmental Site Assessment conducted. Lead Based Paint Inspection completed. Asbestos Survey completed. All hazards were mitigated in an earlier phase of this project in 2022. Site generated noise will be temporary and limited to the construction period.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The influx of new tenants into the community from this project will be minimal in nature, will be supplied primarily by persons currently in the primary market area, and should not	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		affect the overall demographics of the area.	
Demographic Character Changes / Displacement	2	Project should not impact local demographics. The influx of new tenants into the community from this project will be minimal in nature, will be supplied primarily by persons currently in the primary market area, and should not affect the overall demographics of the area.	
Environmental Justice EA Factor	2	No adverse impacts were identified	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The site was selected because it offer residents proximity to community amenities such as the new Walz library, St Augustine Health campus, and access to public transportation.	
Commercial Facilities (Access and Proximity)	2	This site is on a commercial corridor with easy access to shopping	
Health Care / Social Services (Access and Capacity)	1	The site was selected because it offer residents proximity to community amenities such as the new Walz library, St Augustine Health campus, and access to public transportation.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Service is city-wide, and will be offered at the project site. Project site shall undergo a temporary increase in waste during construction, but will be redirected out of landfills as appropriate and permitted.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Structures will be tied into waste water and sanitary sewage system. Tie-ins and monitoring to be provided by Northeast Ohio Regional Sewage District.	
Water Supply (Feasibility and Capacity)	2	Structures will be tied into City of Cleveland, Division of Water, for access to potable water. Tie-ins and monitoring to be provided by Division of Water.	
Public Safety - Police, Fire and Emergency Medical	2	Fire and EMS are less than a mile from the site, police station located approximately two miles away.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Parks, Open Space and Recreation (Access and Capacity)	2	This site is located less than half a mile from several parks, including a rec center and the lakefront park and beach.	
Transportation and Accessibility (Access and Capacity)	1	The site was selected because it offer residents proximity to community amenities such as the new Walz library, services, and access to public transportation.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no natural features or water resources on the site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	There is minimal vegetation or wildlife habitat on this site.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	1	This project will replace an outdated (~100 year old) building with a new energy efficient building, better serving the residents.	
Energy Efficiency	1	This building will be built to LEED standards.	

Supporting documentation

Proximity to parks and recreation.png
Proximity to grocery stores.png
Proximity to clinics and dr offices.png

Additional Studies Performed:

Field Inspection [Optional]: Date and completed by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

USFWS https://www.fws.gov/CBRA/Maps/Mapper.html
https://www.fws.gov/midwest/endangered/lists/ohio-cty.html
https://www.fws.gov/wetlands/data/mapper.html USEPA
https://www.epa.gov/criteria-air-pollutants/naaqs-table
https://www3.epa.gov/region5/water/gwdw/solesourceaquifer/index.htm
https://www3.epa.gov/enviro/facts/multisystem.html
https://iaspub.epa.gov/triexplorer/tri_factsheet_search.searchfactsheet HUD guidance https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities/ https://www.hudexchange.info/environmental-review/dnl-calculator/ ODNR http://watercraft.ohiodnr.gov/scenicriversmap
https://gis.ohiodnr.gov/MapViewer/?config=interactiveatlas
https://gis.ohiodnr.gov/MapViewer/?config=CEA Ohio SHPO National Park Service FEMA https://msc.fema.gov/portal/home Census.gov
https://tigerweb.geo.census.gov/tigerwebmain/TIGERweb_apps.html

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

Numerous community meetings and events have been held regarding development of this site. See attached community engagement plan.

Community Engagement.pdf

Cumulative Impact Analysis [24 CFR 58.32]:

This project continues a previous phase which consisted of demolition and abatement of buildings that were beyond their useful life. Currently the site sits vacant and surrounded by construction fencing. The proposed project will bring additional affordable housing for seniors to a neighborhood with a shortage of such housing. The project will also share the site with a new library, adding to the amenities for residents which also include access to transit, shopping, parks and medical care.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No Action Alternative [24 CFR 58.40(e)]

The no action alternative would leave the site vacant and would not address the needs of low-income seniors in the area.

Summary of Findings and Conclusions:

No adverse environmental impacts were identified. Overall the project is anticipated to have a positive impact both on the immediate neighborhood and the future residents of the building.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete

Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ **No**

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

Distance to BKL.pdf
Distance to CLE.pdf
Distance to CGF.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Northeast Ohio CBRS Units.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

Karam FIRMETTE.pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

✓ Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

✓ Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- ✓ Particulate Matter, <2.5 microns

  Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone	10.00	ppb (parts per million)
Particulate Matter, <2.5 microns	10.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:
Ohio Administrative Code Rule 3745-15-05 "De Minimis" air contaminant source exemption. Effective: February 19, 2023

4. **Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

  Enter the estimate emission levels:

Ozone	1.00	ppb (parts per million)
Particulate Matter, <2.5 microns	1.00	µg/m3 (micrograms per cubic meter of air)

  Based on the response, the review is in compliance with this section.

- Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <2.5 microns. This project does not exceed

de minimis emissions levels established by the state for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation

EPA Input on Air Q.pdf
De minimis Ohio Administrative Code.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

Coastal Atlast Map Viewer.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

- ✓ ASTM Phase I ESA
- ✓ ASTM Phase II ESA
- ✓ Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.
For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- ✓ No

Explain:

The Subject Property investigations completed to date have properly evaluated the identified recognized environmental conditions. Based on the results of the investigations and the razing/removal of all buildings and materials, there is no information suggesting and/or indicating additional investigation is required.

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

Karam - Phase I ESA Report 2024.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect specifies or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

✓ No mitigation is necessary.

Explain why mitigation will not be made here:

No habitat is present on the site

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

Letter of Concurance from USFWS.pdf
Species List_ Ohio Ecological Services Field Office.pdf
US FWS - Ohio Consulation - Karam.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

✓ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- **Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR**
- **Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.**

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

✓ Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

✓ Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

There is a current stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Karam nearest AST distance.pdf
ASD Assessment.png

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

✓ Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

✓ Yes

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

No

Screen Summary

Compliance Determination

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies: the project is on land already in urban development. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Cropland Map.pdf

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

Are formal compliance steps or mitigation required?

Yes

✓ No

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:
(1) The property is cleared of all existing buildings and walled structures; and
(2) The property is cleared of related improvements except those which:
(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information[1] to determine flood elevation. Include documentation and an explanation of why this is the best available information[2] for the site. Note that newly constructed and substantially improved[3] structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

[1] Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

[2] If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your local environmental officer with additional compliance questions.

[3] Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at 24 CFR 55.2(b)(12).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

Karam FIRMETTE(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) Completed

✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

Describe the process of selecting consulting parties and initiating consultation here:

Historic Compliance Officer has followed the process described in the Programmatic Agreement between the Ohio State Historic Preservation Office (SHPO) and the city of Cleveland

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**
   See attached map

   In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

   Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information

   Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

   Yes
   ✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

Karam Senior Housing - THPO Submittal - expiration of comment period.msg
Karam Senior Housing - Section 106 - SHPO response.pdf
Karam Senior Housing - Section 106 - executed.pdf
Karam Senior Housing - Section 106 - APE Map.pdf

Are formal compliance steps or mitigation required?

Yes

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

✓ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4**. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 58

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 58

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 58.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

472182R Crossing Report.PDF
No High Volume Roads.png
Karam DNL Calculation.pdf
523762A Crossing Report.PDF

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

Supporting documentation

Sole Source Aquifers.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Karam-Senior-New-Construction	Cleveland, OH	900000010447824

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

Wetlands Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

Wild and Scenic Rivers.png

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Notice of Adoption of Environmental Review

Project Name: Karam Senior Living, Cleveland, Ohio

HUD HEROS Environmental Review System Number: 900000010218013

March 3, 2025

The City of Cleveland prepared an Environmental Review Record (ERR) at the Environmental Assessment level for the above listed project. On March 3, 2022, HUD/Columbus, Ohio issued an Authority to Use Grant Funds notice for the use of federal funds by the City of Cleveland for the above listed project.

Ohio Housing Finance Agency (OHFA) is also participating with federal funds for the above listed project. Ohio Department of Development (Development) is the Responsible Entity for the federal funds contributed by OHFA.

This notice is to inform the City of Cleveland that Development intends to adopt the City of Cleveland's ERR and confirms the following:

1. Development has confirmed that the proposed scope of the project has not changed;

2. Development has independently evaluated the City of Cleveland's ERR and concurs with its conclusions;

3. Development has informed the City of Cleveland in writing that it intends to adopt the ERR;

4. In the event the proposed project changes significantly in scope, or the project encounters unanticipated environmental conditions during construction, Development agrees to coordinate with the City of Cleveland and the project sponsor to re-evaluate the ERR; and

5. Development is completing its own NOI/RROF process and will have an Authority to Use Grant Funds notice on file.

Ohio Department of Development

Lydia L. Mihalik, Director
Ohio Department of Development

3/4/25
Date

Statement to Accompany Environmental Review Record

Project Name: Karam Senior Living, Cleveland, Ohio
HUD HEROS Environmental Review System Number: 900000010218013

March 3, 2025

The City of Cleveland prepared an Environmental Review Record (ERR) at the Environmental Assessment level for the above-listed project. On March 3, 2022, HUD/Columbus, Ohio issued an Authority to Use Grant Funds notice for the use of federal funds by the City of Cleveland for the above listed project.

Ohio Housing Finance Agency (OHFA) is also participating with federal funds for the above listed project. Ohio Department of Development (Development) is the Responsible Entity for the federal funds contributed by OHFA.

Development intends to adopt the City of Cleveland's ERR and confirms the following:

1. Development has confirmed that the proposed scope of the project has not changed;
2. Development has independently evaluated the City of Cleveland's ERR and concurs with its conclusions;
3. Development has informed the City of Cleveland in writing that it intends to adopt the ERR;
4. In the event the proposed project changes significantly in scope, or the project encounters unanticipated environmental conditions during construction, Development agrees to coordinate with the City of Cleveland and the project sponsor to reevaluate the ERR; and
5. Development is completing its own NOI/RROF process and will have an Authority to Use Grant Funds notice on file.

Ohio Department of Development

Lydia L. Mihalik, Director
Ohio Department of Development

3/4/25
Date

77 South High Street
Columbus, Ohio 43215 U.S.A.
614 | 466 3379
800 | 848 1300
development.ohio.gov

U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY)	B. Reporting Agency	C. Reason for Update (Select only one)	D. DOT Crossing Inventory Number
10 / 11 / 2024	☒ Railroad ☐ Transit ☐ State ☐ Other	☒ Change in Data ☐ New Crossing ☐ Closed ☐ No Train Traffic ☐ Quiet Zone Update ☐ Re-Open ☐ Date Change Only ☐ Change in Primary Operating RR ☐ Admin. Correction	472182R

Part I: Location and Classification Information

1. Primary Operating Railroad	2. State	3. County
Norfolk Southern Railway Company [NS]	OHIO	CUYAHOGA

4. City / Municipality	5. Street/Road Name & Block Number	6. Highway Type & No.
☒ In ☐ Near CLEVELAND	WEST 77TH STREET (Street/Road Name) | * (Block Number)	LS

7. Do Other Railroads Operate a Separate Track at Crossing?	8. Do Other Railroads Operate Over Your Track at Crossing?
☐ Yes ☒ No If Yes, Specify RR	☐ Yes ☒ No If Yes, Specify RR

9. Railroad Division or Region	10. Railroad Subdivision or District	11. Branch or Line Name	12. RR Milepost
☐ None KEYSTONE	☐ None LAKE ERIE	☒ None	B | 0187.440 | (prefix) | (nnnn.nnn) | (suffix)

13. Line Segment *	14. Nearest RR Timetable Station *	15. Parent RR (if applicable)	16. Crossing Owner (if applicable)
	CLEVELAND	☒ N/A	☒ N/A

17. Crossing Type	18. Crossing Purpose	19. Crossing Position	20. Public Access (if Private Crossing)	21. Type of Train		22. Average Passenger Train Count Per Day
☒ Public ☐ Private	☒ Highway ☐ Pathway, Ped. ☐ Station, Ped.	☐ At Grade ☒ RR Under ☐ RR Over	☐ Yes ☐ No	☒ Freight ☐ Intercity Passenger ☐ Commuter	☐ Transit ☐ Shared Use Transit ☐ Tourist/Other	☐ Less Than One Per Day ☐ Number Per Day 0

23. Type of Land Use
☐ Open Space ☐ Farm ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional ☐ Recreational ☐ RR Yard

24. Is there an Adjacent Crossing with a Separate Number?	25. Quiet Zone (FRA provided)
☐ Yes ☒ No If Yes, Provide Crossing Number	☒ No ☐ 24 Hr ☐ Partial ☐ Chicago Excused Date Established

26. HSR Corridor ID	27. Latitude in decimal degrees	28. Longitude in decimal degrees	29. Lat/Long Source
☒ N/A	(WGS84 std: nn.nnnnnnn) 41.4784329	(WGS84 std: -nnn.nnnnnnn) -81.737797	☒ Actual ☐ Estimated

30.A. Railroad Use *	31.A. State Use *
30.B. Railroad Use *	31.B. State Use *
30.C. Railroad Use *	31.C. State Use *
30.D. Railroad Use *	31.D. State Use *
32.A. Narrative (Railroad Use) *	32.B. Narrative (State Use) *

33. Emergency Notification Telephone No. (posted)	34. Railroad Contact (Telephone No.)	35. State Contact (Telephone No.)
800-946-4744	800-946-4744	614-466-0407

Part II: Railroad Information

1. Estimated Number of Daily Train Movements

1.A. Total Day Thru Trains (6 AM to 6 PM)	1.B. Total Night Thru Trains (6 PM to 6 AM)	1.C. Total Switching Trains	1.D. Total Transit Trains	1.E. Check if Less Than One Movement Per Day ☐ How many trains per week?
1	2	0	0	

2. Year of Train Count Data (YYYY)	3. Speed of Train at Crossing
2024	3.A. Maximum Timetable Speed (mph) 35 3.B. Typical Speed Range Over Crossing (mph) From 25 to 35

4. Type and Count of Tracks
Main 1 Siding 0 Yard 0 Transit 0 Industry 0

5. Train Detection (Main Track only)
☐ Constant Warning Time ☐ Motion Detection ☐AFO ☐ PTC ☐ DC ☐ Other ☒ None

6. Is Track Signaled?	7.A. Event Recorder	7.B. Remote Health Monitoring
☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date *(MM/DD/YYYY)*	PAGE 2	D. Crossing Inventory Number *(7 char.)*
10/11/2024		472182R

Part III: Highway or Pathway Traffic Control Device Information

1. Are there Signs or Signals? ☐ Yes ☒ No

2. Types of Passive Traffic Control Devices associated with the Crossing

2.A. Crossbuck Assemblies *(count)*	2.B. STOP Signs *(R1-1)* *(count)*	2.C. YIELD Signs *(R1-2)* *(count)*	2.D. Advance Warning Signs *(Check all that apply; include count)* ☐ None
0	0		☐ W10-1 _____ ☐ W10-3 _____ ☐ W10-11 _____ ☐ W10-2 _____ ☐ W10-4 _____ ☐ W10-12 _____

2.E. Low Ground Clearance Sign *(W10-5)*	2.F. Pavement Markings	2.G. Channelization Devices/Medians	2.H. EXEMPT Sign *(R15-3)*	2.I. ENS Sign *(I-13)* Displayed
☐ Yes *(count_____)* ☐ No	☐ Stop Lines ☐ Dynamic Envelope ☐ RR Xing Symbols ☒ None	☐ All Approaches ☐ Median ☐ One Approach ☐ None	☐ Yes ☐ No	☐ Yes ☐ No

2.J. Other MUTCD Signs ☐ Yes ☒ No	2.K. Private Crossing Signs *(if private)*	2.L. LED Enhanced Signs *(List types)*
Specify Type _____ Count _____ Specify Type _____ Count _____ Specify Type _____ Count _____	☐ Yes ☐ No	

3. Types of Train Activated Warning Devices at the Grade Crossing *(specify count of each device for all that apply)*

3.A. Gate Arms *(count)*	3.B. Gate Configuration	3.C. Cantilevered *(or Bridged)* Flashing Light Structures *(count)*	3.D. Mast Mounted Flashing Lights *(count of masts)* 0	3.E. Total Count of Flashing Light Pairs
Roadway 0 Pedestrian 0	☐ 2 Quad ☐ 3 Quad ☐ 4 Quad ☐ Full *(Barrier)* Resistance ☐ Median Gates	Over Traffic Lane 0 ☐ Incandescent Not Over Traffic Lane 0 ☐ LED	☐ Incandescent ☐ LED ☐ Back Lights Included ☐ Side Lights Included	0

3.F. Installation Date of Current Active Warning Devices: *(MM/YYYY)*	3.G. Wayside Horn	3.H. Highway Traffic Signals Controlling Crossing	3.I. Bells *(count)*
_____/_____ ☒ Not Required	☐ Yes Installed on *(MM/YYYY)* _____/_____ ☒ No	☐ Yes ☒ No	0

3.J. Non-Train Active Warning	3.K. Other Flashing Lights or Warning Devices
☐ Flagging/Flagman ☐ Manually Operated Signals ☐ Watchman ☐ Floodlighting ☒ None	Count 0 Specify type _____

4.A. Does nearby Hwy Intersection have Traffic Signals?	4.B. Hwy Traffic Signal Interconnection	4.C. Hwy Traffic Signal Preemption	5. Highway Traffic Pre-Signals	6. Highway Monitoring Devices *(Check all that apply)*
☐ Yes ☒ No	☒ Not Interconnected ☐ For Traffic Signals ☐ For Warning Signs	☐ Simultaneous ☐ Advance	☐ Yes ☒ No Storage Distance * 0 Stop Line Distance * 0	☐ Yes - Photo/Video Recording ☐ Yes – Vehicle Presence Detection ☒ None

Part IV: Physical Characteristics

1. Traffic Lanes Crossing Railroad	2. Is Roadway/Pathway Paved?	3. Does Track Run Down a Street?	4. Is Crossing Illuminated? *(Street lights within approx. 50 feet from nearest rail)*
☐ One-way Traffic ☐ Two-way Traffic ☐ Divided Traffic Number of Lanes _____	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

5. Crossing Surface *(on Main Track, multiple types allowed)* Installation Date * *(MM/YYYY)* _____/_____ Width * _____ Length * _____
☐ 1 Timber ☐ 2 Asphalt ☐ 3 Asphalt and Timber ☐ 4 Concrete ☐ 5 Concrete and Rubber ☐ 6 Rubber ☐ 7 Metal
☐ 8 Unconsolidated ☐ 9 Composite ☐ 10 Other *(specify)* _____

6. Intersecting Roadway within 500 feet?	7. Smallest Crossing Angle	8. Is Commercial Power Available? *
☐ Yes ☐ No If Yes, Approximate Distance *(feet)* _____	☐ 0° – 29° ☐ 30° – 59° ☐ 60° - 90°	☐ Yes ☐ No

Part V: Public Highway Information

1. Highway System	2. Functional Classification of Road at Crossing	3. Is Crossing on State Highway System?	4. Highway Speed Limit
☐ (01) Interstate Highway System ☐ (02) Other Nat Hwy System (NHS) ☐ (03) Federal AID, Not NHS ☐ (08) Non-Federal Aid	☐ (0) Rural ☐ (1) Urban ☐ (1) Interstate ☐ (5) Major Collector ☐ (2) Other Freeways and Expressways ☐ (3) Other Principal Arterial ☐ (6) Minor Collector ☐ (4) Minor Arterial ☐ (7) Local	☐ Yes ☐ No	_____ MPH ☐ Posted ☐ Statutory

5. Linear Referencing System *(LRS Route ID)* *

6. LRS Milepost *

7. Annual Average Daily Traffic *(AADT)*	8. Estimated Percent Trucks	9. Regularly Used by School Buses?	10. Emergency Services Route
Year 1970 AADT _____	_____ %	☐ Yes ☒ No Average Number per Day 0	☐ Yes ☐ No

Submission Information - *This information is used for administrative purposes and is not available on the public website.*

Submitted by _____ Organization _____ Phone _____ Date _____

U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date *(MM/DD/YYYY)*: 10 / 11 / 2024

B. Reporting Agency: ☒ Railroad ☐ Transit ☐ State ☐ Other

C. Reason for Update *(Select only one)*: ☒ Change in Data ☐ New Crossing ☐ Closed ☐ No Train Traffic ☐ Quiet Zone Update ☐ Re-Open ☐ Date Change Only ☐ Change in Primary Operating RR ☐ Admin. Correction

D. DOT Crossing Inventory Number: 523762A

Part I: Location and Classification Information

1. Primary Operating Railroad: Norfolk Southern Railway Company [NS]

2. State: OHIO

3. County: CUYAHOGA

4. City / Municipality: ☒ In ☐ Near CLEVELAND

5. Street/Road Name & Block Number: LAKE AVENUE (Street/Road Name) | * (Block Number)

6. Highway Type & No.: LS

7. Do Other Railroads Operate a Separate Track at Crossing? ☐ Yes ☒ No
If Yes, Specify RR

8. Do Other Railroads Operate Over Your Track at Crossing? ☒ Yes ☐ No
If Yes, Specify RR: ATK

9. Railroad Division or Region: ☐ None KEYSTONE

10. Railroad Subdivision or District: ☐ None CHICAGO LINE

11. Branch or Line Name: ☒ None

12. RR Milepost: CD | 0184.440 | (prefix) | (nnnn.nnn) | (suffix)

13. Line Segment *

14. Nearest RR Timetable Station *: LORAIN

15. Parent RR *(if applicable)*: ☒ N/A

16. Crossing Owner *(if applicable)*: ☒ N/A

17. Crossing Type: ☒ Public ☐ Private

18. Crossing Purpose: ☒ Highway ☐ Pathway, Ped. ☐ Station, Ped.

19. Crossing Position: ☐ At Grade ☐ RR Under ☒ RR Over

20. Public Access *(if Private Crossing)*: ☐ Yes ☐ No

21. Type of Train: ☒ Freight ☐ Transit ☒ Intercity Passenger ☐ Shared Use Transit ☐ Commuter ☐ Tourist/Other

22. Average Passenger Train Count Per Day: ☐ Less Than One Per Day ☒ Number Per Day 2

23. Type of Land Use: ☐ Open Space ☐ Farm ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional ☐ Recreational ☐ RR Yard

24. Is there an Adjacent Crossing with a Separate Number?: ☐ Yes ☒ No If Yes, Provide Crossing Number

25. Quiet Zone *(FRA provided)*: ☒ No ☐ 24 Hr ☐ Partial ☐ Chicago Excused Date Established

26. HSR Corridor ID: ☒ N/A

27. Latitude in decimal degrees *(WGS84 std: nn.nnnnnnn)*: 41.4845063

28. Longitude in decimal degrees *(WGS84 std: -nnn.nnnnnnn)*: -81.7447494

29. Lat/Long Source: ☒ Actual ☐ Estimated

30.A. Railroad Use *

31.A. State Use *

30.B. Railroad Use *

31.B. State Use *

30.C. Railroad Use *

31.C. State Use *

30.D. Railroad Use *

31.D. State Use *

32.A. Narrative *(Railroad Use)* *

32.B. Narrative *(State Use)* *

33. Emergency Notification Telephone No. *(posted)*: 800-946-4744

34. Railroad Contact *(Telephone No.)*: 800-946-4744

35. State Contact *(Telephone No.)*: 614-466-0407

Part II: Railroad Information

1. Estimated Number of Daily Train Movements

1.A. Total Day Thru Trains *(6 AM to 6 PM)*	1.B. Total Night Thru Trains *(6 PM to 6 AM)*	1.C. Total Switching Trains	1.D. Total Transit Trains	1.E. Check if Less Than One Movement Per Day ☐ How many trains per week?
24	28	10	0	

2. Year of Train Count Data *(YYYY)*: 2024

3. Speed of Train at Crossing
3.A. Maximum Timetable Speed *(mph)*: 79
3.B. Typical Speed Range Over Crossing *(mph)* From 40 to 60

4. Type and Count of Tracks
Main 2 Siding 0 Yard 0 Transit 0 Industry 0

5. Train Detection *(Main Track only)*
☐ Constant Warning Time ☐ Motion Detection ☐AFO ☐ PTC ☐ DC ☐ Other ☒ None

6. Is Track Signaled? ☒ Yes ☐ No

7.A. Event Recorder ☐ Yes ☒ No

7.B. Remote Health Monitoring ☐ Yes ☒ No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date *(MM/DD/YYYY)*	PAGE 2	D. Crossing Inventory Number *(7 char.)*
10/11/2024		523762A

Part III: Highway or Pathway Traffic Control Device Information

1. Are there Signs or Signals? ☐ Yes ☒ No

2. Types of Passive Traffic Control Devices associated with the Crossing

2.A. Crossbuck Assemblies *(count)*	2.B. STOP Signs *(R1-1) (count)*	2.C. YIELD Signs *(R1-2) (count)*	2.D. Advance Warning Signs *(Check all that apply; include count)* ☐ None
0	0		☐ W10-1 _____ ☐ W10-3 _____ ☐ W10-11 _____ ☐ W10-2 _____ ☐ W10-4 _____ ☐ W10-12 _____

2.E. Low Ground Clearance Sign *(W10-5)*	2.F. Pavement Markings	2.G. Channelization Devices/Medians	2.H. EXEMPT Sign *(R15-3)*	2.I. ENS Sign *(I-13)* Displayed
☐ Yes *(count_____)* ☐ No	☐ Stop Lines ☐ Dynamic Envelope ☐ RR Xing Symbols ☒ None	☐ All Approaches ☐ Median ☐ One Approach ☐ None	☐ Yes ☐ No	☐ Yes ☐ No

2.J. Other MUTCD Signs ☐ Yes ☒ No
Specify Type _____ Count _____
Specify Type _____ Count _____
Specify Type _____ Count _____

2.K. Private Crossing Signs *(if private)* ☐ Yes ☐ No

2.L. LED Enhanced Signs *(List types)*

3. Types of Train Activated Warning Devices at the Grade Crossing *(specify count of each device for all that apply)*

3.A. Gate Arms *(count)*	3.B. Gate Configuration	3.C. Cantilevered *(or Bridged)* Flashing Light Structures *(count)*	3.D. Mast Mounted Flashing Lights *(count of masts)* 0	3.E. Total Count of Flashing Light Pairs
Roadway 0 Pedestrian 0	☐ 2 Quad ☐ 3 Quad ☐ 4 Quad ☐ Full *(Barrier)* Resistance ☐ Median Gates	Over Traffic Lane 0 ☐ Incandescent Not Over Traffic Lane 0 ☐ LED	☐ Incandescent ☐ LED ☐ Back Lights Included ☐ Side Lights Included	0

3.F. Installation Date of Current Active Warning Devices: *(MM/YYYY)*	3.G. Wayside Horn	3.H. Highway Traffic Signals Controlling Crossing	3.I. Bells *(count)*
_____/_____ ☒ Not Required	☐ Yes Installed on *(MM/YYYY)* _____/_____ ☒ No	☐ Yes ☒ No	0

3.J. Non-Train Active Warning
☐ Flagging/Flagman ☐ Manually Operated Signals ☐ Watchman ☐ Floodlighting ☒ None

3.K. Other Flashing Lights or Warning Devices
Count 0 Specify type _____

4.A. Does nearby Hwy Intersection have Traffic Signals?	4.B. Hwy Traffic Signal Interconnection	4.C. Hwy Traffic Signal Preemption	5. Highway Traffic Pre-Signals	6. Highway Monitoring Devices *(Check all that apply)*
☐ Yes ☒ No	☒ Not Interconnected ☐ For Traffic Signals ☐ For Warning Signs	☐ Simultaneous ☐ Advance	☐ Yes ☒ No Storage Distance * 0 Stop Line Distance * 0	☐ Yes - Photo/Video Recording ☐ Yes – Vehicle Presence Detection ☒ None

Part IV: Physical Characteristics

1. Traffic Lanes Crossing Railroad	2. Is Roadway/Pathway Paved?	3. Does Track Run Down a Street?	4. Is Crossing Illuminated? *(Street lights within approx. 50 feet from nearest rail)*
☐ One-way Traffic ☐ Two-way Traffic ☐ Divided Traffic Number of Lanes _____	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

5. Crossing Surface *(on Main Track, multiple types allowed)* Installation Date * *(MM/YYYY)* _____/_____ Width * _____ Length * _____
☐ 1 Timber ☐ 2 Asphalt ☐ 3 Asphalt and Timber ☐ 4 Concrete ☐ 5 Concrete and Rubber ☐ 6 Rubber ☐ 7 Metal
☐ 8 Unconsolidated ☐ 9 Composite ☐ 10 Other *(specify)* _____

6. Intersecting Roadway within 500 feet?	7. Smallest Crossing Angle	8. Is Commercial Power Available? *
☐ Yes ☐ No If Yes, Approximate Distance *(feet)* _____	☐ 0° – 29° ☐ 30° – 59° ☐ 60° - 90°	☐ Yes ☐ No

Part V: Public Highway Information

1. Highway System	2. Functional Classification of Road at Crossing	3. Is Crossing on State Highway System?	4. Highway Speed Limit
☐ (01) Interstate Highway System ☐ (02) Other Nat Hwy System (NHS) ☐ (03) Federal AID, Not NHS ☐ (08) Non-Federal Aid	☐ (0) Rural ☐ (1) Urban ☒ (1) Interstate ☐ (5) Major Collector ☐ (2) Other Freeways and Expressways ☐ (3) Other Principal Arterial ☐ (6) Minor Collector ☐ (4) Minor Arterial ☐ (7) Local	☐ Yes ☐ No	_____ MPH ☐ Posted ☐ Statutory

5. Linear Referencing System *(LRS Route ID)* *

6. LRS Milepost *

7. Annual Average Daily Traffic *(AADT)*	8. Estimated Percent Trucks	9. Regularly Used by School Buses?	10. Emergency Services Route
Year 1986 AADT _____	_____ %	☐ Yes ☒ No Average Number per Day _____	☐ Yes ☐ No

Submission Information - *This information is used for administrative purposes and is not available on the public website.*

Submitted by _____ Organization _____ Phone _____ Date _____

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

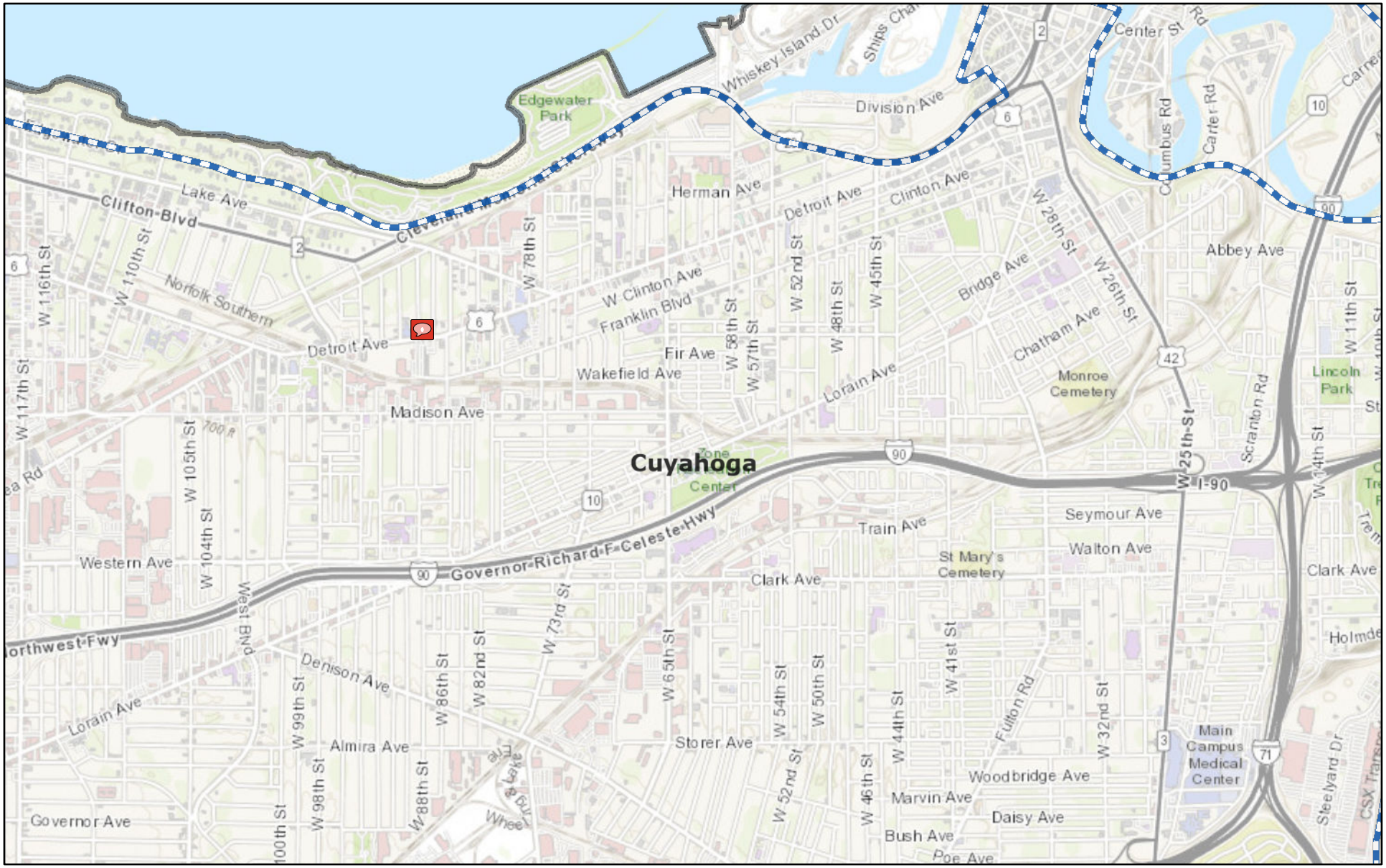
Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☑ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	1000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	

Calculate Acceptable Separation Distance

Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	276.57
ASD for Thermal Radiation for Buildings (ASDBPU)	50.28
ASD for Thermal Radiation for People (ASDPNPD)	

Ohio Coastal Atlas Map Viewer



January 15, 2025

Coastal Management Area Boundary

1:36,112

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

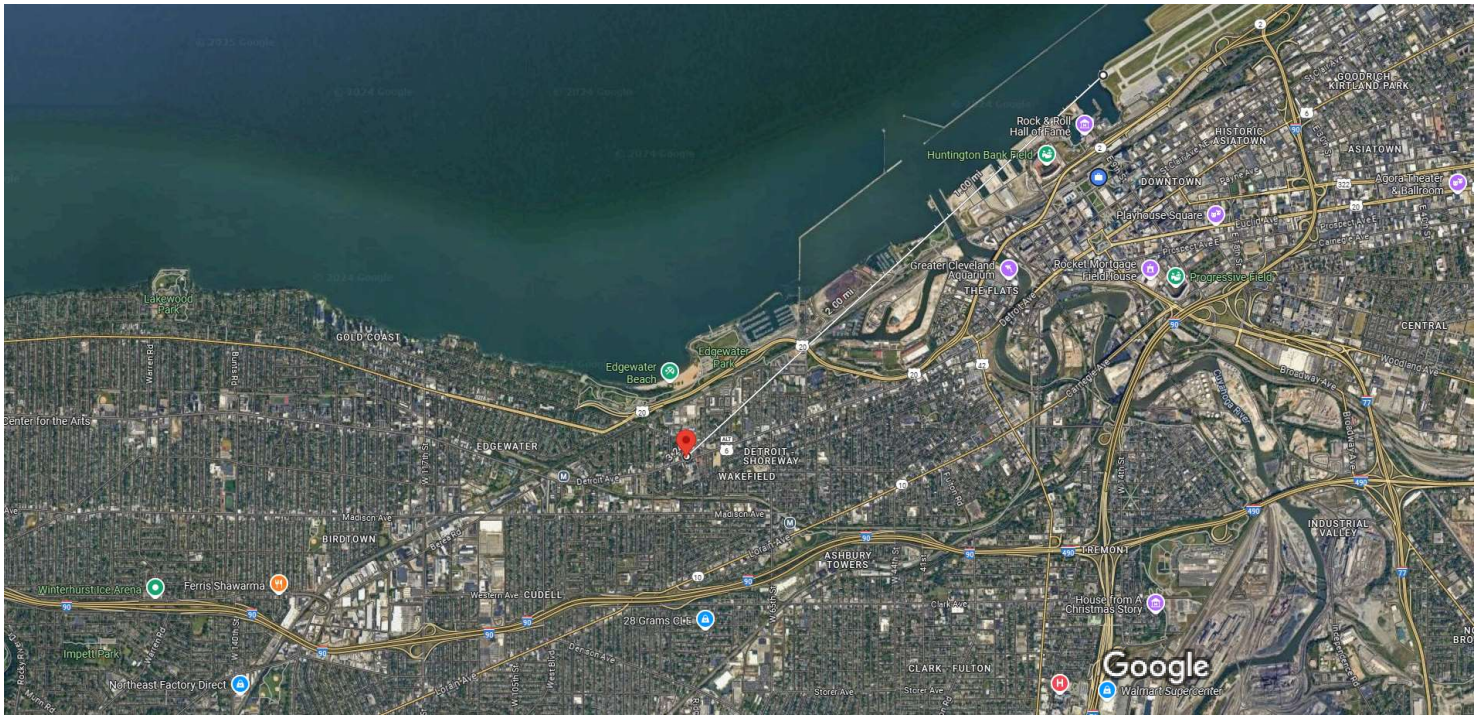
Cuyahoga County, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

ODNR - Office of Coastal MGMT

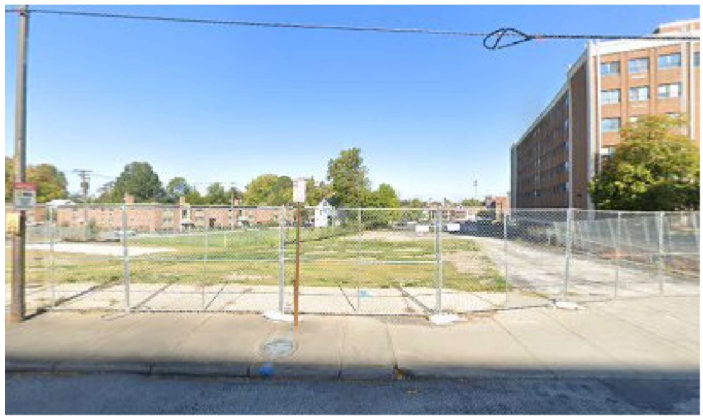
Google Maps

7910 Detroit Ave

Distance to Burke Lakefront Airport



Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2025 Google 2000 ft



7910 Detroit Ave

Building

Directions | Save | Nearby | Send to phone | Share

7910 Detroit Ave, Cleveland, OH 44102

Photos

At this place

Cleveland Public Library - Walz Branch

4.7 (30)

Public library

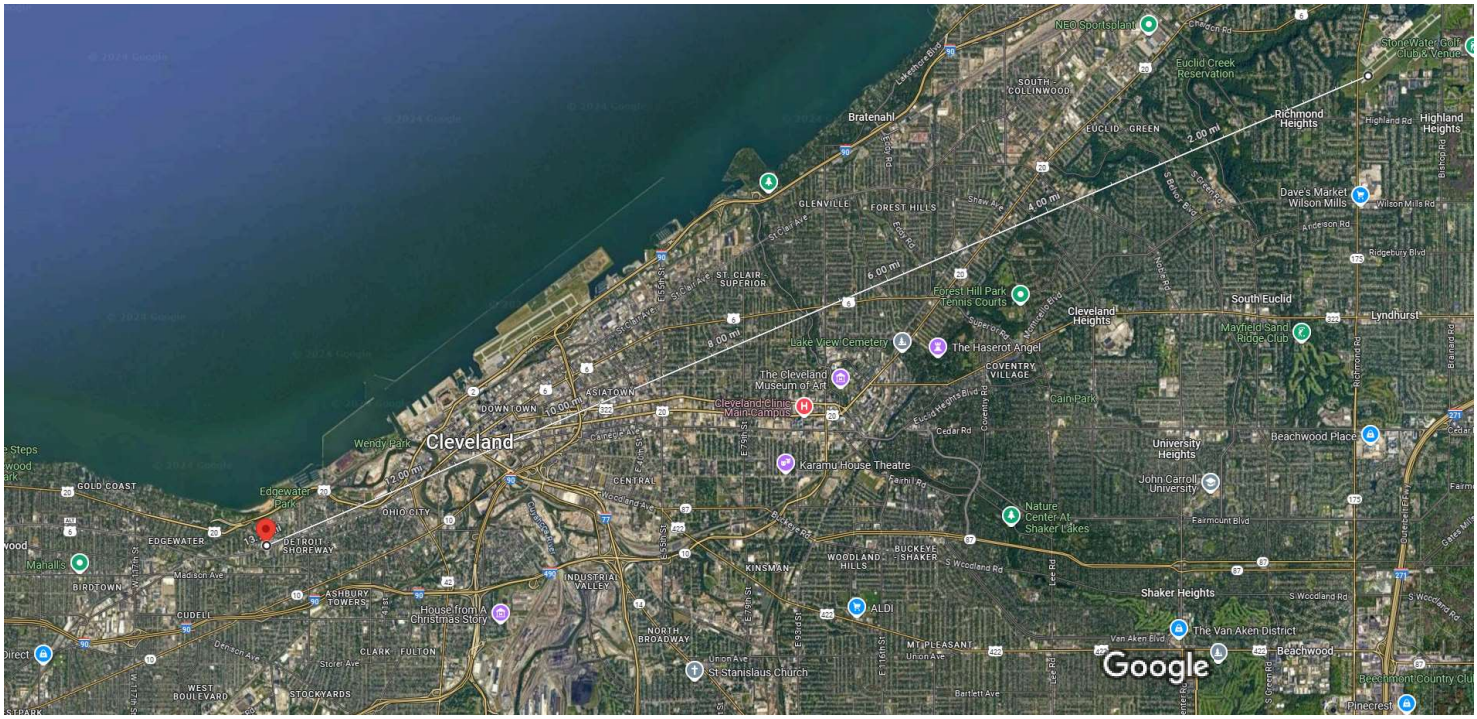
Measure distance

Total distance: 3.24 mi (5.22 km)

Google Maps

7910 Detroit Ave

Distance to Cuyahoga County Airport



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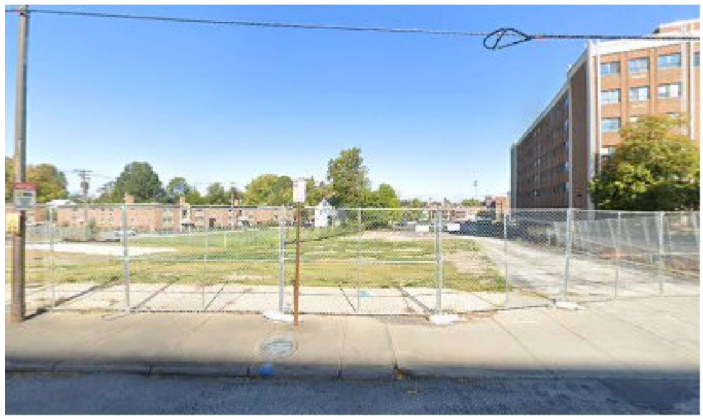


7910 Detroit Ave

Building

Directions Save Nearby Send to phone Share

7910 Detroit Ave, Cleveland, OH 44102

Photos

At this place

Cleveland Public Library - Walz Branch

4.7 (30)

Public library

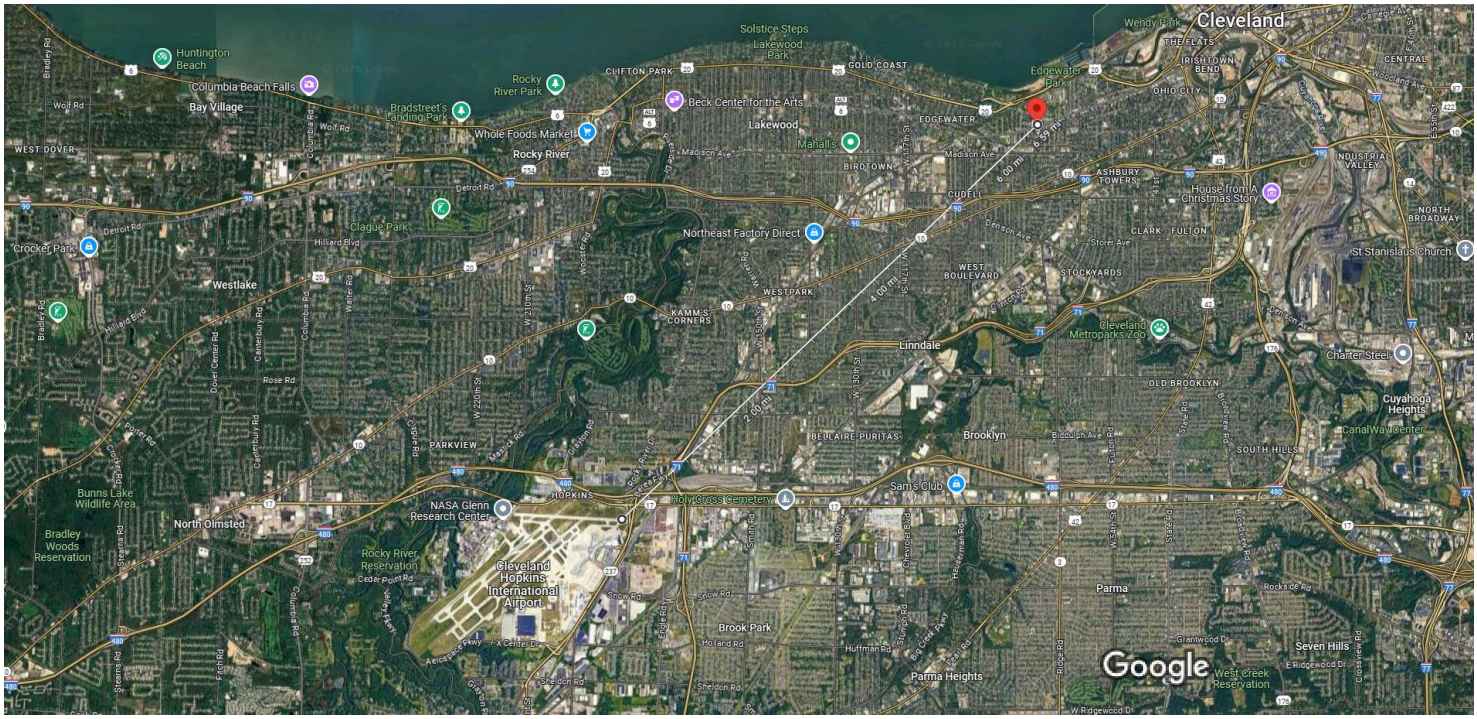
Measure distance

Total distance: 13.76 mi (22.15 km)

Google Maps

7910 Detroit Ave

Distance to Cleveland Hopkins Airport



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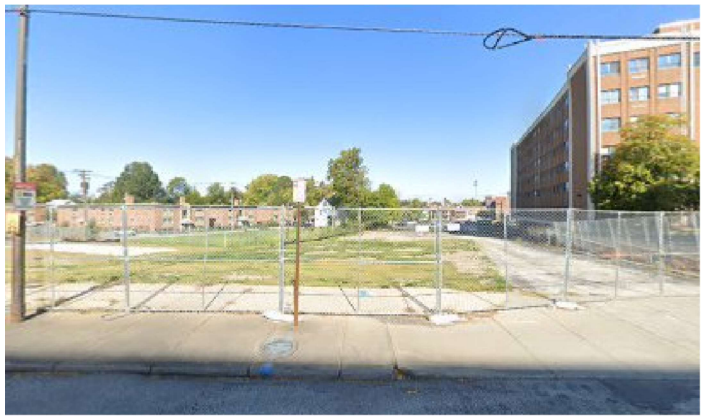


7910 Detroit Ave

Building

Directions | Save | Nearby | Send to phone | Share

7910 Detroit Ave, Cleveland, OH 44102

Photos

At this place

Cleveland Public Library - Walz Branch

4.7 (30)

Public library

Measure distance

Total distance: 6.59 mi (10.60 km)

Date Submitted: _____

CITY OF CLEVELAND
HUD Environmental Review Records Form

Complete date submitted and parts 1-4, attach documents and submit to Compliance and Historic Officers

Part 1: Project Identification

Program: **HDO - Community Development**

Type of Funding (Check All That Apply): [ ] 108 [ ] CDBG [ ] ESG [X] HOME [ ] HOPWA [ ] HTC [ ] ARP [ ] LHRD 19 [ ] LHRD 22 [ ] NDA [ ] NSP [X] PBV [X] Tax Credits [X] Other: ARPA

Project Name: **Karam Senior**

Internal Contact: **Sasha Ottoson-Deal**

External Contact: **Bridget Kent-Marquez**

External Telephone: **216-961-4242**

External Email:

Part 2: Current Site Conditions check (X) all that apply

[ ] Single Family (1-4) [ ] Parking Lot Date Built: _____

[ ] Multi-Family (5+) [ ] Commercial Current Units: **0**

[ ] Mixed Use [X] Vacant Expected Units: **51**

[ ] Industrial [ ] No Physical Activity

Site Address & Zip: 7918 Detroit Ave

PPN: See attached

(If more than 1 PPN, attach roster of all PPNs and associated addresses)

Total Project Cost: $20.8M

Federal Funding Amount: $3M

Part 3: Attachments

Attached		Attached		Attached	
X	Project Scope	X	Phase I ESA		Landbank App and Letter
X	Site Photos		Phase II ESA		HDO App and Award Letter
	Architectural Drawings		Asbestos Survey		OFHA Commitment Letter
X	Market Assessment		Radon Investigation		Historic Tax Credit Commitment
X	Community Outreach Plan		Groundwater Study		NPS Historic Tax Credit Part II
X	Site Location Map		Air Quality Study		ED TIF App and Award Letter
	Evidence of Site Control		Noise Assessment		County Funding Resoultion
	Green Building Standards Plan		Vapor Encroach Screen		Other

Part 4: Attachments (Lead)

Attached	
	Lead Risk Assessment
	Lead Presumption
	Signed Exemption Form
	Lead Soil Testing
	Other

Part 5: Historic Review Categorization (to be completed by Compliance Officer)

[ ] Activity Exempt under Stipulation III, Category _____ of Programmatic Agreement with SHPO [ ] Non-Exempt Activity

Part 6: Historic Evaluation (to be completed by Compliance Officer)

[ ] No historic property within APE [ ] Historic property within APE (Show on APE Map)

Address/Location/District	Status and NRHP Number (if applicable)	SHPO Concurrence
		Yes / No
		Yes / No
		Yes / No

Determination made through: [ ] *Review of Maps* [ ] *Review of Photographs* [ ] *Site Visit* [ ] *Survey* [ ] *Review of Existing Surveys* [ ] THPO Submittal (Please Attach Response) [ ] SHPO Submittal (Please Attach Response)

Part 7: Compliance Determination (to be completed by Compliance Officer)

[ ] Exempt - Project consists solely of activities listed as exempt in a Programmatic Agreement
Activity Exempt under Stipulation III, Category _____ of Programmatic Agreement with SHPO

[ ] No Historic Properties Present

[ ] No Effect on Historic Properties (Include APE Map)

[ ] SHPO/THPO Required Clearance Through Consultation

[ ] No Adverse Effect on Historic Properties (Include APE Map)

Reason for Finding of No Adverse Effect: _____

[ ] *Conditions/Modification of Project:* _____

[ ] **Adverse Effect - Proposed work will have an adverse effect on historic properties**

The project has been determined to adversely affect historic properties. ***Project CANNOT proceed*** *until further review per 36 CFR 800.6 has been conducted. Please consult with the Compliance Officer to revise the project to bring it into compliance and resubmit the project for review.*

Notes _____

_____
Historic Compliance Officer DATE

523762A	79 MPH
Total Day	24
Total Night	28
Total Switching	10
Night % of ATO	40%
ATO	62
1324 ft	

Default 2 engines, 50 cars
Diesel
No horns, no bolted tracks

472182R	35 MPH
Total Day	1
Total Night	2
Total Switching	0
Night % of ATO	50%
ATO	3
1421 ft	

AMTRAK Lakeshore Limited	60MPH
Total Day	0
Total Night	2
Total Switching	0
Night % of ATO	100%
ATO	2
1324 ft	

Default 1 engines 25 cars
Diesel
No horns, no bolted tracks

AMTRAK Captitol Limited	50 MPH
Total Day	0
Total Night	2
Total Switching	0
Night % of ATO	100%
ATO	2
1324 ft	

Default 1 engines 25 cars
Diesel
No horns, no bolted tracks

RTA Red Line	MPH 30
W 25-Tower City	
Total Trains	174
Night %	48%
1421 ft	

Default 1 engine 3 cars
Electric
No horns, yes bolted tracks

Find tracks within 3000 feet of site
Use Crossing Inventory to get max speed and number of freight trains
Values for Amtrak and RTA Red line do not change, except distance to project site

Site ID	Karam Senior
Record Date	01/15/2025
User's Name	Sasha Ottoson-Deal

Railroad #1 Track Identifier:	**523762A**

Rail # 1

Train Type	**Electric** ☐	**Diesel** ☑
Effective Distance		1324
Average Train Speed		79
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		62
Night Fraction of ATO		40
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Train DNL	0	57
Calculate Rail #1 DNL	57	Reset

Railroad #2 Track Identifier:	**472182R**

Rail # 2

Train Type	**Electric** ☐	**Diesel** ☑
Effective Distance		1421
Average Train Speed		35

Average Train Speed		
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		3
Night Fraction of ATO		50
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Train DNL	0	45
Calculate Rail #2 DNL	45	Reset

Railroad #3 Track Identifier:	**Amtrak Lakeshore**

Rail # 3

Train Type	**Electric** ☐	**Diesel** ☑
Effective Distance		1324
Average Train Speed		60
Engines per Train		1
Railway cars per Train		25
Average Train Operations (ATO)		2
Night Fraction of ATO		100
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Train DNL	0	42
Calculate Rail #3 DNL	42	Reset

Railroad #4 Track Identifier:	**Amtrak Capitol**

Rail # 4

Train Type	Electric ☐	Diesel ☑
Effective Distance		1324
Average Train Speed		50
Engines per Train		1
Railway cars per Train		25
Average Train Operations (ATO)		2
Night Fraction of ATO		100
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☐ No: ☑
Train DNL	0	42
Calculate Rail #4 DNL	42	Reset

Railroad #5 Track Identifier:	**RTA Redline**

Rail # 5

Train Type	Electric ☑	Diesel ☐
Effective Distance	1421	
Average Train Speed	30	
Engines per Train	1	
Railway cars per Train	3	
Average Train Operations (ATO)	174	
Night Fraction of ATO	48	
Railway whistles or horns?	Yes: ☐ No: ☑	Yes: ☐ No: ☐
Bolted Tracks?	Yes: ☑ No: ☐	Yes: ☐ No: ☐
Train DNL	47	0
Calculate Rail #5 DNL	47	Reset

Add Road Source Add Rail Source	
Airport Noise Level	50
Loud Impulse Sounds?	○Yes ◉No
Combined DNL for all Road and Rail sources	**58**
Combined DNL including Airport	**58**
Site DNL with Loud Impulse Sound	
Calculate Reset	

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
  - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

Tools and Guidance

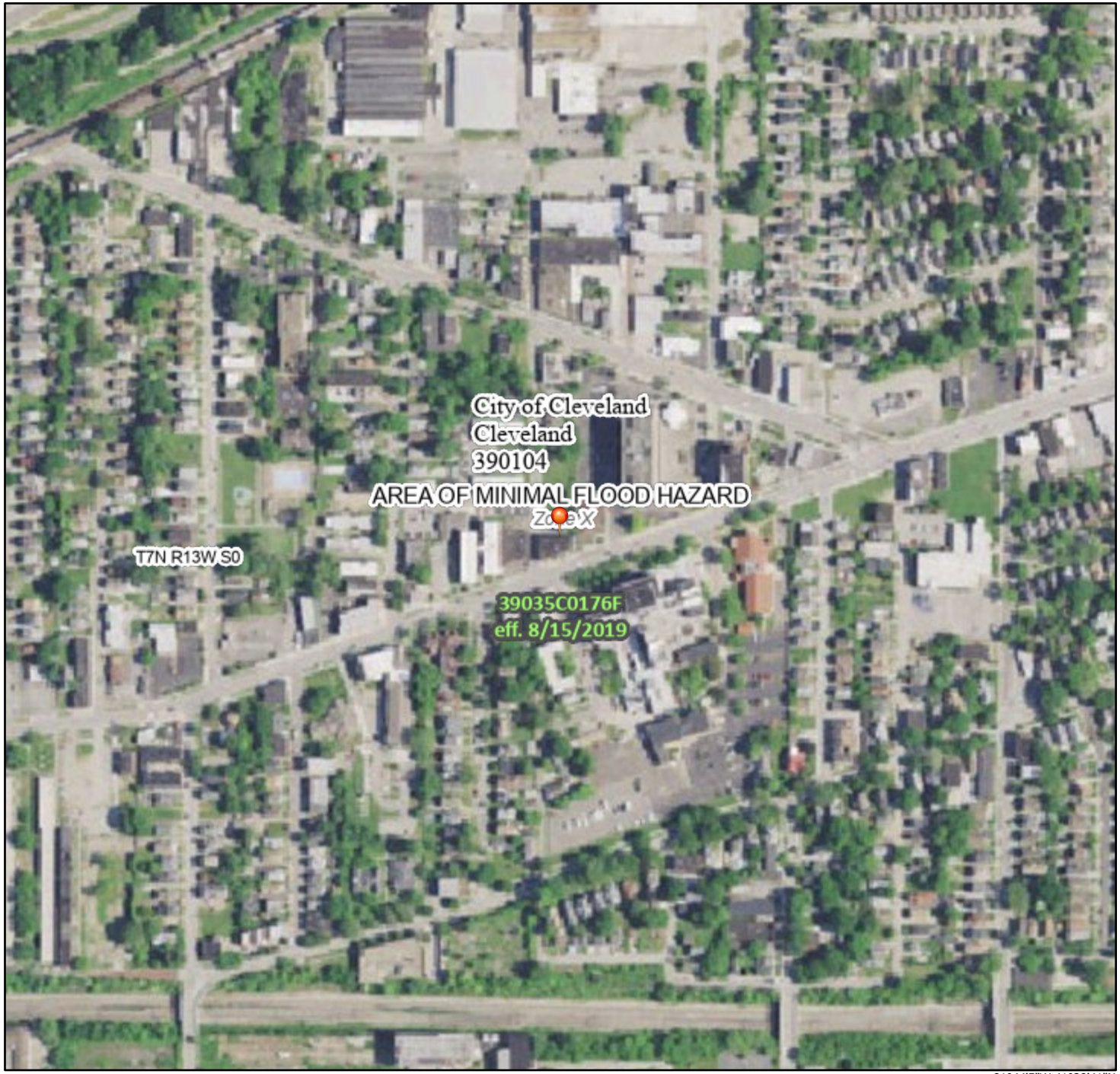
Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

National Flood Hazard Layer FIRMette

FEMA

81°44'43"W 41°29'8"N



81°44'5"W 41°28'41"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

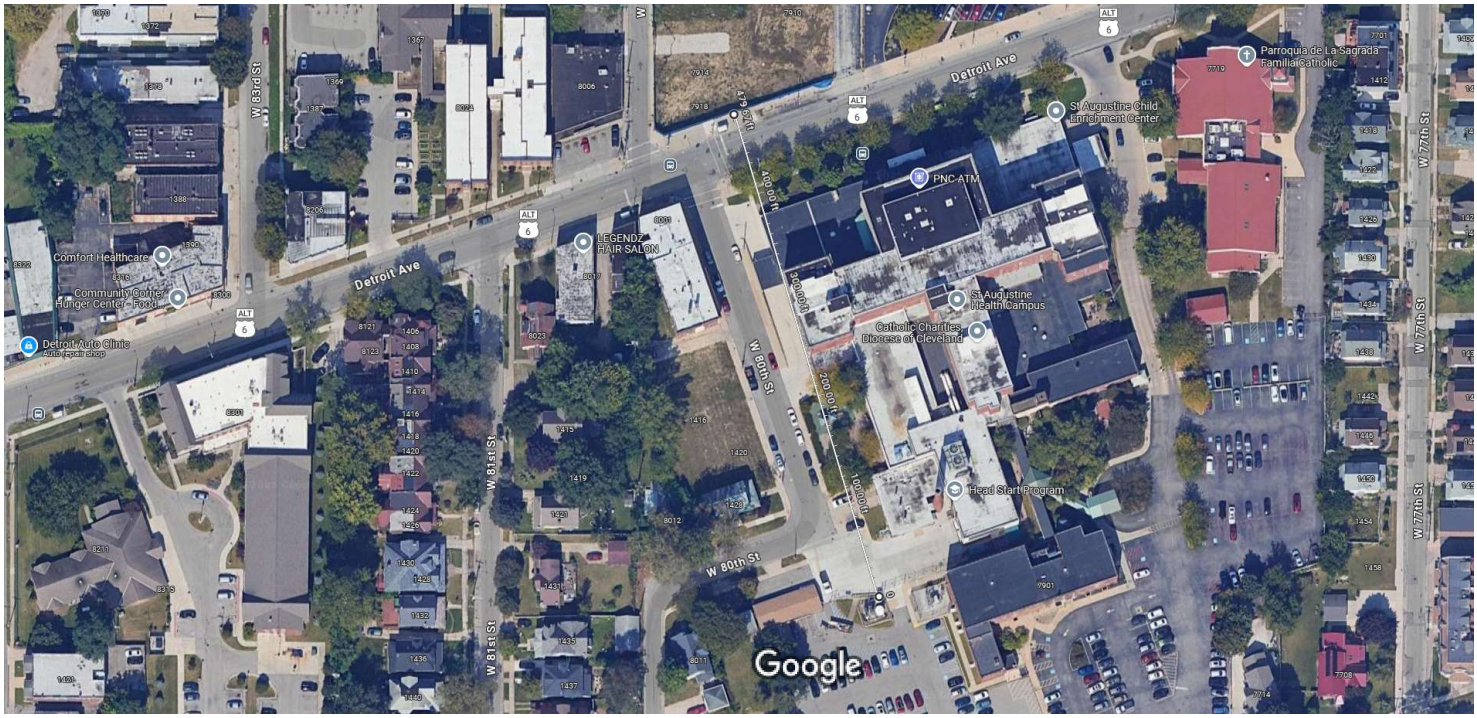
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/15/2025 at 4:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Google Maps

Distance to nearest AST



Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2025 Google 50 ft

Measure distance
Total distance: 479.67 ft (146.20 m)

KARAM SENIOR LIVING

SCHEMATIC DRAWING PACKAGE

FEBRUARY 11, 2021

detroit shoreway

ROBERT P. MADISON INTERNATIONAL, INC
ARCHITECTS INTERIORS PLANNERS

BIALOSKY CLEVELAND

PROJECT ADDRESS: 7918 DETROIT AVENUE, CLEVELAND, OH 44102

PROJECT TEAM

OWNER

DETROIT SHOREWAY COMMUNITY
DEVELOPMENT ORGANIZATION
6516 DETROIT AVE, SUITE 1
CLEVELAND, OH 44102
T: 216.961.4242
F: 216.961.8830

DESIGN ARCHITECT

BIALOSKY CLEVELAND
6555 CARNEGIE AVE, SUITE 200
CLEVELAND, OH 44103
T: 216.752.8750

ARCHITECT OF RECORD

ROBERT P. MADISON
INTERNATIONAL, INC.
1215 SUPERIOR AVE E, SUITE 110
CLEVELAND, OH 44114
T: 216.861.8195

SHEET INDEX

1	COVER SHEET	7	FIRST FLOOR PLAN	18	ENLARGED ELEVATIONS
2	CODE INFO	8	SECOND FLOOR PLAN	19-22	BUILDING SECTIONS
3	BUILDING AREAS	9	THIRD & FOURTH FLOOR PLAN	23-24	TYPICAL WALL SECTIONS
4	SITE PLAN	10	DIMENSIONED FLOOR PLANS	25-28	MEP NARRATIVE
5	LANDSCAPE PLAN	11-13	ENLARGED UNIT PLANS		
6	GROUND FLOOR PLAN	14-17	EXTERIOR ELEVATIONS		

CODE INFORMATION

A. APPLICABLE CODES

1. 2017 Ohio Building Code.
2. 2017 Ohio Mechanical Code.
3. 2017 Ohio Plumbing Code.
4. 2017 Ohio Fire Code.
5. 2017 Ohio Energy Code.
6. 2009 ICC A117.1 Accessible and Usable Buildings and Facilities.
7. 2020 Enterprise Green Communities Criteria

B. 2017 OHIO BUILDING CODE (OBC) GENERAL INFORMATION

1. Chapter 3 - Use and Occupancy Classifications:
    a. R-2 Residential.
    b. A-3 Assembly.
    c. Storage S-1 (Accessory Occupancy).
    d. Utility U (Accessory Occupancy).
2. Chapter 5 – General Building Heights and Areas:
    a. Table 504.3 Height in Feet, 75-feet allowable > 60-feet proposed.
    b. Table 504.4 Height in Stories:
        i. Assembly A-3 = 3 stories allowable = 3 stories proposed.
        ii. Residential R-2 = 5 stories allowable = 5 stories proposed.
    c. Table 506.2 Allowable Area Factor (per floor), Assembly is most stringent, 28,500sf allowable < 18,725sf (max) proposed.
    d. Section 508 Mixed Use and Occupancy – Each separate occupancy shall comply with the building height limitations based on Type of Construction; therefore A-3 Occupancies are limited to 3-stories in height, requiring this building to be constructed as separated mixed use. One-hour fire-rated partitions and horizontal assemblies are required between Residential and Assembly occupancies.
3. Chapter 6 – Types of Construction:
    a. Construction Type = IIIB.
    b. Table 601 Fire Resistant Rating for Building Elements:
        i. Primary structural frame: 0-hour
        ii. Primary structural frame supporting roof only: 0-hour
        iii. Bearing walls – Exterior: 2-hour
        iv. Bearing walls – Interior: 0-hour
        v. Bearing walls supporting roof only: 0-hour
        vi. Floor constr. and assoc. secondary members: 0-hour
        vii. Roof constr. and assoc. secondary members: 0-hour

UNIVERSAL DESIGN COMPONENTS

A. ENTRY WAY

1. 36”-wide (minimum) entry door with lever-style handle (mandatory for NC only).
2. Minimum 5’ x 5’ level clear space inside and outside entry door.
3. Adequate non-glare lighting at walkways, accessible routes, and exterior spaces. Adequate lighting both inside and outside the building and unit entrance.
4. High visibility address numbers (both building and exterior units).
5. Overhead weather protection at entrances (mandatory for NC only).
6. Nonslip surfaces on walkways and entryways.
7. No-step entry (1/2” or less threshold) at main entrance.

B. INTERIOR STAIRS & HALLWAYS

1. Adequate lighting to illuminate all stairway(s), landings, and hallway(s).
2. Hallways with a minimum width of 42”.
3. Anti-slip strips on front edge of steps in color-contrast material.
4. Handrails on both sides of interior stairs.

C. INTERIOR DOORS

1. 34”-wide (minimum) doors leading to habitable room, allowing for a 32” minimum clearance.
2. Lever-style door hardware on all interior doors.
3. Interior maximum door threshold of ¼ inch beveled or flush.

D. FAUCETS

1. Anti-scald faucets with lever handle for all sinks, bathtubs, and showers.
2. Pressure balanced faucets.

E. ELECTRICAL

1. Thermostat and control panels that are easy to read and simple to operate.
2. Rocker, touch light, or hands-free switches.
3. Extra electrical outlets near the bed (for medical equipment or rechargeable items, etc.) placed 18” to 24” above finished floor (bedroom only).
4. Switched outlets for lamps, etc. to be turned on with wall switch.
5. Electrical outlets, phone jacks, and data ports at least 18” above finished floor.
6. Light switches between 44”-48” above finished floor; thermostats no more than 48” above finished floor.

F. BATHROOMS

1. Countertops with beveled edges.
2. Adjustable-height showerhead or hand-held showerhead with flexible hose and easily operable controls.
3. Non-glare lighting at vanities.
4. A full- or half-bath on the main floor with clear floor space of 30” x 48”.
5. Overhead light fixture in tub/shower.

G. KITCHEN

1. At least 15” clear space on each side of stove, sink, and one side of fridge.
2. Loop handles on drawers and cabinets.
3. Non-glare task lighting to illuminate sink, stove, and work areas.
4. Adjustable height shelves in wall cabinets.
5. Base cabinets with pull out drawers.
6. Visual contrast at front edge of countertop or between the countertop and the cabinets.
7. Cooktop/range with front or side-mounted controls (senior units only).
8. Extra outlets for small appliances, electronics, etc.

H. CLOSETS/STORAGE

1. Area is well-lit with a switch located outside the space.
2. Doors and handles that are easy to operate. No bi-fold or accordion-type doors.

SENIOR HOUSING INTERIOR FINISHES

A. COMMON AND SUPPORT AREAS

1. Flooring:
    a. Walk-off Mat @ vestibules.
    b. LVT @ Lobby/Lounge, Lobby/Mail, Corridors, Laundry, Trash, Elevator., Electric, Janitor, Community Room Kitchen, RR next to Community Room & Wellness Center, Office and Office Storage.
    c. Sealed Concrete @ ground floor Trash, Mechanical, Elev Equip., Water, Electrical & Bike Storage.
    d. Sheet Vinyl @ Stairs w/vinyl treads and risers with abrasive contrasting color inserts.
2. Wall Base:
    a. Rubber @ all flooring types.
3. Walls:
    a. Painted gypsum board @ all areas except:
        i. Painted CMU @ Stairs and ground floor service spaces.
    b. FRP @ Janitor, Laundry, Trash & Public Restroom.
4. Ceilings:
    a. Painted gypsum board @ Corridors, Janitor, Trash and Electrical.
    b. Acoustical Ceiling Tile Systems @ Lobbies, Office, Laundry, Wellness Center, Community Room & Public Restroom.
5. Doors:
    a. Public: Pre-finished wood with solid core and painted hollow metal frame.
    b. Service: Painted hollow metal door and frame.
    c. Hardware: All lever handsets meeting accessibility requirements.
6. Casework:
    a. Stained wood cabinets with solid wood doors and frames and plastic laminate tops @ Laundry & Community Room.

B. APARTMENTS

1. Flooring:
    a. Luxury Vinyl Tile (LVT).
2. Wall Base:
    a. Rubber.
3. Walls:
    a. Painted gypsum board.
4. Ceilings:
    a. Painted gypsum board.
5. Doors:
    a. Entry & Interior: Pre-finished wood with solid core and painted hollow metal frame.
    b. Hardware: All lever handsets meeting accessibility requirements.
6. Casework:
    a. Stained wood cabinets with solid wood doors and frames with plastic laminate tops.

BUILDING AREAS

BUILDING FLOOR AREAS (GSF)

RESIDENCES	
GROUND FLOOR	6,101
FIRST FLOOR	7,854
SECOND FLOOR	11,438
THIRD FLOOR	13,158
FOURTH FLOOR	13,158
TOTAL	**51,709**

LIBRARY	
GROUND FLOOR	4,575
FIRST FLOOR	10,421
SECOND FLOOR	0
THIRD FLOOR	0
FOURTH FLOOR	0
TOTAL	**14,996**

SHARED	
GROUND FLOOR	1,614
FIRST FLOOR	472
SECOND FLOOR	1,720
THIRD FLOOR	0
FOURTH FLOOR	0
TOTAL	**3,806**

FULL BUILDING	
GROUND FLOOR	12,290
FIRST FLOOR	18,747
SECOND FLOOR	13,158
THIRD FLOOR	13,158
FOURTH FLOOR	13,158
GRAND TOTAL	**70,511**

MAJOR VERTICAL PENETRATIONS (GSF)

GROUND FLOOR	550
FIRST FLOOR	715
SECOND FLOOR	619
THIRD FLOOR	619
FOURTH FLOOR	619
TOTAL	**3,122**

SUPPORT AREAS (GSF)

MAIN ELECTRICAL ROOM (SHARED)	644
ELECTRICAL ROOM (SECOND FLOOR)	87
ELECTRICAL ROOM (THIRD FLOOR)	85
ELECTRICAL ROOM (FOURTH FLOOR)	85
ELEVATOR EQUIPMENT (SHARED)	106
WATER ROOM (SHARED)	139
MECHANICAL ROOM	340
STORAGE	333
MAIN TRASH ROOM	679
TRASH ROOM (FIRST FLOOR)	88
TRASH ROOM (SECOND FLOOR)	41
TRASH ROOM (THIRD FLOOR)	40
TRASH ROOM (FOURTH FLOOR)	40
OUTDOOR STORAGE (SHARED)	131
JANITOR'S CLOSETS	90
TOTAL	**2,928**

COMMON AREAS/CIRCULATION (GSF)

GROUND FLOOR	853
FIRST FLOOR	653
SECOND FLOOR	1,782
THIRD FLOOR	1,498
FOURTH FLOOR	1,498
TOTAL	**6,284**

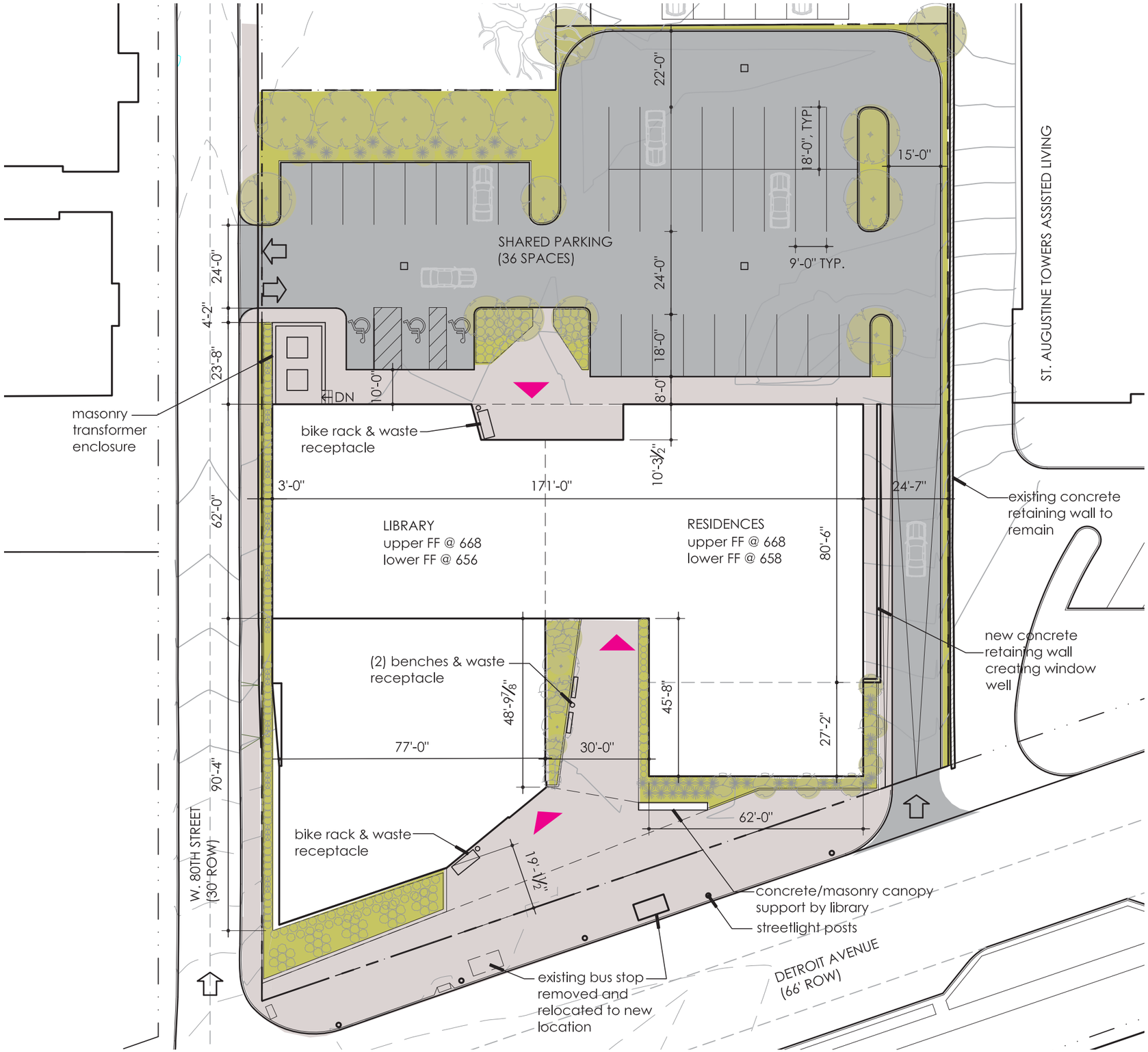
COMMON AREAS / PUBLIC (GSF)

NORTH VESTIBULE (SHARED)	372
MAIN LOBBY	529
BIKE STORAGE	237
SOUTH VESTIBULE	195
LOBBY/MAIL	661
LAUNDRY	419
OFFICE	249
OFFICE STORAGE	143
COMMUNITY ROOM (SHARED)	941
SINGLE USER RESTROOM (SHARED)	59
TOTAL	**3,805**

DEDICATED PROGRAM SPACE (GSF)

WELLNESS CENTER	458
TOTAL	**458**

SITE PLAN



SITE PLAN

N

0' 15' 30' 60'

1" = 30'-0"

KARAM SENIOR LIVING SCHEMATIC PACKAGE

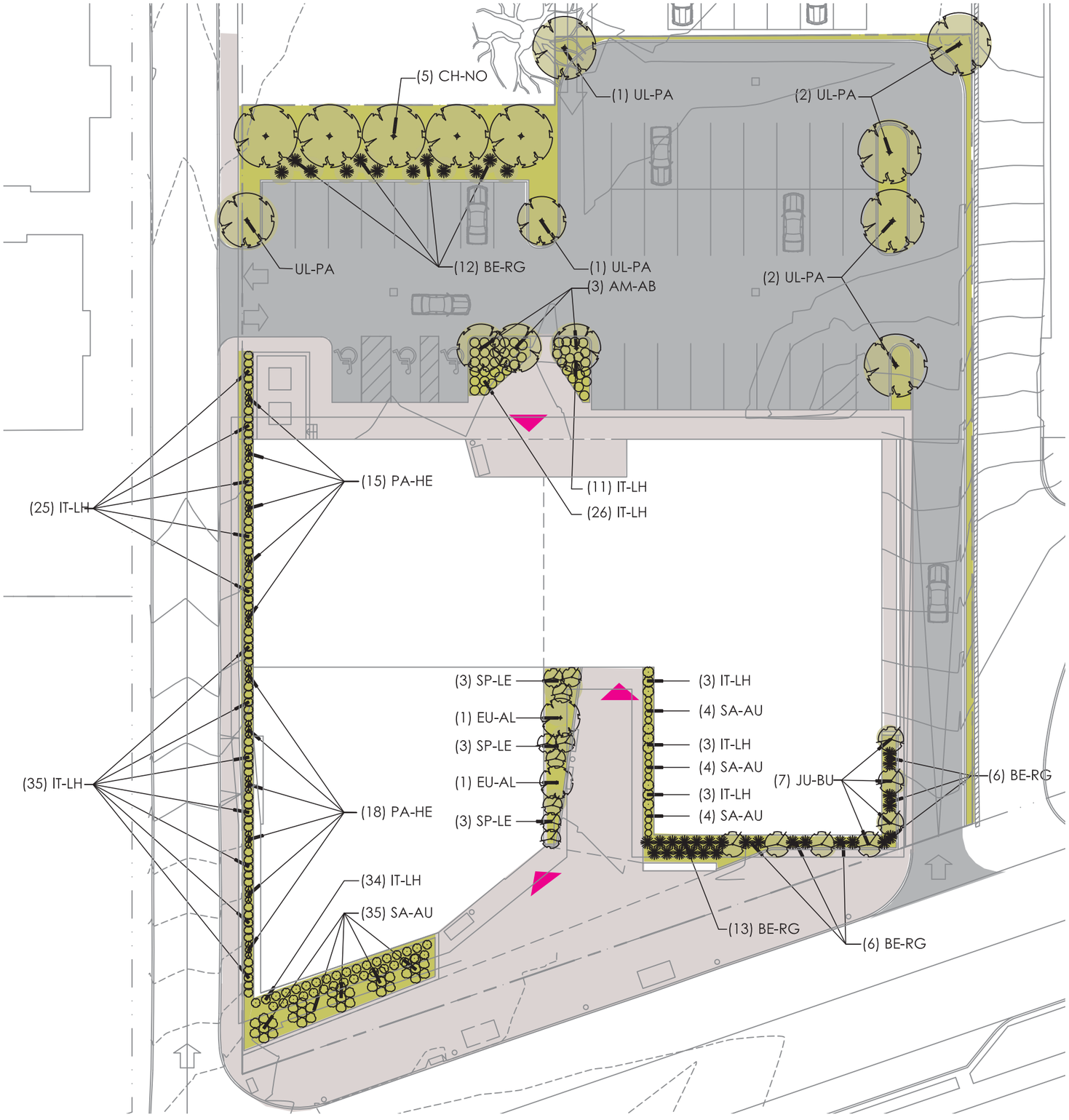
FEBRUARY 11, 2021

detroit shoreway

ROBERT P. MADISON INTERNATIONAL, INC
ARCHITECTS INTERIORS PLANNERS

BIALOSKY CLEVELAND

LANDSCAPE PLAN



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY
3	AM-AB	Amelanchier x Grandiflora “Autumn Brilliance”	Autumn Brilliance Serviceberry	25’H x 15’W
37	BE-RG	Berberis T. “Rose Glow”	Rose Glow Barberry	5’H x 5’W
5	CH-NO	Chamaecyparis N. “Gluaca”	Nootka False Cypress	35’H x 20’W
2	EU-AL	Euonymous Alatus Compactus	Burning Bush	9’H x 9’W
125	IT-LH	Itea Virginica “Little Henry”	Little Henry Sweetspire	40”H x 40’W
7	JU-BU	Juniperus Virginian	Juniper	25’H x 15’W
33	PA-HE	Pancum V. “Heavy Metal”	Heavy Metal Switchgrass	5’H x 3’W
47	SA-AU	Sedum Spectanile “Autumn Joy”	Autumn Joy Sedum	2’H x 2’W
9	SP-LE	Spirea “Lemon Princess”	Lemon Princess Spirea	3’H x 4’W
7	UL-PA	Ulmus x “Patriot”	Patriot Elm	40’H x 25’W

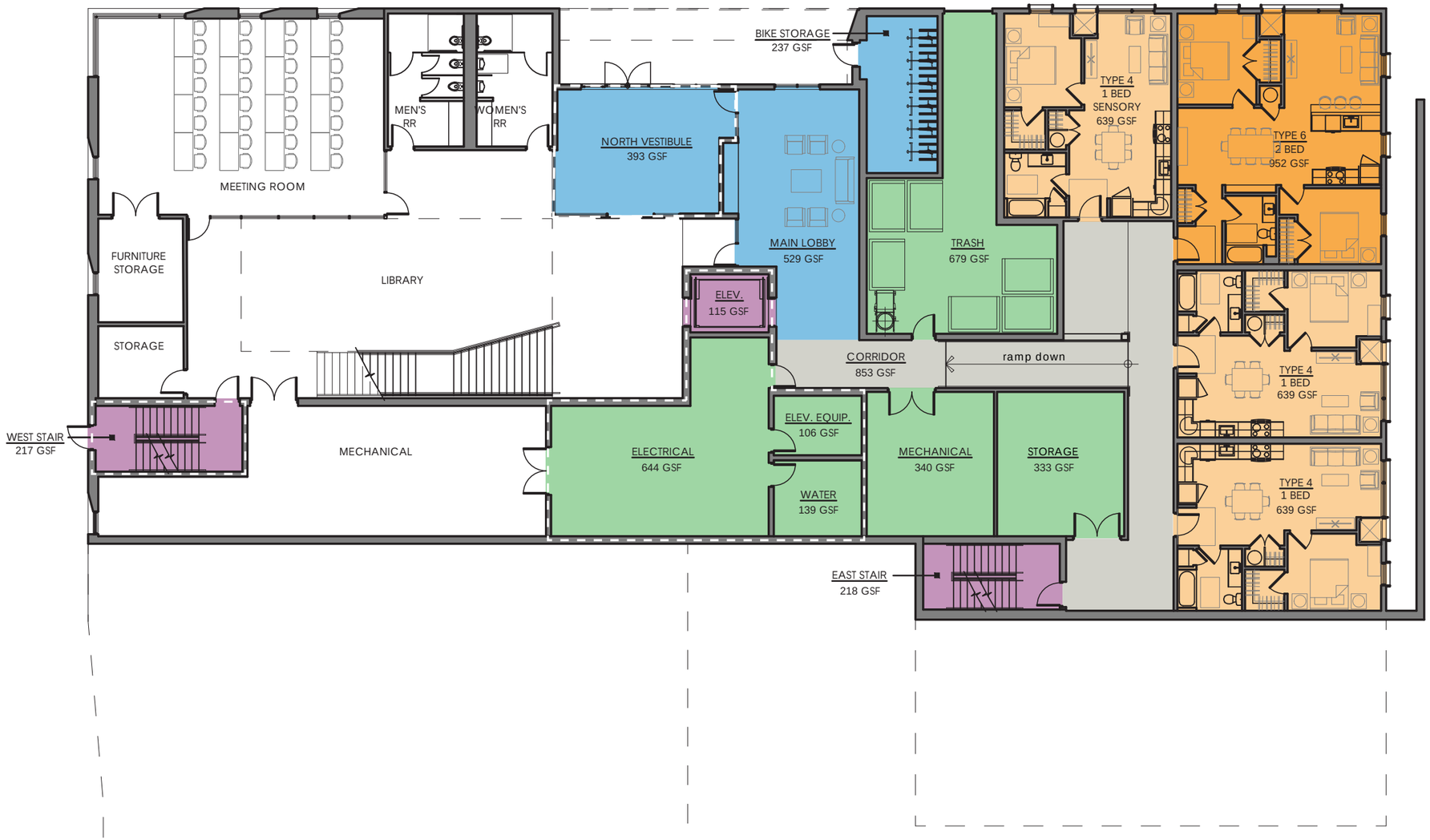
LANDSCAPE PLAN

N

0’ 15’ 30’ 60’

1” = 30’-0”

GROUND FLOOR PLAN



GROUND
FLOOR PLAN

N

0' 8' 16' 32'

1/16" = 1'-0"

APARTMENT UNIT AREAS

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	486	1,458
TYPE 2 - STUDIO	1	520	520
TYPE 3 - STUDIO - ADA	1	568	568
TYPE 4 - 1 BEDROOM	22	639	14,058
TYPE 5 - 1 BEDROOM - ADA	4	641	2,564
TYPE 6 - 2 BEDROOM	8	952	7,616
TYPE 7 - 2 BEDROOM	4	1,026	4,104
TYPE 8 - 2 BEDROOM	6	978	5,868
TYPE 9 - 2 BEDROOM - ADA	2	1,009	2,018
STUDIO	**5**		
1 BEDROOM	**26**		
2 BEDROOM	**20**		
TOTAL	**51**		**38,774**

ACCESSIBLE UNITS

- All Type 3, 5 & 9 units meet UFAS.
- (1) Type 4 unit indicated on Ground Floor and Type 2 unit on First Floor meet Accessible Communication Features (A/V) requirements.

FLOOR PLAN KEY

1 BEDROOM UNIT

2 BEDROOM UNIT

COMMON CIRCULATION AREA

COMMON PUBLIC AREA

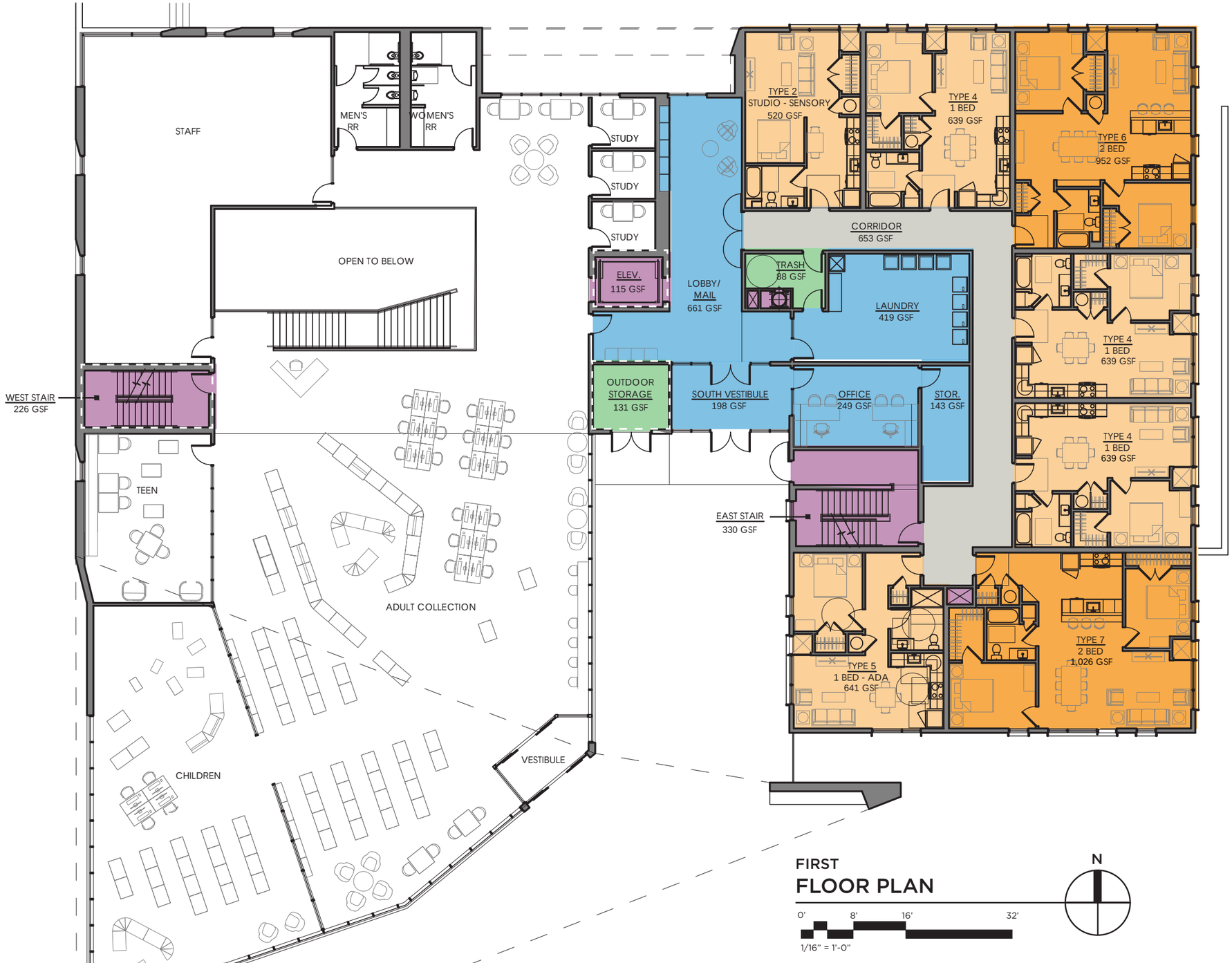
MAJOR VERTICAL PENETRATION

SUPPORT AREA

NOTES

- All areas enclosed in a white dashed line to be shared space with the Cleveland Public Library.
- All areas not colored to fall within the Cleveland Public Library scope.

FIRST FLOOR PLAN



FIRST
FLOOR PLAN

0' 8' 16' 32'

1/16" = 1'-0"

N

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2 BEDROOM UNIT

COMMON CIRCULATION AREA

COMMON PUBLIC AREA

MAJOR VERTICAL PENETRATION

SUPPORT AREA

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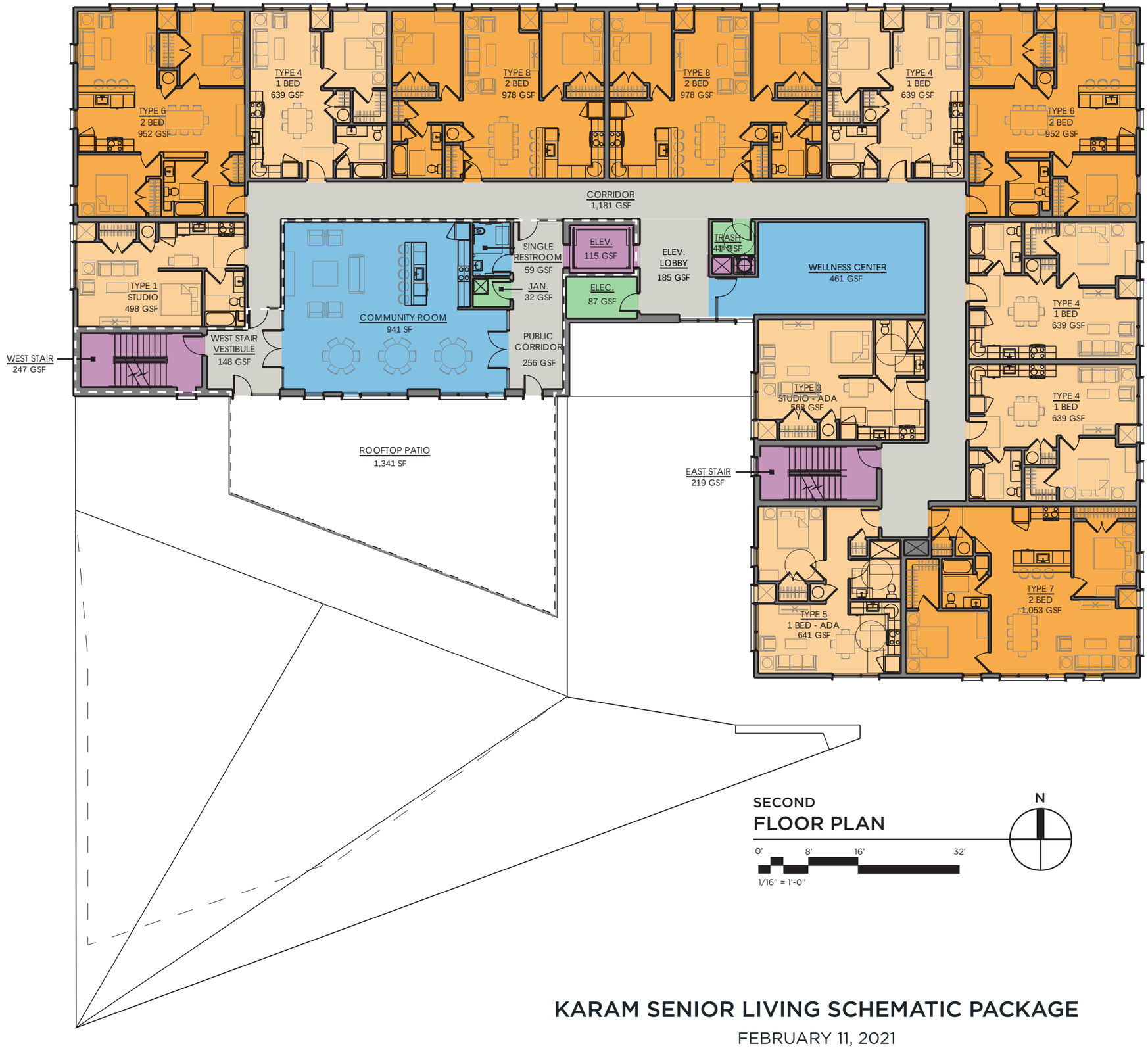
SECOND FLOOR PLAN



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TYPE 7 - 2 BEDROOM	4	1,026	4,104
TYPE 8 - 2 BEDROOM	6	978	5,868
TYPE 9 - 2 BEDROOM - ADA	2	1,009	2,018
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FLOOR PLAN KEY

1 BEDROOM UNIT

2 BEDROOM UNIT

COMMON CIRCULATION AREA

COMMON PUBLIC AREA

MAJOR VERTICAL PENETRATION

SUPPORT AREA

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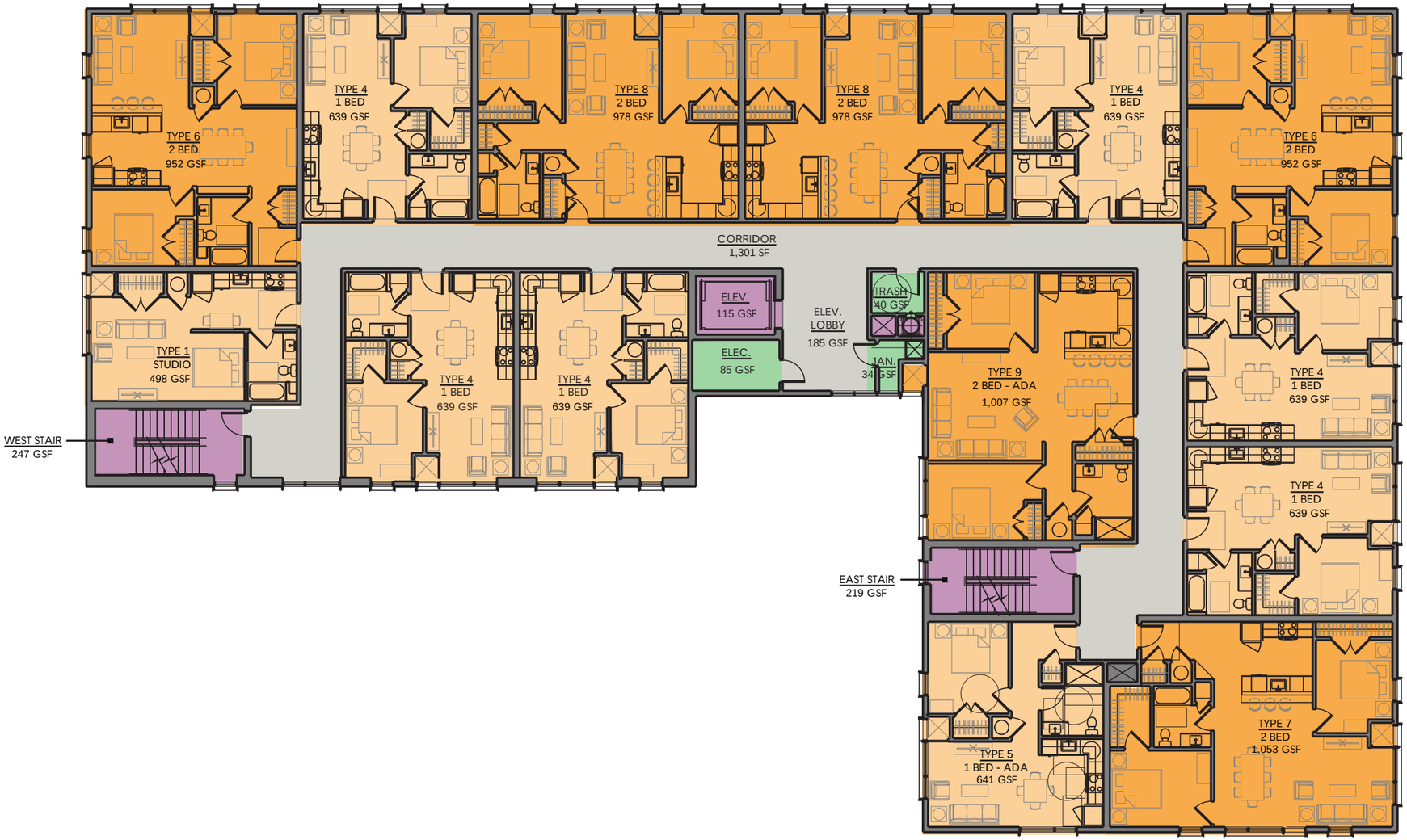
THIRD & FOURTH FLOOR PLAN



THIRD & FOURTH
FLOOR PLAN

N

0' 8' 16' 32'

1/16" = 1'-0"

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2 BEDROOM UNIT

COMMON CIRCULATION AREA

COMMON PUBLIC AREA

MAJOR VERTICAL PENETRATION

SUPPORT AREA

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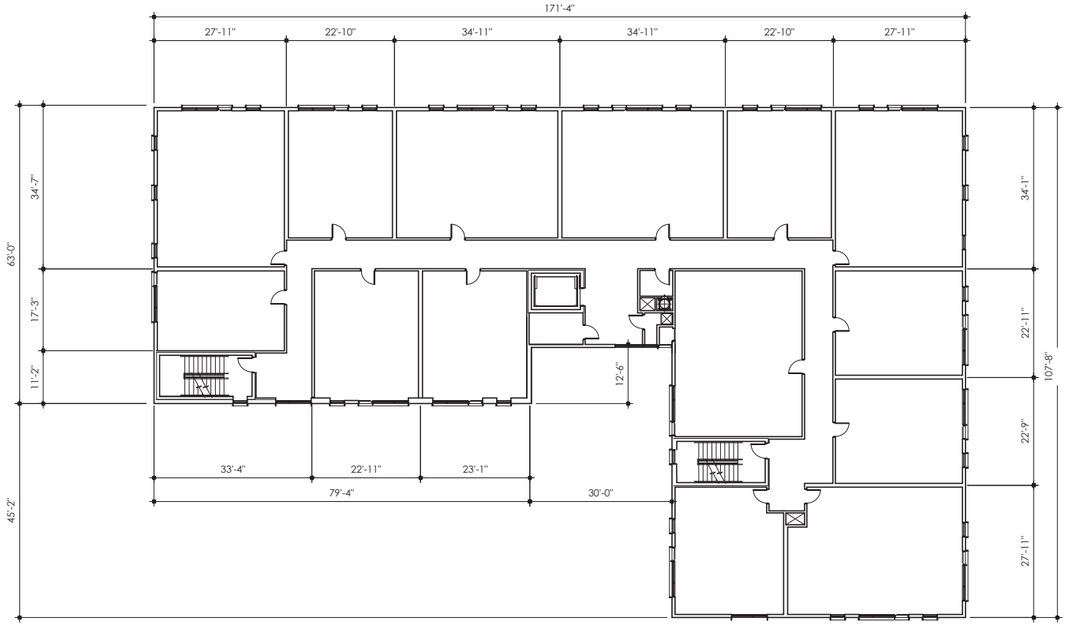
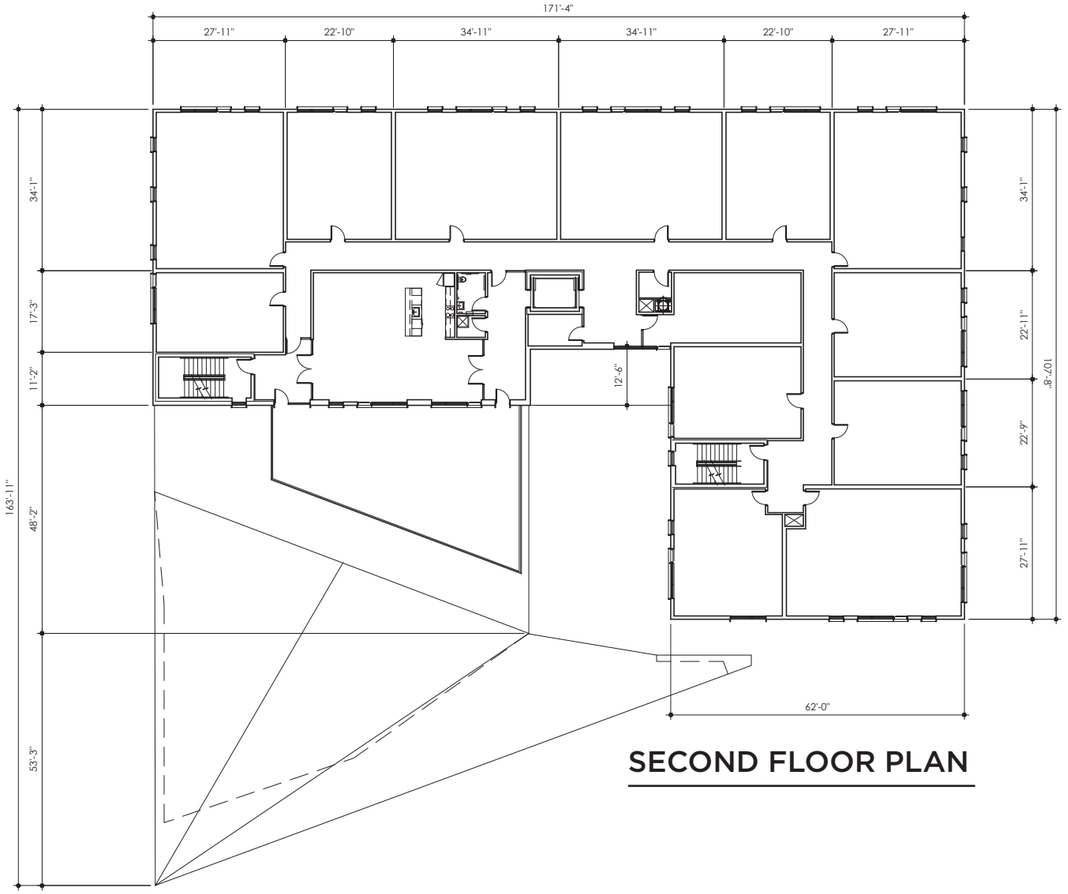
- All areas not colored to fall within the Cleveland Public Library scope.

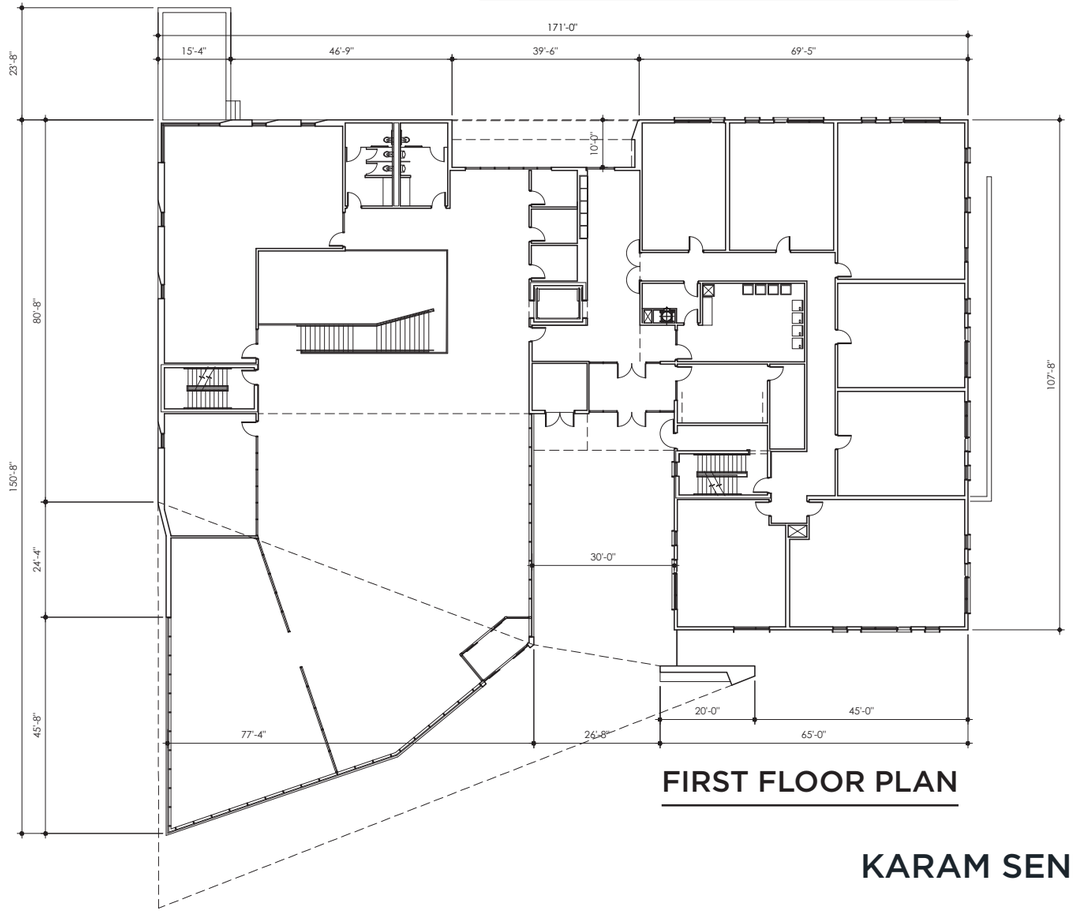
DIMENSIONED FLOOR PLANS



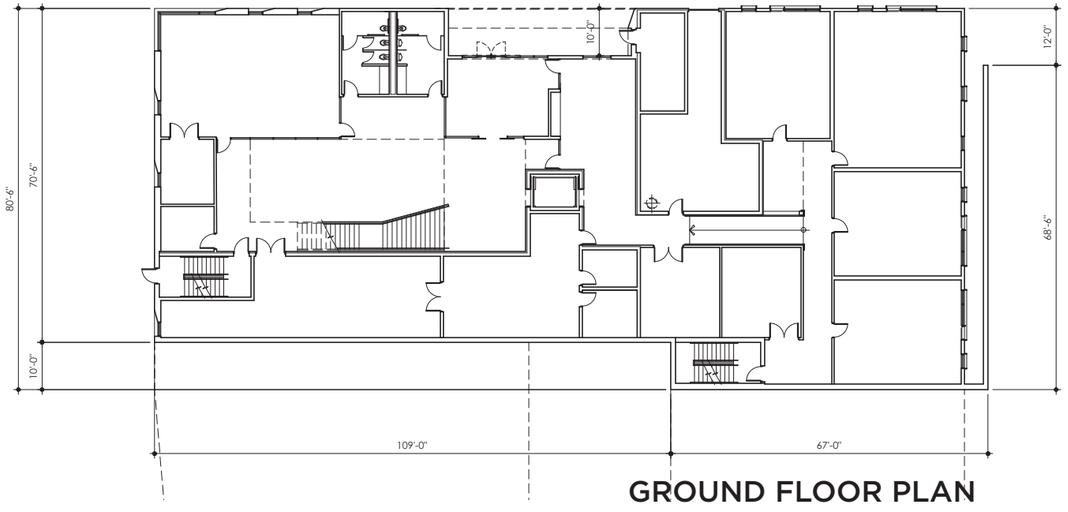
THIRD & FOURTH FLOOR PLAN



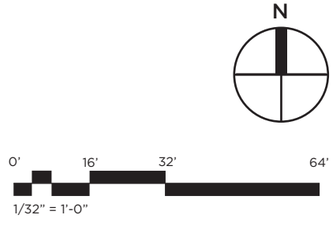
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



KARAM SENIOR LIVING SCHEMATIC PACKAGE

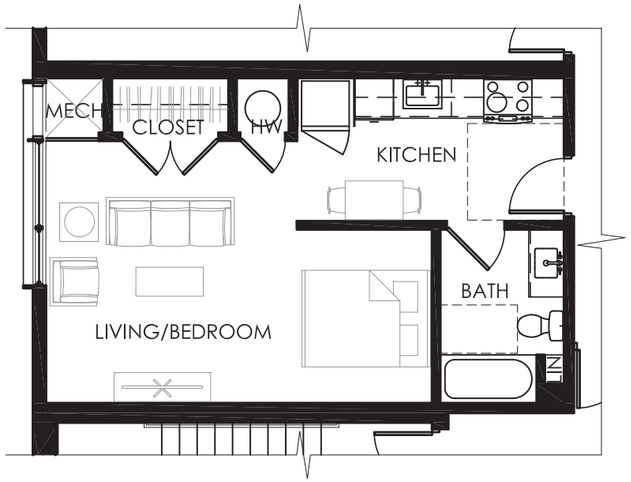
FEBRUARY 11, 2021

detroit shoreway

ROBERT P. MADISON INTERNATIONAL, INC
ARCHITECTS INTERIORS PLANNERS

BIALOSKY CLEVELAND

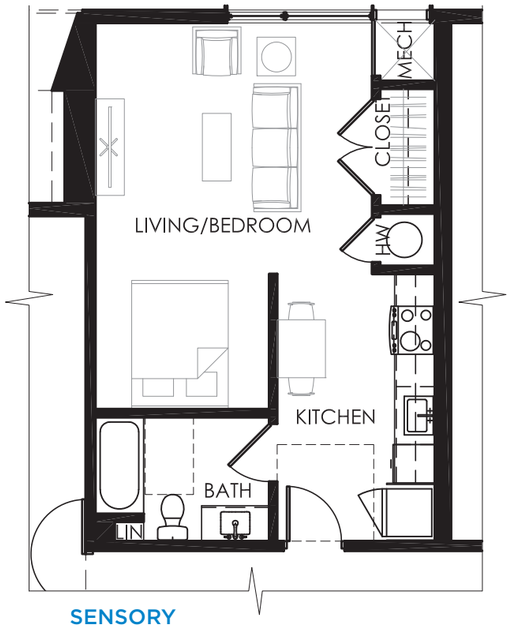
ENLARGED UNIT PLANS



UNIT TYPE 1 - STUDIO

0' 4' 8' 16'

1/8" = 1'-0"

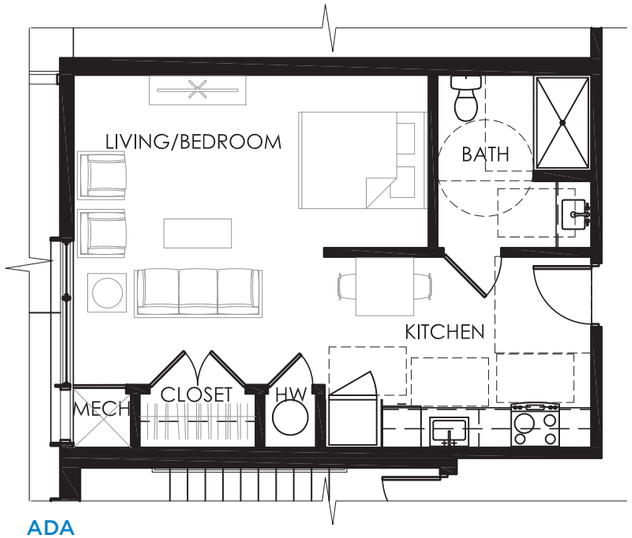


SENSORY

UNIT TYPE 2 - STUDIO

0' 4' 8' 16'

1/8" = 1'-0"

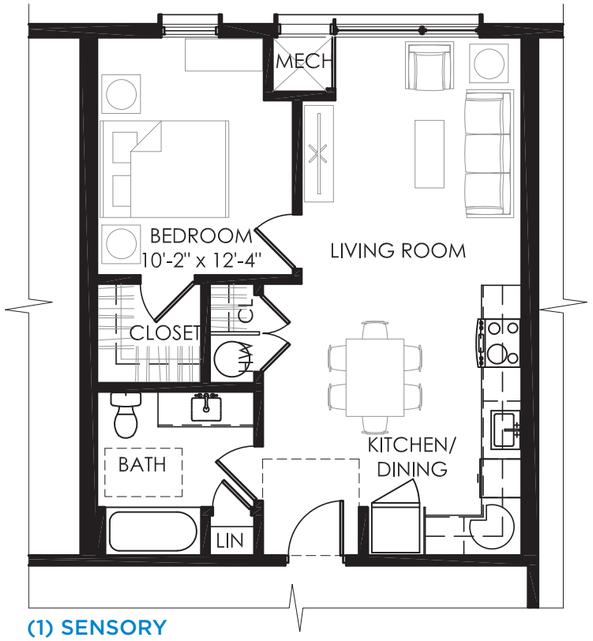


ADA

UNIT TYPE 3 - STUDIO

0' 4' 8' 16'

1/8" = 1'-0"

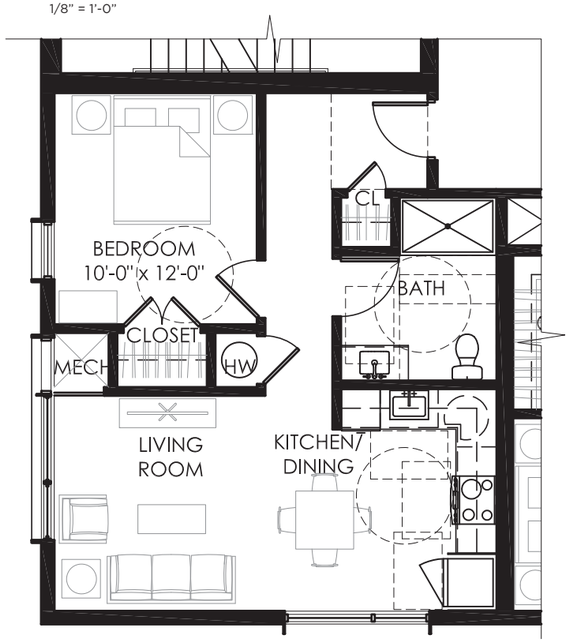


(1) SENSORY

UNIT TYPE 4 - 1 BED

0' 4' 8' 16'

1/8" = 1'-0"



ADA

UNIT TYPE 5 - 1 BED

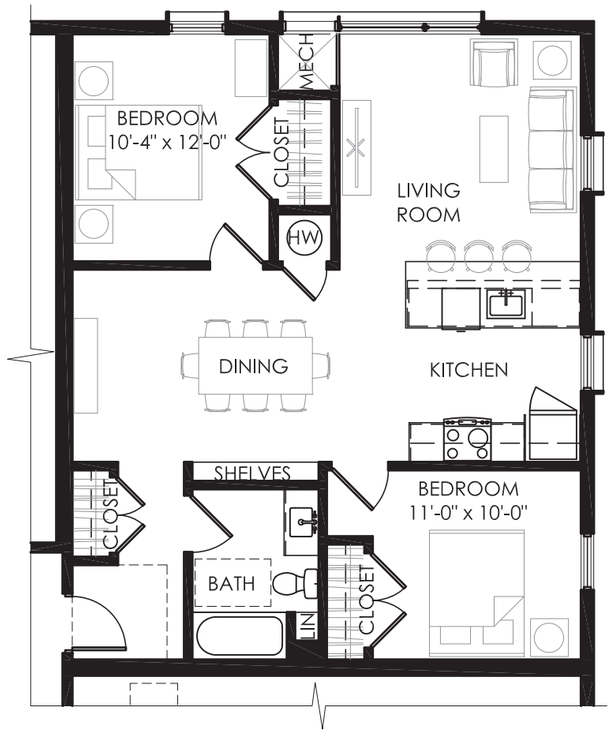
0' 4' 8' 16'

1/8" = 1'-0"

APARTMENT UNIT FINISHES

1. Flooring:
   a. Luxury Vinyl Tile (LVT)
2. Wall Base:
   a. Rubber
3. Walls:
   a. Painted gypsum board
4. Ceilings:
   a. Painted gypsum board
5. Doors:
   a. Entry & Interior: Pre-finished wood with solid core and painted hollow metal frame
   b. Hardware: All lever handsets meeting accessibility requirements
6. Casework:
   a. Stained wood cabinets with solid wood doors and frames with plastic laminate tops

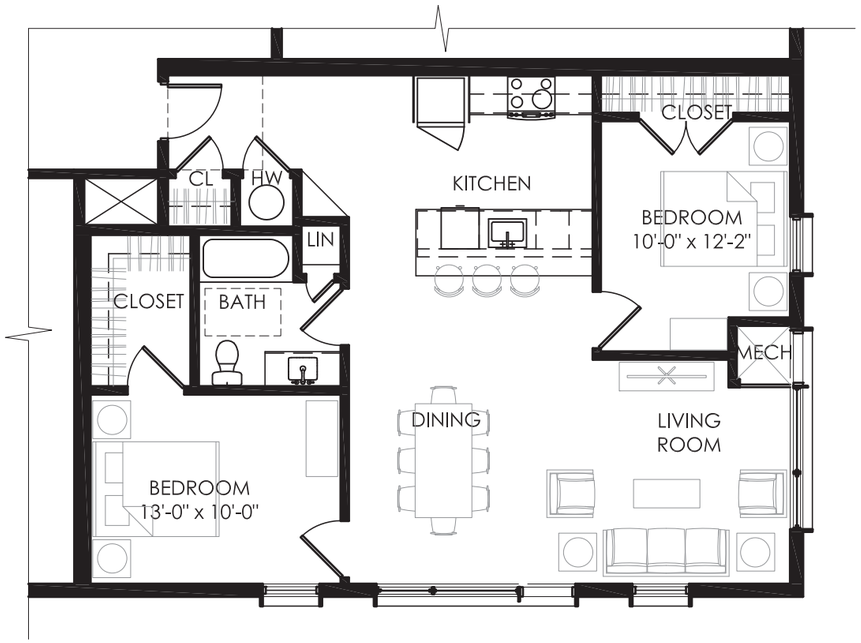
ENLARGED UNIT PLANS



UNIT TYPE 6 - 2 BED

0' 4' 8' 16'

1/8" = 1'-0"



UNIT TYPE 7 - 2 BED

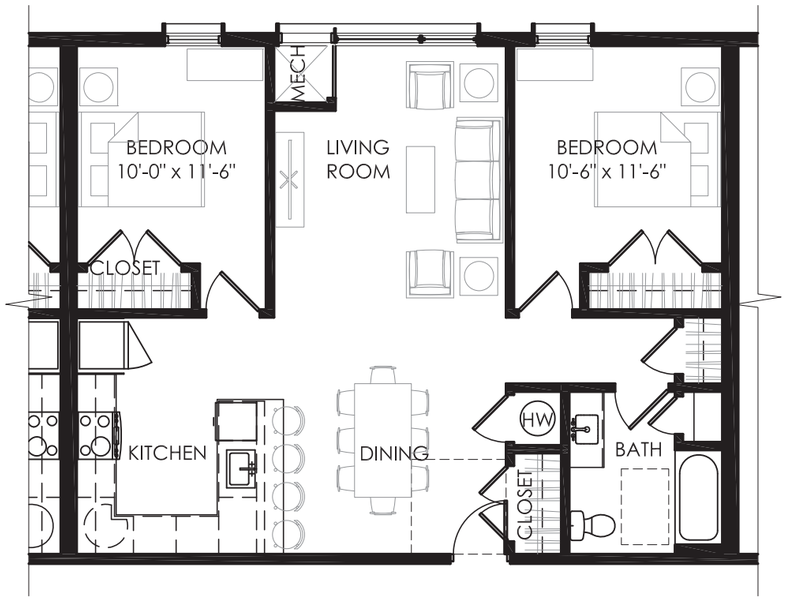
0' 4' 8' 16'

1/8" = 1'-0"

APARTMENT UNIT FINISHES

1. Flooring:
   a. Luxury Vinyl Tile (LVT)
2. Wall Base:
   a. Rubber
3. Walls:
   a. Painted gypsum board
4. Ceilings:
   a. Painted gypsum board
5. Doors:
   a. Entry & Interior: Pre-finished wood with solid core and painted hollow metal frame
   b. Hardware: All lever handsets meeting accessibility requirements
6. Casework:
   a. Stained wood cabinets with solid wood doors and frames with plastic laminate tops

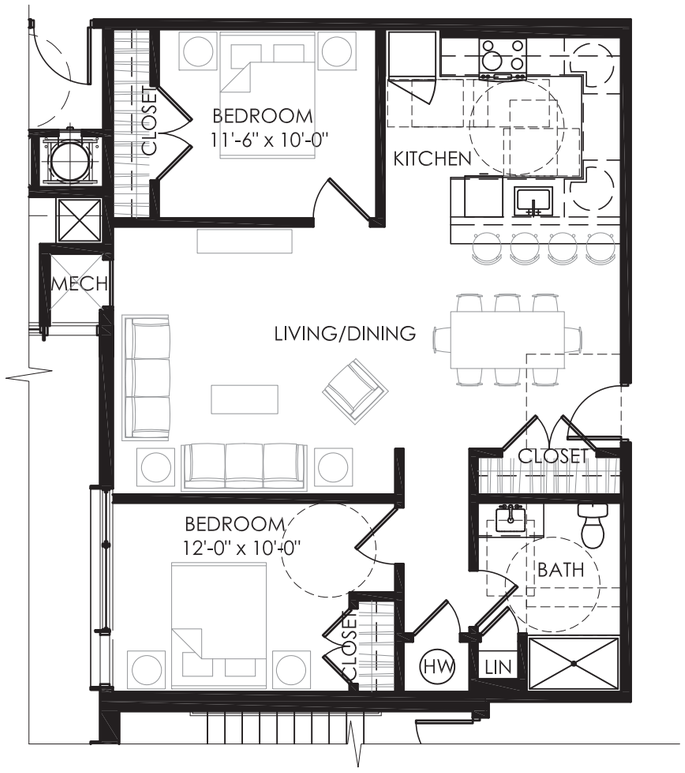
ENLARGED UNIT PLANS



UNIT TYPE 8 - 2 BED

0' 4' 8' 16'

1/8" = 1'-0"



ADA

UNIT TYPE 9 - 2 BED

0' 4' 8' 16'

1/8" = 1'-0"

APARTMENT UNIT FINISHES

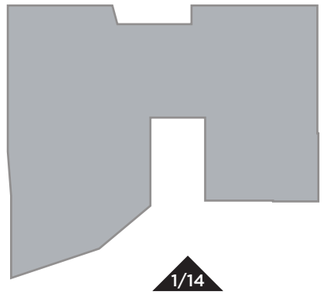
1. Flooring:
   a. Luxury Vinyl Tile (LVT)
2. Wall Base:
   a. Rubber
3. Walls:
   a. Painted gypsum board
4. Ceilings:
   a. Painted gypsum board
5. Doors:
   a. Entry & Interior: Pre-finished wood with solid core and painted hollow metal frame
   b. Hardware: All lever handsets meeting accessibility requirements
6. Casework:
   a. Stained wood cabinets with solid wood doors and frames with plastic laminate tops

ELEVATION

MATERIAL LEGEND

A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	L	EXTERIOR BUILDING SIGNAGE
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	M	PAINTED HOLLOW METAL DOOR
C	PREFIN. FIBER CEMENT PANEL	N	OVERHEAD DOOR SYSTEM
D	PRE FIN. COMPOSITE ALUM PANEL	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR
E	PREFIN. ALUMINUM COPING & TRIM	Q	COMPOSITE PHENOLIC PANEL
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	R	PREFIN. ALUM. GUARDRAIL
G	PREFIN. ALUM. STOREFRONT GLAZING	S	CAST STONE COPING
H	FACE BRICK; "MONARCH" SIZE (4x4x16 NOM)	T	PREFIN. ALUM. CURTAINWALL GLAZING
J	MECHANICAL LOUVER	U	AUTOMATIC SLIDING DOORS
K	STANDING SEAM METAL ROOF	V	PREFINISHED ALUM. WRAPPED FLANGE

KEY PLAN



DETROIT AVE

1 SOUTH ELEVATION

0' 8' 16' 32'

1/16" = 1'-0"

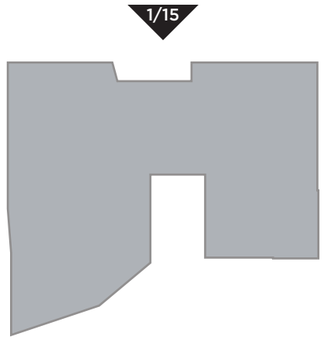
All areas enclosed in a white dashed line to fall within Cleveland Public Library Scope.

ELEVATION

MATERIAL LEGEND

A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	L	EXTERIOR BUILDING SIGNAGE
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	M	PAINTED HOLLOW METAL DOOR
C	PREFIN. FIBER CEMENT PANEL	N	OVERHEAD DOOR SYSTEM
D	PRE FIN. COMPOSITE ALUM PANEL	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR
E	PREFIN. ALUMINUM COPING & TRIM	Q	COMPOSITE PHENOLIC PANEL
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	R	PREFIN. ALUM. GUARDRAIL
G	PREFIN. ALUM. STOREFRONT GLAZING	S	CAST STONE COPING
H	FACE BRICK; "MONARCH" SIZE (4x4x16 NOM)	T	PREFIN. ALUM. CURTAINWALL GLAZING
J	MECHANICAL LOUVER	U	AUTOMATIC SLIDING DOORS
K	STANDING SEAM METAL ROOF	V	PREFINISHED ALUM. WRAPPED FLANGE

KEY PLAN



1 NORTH ELEVATION

0' 8' 16' 32'

1/16" = 1'-0"

All areas enclosed in a white dashed line to fall within Cleveland Public Library Scope.

ELEVATION

MATERIAL LEGEND

A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	L	EXTERIOR BUILDING SIGNAGE
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	M	PAINTED HOLLOW METAL DOOR
C	PREFIN. FIBER CEMENT PANEL	N	OVERHEAD DOOR SYSTEM
D	PRE FIN. COMPOSITE ALUM PANEL	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR
E	PREFIN. ALUMINUM COPING & TRIM	Q	COMPOSITE PHENOLIC PANEL
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	R	PREFIN. ALUM. GUARDRAIL
G	PREFIN. ALUM. STOREFRONT GLAZING	S	CAST STONE COPING
H	FACE BRICK; "MONARCH" SIZE (4x4x16 NOM)	T	PREFIN. ALUM. CURTAINWALL GLAZING
J	MECHANICAL LOUVER	U	AUTOMATIC SLIDING DOORS
K	STANDING SEAM METAL ROOF	V	PREFINISHED ALUM. WRAPPED FLANGE

KEY PLAN

1 EAST ELEVATION

0' 8' 16' 32'

1/16" = 1'-0"

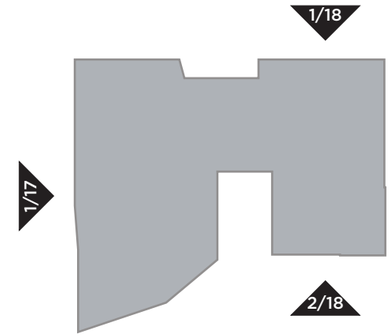
All areas enclosed in a white dashed line to fall within Cleveland Public Library Scope.

ELEVATION

MATERIAL LEGEND

A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	L	EXTERIOR BUILDING SIGNAGE
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	M	PAINTED HOLLOW METAL DOOR
C	PREFIN. FIBER CEMENT PANEL	N	OVERHEAD DOOR SYSTEM
D	PRE FIN. COMPOSITE ALUM PANEL	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR
E	PREFIN. ALUMINUM COPING & TRIM	Q	COMPOSITE PHENOLIC PANEL
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	R	PREFIN. ALUM. GUARDRAIL
G	PREFIN. ALUM. STOREFRONT GLAZING	S	CAST STONE COPING
H	FACE BRICK; "MONARCH" SIZE (4x4x16 NOM)	T	PREFIN. ALUM. CURTAINWALL GLAZING
J	MECHANICAL LOUVER	U	AUTOMATIC SLIDING DOORS
K	STANDING SEAM METAL ROOF	V	PREFINISHED ALUM. WRAPPED FLANGE

KEY PLAN



WEST 80TH STREET

1 WEST ELEVATION

0' 8' 16' 32'

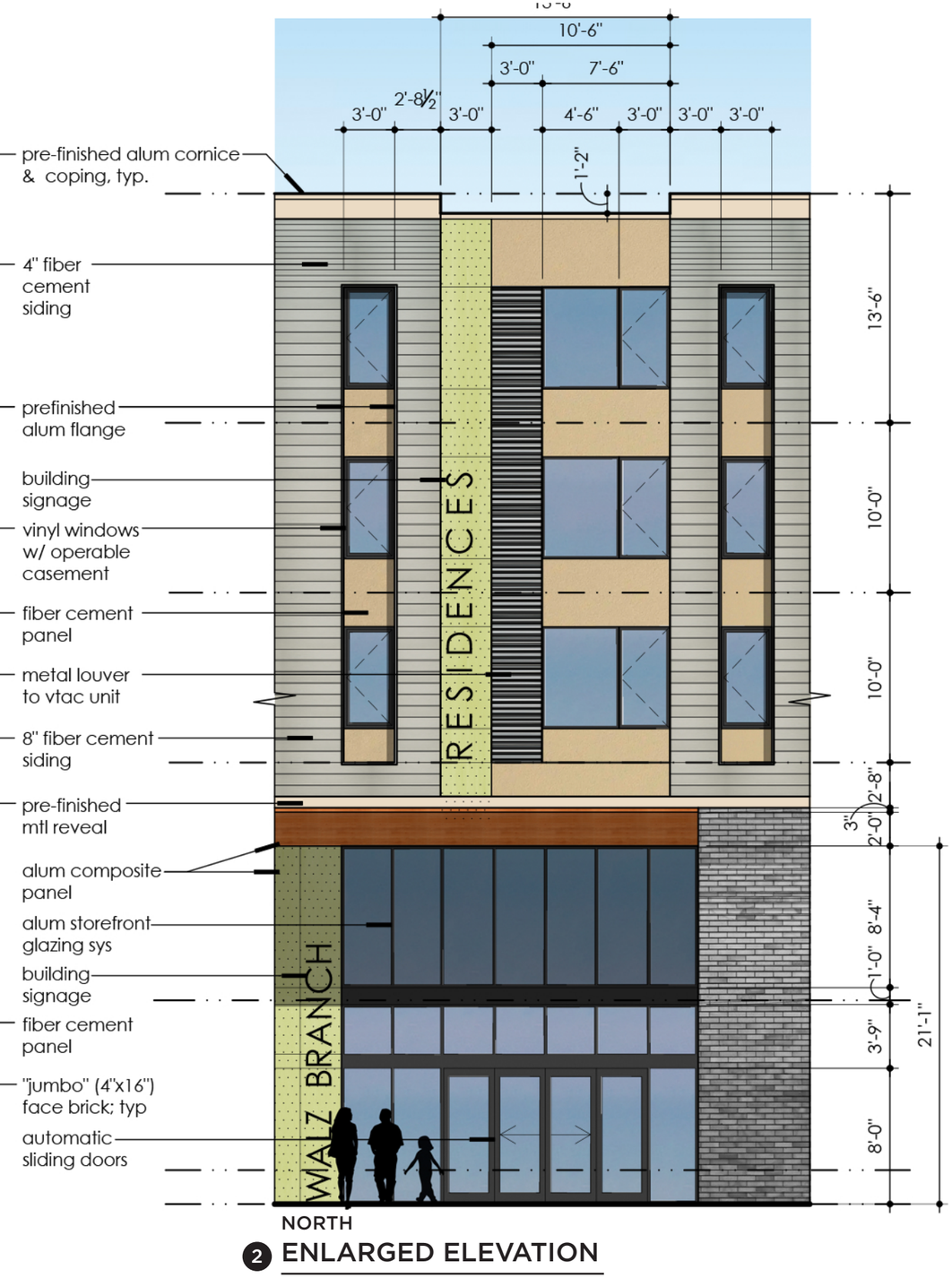
1/16" = 1'-0"

All areas enclosed in a white dashed line to fall within Cleveland Public Library Scope.

ENLARGED ELEVATIONS

NORTH

1 ENLARGED ELEVATION



NORTH

2 ENLARGED ELEVATION

0' 4' 8' 16'

1/8" = 1'-0"

KARAM SENIOR LIVING SCHEMATIC PACKAGE

FEBRUARY 11, 2021

detroit shoreway

ROBERT P. MADISON INTERNATIONAL, INC ARCHITECTS INTERIORS PLANNERS

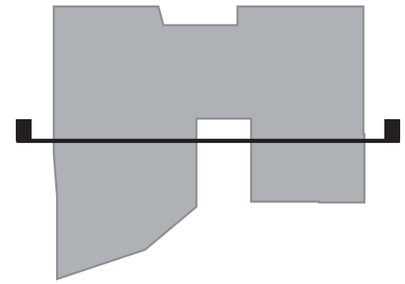
BIALOSKY CLEVELAND

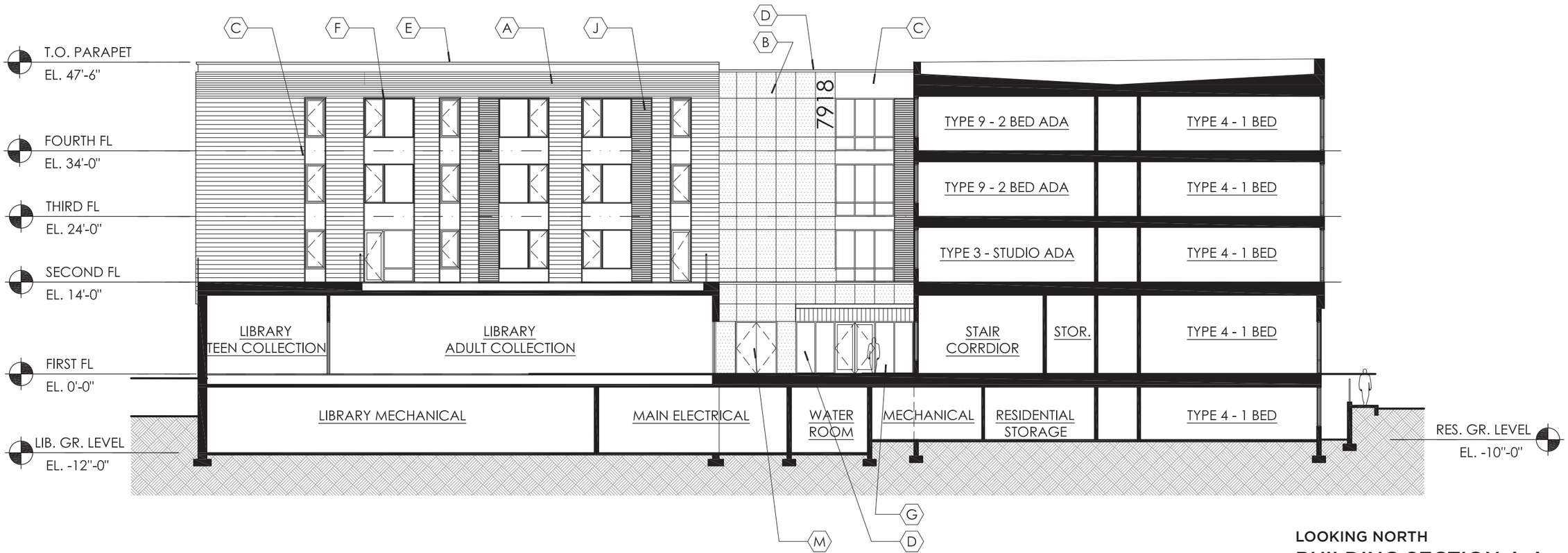
BUILDING SECTION

MATERIAL LEGEND

A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	L	EXTERIOR BUILDING SIGNAGE
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	M	PAINTED HOLLOW METAL DOOR
C	PREFIN. FIBER CEMENT PANEL	N	OVERHEAD DOOR SYSTEM
D	PRE FIN. COMPOSITE ALUM PANEL	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR
E	PREFIN. ALUMINUM COPING & TRIM	Q	COMPOSITE PHENOLIC PANEL
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	R	PREFIN. ALUM. GUARDRAIL
G	PREFIN. ALUM. STOREFRONT GLAZING	S	CAST STONE COPING
H	FACE BRICK; "MONARCH" SIZE (4x4x16 NOM)	T	PREFIN. ALUM. CURTAINWALL GLAZING
J	MECHANICAL LOUVER	U	AUTOMATIC SLIDING DOORS
K	STANDING SEAM METAL ROOF	V	PREFINISHED ALUM. WRAPPED FLANGE

KEY PLAN





LOOKING NORTH

BUILDING SECTION A-A

0' 8' 16' 32'

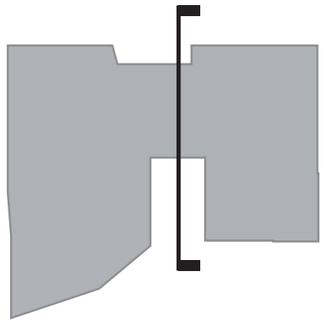
1/16" = 1'-0"

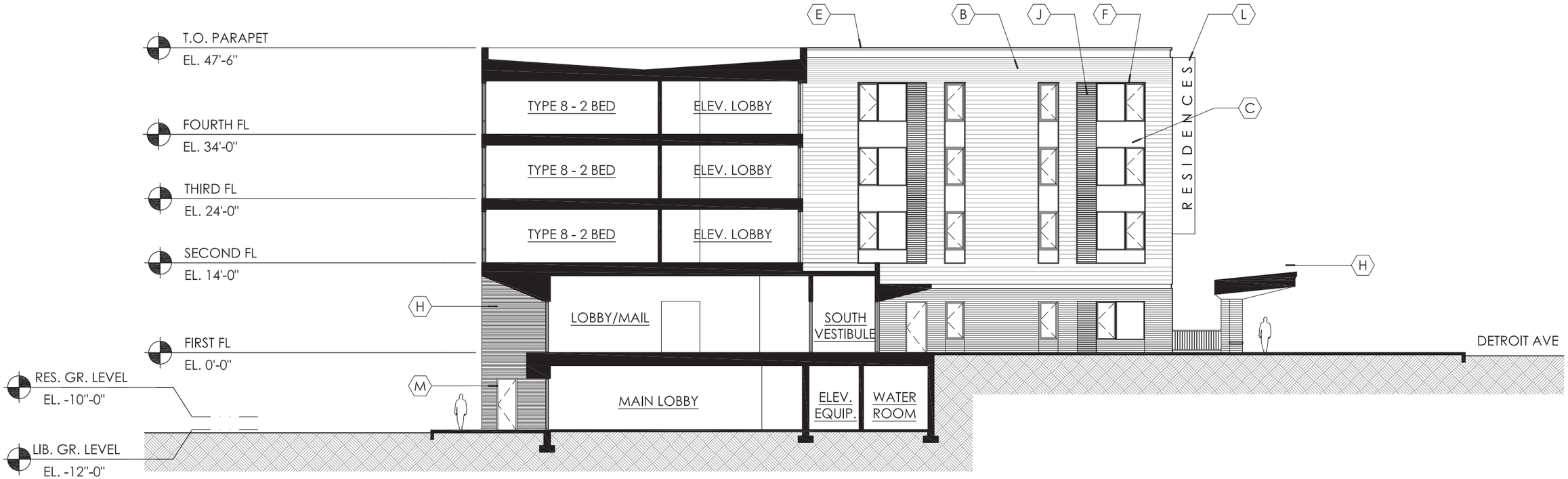
BUILDING SECTION

MATERIAL LEGEND

A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	L	EXTERIOR BUILDING SIGNAGE
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	M	PAINTED HOLLOW METAL DOOR
C	PREFIN. FIBER CEMENT PANEL	N	OVERHEAD DOOR SYSTEM
D	PRE FIN. COMPOSITE ALUM PANEL	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR
E	PREFIN. ALUMINUM COPING & TRIM	Q	COMPOSITE PHENOLIC PANEL
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	R	PREFIN. ALUM. GUARDRAIL
G	PREFIN. ALUM. STOREFRONT GLAZING	S	CAST STONE COPING
H	FACE BRICK; "MONARCH" SIZE (4x4x16 NOM)	T	PREFIN. ALUM. CURTAINWALL GLAZING
J	MECHANICAL LOUVER	U	AUTOMATIC SLIDING DOORS
K	STANDING SEAM METAL ROOF	V	PREFINISHED ALUM. WRAPPED FLANGE

KEY PLAN





LOOKING EAST

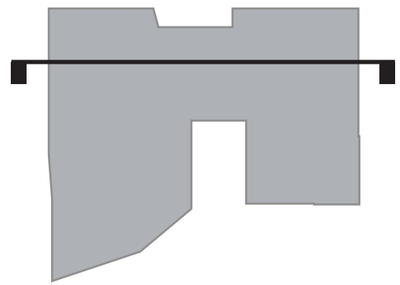
BUILDING SECTION B-B

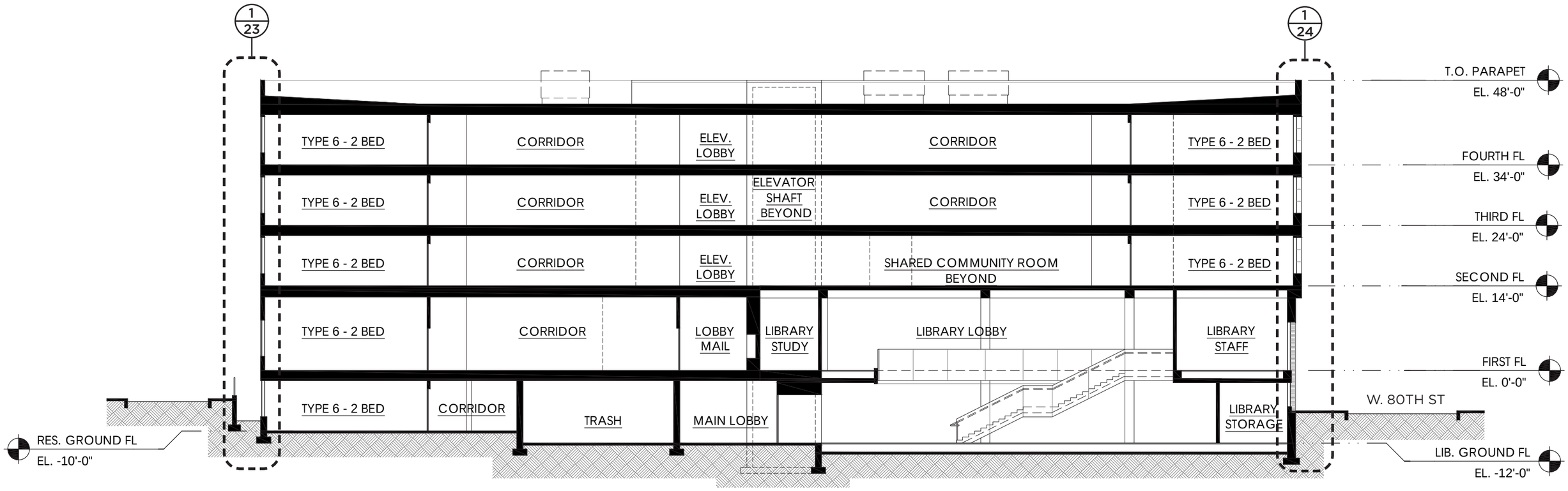
0' 8' 16' 32'

1/16" = 1'-0"

BUILDING SECTION

KEY PLAN





LOOKING SOUTH

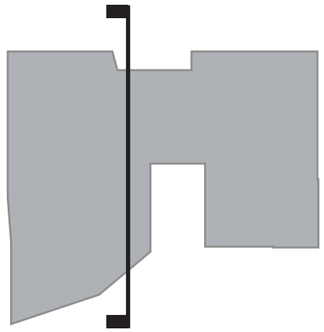
BUILDING SECTION C-C

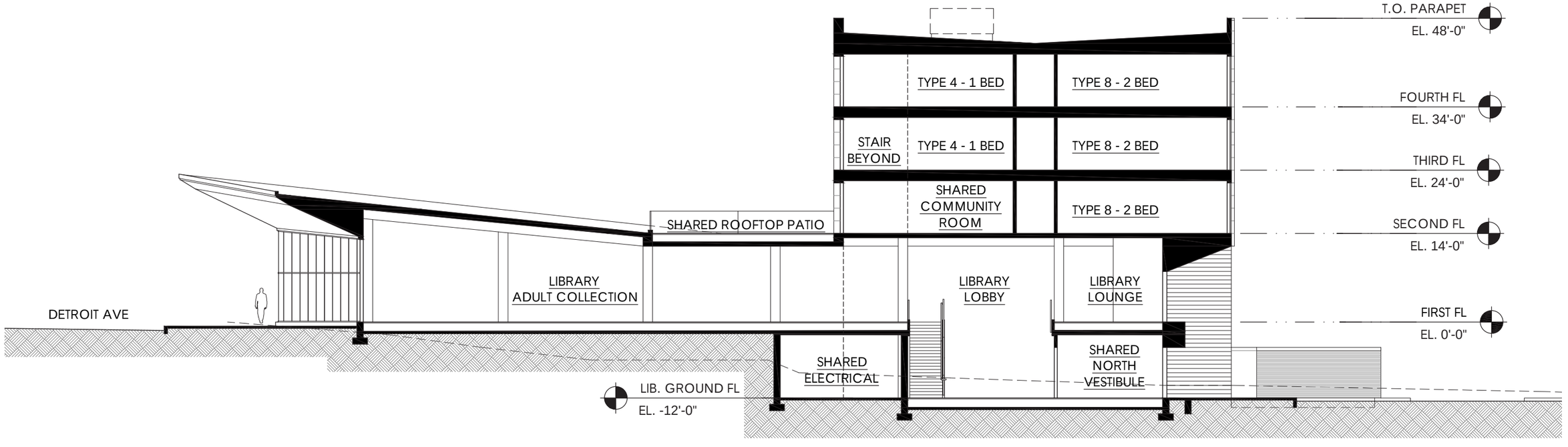
0' 8' 16' 32'

1/16" = 1'-0"

BUILDING SECTION

KEY PLAN





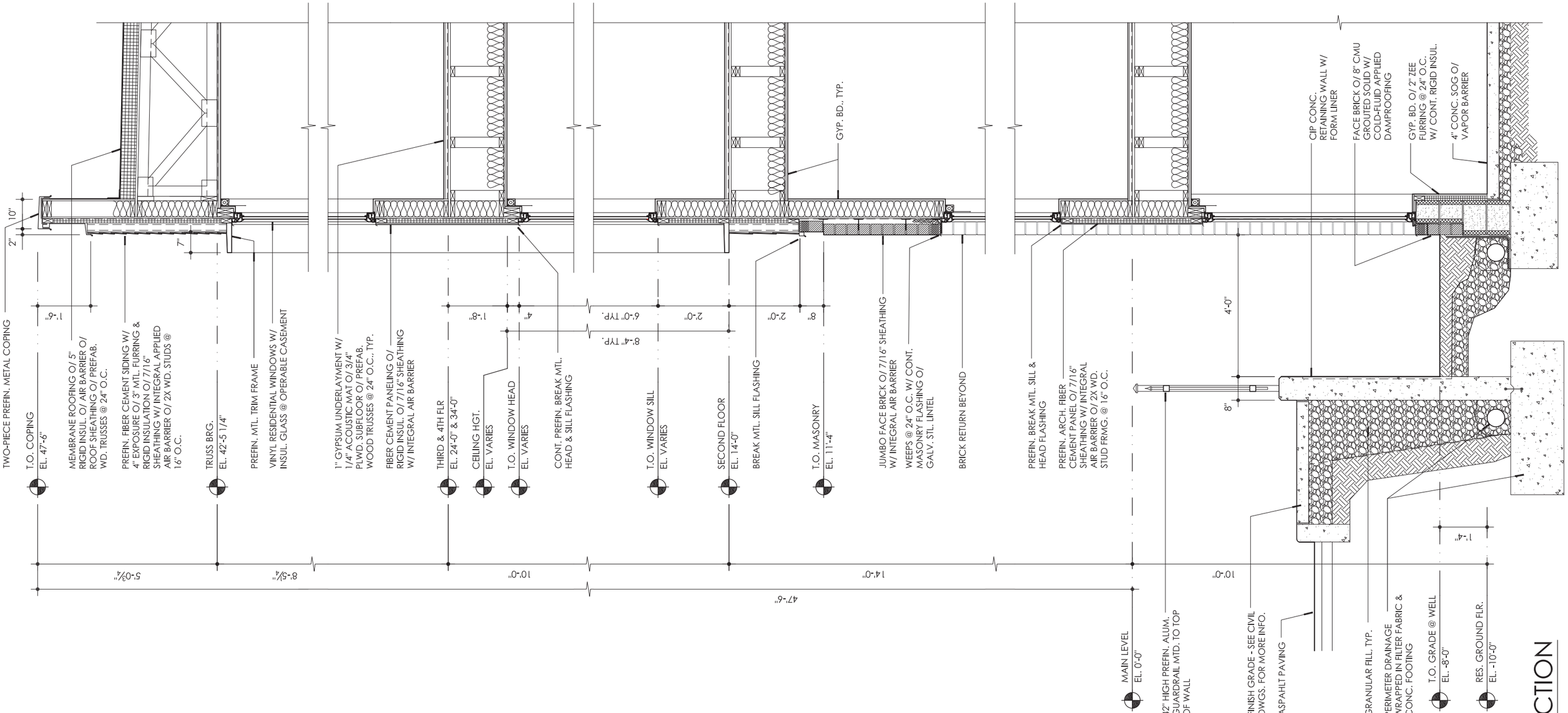
LOOKING WEST

BUILDING SECTION D-D

0' 8' 16' 32'

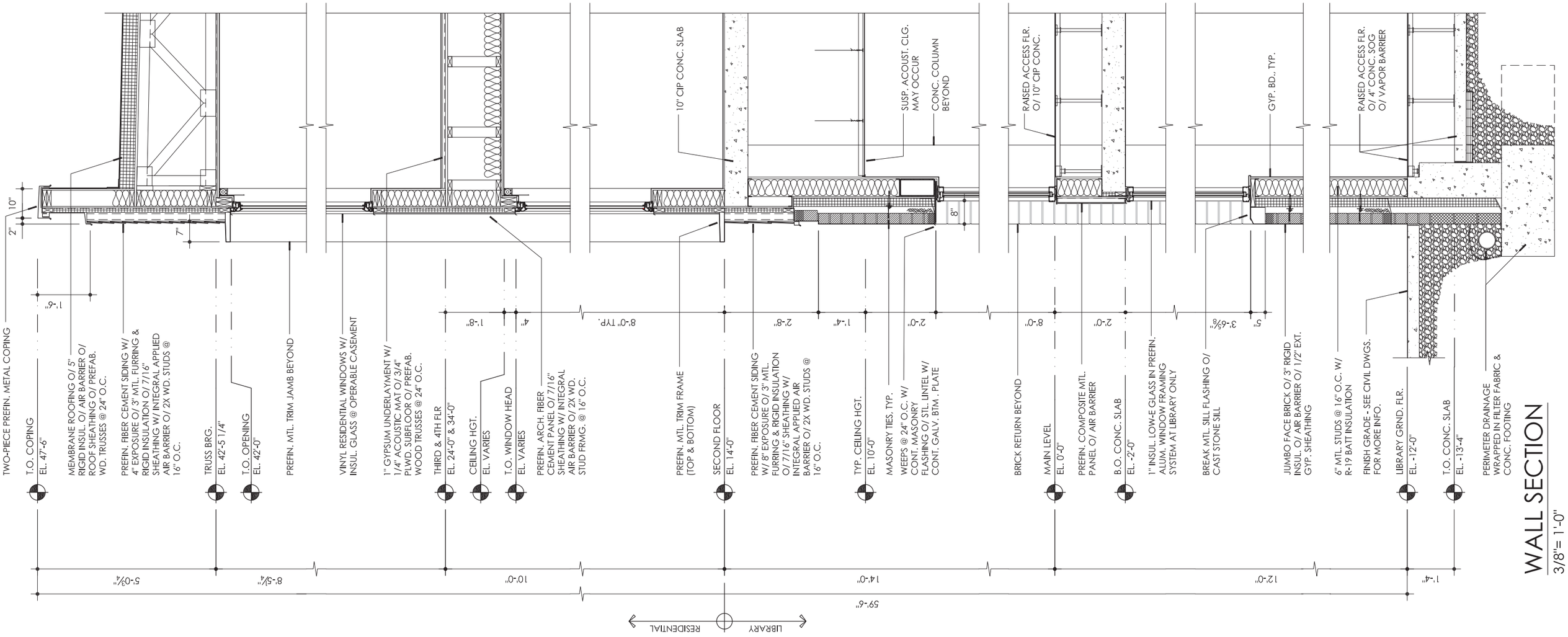
1/16" = 1'-0"

WALL SECTION



WALL SECTION
3/8"= 1'-0"

WALL SECTION



WALL SECTION

3/8"= 1'-0"

MEP NARRATIVE

SECTION 21 0000 – FIRE PROTECTION

A. Design Criteria Codes and Standards:
   1. The Fire Protection systems will be designed to conform, as a minimum, with the following codes and standards:
      a. The National Fire Protection Association (NFPA)
      b. The National Electrical Manufacturers Association (NEMA).
      c. American Society for Testing Materials (ASTM).
      d. American National Standards Institutes (ANSI).
      e. American Water Works Association (AWWA).
      f. Underwriters Laboratories (UL).

B. Fire Protection System Description: Building Fire Sprinkler and Standpipe System:
   1. New fire protection system meeting NFPA 13 requirements.
   2. Building shall be fully sprinkled and designed to the following hazard classification
      a. Light Hazard - Everywhere except Mechanical Rooms.
         i. Ordinary Hazard Group 1 - Mechanical Rooms.
   3. Sprinkler heads shall be concealed type in all finished public areas and semi-recessed in other areas. Open ceilings shall be upright types. Center heads on the ceiling tile.
   4. Branches to individual sprinkler zones will be provided with monitored control valves and water flow switches as well as a system drain/test connection.
   5. All control valves and water flow switches will be annunciated at the life safety control panel.
   6. All isolating and sectionalizing valves on the fire protection system will be provided with tamper switches that will be annunciated at the life safety control panel. At a minimum provide one fire zone per floor.
   7. Fire department connections will be provided at the building's exterior in accessible areas to enable the Fire Department to pump water directly into the system.
   8. Fire pump serving both the Library and Senior Living suppression systems.

SECTION 22 0000 - PLUMBING

A. One new gas and domestic service is to be brought to the building with separate metering for the Library and the Senior Living.

B. Domestic Cold-Water Service:
   1. All areas shall be provided with a minimum of 25 PSI domestic cold water.
   2. Backflow preventers will be provided on water systems as required by local codes to prevent cross contamination.
   3. Hose Bibs:
      a. Interior cold-water hose bibs with backflow preventers will be provided for main mechanical and trash rooms. Domestic cold water, hot water, and hot water recirculation piping will be run to serve all equipment and fixtures as required including interior and exterior hose bibs and wall hydrants.
      b. Exterior freeze-proof securable cold-water hose bibs, one on each elevation and one within the Detroit Avenue courtyard (total of 5).
   4. Domestic water piping shall be Type "L" hard copper tube third party certified. Joints shall be made with lead free solder. Piping over 2" diameter to be brazed (Sil-Fos) or joined using Victaulic style 606 roll groove couplings or stainless steel.
   5. Domestic water piping within suites are allowed to be PEX.
   6. Domestic cold-water piping 6" and larger may be ductile iron pipe with epoxy coated interior and cut grooved Victaulic rigid couplings.
   7. Coordinate location of water meter with local utility and site Engineer.
   8. All water piping, subject to heat loss or sweating, will be provided with insulation and a fire-retardant jacket.

C. Domestic Hot Water Service:
   1. Electric storage type water heaters with the capacity of generating the flow demand at 120 degrees F with each heater sized to supply 75% of demand will be provided. Minimum water storage capacity in each suite will be 50 gallons

D. Sanitary Sewer and Vent Systems:
   1. Connect building to local sewer mains.
   2. Standard residential grade system with schedule-40 PVC waste and vent piping.
   3. Plumbing fixtures will be drained by gravity through soil stacks and house drains to connect to the sewer system.
   4. Adequate gradients will be maintained to ensure a self-cleansing velocity, cleanouts will be provided per code.
   5. Floor drains will be provided adjacent to mechanical equipment and in public restrooms. All floor drains shall have deep seal traps and trap primers.
   6. Where piping penetrates fire separations, an approved fire stopping installation shall be provided.

E. Storm Water Drainage System:
   1. Connect building to local storm/sewer mains.
   2. The storm sewer systems will be a standard schedule 40 PVC piping sized for 4" per hour rainfall.
   3. Drains will be provided to allow for complete drainage from the roof areas in accordance with the Building Code.
   4. All piping subject to "sweating" will be insulated for its entire horizontal length.

F. Plumbing Fixtures:
   1. Fixtures will be provided with chromium plated brass trim and individual stop valves.
   2. Water closets and urinals will be vitreous china.
   3. Hose bibbs connected to the buildings potable water system will be provided throughout the building utility areas and recessed wall hydrants around the exterior of the building's perimeter.
   4. Appropriate "Barrier Free" fixtures will be provided in accordance with ADA requirements, for handicapped use.
   5. Metering low-flow public lavatories will be provided with hot and cold water.
   6. Provide flush valves on public toilets.

G. Natural Gas:
   1. Piping will be schedule 40, black steel.
   2. Concealed piping in return plenums shall be welded fittings. All piping 3" and larger shall be welded.

SECTION 23 0000 - MECHANICAL

A. APPLICABLE CRITERIA
   1. This narrative is intended to represent a conceptual design level of information to confirm the cost and direction of the HVAC systems. The objective is to provide a general description of a complete functional facility that will meet all appropriate building codes.
      a. The new building HVAC and plumbing systems shall be designed in accordance with the following codes and standards:
         i. ASHRAE 62.1 Standard entitled "Ventilation for Acceptable Indoor Air Quality".
         ii. ASHRAE 55 Standard entitled "Thermal Environmental Conditions for Human Occupancy".
         iii. ASHRAE 90.1 Standard entitled “Energy Standard for Buildings Except Low-Rise Residential Buildings”.

iv. Other ASHRAE Standards as are reasonably applicable to the project.
v. National Fire Protection Association standards.
vi. SMACNA Sheet Metal Contractors Association Standards for Duct Construction.
vii. ASME - American Society of Mechanical Engineers.
viii. ASTM - American Society of Testing and Materials.
ix. AWWA - American Water Works Association.
x. ULC - Underwriters Laboratories.

B. HVAC CRITERIA
1. Design Conditions:
a. Library Gross Square Footage = 14,996
b. Residence Gross Square Footage = 51,709.
c. Summer, Outdoor Design Temperature: 89º F dry bulb/74º F coincident wet bulb.
d. Winter, Outdoor Design Temperature: -5º F dry bulb.
e. Indoor Design Relative Humidity Criteria:
i. Winter: 70º F, 20%.
ii. Summer: 75º F, 50%.
a) In general, the relative humidity is shown as a goal. Humidity is subject to exterior conditions and may vary slightly due to weather conditions. Winter humidification will not be controlled unless humidification equipment is installed as part of the HVAC scope.
f. Cooling shall be provided to all areas except:
i. Mechanical Rooms.
ii. Storage Rooms.
iii. Stairs & Exits.
iv. Vestibules.
g. Heating or freeze protection shall be provided in all areas.
i. Residential:
a) ASHRAE 62.2 mandated by the current OBC.
b) Enterprise Green Communities 2020.
h. Acoustics: The background noise criteria for design goals for the following spaces shall be as follows:

i.	Conference Rooms	NC 30-35
ii.	Enclosed Offices	NC 35
iii.	Open Plan Offices	NC 40
iv.	Lobbies, Corridors	NC 40
v.	Stacks and Study Areas	NC 25
vi.	Meeting Rooms	NC 35
vii.	Residences	NC 35

i. Occupancy Schedules:
i. Offices are occupied 9:00 a.m. to 6:00 p.m. Monday through Friday.
ii. Collection spaces and meeting rooms are occupied 9:00 a.m. to 9:00 p.m. all week.
iii. Other areas will be designed to allow occupancy twenty-four hours per day and seven days per week. Actual usage will vary and occupancy and vacancy sensors will be utilized.
j. Lighting and equipment loads for the building:
i. The following lighting and equipment loads shall be used for the design of the air conditioning system:

a)	Office Space Lights	1 watt/s.f.
b)	Office Space Equipment	2 watt/s.f.
c)	Residences	1.10 watt/s.f.

k. Occupant Loads:
i. Load calculations will include 250 BTUH sensible and 200 BTUH latent heat gain per person.
l. Zoning: All air handlers shall follow the criteria noted below.
i. Residential Common Areas
a) Perimeter areas shall be separate from interior areas.
b) Perimeter areas vary by orientation.
c) Corner rooms are handled as a separate zone.
d) Special use rooms (i.e. conference, meeting rooms and divisions of meeting rooms) are separate zones.
e) Offices shall not exceed 450 SF (or 3 offices) per zone.
f) 2,000 CFM maximum VAV box size for occupied spaces, provide multiple boxes where requirements exceed 2,000 CFM.
ii. Residential Dwelling Units:
a) Each dwelling unit will have a dedicated air handling unit.
iii. Provide a safety factor of 10% on all heating and cooling equipment sizing.

C. MECHANICAL SYSTEM SUMMARY
1. General:
a. The mechanical systems shall provide heating, ventilating, and air conditioning to all areas of the building.
2. Senior Living:
a. Common Areas:
i. Provide one (1) 30T gas fired VAV Rooftop Unit by Daikin, Johnson Controls, or Carrier. Daikin Rebel unit used for basis of design. Unit Efficiencies meeting Energy Star requirements.
ii. Provide VAV boxes with electric reheat.
a) Approximately 16 Zones.
b. Suites:
i. Provide Friedrich Variable Refrigerant Packaged Heat Pumps meeting Energy Star requirements, or approved equal.
a) Provide (26) 2T units for 1-bedroom units.
b) Provide (24) 3T units for 2-bedroom units.
ii. Suites to have ducted exhaust for range hood and bathrooms.
iii. Suites to have interlocked supply and exhaust system to meet ASHRAE 62.2 Ventilation requirements.

D. HEAT AND REFRIGERATION
1. Pipe Work:
a. Piping to be ASTM B88, Type L hard drawn copper tubing on sizes 2" and smaller.
b. For drain pan piping, not buried, use Type "M" copper, wrought copper fittings and 95-5 solder.

E. AIR DISTRIBUTION
1. General Materials and Equipment:
a. All ductwork shall be constructed of sheet-metal, furnished and installed in accordance with SMACNA.
b. Ductwork in Suites need to be sealed to meet Enterprise Green Community standards.

2. Low Velocity Flexible Ducts Acoustically insulated flexible duct, consisting of inner core of perforated one-ply corrugated duct, one-inch thick insulation and vapor barrier cover. Five-foot maximum length.
3. Round duct connectors to be factory fabricated galvanized for insulated ducts, steel adapter plate on glass fiber ducts. Butterfly damper and locking quadrant operator on all applications except variable air volume systems upstream of variable air volume box.
4. Flexible connections to be 24 oz. per yard, UL approved material.
5. Provide turning vanes on all rectangular elbows.
6. Opposed blade dampers for duct splits and where shown to be steel or aluminum construction with worm drive operator. Screwdriver slotted shaft, factory assembled.
7. Provide fire/smoke dampers with UL Label, minimum 1½ hour fire rating and sleeve wherever ductwork or louvers penetrate fire rated construction shown on architectural plans. Dampers shall be of the shutter, curtain type with replaceable fusible links. Use Type "B" dampers at all locations where space permits. Use "C" dampers for round and oval ducts. Use Type "A" dampers only where space will not allow the use of Type "B". Assume fire/smoke dampers at rated walls occur in the service level corridor, demise of kitchen areas, equipment rooms, and electrical rooms.
8. All supply, return and outside air ductwork shall be lined unless otherwise noted. Round duct may be lined with Johns Manville rigid faceted duct liner.
    a. Insulate all plenums, supply ducts, return ducts, outside air intake ducts, and any other ducts called for on the plans with one inch thick, two-pound density, monolithic, long glass fiber duct liner.
    b. Insulate all plenums for linear slot supply diffusers.

F. INSULATION
1. Piping and ductwork insulation, materials, and thickness will comply with the requirements of ASHRAE 90.1 Energy Code.
    a. Insulation will be finished with all-purpose jacket where it is within mechanical rooms, service rooms, shafts and ceiling spaces (i.e., where concealed from public view). Insulation shall be installed to prevent condensation forming on all piping and ductwork.
    b. Insulation shall have an additional UL approved fabric jacket over the all-purpose jacket with pre-molded PVC covers over fittings.
    c. All rectangular duct shall be internally lined for the first ten feet past terminal boxes. At contractor option all remaining rectangular ductwork can be either lined or wrapped. All round duct shall be wrapped.
    d. Ductwork exposed to view shall not be externally insulated.
    e. All outside air duct to be wrapped.
    f. All supply air ductwork within suites to be insulated with vapor barrier jackets.

G. TEST AND BALANCE
1. Testing:
    a. Test all drain and waste lines with standing water test of twelve feet of head, held long enough to inspect each joint.
    b. Test all water piping, before connecting to units, at 150 psig hydrostatic pressure.
    c. All tests required by code must be done before covering to the satisfaction of the local authorities having jurisdiction.
2. Balancing
    a. At the completion of the installation, the mechanical systems shall be adjusted and balanced by an independent balancing firm specializing in this work, with a Registered Professional Engineer in charge of the work.
    b. Furnish and install such items as thermometer wells, pressure test clocks, access doors, etc., as required to allow tests and adjustments to be made.
    c. Adjust and balance all air and water systems. Check, adjust, and balance all systems to meet the design conditions, and tabulate all information on acceptable forms. All systems shall be checked for proper performance during design conditions, both heating and cooling.

H. TEMPERATURE CONTROLS
1. Library & Senior Living Common Areas
    a. Are to share a common BAS head end unit with separate password protection for the Library and the Senior Living spaces.
2. Senior Living Residences
    a. 7-day programmable thermostats shall be provided for each air handling system.

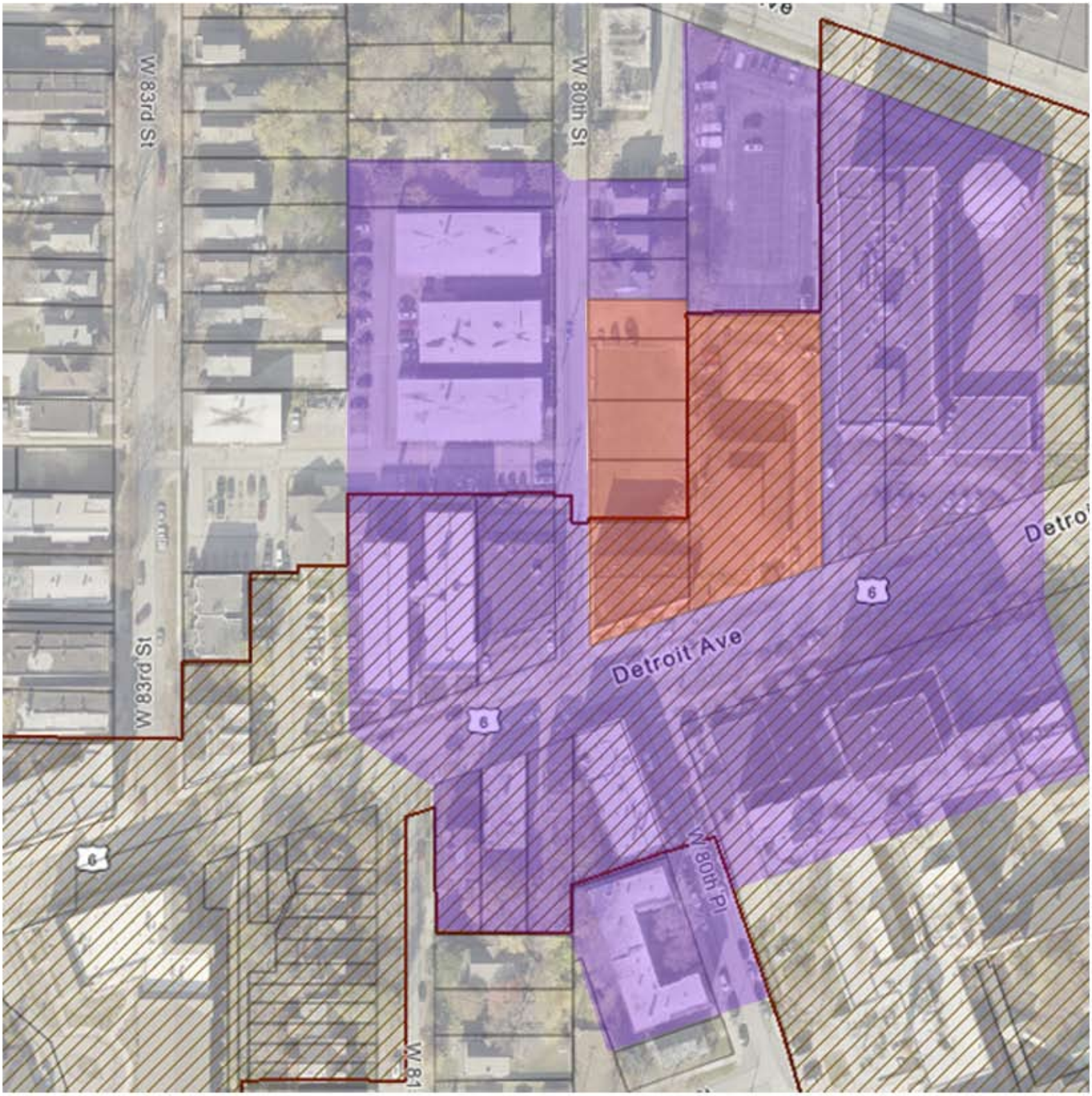
SECTION 26 0000 - ELECTRICAL

A. General
1. Scope
    a. This electrical scope narrative and outline specifications are intended to provide general direction for the design and initial cost budgeting for the electrical systems associated with the project.
2. Work Included
    a. The electrical work shall comply with architectural, structural, and mechanical requirements and all documents referred to therein.
    b. The work will be installed in compliance with all local, state and national codes as appropriate for work within the state of Ohio and City of Cleveland.
    c. Materials, equipment and installation will be to above codes, and generally accepted good practice.
3. System Scope
    a. The following list of systems and components are included within this narrative:
        i. Utility Service – New 120/208-volt 3 phase 4 wire system, 4000 Amps. Underground primary and secondary service conductors to and from pad mounted utility transformers shall be used. The Library will have its own dedicated service that is not part of the residential project. Apartments, common areas and the Library will be individually metered.
        ii. Secondary Distribution – Five individual 800-amp switches. Four switches will feed the meter center and one switch will feed an MDP to serve all public loads (HVAC, elevator & branch panels). One 225-amp panel on the 1st floor for public loads and 100-amp branch panels on floors 2, 3, 4 and 5 electrical rooms to distribute power to lighting, receptacles, systems and mechanical equipment located on those floors.
        iii. Mechanical Equipment & Connections.
        iv. Branch Power Receptacles, Wiring & Connections – to meet NEC codes and required accessibility criteria.
        v. Lighting & Lighting Control –LED fixtures with a combination of switches and occupancy sensors (sensors in common areas) for control.
        vi. Fire Alarm System(s) – The fire alarm system shall be designed in accordance with the program requirements, latest industry standards and applicable National and local codes. All equipment shall be U.L. approved or code equivalent. Public areas – addressable; apartments – stand-alone devices.
        vii. Communications System (IT) - The communications infrastructure system may support voice and data applications/systems operated over a multi-media plant including twisted pair copper or fiber.
        viii. Security System/Entry Access – Electronic access control system shall be provided to secure the main door and all interior doors that separate public and private spaces. These will be opened with a fob and also should be able to be unlocked with a key in the event of malfunction of the electronic system. All other doors should be lockable but not electronic.

ix. Security Cameras – Security camera system shall be designed to provide coverage of each entry and parking lot area. System shall be designed by a security consultant.

B. DESCRIPTION OF WORK

1. Distribution:
   a. Circuit breakers, panelboards and feeder load capacities will be selected based on the completion of the design and appropriate load calculations.
   b. Panelboards will include twenty percent spare capacity and space for future additional circuit breakers and switches. Circuit breakers will be provided for all base building branch circuits.
   c. Distribution and lighting panelboards shall utilize bolt-on circuit breakers.
   d. Equipment will generally be supplied painted with the factory standard color i.e. ANSI 61 gray.
   e. All branch circuiting home-runs shall be run in EMT. Wiring methods for each facility will comply with NEC code requirements.
   f. All equipment shall be provided with engraved nameplates.
   g. Low voltage wiring for the hearing and visually impaired units.
2. Mechanical & Equipment Connections
   a. Mechanical:
      i. Power wiring shall be provided for all Division 23 equipment including all local disconnect switches.
      ii. Starters for all packaged equipment, such as air-handling units, exhaust fans, etc., shall be provided by the electrical contractor (EC). It is assumed all starters will be by the EC.
      iii. Outlets will be provided for controls in each mechanical room.
      iv. The Control system shall be provided by Division 23. Conduit & wiring by Division 26.
   b. Equipment Connections:
      i. Handicapped and other powered entrance doors to be connected to the motor and controller.
      ii. All equipment supplied as part of the construction of the new facility will be provided with the appropriate electrical power connection. Mechanical equipment to be powered shall be, but not limited to:
         a) Hot water heaters.
         b) Hot water pumps.
         c) Boilers.
         d) Air Handling Units.
         e) Toilet exhaust fans.
         f) Miscellaneous exhaust fans.
         g) Packaged HVAC Units.
3. Branch Power Receptacles & Connections:
   a. Power connections and receptacles shall be provided throughout the facility as appropriate for the spaces being served.
4. Lighting & Lighting Controls:
   a. All interior areas of the facility will be provided with a lighting system to maintain illumination levels recommend by IES/ASHRAE.
   b. All light fixtures will be commercial quality grade fixtures. The lighting system will be complete with panelboards, feeders, branch circuits, and controls all as specified herein. Circuiting will generally be 120 or 277V volts for all LED lighting.
   c. Provide exit signs along all paths of egress exits. An exit sign shall be no further than 100 feet apart in any egress corridor or path. An exit sign shall be provided at every egress door and stairway.
   d. The interior lighting concepts will be developed with the architectural team during the design development phase.
5. Fire Alarm System:
   a. The fire alarm system shall be designed in accordance with the program requirements, latest industry standards and applicable National and Local codes. All equipment shall be U.L. approved or code equivalent.
   b. The fire alarm system for the facility will be electronically supervised, microprocessor based, analog/digital addressable, multiplexed networked fire alarm system.
   c. The fire alarm system will be comprised but not limited to the following key components:
      i. Fire Alarm Control Panel.
      ii. Annunciator Panels.
      iii. Fire Alarm Audible, Visual and Initiating Devices.
      iv. Interface with Mechanical/Sprinkler/HVAC/Security Systems.
   d. The fire alarm wiring shall be Class A and be installed in an approved raceway where required by code and in exposed areas. Boxes to be painted red.
   e. Include a two-way communication system within each elevator lobby as required by OBC.
6. Communications System:
   a. Service Entrance:
      i. Primary Service: The telecommunications primary service entrance shall consist of (Qty-2) 4" conduits with pull-wire.
      ii. Telecommunications Grounding System:
         a) A dedicated telecommunications ground system with grounding backbone and bus shall be provided at each communications area to bond metallic equipment and hardware components.
      iii. One conduit w/ pull string within each apartment to a media panel in the entry hallway.
      iv. One main conduit above the ceiling in each corridor and stubbed into each unit, terminating at the central common electrical room. One main conduit riser from central electrical rooms on each floor to the service entrance on the lower level.
7. Security:
   a. Access Controls:
      i. Electronic access control system shall be provided to secure the main door and all interior doors that separate public and private spaces. These will all be opened with a fob and also should be able to be unlocked with a key in the event of malfunction of the electronic system. All other doors should be lockable but not electronic.
      ii. Elevator will require fob access control integrated with central security system.
   b. Security Cameras:
      i. Security camera system shall be designed to provide coverage of each reception area and each entry. We are recommending Ethernet using a POE system. System shall be designed by a security consultant.



LEGEND

- Parcel
- Statistical Planning Area
- Pavement
- Street
- Building
- Individual Local Landmarks
- Local Landmark District
- National Landmark District
- Lake/Rivers
- Subject Property
- Area of Potential Effect

In reply refer to
2021-CUY-53101

November 22, 2021

Daniel A. Musson
Department of Community Development, City of Cleveland
601 Lakeside Ave, Room 320
Cleveland, Ohio 44114

Dear Mr. Musson:

Re: Karam Senior Housing, 7918 Detroit Avenue, Cleveland, Cuyahoga County, Ohio

This is in response to the receipt, on November 12, 2021, regarding the proposed senior housing construction at the above location in Cleveland, Cuyahoga County, Ohio. My comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, and the associated regulations at 36 CFR Part 800.

Based on the information submitted, it is my opinion that the proposed undertaking will have no effect on properties listed in or eligible for listing in the National Register of Historic Places. No further coordination is required unless the project changes or archaeological remains are discovered during the course of the project. In such a situation, this office should be contacted as per 36 CFR 800.13.

Please be advised that this is a Section 106 decision. This review decision may not extend to other SHPO programs. If you have any questions, please contact me at (614) 298-2000, or by email at nyoung@ohiohistory.org. Please note the Ohio SHPO now accepts electronic-only submissions for state and/or federal review under Section 106 and ORC 149.53. Please send your submissions to section106@ohiohistory.org. We have also updated our Survey Report Submission Standards.

Sincerely,

Nathan J. Young, Project Reviews Manager
Resource Protection and Review

Karam Senior Living

80% Permit Submittal
09/23/21

ABBREVIATIONS

a.b.	anchor bolt	dia	diameter	hdw	hardware	psf	pounds per square foot
abv	above	dim	dimension	hm	hollow metal	psi	pounds per square inch
a/c	air conditioning	div	division	horiz	horizontal(ly)	ptd	painted
acoust	acoustical	dn	down	hr	hour; handrail	prefin	prefinished
a.c.t.	acoustical ceiling tile	dr	door	ht	height	pvc	polyvinyl chloride
a.d.	area drain	d.s.	downspout	hw	hardwood	r.	radius; riser
A.D.A	Americans with Disabilities Act	dtl	detail	hvac	heating, ventilating & air conditioning	ra	return air
adj	adjustible; adjacent	dwg	drawing	hyd	hydrant	r.d.	roof drain
adh	adhesive	E	east	i.d.	inside diameter	ref	refer(ence)
a.f.f.	above finished floor	ea	each	iic	impact insulation class	rev	revise; revision
ahj	authority having jurisdication	e.b.	expansion bolt	insul	insulation	r.j.	reveal joint
ahu	air handling unit	e.f.	exhaust fan	int	interior	r.l.	roof leader
alt	alternate	elec	electric(al)	inv	invert	rm	room
alum	aluminum	el	elevation	jst	joist(s)	r.o.	rough opening
anc	anchor; anchorage	elev	elevator	jt	joint	S	south
arch	architect(ural)	eq	equal	lam	laminated	sc	solid core
asph	asphalt	e.j.	expansion joint	lav	lavatory	sch	schedule
atten	attenuation	e.t.r.	existing to remain	lf	linear foot	sect	section
bd	board	e.t.s.	exposed to structure	llh	long leg horizontal	sf	square foot
bldg	building	e.w.c.	electrical water cooler	llv	long leg vertical	sht	sheet
blk'g	blocking	exh	exhaust	lt	light	sim	similar
bm	beam	exist	existing	lwc	lightweight concrete	spec	specification
b.o.	bottom of	exp	exposed	mas	masonry	sq	square
bpl	bearing plate	ext	exterior	matl	material	s.s.	stainless steel
brg	bearing	f.d.	floor drain	max	maximum	stc	sound transmission coefficient
btm	bottom	fdn	foundation	mech	mechanical	std	standard
btw	between	f.e.	fire extinguisher	mfr	manufacturer	stl	steel
b.w.	both ways	f.e.c.	fire extinguisher cabinet	min	minimum or minute	struct	structural
c	channel	f.f.	finish floor	misc	miscellaneous	susp	suspended
c.b.	catch basin	fin	finish	m.o.	masonry opening	sym	symmetrical
cbt	cabinet	fxt	fixture	mtd	mounted	sys	system
c-c	center to center	flg	flashing	mtl	metal	t.	tread; tempered
cf	cubic feet	flr	floor	N	north	t.c.	top of curb
c.j.p.	cast in place	flur	fluorescent	n.i.c.	not in contract	tel	telephone
c.j.	control joint	frm'g	framing	no.	number	t&g	tongue and groove
clg	ceiling	f.r.p.	fiberglass reinforced plastic	nom	nominal	thk	thick(ness)
clr	clear(ance)	f.r.t.	fire retardant treated	n.t.s.	not to scale	t.o.	top of
cmu	concrete masonry unit(s)	ft	foot	o/	over	typ	typical
c.o.	clean out; company	ftg	footing	o.c.	on center(s)	u.h.	unit heater
col	column	fur	furring; furred	o.d.	outside diameter; overflow drain	u.n.o.	unless noted otherwise
conc	concrete	furn	furnace	o.h.	opposite hand	vert	vertical(ly)
cont	continuous; continue(d)	galv	galvanized	ohg	overhang	vct	vinyl composition tile
corr	corrugated	ga	gauge; gage	opg	opening	vwc	vinyl wall covering
cpt	carpet	g.c.	general contractor	opp	opposite	vwb	vinyl wall base
crs	course(s)	g.f.r.c.	glass fiber reinforced concrete	pcc	precast concrete	W	west
csk	countersink	gl	glass	pfb	prefabricated	w/	with
c.t.	ceramic tile	gr	grade	pl	plate; property line	w.c.	water closet
cuh	cabinet unit heater	g.r.c.	glass reinforced concrete	plam	plastic laminate	wd	wood
cy	cubic yard	g.r.g.	glass reinforced gypsum	plywd	plywood	w.h.	wall hydrant
dbl	double	gwb	gypsum wall board	pnl	panel	wp	waterproof
dept	department	gyp	gypsum	pr	pair	wwf	welded wire fabric
d.f.	drinking fountain	hc	hollow core				

GRAPHIC LEGEND

- SECTION MARK (B / A100): section reference; sheet number reference
- BUILDING SECTION MARK (2 / A500): section reference; sheet number reference
- ELEVATION MARK (1): elevation reference; sheet number reference
- DETAIL MARK (1 / A100): plan or detail reference; sheet number reference
- KEY NOTE REFERENCE (1 / A)
- INTERIOR ELEVATION MARK (1 / 2 A800 4 / 3): elevation reference; sheet number reference
- NEW GRID REFERENCE (A)
- BREAK LINE
- ELEVATION TARGET (ELEV. LOCATION, 100'-0"): reference elevation
- ROOM NUMBER REFERENCE (101)
- WINDOW AND FRAME TAG (A1)
- REVISION IDENTIFICATION (5)
- DOOR REFERENCE (123A)
- WALL TYPE KEY NOTE (SEE WALL TYPE LEGEND) (A)
- NORTH ARROW

BUILDING CODE DATA

GENERAL CONDITIONS

1. The contractor will furnish all labor, material, equipment, permits, taxes and insurance necessary to complete the work indicated and/or implied in the construction documents unless noted otherwise and will coordinate the work responsibilities of all subcontractors. All labor and materials to carry out fully the intentions of the plans and specifications are part of the contract, whether or not specifically documented.

2. All work will conform to the current Ohio Building, Mechanical & Plumbing Codes, as well as the current National Board of Fire Underwriters and all other applicable City Codes, local laws and authorities having jurisdiction. Codes standards and publications of private and public bodies mentioned within the specifications or on the drawings, will be considered to be those in force at the time of the contract award.

3. The contractor will be responsible for all controlled inspections and any technical testing required for controlled inspections as stipulated by all applicable codes.

4. All manufactured articles, materials and equipment will be new and free of defects and will be supplied, installed, connected, erected, used, cleaned and conditioned as directed by the respective manufacturers, unless specified otherwise.

5. The Contractor will notify the architect of any errors, omissions, conflicts, or ambiguities in and between the drawings and the specifications prior to proceeding with the work. if such notice is not furnished to the Architect, the Contractor will be deemed to have inspected the drawings and specifications and to have found them in proper form for execution.

6. The Contractor will fully acquaint himself with all existing conditions: will visit and inspect the work area and adjacent areas; will take all field measurements as required for the proper execution of the work; and will satisfy himself as to the nature, locations and scope of work , including all equipment and materials required for the proper execution of the work in every particular which might in anyway affect the cost and time schedule of the job. The Contractor will verify all dimensions by measurements at the job site, and will take any other measurements necessary to verify the drawings and to properly layout his work. Any discrepancies affecting the layout of the work will be called to the architect's attention by the contractor. No work will proceed until such discrepancy is rectified.

7. The Contractor represents that he has had adequate access to the job site and building area in which the work is to be performed, that he has satisfied himself as to the nature and location of work, including any obstructions, scope of work, actual levels, the equipment and facilities needed preliminary to and during the execution of the work and all other matters which can in any way affect the work or the cost thereof under this contract, and that he has studied the contract documents and all other documents pertaining to the installation of other trades which may influence his work.

8. The Contractor will assume full responsibility, including responsibility for all related costs for any and all work done without the approval of the Architect if such work is in conflict with the contract, drawings, or specifications.

9. The Owner will establish the limits of the construction site in addition to any contract limit lines shown in the drawings. The Contractor will continue his operations within these limits, unless upon written request and reply, a variance is agreed to by the Owner. The Contractor will be responsible for trespass on and/or damage to other property by any of his employees or his subcontractor's employees.

10. The Contractor will be responsible for the safe working conditions at the site. the Architect and Owner will not be deemed to have any responsibility or liability in connection herewith.

11. Construction operations will not involve interruption of heating, water, electrical or other services to any portion of the building outside the limits of the construction site described in note 9.

12. The contractor will be responsible for correcting any deficiencies caused by defective or ill timed work at no additional cost to the owner.

13. The Contractor will be responsible for cutting, fitting, or patching as required to complete the work or to make its parts fit together properly. The Contractor will not cut patch damage or alter installed work without consent of the Architect.

14. No substitutions are permitted except where the term " approved equal " appears. All substitutions must be approved in writing by the Architect. The Contractor is to submit samples or catalog cuts of all visible materials and equipment for the Architect's approval prior to installation.

15. Contractors are responsible for obtaining all necessary permits, approvals, and certificates of occupancy. Contractor to contact city & request inspections & provide payment as required for reviews.

16. This project is registered with USGBC's L.E.E.D. program and is to be executed following the L.E.E.D. guidelines as outlined within the specifications. Refer to specs for credits being pursued and for project specific requirements.

LOCATION MAP

PERSPECTIVE

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LS101 LIFE SAFETY GENERAL NOTES
LS102 LIFE SAFETY GENERAL NOTES

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C704 SITE DETAILS

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L100 LANDSCAPE PLAN

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A602 WALL SECTION DETAILS
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A810 DWELLING UNIT STANDARDS
A811 UNIT PLANS - UNIT TYPE 1
A813 UNIT PLANS - UNIT TYPE 3 - ACCESSIBLE
A814 UNIT PLANS - UNIT TYPE 4
A815 UNIT PLANS - UNIT TYPE 5 - ACCESSIBLE
A816 UNIT PLANS - UNIT TYPE 6
A817 UNIT PLANS - UNIT TYPE 7
A818 UNIT PLANS - UNIT TYPE 8
A819 UNIT PLANS - UNIT TYPE 9 - ACCESSIBLE
A900 WALL TYPES LEGEND & DETAILS
A901 DOOR SCHEDULE & DETAILS
A902 WINDOW SCHEDULE & DETAILS
A904 FINISH SELECTIONS & DETAILS
A910 LOWER LEVEL FINISH PLAN
A911 FIRST FLOOR FINISH PLAN
A912 SECOND FLOOR FINISH PLAN
A913 THIRD AND FOURTH FLOOR FINISH PLANS

STRUCTURAL
S001 GENERAL NOTES
S002 SPECIAL INSPECTIONS
S100 LOWER LEVEL FOUNDATION PLAN
S101 FIRST FLOOR FRAMING PLAN
S101R SLAB REINFORCING PLAN
S102 SECOND FLOOR FRAMING PLAN
S102R SECOND FLOOR SLAB REINFORCING PLAN
S103 THIRD FLOOR FRAMING PLAN
S104 FOURTH FLOOR FRAMING PLAN
S105 ROOF FRAMING PLAN
S201 SECTIONS
S202 SECTIONS
S301 TYPICAL DETAILS
S302 TYPICAL DETAILS
S303 TYPICAL FRAMING DETAILS
S304 TYPICAL FRAMING DETAILS
S401 SHEAR WALL SCHEDULE AND DETAILS

MECHANICAL
M001 MECHANICAL SYMBOLS, ABBRIVIATIONS, & GENERAL NOTES
M100 LOWER LEVEL MECHANICAL PLAN
M101 FIRST FLOOR MECHANICAL DUCTWORK PLAN
M102 SECOND FLOOR MECHANICAL DUCTWORK PLAN
M103 THIRD FLOOR MECHANICAL DUCTWORK PLAN
M104 FOURTH FLOOR MECHANICAL DUCTWORK PLAN
M105 ROOF MECHANICAL DUCTWORK PLAN
M501 MECHANICAL DETAILS
M601 MECHANICAL SCHEDULES
MP401 TYPICAL ENLARGED UNIT TYPE 1 MECHANICAL & PLUMBING PLANS
MP403 TYPICAL ENLARGED UNIT TYPE 3 MECH & PLBG PLANS - ACCESSIBLE
MP404 TYPICAL ENLARGED UNIT TYPE 4 MECHANICAL & PLUMBING PLANS
MP405 TYPICAL ENLARGED UNIT TYPE 5 MECH & PLBG PLANS - ACCESSIBLE
MP406 TYPICAL ENLARGED UNIT TYPE 6 MECHANICAL & PLUMBING PLANS
MP407 TYPICAL ENLARGED UNIT TYPE 7 MECHANICAL & PLUMBING PLANS
MP408 TYPICAL ENLARGED UNIT TYPE 8 MECHANICAL & PLUMBING PLANS
MP409 TYPICAL ENLARGED UNIT TYPE 9 MECH & PLBG PLANS - ACCESSIBLE

PLUMBING
P001 PLUMBING SYMBOLS, ABBREVIATIONS, & GENERAL NOTES
P100 LOWER LEVEL PLUMBING PLAN
P101 FIRST FLOOR PLUMBING PLAN
P102 SECOND FLOOR PLUMBING PLAN
P103 THIRD FLOOR PLUMBING PLAN
P104 4TH FLOOR PLUMBING PLAN
P105 ROOF PLUMBING PLAN
P200 LOWER LEVEL PLUMBING DIMENSION PLAN
P201 FIRST FLOOR PLUMBING DIMENSION PLAN
P202 SECOND FLOOR PLUMBING DIMENSION PLAN
P401 ENLARGED PLUMBING PLANS
P601 PLUMBING SCHEDULES & LEGENDS

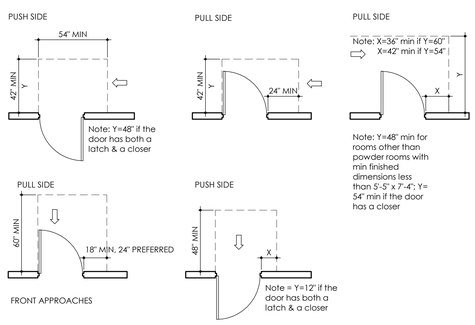
ELECTRICAL
ES100 ELECTRICAL SITE PLAN
E001 ELECTRICAL SYMBOLS, ABBREVS, & GENERAL NOTES
E100 LOWER LEVEL ELECTRICAL LIGHTING
E101 FIRST FLOOR ELECTRICAL LIGHTING
E102 SECOND FLOOR ELECTRICAL LIGHTING PLAN
E103 THIRD FLOOR ELECTRICAL LIGHTING PLAN
E104 FOURTH FLOOR ELECTRICAL LIGHTING PLAN
E200 LOWER LEVEL ELECTRICAL POWER & SYSTEMS PLAN
E201 FIRST FLOOR ELECTRICAL POWER & SYSTEMS PLAN
E202 SECOND FLOOR ELECTRICAL POWER & SYSTEMS PLAN
E203 THIRD FLOOR ELECTRICAL POWER & SYSTEMS PLAN
E204 FOURTH FLOOR ELECTRICAL POWER & SYSTEMS PLAN
E205 ROOF ELECTRICAL POWER & SYSTEMS PLAN
E401 TYPICAL ENLARGED UNIT TYPE 1 ELECTRICAL PLAN
E403 TYPICAL ENLARGED UNIT TYPE 3 ELECTRICAL PLAN - ACCESSIBLE
E404 TYPICAL ENLARGED UNIT TYPE 4 ELECTRICAL PLAN
E405 TYPICAL ENLARGED UNIT TYPE 5 ELECTRICAL PLAN - ACCESSIBLE
E406 TYPICAL ENLARGED UNIT TYPE 6 ELECTRICAL PLAN
E407 TYPICAL ENLARGED UNIT TYPE 7 ELECTRICAL PLAN
E408 TYPICAL ENLARGED UNIT TYPE 8 ELECTRICAL PLAN
E409 TYPICAL ENLARGED UNIT TYPE 9 ELECTRICAL PLAN - ACCESSIBLE
E500 ELECTRICAL ONE LINE DIAGRAM
E501 ELECTRICAL DETAILS, DIAGRAMS & RISERS
E502 ELECTRICAL ELEVATOR MACHINE ROOM
E503 ELECTRICAL DETAILS & DIAGRAMS
E600 ELECTRICAL SCHEDULES
E601 ELECTRICAL PANEL SCHEDULES

MATERIAL LEGEND

GRAVEL · CONCRETE · BRICK · CMU · METAL CLADDING · PRECAST OR CAST STONE · STEEL · PLASTIC OR SOLID SURFACE MATERIAL · WOOD · FIRE SAFING · RIGID INSULATION · GYPSUM BOARD

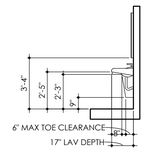
ACCESSIBILITY STANDARDS

MANEUVERING CLEARANCES AT DOORS

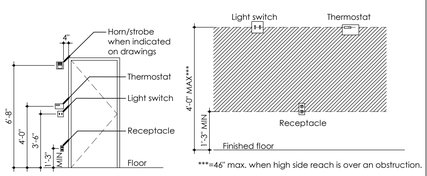


WATER CLOSET CLEARANCES

LAVATORY CLEARANCES

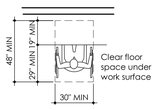


RECEPTACLE AND DEVICE LOCATIONS



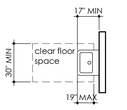
***=46" max. when high side reach is over an obstruction.

Recommended that contractor install 1"-2" inside of required maximum and minimum dimensions to account for construction tolerances.



This is the typical configuration for all switches, cardreaders, thermostats and horn/strobes at doorways unless shown otherwise on interior elevations. All of these devices are to be justified 4" along side the door frame. Coordinate in conjunction with all electrical, mechanical, and fire portection drawings.

48" is the maximum height above the finished floor for all devices as per the A.D.A.



Applicable to lighting controls, electrical swithces, and receptacle outlets, environmental controls, card readers, appliance controls, plumbing fixture controls and user controls for security or intercom systems shall comply with maximum and minimum reach ranges shown above.

Provide a 30"x 48" clear floor space at each control, switch, and etc. listed above.

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No.	Description	Date
	80% Permit Submittal	09.23.21

TITLE SHEET

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	TS100
Scale	1/4" = 1'-0"

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BUILDING CODIFIED UNDER:

2017 OHIO BUILDING CODE
2017 OHIO MECHANICAL CODE
2017 OHIO PLUMBING CODE
2017 OHIO FIRE CODE
2017 OHIO FUEL & GAS CODE
2017 OHIO ENERGY CODE
2017 NATIONAL ELECTRICAL CODE
AMERICANS WITH DISABILITIES ACT (ADA)
ANSI ICC A117.1 - 2017

USE GROUP CLASSIFICATION:
"LOWER" BUILDING A: A-3 ASSEMBLY (LIBRARY) & B BUSINESS NON-SEPARATED MIXED USE.
"LOWER" BUILDING B: R-2 RESIDENTIAL & S-1 STORAGE NON-SEPARATED MIXED USE.

"UPPER" BUILDING: NON-SEPARATED MIXED USE INCLUDING R-2 RESIDENTIAL, A-3 (ACCESSORY USE), B BUSINESS (ACCESSORY USE), & S-1 STORAGE (ACCESSORY USE).

"PODIUM BUILDING" PER PROVISIONS OF SECTION 510.2.
CONSTRUCTION TYPE:
"LOWER" BUILDINGS (BOTH): IA, NON-COMBUSTIBLE, PROTECTED
"UPPER" BUILDING: VA, COMBUSTIBLE, PROTECTED

FIRE SUPPRESSION SYSTEM PER OBC 903.3.1.1/ NFPA 13 PROVIDED THROUGHOUT ALL OF THE BUILDINGS.

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE (T504.3):
"LOWER" BUILDINGS: UNLIMITED
"UPPER" BUILDING: 70 FEET
ACTUAL HEIGHT: +/- 59 FEET

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (T504.4):
"LOWER" BUILDINGS:
USE GROUPS A-3, B, R-2, S-1: UNLIMITED

"UPPER" BUILDING:
USE GROUP A-3: 3 STORIES
USE GROUP B: 4 STORIES
USE GROUP R-2: 4 STORIES
USE GROUP S-1: 4 STORIES

ACTUAL NUMBER OF STORIES:
"LOWER" BUILDING A: 2 STORIES
"LOWER" BUILDING B: 1 STORY
"UPPER" BUILDING: 4 STORIES

5 STORIES TOTAL

FRONTAGE INCREASE (506.3):
If = [F/P - 0.25] W/30
If = [495'-0"/ 686'-0" -0.25] 30/30
If = 0.72

ALLOWABLE AREA (T506.2):
"LOWER" BUILDING A:

USE GROUP A-3:	UNLIMITED SF	ACTUAL AREA:	8,836 SF
USE GROUP B:	UNLIMITED SF	ACTUAL AREA:	1,135 SF
USEGROUP S-1:	UNLIMITED SF	ACTUAL AREA:	60 SF
TOTAL:			10,031 SF

"LOWER" BUILDING B:

USE GROUP R-2:	UNLIMITED SF	ACTUAL AREA:	5,811 SF
USE GROUP S-1:	UNLIMITED SF	ACTUAL AREA:	0 SF
TOTAL:			5,811 SF

"UPPER" BUILDING INCLUDING T506.2 + FRONTAGE INCREASE PER 506.3:

USE GROUP A-3:	34,500 SF + 28,840 SF = 59,340 SF	ACTUAL AREA:	1,185 SF
USE GROUP B:	54,000 SF + 38,880 SF = 92,880 SF	ACTUAL AREA:	268 SF
USE GROUP R-2:	36,000 SF + 25,920 SF = 61,920 SF	ACTUAL AREA:	44,693 SF
USE GROUP S-1:	42,000 SF + 30,240 SF = 72,240 SF	ACTUAL AREA:	301 SF
TOTAL:			46,447 SF

AREAS BY FLOOR:	LOWER A:	LOWER B:	UPPER:	TOTAL FLOOR:
LOWER LEVEL:	2,203 SF	5,811 SF	N/A	8,014 SF
FIRST FLOOR:	7,828 SF	N/A	8,557 SF	16,385 SF
SECOND FLOOR:	N/A	N/A	12,631 SF	12,631 SF
THIRD FLOOR:	N/A	N/A	12,629 SF	12,629 SF
FOURTH FLOOR:	N/A	N/A	12,629 SF	12,629 SF
TOTALS:	10,031 SF	5,811 SF	46,446 SF	62,288 SF

FOOTPRINT: 16,385 SF

SPECIAL DETAILED REQUIREMENTS (420):
420.2: GROUP R-2, SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
420.3: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE BUILDING, AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

FIRE-RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS (T601):

"LOWER" BUILDINGS A & B (TYPE 1A CONSTRUCTION):

HORIZONTAL AND VERTICAL FIRE SEPARATIONS BETWEEN UPPER & LOWER BUILDINGS (510.2):
3 HOURS

PRIMARY STRUCTURAL FRAME:	3 HOURS*
BEARING WALLS:	
INTERIOR:	3 HOURS*
EXTERIOR:	3 HOURS*
NONBEARING WALLS & PARTITIONS:	
INTERIOR:	0 HOURS
EXTERIOR (T602):	
USE GROUP S-1:	2 HOURS 0' < X < 10' SEPARATION DISTANCE***
	1 HOUR 10' < X < 30' SEPARATION DISTANCE***
USE GROUPS A-3, B, & R-2:	1 HOUR 0' < X 30' SEPARATION DISTANCE***
ALL USE GROUPS :	0 HOURS FOR MORE THAN 30' SEPARATION DISTANCE***

FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 2 HOURS
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 1.5 HOURS**

*ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

**EXCEPT IN GROUP S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

***T602, FOOTNOTE G: WHERE T705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS.

"UPPER" BUILDING (TYPE VA CONSTRUCTION):

PRIMARY STRUCTURAL FRAME:	1 HOUR*
BEARING WALLS:	
INTERIOR:	1 HOUR*
EXTERIOR (T602):	1 HOUR*
NONBEARING WALLS & PARTITIONS:	
INTERIOR:	0 HOURS
EXTERIOR:	
USE GROUP S-1:	2 HOURS 0' < X < 5' SEPARATION DISTANCE***
	1 HOUR 5' < X < 30' SEPARATION DISTANCE***
USE GROUPS A-3, B, & R-2:	1 HOUR 0' < X 30' SEPARATION DISTANCE***
ALL USE GROUPS :	0 HOURS FOR MORE THAN 30' SEPARATION
DISTANCE***	

FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 1 HOUR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 1 HOUR** ^

*ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

**EXCEPT IN GROUP S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

***T602, FOOTNOTE G: WHERE T705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE-RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS.

^IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE A 1- HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FORE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (T705.8):
FIRE SEPARATION DISTANCE: 25 TO LESS THAN 30 FEET
UNPROTECTED, SPRINKLERED: NO LIMIT.
PROTECTED: NO LIMIT.

SECTION 708.1: FIRE PARTITIONS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
1. DWELLING/ SLEEPING UNIT SEPARATION WALLS AS REQUIRED BY SECTION 420.02 FOR GROUP R-2.
2. CORRIDOR WALLS AS REQUIRED BY SECTION 402.4.2.1.
3. ELEVATOR LOBBY SEPARATION AS REQUIRED BY SECTION 3006.2.

1 HOUR FIRE PARTITIONS AND HORIZONTAL ASSEMBLIES REQUIRED AT DWELLING/ SLEEPING UNIT SEPARATIONS.
0.5 HOUR FIRE PARTITIONS REQUIRED AT CORRIDORS SERVING GROUP R-2 PER T1020.1.
0 HOUR FIRE-RATED SMOKE PARTITIONS IN ACCORDANCE WITH SECTION 710 REQUIRED AT ELEVATOR LOBBIES PER SECTION 3006.3, ITEM 2.

LIFE SAFETY PLAN LEGEND

EGRESS PATH

1. Travel distance line graphic represents path of travel, actual calculated travel distance varies from graphically represented line.
2. Required egress width: stairways @ 0.20" per occupant; other exists @ 0.15" per occupant
3. Verify locations of fire extinguishers with local fire department official. All extinguishers to be semi recessed cabinet mounted type, unless otherwise noted (see specifications). Coordinate final location with Architect.

TYPICAL EGRESS SYMBOL:
XXX — NUMBER OF OCCUPANTS USING EXIT
XXX — EXIT CAPACITY
XXX — OCCUPANT LOAD IN ROOM/ SPACE

EGRESS DOOR
FD FIRE RATED DOOR
SP SMOKE PARTITION
FS FIRE SHUTTER

FIRE EXTINGUISHERS:
FE OPEN FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FECX EXIST. FIRE EXTINGUISHER CABINET

WALL TYPES:
0 HR FIRE RATED CONSTRUCTION (SMOKE PARTITIONS)
0.5 HR FIRE RATED CONSTRUCTION
1 HR FIRE RATED CONSTRUCTION
2 HR FIRE RATED CONSTRUCTION
3 HR FIRE RATED CONSTRUCTION

HORIZONTAL ASSEMBLIES:
1 HR FIRE RATED CONSTRUCTION
1.5 HR FIRE RATED CONSTRUCTION
2 HR FIRE RATED CONSTRUCTION
3 HR FIRE RATED CONSTRUCTION

USE GROUPS:
USE GROUP A-3 ASSEMBLY
USE GROUP B BUSINESS
USE GROUP R-2 RESIDENTIAL
USE GROUP S-1 STORAGE

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No.	Description	Date
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LIFE SAFETY GENERAL NOTES

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Date	09/23/21
Drawn By	Author
Checked By	Checker
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FIRE PROTECTION SYSTEMS (CHAPTER 9):
905.3.1 A CLASS I STANDPIPE SYSTEM IS REQUIRED DUE TO STORY HEIGHT AND EXCEPTION 1 (EQUIPPED WITH AUTO SPRINKLER SYSTEM).
905.4 LOCATION OF STANDPIPE HOSE CONNCTIONS:
IN EVERY REQUIRED INTERIOR EXIT STAIRWAY AT EACH STORY ABOVE AND BELOW GRADE.
AT INTERMEDIATE LANDINGS BETWEEN STORIES.
AT HIGHEST LEVEL OF STAIR PROVIDING ACCESS TO THE ROOF.
ALL TO BE CONFIRMED BYLOCAL FIRE DEPARTMENT.

PORTABLE FIRE EXTINGUISHERS (906):
REQUIRED IN A, B, R-2*, AND S OCCUPANCIES.
*IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN THE FOLLOWING LOCATIONS:
906.1.2: WITHIN 30 FEET OF COMMERCIAL COOKING APPLIANES.
906.1.3: IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED, OR DISPENSED.
906.1.4: ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
906.1.5: WHERE REQUIRED BY T906.1.
906.1.6: SPECIAL HAZARD AREAS INCLUDING BUT NOT LIMITED TO GENERATOR ROOMS, WHERE REQUIRED BY THE BUILDING OFFICIAL WITH INPUT FROM THE FIRE OFFICIAL AS OUTLINED IN SECTIONS 106.1.2(5) AND 901.2.1.1.

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS (T906.3):
CLASS A ORDINARY HAZARD:
MINIMUM RATED SINGLE EXTINGUISHER: 2-A
MAXIMUM FLOOR AREA PER UNIT OF A: 1,500 SF
MAXIMUM FLOOR AREA PER EXTINGUISHER: 11,250 SF
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER: 75 FEET

FIRE ALARM AND DETECTION SYSTEMS:
907.2.9 FIRE AND SMOKE ALARM SYSTEM IS REQUIRED.

MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT (T1004.1.2):
ASSEMBLY AREAS WITHOUT FIXED SEATS:
CHAIRS ONLY: 7 SF NET
UNCONCENTRATED (TABLES & CHAIRS): 15 SF NET
BUSINESS AREAS: 100 SF GROSS
LIBRARIES:
READING AREAS: 50 SF NET
STACKS: 100 SF GROSS
RESIDENTIAL: 200 SF GROSS
STORAGE/ MECHANICAL: 300 SF GROSS

MEANS OF EGRESS SIZING:
STAIRWAYS (1005.3.1): 0.2" PER OCCUPANT
OTHER EGRESS COMPONENTS (1005.3.2): 0.15" PER OCCUPANT

ACCESSIBLE MEANS OF EGRESS (1009.1):

ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF SPACE SHALL BE SERVED BY NOT LESS THAN 2 ACCESSIBLE MEANS OF EGRESS. AT LEAST ONE ELEVATOR IS REQUIRED TO BE AN ACCESSIBLE MEANS OF EGRESS SINCE BUILDING HAS A FLOOR 4 OR MORE STORIES ABOVE THE LEVEL OF EXIT DISCHARGE. ELEVATOR IS TO HAVE EMERGENCY OPERATION AND SIGNALING DEVICES PER ASME A17.1, SECTION 2.27. ASME REQUIRES FIRE FIGHTER OPERATION AND FULL AUXILLARY POWER.

TWO-WAY COMMUNICATION IS REQUIRED AT EACH LANDING SERVING AN ELEVATOR WHERE ONE OR MORE STORIES IS ABOVE THE LEVEL OF EXIT DISCHARGE. COMMUNICATION IS TO BE DIRECTLY WITH THE FIRE ALARM CENTER AND TIMED TO CALL OUT DIRECTLY. INSTRUCTIONS FOR USE ARE TO BE POSTED NEXT TO THE SYSTEM.

EGRESS THROUGH INTERVENING SPACES (1016.2):
#2: EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.
EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJOINING OR INTERVENING ROOMS OR SPACES IN A GROUP H, S, OR F OCCUPANCY WHERE THE ADJOINING OR INTERVENING ROOMS OR SPACES ARE THE SAME OR A LESSER HAZARD OCCUPANCY GROUP.

#3: AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.

#5: EGRESS SHALL NOT PASS THROUGH STORAGE ROOMS, CLOSETS, OR SPACES USED FOR SIMILAR PURPOSES.

EXIT ACCESS TRAVEL DISTANCE (T1017.2):
GROUP A-3, R-2, & S-1 OCCUPANCIES: 250 FEET
GROUP B OCCUPANCIES: 300 FEET

CORRIDOR FIRE-RESISTANCE RATING (T1020.1):
USE GROUPS A-3, B,& S-1: 0 HOURS
USE GROUP R-2: 0.5 HOURS
CORRIDOR WALLS ARE TO BE CONSTRUCTED AS FIRE PARTITIONS WHERE THEY ARE REQURED TO BE FIRE RATED.

MINIMUM CORRIDOR WIDTH (T1020.2):
WITHIN A DWELLING UNIT: 36"
WITH AN OCCUPANT LOAD OF LESS THAN 50: 36"
ALL OTHER LOCATIONS: 44"

ONE STAIR IS REQUIRED TO EXTEND TO THE ROOF. PER EXCEPTION, ROOF ACCESS CAN BE BY ALTERNATING TREAD DEVCE, SHIPS LADDER, OR A PERMANENT LADDER.

DEAD END CORRIDOR LENGTH LIMIT (1020.4):
USE GROUP A-3: 20 FEET
USE GROUP B, R-2, S-1: 50 FEET

FIRE BARRIER EXIT STAIR CONSTRUCTION (1023.2): 2 HOURS
MINIMUM CLEAR HEIGHT 80" MEASURED FROM LINE CONNECTING LEADING EDGES OF NOSINGS.
FIRE BARRIER ELEVATOR HOISTWAY & SHAFT ENCLOSURES (713.4): 2 HOURS
FIRE BARRIER PUMP ROOM (913.2.1): 2 HOURS
FIRE BARRIER WASTE COLLECTION: 1 HOUR
SUPPORTING CONSTRUCTION: EQUAL TO OR GREATER THAN RATED WALL

ACCESSIBILITY CHAPTER 11:

1104.1: AT LEASE ONE ACCESSIBLE ROUTE IS REQUIRED WITHIN THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE LOADING ZONES, AND PUBLIC STREETS/ WALKS.

1105.1.7: AT LEAST ONE ACCESSIBLE ENTRANCE IS REQUIRED.

1106.2: ACCESSIBLE PARKING FOR R-2 - AT LEAST 2%, BUT NOT LES THAN 1, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.

1106.5: FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE SPACES, ONE PARKING SPACE SHALL BE VAN ACCESSIBLE.

1106.7: WHERE PROVIDED, PASSENGER LOADING ZONES MUST BE ACCESSIBLE, MINIMUM OF ONE IN EVERY CONTINUOUS 100 FEET.

1107 DWELLING AND SLEEPING UNITS: DESIGN MUST COMPLY WITH CHAPTER 10 OF ICC A117.1.
1107.6.2.2 APARTMENT HOUSES: TYPE A AND TYPE B UNITS ARE REQUIRED.

THERE ARE GREATER THAN 20 DWELLING OR SLEEPING UNITS, THEREFORE A MINIMUM OF 2%, BUT AT LEAST ONE, SHALL BE A TYPE A UNIT.

ALL OTHER UNITS SHALL BE TYPE B UNITS.

CHAPTER 12 INTERIOR ENVIRONMENT:

1207 SOUND TRANSMISSION:

1207.2 AIR-BORNE SOUND: WALLS, PARTITONS, AND FLOOR/ CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER AND PUBLIC/ SERVICE AREAS SHALL HAVE AN STC RATING GREATER THAN 50, OR GREATER THEN 45 IF FIELD TESTED.

1207.3 STRUCTURE-BORNE SOUND: FLOOR/ CEILING ASSEMBLIES MUST HAVE AN IMPACT INSULATION CLASS RATING (IIRC) OF GREATER THAN 50, OR GREATER THAN 45 IF FIELD TESTED. TESTED IN ACCORDANCE WITH ASTM E492.

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (T2902.1):
A-3 ASSEMBLY (LIBRARY, MEETING ROOM):
WC: MALE: 1 PER 125 LAVS: 1 PER 200 M/F DF: 1 PER 500 1 SERVICE SINK
FEMALE: 1 PER 65

B BUSINESS:
WC: 1 PER 50 M/F LAVS: 1 PER 80 M/F DF: 1 PER 100 1 SERVICE SINK

R-2 RESIDENTIAL (APARTMENT UNITS):
WC: 1 PER UNIT LAVS: 1 PER UNIT TUB/ SHOWER: 1 PER 400 1 SERVICE SINK

S-1 STORAGE:
WC: 1 PER 100 M/F LAVS: 1 PER 100 M/F DF: 1 PER 1,000 1 SERVICE SINK

PLUMBING FIXTURES PROVIDED:
A-3 ASSEMBLY UNCONCENTRATED (LIBRARY, INCLUDES ADJACENT USE GROUP B):
136 PEOPLE/ 2 = 68 MEN, 68 WOMEN

WC:
MALE: 68 PEOPLE/ 125 = 1T OR 1T, 1U.
FEMALE: 68 PEOPLE/ 65 = 2T.

LAVS: 68 PEOPLE/ 200 = 1 LAV PER GENDER

DRINKING FOUNTAINS: 136 PEOPLE/ 500 = 1

A-3 ASSEMBLY UNCONCENTRATED (1ST FLOOR COMM. ROOM, UPPER BUILDING):
49 PEOPLE/ 2 = 25 MEN, 25 WOMEN

WC:
MALE: 25 PEOPLE/ 125 = 1T
FEMALE: 25 PEOPLE/ 65 = 1T

LAVS: 25 PEOPLE/ 200 = 1 LAV PER GENDER

DRINKING FOUNTAINS: 49 PEOPLE/ 500 = 1

B BUSINESS (UPPER BUILDING):
3 PEOPLE/2 = 2 MEN, 2 WOMEN

SHAREDS FACILITIES ALLOWED UP TO 25 PEOPLE PER 2902.2, EXCEPTION 4.

DRINKING FOUNTAINS: 3 PEOPLE/ 100 = 1

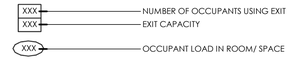
SERVICE SINKS: 1

LIFE SAFETY PLAN LEGEND

EGRESS PATH

1. Travel distance line graphic represents path of travel, actual calculated travel distance varies from graphically represented line.
2. Required egress width: stairways @ 0.20" per occupant; other exists @ 0.15" per occupant
3. Verify locations of fire extinguishers with local fire department official. All extinguishers to be semi recessed cabinet mounted type, unless otherwise noted (see specifications). Coordinate final location with Architect.

TYPICAL EGRESS SYMBOL:



EGRESS DOOR
FD FIRE RATED DOOR
SP SMOKE PARTITION
FS FIRE SHUTTER

FIRE EXTINGUISHERS:
FE OPEN FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FECX EXIST. FIRE EXTINGUISHER CABINET

WALL TYPES:
0 HR FIRE RATED CONSTRUCTION (SMOKE PARTITIONS)
0.5 HR FIRE RATED CONSTRUCTION
1 HR FIRE RATED CONSTRUCTION
2 HR FIRE RATED CONSTRUCTION
3 HR FIRE RATED CONSTRUCTION

HORIZONTAL ASSEMBLIES:
1 HR FIRE RATED CONSTRUCTION
1.5 HR FIRE RATED CONSTRUCTION
2 HR FIRE RATED CONSTRUCTION
3 HR FIRE RATED CONSTRUCTION

USE GROUPS:
USE GROUP A-3 ASSEMBLY
USE GROUP B BUSINESS
USE GROUP R-2 RESIDENTIAL
USE GROUP S-1 STORAGE

3002.1: HOISTWAY ENCLOSURE PROTECTION: ELEVATOR HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTION 713.

3002.4: ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER: WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FORUR OR MORE STORIES ABOVE GRADE PLANE, NOT FEWER THAN ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITINAND SHSALL BE IDENTIFIED BY THE INTERNATIONSL SYMBOL FOR EMERGENCY MEDCAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

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No.	Description	Date
	80% Permit Submittal	09.23.21

LIFE SAFETY GENERAL NOTES

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Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	LS102
Scale	12" = 1'-0"

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GENERAL NOTES

1) ALL WORK REQUIRED TO COMPLETE THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS OR THE SPECIFICATIONS/REQUIREMENTS OF CITY OF CLEVELAND PUBLIC WORKS DEPARTMENT, THE CITY OF CLEVELAND WATER DIVISION, CITY OF CLEVELAND WATER POLLUTION CONTROL, EXCEPT AS HEREIN AMENDED. WHERE CONFLICTS OCCUR IN THE ABOVE, THE COUNTY REQUIREMENTS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE OWNER OR DESIGN ENGINEER.

2) ALL WORK INCLUDING PERMITS REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC WORK SHALL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICES FOR THE VARIOUS WORK ITEMS.

3) BEFORE RECEIVING A PERMIT FOR ANY WORK REQUIRING EXCAVATION IN ANY STREET OR PUBLIC ROAD RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN FROM THE PROPER AUTHORITY THE REQUIRED PERMIT FOR SUCH WORK AND SHALL AGREE TO COMPLY WITH ALL REQUIREMENTS OF THE AUTHORITY ISSUING SUCH "ROAD OPENING PERMIT". IF NO "ROAD OPENING PERMIT" IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, A WRITTEN STATEMENT TO THAT EFFECT MUST BE OBTAINED FROM THE AUTHORITY.

4) WHEN SPECIFIED ON THE PLANS OR IN THE SPECIFICATIONS, CONTINGENCY QUANTITIES SHALL BE PERFORMED ONLY UNDER WRITTEN DIRECTION OF THE OWNER. THE CONTRACTOR SHALL NOT ORDER ANY CONTINGENCY MATERIAL OR PERFORM ANY CONTINGENCY WORK UNTIL DIRECTED. THE ACTUAL WORK LOCATION AND QUANTITIES FOR SUCH ITEMS SHALL BE DOCUMENTED BY THE CONTRACTOR.

5) THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL ENGINEERING REPORT. A COPY OF THIS REPORT WILL BE MADE AVAILABLE TO THE CONTRACTOR THROUGH THE OWNER OR DESIGN ENGINEER. THE CONTRACTOR SHALL ADHERE TO ALL ASPECTS AND RECOMMENDATIONS OF THE REPORT.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT STAKING INCLUDING HORIZONTAL AND VERTICAL CONTROL. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC LAYOUT STAKING. ANY DISCREPANCIES DISCOVERED IN THE PLAN INFORMATION, OR BETWEEN THE PLAN AND ELECTRONIC DATA, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER SO THE APPROPRIATE ADJUSTMENTS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION OR THE CONTINUATION OF THE SAME. THE DESIGN ENGINEER MAKES NO REPRESENTATION REGARDING FITNESS FOR ANY PARTICULAR PURPOSE, OR SUITABILITY FOR USE WITH ANY SOFTWARE OR HARDWARE. DUE TO THE EASILY ALTERABLE NATURE OF ELECTRONIC DOCUMENTS, THROUGH EITHER UNINTENTIONAL OR INTENTIONAL MEANS, THE DESIGN ENGINEER DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND THEREFORE, ACCEPTS NO LIABILITY FOR THE COMPLETENESS, CORRECTNESS OR READABILITY OF THE ELECTRONIC DATA. HARD COPIES (I.E., PRINTS, PAPER COPIES, ETC.) SHALL PREVAIL IN ANY DISPUTE OVER ACCURACY OR SUFFICIENCY OF ELECTRONIC DOCUMENTS.

7) ALL WORK IS SUBJECT TO INSPECTION BY THE CITY OR OWNER. THE OWNER RESERVES THE RIGHT TO HALT CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS OR OTHER APPLICABLE STANDARDS OR REGULATIONS. NO WORK SHALL BE PERFORMED WITHOUT AN AUTHORIZED INSPECTOR PRESENT, UNLESS OTHERWISE APPROVED.

8) ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY THE CONTRACTOR BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE COUNTY OR OWNER WITH NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, STORM OR SANITARY SYSTEMS RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE. FAILURE BY THE CONTRACTOR TO VERIFY AND/OR DETERMINE EXISTING INFORMATION WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES NECESSARY TO COMPLETE THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION.

9) THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.

10) THE CONTRACTOR SHALL SUBMIT A PLAN OF OPERATIONS FOR REVIEW AND APPROVAL BY THE OWNER THAT WILL INDICATE EQUIPMENT STAGING AREAS, STOCKPILE LOCATIONS, CONSTRUCTION TRAILERS AND SANITATION FACILITIES.

11) THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEMPORARY EXCAVATIONS PER APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS INCLUDING OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. NEITHER THE OWNER NOR THE DESIGN ENGINEER ASSUMES RESPONSIBILITY FOR CONSTRUCTION SAFETY OR THE CONTRACTOR'S OR OTHER PARTIES' COMPLIANCE WITH SAFETY REGULATIONS; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.

12) APPROPRIATE BARRICADES, WARNING LIGHTS, SIGNS, FENCING, ETC. SHALL BE ERECTED AROUND THE CONSTRUCTION AREA DURING ALL NON-WORKING HOURS TO ALERT PERSONS OF THE POTENTIAL DANGER ASSOCIATED WITH THE AREA UNDER CONSTRUCTION AS WELL AS TO PREVENT ACCESS BY UNAUTHORIZED PERSONNEL TO THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF THE GENERAL PUBLIC AS WELL AS ALL CONSTRUCTION PERSONNEL. THE CONTRACTOR SHALL ALERT ALL LOCAL EMERGENCY AGENCIES (FIRE, POLICE, AMBULANCE, ETC.) OF THE NATURE OF THE PROPOSED PROJECT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

13) THE CONTRACTOR SHALL STAY WITHIN THE DESIGNATED PROPERTIES, EASEMENTS, RIGHT-OF-WAYS AND WORK AGREEMENTS PROVIDED FOR THE PROJECT AT ALL TIMES. NO MATERIAL SHALL BE STORED NOR ANY WORK PERFORMED ON PRIVATE PROPERTY UNLESS OTHERWISE APPROVED IN WRITING.

14) THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN PROTECTION ZONES:
   a) STORAGE OF CONSTRUCTION MATERIALS, DEBRIS OR EXCAVATED MATERIAL
   b) PARKING VEHICLES OR EQUIPMENT
   c) FOOT TRAFFIC
   d) ERECTION OF SHEDS OR STRUCTURES
   e) IMPOUNDMENT OF WATER
   f) EXCAVATION OR OTHER DIGGING
   g) ATTACHMENT OF SIGNS TO OR WRAPPING MATERIALS AROUND TREES OR PLANTS

15) ANY EXISTING ROADWAY, DRIVEWAY, DRIVE CULVERT, LAWN, CURB, SIDEWALK, SIGN, MAILBOX, FENCE, RETAINING WALL, GUARDRAIL, LAWN IRRIGATION SYSTEM COMPONENT, LANDSCAPING ITEM, OR OTHER APPURTENANCE DISTURBED DURING CONSTRUCTION BUT NOT DESIGNATED FOR REMOVAL/REPLACEMENT SHALL BE RESTORED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO DISTURBANCE AND TO THE SATISFACTION OF THE OWNER.

16) THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL BENCHMARKS, PROPERTY LINE REFERENCES (E.G., PINS, PIPES, MONUMENTS), AND ANY OTHER SURVEY REFERENCE. IN CASE OF DISTURBANCE, THE CONTRACTOR SHALL ENGAGE A REGISTERED SURVEYOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE AND SHALL BE RESPONSIBLE FOR ANY ERRORS THAT MAY BE CAUSED BY THEIR LOSS OR DISTURBANCE. ALL NOTES AND CALCULATIONS USED IN RESETTING OF PROPERTY PINS, MONUMENTS, REFERENCE POINTS, OR ANY OTHER SURVEY REFERENCE SHALL BE STAMPED, SIGNED AND DATED BY THE REGISTERED SURVEYOR AND COPIES PROVIDED TO THE OWNER.

17) THE CONTRACTOR SHALL DESIGNATE AND MAINTAIN A PERSON IN RESPONSIBLE CHARGE (SUPERVISOR) WITH A WORKING CELL PHONE AT THE CONSTRUCTION SITE DURING ALL CONSTRUCTION ACTIVITIES.

MAINTENANCE OF TRAFFIC NOTES:

1) THE CONTRACTOR SHALL MAINTAIN TRAFFIC ADJACENT TO THE PROJECT. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL SIGNS, FLAGS, FLAG PERSONS, BARRICADES, SIGN SUPPORTS, CONES, BARRELS AND INCIDENTALS IN CONFORMANCE WITH THE MOST RECENT REVISED EDITION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. INTERFERENCE WITH TRAFFIC SHALL BE KEPT MINIMAL AT ALL TIMES. ALL OPEN TRENCHES AND EXCAVATIONS SHALL BE PROTECTED WITH DRUMS, BARRICADES, OR BARRIERS AT ALL TIMES.

EXISTING CONDITION AND DEMOLITION NOTES:

1) THE CONTRACTOR MUST CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 AND THE OHIO OIL AND GAS ASSOCIATION (OGPUPS) AT 1-800-925-0988 AT LEAST 48 HOURS, BUT NO MORE THAN 10 WORKING DAYS, BEFORE BEGINNING ANY DIGGING, EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS. NON-MEMBER UTILITIES MUST BE CONTACTED DIRECTLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WRITTEN REQUIREMENTS OF OUPS AND OGPUPS. THE CONTRACTOR SHALL COORDINATE THE MARKING AND/OR LOCATING TO STAY A MINIMUM OF TWO WORKING DAYS AHEAD OF PLANNED CONSTRUCTION ACTIVITIES.

2) THE PRIMARY UTILITIES LOCATED WITHIN THE PROJECT LIMITS ARE AS FOLLOWS:

ROADWAY:
CITY OF CLEVELAND
DIVISION OF PUBLIC WORKS
500 LAKESIDE AVE
CLEVELAND, OHIO 44024

NATURAL GAS:

ELECTRIC:

STORM AND SANITARY:
CITY OF CLEVELAND
DIVISION OF WATER POLLUTION CONTROL
12302 KIRBY AVENUE
CLEVELAND, OHIO 44108
PHONE: 216-664-2756
ATTN: ELIE RAMY

CABLE TV:

WATER:
CLEVELAND WATER
ENGINEERING - 2ND FLR.
1201 LAKESIDE AVENUE
CLEVELAND, OHIO 44114
PHONE: 216-664-2444
EXT. 4632
ATTN: RASHEED WARITH

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY FIELD OBSERVATIONS, FROM EXISTING RECORDS, AND/OR FROM THE OWNERS OF THE RESPECTIVE UTILITIES. THE INFORMATION AS SHOWN IS BELIEVED TO BE CORRECT; HOWEVER, THE COMPLETENESS AND ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL THE VARIOUS UTILITY COMPANIES (PUBLIC AND PRIVATE) TO VERIFY THE EXISTENCE, LIMITS AND/OR LOCATION OF ANY UTILITIES WHICH MAY BE ALONG THE ROUTE OR WITHIN THE VICINITY OF THIS IMPROVEMENT.

4) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTENCE AS WELL AS THE ACTUAL LOCATION, ALIGNMENT, AND ELEVATIONS OF ALL EXISTING UTILITIES/FACILITIES WITHIN AND/OR ADJACENT TO THE GENERAL LIMITS OF THESE IMPROVEMENTS INCLUDING WATERLINES, SANITARY AND STORM SEWERS, GAS LINES, COMMUNICATION LINES/BANKS, ELECTRIC LINES, ETC. THIS MAY REQUIRE EXPLORATORY EXCAVATIONS TO BE PERFORMED BY THE CONTRACTOR FOR WHICH HE WILL NOT BE REIMBURSED. THE CONTRACTOR SHALL NOT ASSUME THAT EXISTING UTILITIES/CONDUITS WERE INSTALLED AT TYPICAL/STANDARD DEPTHS OR AT UNIFORM SLOPES/GRADES/DEPTHS BETWEEN ACCESS POINTS (CATCH BASINS, MANHOLES, JUNCTION CHAMBERS, ETC.)

5) CLEARING AND GRUBBING SHALL BE PERFORMED WHERE EARTHWORK IS REQUIRED. THIS WORK SHALL INCLUDE CLEARING, GRUBBING, SCALPING, TREE AND STUMP REMOVAL, AND THE REMOVAL AND DISPOSAL OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF WORK.

6) THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL, DEMOLISHED MATERIALS AND WASTE MATERIALS INCLUDING TREES, STUMPS, BRUSH, TRASH AND DEBRIS, FROM THE PROJECT LIMITS AND LEGALLY DISPOSE OF OFF-SITE.

7) PAVEMENT TO BE REMOVED SHALL BE SAWCUT AND REMOVED FULL DEPTH AT LIMITS OR EXISTING JOINTS AS SHOWN IN THE PLANS. ADDITIONAL SAWCUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE PAVEMENT TO REMAIN. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL SAWCUTS, REMOVE THE DAMAGED AREAS AND REPAIR AS NECESSARY WITH NO ADDITIONAL COMPENSATION.

LAYOUT NOTES:

1) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ODOT SPECIFICATIONS AND PROJECT SPECIFICATIONS.

2) THE CONTRACTOR SHALL PROVIDE HAND FORMED DROP CURBS FOR ALL PROPOSED DRIVEWAYS AND HANDICAP WALKS AT THE TIME THE CONCRETE CURB IS POURED.

GRADING NOTES:

1) THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL ENGINEERING REPORT . THE CONTRACTOR SHALL ADHERE TO ALL ASPECTS AND RECOMMENDATIONS OF THE REPORT.

2) ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. THE OWNER NOR THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE TYPE AND/OR SUITABILITY OF THE MATERIAL UNDERLYING THE PROJECT SITE. THE CONTRACTOR SHALL PERFORM ANY INVESTIGATIONS AND/OR TESTING NECESSARY TO ADEQUATELY DETERMINE OR ESTIMATE TO THEIR SATISFACTION ANY EXISTING SITE CONDITION WHICH COULD AFFECT HIS BID OR THE PERFORMANCE OF THE PROPOSED IMPROVEMENTS. THIS COULD INCLUDE, BUT NOT BE LIMITED TO, UNSUITABLE AND/OR UNSTABLE SOIL/SUBSURFACE CONDITIONS, ROCK, WATER (PERCHED OR FREE), SPRINGS, OBSTRUCTIONS, ETC.

3) THE CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.

4) THE INTENT OF THIS PROJECT IS TO UTILIZE ALL USEABLE MATERIALS EFFICIENTLY. ACTUAL FIELD CONDITIONS MAY REQUIRE DECISIONS ON MATERIAL HANDLING AND USAGE. THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING SITE CONDITIONS.

5) THE CONTRACTOR SHALL STRIP TOPSOIL FROM AREAS TO BE GRADED AND STOCKPILE IT PRIOR TO SITE GRADING OPERATIONS. TOPSOIL SHALL BE STRIPPED TO WHATEVER DEPTH ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

6) DO NOT STOCKPILE SOIL MATERIALS NEAR THE EDGE OF EXCAVATIONS OR WITHIN DRIP LINES OF TREES TO REMAIN.

7) EXCESS MATERIAL GENERATED FROM TRENCH EXCAVATION OPERATIONS SHALL BE INCORPORATED IN THE UNIT PRICE BID FOR EXCAVATION INCLUDING EMBANKMENT CONSTRUCTION.

8) THE CONTRACTOR SHALL PERFORM EXCAVATION AND EMBANKMENT OPERATIONS AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS AND ACHIEVE THE FINISHED GRADES SHOWN ON

9) THE PLANS, EXCEPT AS NOTED:
   a. STRUCTURAL FILL SHALL BE PLACED AND COMPACTED UNDER ALL BUILDING SLABS, FOOTINGS AND PAVEMENT.
   b. ENGINEERED FILL SHALL BE PLACED AND COMPACTED UNDER ALL DRIVES, WALKS, STEPS AND RAMPS.
   c. STRUCTURAL AND ENGINEERED FILL SHALL BE WETTED OR DRIED TO NEAR ITS OPTIMUM MOISTURE CONTENT, PLACED IN LIFTS AND COMPACTED TO A MINIMUM PERCENT COMPACTION, ALL UNDER THE OBSERVATION AND TESTING OF A GEOTECHNICAL ENGINEER.
   d. SOIL OBTAINED ON-SITE MAY BE USED AS FILL MATERIAL PROVIDED IT IS FREE OF ORGANIC MATTER, DEBRIS, EXCESSIVE MOISTURE, AND ROCK FRAGMENTS 6" AND LARGER.
   e. NO SLAG, RIVER GRAVEL, RECYCLED PORTLAND CEMENT CONCRETE, RECLAIMED ASPHALT CONCRETE PAVEMENT OR RECLAIMED BITUMINOUS AGGREGATE BASE MAY BE USED.
   f. THE CONTRACTOR SHALL DISPOSE OFF-SITE ANY EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON-SITE.
   g. UNSUITABLE MATERIAL ENCOUNTERED DURING INSTALLATION OF PROPOSED IMPROVEMENTS (I.E. BUILDINGS, UTILITIES, PAVEMENT, ETC.) SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL OR STABILIZED IN-PLACE UTILIZING CONVENTIONAL MEASURES SUCH AS DISCING, AERATION OR RECOMPACTION. OTHER MEANS OF STABILIZATION SHALL BE AT THE DISCRETION OF THE OWNER OR GEOTECHNICAL ENGINEER.

9) IT IS THE INTENT OF THE SLOPES AND SPOT GRADES NOTED ON THE PLANS TO PROVIDE POSITIVE DRAINAGE TO STORM WATER COLLECTION POINTS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION.

10) EXPOSED PAVEMENT SUBGRADE AREAS SHALL BE MAINTAINED IN SUCH CONDITION THAT IT WILL BE WELL DRAINED AT ALL TIMES TO PREVENT PONDING OF WATER AFTER RAINS.

11) ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, ETC., LOCATED WITHIN PEDESTRIAN RIGHT-OF-WAYS SHALL BE FLUSH MOUNTED WITH THE WALKING SURFACE.

12) BEFORE ACCEPTANCE OF THE SUB-GRADE UNDER BUILDING SLABS OR PAVEMENT, A PROOF ROLL TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING SHALL BE PERFORMED IN THE PRESENCE OF THE DESIGN ENGINEER USING A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN FIFTEEN (15) TONS AT A MAXIMUM VEHICLE SPEED OF 3 MPH. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY THE DESIGN ENGINEER, AND REPLACE WITH COMPACTED BACKFILL, AS DIRECTED BY THE DESIGN ENGINEER OR GEOTECHNICAL ENGINEER. AUTHORIZED ADDITIONAL EXCAVATION AND REPLACEMENT MATERIAL SHALL BE PAID ACCORDING TO THE CONTRACT UNIT PRICES.

13) THE CONTRACTOR SHALL RECONSTRUCT ANY SUBGRADE DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER OR CONSTRUCTION ACTIVITIES WITHOUT ADDITIONAL COMPENSATION.

14) THE INTENT OF THE GRADING PLAN IS TO ASSIST THE ARCHITECT OR STRUCTURAL ENGINEER IN DETERMINING THE MINIMUM PROPOSED BUILDING FOOTING ELEVATIONS REQUIRED FOR FROST DEPTH. IF SITE CONDITIONS CHANGE, THE BOTTOM FOOTING ELEVATION MAY NEED TO INCREASE TO MAINTAIN THE MINIMUM FROST DEPTH COVER.

UTILITY NOTES:

1) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES WITHOUT INTERRUPTION, UNLESS NOTED IN THE PLANS. IN THE EVENT SERVICE IS DISRUPTED, THE CONTRACTOR SHALL IMMEDIATELY RECTIFY THE SITUATION WITH NO ADDITIONAL COMPENSATION.

2) THE CONTRACTOR SHALL PROTECT, SUPPORT AND SHORE UP ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION AND COORDINATE ALL WORK TO BE PERFORMED WITH EACH RESPECTIVE UTILITY COMPANY, INCLUDING WORK BEING PERFORMED DIRECTLY BY THE UTILITY COMPANIES, FOR MAIN OR SERVICE CONNECTIONS, DISCONNECTIONS, RELOCATIONS, DEMOLITION AND INSPECTIONS. THE CONTRACTOR SHALL SECURE AND PAY FOR ANY PERMITS, FEES AND UTILITY COMPANY CHARGES.

3) THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE NECESSARY LEVELS OF PROTECTION AND SAFEGUARDING OF ALL OPEN TRENCHES, WHEN WORK IS EITHER ACTIVE, COMPLETED AT THE END OF THE DAY OR SUSPENDED FOR ANY OTHER REASON. THIS INCLUDES TRENCH PROTECTION SUCH AS TRENCH BOXES, WOOD SHEETING AND BRACING, OR ANY OTHER METHOD DETERMINED BY THE CONTRACTOR TO MAINTAIN A SAFE WORKING ENVIRONMENT. ALL EXCAVATIONS SHALL COMPLY WITH APPLICABLE LAWS AND REGULATIONS (FEDERAL, STATE AND LOCAL).

4) WHERE THE PLANS PROVIDE FOR NEW CONDUIT TO BE CONNECTED TO OR CROSS OVER OR UNDER AN EXISTING UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING UTILITY BOTH AS TO LINE AND GRADE BEFORE BEGINNING TO LAY THE NEW CONDUIT.

5) "ADJUST TO GRADE" WORK FOR A MANHOLE OR CATCH BASIN INCLUDES BUILDING THE STRUCTURE UP TO GRADE OR REMOVING AND REBUILDING A PORTION OF THE STRUCTURE ALL WITHIN ONE (1) FOOT CHANGE IN ELEVATION INCLUDING REMOVAL AND RESETTING OF THE CASTING. "RECONSTRUCT TO GRADE" WORK INCLUDES REMOVING AND REBUILDING A PORTION OF THE STRUCTURE GREATER THAN ONE (1) FOOT IN HEIGHT, REPLACING MANHOLE STEPS, BOTTOM CHANNEL, LOOSE BRICKS, ETC. "ADJUST TO GRADE" OR "RECONSTRUCT TO GRADE" WORK INCLUDES THE REMOVAL AND REPLACEMENT OF ANY CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFER DEVICES ARE TO BE REPLACED.

6) THE CONTRACTOR SHALL JET-CLEAN ALL STORM SEWERS AND VACUUM CLEAN ALL MANHOLES AND CATCH BASINS BEFORE ACCEPTANCE BY THE OWNER.

7) ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

8) STORM SEWERS

STORM MAIN SEWERS SHALL BE ONE OF THE FOLLOWING:

   a. POLYVINYL CHLORIDE PIPE (PVC) 4" - 15" DIAMETER
      - ALL POLYVINYL CHLORIDE PIPE IN THIS SIZE RANGE SHALL CONFORM TO ASTM D-3034 SDR 35, SHALL BE INTEGRAL BELL AND SPIGOT TYPE, WITH JOINTS CONFORMING TO ASTM D-3212 AND ELASTOMERIC SEALS CONFORMING TO ASTM F-477.
      - ALL PIPE AND FITTINGS SHALL BE MARKED OR STENCILED IN CONFORMANCE WITH ASTM D-3034. ALL GASKETS SHALL BE MARKED OR STENCILED WITH THE ASTM SPECIFICATION DESIGNATION, NAME OR TRADEMARK OF THE MANUFACTURER, AND PIPE SIZE.
   b. POLYVINYL CHLORIDE PIPE (PVC) 18" - 27" DIAMETER
      - ALL LARGE DIAMETER POLYVINYL CHLORIDE PIPE SHALL CONFORM TO ASTM F-679, SHALL BE INTEGRAL BELL AND SPIGOT TYPE, WITH JOINTS CONFORMING TO ASTM D-3212 AND ELASTOMERIC SEALS CONFORMING TO ASTM F-477.
      - ALL PIPE AND FITTINGS SHALL BE MARKED OR STENCILED IN CONFORMANCE WITH ASTM F-679. ALL GASKETS SHALL BE MARKED OR STENCILED WITH THE ASTM SPECIFICATION DESIGNATION, NAME OR TRADEMARK OF THE MANUFACTURER, AND PIPE SIZE.
   c. CORRUGATED POLYETHYLENE PIPE 12" DIAMETER AND LARGER (NOT FOR USE UNDER PAVEMENT)
      - ALL CORRUGATED POLYETHYLENE PIPE IN THIS SIZE RANGE SHALL BE SMOOTH LINED CONFORMING TO ODOT 707.33. ALL PIPE AND FITTINGS SHALL BE MARKED OR STENCILED WITH THE APPROPRIATE CLASSIFICATION.
   d. REINFORCED CONCRETE PIPE
      - ALL REINFORCED CONCRETE CIRCULAR PIPE SHALL BE CLASS IV PIPE, CONFORMING TO ASTM C-76. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443 AS IT PERTAINS TO THE USE OF CONFINED O-RING RUBBER GASKETS PLACED IN GROOVES CAST IN THE SPIGOT OF THE PIPE SUCH THAT THE GASKETS WILL BE ENCLOSED ON ALL SIDES WHEN THE PIPE IS LAID AND THE JOINT IS COMPLETED. CEMENT USED IN MANUFACTURING PIPE AND FITTINGS SHALL BE TYPE I CONFORMING TO ASTM C-150.
      - ALL PIPE AND FITTINGS SHALL BE MARKED OR STENCILED WITH THE APPLICABLE ASTM SPECIFICATION DESIGNATION ON THE INTERIOR SURFACE OF THE PIPE. ALL GASKETS SHALL BE MARKED OR STENCILED WITH THE ASTM SPECIFICATION DESIGNATION, NAME OR TRADEMARK OF THE MANUFACTURER, AND PIPE SIZE.

9) ALL STORM SEWER JOINTS AND PIPES SHALL BE WATERTIGHT.

10) CLEVELAND WATER SERVICE CONNECTIONS
   a. CLEVELAND WATER RESERVES THE RIGHT TO APPROVE OR CHANGE PROPOSED SERVICE CONNECTION PLANS. CHANGES MAY BE MADE TO THE FOLLOWING COMPONENTS TO MEET CLEVELAND WATER STANDARDS:
      - PIPE ALIGNMENT, POSITION OR SIZE
      - METER TYPE, LOCATION AND SIZE
      - BACKFLOW PREVENTION DEVICE TYPE, LOCATION AND SIZE, ACCORDING TO THE DIVISION'S REQUIREMENTS
   b. CLEVELAND WATER HAS TWO TYPES OF SERVICES AND CONNECTIONS:
      - FIRE, WHICH IS UNMETERED SERVICE FOR THE PURPOSE OF FIRE SUPPRESSION AND OR FIRE HYDRANTS
      - DOMESTIC, WHICH IS METERED WATER SERVICE FOR ALL OTHER USES
   c. ALL SERVICE TAPS ARE TO BE PERFORMED BY CLEVELAND WATER OR A CONTRACTOR AUTHORIZED BY THE COMMISSIONER OF CLEVELAND WATER.
   d. A DOMESTIC SERVICE LINE SHALL SUPPLY NO MORE THAN ONE BUILDING UNLESS WRITTEN VARIANCE IS SOUGHT AND APPROVED BY CLEVELAND WATER.
   e. THE DEPTH OF THE SERVICE PIPE FROM THE WATER MAIN TO THE CURB VALVE FOR BOTH DOMESTIC AND FIRE SERVICE SHALL NOT BE LESS THAN SIX FEET FROM THE ESTABLISHED GRADE AND SHALL NOT BE LESS THAN FIVE FEET FROM ESTABLISHED GRADE FROM THE CURB VALVE TO THE POINT OF ENTRY INTO THE HOME OR BUILDING.
   f. ALL SERVICE PIPE FROM THE CURB VALVE TO THE HOME OR BUILDING WITH A NOMINAL DIAMETER OF TWO INCH AND LESS FOR DOMESTIC PURPOSES SHALL BE TYPE K COPPER FOR ALL CONNECTIONS 150 FEET AND LESS AS MEASURED FROM THE RIGHT-OF-WAY TO THE FACE OF HOME OR BUILDING.
   g. HIGH-DENSITY POLYETHYLENE (HOPE) SDR 9, MANUFACTURED FOR POTABLE WATER APPLICATION MAY BE USED IN LIEU OF COPPER UNDER THE FOLLOWING CONDITIONS:
      - THE SERVICE CONNECTION IS IN EXCESS OF 150 FEET AS MEASURED FROM THE RIGHT-OF-WAY TO THE FACE OF HOME OR BUILDING.
      - THE METER IS TO BE PLACED IN A VAULT IN THE RIGHT OF WAY OR IN AN EASEMENT CONTIGUOUS TO THE RIGHT-OF-WAY.
      - A DOUBLE-CHECK BACKFLOW PREVENTION DEVICE IS INSTALLED IN THE VAULT IMMEDIATELY DOWNSTREAM OF THE METER.
      - THE PIPING FROM THE MAIN TO THE METER AND WITHIN THE METER VAULT SHALL BE TYPE K COPPER. HDPE MAY ONLY BE USED FROM THE OUTLET OF THE METER ASSEMBLY TO THE HOUSE OR BUILDING.
      - HDPE PIPE MUST MEET ALL APPLICABLE PERFORMANCE STANDARDS FOR A PRESSURE RATED APPLICATIONS AS REQUIRED IN NSF/ANSI STANDARD 14, AND SHALL COMPLY WITH NSF/ANSI STANDARD 61 FOR HEALTH EFFECTS. HDPE PIPE MUST BE MARKED AS NSF-PW (NSF COMPLIANT FOR POTABLE WATER)
      - THE HDPE PIPE MUST MEET ALL REQUIREMENTS OF AWWA C901, AWWA C906, NSF 14, NSF 61 AND ASTM D3035. WHERE INTERMEDIATE JOINTS ARE NECESSARY CONNECTIONS MUST BE MADE BY EITHER THE USE OF A COMPRESSION COUPLING WITH INSERT RINGS OR BY CREATING A FUSION BUTT WELD.
   h. ALL MATERIAL BETWEEN THE CURB VALVE AND THE HOUSE OR BUILDING IS THE RESPONSIBILITY OF THE PROPERTY OWNER. WHERE HDPE PIPE IS USED, CLEVELAND WATER RECOMMENDS THAT THE OWNER INSTALL A TRACER TAPE SYSTEM SO THAT THEIR CONNECTION CAN BE LOCATED IN THE FUTURE AND THAT THE FIVE FEET DEPTH REQUIREMENTS ARE STRICTLY ADHERED TO SO THAT THE LINE IS NOT SUSCEPTIBLE TO FREEZING AS HDPE CANNOT BE THAWED BY CLEVELAND WATER.
   i. TYPE K COPPER MUST BE USED BETWEEN THE WATER MAIN AND THE CURB VALVES IN ALL INSTANCES. HDPE DOWNSTREAM OF THE CURB VALVE WILL ONLY BE CONSIDERED UPON A WRITTEN REQUEST BY THE APPLICANT TO CLEVELAND WATER.
   j. TYPE K COPPER MUST BE USED IN ALL FIRE SERVICE LESS THAN TWO-INCH IN DIAMETER WITH NO EXCEPTIONS.
   k. ALL SERVICE LINE MATERIALS AND INSTALLATION PROCEDURES MUST ALSO MEET LOCAL BUILDING AND FIRE CODE CRITERIA WHERE APPLICABLE.
   l. ALL SERVICE PIPES FROM THE CURB VALVE TO THE HOME OR BUILDING WITH A NOMINAL DIAMETER GREATER THAN TWO INCH SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE FOR ALL CONNECTIONS 150 FEET AND LESS AS MEASURED FROM THE RIGHT-OF-WAY TO THE FACE OF HOME OR BUILDING.
   m. PVC PRESSURE RATED PIPE SDR 18 OR THICKER AS PER ASTM D2241 MANUFACTURED FOR POTABLE WATER APPLICATION MAY BE USED IN LIEU OF CLASS 52 CEMENT LINED DUCTILE IRON PIPE FOR CONNECTIONS IN EXCESS OF 150 FEET AS MEASURED FROM THE RIGHT-OF-WAY TO THE FACE OF HOME OR BUILDING. DOMESTIC SERVICE LINES IN EXCESS OF 150 FEET ALSO REQUIRE A METER VAULT. IN SUCH INSTANCES, ALL THE PIPING FROM THE MAIN TO THE METER AND WITHIN THE METER VAULT SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. PVC MAY BE USED FROM THE OUTLET OF THE METER ASSEMBLY TO THE HOUSE OR BUILDING.
   n. THE PVC PIPE SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C900 FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FABRICATED FITTINGS, FOUR IN. THROUGH TWELVE- INCH (100 MM THROUGH 300 MM), FOR WATER DISTRIBUTION, OR AWWA STANDARD C909 FOR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PRESSURE PIPE, FOUR-INCH THROUGH TWELVE-INCH (100 MM THROUGH 300 MM), FOR WATER DISTRIBUTION AND CLEARLY MARKED AS SUCH. PVC WATER PIPE SHALL BE CERTIFIED TO NSF INTERNATIONAL STANDARD NO. 61.
   o. ALL MATERIAL BETWEEN THE CURB VALVE AND THE HOUSE OR BUILDING IS THE RESPONSIBILITY OF THE PROPERTY OWNER. WHERE PVC PIPE IS USED, CLEVELAND WATER RECOMMENDS THAT THE OWNER INSTALL A TRACER TAPE SYSTEM SO THAT THEIR CONNECTION CAN BE LOCATED IN THE FUTURE AND THAT THE FIVE FEET DEPTH REQUIREMENTS ARE STRICTLY ADHERED TO SO THAT THE LINE IS NOT SUSCEPTIBLE TO FREEZING AS PVC CANNOT BE THAWED BY CLEVELAND WATER.
      - CLASS 52 CEMENT LINED DUCTILE IRON PIPE MUST BE USED BETWEEN THE WATER MAIN AND THE CURB VALVES WITH NO EXCEPTIONS.
      - CLASS 52 CEMENT LINED DUCTILE IRON PIPE MUST BE USED FOR ALL FIRE SERVICE APPLICATIONS WITH NO EXCEPTIONS.
      - ALL SERVICE LINE MATERIALS AND INSTALLATION PROCEDURES MUST ALSO MEET LOCAL BUILDING AND FIRE CODE CRITERIA WHERE APPLICABLE.
   p. SERVICE PIPES SHALL NOT BE LAID IN SEWER TRENCHES EXCEPT IN ROCK EXCAVATION, IN WHICH CASE THE SERVICE PIPE MAY BE PUT ON A SHELF NOT LESS THAN EIGHT-INCHES WIDE, CUT INTO THE SIDE OF THE TRENCH. IN ALL OTHER CASES, THERE SHALL NOT BE LESS THAN FIVE FEET BETWEEN CENTERS OF SERVICE PIPES AND SEWER PIPES.
   q. WATER MAINS TWENTY-INCHES AND LARGER SHALL NOT BE TAPPED FOR SERVICE CONNECTIONS.
   r. TAPS LESS THAN ONE-INCH IN DIAMETER SHALL NOT BE APPROVED.
   s. NO HORIZONTAL BENDS ARE PERMITTED ON THE SERVICE PIPE PRIOR TO (UPSTREAM OF) THE CURB VALVE.
   t. ALL SERVICE CONNECTIONS REQUIRE CURB VALVES THAT SHALL BE LOCATED IN THE RIGHT OF WAY APPROXIMATELY THREE FEET BEHIND THE FACE OF CURB. FOR WATER MAINS IN EASEMENTS, CURB VALVES SHALL BE LOCATED APPROXIMATELY THREE FEET FROM THE WATER MAIN UNLESS OTHERWISE DIRECTED BY CLEVELAND WATER. IF NO CURB EXISTS, CRITERIA SHALL BE ESTABLISHED FROM EDGE OF PAVEMENT.
   u. ONLY ONE DOMESTIC SERVICE LINE MAY SUPPLY A HOME OR BUILDING UNLESS WRITTEN VARIANCE IS SOUGHT AND APPROVED BY CLEVELAND WATER.
   v. A FIRE SERVICE LINE SHALL SUPPLY NO MORE THAN ONE BUILDING. IF THE LOCAL FIRE DEPARTMENT REQUIRES LOOPING OF THE FIRE LINE THEN CLEVELAND WATER WILL EVALUATE THESE SITUATIONS ON A CASE BY CASE BASIS.
   w. UNDER NO CIRCUMSTANCES SHALL A SERVICE LINE CROSS PROPERTY LINES UNLESS ONE PARCEL IS LANDLOCKED AND THEREFORE HAS NO FRONTAGE TO THE WATER MAIN. IN CASES SUCH AS THESE, A COPY OF THE EASEMENT AGREEMENT BETWEEN THE IMPACTED PROPERTY OWNERS MUST BE SENT TO THE PERMITS AND SALES OFFICE, CLEVELAND WATER.
   x. A SERVICE CONNECTION TO A WATER MAIN SHALL BE PERMITTED ONLY IF THE WATER MAIN EXTENDS ACROSS THE FULL FRONTAGE OF THE PREMISES. ON CORNER LOTS OR LOTS THAT ARE ADJACENT TO MORE THAN ONE STREET, A SERVICE CONNECTION WILL BE PERMITTED ONLY IF THE LOT HAS A WATER MAIN THAT IS EXTENDED ACROSS THE FULL FRONTAGE AS WELL AS ACROSS THE PROPERTY LIMITS ON THE OTHER ADJACENT STREET(S) OR IF A VARIANCE IS GRANTED BY CLEVELAND WATER AND THE LOCAL COMMUNITY CONTAINING THE PARCEL.
   y. NO CASING IS PERMITTED ON SERVICE CONNECTIONS BETWEEN THE WATER MAIN AND CURB VALVE.
   z. A DOMESTIC SERVICE CONNECTION THAT COMES OFF THE FIRE SERVICE CONNECTION MUST BE TEED OFF IN THE RIGHT-OF-WAY BEFORE EITHER SERVICE LINE ENTERS THE METER OR THE BACKFLOW VAULT. THE FIRE SERVICE LINE IS NOT PERMITTED TO TEE OFF A DOMESTIC SERVICE LINE.
   aa. AN EXISTING SERVICE CONNECTION CAN BE REUSED ONLY IF THE NEW SERVICE PIPE AFTER THE CURB VALVE IS OF THE SAME NOMINAL DIAMETER AS THE EXISTING CONNECTION.
   ab. NO SERVICE CONNECTION CAN BE TAPPED OFF A DESIGNATED CIRCULATION MAIN. A CIRCULATION MAIN IS DEFINED AS A MAIN INSTALLED FOR THE PURPOSE OF PROVIDING CIRCULATION AND INSTALLED IN AN EASEMENT.
   ac. ONE-INCH CONNECTIONS SHALL HAVE A MINIMUM DISTANCE OF FIVE FEET BETWEEN TAPS WHEN THE TAPS ARE MADE ON THE SAME SIDE OF THE WATER MAIN. ONE-INCH CONNECTIONS MADE ON OPPOSITE SIDES OF THE WATER MAIN REQUIRE A MINIMUM HORIZONTAL SEPARATION OF EIGHTEEN INCHES. CONNECTIONS LARGER THAN ONE-INCH REQUIRE A MINIMUM DISTANCE OF FIVE FEET BETWEEN TAPS. A MINIMUM DISTANCE OF FIVE FEET IS REQUIRED BETWEEN THE TAP AND A HYDRANT TEE OR VALVES. A MINIMUM DISTANCE OF TWO FEET IS REQUIRED BETWEEN A TAP AND ANY BELL OR FITTING.
   ad. METER VAULTS ARE TO BE INSTALLED IN THE RIGHT-OF-WAY OR WITHIN THE WATER MAIN EASEMENT OR ADJACENT TO EITHER THE RIGHT-OF-WAY OR WATER MAIN EASEMENT IN A METER VAULT EASEMENT.
   ae. ONLY ONE METER SHALL BE SET ON ONE SERVICE LINE UNLESS THE OWNER IS INSTALLING A SEWER DEDUCT METER FOR IRRIGATION PURPOSES. THE DEDUCT METER IS TO BE PURCHASED FROM CLEVELAND WATER OR FROM AN APPROVED MANUFACTURER, IN WHICH CASE, THE METER MUST BE SENT TO CLEVELAND WATER'S METER SHOP TO BE CALIBRATED. CLEVELAND WATER READS BOTH THE DOMESTIC METER AND THE DEDUCT METER BUT IS NOT RESPONSIBLE FOR REPAIRS TO THE DEDUCT METER. THE LOCAL SEWER AUTHORITY HAS JURISDICTION OVER ALLOWING A SEWER DEDUCT METER.
   af. CLEVELAND WATER WILL NOT SUB METER ANY PROPERTY.
   ag. A METER VAULT IS REQUIRED WHEN THE SIZE OF THE METER IS 3-INCH AND GREATER UNLESS SPECIAL PERMISSION IS GRANTED BY THE COMMISSIONER OF WATER. A METER VAULT WILL ALSO BE REQUIRED IF THE DISTANCE BETWEEN THE EXISTING RIGHT-OF-WAY AND THE DOMESTIC SERVICE POINT OF ENTRY INTO THE BUILDING IS MORE THAN 150 FEET. THE METER MUST BE INSTALLED IMMEDIATELY AFTER ENTERING THE BUILDING IN A HORIZONTAL POSITION A MAXIMUM OF 36 INCHES FROM THE BASEMENT FLOOR. THE BACKFLOW DEVICE FOR A COMMERCIAL CONNECTION IS TO BE INSTALLED IMMEDIATELY AFTER THE METER.

DIVISION OF WATER POLLUTION CONTROL (WPC) NOTES:

1. THE DEPARTMENT OF BUILDING AND HOUSING MUST APPROVE PLANS PRIOR TO THE DIVISION OF WATER POLLUTION CONTROL'S FINAL APPROVAL (STATE AND FEDERAL PROJECTS ARE EXEMPTED).
2. IN ORDER TO RECEIVE A SEWER PERMIT, THE CONTRACTOR MUST BE A LICENSED AND BONDED SEWER BUILDER WITH THE CITY OF CLEVELAND, DEPARTMENT OF PUBLIC UTILITIES, DIVISION OF WATER POLLUTION CONTROL.
3. TO OBTAIN A LAY PERMIT IN THE STREET, A STREET OPENING PERMIT IS REQUIRED.
4. THE SEWER PLAN MUST SHOW THE SIZE, LENGTH, INVERT ELEVATION, SLOPE AND TYPE OF MATERIAL OF THE EXISTING AND PROPOSED SEWERS. THE PLAN SHALL ALSO SHOW THE DISTANCE FROM THE EXISTING/PROPOSED SEWER CONNECTION TO THE NEAREST MANHOLE IN THE STREET. THE CITY SEWER CONNECTION RECORDS SHOULD BE SHOWN ON THE SEWER PLAN: MANHOLE NUMBER, SLANT NUMBER, BOOK NUMBER & PAGE, FILE NUMBER ...FOR THIS PURPOSE, THE SEWER RECORD SHOULD BE CHECKED FOR AVAILABILITY AT WPC OFFICE. ADDITIONALLY, THE SEWERS LOCATED WITHIN THE RIGHT OF WAY MUST BE LABELED CORRECTLY AS "EXISTING" OR "PROPOSED" ALONG WITH "SANITARY", "STORM" OR "COMBINED".
5. A 3 FT MINIMUM COVER IS REQUIRED FOR ALL PROPOSED SEWER CONNECTIONS IN THE CITY RIGHT OF WAY.
6. USE 6" MINIMUM FOR THE SIZE OF THE PROPOSED SEWER CONNECTIONS IN THE CITY RIGHT OF WAY. ALSO, USE A 1% MINIMUM SLOPE FOR THE PROPOSED 6" AND 8" SEWER CONNECTIONS IN THE CITY RIGHT OF WAY.
7. THE SEWER PLAN MUST SHOW THE ELEVATION OF THE FINISHED FLOOR AND BASEMENT FLOOR.
8. THE FOLLOWING NOTE MUST BE ADDED ON THE SEWER PLAN: "THE CONTRACTOR MUST OBTAIN A SEWER PERMIT FROM THE CITY OF CLEVELAND, DIVISION OF WATER POLLUTION CONTROL, PRIOR TO PERFORMING THE SEWER WORK".
9. A PREMIUM JOINT VITRIFIED CLAY PIPE (VCP) TEST TEE MUST BE PROVIDED WITH EACH SEWER CONNECTION. THE TEST TEE SHOULD BE INSTALLED IN THE PROPERTY AT 1 FT TO 2 FT FROM THE RIGHT OF WAY. INSTEAD OF INSTALLING A TEST TEE, A MANHOLE MAY BE REQUIRED IN SOME CASES.
10. NEW CONSTRUCTION (INCLUDING NEW HOUSES AND/OR BUILDINGS) MUST HAVE NEW SEWER CONNECTIONS FROM THE MAIN SEWER TO THE PROPERTY. EXISTING CONNECTIONS CAN BE USED IF THEY ARE IN GOOD WORKING CONDITION. ONCE THE SEWER PERMIT IS ISSUED AND THE EXISTING SEWER CONNECTION IS EXPOSED BY THE CONTRACTOR, WPC WILL INSPECT AND DETERMINE THE CONDITION.
11. IN THE CITY RIGHT OF WAY, THE DIFFERENCE OF INVERT ELEVATIONS BETWEEN A MANHOLE AND A STORM SEWER CONNECTION THAT TIES TO THIS MANHOLE MUST NOT EXCEED 10 FT.
12. IN THE CITY RIGHT OF WAY, THE DIFFERENCE OF INVERT ELEVATIONS BETWEEN A MANHOLE AND A SANITARY/COMBINED SEWER CONNECTION THAT TIES TO THIS MANHOLE MUST NOT EXCEED 2 FT.
13. IT IS PROHIBITED TO USE PVC SEWER PIPE IN THE CITY RIGHT OF WAY.
14. IN THE CITY RIGHT OF WAY, ALL NEW PIPE, 18" AND SMALLER, INCLUDING THE TEST TEE, MUST BE VCP WITH PREMIUM JOINTS. DUCTILE IRON PIPE (DIP), INCLUDING THE TEST TEE, REQUIRES SPECIAL APPROVAL BY WPC ENGINEERING SECTION.
15. IN THE CITY RIGHT OF WAY, ALL NEW PIPE 21" AND LARGER MUST BE REINFORCED CONCRETE PIPE (RCP) WITH PREMIUM JOINTS. DUCTILE IRON PIPE (DIP) REQUIRES SPECIAL APPROVAL BY WPC ENGINEERING SECTION.
16. IN THE CITY RIGHT OF WAY, A MANHOLE MUST BE USED WHEN A NEW CONNECTION DESTROYS THE STRUCTURAL INTEGRITY OF THE SEWER PIPE IT IS JOINING. FINAL DETERMINATION WILL BE MADE BY WPC ENGINEERING SECTION.
17. IF A NEW SEWER CONNECTION IS REQUIRED, IT IS RECOMMENDED TO TIE TO AN EXISTING MANHOLE. CORING INTO THE MANHOLE IS REQUIRED.
18. WHEN A CONNECTION IS TIED TO A VCP SEWER PIPE, IT IS PROHIBITED TO USE A SADDLE; INSTEAD USE A VCP WYE BRANCH OR A VCP TEE.
19. WHEN A CONNECTION IS TIED TO A BRICK OR CONCRETE SEWER PIPE, CORE INTO THE PIPE AND USE A SADDLE.
20. SEWER SERVICE CONNECTIONS TO CITY CATCH BASINS ARE PROHIBITED.
21. ALL CATCH BASINS/STORM SEWER STRUCTURES LOCATED WITHIN PRIVATE PROPERTY WITH AN OUTLET TO THE CITY SEWER(S) MUST HAVE A TRAP AND 2 FT MINIMUM SUMP.
22. STORMWATER DETENTION MAY BE REQUIRED WITHIN PRIVATE PROPERTY IF IT IS DETERMINED BY WPC ENGINEERING SECTION (HOUSE CONNECTION PLANS ARE EXCLUDED). STORM FLOW AND/OR STORMWATER CALCULATIONS MAY BE REQUIRED.
23. ELIMINATION OR REDUCTION OF STORMWATER FLOW INTO PUBLIC SEWERS IS HIGHLY RECOMMENDED, WHENEVER FEASIBLE, THROUGH THE USE OF STORMWATER BEST MANAGEMENT PRACTICES (I.E. PERMEABLE PAVEMENT, BIORETENTION, RAIN BARREL, ETC.).
24. IN ADDITION WPC APPROVAL, A LETTER OF AUTHORIZATION FROM THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORSD) MAY BE REQUIRED. THIS WILL BE DETERMINED BY WPC ENGINEERING SECTION. NEORSD CONTACT NUMBER IS (216) 881-6600.
25. ANY DEVIATION FROM THE SEWER REQUIREMENTS MUST BE APPROVED BY WPC ENGINEERING SECTION.
26. IF YOU HAVE QUESTIONS REGARDING THE REQUIREMENTS CALL THE WPC ENGINEERING OFFICE AT (216) 664-3638, (216) 664-3783, (216) 420-7638 OR (216) 664-2756.

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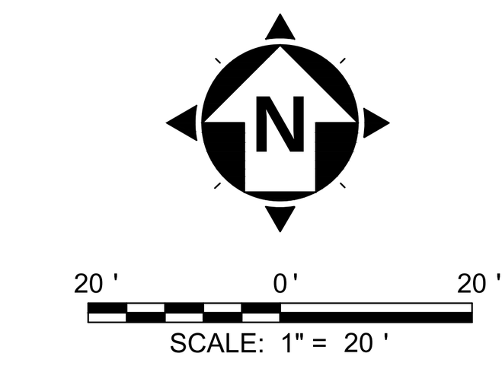
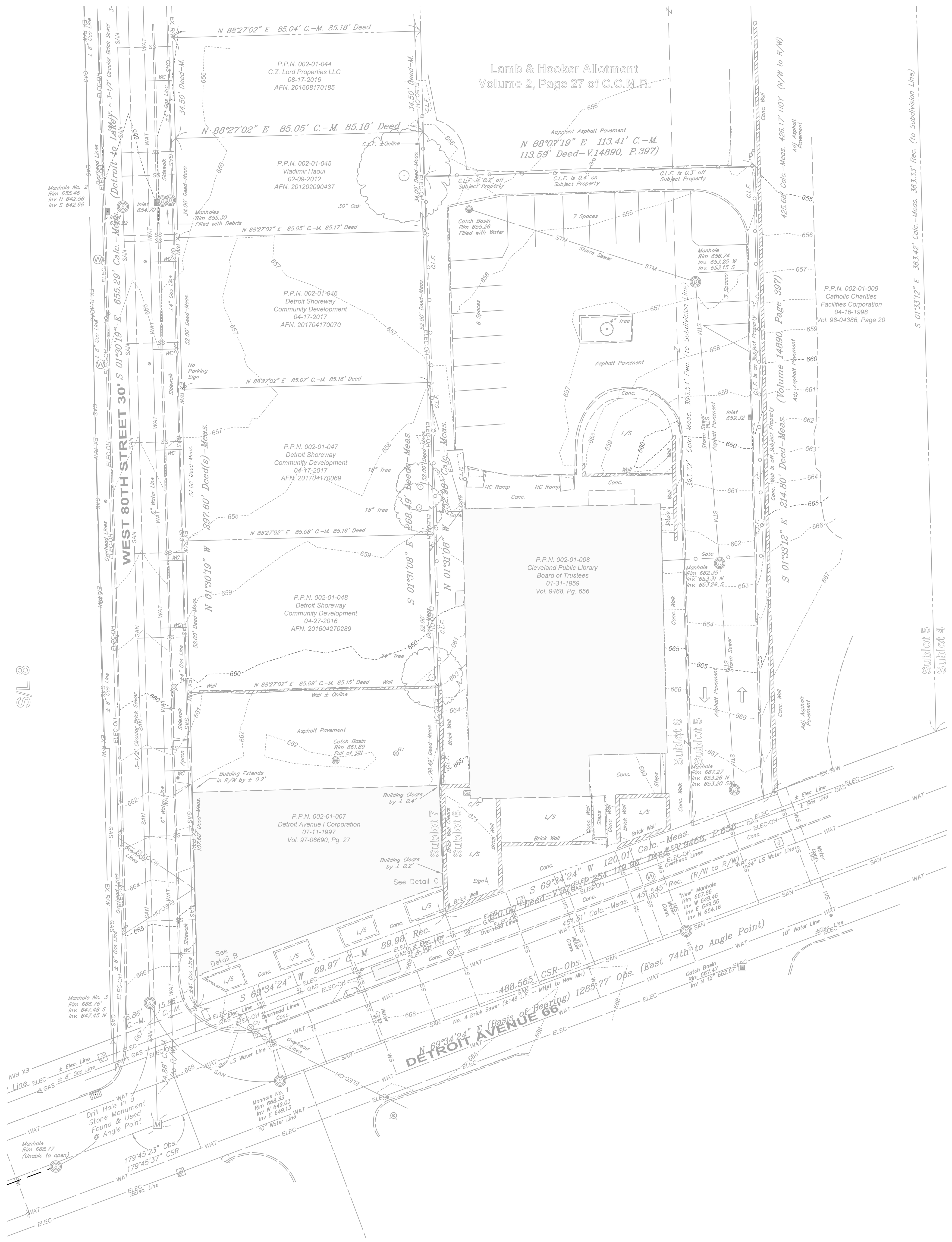
No.	Description	Date
	80% Permit Submittal	09.23.21

SITE GENERAL NOTES

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C100
Scale:	As indicated





EXISTING CONDITIONS NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS DRAWING WERE PROVIDED BY RIVERSTONE. THE SURVEY WAS COMPLETED IN JANUARY 2020.
2. THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE CONSTRUCTION PLANS WERE OBTAINED FROM VARIOUS SOURCES INCLUDING, BUT NOT LIMITED TO, FIELD OBSERVATIONS (E.G. ABOVE GROUND FEATURES, FLAGGED OR PAINTED MARKED UNDERGROUND UTILITIES) AND RECORDS MADE AVAILABLE (E.G. ORIGINAL CONSTRUCTION PLANS, AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICE MAPS, GIS DATABASES, AERIAL PHOTOGRAPHY) TO CREATE A COMPOSITE DRAWING OF EXISTING CONDITIONS. ALTHOUGH GRAPHICALLY SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE, THERE IS NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THE COMPLETENESS, CORRECTNESS OR ACCURACY OF SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTENCE AS WELL AS THE ACTUAL LOCATION, ALIGNMENT, AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN AND ADJACENT TO THE GENERAL LIMITS OF THESE IMPROVEMENTS INCLUDING WATERLINES, SANITARY AND STORM SEWERS, GAS LINES, COMMUNICATION LINES/BANKS, ELECTRIC LINES, ETC. THIS MAY REQUIRE EXPLORATORY EXCAVATIONS TO BE PERFORMED BY THE CONTRACTOR FOR WHICH HE WILL NOT BE REIMBURSED. THE CONTRACTOR SHALL NOT ASSUME EXISTING UTILITIES WERE INSTALLED AT TYPICAL OR STANDARD DEPTHS OR AT UNIFORM SLOPES, GRADES OR DEPTHS BETWEEN ACCESS POINTS (CATCH BASINS, MANHOLES, JUNCTION CHAMBERS, ETC.)
4. THE CONTRACTOR SHALL CONFIRM OR LOCATE ALL UNDERGROUND UTILITIES WITHIN EXCAVATION LIMITS, WHETHER OR NOT SHOWN ON THE CONSTRUCTION PLANS OR FIELD MARKED BY OUPS, OGPUPS OR OTHER UTILITY MARKING SERVICE. THE CONTRACTOR SHALL DOCUMENT ANY UTILITY NOT SHOWN OR DIFFERING FROM THE CONSTRUCTION PLANS, AND PROVIDE THE INFORMATION TO THE OWNER SHOWING LOCATIONS WITH MEASUREMENTS TO REFERENCE POINTS. ANY RESULTING UTILITY CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND DESIGN ENGINEER.
5. THE LOCATION OF ALL ABANDONED IN-PLACE FACILITIES MAY NOT BE SHOWN ON THESE PLANS.
6. THE SURVEY AND STREET ALIGNMENTS SHOWN WERE OBSERVED IN THE FIELD FOR CONSTRUCTION PURPOSES ONLY, AND MAY NOT BE SUITABLE FOR PROPERTY LINE SURVEYS OR OTHER PURPOSES.
7. THE CONTRACTOR SHALL PRESERVE BENCHMARKS AND REFERENCE POINTS. IN CASE OF DISTURBANCE, THE CONTRACTOR SHALL REPLACE THEM AT THE CONTRACTOR'S EXPENSE, BE RESPONSIBLE FOR ANY ERRORS THAT MAY BE CAUSED BY THEIR LOSS OR DISTURBANCE, AND FURNISH A CERTIFICATION BY A REGISTERED SURVEYOR THAT THE LAND MONUMENTS HAVE BEEN RESTORED.

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INTERIOR DESIGN
URBAN PLANNING

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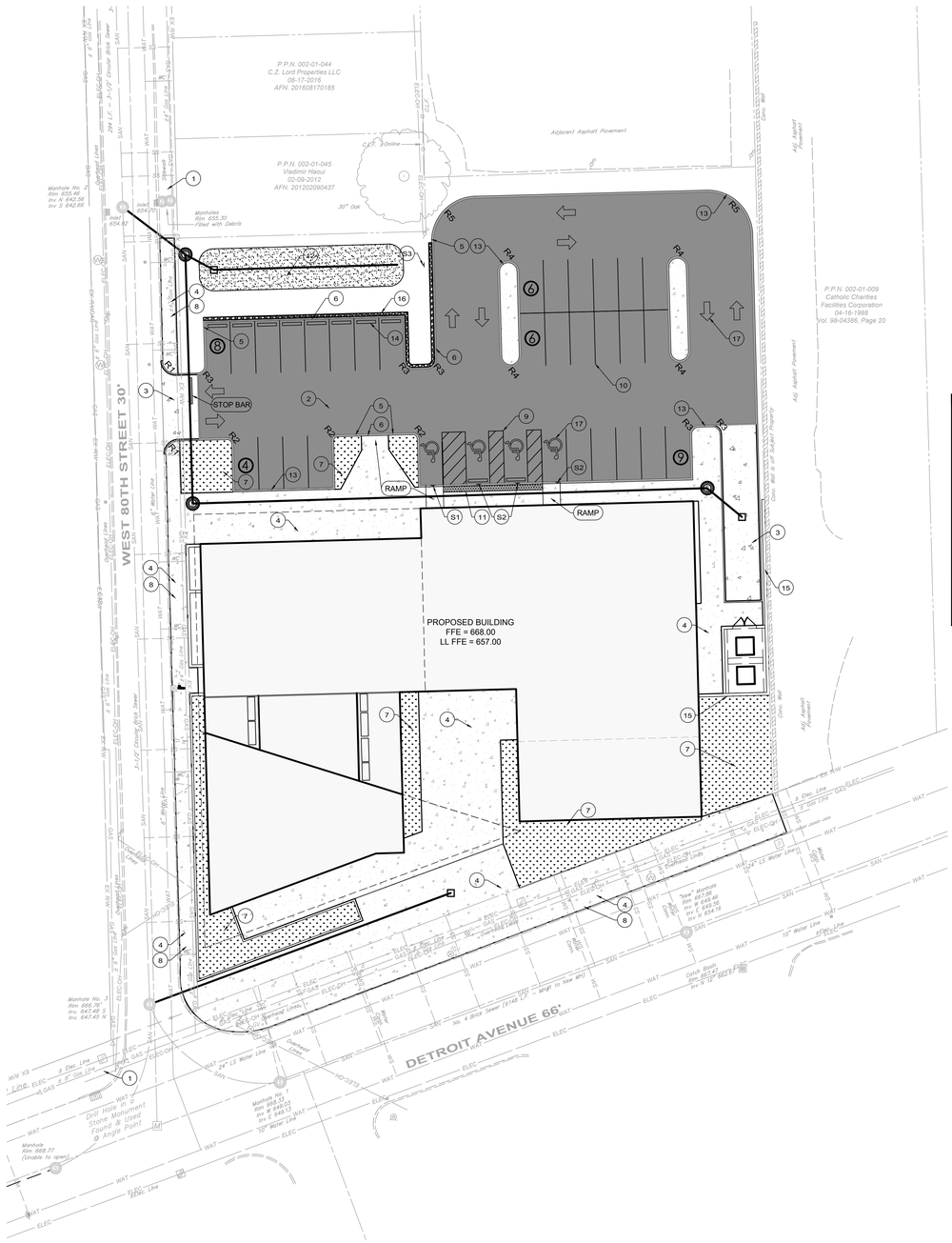
Karam Senior Living
DSCDO
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

EXISTING CONDITIONS PLAN

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C200
Scale:	As indicated



NOTES

1) SEE EXISTING CONDITIONS PLAN SHEET C200 FOR SURVEY CONTROL COORDINATES AND BENCH MARKS.
2) EXISTING CONDITIONS ARE GRAPHICALLY SHOWN IN LIGHT GRAY ON THIS SHEET FOR CLARITY PURPOSES.
3) PROPOSED DEMOLITION PLAN ITEMS ARE NOT SHOWN ON THIS SHEET FOR CLARITY PURPOSES.
4) PROPOSED BUILDINGS AND RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND THE LOCATION OF FROST-FREE SLABS, FOOTINGS AND DOWNSPOUTS.
5) ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

SIGN LEGEND

S1	RESERVED PARKING / VAN ACCESSIBLE	R7-8 12x18 R7-8a 18x9
S2	RESERVED PARKING	R7-8 12x18
S3	BIORETENTION CELL AREA / SIGN TO BE INSTALLED ON TOP OF SLOPE	BIORETENTION AREA 12x18

LAYOUT LEGEND

#	NUMBER OF PARKING SPACES IN AISLE	9	ACCESS AISLE MARKING
1	EX. SIDEWALK	10	PARKING STALL LINE (TYP.)
2	STANDARD DUTY ASPHALT PAVEMENT	11	CURB RAMP W/DETECTABLE WARNING PLATES
3	CONCRETE PAVEMENT	12	BIORETENTION AREA (SEE LANDSCAPE PLAN FOR DETAILS)
4	CONCRETE WALK (4" THICK)	13	6" VERTICAL CURB
5	BEGIN/END VERTICAL CURB W/ 5' TRANSITION	14	CONCRETE BUMPER BLOCK (TYP.)
6	DEPRESSED CURB (0" CURB FACE)	15	RETAINING WALLS PER ARCHITECTURAL DRAWINGS
7	GRASS LANDSCAPE	16	GRAVEL STRIP (1' WIDE)
8	REPLACE EXISTING SIDEWALK	17	PAVEMENT MARKINGS (TYP.) (SEE DETAILS SHEET C700)

LOT AREA	1.2 ACRES
LOT FRONTAGE: W. 80TH ST.	263.60'
LOT FRONTAGE: DETROIT RD.	209.98'
PARKING SPACES PROVIDED	33
DRIVE AISLE WIDTH	22'
PARKING STALL SIZE	8.5' X 18'

CURB RADIUS (FACE OF CURB)	
R1	5'
R2	2'
R3	3'
R4	3.5'
R5	15'

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No.	Description	Date
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SITE PLAN

Project Number	210800
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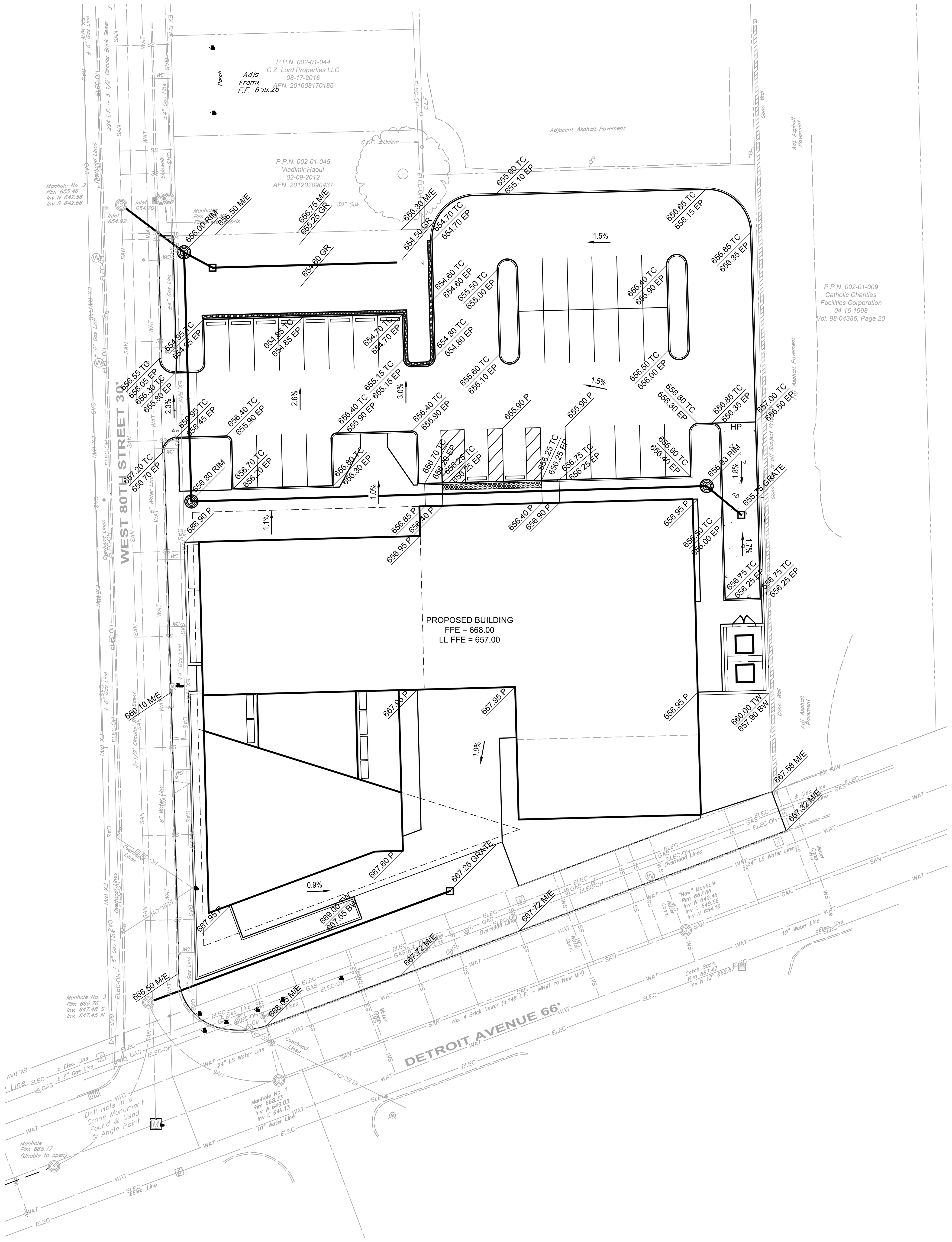

SCALE: 1" = 20'

LEGEND

TC	-	TOP OF CURB
P	-	PAVEMENT
EP	-	EDGE OF PAVEMENT
LP	-	LOW POINT
HP	-	HIGH POINT
GB	-	GRADE BREAK
M/E	-	MATCH EXISTING

GRADING NOTES

1. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS AND MATERIALS OF CONSTRUCTION. THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUITABILITY OF MATERIAL UNDERLYING THE PROJECT SITE. THE CONTRACTOR SHALL PERFORM INVESTIGATIONS OR TESTING NECESSARY TO ADEQUATELY DETERMINE OR ESTIMATE TO HIS SATISFACTION ANY EXISTING SITE CONDITION WHICH COULD AFFECT HIS BID OR THE PERFORMANCE OF THE PROPOSED IMPROVEMENTS. THIS COULD INCLUDE, BUT NOT BE LIMITED TO, UNSUITABLE OR UNSTABLE SOIL/SUBSURFACE CONDITIONS, ROCK, WATER (PERCHED OR FREE), SPRINGS, OBSTRUCTIONS, ETC. SEE THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL INFORMATION.
2. THE CONTRACTOR SHALL PROVIDE FINAL GRADING TO WITHIN 1" OF GRADES SHOWN ON THE GRADING PLANS.
3. THE CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, PAVEMENTS AND OTHER FACILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE GRADED, TO WHATEVER DEPTH ENCOUNTERED, AND IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL.
5. EXCESS MATERIAL GENERATED FROM TRENCH EXCAVATIONS SHALL BE INCORPORATED IN THE BID.
6. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL EXPLORATION REPORT FOR EXCAVATION AND EMBANKMENT TO CONSTRUCT THE IMPROVEMENTS AND ACHIEVE THE FINISHED GRADES SHOWN.
7. NO SLAG, RIVER GRAVEL, RECYCLED PORTLAND CEMENT CONCRETE (RPCC), RECLAIMED ASPHALT CONCRETE PAVEMENT (RACP) OR RECLAIMED BITUMINOUS AGGREGATE BASE (RBAB) SHALL BE USED AS FILL OR EMBANKMENT.
8. EXPOSED PAVEMENT SUBGRADE AREAS SHALL BE MAINTAINED IN CONDITIONS TO PREVENT PONDING OF WATER AFTER RAINS. THE CONTRACTOR SHALL RECONSTRUCT ANY SUBGRADE DAMAGED BY RAIN, ACCUMULATED WATER, FROST, FREEZING TEMPERATURES OR CONSTRUCTION ACTIVITIES WITHOUT ADDITIONAL COMPENSATION.

12. BEFORE ACCEPTANCE OF THE SUB-GRADE UNDER PAVEMENT, A PROOF ROLL TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE USING A SINGLE UNIT, TANDEM-AXLE DUMP CAPABLE OF BEING LOADED TO 30,000 POUND AXLE LOAD WITH A GROSS VEHICLE WEIGHT OF 60,000 POUNDS. TIRE PRESSURE SHALL BE MAINTAINED AT 90 PSI. LOADING SHALL BE VERIFIED BY A CERTIFIED WEIGHT SLIP. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, AND REPLACE WITH COMPACTED BACKFILL, AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
13. PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND THE LOCATION OF FROST-FREE SLABS, FOOTINGS AND DOWNSPOUTS.

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GRADING PLAN

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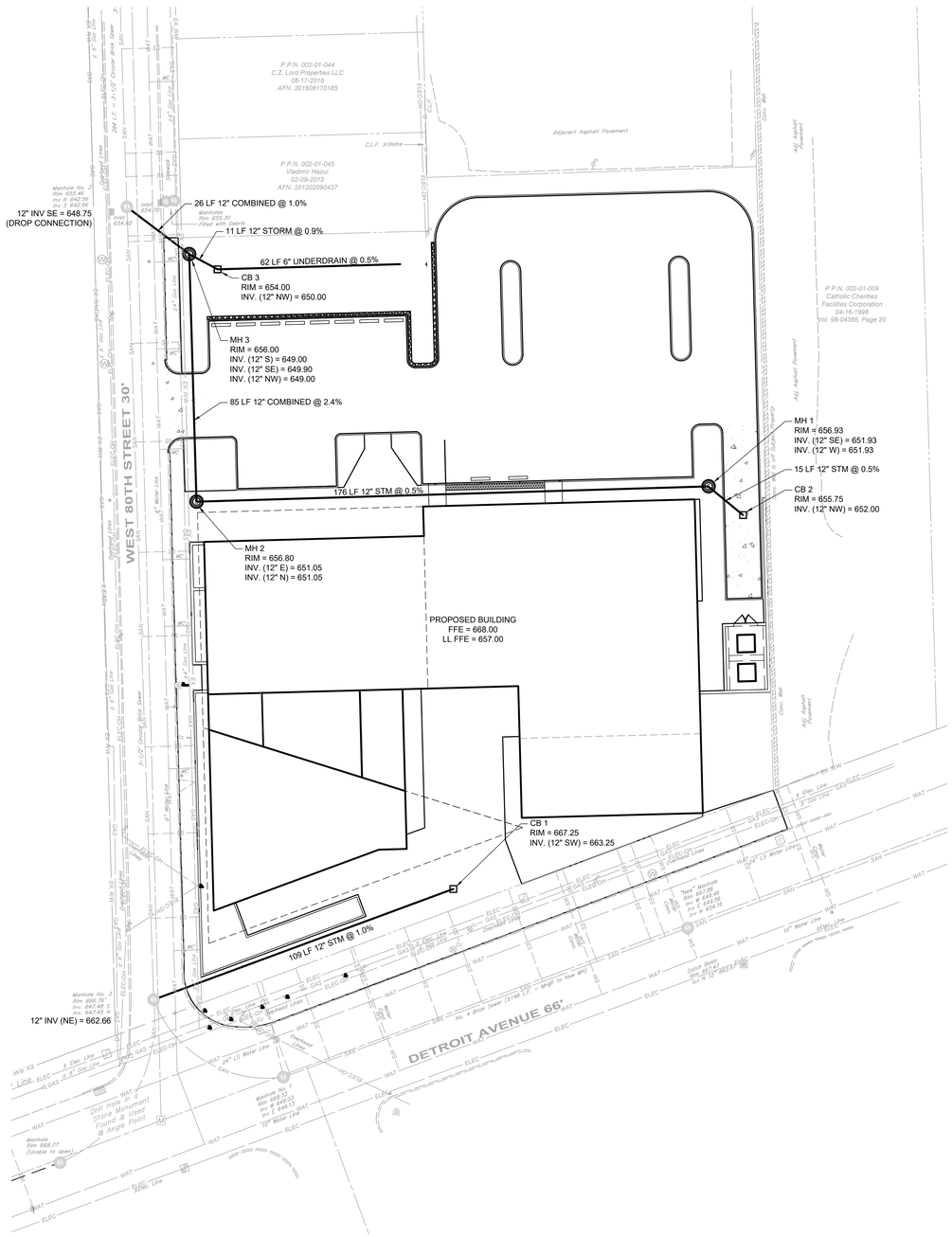

20 ' 0 ' 20 '

SCALE: 1" = 20 '

NOTES

1) SEE SURVEY SITE PLAN BY RIVERSTONE FOR SURVEY CONTROL COORDINATES AND BENCH MARKS.

2) EXISTING CONDITIONS ARE GRAPHICALLY SHOWN IN LIGHT GRAY ON THIS SHEET FOR CLARITY PURPOSES.

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY FIELD OBSERVATIONS, FROM EXISTING RECORDS, AND/OR FROM THE OWNERS OF THE RESPECTIVE UTILITIES. THE INFORMATION AS SHOWN IS BELIEVED TO BE CORRECT; HOWEVER, THE COMPLETENESS AND ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL THE VARIOUS UTILITY COMPANIES (PUBLIC AND PRIVATE) TO VERIFY THE EXISTENCE, LIMITS AND/OR LOCATION OF ANY UTILITIES WHICH MAY BE ALONG THE ROUTE OR WITHIN THE VICINITY OF THIS IMPROVEMENT.

4) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTENCE AS WELL AS THE ACTUAL LOCATION, ALIGNMENT, AND ELEVATIONS OF ALL EXISTING UTILITIES/FACILITIES WITHIN AND/OR ADJACENT TO THE GENERAL LIMITS OF THESE IMPROVEMENTS INCLUDING WATERLINES, SANITARY AND STORM SEWERS, GAS LINES, COMMUNICATION LINES/BANKS, ELECTRIC LINES, ETC. THIS MAY REQUIRE EXPLORATORY EXCAVATIONS TO BE PERFORMED BY THE CONTRACTOR FOR WHICH HE WILL NOT BE REIMBURSED. THE CONTRACTOR SHALL NOT ASSUME THAT EXISTING UTILITIES/CONDUITS WERE INSTALLED AT TYPICAL/STANDARD DEPTHS OR AT UNIFORM SLOPES/GRADES/DEPTHS BETWEEN ACCESS POINTS (CATCH BASINS, MANHOLES, JUNCTION CHAMBERS, ETC.)

5) PROPOSED LIGHT POLES ARE SHOWN FOR LOCATION AND OFFSET PURPOSES ONLY. REFER TO THE ELECTRICAL PLANS FOR FINAL COLOR, FIXTURE TYPE, POLE TYPE, ETC.

6) THE CONTRACTOR MUST OBTAIN STORM AND SANITARY SEWER PERMITS FROM THE CITY OF CLEVELAND, DIVISION OF WATER POLLUTION CONTROL, PRIOR TO PERFORMING THE SEWER WORK.

STORM

1. PROVIDE 24" SUMP AND TRAP IN LAST STRUCTURE BEFORE R/W. TRAP SHALL BE NEEHAH R-3701 TRAP OR APPROVED EQUAL.
2. PROVIDE ANTI-SEEP COLLAR ALONG OUTLET PIPE (SEE DETAIL SHEET)

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No.	Description	Date
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UTILITY PLAN

Project Number	210800
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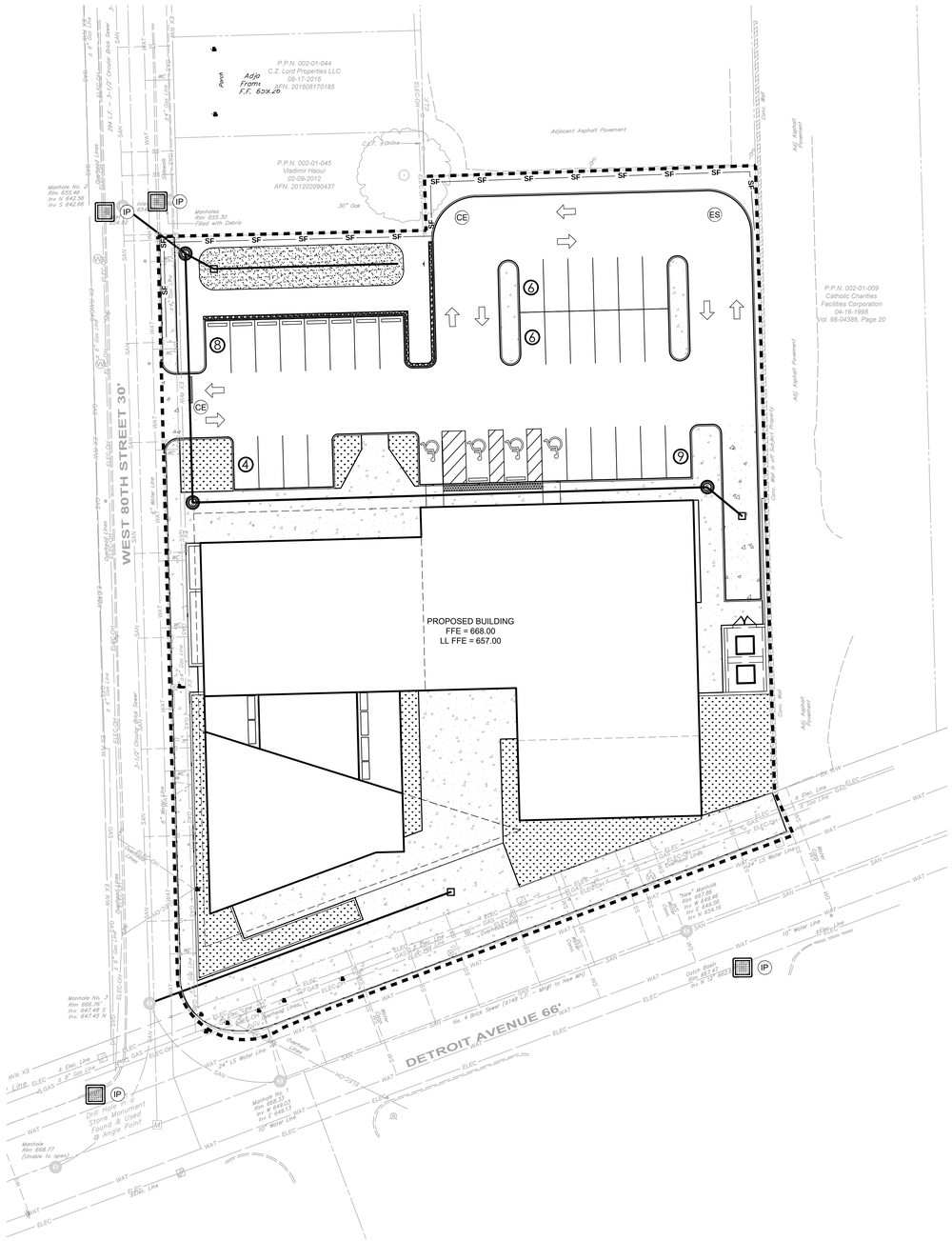

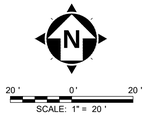

SHEET CODED NOTES

- SDL — SOIL DISTURBANCE LIMIT
- CE — CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT
- IP — STORM INLET PROTECTION; DANDY BAG
- ES — EQUIPMENT STAGING
- SF — SILT FENCE

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No.	Description	Date
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STORMWATER POLLUTION PREVENTION PLAN

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C600
Scale:	As indicated

SITE AND PROJECT INFORMATION

PROJECT NAME AND LOCATION:

OWNER'S REPRESENTATIVE INFORMATION:

GENERAL CONTRACTOR INFORMATION:
(TO BE COMPLETED UPON AWARD OF CONTRACT)

BUSINESS NAME

STREET ADDRESS

CITY STATE ZIP CODE

CONTACT INFORMATION FOR PERSON RESPONSIBLE FOR AUTHORIZING AND AMENDING THE SWPPP:

CONTACT NAME PHONE NUMBER

EMAIL ADDRESS

PROJECT DESCRIPTION:

PRIOR LAND USE:

TYPE OF CONSTRUCTION:

_ MAINTENANCE	_ RETAIL DEVELOPMENT
_ REDEVELOPMENT	_ COMMERCIAL DEVELOPMENT
_ MANUFACTURING	X RESIDENTIAL SUBDIVISION
_ HEALTH FACILITY	_ INDUSTRIAL PARK
X OTHER: LIBRARY	

SITE AREA SUMMARY:

TOTAL PROJECT SITE AREA:	1.20	AC.
AREA TO BE DISTURBED:	1.10	AC.
PRE-DEVELOPMENT IMPERVIOUS AREA:	0.72	AC.
POST-DEVELOPMENT IMPERVIOUS AREA:	0.99	AC.
INCREASE OF IMPERVIOUS AREA:	37.5	%
PRE-DEVELOPMENT RUN-OFF COEFFICIENT:	82.7	
POST-DEVELOPMENT RUN-OFF COEFFICIENT:	95.0	

NAME OF RECEIVING STREAM OR SURFACE WATER:
COMBINED SEWERS ON DETROIT AVENUE AND W. 80TH STREET
SUBSEQUENT RECEIVING WATERS:
WWTP
ESTIMATED CONSTRUCTION START DATE:
ESTIMATED CONSTRUCTION COMPLETION DATE:

SITE SOIL TYPES AND DESCRIPTIONS:
NAME DESCRIPTION

SOIL PROTECTION CHART

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING			○	○	⊗	⊗	⊗	⊗	○	○		
TEMPORARY SEEDING			○	○	⊗	⊗	⊗	⊗	○	○		
SODDING			⊗	⊗	⊗	⊗	⊗	⊗	⊗			
MULCHING	○	○	○	○	○	○	○	○	○	○	○	○

⊗ - IRRIGATION NEEDED

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE PRACTICES AND REQUIREMENTS IN THE CURRENT STANDARDS AND SPECIFICATIONS FOR:
   - ODNR RAINWATER AND LAND DEVELOPMENT MANUAL
   - OHIO EPA GENERAL PERMIT FOR CONSTRUCTION SITE STORM WATER
   - LOCAL REGULATIONS
2. THE CONTRACTOR MUST SUBMIT A CO-PERMITTEE APPLICATION TO THE OHIO EPA PRIOR TO BEGINNING WORK AND BE RESPONSIBLE FOR ALL TERMS AND CONDITIONS OF THE NPDES GENERAL PERMIT UNTIL A NOTICE OF TERMINATION (NOT) IS SUBMITTED.
3. PRIOR TO COMMENCING WORK, SUBCONTRACTORS INVOLVED IN SWPPP IMPLEMENTATION OR ACTIVITIES THAT IMPACT STORM WATER SHALL COMPLETE THE "SUBCONTRACTOR CERTIFICATION /AGREEMENT FOR SWPPP" ACKNOWLEDGING THEY UNDERSTOOD THE CONDITIONS AND THEIR RESPONSIBILITIES.
4. ALL CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN AN AUTHORIZED C&D LANDFILL.
5. THE CONTRACTOR SHALL REMOVE ALL MUD, SOIL OR DEBRIS DEPOSITED ON ROADS AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE DAY.
6. THE CONTRACTOR SHALL USE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT MOVEMENT INTO STORM SEWERS, WETLANDS AND STREAMS. SPECIAL PRECAUTIONS IN CONSTRUCTION EQUIPMENT USE SHALL BE MADE TO PREVENT SITUATIONS THAT PROMOTE EROSION. CLEANUP SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB EROSION CONTROL MEASURES.
7. SOIL STOCKPILES SHALL BE RINGED WITH SILT FENCE ALONG THE BOTTOM FOOTPRINT. IF THE STOCKPILE WILL BE INACTIVE FOR 14 DAYS OR MORE, THE SURFACE SHALL BE SEEDED OR STABILIZED WITHIN 7 DAYS OF LAST ACTIVITY.
8. IF UNFORESEEN CONDITIONS ARE ENCOUNTERED, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NECESSARY. IF THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT COULD DISCHARGE POLLUTANTS TO SURFACE WATERS, REVISIONS TO THE SWPPP MUST BE COMPLETED AS SOON AS PRACTICAL AND PRIOR TO THE NEXT STORM EVENT. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUESTED BY THE OWNER, SOIL AND WATER CONSERVATION DISTRICT OR OHIO EPA.
9. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED SUCH THAT A MINIMUM AREA OF THE SITE IS DISTURBED AT A TIME. LESS THAN 50% OF THE SITE SHALL BE DENUDED AT A TIME.
10. THE CONTRACTOR MAY NEED ADDITIONAL DEWATERING OR EROSION AND SEDIMENTATION PREVENTION MEASURES TO CONTEND WITH GROUNDWATER, GROUNDWATER, STORM WATER AND SEDIMENT BEARING DRAINAGE SHALL BE FILTERED OR PONDED TO REMOVE SEDIMENT, DEBRIS AND OTHER POLLUTANTS PRIOR TO DISCHARGE FROM THE SITE (I.E. SETTLING IN PLACE, DEWATERING INTO A SUMP PIT OR FILTER BAG). SETTLED MATERIAL SHALL BE DISPOSED OF IN A STABILIZED LOCATION WHERE IT WILL NOT BE CARRIED OFF-SITE OR INTO A STORM SEWER BY RAINFALL. WATER WITH A VISIBLE SHEEN MUST BE REMOVED BY A VACUUM TRUCK. THERE SHALL BE NO TURBID OR MURKY DISCHARGES TO SURFACE WATERS RESULTING FROM DEWATERING ACTIVITIES. GROUNDWATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS DOES NOT REQUIRE TREATMENT PRIOR TO DISCHARGE, BUT CARE MUST BE TAKEN SO IT DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES OR ERODE THE DISCHARGE AREA.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CLEARING, GRUBBING, GRADING OR OTHER CONSTRUCTION ACTIVITY AND CONTINUE TO FUNCTION UNTIL UPLAND DISTURBED AREAS ARE STABILIZED. APPROPRIATE CONTROLS SHALL BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS CHANGING DRAINAGE PATTERNS AS CONSTRUCTION PROGRESSES OR TOPOGRAPHY IS ALTERED.
12. THE CONTRACTOR SHALL SUBMIT A STORM WATER POLLUTION PREVENTION PLAN FOR APPROVAL BY SOIL AND WATER CONSERVATION DISTRICT SHOWING LOCATIONS OF THE FOLLOWING. (SOME ITEMS MAY ALREADY BE SHOWN, BUT MAY BE MOVED TO BETTER SUIT THE CONTRACTOR'S MEANS AND METHODS.)
    - LIMITS OF EARTH DISTURBING ACTIVITY
    - CONSTRUCTION ENTRANCE(S)
    - SEDIMENT AND EROSION CONTROL MEASURES (E.G. SILT FENCE, FILTER SOCK, ETC.)
    - INLET PROTECTIONS
    - CONCRETE WASHOUT PIT(S)
    - EQUIPMENT STAGING
    - FUEL STORAGE AND VEHICLE FUELING AREA
    - CONSTRUCTION TRAILER(S)
    - SANITATION FACILITY
    - MATERIAL STOCKPILE LOCATION(S)
    - CHEMICAL COMPOUND MIXING AND STORAGE AREA
    - ANY OTHER EROSION CONTROL REQUIRED
    - DAMAGED SEDIMENT EROSION AND SEDIMENT CONTROL BMPS SHALL BE REPAIRED PR REPLACED WITHIN THREE (3) DAYS.
    - REPAIRS TO SEDIMENT TRAPS SHALL BE COMPLETED WITHIN TEN (10) DAYS
    - MISSING OR NON-FUNCTIONING SEDIMENT EROSION AND SEDIMENT CONTROL BMPS SHALL BE REPAIRED OR REPLACED WITHIN TEN (10) DAYS
13. A QUALIFIED INSPECTION PERSON SHALL COMPLETE AND SIGN A CHECKLIST AFTER EACH INSPECTION. INSPECTIONS SHALL BE COMPLETED ON A WEEKLY BASIS AND AFTER ALL RAIN EVENTS PRODUCING 1/2" OF RAIN PER 24 HOURS. THE REPORT MUST INCLUDE THE FOLLOWING:
    - INSPECTION DATE;
    - INSPECTION PERSON'S NAME, TITLE AND QUALIFICATION;
    - WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION, ESTIMATE OF THE BEGINNING OF EACH PRIOR STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT AND WHETHER ANY DISCHARGES OCCURRED;
    - WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
    - LOCATION OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
    - LOCATION OF BMP'S THAT NEED TO BE MAINTAINED;
    - LOCATION OF BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A LOCATION;
    - LOCATION WHERE ADDITIONAL BMP'S WERE NEEDED, BUT DID NOT EXIST AT THE TIME OF INSPECTION; AND
    - CORRECTIVE ACTION REQUIRED INCLUDING CHANGES TO THE SWPPP AND IMPLEMENTATION DATES.
14. COPIES OF THE FOLLOWING SHALL BE ON-SITE:
    - SIGNED NOI
    - NPDES CONSTRUCTION GENERAL PERMIT
    - DELEGATION OF AUTHORITY FOR SWPPP
    - THESE SWPPP AND ANY SWPPP AMENDMENT LOGS
    - GRADING AND STABILIZATION ACTIVITY LOG
    - INSPECTION LOGS

POLLUTION PREVENTION PLAN INVENTORY

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE ANTICIPATED TO BE PRESENT ON-SITE DURING CONSTRUCTION:

X CONCRETE	X FERTILIZER	X TAR
X ASPHALT	X DETERGENT	X PAINT
X CMU BLOCK	X CLEANING SOLVENT	
X PETROLEUM BASED PRODUCT		

SPILL PREVENTION AND MATERIAL MANAGEMENT PRACTICES

1. STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN AN ORDERLY MANNER IN APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
2. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL UNLESS NOT RESEALABLE.
3. SUBSTANCES NOT TO BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
4. USE ALL OF A PRODUCT BEFORE DISPOSING OF THE CONTAINER WHENEVER POSSIBLE. FOLLOW LOCAL, STATE AND MANUFACTURERS' DISPOSAL METHODS IF SURPLUS PRODUCT IS TO BE DISPOSED OF.
5. INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.
6. KEEP SAFETY DATA SHEETS (SDS) ON-SITE.
7. SPILL CONTROL PRACTICES:
    - MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP MUST BE POSTED AND SITE PERSONNEL MADE AWARE OF THE PROCEDURES, LOCATION OF THE INFORMATION AND LOCATION OF CLEANUP SUPPLIES.
    - SPILL CLEANUP MATERIAL OR EQUIPMENT SHALL BE KEPT IN A MATERIAL STORAGE AREA ON-SITE (I.E. DUST PANS, BROOMS, MOPS, RAGS, GLOVES, GOGGLES, SAWDUST, KITTY LITTER, SAND, AND PLASTIC OR METAL TRASH CONTAINERS).
    - SPILLS SHALL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING.
    - TOXIC OR HAZARDOUS MATERIAL SPILLS MUST BE REPORTED TO THE APPROPRIATE FEDERAL GOVERNMENT AGENCY, OHIO EPA (800-282-9378), LOCAL FIRE DEPARTMENT (911) AND LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) REGARDLESS OF SIZE AND WITHIN 30 MINUTES OF A SPILL.
    - ADJUST SPILL PREVENTION PLANS TO INCLUDE MEASURES HOW TO PREVENT A SPILL TYPE FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT AND THE CLEAN-UP MEASURES SHALL BE INCLUDED.
8. PRODUCT SPECIFIC PRACTICES: SOLID, SANITARY AND TOXIC WASTE SHALL BE DISPOSED IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. IT IS PROHIBITED TO BURN, BURY OR POUR ONTO THE GROUND OR INTO A SEWER SOLVENTS, PAINT, STAINS, DIESEL FUEL, GASOLINE, MOTOR OIL, HYDRAULIC FLUID, CEMENT CURING COMPOUNDS, ANTIFREEZE, OR OTHER TOXIC OR HAZARDOUS WASTE.
9. PETROLEUM PRODUCTS: ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS AND CLEARLY LABELED.
10. FERTILIZERS: APPLY FERTILIZER ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. CONTENTS OF PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
11. PAINTS: CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER, BUT PROPERLY DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS OR AS SPECIFIED BY THE MANUFACTURER.
12. CONCRETE TRUCKS: CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. WASH OUT OF CONCRETE TRUCKS SHALL OCCUR IN A DESIGNATED AREA WHERE THE WASHING CAN COLLECT AND BE DISPOSED OF PROPERLY WHEN HARDENED.
13. WASTE MATERIALS: COLLECT WASTE MATERIALS INCLUDING TRASH AND CONSTRUCTION DEBRIS IN A SECURELY LIDDED DUMPSTER AND DISPOSE IN AN OHIO EPA APPROVED LANDFILL. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH OHIO EPA AIR POLLUTION REGULATIONS. THE DUMPSTER IS TO BE HAULED OFF-SITE AND EMPTIED AS NECESSARY.
14. HAZARDOUS WASTE: DISPOSE OF HAZARDOUS WASTE MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS OR AS SPECIFIED BY THE MANUFACTURER.
15. SANITARY WASTE: CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AT THE SITE AND IT SHALL BE SERVICED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS 1 TIME PER WEEK, OR MORE OFTEN IF NECESSARY.
16. OFF-SITE VEHICLE TRACKING: A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE SHALL BE SWEPT DAILY, OR MORE OFTEN IF NECESSARY, TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
17. FUEL STORAGE TANKS: LOCATE FUEL STORAGE TANKS IN DIKED AREAS AND AWAY FROM DRAINAGE CHANNELS. DIKED AREAS MUST HOLD A VOLUME OF AT LEAST 110% OF THE LARGEST TANK. DIKED AREAS ARE NOT NECESSARY IF SELF-CONTAINED SPILL PROOF TANKS ARE USED.

STABILIZATION PRACTICES

1. IMPLEMENT AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL DEVICES IN AREAS TO REMAIN DISTURBED FOR 14 DAYS OR UNTIL PERMANENT STABILIZATION IS COMPLETE. PERMANENT VEGETATION SHALL BE GROUND COVER DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.
2. ALL NEW AND EXISTING STORM INLET BASINS WITHIN THE WORK LIMITS SHALL HAVE INLET PROTECTION INSTALLED UNLESS THE SEWER IS INACTIVE DUE TO PRIOR WORK. DO NOT REMOVE INLET PROTECTION FROM EXISTING STORM INLET BASINS TO BE REMOVED OR ABANDONED UNTIL AFTER THE DOWNSTREAM STORM STRUCTURE IS PLUGGED FROM STORM FLOW.
3. DITCHES WITH GRADES GREATER THAN 2% AND OTHER SWALE SLOPES GREATER THAN 6% SHALL HAVE EROSION CONTROL BLANKETS/MATTING INSTALLED AS STABILIZATION MEASURES.
4. SEDIMENT PONDS/TRAPS AND PERIMETER CONTROLS SHALL BE IMPLEMENTED AS A FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE STABILIZED.
5. TEMPORARY STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 21 DAYS, BUT LESS THAN 1 YEAR, SHALL FOLLOW THIS CHART:

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY CONTROLS
DISTURBED AREAS WITHIN 50 FEET OF SURFACE WATER, NOT AT FINAL GRADE, AND TO REMAIN IDLE MORE THAN 14 DAYS.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE.
DISTURBED AREAS NOT WITHIN 50 FEET OF SURFACE WATER, TO BE DORMANT MORE THAN 14 DAYS, BUT LESS THAN 1 YEAR.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
DISTURBED AREAS THAT WILL REMAIN IDLE OVER THE WINTER.	PRIOR TO THE ONSET OF WINTER WEATHER.
FOR AREAS TO BE PAVED, DISTURBED AREAS THAT WILL REMAIN DORMANT FOR THE TIME CONSTRAINTS MENTIONED IN THE ABOVE CRITERIA.	TEMPORARILY STABILIZE WITH GEOTEXTILE AND/OR STONE SUBBASE UNTIL PAVEMENT IS INSTALLED.

6. PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL FOLLOW THIS CHART:

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY CONTROLS
AREAS TO BE DORMANT FOR 1 YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
AREAS WITHIN 50 FEET OF SURFACE WATER AND AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE.
DISTURBED AREAS THAT WILL REMAIN IDLE OVER THE WINTER.	WITHIN 7 DAYS OF REACHING FINAL GRADE.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES:

1. HOLD A PRE-CONSTRUCTION MEETING TO DISCUSS OHIO EPA NPDES PERMIT REQUIREMENTS.
2. CONTRACTOR SUBMITS CONSTRUCTION SCHEDULE FOR CONSTRUCTION ACTIVITIES.
3. BEGIN INSPECTION, MAINTENANCE, RECORD KEEPING AND SITE POSTING OF ALL EROSION CONTROLS.
4. ESTABLISH STAGING AREA AND ALL NON-SEDIMENT POLLUTION CONTROLS.
5. INSTALL SILT FENCE, INLET PROTECTION AND CONSTRUCTION ENTRANCE. RELOCATE OR ESTABLISH ALTERNATES DURING CONSTRUCTION AS NEEDED.
6. INSTALL ALL OTHER TEMPORARY SEDIMENTATION AND EROSION CONTROL ITEMS AS SOON AS POSSIBLE, BUT NO LATER THAN 7 DAYS OF FIRST SOIL DISTURBANCE. INSPECT CONTROLS AND MAINTAIN FOR THE PROJECT DURATION UNTIL UPSLOPE AREAS ARE PERMANENTLY STABILIZED.
7. BEGIN CLEARING AND CONSTRUCTION.
8. INSTALL DEWATERING MEASURES.
9. BEGIN EARTHWORK OPERATIONS. LIMIT BOTH AREA AND DURATION OF BARE SOIL EXPOSURE. ANY AREAS LEFT UNDISTURBED FOR MORE THAN 14 DAYS SHALL REQUIRE TEMPORARY SEEDING AND MULCHING WITHIN 7 DAYS OF LAST DISTURBANCE.
10. BEGIN STORM SEWER AND INLET CONSTRUCTION. INSTALL INLET PROTECTION AS STORM INLETS ARE CONSTRUCTED.
11. CONSTRUCT REMAINING UTILITIES INCLUDING SANITARY, WATER, ELECTRIC, GAS AND PHONE.
12. BEGIN PAVING OPERATIONS.
13. INSPECT AND CLEAN EXISTING AND PROPOSED STORM DRAINAGE SYSTEMS.
14. PERMANENTLY SEED DISTURBED AREAS WITHIN 7 DAYS OF FINAL GRADING.
15. INSTALL LANDSCAPING.
16. CONTINUE INSPECTIONS, MAINTENANCE, RECORD KEEPING AND SITE POSTING UNTIL FINAL STABILIZATION IS ACHIEVED.
17. REMOVE AND DISPOSE OF TEMPORARY SEDIMENTATION AND EROSION CONTROL ITEMS FROM STORM SEWER AND INLETS AFTER THE SITE IS STABILIZED AND 70% COVERAGE OBTAINED.
18. AT COMPLETION OF ALL WORK, CONTRACTOR SHALL:
    - DISPOSE OF ALL DEBRIS AND WASTE MATERIAL FROM THE SITE THAT RESULTED FROM CONSTRUCTION ACTIVITIES.
    - CLEAN ALL ROADS AND LAWNS OF DEBRIS AND DIRT.
    - OPEN GUTTERS AND DITCHES TO OBTAIN FREE DRAINAGE.

DELEGATION OF AUTHORITY FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT NAME:
PROJECT NO:
PROJECT ADDRESS:

I, _____ (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Ohio EPA NPDES Construction General Permit, at the above noted construction site. The designee is authorized to sign reports, storm water pollution prevention plans and all other documents required by the permit.

NAME OF PERSON AND/OR POSITION:
COMPANY: PHONE NO:
ADDRESS: FAX NO:

By signing this authorization, I confirm that I meet the requirements and that all required attachments will be prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information to be submitted will be, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COMPANY: PHONE NO:
ADDRESS: FAX NO:
NAME: (PRINT NAME) TITLE (*):
(SIGNATURE) DATE:

(*) – For a Corporation, must be a responsible corporate officer such as President, Secretary, Treasurer or Vice-President in charge of a principal business function or anyone who performs similar decision-making functions for the corporation. For a partnership or sole proprietorship, must be a General Partner or the Proprietor.

SUBCONTACTOR CERTIFICATION / AGREEMENT FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT NAME:
PROJECT NO:
PROJECT ADDRESS:

As a subcontractor, you are required to comply with the Storm Water Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the on-site office trailer. Each subcontractor engaged in activities at the construction site that could impact storm water must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the BMP's and other practices described in the SWPPP. This certification is hereby signed in reference to the above named project.

COMPANY: PHONE NO:
ADDRESS: FAX NO:
NAME: (PRINT NAME) TITLE (*):
(SIGNATURE) DATE:

DESCRIPTION OF CONSTRUCTION SERVICE(S) TO BE PROVIDED:

(*) – For a Corporation, must be a responsible corporate officer such as President, Secretary, Treasurer or Vice-President in charge of a principal business function or anyone who performs similar decision-making functions for the corporation. For a partnership or sole proprietorship, must be a General Partner or the Proprietor.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AMENDMENT LOG

PROJECT NAME:
PROJECT ADDRESS:
SWPPP CONTACT PERSON:

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	DATE OF AMENDMENT	DESCRIPTION OF STABILIZATION MEASURE AND LOCATION (ATTACH SKETCH IF NECESSARY)

GRADING AND STABILIZATION ACTIVITY LOG

PROJECT NAME:
PROJECT ADDRESS:
SWPPP CONTACT PERSON:

DATE GRADING ACTIVITY INITIATED	DESCRIPTION OF GRADING ACTIVITY	DATE GRADING ACTIVITY CEASED	DATE STABILIZATION MEASURE INITIATED AND TYPE	DESCRIPTION OF STABILIZATION MEASURE AND LOCATION (ATTACH SKETCH IF NECESSARY)
			☐ Temporary ☐ Permanent	
			☐ Temporary ☐ Permanent	
			☐ Temporary ☐ Permanent	
			☐ Temporary ☐ Permanent	
			☐ Temporary ☐ Permanent	
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			☐ Temporary ☐ Permanent	
			☐ Temporary ☐ Permanent	
			☐ Temporary ☐ Permanent	

FINAL CERTIFICATION AND NOTIFICATION FOR STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT NAME:
PROJECT NO:
PROJECT ADDRESS:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COMPANY: PHONE NO:
ADDRESS: FAX NO:
NAME: (PRINT NAME) TITLE (*):
(SIGNATURE) DATE:

(*) – For a Corporation, must be a responsible corporate officer such as President, Secretary, Treasurer or Vice-President in charge of a principal business function or anyone who performs similar decision-making functions for the corporation. For a partnership or sole proprietorship, must be a General Partner or the Proprietor.

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URBAN PLANNING

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MEP Engineering:
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Cleveland, Ohio 44103
t. 216.752.8750

Structural Engineering:
Barber & Hoffman, Inc.
2217 E 9th Street, Suite 350
Cleveland, Ohio 44103
t. 216.875.0100

Design Architect:
Bialosky Cleveland
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
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Karam Senior Living
DSCDO
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

STORMWATER POLLUTION PREVENTION NOTES

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C601
Scale:	As indicated

NOTES:
1. THE SEED BED SHALL BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION.
2. SOIL AMENDMENTS MAY BE REQUIRED TO ESTABLISH VEGETATION. PERFORM SOIL TESTS TO PREDICT THE NEED FOR LIME OR FERTILIZER. IN LIEU OF A SOIL TEST, APPLY LIME AT 2 TONS/AC. OR FERTILIZER AT 500 LB/AC. OF 10-10-10 OR 12-12-12 ANALYSIS
3. APPLY SEED UNIFORMLY. COVER BROADCASTED SEED BY RAKING OR DRAGGING, AND LIGHTLY TAMPING INTO PLACE.
4. MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING.
5. INSPECT FOR SOIL EROSION OR VEGETATION LOSS AND REPAIR BARE OR SPARSE AREAS, FILL GULLIES, RE-FERTILIZE, RE-SEED AND RE-MULCH AS NEEDED.

TEMPORARY SEEDING SPECIES SELECTION			
DATES	SPECIES	LB/1,000 SF	LB/AC.
MARCH 1 - AUGUST 15	OATS TALL FESCUE PERENNIAL RYEGRASS	3 1 1	128 40 40
	PERENNIAL RYEGRASS TALL FESCUE	2 1	40 40
AUGUST 16 - OCTOBER 31	RYE TALL FESCUE PERENNIAL RYEGRASS	3 1 1	112 40 40
	WHEAT TALL FESCUE PERENNIAL RYEGRASS	3 1 1	120 40 40
	PERENNIAL RYEGRASS TALL FESCUE	2 1	40 40
NOVEMBER 1 - FEBRUARY 28	ONLY MULCH OR DORMANT SEEDING.		

TEMPORARY SEEDING DETAIL

NOTES:
1. SUBSOILING SHALL OCCUR WHEN SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING IS NOT PERMITTED ON SLIP-PRONE AREAS.
2. DISTURBED AREAS SHALL BE GRADED AND TOPSOIL SPREAD.
3. THE SEED BED SHALL BE PREPARED BY APPLYING AGRICULTURAL GROUND LIMESTONE OR FERTILIZER AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, APPLY LIME AT 2 TONS/AC. OR FERTILIZER AT 500 LB/AC. OF 10-10-10 OR 12-12-12 ANALYSIS. LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO A DEPTH OF 3".
4. APPLY SEED UNIFORMLY ON FIRM, MOIST SEED BED BETWEEN MARCH 1 AND MAY 31 OR AUGUST 1 AND SEPTEMBER 30. TILLAGE FOR SEEDBED PREPARATION SHALL OCCUR WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. SEEDING SHOULD NOT BE APPLIED BETWEEN OCTOBER 1 AND NOVEMBER 20 BECAUSE SEEDS MAY GERMINATE, BUT WILL NOT SURVIVE THE WINTER. IF SEEDING MUST OCCUR, INCREASE THE SEEDING RATE BY 50% AND ANCHOR. APPLY ADDITIONAL MULCH AND IRRIGATION AS REQUIRED TO ENSURE GERMINATION.
5. MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING.
6. SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY OR HOT WEATHER OR ON ADVERSE SITE CONDITIONS. AVOID EXCESSIVE IRRIGATION TO PREVENT EROSION AND DAMAGE FROM RUNOFF.
7. SEEDING SHALL NOT BE CONSIDERED ESTABLISHED FOR AT LEAST 1 FULL YEAR FROM THE TIME OF SEEDING. DURING THIS PERIOD INSPECT FOR SOIL EROSION OR VEGETATION LOSS AND REPAIR BARE OR SPARSE AREAS, FILL GULLIES, RE-FERTILIZE, RE-SEED AND RE-MULCH AS NEEDED.
8. ADEQUATE PERMANENT VEGETATION SHALL BE GROUND COVER DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE BASED ON VISUAL INSPECTION.

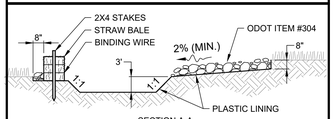
PERMANENT SEEDING FERTILIZATION AND MOWING CHART				
MIXTURE	FORMULA	LB/ AC.	TIME	MOW
CREEPING RED FESCUE DOMESTIC RYEGRASS KENTUCKY BLUEGRASS	10-10-10	500	FALL, YEARLY, OR AS NEEDED	≥3"
TALL FESCUE	10-10-10	500		≥4"
TURF-TYPE FESCUE	10-10-10	500		
CROWN VETCH FESCUE	0-20-20	400	SPRING, AND YEARLY AFTER ESTABLISHED	DO NOT MOW
FLAT PEA FESCUE	0-20-20	400		

PERMANENT SEEDING SPECIES SELECTION		
SEED MIX	SEED RATE LB/AC.	NOTES:
GENERAL USE		
CREEPING RED FESCUE DOMESTIC RYEGRASS KENTUCKY BLUEGRASS	20 - 40 10 - 20 20 - 40	FOR CLOSE MOWING AND WATERWAYS WITH <2.0 FT./SEC. VELOCITY
TALL FESCUE	40 - 50	
TURF-TYPE FESCUE	90	
STEEP BANKS OR CUT SLOPES		
TALL FESCUE	40 - 50	
CROWN VETCH TALL FESCUE	10 - 20 20 - 30	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	20 - 25 20 - 30	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES		
TALL FESCUE	40 - 50	
TURF-TYPE FESCUE KENTUCKY BLUEGRASS	90 5	
LAWN		
KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	100 - 120 100 - 120	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	100 - 120 100 - 120	FOR SHADED AREAS

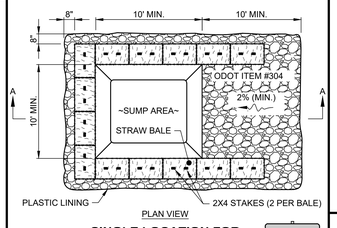
PERMANENT SEEDING DETAIL

NOTES:
1. MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:
   - UNROTTED SMALL GRAIN STRAW SPREAD UNIFORMLY AT 2 TONS/AC. (2 TO 3 BALES).
   - WOOD-CELLULOSE FIBER (I.E. HYDROSEEDING) APPLIED AT 1 TON/AC.
   - ROLLED EROSION CONTROL PRODUCT OR MULCH MATTING APPLIED PER MANUFACTURER RECOMMENDATION.
   - WOOD MULCH OR CHIPS APPLIED AT 6 TONS/AC.
2. MULCH SHALL BE ANCHORED IMMEDIATELY BY ONE OF THE FOLLOWING METHODS:
   - PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL USING A DISK, CRIMPER OR SIMILAR TOOL. DO NOT FINELY CHOP STRAW TO BE MECHANICALLY ANCHORED, BUT LEAVE LONGER THAN 6".
   - NETTING PER MANUFACTURER RECOMMENDATION IN AREAS OF CONCENTRATED RUNOFF OR ON CRITICAL SLOPES.
   - SYNTHETIC BINDERS AT MANUFACTURER RATE.
   - WOOD-CELLULOSE FIBER BINDER AT A NET DRY WEIGHT OF 750 LB/AC., MIXED WITH WATER, AND CONTAIN 50 LB/100 GAL. MAX. OF WOOD CELLULOSE FIBER.

MULCHING DETAIL

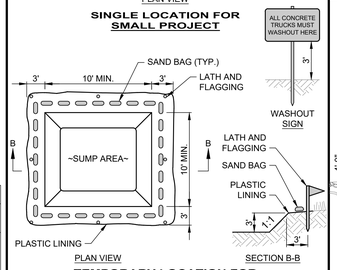


SECTION A-A



PLAN VIEW

SINGLE LOCATION FOR SMALL PROJECT



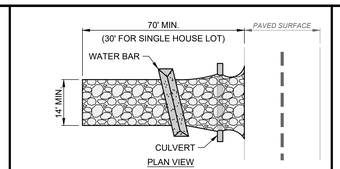
PLAN VIEW SECTION B-B

TEMPORARY LOCATION FOR MULTIPLE PHASE OR LARGE PROJECT

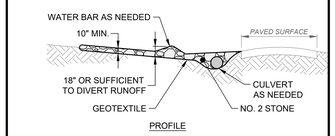
NOTES:
1. CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 100' FROM STORM SEWER INLETS, STREAMS, WETLANDS OR ANY OTHER SURFACE WATERS.
2. IF CONCRETE WASHOUT AREA IS LOCATED AWAY FROM A PAVED SURFACE, CONSTRUCT A GRAVEL ACCESS ROUTE EQUAL IN COMPOSITION TO A CONSTRUCTION ENTRANCE.
3. CONCRETE WASHOUT AREA SHALL BE SUFFICIENT SIZE TO CONTAIN CONCRETE WASTE GENERATED. LARGE SITES MAY REQUIRE MULTIPLE CONCRETE WASHOUT AREAS.
4. PLASTIC LINING SHALL BE DOUBLE-LINED, CONTINUOUS 10-ML POLYETHYLENE SHEETING FREE OF HOLES, TEARS OR OTHER DEFECTS INSTALLED ON A SMOOTH, LEVEL SURFACE, FREE OF LARGE ROCKS AND DEBRIS.
5. CONCRETE WASHOUT SIGNAGE SHALL BE CLEARLY VISIBLE AND LOCATED WITHIN 30 FEET OF EACH WASHOUT AREA.
6. CONCRETE WASHOUT AREA SHALL BE COVERED DURING INCLEMENT WEATHER TO PREVENT OVERFLOW.
7. PREFABRICATED, PORTABLE AND RE-USABLE CONCRETE WASHOUT CONTAINERS ARE ACCEPTABLE.
8. CONCRETE WASHOUT AREA SHALL BE INSPECTED DAILY TO CHECK FOR DAMAGE AND DETERMINE IF IT NEEDS CLEANED OR REPLACED. ANY DAMAGE TO THE SIDEWALLS OR PLASTIC LINING SHALL BE REPAIRED IMMEDIATELY. REPLACE THE ENTIRE CONCRETE WASHOUT AREA WHEN IT IS 75% FULL.

CONCRETE WASHOUT DETAIL

SCALE: NONE



PLAN VIEW



PROFILE

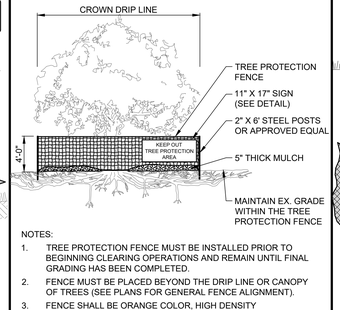
NOTES:
1. GEOTEXTILE SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS MEETING THE FOLLOWING:

TENSILE STRENGTH	200 LB
PUNCTURE STRENGTH	80 PSI
TEAR STRENGTH	50 LB
BURST STRENGTH	320 PSI
ELONGATION	20%
EQUIVALENT OPENING SIZE	< 0.6 MM
PERMITTIVITY	0.001 CM/SEC.

2. INSTALL WATER BAR, AS NEEDED, TO PREVENT SURFACE RUNOFF FROM FLOWING OUT ONTO PAVEMENT.
3. APPLY ADDITIONAL STONE AS CONDITIONS DEMAND, REPLENISH STONE WHEN THE DEPTH IS LESS THAN 6", AND REPLACE IF STONES BECOMES MUD-LADEN.
4. IMMEDIATELY REMOVE MUD DROPPED, WASHED OR TRACKED ONTO ROADS OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS BY SCRAPING OR SWEEPING.
5. CONSTRUCTION ENTRANCE SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES OR PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
6. CONSTRUCTION ENTRANCE SHALL REMAIN UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY.

CONSTRUCTION ENTRANCE DETAIL

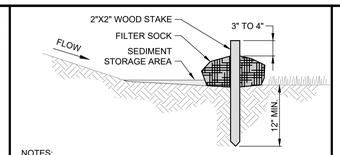
SCALE: NONE



NOTES:
1. TREE PROTECTION FENCE MUST BE INSTALLED PRIOR TO BEGINNING CLEARING OPERATIONS AND REMAIN UNTIL FINAL GRADING HAS BEEN COMPLETED.
2. FENCE MUST BE PLACED BEYOND THE DRIP LINE OR CANOPY OF TREES (SEE PLANS FOR GENERAL FENCE ALIGNMENT).
3. FENCE SHALL BE ORANGE COLOR, HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS.
4. STEEL POSTS SHALL BE INSTALLED AT 8' O.C. MIN.
5. SIGN SHALL BE LAMINATED IN PLASTIC AND SPACED EVERY 50' ALONG THE FENCE.
6. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING FENCE INSTALLATION AND REMOVAL.

TREE PROTECTION DETAIL

SCALE: NONE

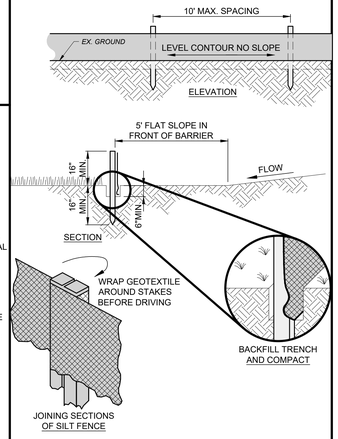


NOTES:
1. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST.
2. COMPOST SHALL BE WEED, PATHOGEN AND INSECT FREE, FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH, BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, AND CONSIST OF PARTICLES RANGING FROM 3/8" TO 2".
3. FILTER SOCKS SHALL BE PLACED ON A LEVEL LINE ACROSS SLOPES PARALLEL TO THE BASE OF THE SLOPE. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND MID-SLOPE.
4. FILTER SOCKS SHALL BE PLACED AT LEAST 5' FROM THE TOE OF SLOPE FOR SEDIMENT DEPOSIT.
5. BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED 1/3 THE FILTER SOCK HEIGHT.
6. WHEN A FILTER SOCK IS NO LONGER REQUIRED, IT SHALL BE DISPERSED ON-SITE.
7. THE MAXIMUM DRAINAGE AREA PER 100 FEET OF FILTER SOCK IS 1/2 ACRE AND IS DEPENDENT ON THE SLOPE FOLLOWING THE GUIDANCE CHART BELOW:

MAX. SLOPE LENGTH ABOVE FILTER SOCK					
SLOPE	RATIO (H:V)	8"	12"	18"	24"
0% - 2%	0 - 50:1	125'	250'	300'	350'
2% - 10%	50:1 - 10:1	100'	125'	200'	250'
10% - 20%	10:1 - 5:1	75'	100'	150'	200'
20% - 50%	5:1 - 2:1	N/A	50'	75'	100'
≥ 50%	≥ 2:1	N/A	25'	50'	75'

FILTER SOCK DETAIL

SCALE: NONE

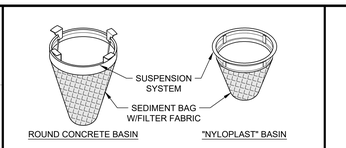


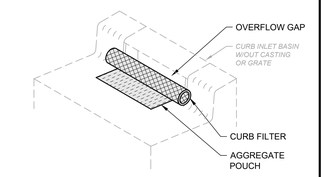
FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH	90 LB. MIN	ASTM D-1682
MULLEN BURST STRENGTH	190 PSI MIN	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL./MIN./S.F. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY	90% MIN	ASTM-G-26

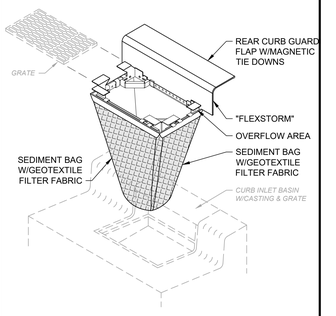
NOTES:
1. PRESERVE VEGETATION FOR 5 FEET OR AS MUCH AS POSSIBLE UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE RE-ESTABLISHED WITHIN 7 DAYS FROM SILT FENCE INSTALLATION.
2. THE MAXIMUM DRAINAGE AREA PER 100 FEET OF SILT FENCE IS DEPENDENT ON THE SLOPE, BUT NO MORE THAN 1/2 ACRE. SILT FENCE CANNOT BE USED FOR DRAINAGE AREAS WITH SLOPES GREATER THAN 50%.
3. SILT FENCE MAY ONLY PASS RUNOFF AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, THEN CHANGE THE LAYOUT OF THE SILT FENCE, REMOVE ACCUMULATED SEDIMENT OR INSTALL OTHER PRACTICES.
4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, VERIFICATION FABRIC IS SECURELY ATTACHED TO FENCE POSTS, AND VERIFICATION FENCE POSTS ARE FIRMLY IN THE GROUND. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED 1/3 THE FENCE HEIGHT.

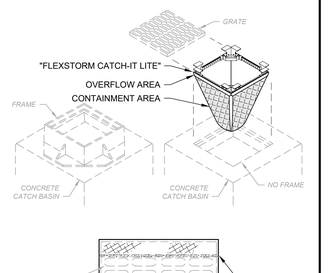
SILT FENCE DETAIL

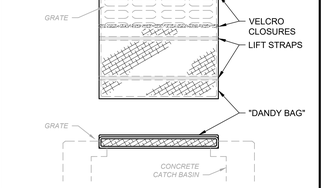
SCALE: NONE











NOTES:
1. ALL NEW AND EXISTING STORM INLET BASINS WITHIN THE WORK LIMITS SHALL HAVE INLET PROTECTION INSTALLED.
2. INLET PROTECTION SHALL BE INSTALLED AS EACH STORM INLET IS CONSTRUCTED.
3. NOT ALL ITEMS SHOWN MAY APPLY OR DIFFERENT TYPES OR CONFIGURATIONS MAY BE REQUIRED. THE CONTRACTOR SHALL MEASURE EACH INLET TO CONFIGURE AND ASSEMBLE CUSTOMIZED INLET FILTERS.

INLET PROTECTION DETAIL

SCALE: NONE

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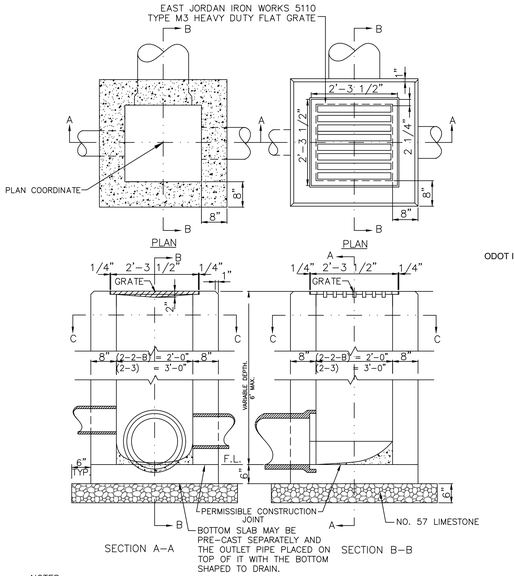
Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

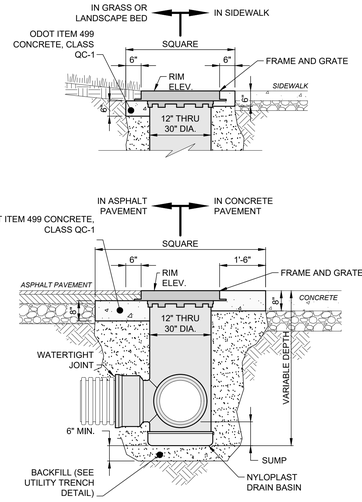
STORMWATER POLLUTION PREVENTION DETAILS

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C602
Scale:	As indicated



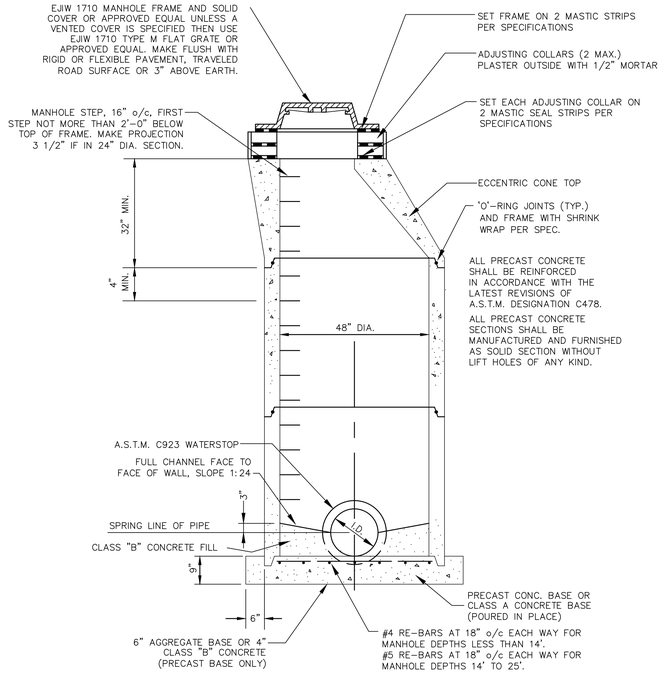
NOTES:
1. ALL WORK SHALL CONFORM TO SPECIFICATIONS.
2. IF PRECAST UNITS ARE USED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PRECAST UNITS SHALL CONFORM TO ODOT ITEM 706.13.
3. ALL CONCRETE SHALL BE CLASS "C" (4000 PSI), NO SLAG.
4. THE ENTIRE EXCAVATED AREA AROUND THE BASIN SHALL BE BACKFILLED WITH ODOT ITEM 304 MECHANICALLY COMPACTED IN 6" LIFTS.
5. PRECAST UNITS SHALL BE SET ON A 6" BASE OF NO. 57 LIMESTONE.
6. TOP SLAB FOR ODOT TYPE 2–3 CATCH BASIN IS NOT SHOWN.
7. 4" UNDERDRAIN SHALL BE INSTALLED ON THE SIDES OF THE CATCH.

CATCH BASIN - ODOT TYPE 2-2B
CATCH BASIN - ODOT TYPE 2-3

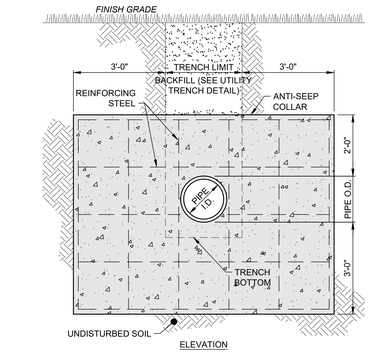


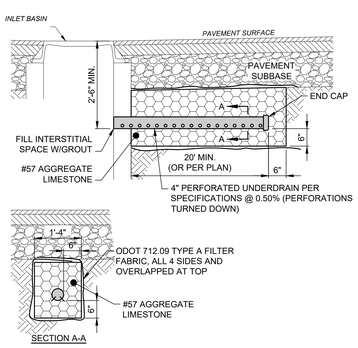
NOTES:
1. STRUCTURE TO MEET H-20 LOADING IF WITHIN PAVEMENT.
2. SUMP DEPTH SHALL BE 6" MIN. FOR 18" AND 24" DIA. BASIN, 10" MIN. FOR 30" DIA. BASIN, OR PER PLAN.
3. USE APPROPRIATE INLET/OUTLET ADAPTER FOR TYPE OF PIPE MATERIAL USED (I.E. 4" - 30", HDPE OR PVC) FOR WATER TIGHT CONNECTIONS.
4. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
5. USE DOME GRATE IN LANDSCAPE AREAS.

NYLOPLAST INLET BASIN DETAIL
SCALE: NONE

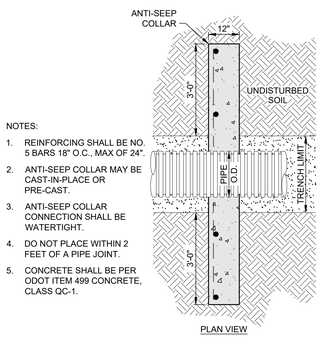


STANDARD 48" ECCENTRIC MANHOLE



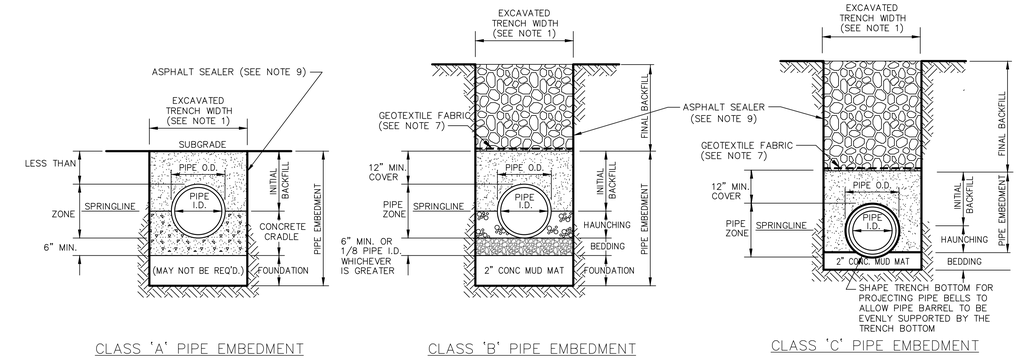


FINGER DRAIN DETAIL
SCALE: NONE



NOTES:
1. REINFORCING SHALL BE NO. 5 BARS 18" O.C., MAX OF 24".
2. ANTI-SEEP COLLAR MAY BE CAST-IN-PLACE OR PRE-CAST.
3. ANTI-SEEP COLLAR CONNECTION SHALL BE WATERTIGHT.
4. DO NOT PLACE WITHIN 2 FEET OF A PIPE JOINT.
5. CONCRETE SHALL BE PER ODOT ITEM 499 CONCRETE, CLASS QC-1.

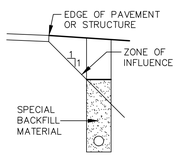
ANTI-SEEP COLLAR DETAIL
SCALE: NONE



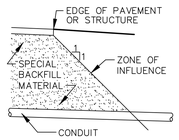
CLASS 'A' PIPE EMBEDMENT

CLASS 'B' PIPE EMBEDMENT

CLASS 'C' PIPE EMBEDMENT



PARALLEL ZONE OF INFLUENCE



TRANSVERSE ZONE OF INFLUENCE

NOTES:
1. MAXIMUM EXCAVATED TRENCH WIDTH: THE MAXIMUM EXCAVATED TRENCH WIDTH FROM THE BOTTOM OF THE TRENCH TO 12" OVER THE TOP OF THE PIPE (WITHIN PIPE EMBEDMENT) SHALL BE O.D. + 24" FOR ALL PIPES UP TO AND INCLUDING 24" I.D. + 30" FOR PIPE FROM 24" I.D. TO 54" I.D. AND O.D. + 48" FOR PIPES SIZES 60" I.D. AND OVER.
2. FOUNDATION: WHERE AN UNSTABLE TRENCH BOTTOM CONDITION IS ENCOUNTERED, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH MATERIAL AS DIRECTED BY THE ENGINEER.
3. PIPE EMBEDMENT:

   CLASS A: CLASS A PIPE EMBEDMENT SHALL BE USED FOR ALL PIPING UNDER PAVEMENT OR STRUCTURES WITH LESS THAN 12 INCHES OF PIPE COVER TO THE SUBGRADE. THE CONCRETE CRADLE SHALL BE CLASS "C". THE INITIAL BACKFILL SHALL BE AASHTO NO. 57 OR NO. 67 GRANULAR PIPE EMBEDMENT.

   CLASS B: CLASS B PIPE EMBEDMENT SHALL BE USED FOR ALL PIPING UNLESS OTHERWISE NOTED ON THE PLANS OR AUTHORIZED BY THE ENGINEER. THE BEDDING AND HAUNCHING SHALL BE AASHTO NO. 57 OR NO. 67 GRANULAR PIPE EMBEDMENT. IN ALL AREAS UNDER PAVEMENT, STRUCTURES OR WITHIN THE ZONE OF INFLUENCE, THE INITIAL BACKFILL SHALL BE AASHTO NO. 57 OR NO. 67 STONE GRANULAR PIPE EMBEDMENT. IN ALL AREAS OUTSIDE OF PAVEMENT, STRUCTURES OR THE ZONE OF INFLUENCE, THE INITIAL BACKFILL SHALL BE SUITABLE ON–SITE MATERIAL APPROVED BY THE ENGINEER FOR ONLY REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE. THE INITIAL BACKFILL FOR ALL OTHER PIPES SHALL BE AASHTO NO. 57 OR NO. 67 GRANULAR PIPE EMBEDMENT.

   CLASS C: CLASS C PIPE EMBEDMENT SHALL ONLY BE USED FOR DUCTILE IRON WATER MAIN, DUCTILE IRON FORCE MAINS OR AS AUTHORIZED BY THE ENGINEER. THE PIPE EMBEDMENT SHALL BE AASHTO NO. 57 OR NO. 67 GRANULAR PIPE EMBEDMENT IN ALL AREAS UNDER PAVEMENT, STRUCTURES OR WITHIN THE ZONE OF INFLUENCE. THE PIPE EMBEDMENT SHALL BE SUITABLE ON–SITE MATERIAL APPROVED BY THE ENGINEER IN ALL AREAS OUTSIDE OF PAVEMENT, STRUCTURES OR THE ZONE OF INFLUENCE. WHERE ROCK OR SHALE IS ENCOUNTERED, A MINIMUM 6–INCHES OF AASHTO NO. 57 OR NO. 67 GRANULAR PIPE BEDDING OR SAND BEDDING SHALL BE PLACED AS DIRECTED BY THE ENGINEER.
4. FINAL BACKFILL: IN ALL AREAS UNDER PAVEMENT, STRUCTURES OR WITHIN THE ZONE OF INFLUENCE THE FINAL BACKFILL SHALL BE SPECIAL BACKFILL MATERIAL. IN ALL AREAS OUTSIDE OF PAVEMENT, STRUCTURES OR THE ZONE OF INFLUENCE, THE FINAL BACKFILL SHALL BE SUITABLE ON–SITE MATERIAL APPROVED BY THE ENGINEER.
5. SPECIFICATIONS: ALL TRENCHING, PIPE EMBEDMENT AND BACKFILL MATERIALS SHALL BE IN ACCORDANCE WITH SPECIFICATION 312000 – EARTHWORK.
6. CLAY TRENCH DAMS: CLAY TRENCH DAMS SHALL BE REQUIRED AS SHOWN ON PLANS OR WHEN AND WHERE NECESSARY AS DIRECTED BY THE ENGINEER.
7. GEOTEXTILE FABRIC: INSTALL A GEOTEXTILE FABRIC IN ACCORDANCE WITH ODOT 712.09, TYPE B, AFTER ALL INITIAL BACKFILL CONSISTING OF AASHTO NO. 57 OR NO. 67 GRANULAR PIPE EMBEDMENT.
8. DETECTOR TAPE: IF REQUIRED IN THE SPECIFICATIONS, INSTALL DETECTABLE WARNING TAPE ABOVE UTILITIES, 12" BELOW FINISHED GRADE, EXCEPT 6 INCHES BELOW SUBGRADE UNDER PAVEMENT AND SLABS.

TRENCH, EMBEDMENT AND BACKFILL DETAIL

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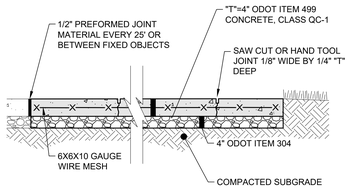
Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

SITE DETAILS

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C700
Scale:	As indicated

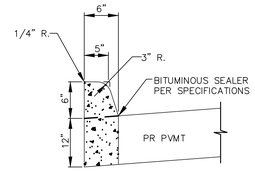


NOTES:

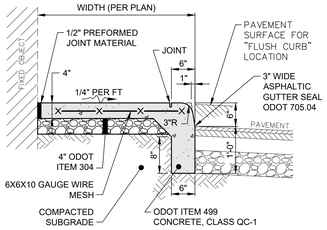
1. SEE LAYOUT PLAN FOR JOINT LOCATIONS. IF JOINTS ARE NOT SHOWN, THEN THE CONTRACTOR SHALL DETERMINE THE LOCATION OF JOINTS DIVIDED INTO EQUALLY SPACED RECTANGULAR BLOCKS AT APPROXIMATELY 5' INTERVALS.
2. ROUND ALL EDGES WITH A 1/4" RADIUS.
3. LIGHTLY BROOM THE FINISH PERPENDICULAR TO THE WALKING PATH OR PER PLAN. NO HAND TOOLED JOINTS AND EDGES.
4. APPLY LIQUID-MEMBRANE CURING COMPOUND (200 S.F./GAL.)

CONCRETE SIDEWALK DETAIL

SCALE: NONE



ODOT TYPE 6 VERTICAL CURB DETAIL

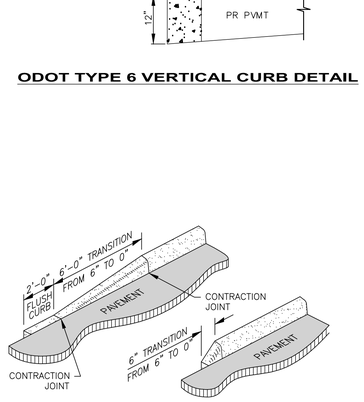


NOTES:

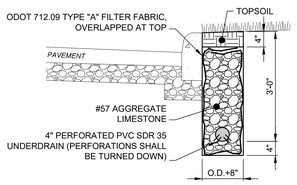
1. SEE LAYOUT PLAN FOR JOINT LOCATIONS. IF JOINTS ARE NOT PROVIDED, THEN THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL JOINTS. DIVIDE JOINTS INTO EQUALLY SPACED RECTANGULAR BLOCKS.
2. SAW CUT TRANSVERSE JOINTS TO A DEPTH OF 1/4 THE THICKNESS OF THE SLAB AND A WIDTH OF 1/8". NO HAND TOOLED JOINTS AND EDGES.
3. ROUND ALL EDGES WITH A 1/4" RADIUS.
4. INSTALL 1/2" PREFORMED JOINT MATERIAL EVERY 30', OR BETWEEN SIDEWALK AND ANY FIXED OBJECT (I.E. MANHOLES, BUILDING, WALLS).
5. LIGHTLY BROOM THE FINISH PERPENDICULAR TO THE WALKING PATH OR PER PLAN.
6. APPLY LIQUID-MEMBRANE CURING COMPOUND (200 S.F./GAL.)

INTEGRAL CURB AND WALK DETAIL

SCALE: NONE



CURB TRANSITION DETAIL

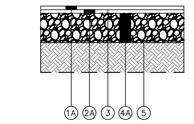


NOTES:

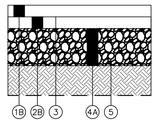
1. REMOVE OR COMPACT ALL LOOSE EXCAVATION AT BOTTOM OF TRENCH BEFORE INSTALLING AGGREGATE.
2. MAINTAIN POSITIVE DRAINAGE OF PIPE INVERTS WITH NO DIPS OR HUMPS IN FLOWLINE.

UNDERDRAIN DETAIL

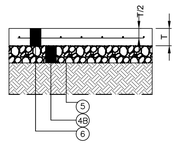
SCALE: NONE



STANDARD DUTY PAVEMENT SECTION FOR PARKING STALLS



HEAVY DUTY PAVEMENT SECTION FOR DRIVE AISLES



CONCRETE SECTION SERVICE AREA

LEGEND

(1A) ODOT ITEM 448, 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22
(1B) ODOT ITEM 448, 2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22
(2A) ODOT ITEM 448, 1-3/4" ASPHALT CONCRETE INTER. COURSE, TYPE 2
(2B) ODOT ITEM 448, 3" ASPHALT CONCRETE INTER. COURSE, TYPE 2
(3) ODOT ITEM 407 - TACK COAT FOR INTERMEDIATE COURSE (@ 0.04 GALS./S.Y.)
(4A) ODOT ITEM 304 (MODIFIED), 10" AGGREGATE BASE (SEE GEOTECHNICAL REPORT)
(4B) ODOT ITEM 304, 6" AGGREGATE BASE
(5) SUBGRADE COMPACTION PER SPECIFICATIONS
(6) 8" PORTLAND CEMENT CONCRETE PER SPECIFICATIONS W/6X6-W6XW6 WWF ON CHAIRS 3' O.C. MAX. CONTRACTOR MUST SUBMIT A JOINT LAYOUT PLAN FOR APPROVAL BY THE ENGINEER. JOINT SPACING SHALL NOT EXCEED 15'.

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PRELIMINARY - NOT FOR CONSTRUCTION

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Structural Engineering:
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Design Architect:
Bialosky Cleveland
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
t. 216.752.8750

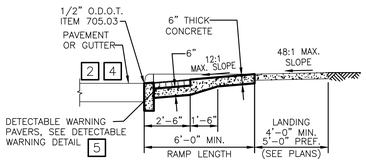
Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

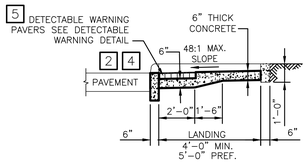
No.	Description	Date
	80% Permit Submittal	09.23.21

SITE DETAILS

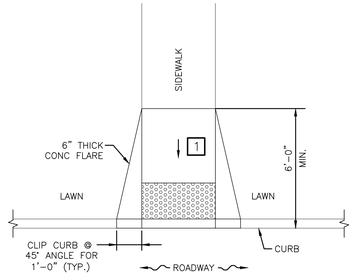
Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C701
Scale:	As indicated



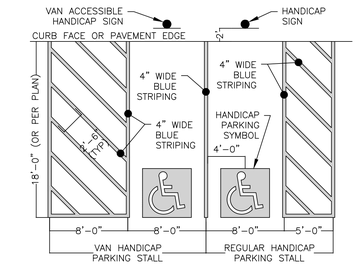
SECTION A-A



SECTION B-B

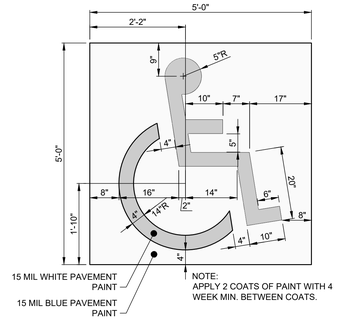


DESIGN "A"
PERPENDICULAR RAMP

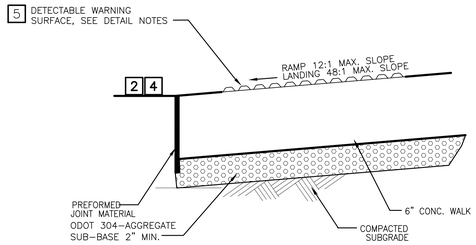


NOTES:
1. ALL PAINTED AREAS TO RECEIVE (2) 15 MIL COATS OF PAINT WITH 4 WEEK MIN. BETWEEN COATS.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY. SEE SITE PLAN FOR ACTUAL LAYOUT CONFIGURATION.
3. SEE SEPARATE DETAILS FOR SIGNS, HANDICAP PARKING SYMBOL, AND BUMPER BLOCK.

HANDICAP PARKING LAYOUT DETAIL
SCALE: NONE



HANDICAP PARKING SYMBOL DETAIL
SCALE: NONE



DETECTABLE WARNING UNITS DETAIL
DETAIL A

SURFACE TEXTURE: TEXTURE SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN ADJACENT WALK. (DOES NOT APPLY TO TRUNCATED DOMES)

JOINTS: JOINTS SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS. A 1/2" O.D.O.T. ITEM 705.03 PREFORMED JOINT MATERIAL SHALL BE PROVIDED AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALK. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGE AND SLOPE CHANGES AND ARE NOT NECESSARILY JOINT LINES.

3

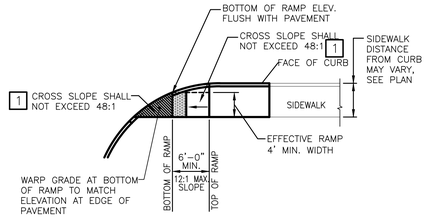
STREET SLOPE	RAMP LENGTH @ 1 INCH PER FOOT [0.0833]	
	L_{LOW} SIDE*	L_{HIGH} SIDE*
0.01	5'–5"	6'–10"
0.02	4'–10"	7'–11"
0.03	4'–5"	9'–5"
0.04	4'–1"	11'–8"
0.05	3'–9"	15'–2"

* – REFERENCE POINT FOR MEASURE IS FACE OF 6" HIGH CURB

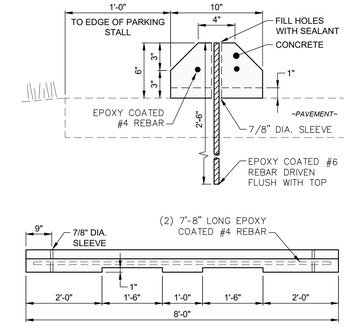
$$L = \frac{\text{CURB HT.}}{S_R = S_S} \quad 3$$

$$L_{HIGH} = \frac{\text{CURB HEIGHT}}{0.0833 - \text{STREET SLOPE}}$$

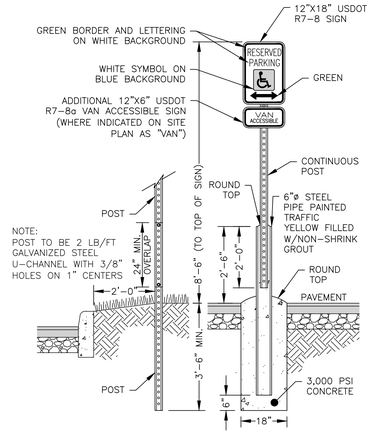
$$L_{LOW} = \frac{\text{CURB HT.}}{0.0833 + \text{STREET SLOPE}}$$



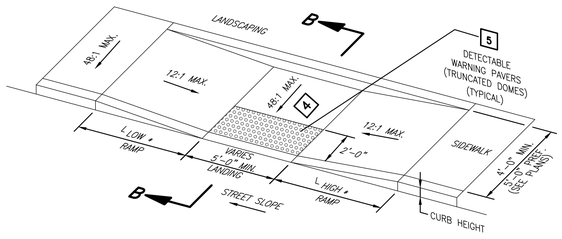
DESIGN "B"
PARALLEL CURB RAMP ON RADIUS DETAIL



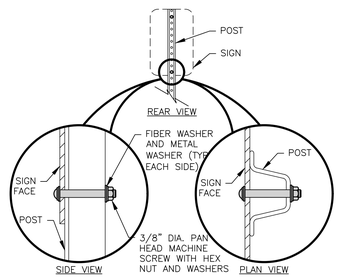
CONCRETE BUMPER BLOCK DETAIL
SCALE: NONE



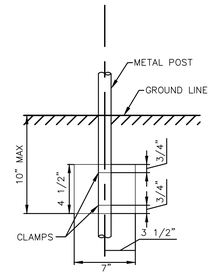
HANDICAP SIGN DETAIL
SCALE: NONE



DESIGN "C"
PARALLEL CURB RAMP DETAIL (DOUBLE)



SIGN PANEL ATTACHMENT DETAIL
SCALE: NONE



ANTI-TWIST PLATE

DETAIL NOTES

1. THE SLOPE OF THE RAMP TOWARD THE CURB IS REQUIRED TO BE 12:1 [0.0833] OR LESS, RELATIVE TO THE HORIZONTAL, UNLESS APPROVED IN WRITING BY THE ENGINEER/ARCHITECT.

   THE MINIMUM LENGTH OF A PERPENDICULAR RAMP IS 6' FROM THE BACK OF A 6" CURB AND MAY BE INCREASED WHERE FEASIBLE TO OBTAIN A FLATTER RAMP SLOPE OR TO BETTER BLEND WITH THE WALK CONFIGURATION

2. THE GRADE BREAK BETWEEN THE COUNTER SLOPES OF GUTTER AND/OR ROAD SURFACES, WITHIN 24 INCHES OF THE CURB RAMP AND THE RUNNING GRADE OF THE CURB RAMP, SHALL NOT EXCEED THE ALGEBRAIC DIFFERENCE OF 11 PERCENT. IF TWO OR MORE PLANE CHANGES ARE PRESENT, THEY SHALL BE SEPARATED BY 24 INCHES.

3. DIMENSIONS DERIVED FROM EQUATIONS ARE NOMINAL. CONSTRUCT RAMPS TO MEET REQUIRED SLOPES AND EXISTING CONDITIONS.

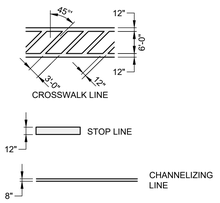
4. GRADES FOR LANDING SHALL PROMOTE POSITIVE DRAINAGE, WITHIN MAXIMUM ALLOWABLE SLOPE. NO PONDING OF WATER WILL BE ACCEPTABLE.

5. DETECTABLE WARNING UNITS SHALL BE PRESS–IN–PLACE COMPOSITE PAVER TILE UNITS AS MANUFACTURED BY ADVANTAGE TACTILE SYSTEMS. OR APPROVED EQUAL.

   TRUNCATED DOMES SHALL HAVE A BASE DIAMETER OF 0.9", A TOP DIAMETER OF 0.4", A HEIGHT OF 0.2" AND CENTER TO CENTER SPACING OF 2.35".

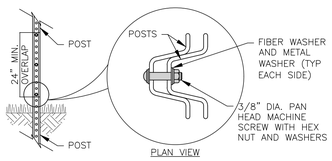
   UNITS SHALL BE LAID SUCH THAT JOINTS ARE LEVEL WITH ADJOINING JOINTS SO AS TO PROVIDE A SMOOTH TRANSITION FROM UNIT TO UNIT AND UNIT TO CONCRETE SURFACE. THE SURFACE OF ANY TWO ADJACENT UNITS SHOULD NOT DIFFER BY MORE THAN 1/8" IN HEIGHT.

   DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT.



NOTES:
1. ALL PAVEMENT MARKINGS TO BE WHITE UNLESS SPECIFIED OTHERWISE.
2. ALL PAINTED AREAS TO RECEIVE (2) 15 MIL COATS OF PAINT WITH 4 WEEKS MIN. BETWEEN COATS.

PAVEMENT MARKING DETAIL
SCALE: NONE



POST OVERLAP DETAIL
SCALE: NONE

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URBAN PLANNING

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Karam Senior Living DSCDC

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

SITE DETAILS

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C702
Scale:	As indicated

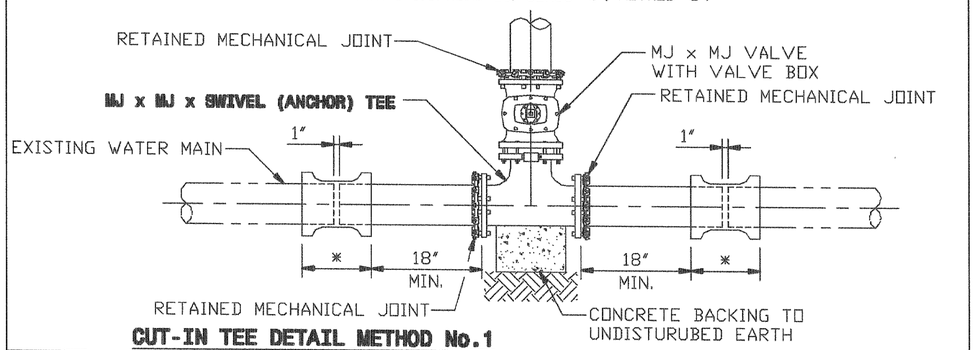
* CONNECTION SHALL BE MADE WITH RETAINED MECHANICAL JOINT SOLID SLEEVES (SHORT OR LONG PATTERN) DUCTILE IRON CLASS 350 OR CAST IRON CLASS 250 OR COMPRESSION COUPLINGS.

COMPRESSION COUPLINGS SHALL BE OF A GASKETED, SLEEVE TYPE WITH DIAMETERS TO PROPERLY FIT PLAIN END IRON PIPE. EACH COUPLING SHALL CONSIST OF ONE (1) MIDDLE RING, WITHOUT STOPS; TWO (2) FOLLOWER GLANDS; TWO (2) RUBBER-COMPOUND BUNA-N BLEND, WEDGE SECTION GASKETS; AND SUFFICIENT TRACKHEAD STAINLESS STEEL BOLTS AND NUTS (ASTM A276/A193/A194, TYPE 304, EXTRA HEAVY HEX) TO PROPERLY COMPRESS THE GASKETS.

MIDDLE RING AND FOLLOWER GLANDS SHALL BE OF EITHER STEEL OR DUCTILE IRON (ASTM-A536).

THE COMPRESSION COUPLING SHALL BE WITHOUT STOPS AND BE RATED FOR A MINIMUM WORKING PRESSURE OF 250 PSI AND SHALL BE EQUAL TO THE DRESSER STYLE No's 38, 138 OR 162 (TRANSITION TYPE), OR SMITH-BLAIR 441 STRAIGHT AND TRANSITION COUPLINGS.

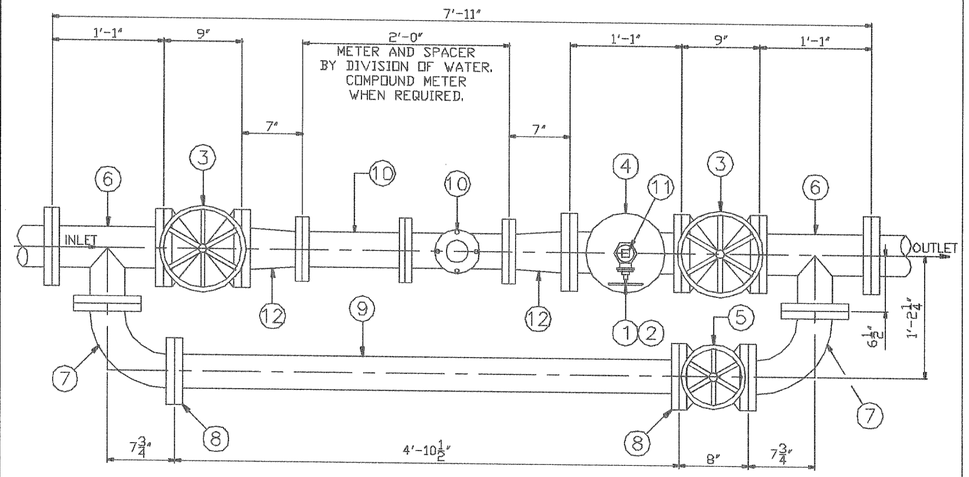
ALL BOLTS AND NUTS ON ALL MECHANICAL JOINTS, INCLUDING THOSE ON THE "RETAINED" TYPE, SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINTING FOLLOWED BY AN ENCASEMENT OF POLYETHYLENE WRAPPING IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5-88, CLASS "C", METHOD "B".



CUT-IN TEE DETAIL METHOD No.1

NOT TO SCALE

STD-T01 | DATE: 10-1-97 | BY: RSK

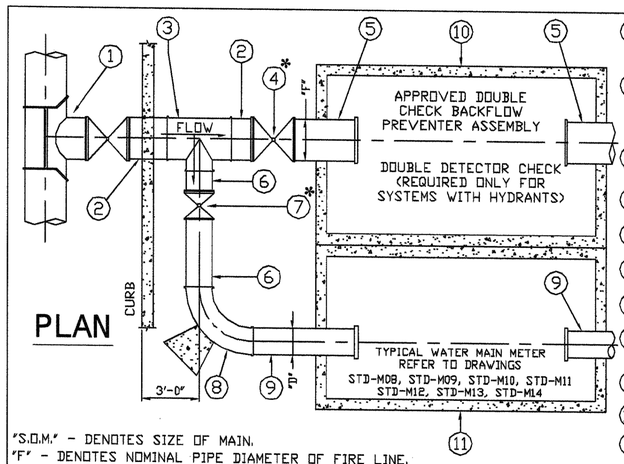


PLAN

NOTE:
ALL BOLTS AND GASKETS BY SUPPLIER.

NOTE:
MINOR VARIATIONS IN THE OVERALL LENGTH ARE TO BE EXPECTED DEPENDING ON THE TEE'S, VALVES, AND CHECK VALVES SUPPLIED.
ADJUSTMENTS TO THE BYPASS (ITEM No. 9) WILL BE MADE BY THE DIVISION OF WATER AS NEEDED.

STANDARD DETAILS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF WATER
CLEVELAND, OHIO
SUBJECT STANDARD 4" METER SETTING WITH 3" METER FOR VAULTS
DRAWN BY RSK | -SCALE- 3/16" = 1'
DATE 5-18-1998
CHECKED BY MJS DATE 5-18-98
STD-M09



PLAN

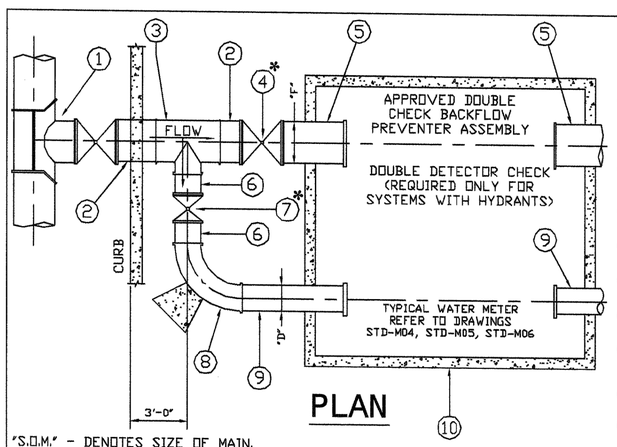
1. (1) S.D.M. x FIRE LINE ("F") SIZED MECHANICAL JOINT BRANCH SLEEVE AND 'F' SQUARE HEAD GATE TAP VALVE WITH RETAINED MECHANICAL JOINT OUTLET AND VALVE BOX COMPLETE.
2. X FEET "F" DUCTILE IRON CLASS 52 CEMENT LINED PLAIN END x PLAIN END PIPE (CUT TO SUIT). (IF PIPE IS LONGER THAN 1 PIPE LENGTH, THEN THE PIPE IS TO HAVE TYPE II BOLTLESS RESTRAINED PUSH-ON JOINTS.
3. (1) "F" x "F" x "D" DUCTILE IRON CLASS 350 CEMENT LINED RETAINED MECHANICAL JOINT TEE. *
4. (1) "F" RETAINED MECHANICAL JOINT, SQUARE HEAD GATE VALVE WITH VALVE BOX COMPLETE.
5. X FEET "F" PLAIN END x FLANGED DUCTILE IRON CLASS 52 CEMENT LINED PIPE (CUT TO SUIT).
6. X FEET "D" PLAIN END x PLAIN END DUCTILE IRON CLASS 52 CEMENT LINED PIPE (CUT TO SUIT).
7. (1) - "D" RETAINED MECHANICAL JOINT SQUARE HEAD GATE VALVE WITH VALVE BOX COMPLETE.
8. (1) - "D" RETAINED MJ x MJ DUCTILE IRON CLASS 350 CEMENT LINED 90° BEND WITH CONCRETE PIER.
9. X FEET "D" PLAIN END x FLANGED END DUCTILE IRON CLASS 52 CEMENT LINED PIPE (CUT TO SUIT).
10. (1) - APPROVED PRE-CAST FIRELINE VAULT.
11. (1) - APPROVED PRE-CAST DOMESTIC VAULT.

* CURB VALVES MUST BE LOCATED IN THE RIGHT OF WAY

"S.D.M." - DENOTES SIZE OF MAIN.
"F" - DENOTES NOMINAL PIPE DIAMETER OF FIRE LINE.
"D" - DENOTES NOMINAL PIPE DIAMETER OF DOMESTIC LINE.
* MAY SUBTITUTE "F" x "F" x "F" DUCTILE IRON CLASS 350 CEMENT LINED RETAINED MECHANICAL JOINT TEE AND "F" x "D" DUCTILE IRON CLASS 350 CEMENT LINED RETAINED MECHANICAL JOINT PLAIN END x PLAIN END REDUCER FOR ITEM (3).

** METERS IN VAULTS MUST BE ABLE TO BE READ FROM ABOVE WITHOUT ENTRY. IF NO CLEAR LINE OF SITE TO THE METER CAN BE ACHIEVED BY PLACEMENT OF THE ACCESS MANHOLE, AS DETIRMINED BY THE DIVISION OF WATER, A 12" DIAMETER VIEWING PORT MUST BE PROVIDED THAT IS CENTERED OVER THE METER FOR READING PURPOSES IN ADDITION TO THE MANHOLE NEEDED FOR ACCESS. CONTRACTOR MAY ORDER PRECAST MANHOLE WITH VIEWING PORT OPENING OR CORE OPENING ONSITE. ALL TRAFFIC BEARING AND NON-TRAFFIC BEARING VAULTS MUST MAINTAIN THEIR DESIGNED STRUCTURAL INTEGRITY AND CASTING SHALL BE SECURE FOR ROAD TRAFFIC. CONTRACTOR IS REQUIRED TO CALL THE PERMITS AND SALES UNIT OF THE DIVISION OF WATER AT 216-664-2444 EXT. 5206 FOR INSPECTION OF ANY VAULT SET.

STANDARD DETAILS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF WATER
CLEVELAND, OHIO
SUBJECT SINGLE FEED/SEPARATE VAULTS
DOMESTIC - FIRELINE CONNECTION
4'-12" DOMESTIC/4'-12" FIRELINE
DRAWN BY RSK | -SCALE- NONE
DATE 12-10-2004
CHECKED BY ___ DATE ___
STD-V04



PLAN

1. (1) S.D.M. x FIRE LINE ("F") SIZED MECHANICAL JOINT BRANCH SLEEVE AND 'F' SQUARE HEAD GATE TAP VALVE WITH RETAINED MECHANICAL JOINT OUTLET AND VALVE BOX COMPLETE.
2. X FEET "F" DUCTILE IRON CLASS 52 CEMENT LINED PLAIN END x PLAIN END PIPE (CUT TO SUIT). (IF PIPE IS LONGER THAN 1 PIPE LENGTH, THEN THE PIPE IS TO HAVE TYPE II BOLTLESS RESTRAINED PUSH-ON JOINTS.
3. (1) "F" x "F" x "D" DUCTILE IRON CLASS 350 CEMENT LINED RETAINED MECHANICAL JOINT TEE. *
4. (1) "F" RETAINED MECHANICAL JOINT, SQUARE HEAD GATE VALVE WITH VALVE BOX COMPLETE.
5. X FEET "F" PLAIN END x FLANGED DUCTILE IRON CLASS 52 CEMENT LINED PIPE (CUT TO SUIT).
6. X FEET "D" PLAIN END x PLAIN END DUCTILE IRON CLASS 52 CEMENT LINED PIPE (CUT TO SUIT).
7. (1) - "D" RETAINED MECHANICAL JOINT SQUARE HEAD GATE VALVE WITH VALVE BOX COMPLETE.
8. (1) - "D" RETAINED MJ x MJ DUCTILE IRON CLASS 350 CEMENT LINED 90° BEND WITH CONCRETE PIER.
9. X FEET "D" PLAIN END x FLANGED END DUCTILE IRON CLASS 52 CEMENT LINED PIPE (CUT TO SUIT).
10. (1) - APPROVED PRE-CAST COMBINATION VAULT.

* CURB VALVES MUST BE LOCATED IN THE RIGHT OF WAY

"S.D.M." - DENOTES SIZE OF MAIN.
"F" - DENOTES NOMINAL PIPE DIAMETER OF FIRE LINE.
"D" - DENOTES NOMINAL PIPE DIAMETER OF DOMESTIC LINE.
* MAY SUBTITUTE "F" x "F" x "F" DUCTILE IRON CLASS 350 CEMENT LINED RETAINED MECHANICAL JOINT TEE AND "F" x "D" DUCTILE IRON CLASS 350 CEMENT LINED RETAINED MECHANICAL JOINT PLAIN END x PLAIN END REDUCER FOR ITEM (3).

** METERS IN VAULTS MUST BE ABLE TO BE READ FROM ABOVE WITHOUT ENTRY. IF NO CLEAR LINE OF SITE TO THE METER CAN BE ACHIEVED BY PLACEMENT OF THE ACCESS MANHOLE, AS DETIRMINED BY THE DIVISION OF WATER, A 12" DIAMETER VIEWING PORT MUST BE PROVIDED THAT IS CENTERED OVER THE METER FOR READING PURPOSES IN ADDITION TO THE MANHOLE NEEDED FOR ACCESS. CONTRACTOR MAY ORDER PRECAST MANHOLE WITH VIEWING PORT OPENING OR CORE OPENING ONSITE. ALL TRAFFIC BEARING AND NON-TRAFFIC BEARING VAULTS MUST MAINTAIN THEIR DESIGNED STRUCTURAL INTEGRITY AND CASTING SHALL BE SECURE FOR ROAD TRAFFIC. CONTRACTOR IS REQUIRED TO CALL THE PERMITS AND SALES UNIT OF THE DIVISION OF WATER AT 216-664-2444 EXT. 5206 FOR INSPECTION OF ANY VAULT SET.

STANDARD DETAILS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF WATER
CLEVELAND, OHIO
SUBJECT SINGLE FEED/COMBINATION VAULT
DOMESTIC - FIRELINE CONNECTION
3' DOMESTIC/4'-8" FIRELINE
DRAWN BY RSK | -SCALE- NONE
DATE 12-10-2004
CHECKED BY ___ DATE ___
STD-V03

ROBERT P. MADISON INTERNATIONAL, INC
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URBAN PLANNING

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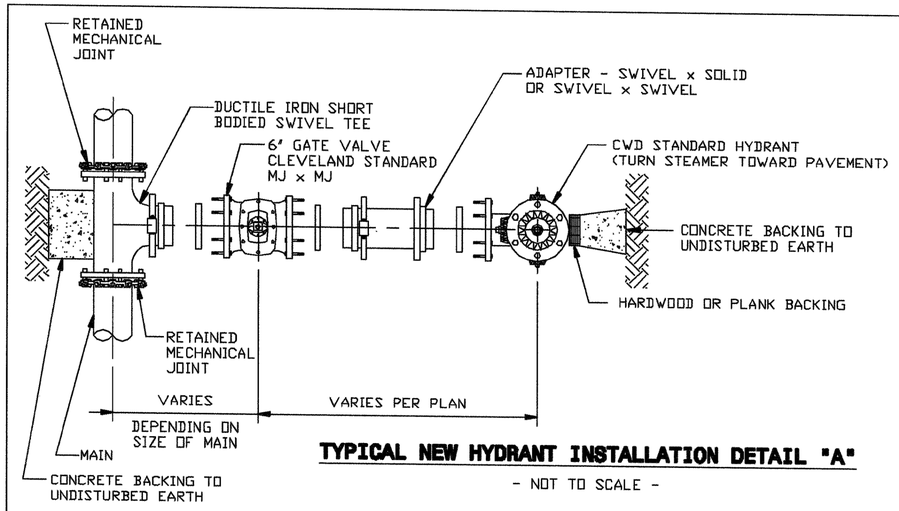
No.	Description	Date
	80% Permit Submittal	09.23.21

SITE DETAILS

Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C703
Scale:	As indicated



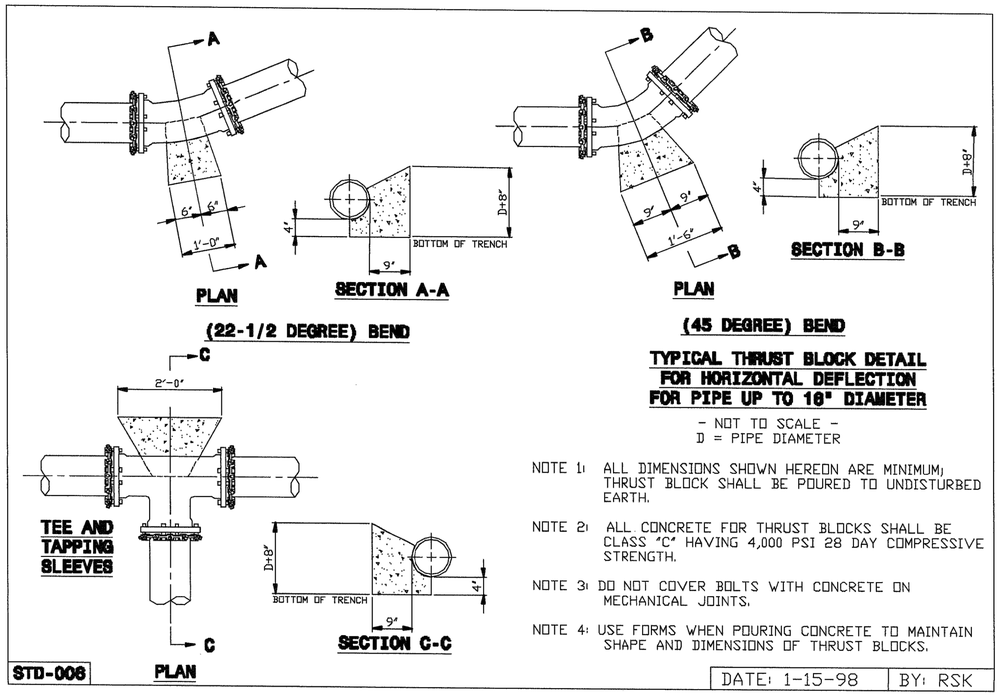
TYPICAL NEW HYDRANT INSTALLATION DETAIL "A"

- NOT TO SCALE -

NOTE: IN LIEU OF SWIVEL BRANCH TEES AND ADAPTERS CONTRACTORS MAY FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-1-5/A21.5-88 CLASS "C" METHOD "B".

ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW ALLOY CORROSION RESISTANT STEEL.

STD-H09 | DATE: 3-4-2002 | BY: RSK



TYPICAL THRUST BLOCK DETAIL FOR HORIZONTAL DEFLECTION FOR PIPE UP TO 16" DIAMETER

- NOT TO SCALE -
D = PIPE DIAMETER

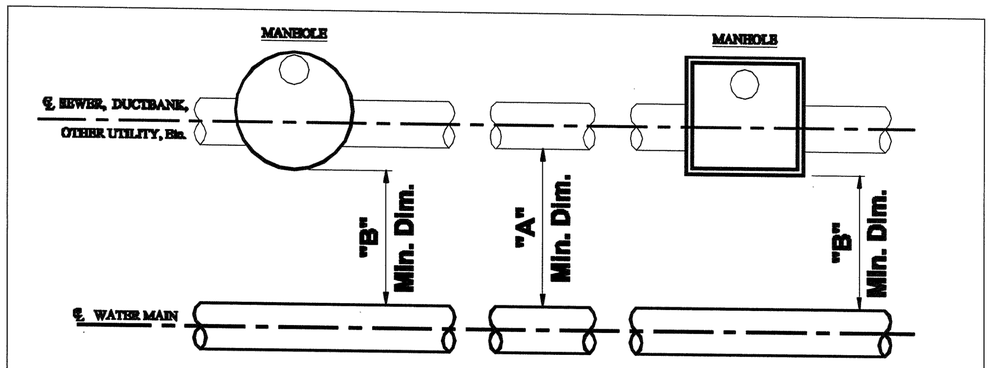
NOTE 1: ALL DIMENSIONS SHOWN HEREON ARE MINIMUM; THRUST BLOCK SHALL BE POURED TO UNDISTURBED EARTH.

NOTE 2: ALL CONCRETE FOR THRUST BLOCKS SHALL BE CLASS "C" HAVING 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.

NOTE 3: DO NOT COVER BOLTS WITH CONCRETE ON MECHANICAL JOINTS.

NOTE 4: USE FORMS WHEN POURING CONCRETE TO MAINTAIN SHAPE AND DIMENSIONS OF THRUST BLOCKS.

STD-006 | DATE: 1-15-98 | BY: RSK



PLAN VIEW

- SEE STD-018 FOR PROFILE VIEW -

	HORIZONTAL CLEARANCE	STORM SEWER	SANITARY SEWER	GAS, DUCTBANK, OTHER UTILITY, Etc.
WHEN BOTTOM OF UTILITY PIPE IS AT OR ABOVE BOTTOM OF WATER MAIN	"A"	4'-0"	10-0" MIN.	3'-0"
	"B"	4'-0"	7'-0" MIN.	3'-0"
WHEN BOTTOM OF UTILITY PIPE IS BELOW BOTTOM OF WATER MAIN	"A"	5'-0"	10'-0" MIN.	5'-0"
	"B"	5'-0"	7'-0" MIN.	5'-0"

CLEARANCE FOR UTILITIES

NOT TO SCALE

STD-017 | DATE: 12-4-97 | BY: RSK

*CONNECTION SHALL BE MADE WITH RETAINED MECHANICAL JOINT SOLID SLEEVES (SHORT OR LONG PATTERN) DUCTILE IRON CLASS 350 OR CAST IRON CLASS 250 OR COMPRESSION COUPLINGS.

COMPRESSION COUPLINGS SHALL BE OF A GASKETED, SLEEVE TYPE WITH DIAMETERS TO PROPERLY FIT PLAIN END IRON PIPE. EACH COUPLING SHALL CONSIST OF ONE (1) MIDDLE RING, WITHOUT STOPS; TWO (2) FOLLOWER GLANDS; TWO (2) RUBBER-COMPOUND BUNA-N BLEND, WEDGE SECTION GASKETS; AND SUFFICIENT TRACKHEAD STAINLESS STEEL BOLTS AND NUTS (ASTM A276/A193/194, TYPE 304, EXTRA HEAVY HEX) TO PROPERLY COMPRESS THE GASKETS.

MIDDLE RING AND FOLLOWER GLANDS SHALL BE OF EITHER STEEL OR DUCTILE IRON (ASTM-A536).

THE COMPRESSION COUPLING SHALL BE WITHOUT STOPS AND BE RATED FOR A MINIMUM WORKING PRESSURE OF 250 PSI AND SHALL BE EQUAL TO THE DRESSER STYLE No's 38, 138 OR 162 (TRANSITION TYPE), OR SMITH-BLAIR 441 STRAIGHT AND TRANSITION COUPLINGS.

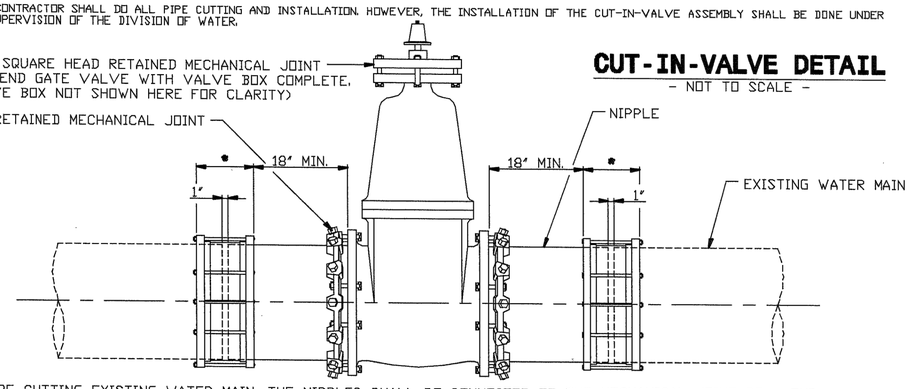
ALL BOLTS AND NUTS ON ALL MECHANICAL JOINTS, INCLUDING THOSE ON THE 'RETAINED' TYPE, SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINTING FOLLOWED BY AN ENCASEMENT OF POLYETHYLENE WRAPPING IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5-88, CLASS 'C', METHOD 'B'.

THE DIVISION OF WATER WILL DETERMINE THE FIELD LOCATION OF THE CUT-IN-VALVE ASSEMBLY. THE DIVISION OF WATER WILL ALSO SET THE TIME OF INSTALLATION OF THE CUT-IN-VALVE ASSEMBLY.

THE CONTRACTOR SHALL DO ALL PIPE CUTTING AND INSTALLATION. HOWEVER, THE INSTALLATION OF THE CUT-IN-VALVE ASSEMBLY SHALL BE DONE UNDER THE SUPERVISION OF THE DIVISION OF WATER.

CUT-IN-VALVE DETAIL

- NOT TO SCALE -



NOTE:
BEFORE CUTTING EXISTING WATER MAIN, THE NIPPLES SHALL BE CONNECTED TO THE MECHANICAL JOINT BELL END GATE VALVE. AFTER CUTTING PIPE, FINAL CONNECTIONS SHALL BE MADE WITH COUPLINGS/SOLID SLEEVES AS SPECIFIED.

STD-005 | DATE: 10-1-97 | BY: RSK

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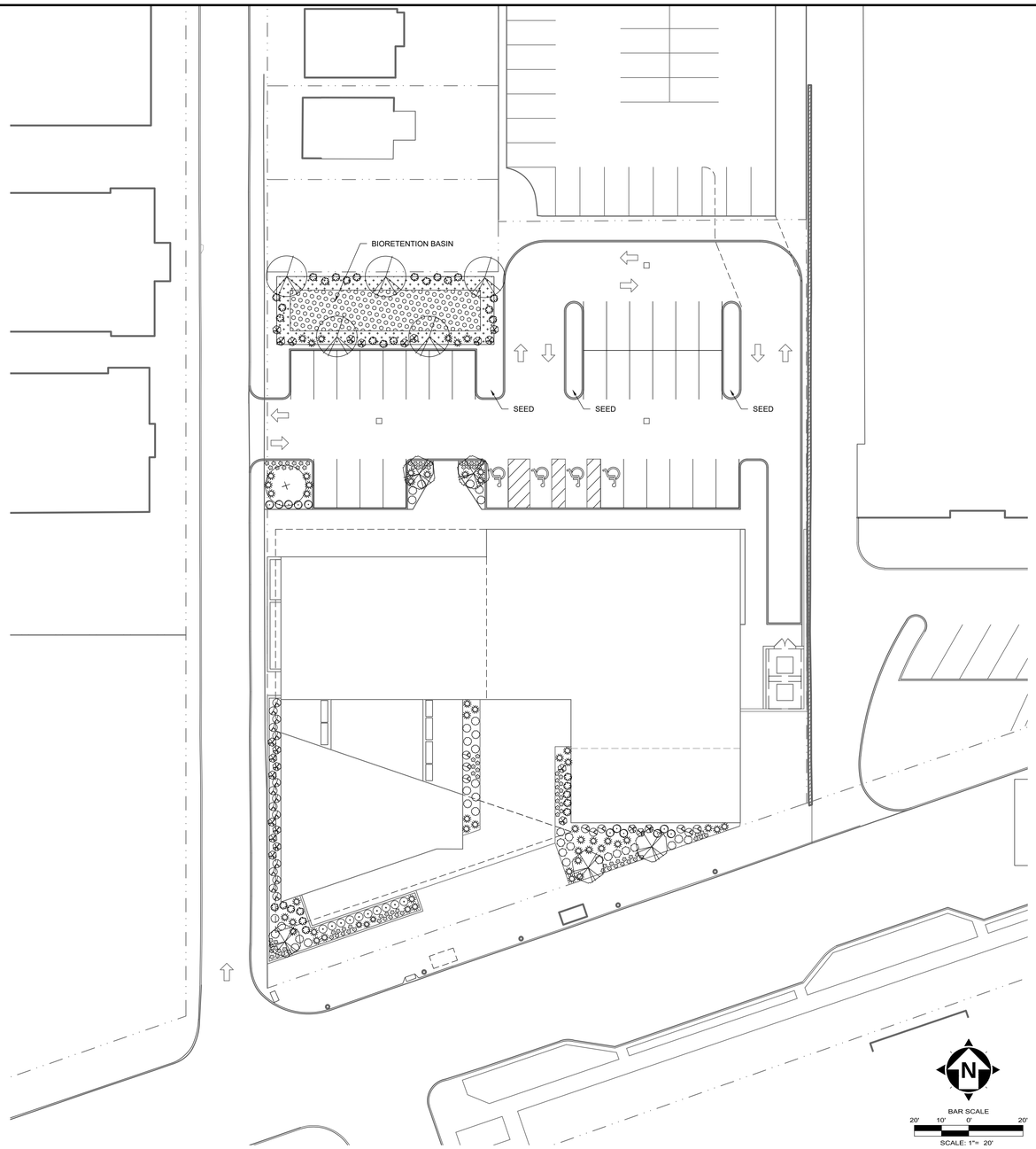
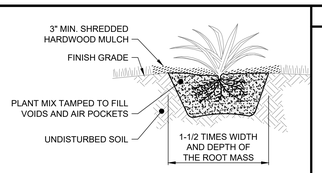
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

SITE DETAILS

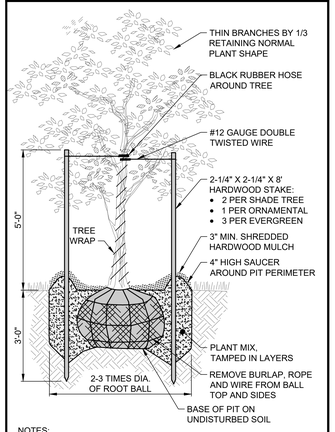
Project Number	210800
Date	09/16/21
Drawn By	DPK
Checked By	JRH
Sheet No.:	C704
Scale:	As indicated





ANNUAL AND PERENNIAL PLANTING DETAIL

SCALE: NONE

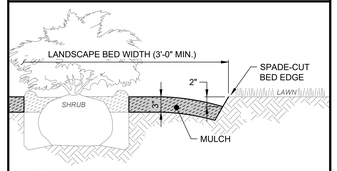


NOTES:

1. CROWN OF ROOT BALL TO BEAR THE SAME RELATION TO FINISH GRADE WHICH IT WAS GROWN AT THE NURSERY.
2. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
3. REMOVE TREE RINGS, TREE WRAP AND STAKES 1 YEAR AFTER INSTALLATION. NOTIFY OWNER PRIOR TO REMOVAL.

TREE PLANTING DETAIL

SCALE: NONE

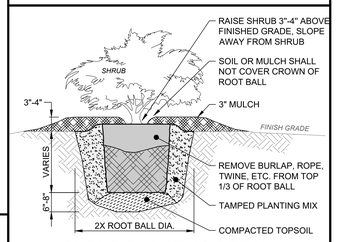


NOTES:

1) MULCH SHALL BE DOUBLE SHREDDED HARDWOOD BARK MULCH, DARK BROWN OR BLACK COLOR PER OWNER CHOICE. EXTRA FINE WITH TEXTURE AT 1-1/2" OR LESS FREE OF WEEDS, CHAFF OR OTHER FOREIGN MATERIAL.
2) MULCH SHALL BE PLACED IN ALL PLANTING AREAS SPREAD TO A SMOOTH, UNIFORM SURFACE PLANE WITH CRISP STRAIGHT AND SMOOTH CURVED MULCH BED EDGES. BED EDGES SHALL BE CUT IN "V" SHAPE WITH APPROXIMATE 60° ANGLE TO GROUND.
3) THIS DETAIL SHOWS A SHRUB FOR REFERENCE ONLY. SEE LANDSCAPE PLAN FOR ACTUAL PLANT TYPES AND LOCATIONS, AND CONFIGURATION OF BEDS.

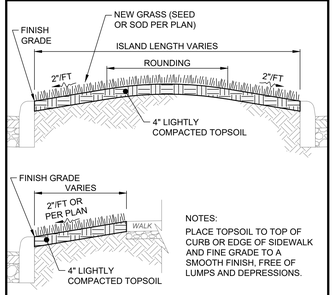
MULCH BED DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE

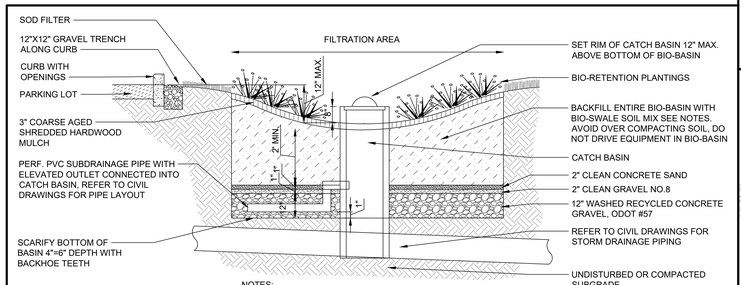


NOTES:

PLACE TOPSOIL TO TOP OF CURB OR EDGE OF SIDEWALK AND FINE GRADE TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.

GRASS PLANTING DETAIL

SCALE: NONE



NOTES:

1. BIO-SOIL MIX WILL BE OBTAINED FROM KURTZ BROTHERS, 216-986-9000, CALLED HYDRO CLEAR BIORETENTION SOIL™ MIX. MAXIMUM CLAY CONTENT IS LESS THAN 5%. THE FILL MEDIA SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN 0.04 INCHES.
2. RECYCLED CONCRETE AGGREGATE TO BE 57 RECYCLED CONCRETE BY KURTZ BROTHERS 216- 986-9000.

BIO-RETENTION BASIN DETAIL

SCALE: NONE

LANDSCAPE NOTES

1) GRAPHICAL SCREENING AND SHADING IS USED TO DE- EMPHASIZE EXISTING CONDITION ITEMS AND SOME NEW IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK.
2) ALL DISTURBED AREAS SHALL BE VEGETATED PER PLAN.
3) ALL LAWN, TREE AND PLANT INSTALLATION SHALL BE PERFORMED BY A FIRM SPECIALIZING IN LANDSCAPE WORK.
4) THE CONTRACTOR MUST DETERMINE THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES AND THEIR EASEMENTS AND PERFORM WORK IN A MANNER THAT WILL AVOID DAMAGE OF UTILITIES. HAND EXCAVATE, AS REQUIRED.
5) THE CONTRACTOR SHALL PROTECT EXISTING TREES AND PLANTS NOT DESIGNATED FOR REMOVAL. ANY TREE OR PLANT, INCLUDING ROOTS, DAMAGED BY CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH LIKE SPECIES AND SIZE WITH NO ADDITIONAL COMPENSATION.
6) ALL TREES AND PLANTS SHALL CONFORM TO ANSI Z80.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND BE LABELED WITH A WATERPROOF TAG INDICATING SPECIES AND SIZE. SPECIFIED TREE AND PLANT SIZES ARE MINIMUM SIZES TO BE INSTALLED. ANY PLANT SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT. IF QUANTITIES LISTED IN PLANT MATERIAL LIST DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN.
7) TREE TRUNKS SHALL BE WRAPPED PRIOR TO LEAVING THE NURSERY TO PROTECT FROM INJURY DURING TRANSPORT. WRAPPING SHALL BE REMOVED, BUT ONLY AFTER PLANTED. PLANT MATERIALS SHALL BE PROVIDED WITH PROTECTIVE COVERINGS DURING TRANSPORT TO REDUCE DESICCATION.
8) THE CONTRACTOR SHALL HAVE SOIL TESTS PERFORMED AT HIS EXPENSE BY A TESTING LABORATORY TO DETERMINE AMENDMENTS, IF ANY, TO EXISTING SOILS.
9) PLANT MIX SHALL CONSIST OF EXISTING SOIL FREE OF DEBRIS, STICKS AND STONES GREATER THAN 1/2", AND CONTAIN TWENTY PERCENT (20%) ORGANIC MATTER BY VOLUME. 95% OF TOPSOIL SHALL PASS A 2.0 MIL SIEVE. ADD SOIL AMENDMENTS TO THE EXISTING SOIL AS REQUIRED BY THE SOIL TEST. ORGANIC MATTER SHALL CONSIST OF COMPOSTED LEAVES, COMPOSTED SLUDGE OR OTHER APPROVED MATERIAL. PEAT MOSS IS NOT AN ACCEPTABLE MATERIAL. ADD GRANULAR 'SOIL MOIST' TO TOPSOIL MIX, APPLIED PER MANUFACTURER'S RECOMMENDED RATES FOR THE SIZE AND TYPE OF PLANT MATERIAL SPECIFIED, IF NO IRRIGATION IS APPLIED.
10) TREES AND PLANTS SHALL BE DELIVERED AFTER PREPARATION FOR PLANTING HAS BEEN COMPLETED, BUT NOT STORED MORE THAN 2 WEEKS. PLANT IMMEDIATELY UPON DELIVERY, OR PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.
11) LAYOUT OF TREES AND PLANT MATERIALS MUST BE ACCEPTED BY THE ARCHITECT PRIOR TO PLANTING. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN 24" FROM A BUILDING, CURB, PAVEMENT OR SIDEWALK.
12) PLANTING BED PREPARATION: LOOSEN EXISTING SOIL; ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4-5" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADES, FINISHED GRADES, OR MULCH ABOVE FINISHED FLOOR ELEVATIONS. PLANTING BEDS AGAINST BUILDING WALLS SHALL BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM 1% SLOPE.
13) MULCH ALL PLANTING BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED HARDWOOD BARK.
14) ALL NYLON ROPING, TWINE, SHALL BE REMOVED, PRIOR TO PLANTING. ALL NON-TREATED BURLAP AND/OR NON-ROT PROOF BURLAP TO BE REMOVED FROM TOP HALF OF ROOTBALL. ALL TREATED BURLAP OR POLYPROPYLENE BURLAP TO BE COMPLETELY REMOVED FROM PLANTING PIT.
15) FERTILIZER: EACH TREE AND SHRUB PLANTING TO RECEIVE GRANULAR NITROFORM (18-6-12) FERTILIZER OR EQUAL.
16) WATER SHALL BE FURNISHED FOR WATERING TREES AND PLANTS ON A WEEKLY BASIS IN ABSENCE OF 1-1/2" RAINFALL. TREES AND PLANTS SHALL BE THOROUGHLY WATERED THROUGHOUT THE PERIOD OF ESTABLISHMENT. SATURATE THE ROOT ZONE AND MULCHED AREA OF EACH TREE OR PLANT WITHOUT CAUSING RUN-OFF. DRIP IRRIGATION BAGS MAY BE USED ON INDIVIDUAL TREES.
17) TAGS, STRINGS, ROPES AND WIRES SHALL BE REMOVED FROM TREES AND PLANTS ABOVE AND BELOW GRADE.
18) BEFORE FINAL INSPECTION BY THE ARCHITECT, ALL TREES AND PLANTS SHALL BE IN PLACE AND UNDER THE CARE OF THE CONTRACTOR FOR A PERIOD OF ESTABLISHMENT. THIS PERIOD SHALL BEGIN UPON COMPLETION OF PLANTING OPERATIONS AND CONTINUE UNTIL OCTOBER 1ST, BUT IN NO CASE BE LESS THAN ONE (1) GROWING SEASON FROM JUNE 1ST TO OCTOBER 1ST. DURING THIS PERIOD, HORTICULTURAL PRACTICES SHALL BE FOLLOWED THAT WILL ENSURE THE VIGOR AND GROWTH OF TRANSPLANTED MATERIAL INCLUDING WATERING, MULCHING, STAKING, GUYING, WEEDING, CULTIVATING AND PRUNING.
19) ALL TREES AND PLANTS SHALL BE GUARANTEED AND COVERED BY A MAINTENANCE BOND FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF ACCEPTANCE BY THE ARCHITECT. ANY TREE OR PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO ACCEPTANCE SHALL BE REMOVED AND REPLACED WITH THE SAME SPECIES, QUANTITY AND SIZE AND MEET ALL SPECIFICATIONS BEFORE OR AT THE END OF THE GUARANTEE PERIOD AT NO ADDITIONAL COST TO THE OWNER. TREES OR PLANTS REPLACED IN THE FALL THAT DIE BEFORE OR DURING THE SPRING PLANTING SEASON SHALL BE REPLACED IMMEDIATELY.
20) ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE GRADED TO A SMOOTH, UNIFORM SURFACE WITH LOOSE UNIFORMLY FINE TEXTURE INCLUDING REMOVAL OF ALL STONES GREATER THAN 1/2", STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER BEFORE PLACING TOPSOIL USING ROCKHOUND LANDSCAPE RAKE EQUIPMENT. RESEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIX.
21) BED EDGES SHALL BE CUT IN A DEFINED "V" SHAPE WITH AN APPROXIMATE 60° ANGLE TO THE GROUND AND TO A MINIMUM OF 2" DEPTH. TAKE SPECIAL CARE TO INSURE THAT PLANTING BEDS DO NOT INHIBIT DRAINAGE.
22) BOTH STOCKPILED AND FURNISHED TOPSOIL SHALL BE SCREENED FROM CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STONES LARGER THAN 1/2", AND OTHER EXTRANEOUS MATTER BEFORE PLACEMENT. TOPSOIL SHALL BE LOAMY, NOT CONSIST OF MORE THAN 38% CLAY AND CONFORM TO THE U.S. DEPARTMENT OF AGRICULTURE SOIL TEXTURING TRIANGLE. ANY TOPSOIL LEFT OVER AFTER PROJECT COMPLETION SHALL BE DISPOSED OF OFF-SITE.
23) IF THERE IS NOT ENOUGH TOPSOIL FROM THE INITIAL STRIPPING OPERATIONS, THE CONTRACTOR SHALL FURNISH ADDITIONAL TOPSOIL AS NEEDED.
24) LAWN AREAS SHALL RECEIVE A 4" MINIMUM THICKNESS OF TOPSOIL AND, AFTER LIGHT ROLLING, MEET THE GRADES AND ELEVATIONS SHOWN ON THE GRADING PLAN.
25) DO NOT SEED UNTIL ACCEPTANCE OF FINISH GRADE BY THE ARCHITECT.
26) THE CONTRACTOR SHALL ESTABLISH A SMOOTH ACCEPTABLE LAWN INCLUDING SOIL CONDITIONING, FINE GRADING, WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING AS NEEDED. THE OWNER WILL PROVIDE A FINISHED GRADE WITHIN 3" OF FINAL GRADE.
27) SEEDING MIXTURE: MIX SHALL BE 65% 3 VARIETY BLEND CREEPING RED FESCUE, 20% 3 VARIETY BLEND PERENNIAL RYE AND 15% KENTUCKY BLUEGRASS BLEND. FERTILIZE WITH A NON-BURNING MEASURED RELEASE FERTILIZER, OR RAKE IN A LIGHT APPLICATION OF 12-12-12 AT A RATE OF 15 LB. PER 1,000 S.F. BEFORE SEEDING.
28) DO NOT SEED OR SOD IF GROUND IS FROZEN OR EXTREMELY WET.
29) MAINTAIN LAWNS THROUGH TWO CUTTINGS AND ASSUME FULL RESPONSIBILITY FOR A FULL AND HEALTHY GROWTH. RESEED ALL BARE SPOTS.
30) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH THEIR CONSTRUCTION PROCEDURES.

LEGEND

- SHADE TREES - 2-1/2" CALIPER — RED SUNSET MAPLE
- ORNAMENTAL TREES - 2-1/2" CALIPER — SERVICE BERRY, MAGNOLIA
- SHRUBS - LARGE 30" — DENSE YEW, VIBURNUM, HYDRANGEA, DRIFT ROSE, JUNIPER, DWARF LILAC, DOGWOOD
- SHRUBS - SMALL 18" — ITEA, BOXWOOD, SPIRAEA, CLETHERA
- GRASSES/PERENNIALS - 1 GAL. — DAYLILY, CATMINT, FEATHER REED GRASS, BLACK-EYED SUSAN, JAPANESE BLOODGRASS, LILYTURF
- BIORETENTION BASIN — FORBES
- BIORETENTION BASIN — SEDGES/GRASSES

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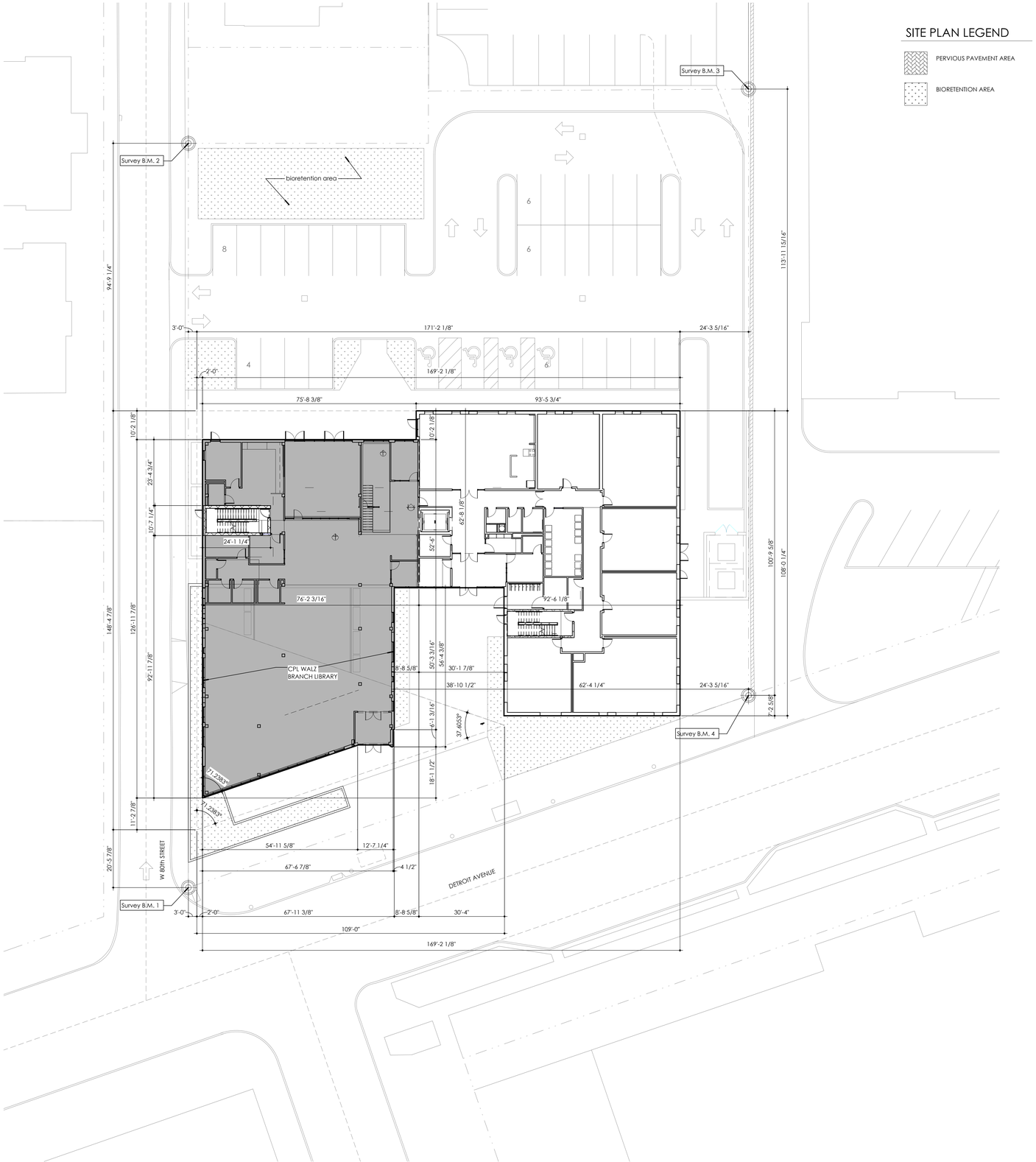
Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

LANDSCAPE PLAN

Project Number	210800
Date	09/16/21
Drawn By	RS
Checked By	RW
Sheet No.:	L100
Scale:	As indicated



SITE PLAN LEGEND

- PERVIOUS PAVEMENT AREA
- BIORETENTION AREA

1 AS101 SITE PLAN
1/16" = 1'-0"

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Karam Senior Living
DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

ARCHITECTURAL SITE PLAN

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	AS101
Scale	As indicated

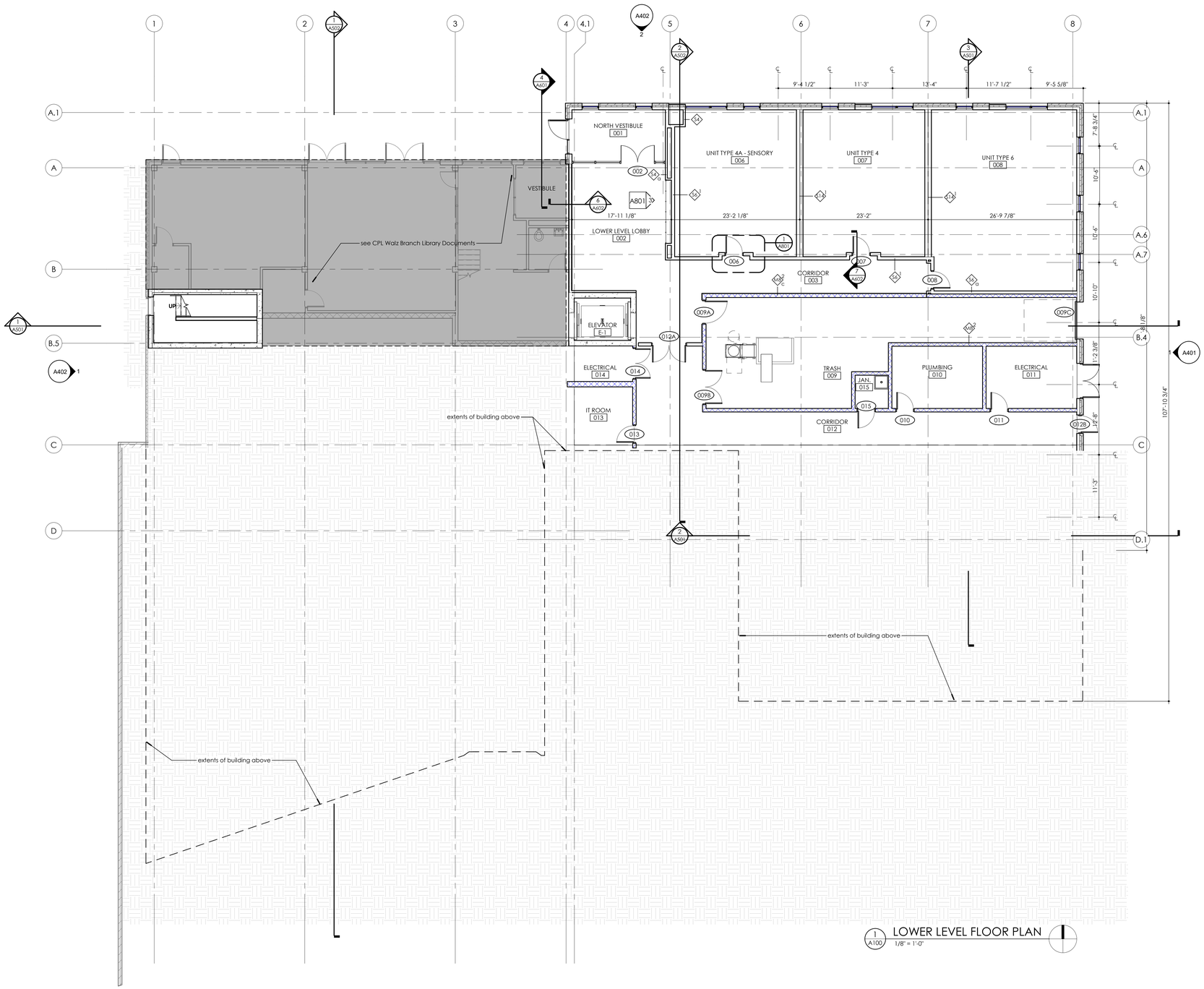
9/17/2021 9:48:15 AM

PLAN LEGEND

- NEW WALL CONSTRUCTION
- SEE CPL WALZ BRANCH LIBRARY DOCUMENTS

GENERAL PLAN NOTES

1. Civil first floor finish floor elev.= 668.00' Architectural first level finish floor elev. = 100'-0".
2. Field verify all existing conditions prior to bidding, demolition, and new construction.
3. Follow dimensions as noted on the drawings. Do not scale drawings.
4. Notify Architect immediately upon discovery of dimensional discrepancies within the drawings. Do not proceed with work until discrepancies are resolved by Architect.
5. Construction shall in no way interfere with the day to day operation of the adjacent buildings without prior documented consent of the Owner.
6. Coordinate location of equipment and penetrations with mechanical, electrical, and plumbing drawings.
7. Provide "J" type drywall trim at all perpendicular intersections with dissimilar materials and at all exposed edges.
8. Provide double top track deflection joint at all walls which extend to underside of deck above.
9. All wood blocking and plywood sheathing shall be fire retardant treated.
10. Hinge side of door jamb located in metal stud walls to be 4" from adjacent perpendicular wall u.n.o.
11. All doors are dimensioned to the center line of the rough opening or overall rough opening.
12. Verify locations of fire extinguishers with local fire department official and Architect prior to placement. All extinguishers to be semi-recessed cabinet mounted type, u.n.o. (see specifications).
13. All wall dimensions are to outside face of wall, (including mtl. studs, masonry), unless noted otherwise. Wall furring, sheathing and finished materials are not dimensioned on floor plans - see wall legend, plan details, wall sections, etc. for complete wall assembly dimensions.
14. Provide blocking behind all a/v equipment, wall speakers, monitors, ceiling mounted cameras, screens, projectors, etc. Contractor responsible for misc. steel, unistrut, frt wood blocking, strapping, etc. as required to fully support equipment and accessories indicated in documents.
15. All walls to be type 'S4b' unless noted otherwise, see wall types legend sheet for wall types.
16. Refer to A600 for exterior typical construction types. Refer to A900 for wall typical wall types. Refer to A902 for window types.



1 A100 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

LOWER LEVEL FLOOR PLAN

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A100
Scale	As indicated

9/16/2021 10:29:57 PM

PLAN LEGEND

- NEW WALL CONSTRUCTION
- SEE CPL WALZ BRANCH LIBRARY DOCUMENTS

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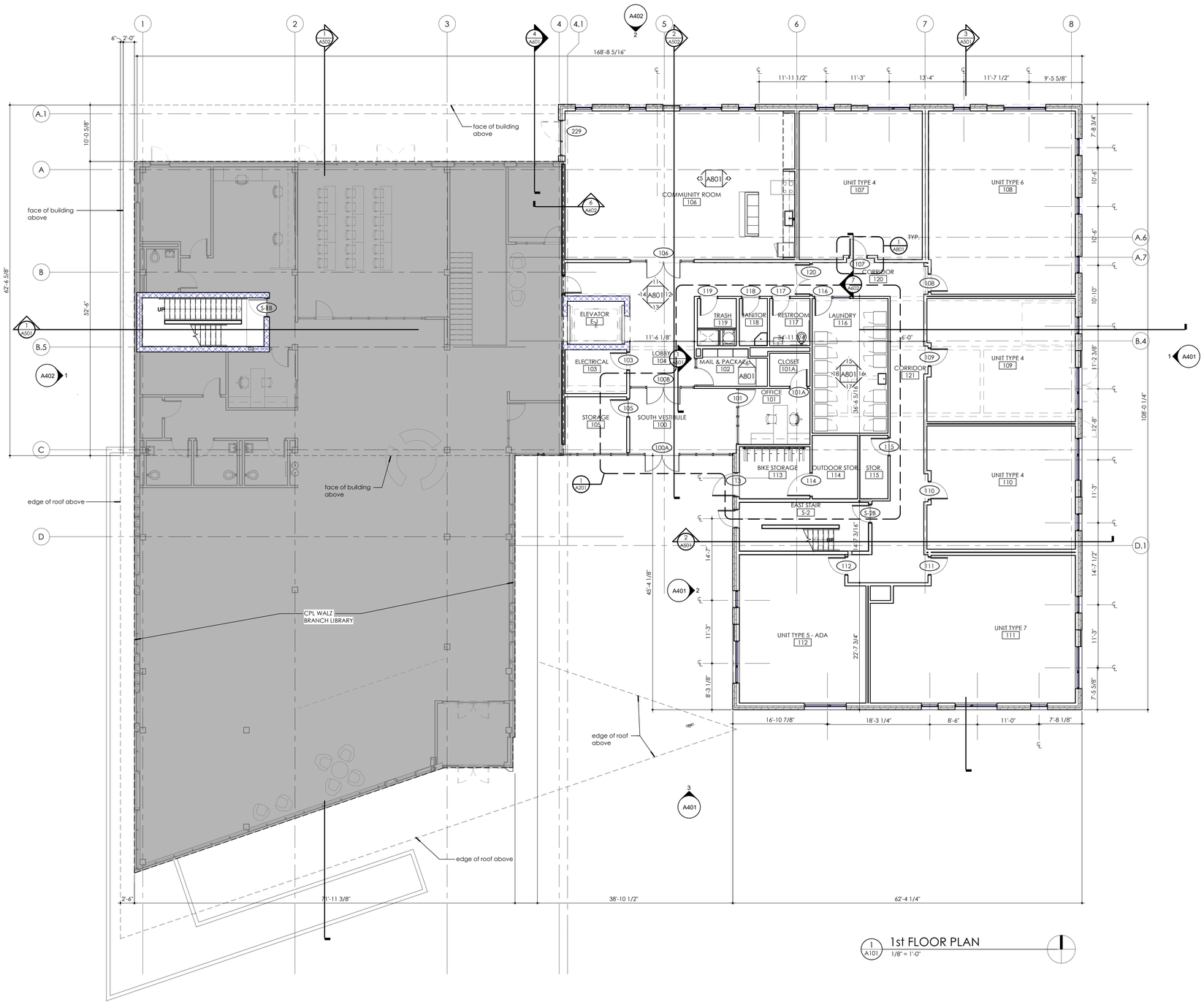
1. Civil first floor finish floor elev.= 668.00' Architectural first level finish floor elev. = 100'-0".
2. Field verify all existing conditions prior to bidding, demolition, and new construction.
3. Follow dimensions as noted on the drawings. Do not scale drawings.
4. Notify Architect immediately upon discovery of dimensional discrepancies within the drawings. Do not proceed with work until discrepancies are resolved by Architect.
5. Construction shall in no way interfere with the day to day operation of the adjacent buildings without prior documented consent of the Owner.
6. Coordinate location of equipment and penetrations with mechanical, electrical, and plumbing drawings.
7. Provide "J" type drywall trim at all perpendicular intersections with dissimilar materials and at all exposed edges.
8. Provide double top track deflection joint at all walls which extend to underside of deck above.
9. All wood blocking and plywood sheathing shall be fire retardant treated.
10. Hinge side of door jamb located in metal stud walls to be 4" from adjacent perpendicular wall u.n.o.
11. All doors are dimensioned to the center line of the rough opening or overall rough opening.
12. Verify locations of fire extinguishers with local fire department official and Architect prior to placement. All extinguishers to be semi-recessed cabinet mounted type, u.n.o. (see specifications).
13. All wall dimensions are to outside face of wall, (including mtl. studs, masonry), unless noted otherwise. Wall furring, sheathing and finished materials are not dimensioned on floor plans - see wall legend, plan details, wall sections, etc. for complete wall assembly dimensions.
14. Provide blocking behind all a/v equipment, wall speakers, monitors, ceiling mounted cameras, screens, projectors, etc. Contractor responsible for misc. steel, unistrut, frt wood blocking, strapping, etc. as required to fully support equipment and accessories indicated in documents.
15. All walls to be type 'S4b' unless noted otherwise, see wall types legend sheet for wall types.
16. Refer to A600 for exterior typical construction types. Refer to A900 for wall typical wall types. Refer to A902 for window types.



1 A101 1st FLOOR PLAN
1/8" = 1'-0"

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Karam Senior Living
DSCDC
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

FIRST FLOOR PLAN

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A101
Scale	As indicated

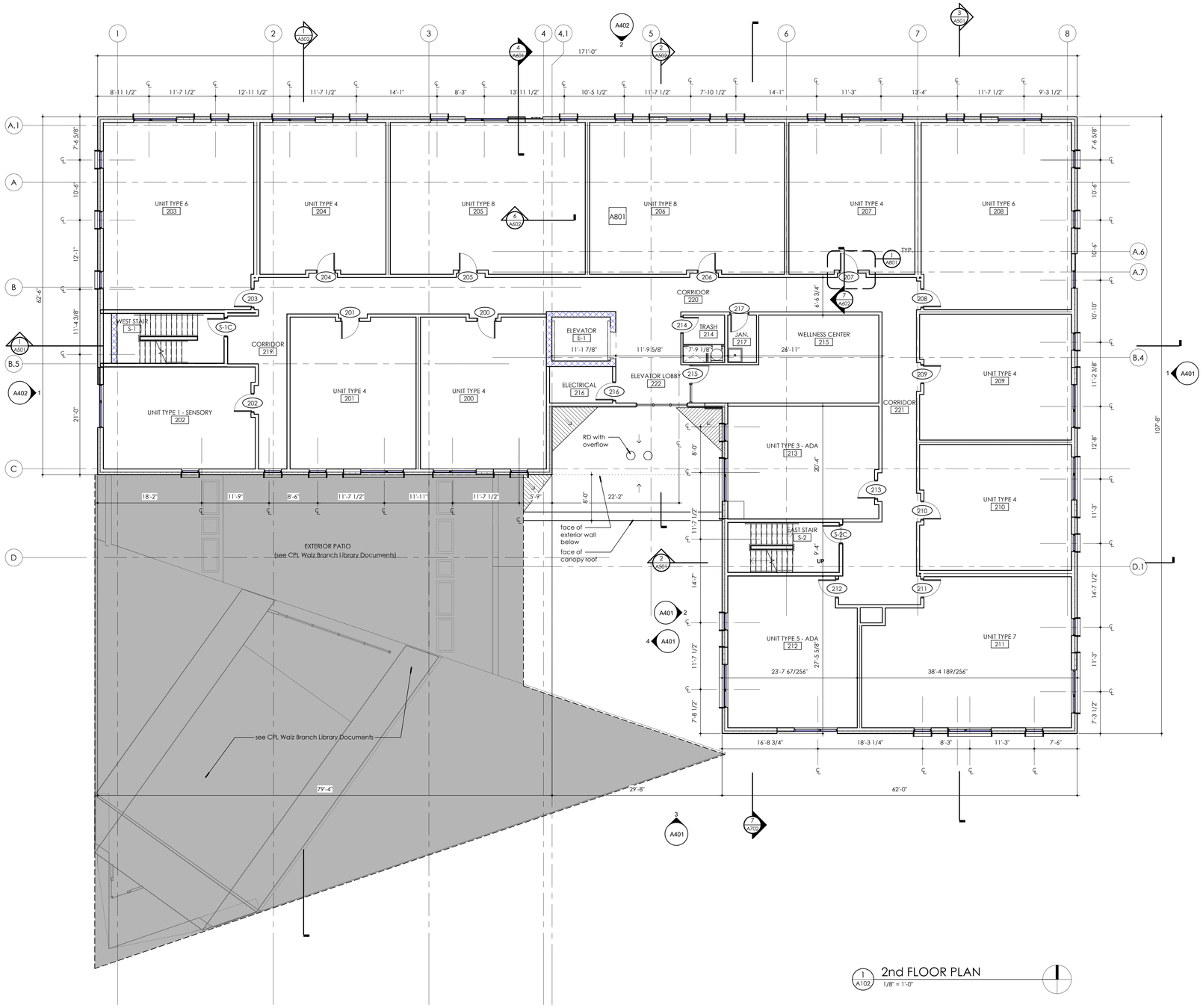
9/17/2021 10:36:58 AM

PLAN LEGEND

- NEW WALL CONSTRUCTION
- SEE CPL WALZ BRANCH LIBRARY DOCUMENTS

GENERAL PLAN NOTES

1. Civil first floor finish floor elev.= 668.00' Architectural first level finish floor elev. = 100'-0".
2. Field verify all existing conditions prior to bidding, demolition, and new construction.
3. Follow dimensions as noted on the drawings. Do not scale drawings.
4. Notify Architect immediately upon discovery of dimensional discrepancies within the drawings. Do not proceed with work until discrepancies are resolved by Architect.
5. Construction shall in no way interfere with the day to day operation of the adjacent buildings without prior documented consent of the Owner.
6. Coordinate location of equipment and penetrations with mechanical, electrical, and plumbing drawings.
7. Provide "J" type drywall trim at all perpendicular intersections with dissimilar materials and at all exposed edges.
8. Provide double top track deflection joint at all walls which extend to underside of deck above.
9. All wood blocking and plywood sheathing shall be fire retardant treated.
10. Hinge side of door jamb located in metal stud walls to be 4" from adjacent perpendicular wall u.n.o.
11. All doors are dimensioned to the center line of the rough opening or overall rough opening.
12. Verify locations of fire extinguishers with local fire department official and Architect prior to placement. All extinguishers to be semi-recessed cabinet mounted type, u.n.o. (see specifications).
13. All wall dimensions are to outside face of wall, (including mtl. studs, masonry), unless noted otherwise. Wall furring, sheathing and finished materials are not dimensioned on floor plans - see wall legend, plan details, wall sections, etc. for complete wall assembly dimensions.
14. Provide blocking behind all a/v equipment, wall speakers, monitors, ceiling mounted cameras, screens, projectors, etc. Contractor responsible for misc. steel, unistrut, frt wood blocking, strapping, etc. as required to fully support equipment and accessories indicated in documents.
15. All walls to be type 'S4b' unless noted otherwise, see wall types legend sheet for wall types.
16. Refer to A600 for exterior typical construction types. Refer to A900 for wall typical wall types. Refer to A902 for window types.



1 A102 2nd FLOOR PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

SECOND FLOOR PLAN

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A102
Scale	As indicated

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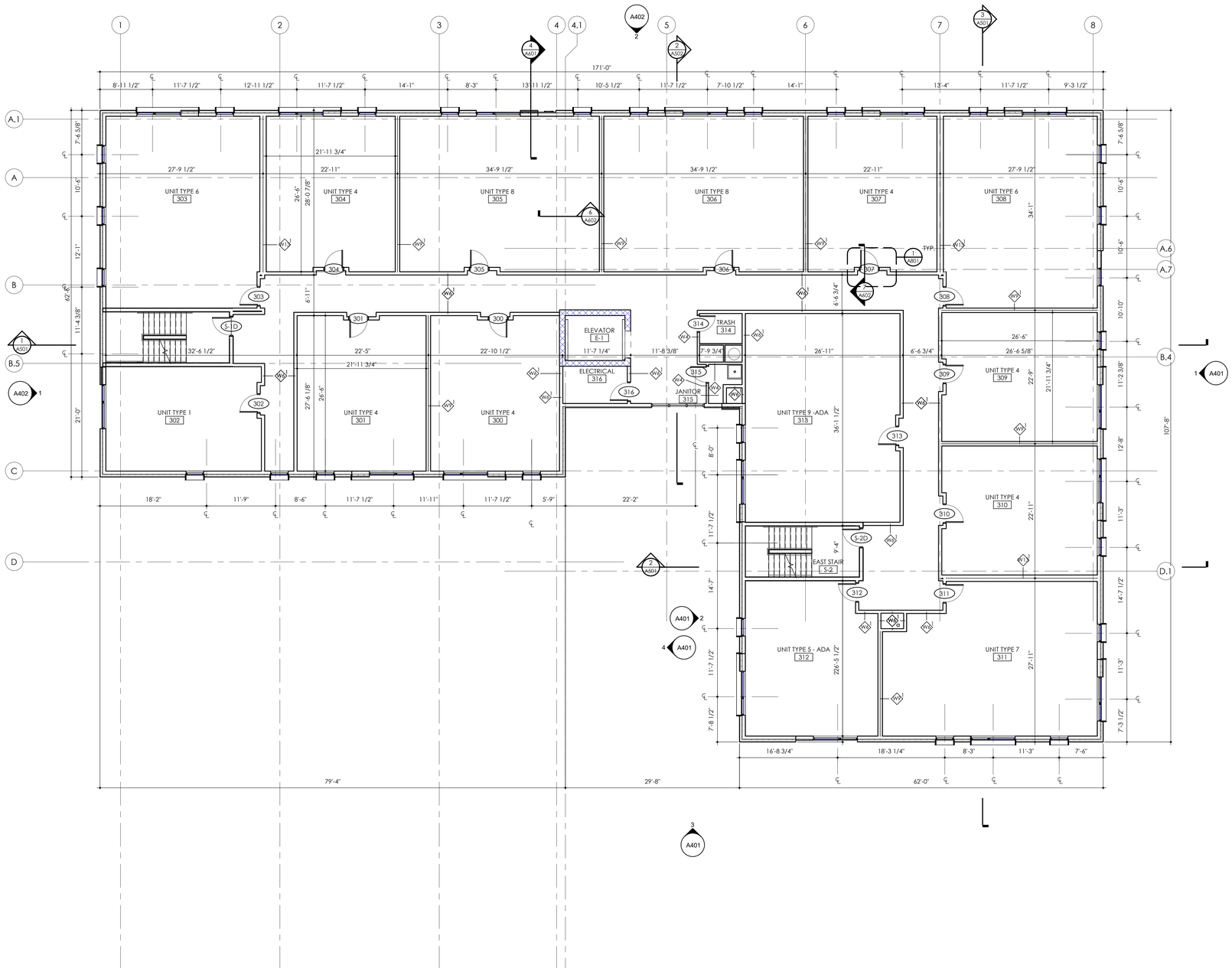
PLAN LEGEND

- NEW WALL CONSTRUCTION
- SEE CPL WALZ BRANCH LIBRARY DOCUMENTS

GENERAL PLAN NOTES

1. Civil first floor finish floor elev.= 668.00' Architectural first level finish floor elev. = 100'-0".
2. Field verify all existing conditions prior to bidding, demolition, and new construction.
3. Follow dimensions as noted on the drawings. Do not scale drawings.
4. Notify Architect immediately upon discovery of dimensional discrepancies within the drawings. Do not proceed with work until discrepancies are resolved by Architect.
5. Construction shall in no way interfere with the day to day operation of the adjacent buildings without prior documented consent of the Owner.
6. Coordinate location of equipment and penetrations with mechanical, electrical, and plumbing drawings.
7. Provide "J" type drywall trim at all perpendicular intersections with dissimilar materials and at all exposed edges.
8. Provide double top track deflection joint at all walls which extend to underside of deck above.
9. All wood blocking and plywood sheathing shall be fire retardant treated.
10. Hinge side of door jamb located in metal stud walls to be 4" from adjacent perpendicular wall u.n.o.
11. All doors are dimensioned to the center line of the rough opening or overall rough opening.
12. Verify locations of fire extinguishers with local fire department official and Architect prior to placement. All extinguishers to be semi-recessed cabinet mounted type, u.n.o. (see specifications).
13. All wall dimensions are to outside face of wall, (including mtl. studs, masonry), unless noted otherwise. Wall furring, sheathing and finished materials are not dimensioned on floor plans - see wall legend, plan details, wall sections, etc. for complete wall assembly dimensions.
14. Provide blocking behind all a/v equipment, wall speakers, monitors, ceiling mounted cameras, screens, projectors, etc. Contractor responsible for misc. steel, unistrut, frt wood blocking, strapping, etc. as required to fully support equipment and accessories indicated in documents.
15. All walls to be type 'S4b' unless noted otherwise, see wall types legend sheet for wall types.
16. Refer to A600 for exterior typical construction types. Refer to A900 for wall typical wall types. Refer to A902 for window types.



3rd & 4th FLOOR PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

THIRD AND FOURTH FLOOR PLANS

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A103
Scale	As indicated

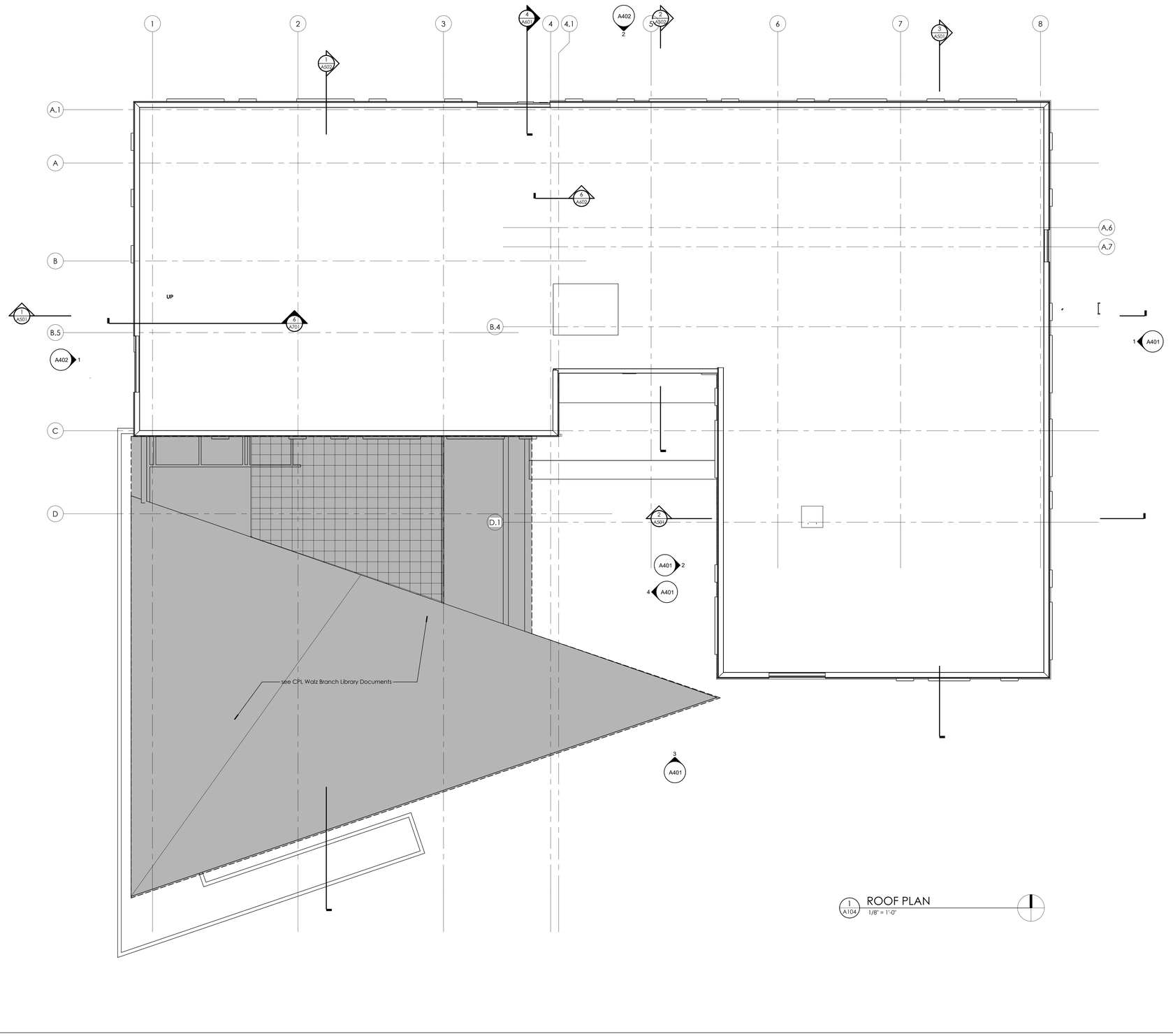
9/16/2021 10:31:06 PM

GENERAL ROOF NOTES:

1. Contractor shall supply all tapered insulation as required to achieve roof slopes as detailed on drawing. Roof to maintain a minimum of R19 at all locations.
2. Coordinate mechanical/pumbing equipment such as fans, vent pipe penetrations, roof drains, and other misc. roof penetrations witn mechanical drawings.
3. Patch roof deck as required by fully welding new roof deck to existing.
4. All existing roof dran locations and associated piping are to remain. Refer to pumbing drawings for new work. (XRD) indicates exist. roof drain location. (RD) indicates new roof drain location. (OD) indicates new overflow roof drain locations. (D.S.) indicates new down spouts.
5. Slope all rigid insulation positively to drain, minimum slope 1/4" per foot. Slope all roof crickets a minimum of 1/2" per foot. Provide tapered insulation as necessary.
6. Dimension of ice and water guard location measured parrallel with roof slope, 3'-0" min.

ROOF LEGEND:

- SEE CPL WALZ BRANCH LIBRARY DOCUMENTS
- NEW TPO ROOF SYSTEM
- CLAY TILE ROOF
- ICE & WATER GUARD AT EAVES
- CRICKET/ TAPERED ROOF INSULATION
- ROOF WALKWAY PADS



1 A104 ROOF PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

ROOF PLAN

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A104
Scale	As indicated

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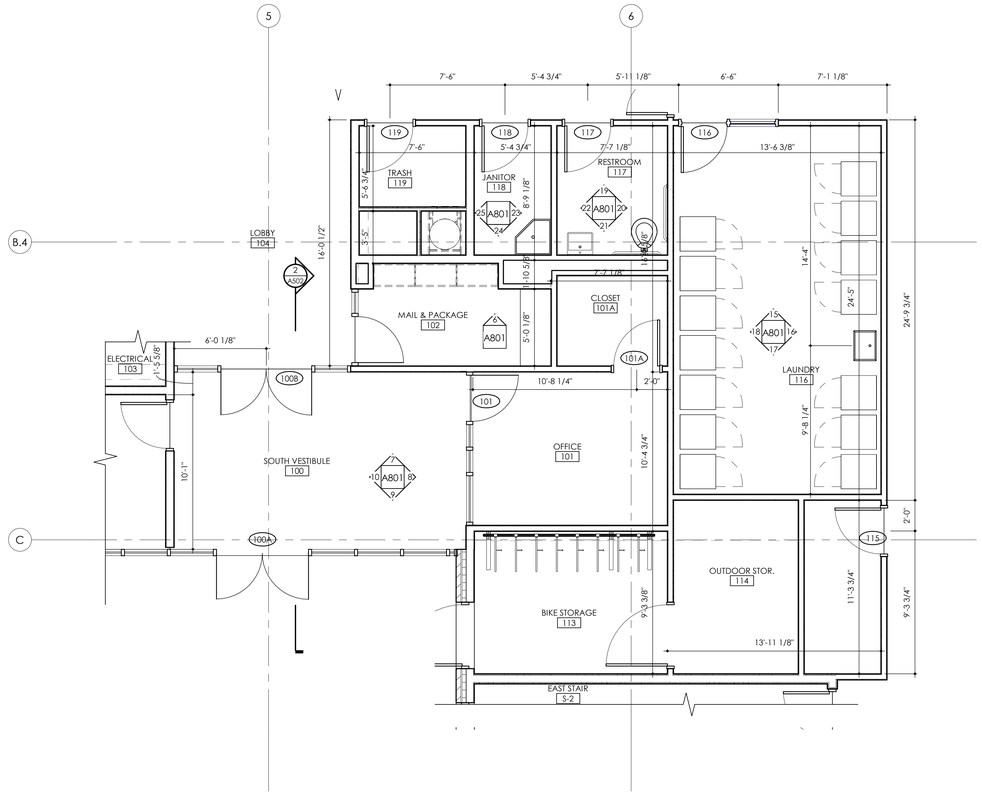

1 A201 1st FL - ENLARGED PLAN
1/4" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

ENLARGED PLANS & DETAILS

Project Number	2002
Date	09/23/21
Drawn By	AMcM
Checked By	TF
Sheet No.:	A201
Scale	1/4" = 1'-0"

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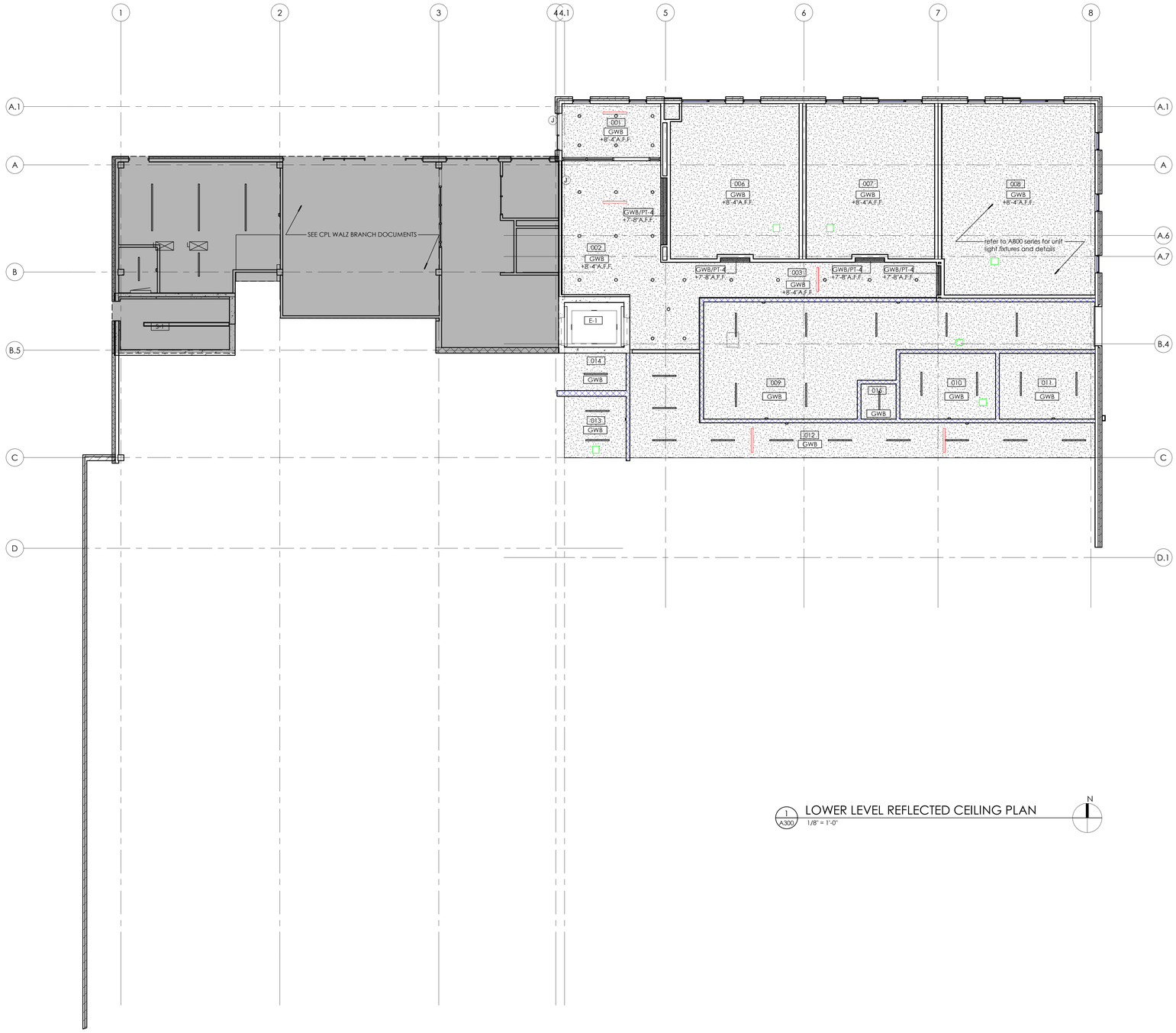
GENERAL CEILING PLAN NOTES

1. Refer to A800 series unit sheets and unit MEP drawings for residential unit layout information
2. Coordinate all air diffusers and return air grill locations with mechanical drawings. Coordinate location with Architect prior to final placement.
3. All ceilings to be centered in rooms, u.n.o.
4. Refer to electrical drawings for all emergency lighting, fire detection, and signaling system components. Coordinate location with Architect prior to final placement
5. All recessed downlights to be centered on ceiling tiles and soffits, u.n.o.
6. Verify all lighting layout dimensions with Architect prior to installation.
7. All sprinkler head locations to be coordinated with Architect prior to final fire protection design. Fire protection contractor understands the Architect has final say in sprinkler pipe and sprinkler head locations, provided that they fall within allowable coverage areas.
8. All ceiling elevations are in reference to finish floor elevation. Ceiling elevations for the main level are refenced from elev.100'-0".

CEILING LEGEND

- Exposed Structure (ETS)
- ACT-1 - 2'-0" X 2'-0" Suspended acoustical ceiling system
- Suspended gypsum board ceiling system
- 2x2 Light fixture
- Can downlights
- Surface mounted linear lt. fixt.



1 / A300 LOWER LEVEL REFLECTED CEILING PLAN
1/8" = 1'-0"

N

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Karam Senior Living
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No.	Description	Date
	80% Permit Submittal	09.23.21

LOWER LEVEL RCP

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A300
Scale	As indicated

9/16/2021 10:31:48 PM

GENERAL CEILING PLAN NOTES

1. Refer to A800 series unit sheets and unit MEP drawings for residential unit layout information
2. Coordinate all air diffusers and return air grill locations with mechanical drawings. Coordinate location with Architect prior to final placement.
3. All ceilings to be centered in rooms, u.n.o.
4. Refer to electrical drawings for all emergency lighting, fire detection, and signaling system components. Coordinate location with Architect prior to final placement
5. All recessed downlights to be centered on ceiling tiles and soffits, u.n.o.
6. Verify all lighting layout dimensions with Architect prior to installation.
7. All sprinkler head locations to be coordinated with Architect prior to final fire protection design. Fire protection contractor understands the Architect has final say in sprinkler pipe and sprinkler head locations, provided that they fall within allowable coverage areas.
8. All ceiling elevations are in reference to finish floor elevation. Ceiling elevations for the main level are refenced from elev.100'-0".

CEILING LEGEND

- Exposed Structure (ETS)
- ACT-1 - 2'-0" X 2'-0" Suspended acoustical ceiling system
- Suspended gypsum board ceiling system
- 2x2 Light fixture
- Can downlights
- Surface mounted linear lt. fixt.

1 A301 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

N

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7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

FIRST FLOOR RCP

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A301
Scale	As indicated

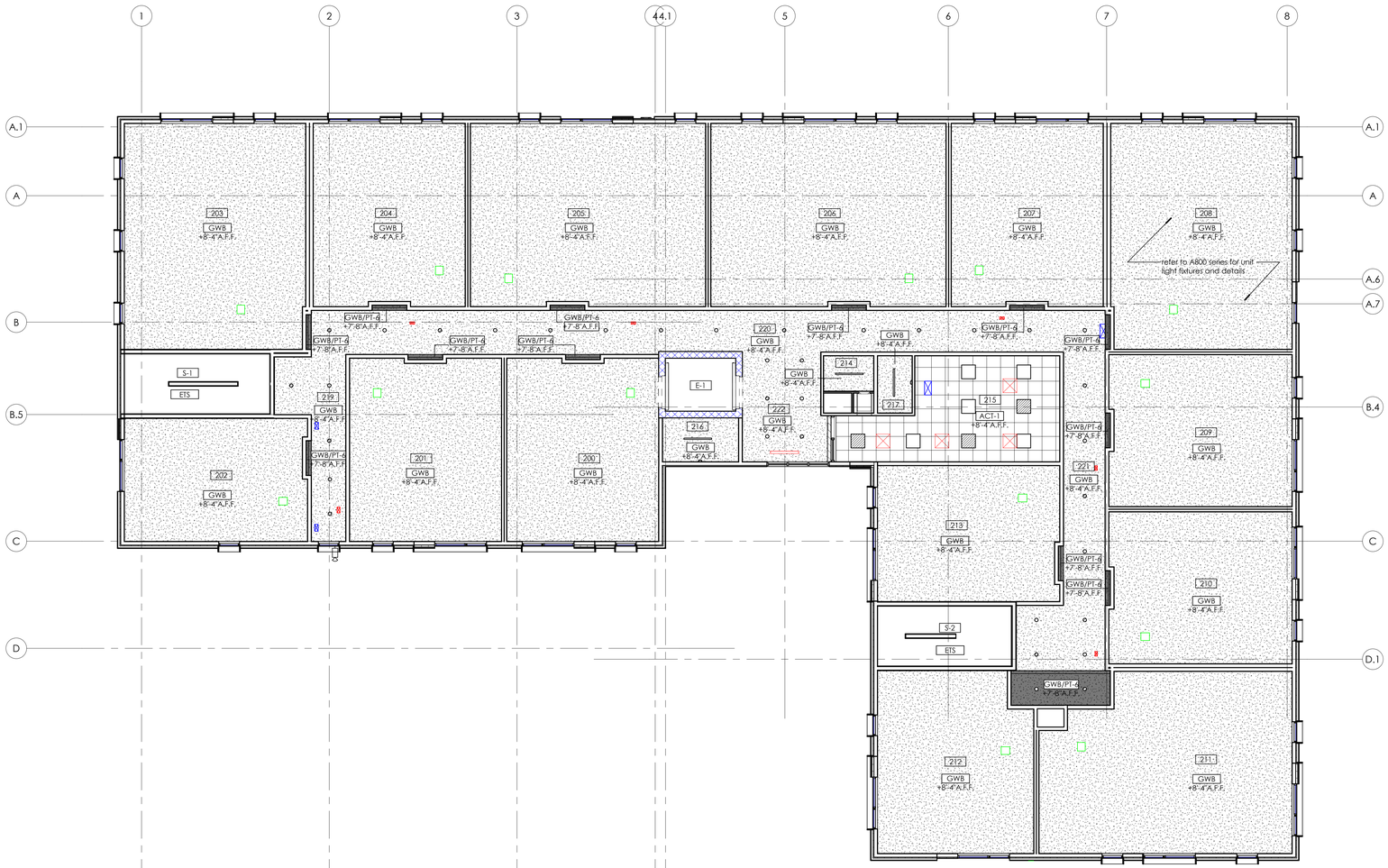
9/16/2021 10:32:11 PM

GENERAL CEILING PLAN NOTES

1. Refer to A800 series unit sheets and unit MEP drawings for residential unit layout information
2. Coordinate all air diffusers and return air grill locations with mechanical drawings. Coordinate location with Architect prior to final placement.
3. All ceilings to be centered in rooms, u.n.o.
4. Refer to electrical drawings for all emergency lighting, fire detection, and signaling system components. Coordinate location with Architect prior to final placement
5. All recessed downlights to be centered on ceiling tiles and soffits, u.n.o.
6. Verify all lighting layout dimensions with Architect prior to installation.
7. All sprinkler head locations to be coordinated with Architect prior to final fire protection design. Fire protection contractor understands the Architect has final say in sprinkler pipe and sprinkler head locations, provided that they fall within allowable coverage areas.
8. All ceiling elevations are in reference to finish floor elevation. Ceiling elevations for the main level are refenced from elev.100'-0".

CEILING LEGEND

- Exposed Structure (ETS)
- ACT-1 - 2'-0" X 2'-0" Suspended acoustical ceiling system
- Suspended gypsum board ceiling system
- 2x2 Light fixture
- Can downlights
- Surface mounted linear lt. fixt.



1 / A302 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

N

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No.	Description	Date
	80% Permit Submittal	09.23.21

SECOND FLOOR RCP

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A302
Scale	As indicated

9/16/2021 10:32:34 PM

GENERAL CEILING PLAN NOTES

1. Refer to A800 series unit sheets and unit MEP drawings for residential unit layout information
2. Coordinate all air diffusers and return air grill locations with mechanical drawings. Coordinate location with Architect prior to final placement.
3. All ceilings to be centered in rooms, u.n.o.
4. Refer to electrical drawings for all emergency lighting, fire detection, and signaling system components. Coordinate location with Architect prior to final placement
5. All recessed downlights to be centered on ceiling tiles and soffits, u.n.o.
6. Verify all lighting layout dimensions with Architect prior to installation.
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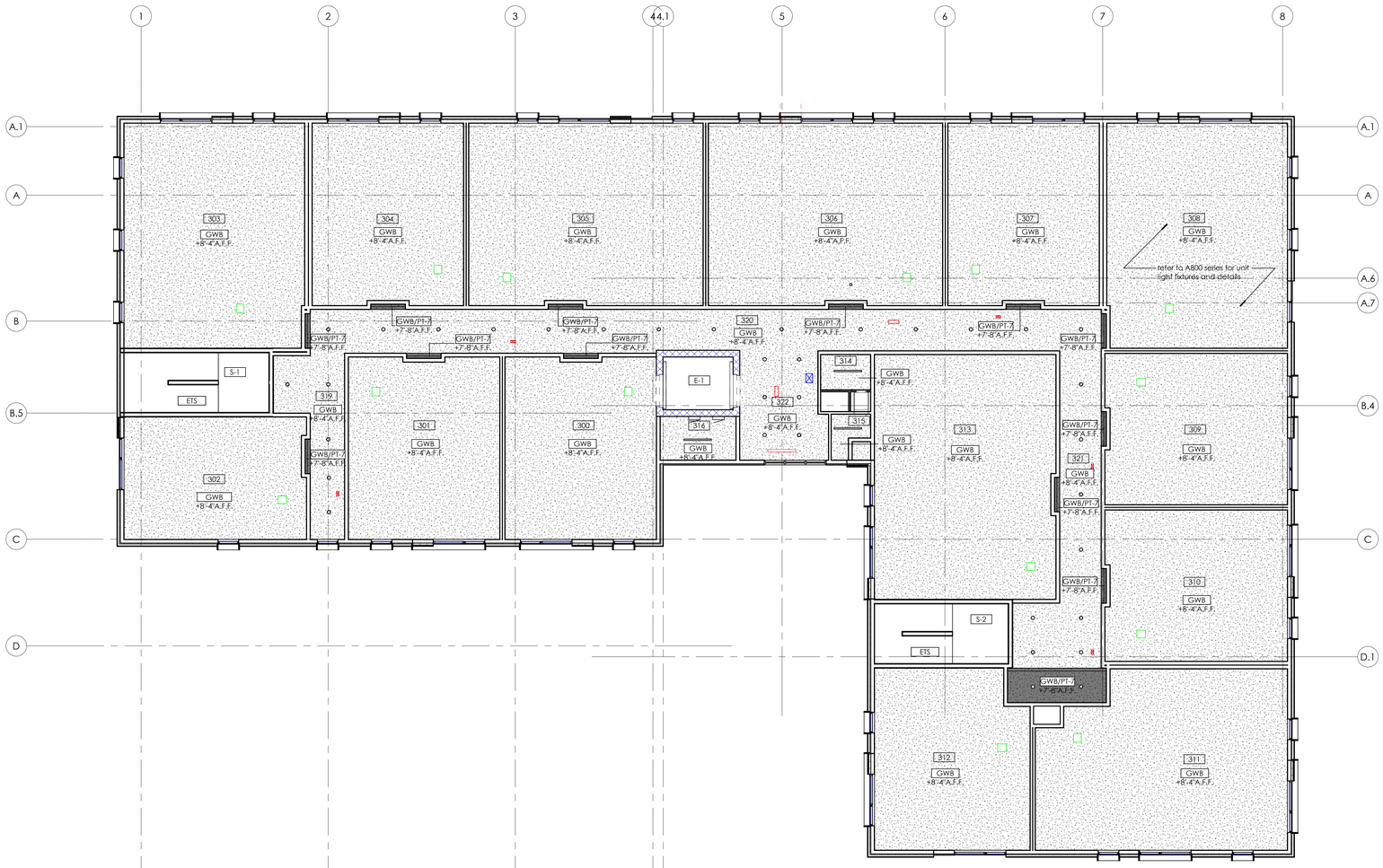
8. All ceiling elevations are in reference to finish floor elevation. Ceiling elevations for the main level are refenced from elev.100'-0".

CEILING LEGEND

- Exposed Structure (ETS)
- ACT-1 - 2'-0" X 2'-0" Suspended acoustical ceiling system
- Suspended gypsum board ceiling system
- 2x2 Light fixture
- ⌀ Can downlights
- Surface mounted linear lt. fixt.



1 A303 THIRD & FOURTH FLOOR REFLECTED CEILING PLANS
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

THIRD & FOURTH FLOOR RCP

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A303
Scale	As indicated

9/16/2021 10:33:08 PM

ELEV LEGEND

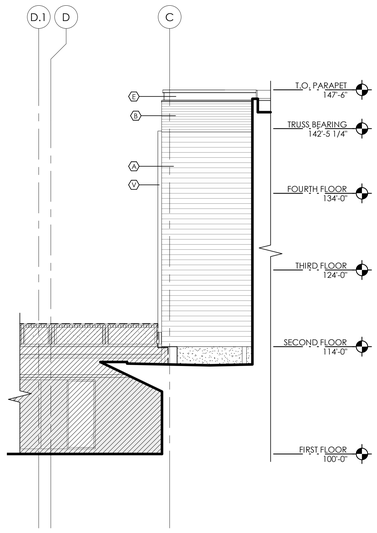
SEE CPL WALZ BRANCH LIBRARY DOCUMENTS

W0 WINDOW TYPE - SEE A902

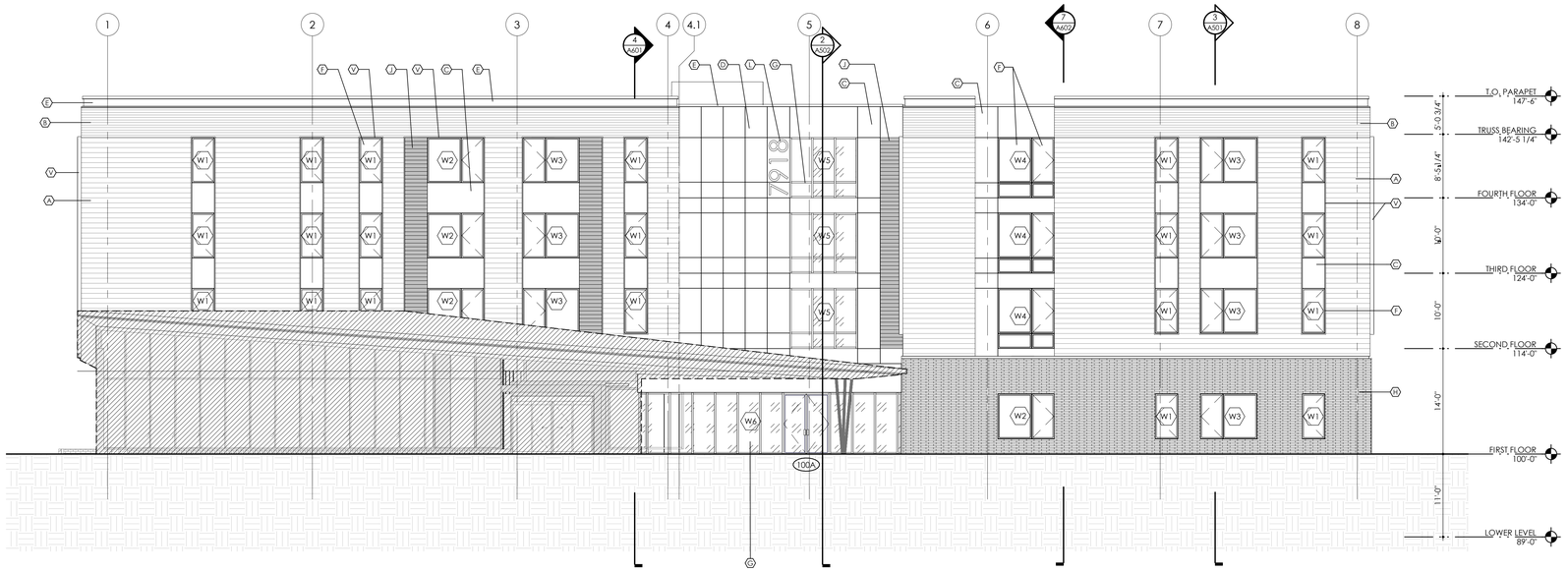
EXTERIOR FINISH LEGEND

KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER	KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER
A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	XXXX	XXXX	L	EXTERIOR BUILDING SIGNAGE	XXXX	XXXX
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	XXXX	XXXX	M	PAINTED HOLLOW METAL DOOR	XXXX	XXXX
C	PREFIN. FIBER CEMENT PANEL	XXXX	XXXX	N	OVERHEAD DOOR SYSTEM	XXXX	XXXX
D	PREFIN. COMPOSITE ALUM PANEL	XXXX	XXXX	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR	XXXX	XXXX
E	PREFIN. ALUMINUM COPING AND TRIM	XXXX	XXXX	Q	COMPOSITE PHENOLIC PANEL	XXXX	XXXX
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	XXXX	XXXX	R	PREFIN. ALUM. GAURDRAIL	XXXX	XXXX
G	PREFIN. ALUM. STOREFRONT GLAZING			S	CAST STONE COPING		
H	FACE BRICK: "NORMAN" SIZE			T	PREFIN. ALUM. CURTAINWALL GLAZING		
J	MECHANICAL LOUVER			U	AUTOMATIC SLIDING DOORS		
K	STANDING SEAM METAL ROOF			V	PREFINISHED ALUM. WRAPPED FLANGE		

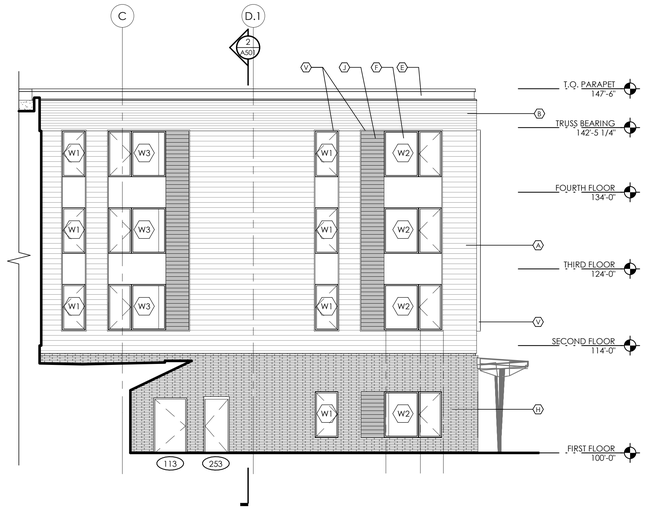
*All typical glazing to be insulated glazing system L = laminated glass



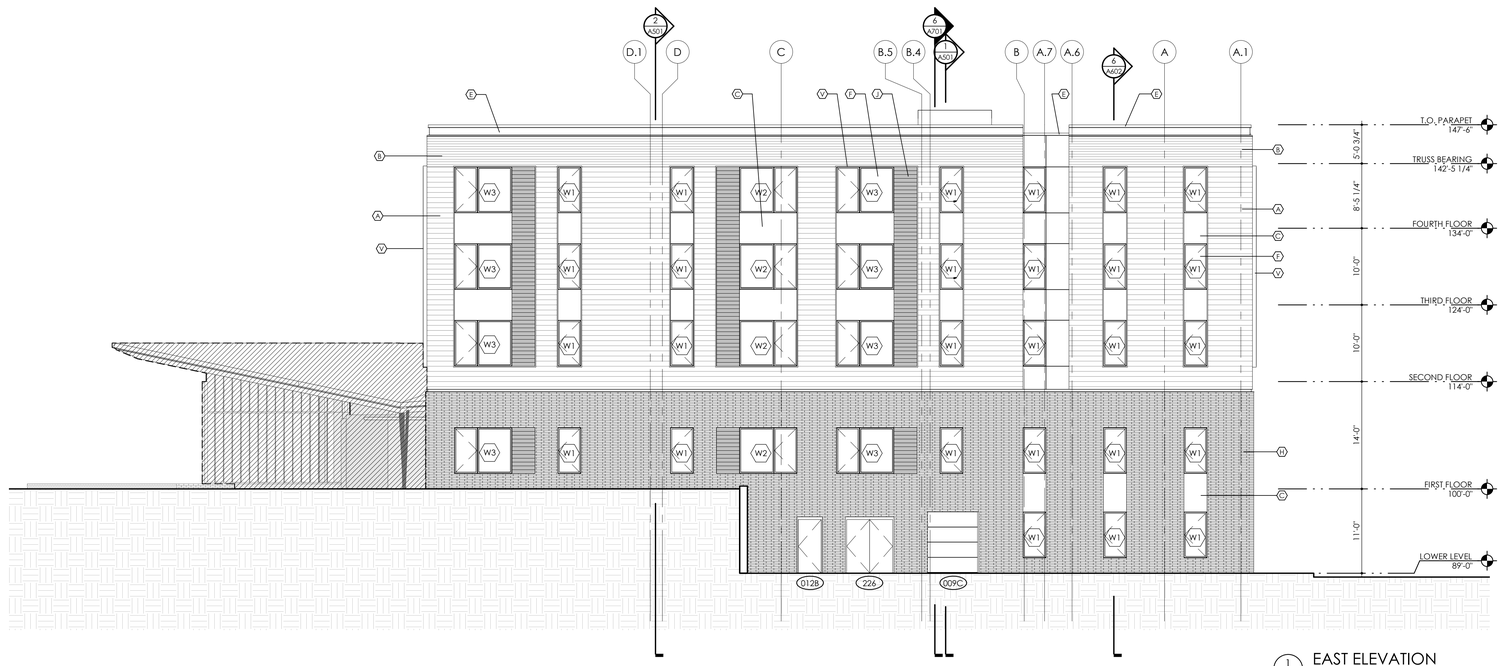
4 A401 EAST ELEVATION - FORECOURT
1/8" = 1'-0"



3 A401 SOUTH ELEVATION
1/8" = 1'-0"



2 A401 WEST ELEVATION - FORECOURT
1/8" = 1'-0"



1 A401 EAST ELEVATION
1/8" = 1'-0"

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Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

BUILDING ELEVATIONS

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ELEV LEGEND

SEE CPL WALZ BRANCH LIBRARY DOCUMENTS

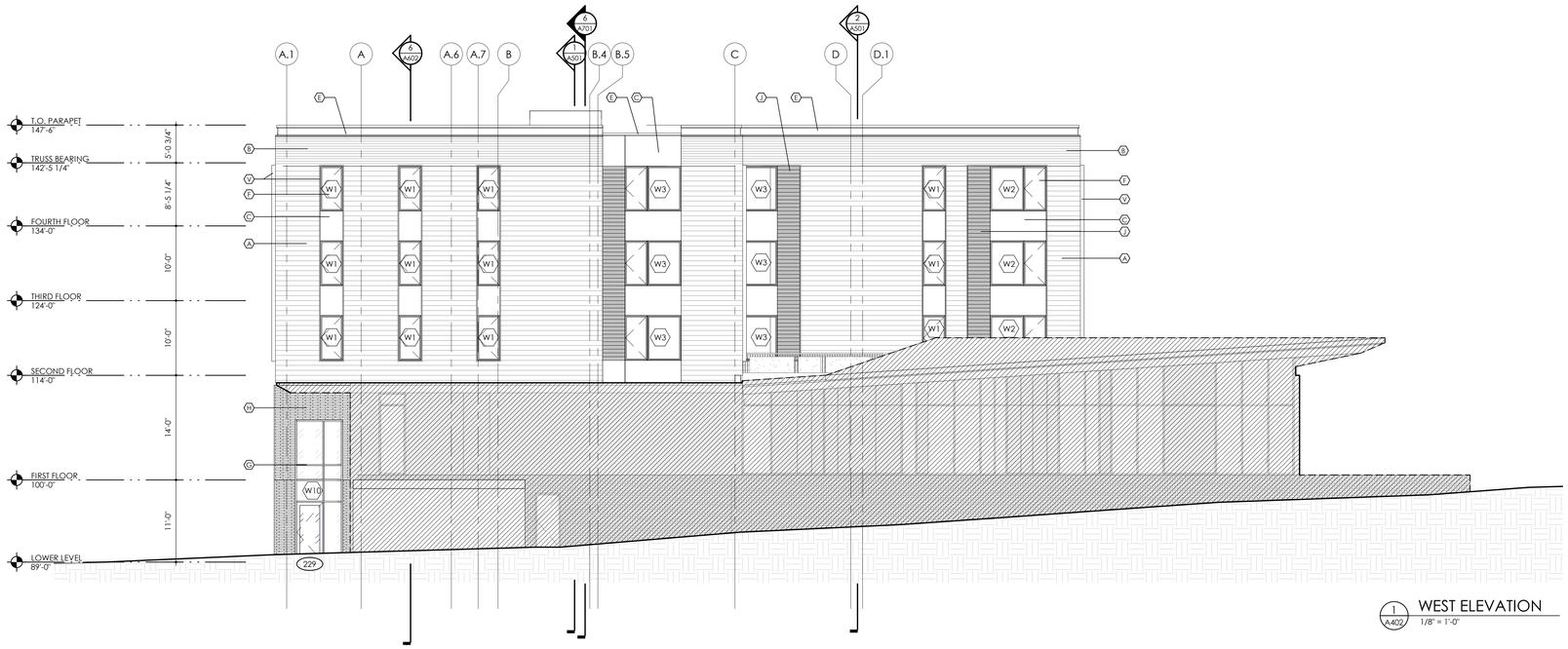
W0 WINDOW TYPE - SEE A902

EXTERIOR FINISH LEGEND

KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER	KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER
A	PREFIN. FIBER CEMENT SIDING; 8" EXPOSURE	XXXX	XXXX	L	EXTERIOR BUILDING SIGNAGE	XXXX	XXXX
B	PREFIN. FIBER CEMENT SIDING; 4" EXPOSURE	XXXX	XXXX	M	PAINTED HOLLOW METAL DOOR	XXXX	XXXX
C	PREFIN. FIBER CEMENT PANEL	XXXX	XXXX	N	OVERHEAD DOOR SYSTEM	XXXX	XXXX
D	PREFIN. COMPOSITE ALUM PANEL	XXXX	XXXX	P	PREFIN. ALUM. STOREFRONT ENTRY DOOR	XXXX	XXXX
E	PREFIN. ALUMINUM COPING AND TRIM	XXXX	XXXX	Q	COMPOSITE PHENOLIC PANEL	XXXX	XXXX
F	VINYL WINDOW SYSTEM (RESIDENTIAL)	XXXX	XXXX	R	PREFIN. ALUM. GAURDRAIL	XXXX	XXXX
G	PREFIN. ALUM. STOREFRONT GLAZING			S	CAST STONE COPING		
H	FACE BRICK; "NORMAN" SIZE			T	PREFIN. ALUM. CURTAINWALL GLAZING		
J	MECHANICAL LOUVER			U	AUTOMATIC SLIDING DOORS		
K	STANDING SEAM METAL ROOF			V	PREFINISHED ALUM. WRAPPED FLANGE		

*All typical glazing to be insulated glazing system (L) = laminated glass

2 A402 NORTH ELEVATION
1/8" = 1'-0"



1 A402 WEST ELEVATION
1/8" = 1'-0"

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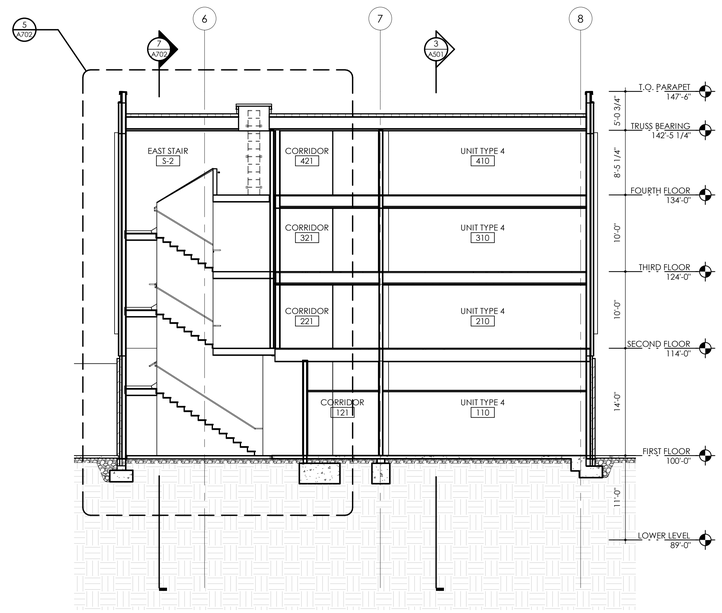
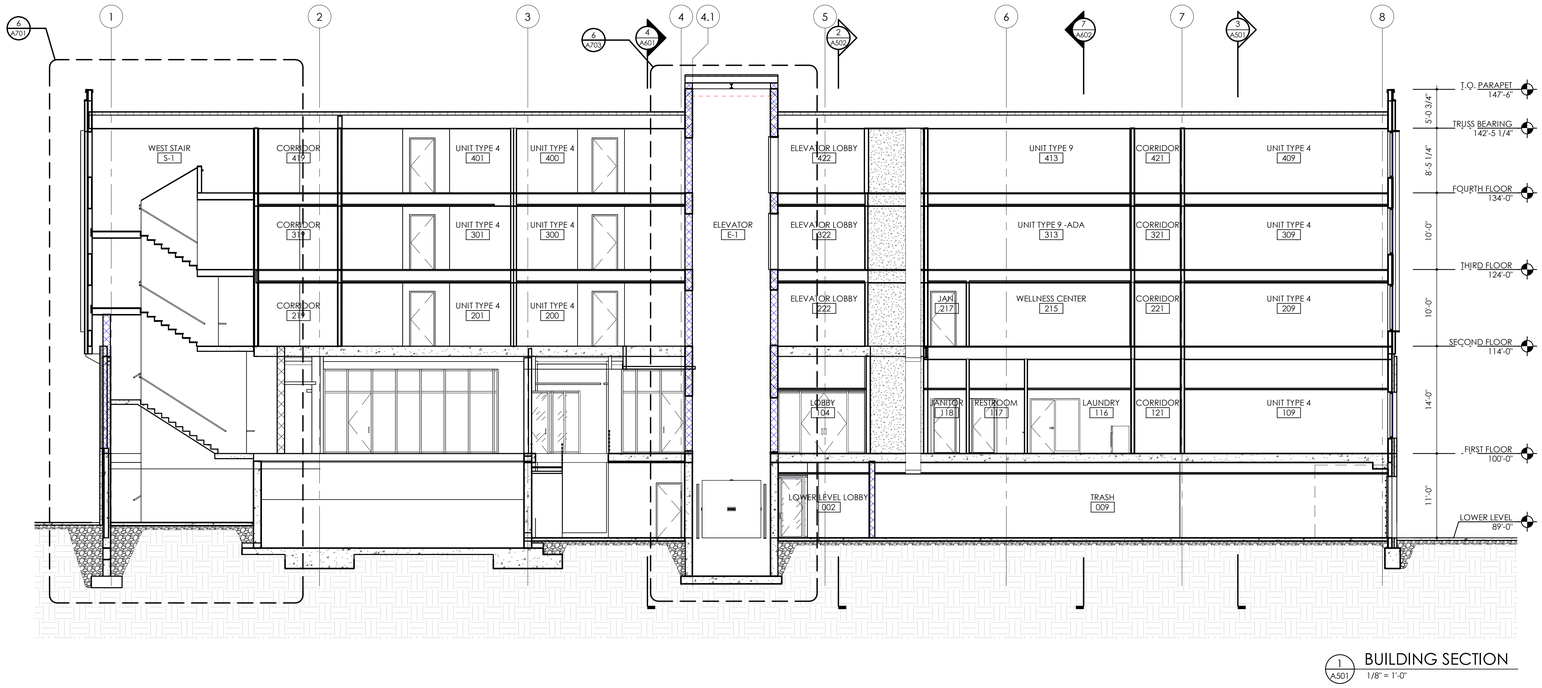
3 A501 BUILDING SECTION
1/8" = 1'-0"



2 A501 BUILDING SECTION
1/8" = 1'-0"



1 A501 BUILDING SECTION
1/8" = 1'-0"

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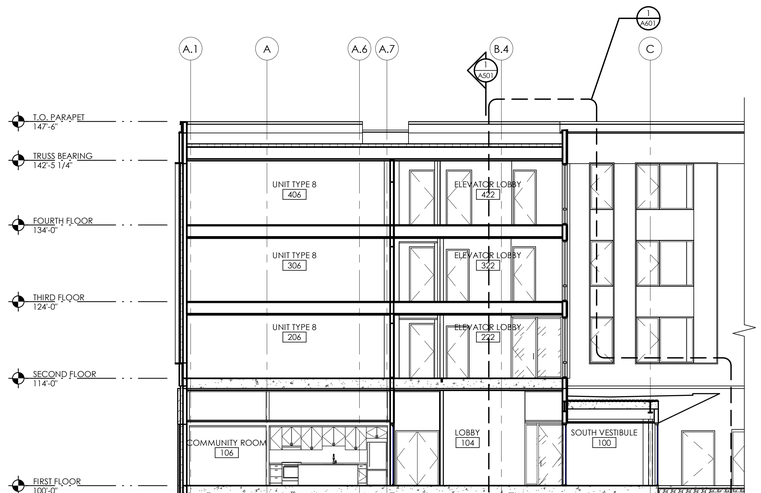
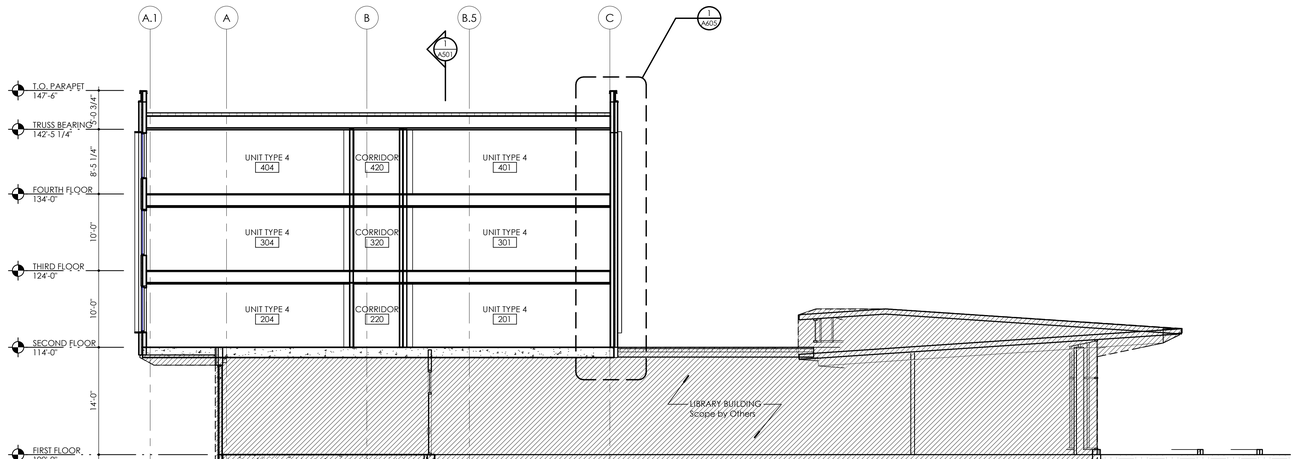


2 A502 BUILDING SECTION
1/8" = 1'-0"



1 A502 BUILDING SECTION
1/8" = 1'-0"

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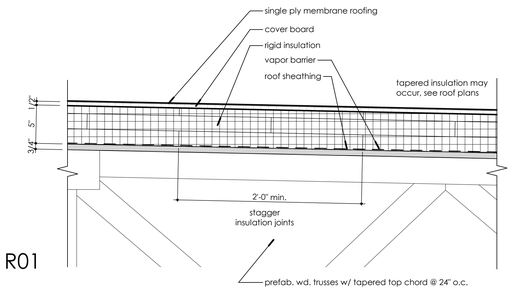
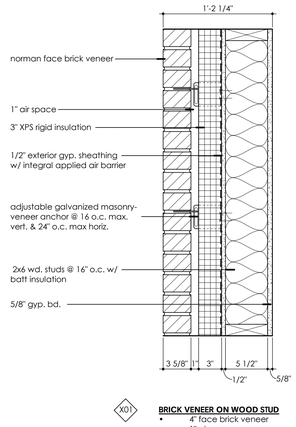
EXTERIOR CONSTRUTION TYPICAL TYPES - ROOF



R01

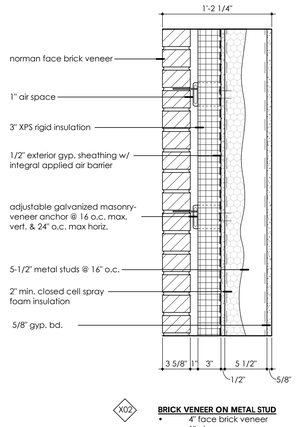
EXTERIOR CONSTRUCTION TYPICAL TYPES - WALL



X01

BRICK VENEER ON WOOD STUD

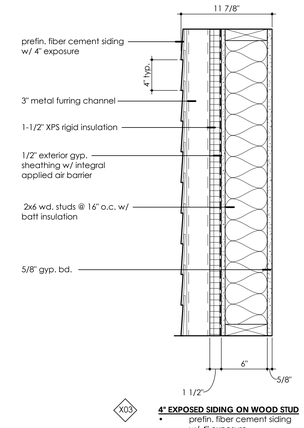
- 4" face brick veneer
- 1" air space
- 3" rigid insulation
- air barrier
- 1/2" sheathing
- 2x6" wood stud framing
- 5/8" gwb



X02

BRICK VENEER ON METAL STUD

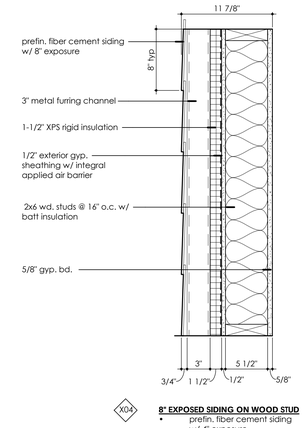
- 4" face brick veneer
- 1" air space
- 3" rigid insulation
- air barrier
- 1/2" sheathing
- 6" metal stud framing
- 5/8" gwb



X03

4" EXPOSED SIDING ON WOOD STUD

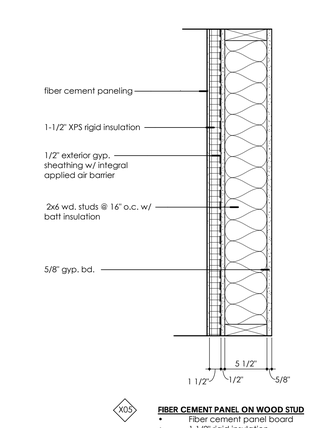
- prefin. fiber cement siding w/ 4" exposure
- 3" metal furring channel
- 1 1/2" rigid insulation
- air barrier
- 1/2" sheathing
- 2x6" wood stud framing
- 5/8" gwb



X04

8" EXPOSED SIDING ON WOOD STUD

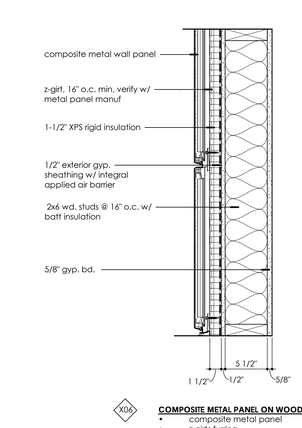
- prefin. fiber cement siding w/ 4" exposure
- 3" metal furring channel
- 1 1/2" rigid insulation
- air barrier
- 1/2" sheathing
- 2x6" wood stud framing
- 5/8" gwb



X05

FIBER CEMENT PANEL ON WOOD STUD

- Fiber cement panel board
- 1 1/2" rigid insulation
- air barrier
- 1/2" sheathing
- 2x6" wood stud framing
- 5/8" gwb

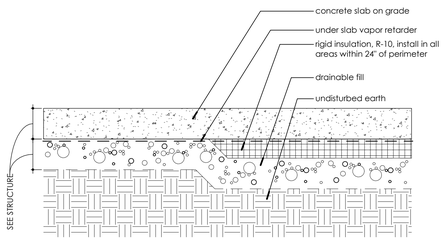


X06

COMPOSITE METAL PANEL ON WOOD STUD

- composite metal panel
- z-girts furring
- 1 1/2" rigid insulation
- air barrier
- 1/2" sheathing
- 2x6" wood stud framing
- 5/8" gwb

EXTERIOR CONSTRUTION TYPICAL TYPES - SLAB



TYPICAL SLAB ON GRADE

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EXTERIOR CONSTRUCTION TYPES

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Scale	1 1/2" = 1'-0"

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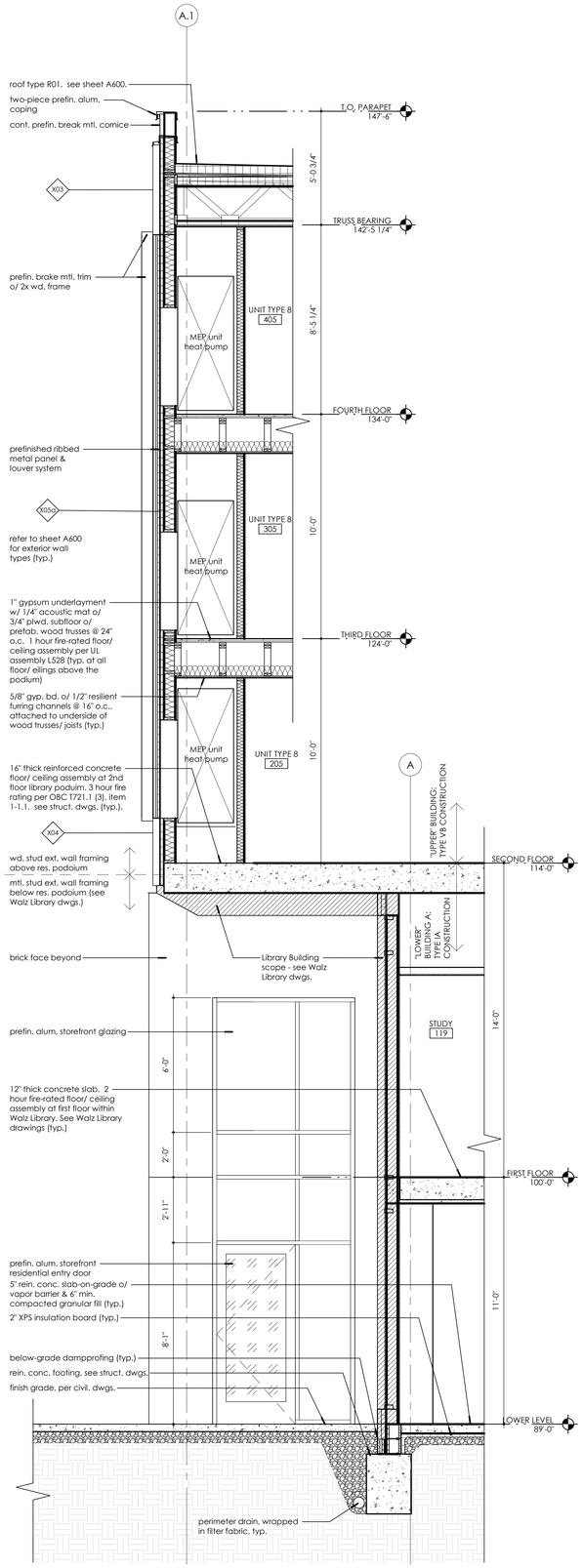
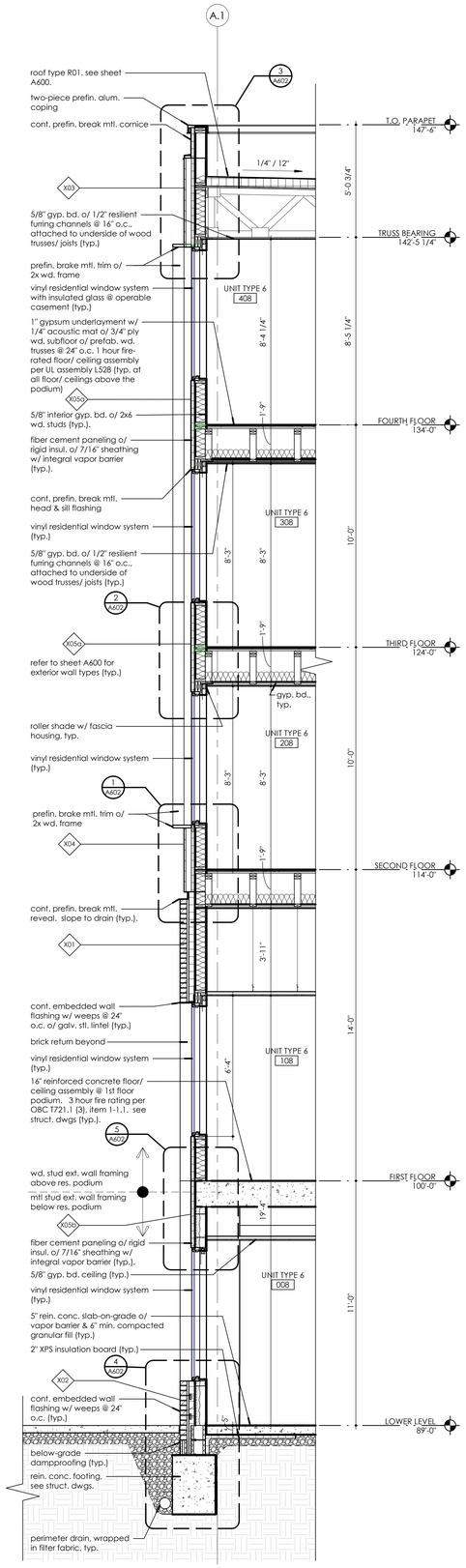


4 A601 WALL SECTION
3/8" = 1'-0"



3 A601 WALL SECTION
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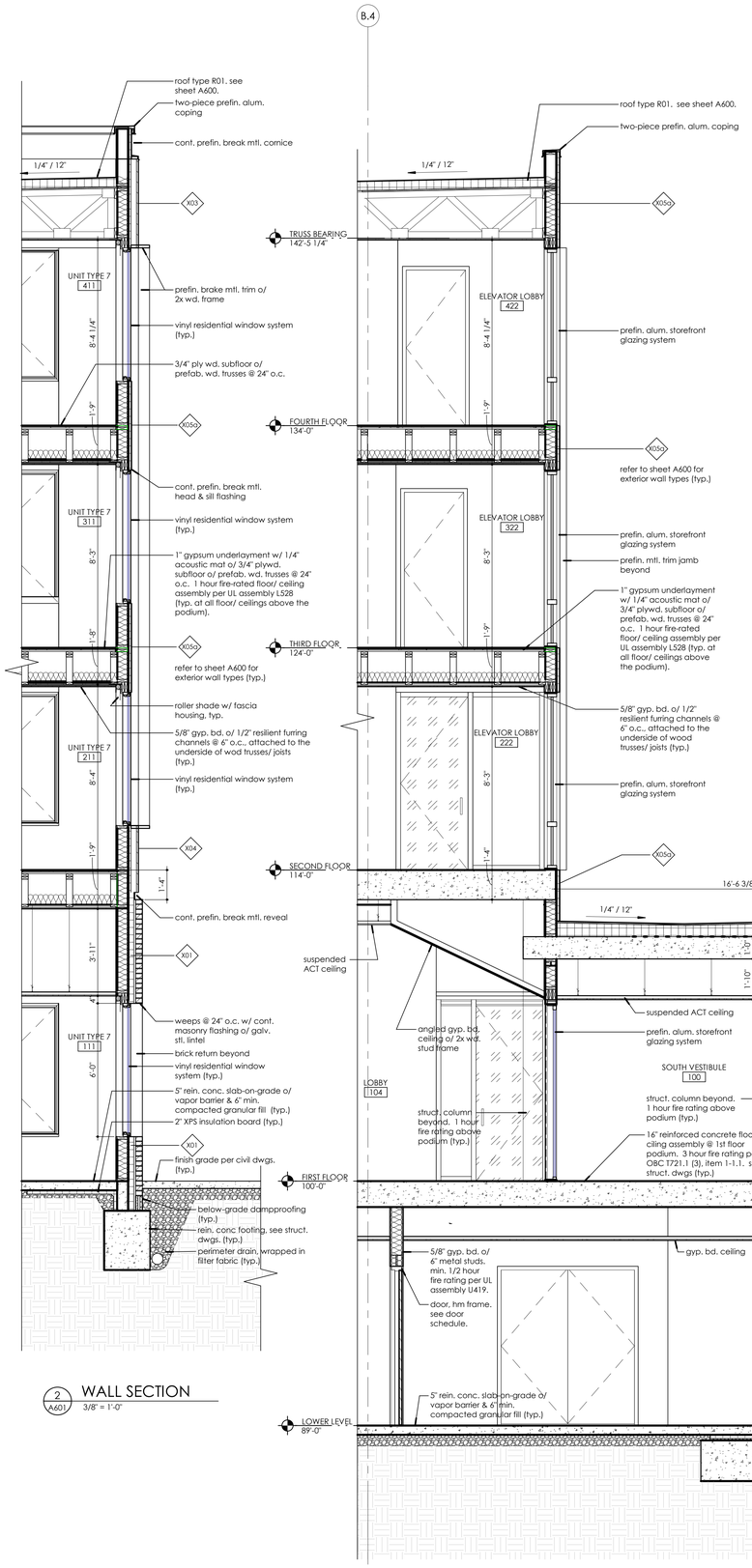

2 A601 WALL SECTION
3/8" = 1'-0"

1 A601 WALL SECTION
3/8" = 1'-0"

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Scale	3/8" = 1'-0"

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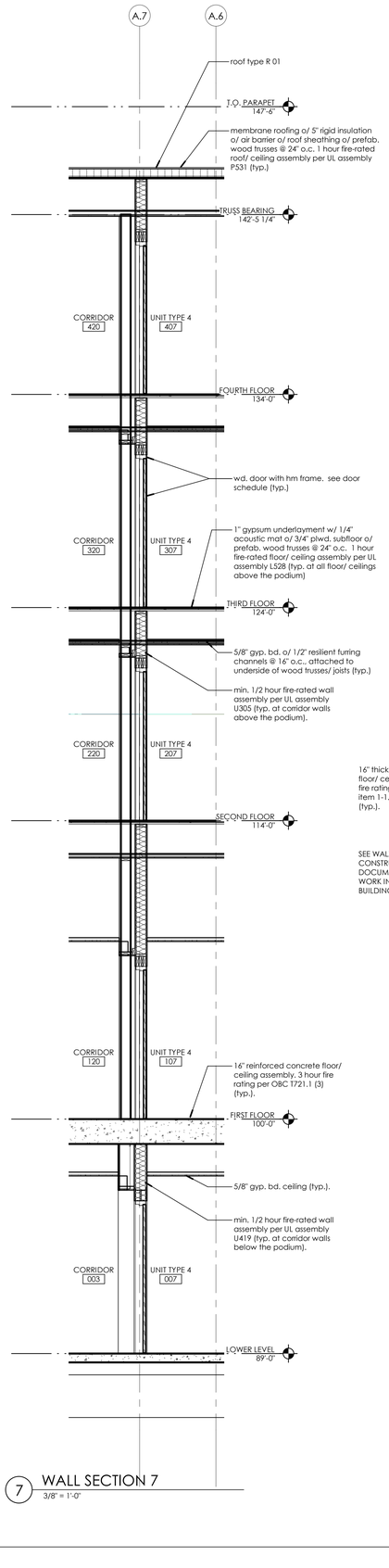
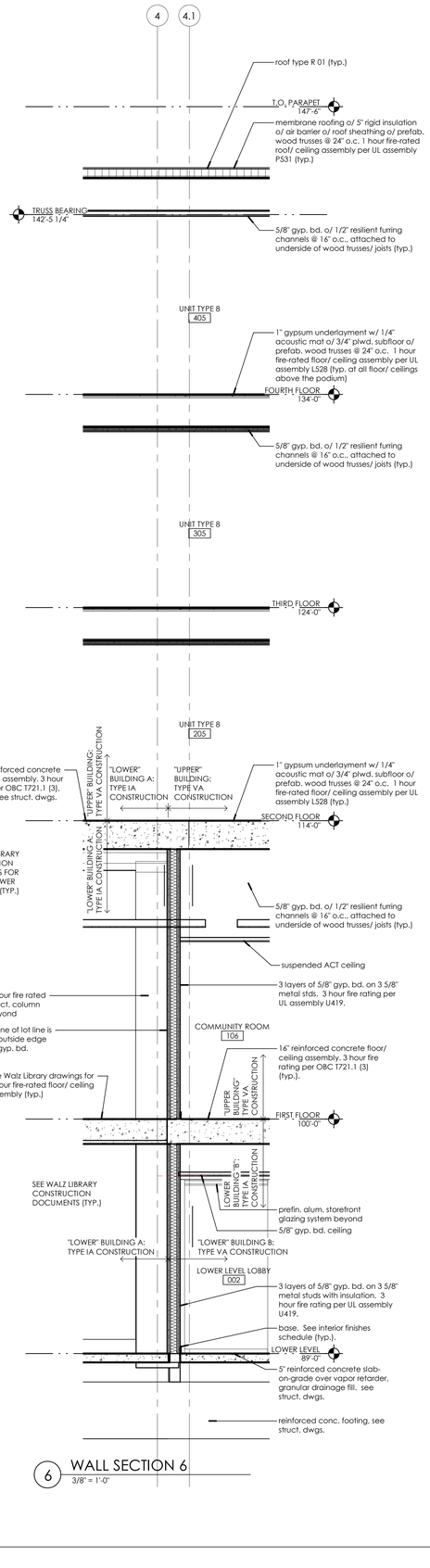
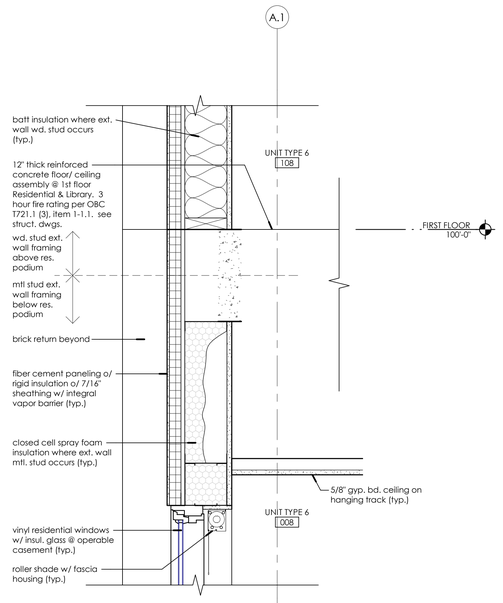


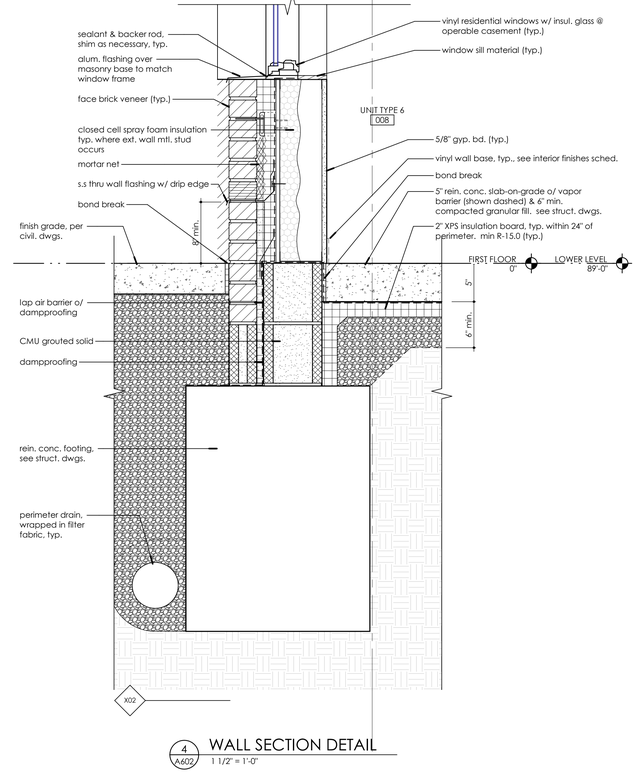
7 WALL SECTION 7
3/8" = 1'-0"



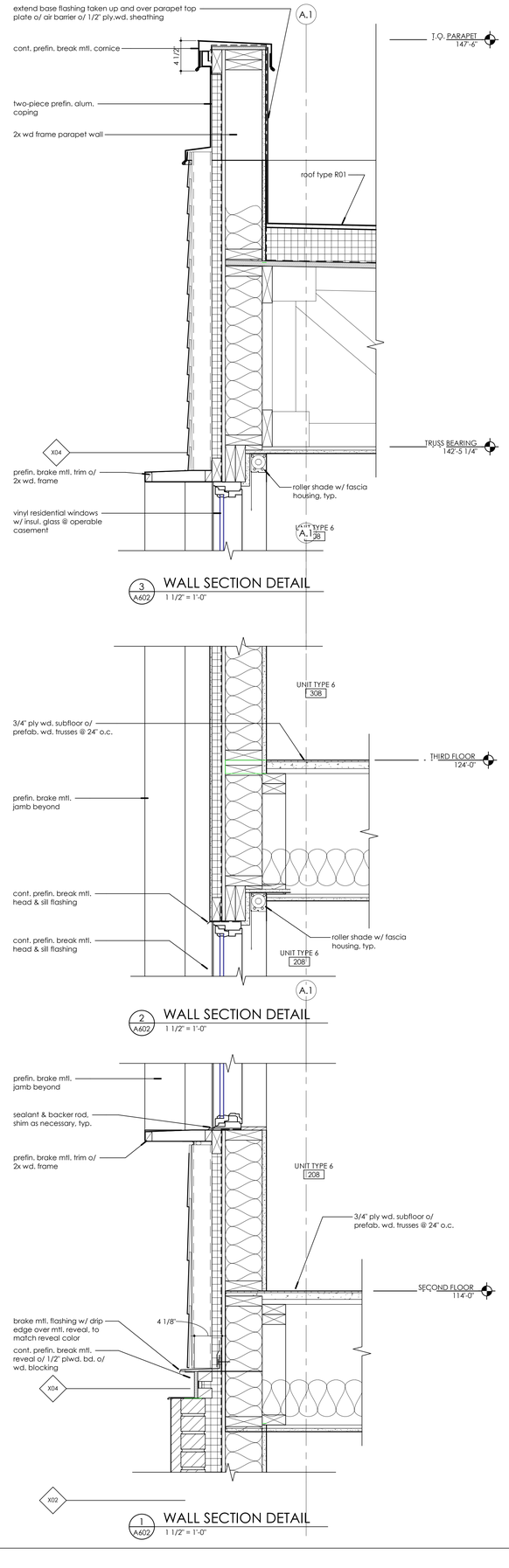
6 WALL SECTION 6
3/8" = 1'-0"



5 WALL SECTION DETAIL
A602 1 1/2" = 1'-0"



4 WALL SECTION DETAIL
A602 1 1/2" = 1'-0"



3 WALL SECTION DETAIL
A602 1 1/2" = 1'-0"

2 WALL SECTION DETAIL
A602 1 1/2" = 1'-0"

1 WALL SECTION DETAIL
A602 1 1/2" = 1'-0"

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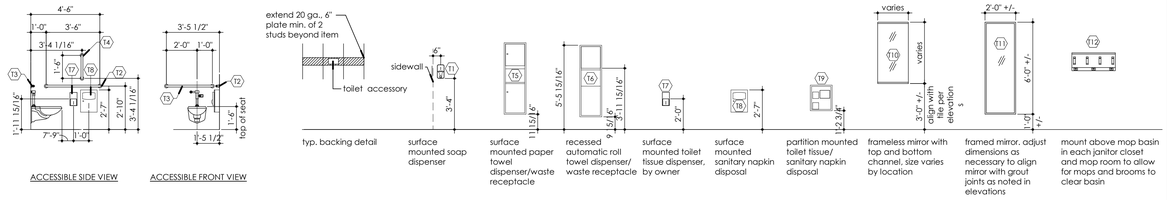
1. VERIFICATION OF BUILDING DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
2. WALL/FLOOR AREA SPECIFIED FOR PRODUCT INSTALLATION MUST BE FREE OF OBSTRUCTIONS SUCH AS LIGHT SWITCHES, OUTLETS, HVAC, CLOCK, SEE TECHNOLOGY DWGS.S, SIGNS, ETC.
3. CASEWORK SUPPLIER TO PROVIDE FILLER PIECES AFTER REVIEWING DRAWINGS AND GENERAL CONTRACTOR PERFORMS VERIFICATION OF BUILDING DIMENSIONS.
4. END COVER PANELS AND FILLER PIECES ARE TO BE INCLUDED IN BID PRICE AND SHOWN AS PER DRAWING AND AS DETERMINED IN FIELD FROM BUILDING DIMENSION VERIFICATION.
5. CORNER CABINET PLACEMENTS TO BE VERIFIED BY CABINET INSTALLER.
6. CASEWORK SUPPLIER TO PROVIDE FINISHED END PANELS WHERE CASEWORK IS EXPOSED / VISIBLE.
7. IF ELECTRICAL OUTLETS OR RACEWAYS ARE LOCATED INSIDE OR BEHIND OR ARE PART OF THE CABINET, CASEWORK MANUFACTURER SHALL PROVIDE CUTOUTS AND COORDINATE CUTOUT SIZE AND LOCATION IN FIELD WITH ELECTRICAL CONTRACTOR.
8. IF CASEWORK IS LOCATED IN FRONT OF WINDOWS AND HIGHER THAN THE WINDOW SILL, THAT CABINET SHOULD HAVE FINISHED BACK, VERIFY IN FIELD.
9. PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED FOR CABINET AND METAL SHELVING ATTACHMENT IN M FRAMED STUD WALLS.
10. ROUGH OPENING OF 7'-6" IS REQUIRED FOR TALL CABINET INSTALLATION.
11. CONTRACTOR TO INCLUDE PRICE FOR LABOR AND MATERIAL FOR GROMMETS AS NEEDED. GROMMETS SHALL BE 3" ROUND, COLOR SELECTED BY INTERIOR DESIGNER. HOLES ARE TO BE CUT IN CASEWORK IN FIELD. LOCATIONS TO BE DETERMINED BY ARCHITECT.
12. SEE ELEVATIONS FOR DOOR SWING.
13. LAMINATE AND EDGE BANDING COLOR TO BE CHOSEN BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS.

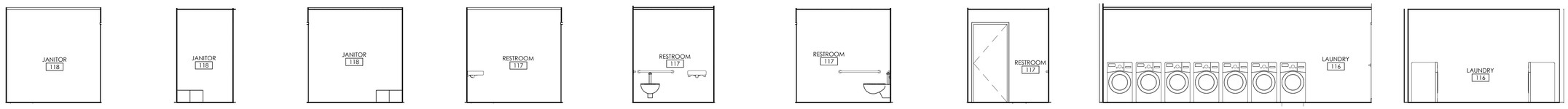
TOILET ROOM ACCESSORY LEGEND

- (T1) Wall Mounted Soap Dispenser
- (T2) Grab Bar - 42"
- (T3) Grab Bar - 36"
- (T4) Grab Bar - 18" Vertical
- (T5) Surface Mounted Towel Dispenser / Waste Receptacle
- (T6) Recessed Automatic Roll Towel Dispenser / Waste Receptacle
- (T7) Surface Mounted Toilet Tissue Dispenser
- (T8) Surface Mounted Napkin Disposal
- (T9) Partition Mounted Toilet Tissue / Napkin Disposal
- (T10) Lavatory Mirror
- (T11) Full Length Mirror
- (T12) Mop Rack / Hooks

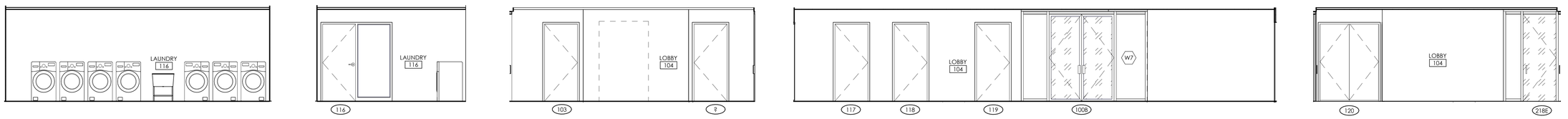
TOILET ACCESSORY MOUNTING HEIGHTS



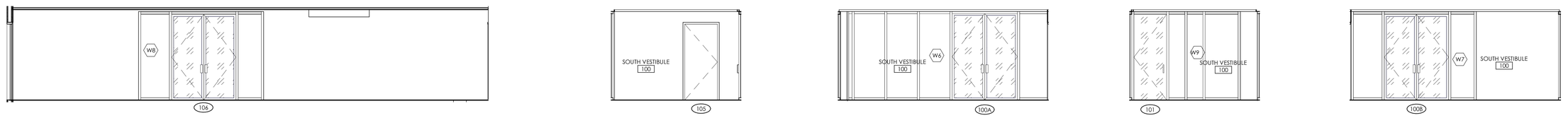
NOTE: Installer to confirm accessible mounting heights of all toilet accessories if alternates are submitted and accepted. Confirm size and location of toilet tissue dispenser #3 prior to mounting sanitary napkin disposal #9.



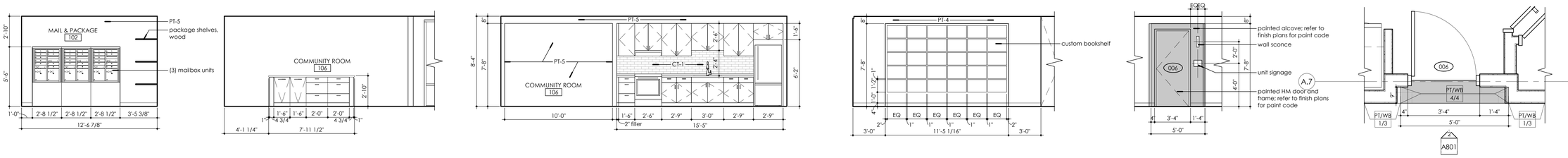
25 A801 JANITOR 118 - WEST 1/4" = 1'-0"
24 A801 JANITOR 118 - SOUTH 1/4" = 1'-0"
23 A801 JANITOR 118 - EAST 1/4" = 1'-0"
22 A801 RESTROOM 117 - WEST 1/4" = 1'-0"
21 A801 RESTROOM 117 - SOUTH 1/4" = 1'-0"
20 A801 RESTROOM 117 - EAST 1/4" = 1'-0"
19 A801 RESTROOM 117 - NORTH 1/4" = 1'-0"
18 A801 LAUNDRY 116 - WEST 1/4" = 1'-0"
17 A801 LAUNDRY 116 - SOUTH 1/4" = 1'-0"



16 A801 LAUNDRY 116 - EAST 1/4" = 1'-0"
15 A801 LAUNDRY 116 - NORTH 1/4" = 1'-0"
14 A801 LOBBY 104 - WEST 1/4" = 1'-0"
13 A801 LOBBY 104 - SOUTH 1/4" = 1'-0"
12 A801 LOBBY 104 - EAST 1/4" = 1'-0"



11 A801 LOBBY 104 - NORTH 1/4" = 1'-0"
10 A801 SOUTH VESTIBULE 100 - WEST 1/4" = 1'-0"
9 A801 SOUTH VESTIBULE 100 - SOUTH 1/4" = 1'-0"
8 A801 SOUTH VESTIBULE 100 - EAST 1/4" = 1'-0"
7 A801 SOUTH VESTIBULE 100 - NORTH 1/4" = 1'-0"



6 A801 102 MAIL & PACKAGE - NORTH 1/4" = 1'-0"
5 A801 106 COMMUNITY ROOM - WEST 1/4" = 1'-0"
4 A801 106 COMMUNITY ROOM - EAST 1/4" = 1'-0"
3 A801 002 LOWER LEVEL LOBBY - EAST 1/4" = 1'-0"
2 A801 TYPICAL UNIT ENTRY 1/4" = 1'-0"
1 A801 TYPICAL UNIT ENTRY - ENLARGED PLAN 1/2" = 1'-0"

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Karam Senior Living
DSCDO
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

INTERIOR ELEVATIONS

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A801
Scale	As indicated

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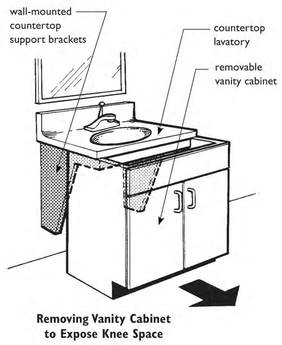
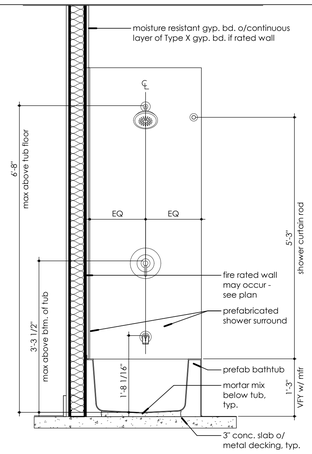
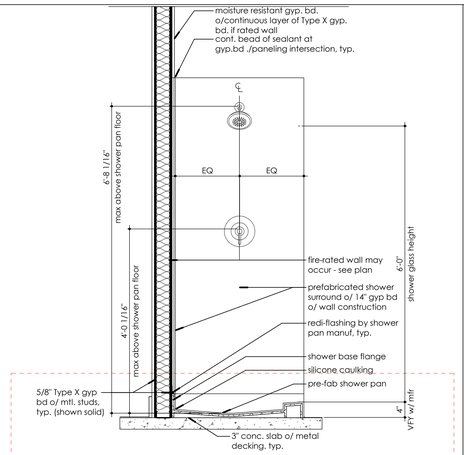


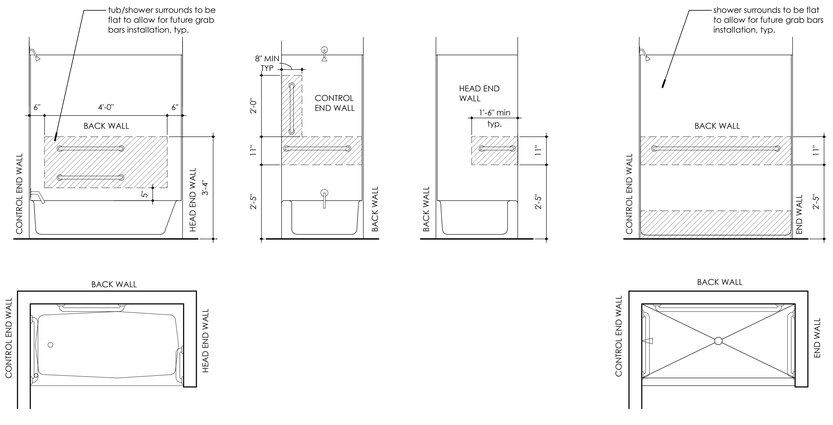
6 TYP. REMOVABLE CABINET DIAGRAM
1/2" = 1'-0"

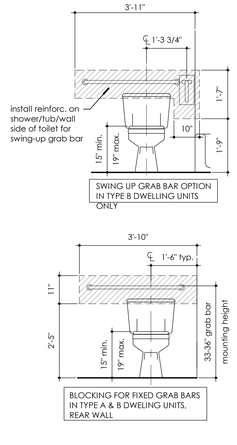


5 A810 BATHTUB AGAINST WALL
3/4" = 1'-0"



4 A810 SHOWER AGAINST WALL
3/4" = 1'-0"

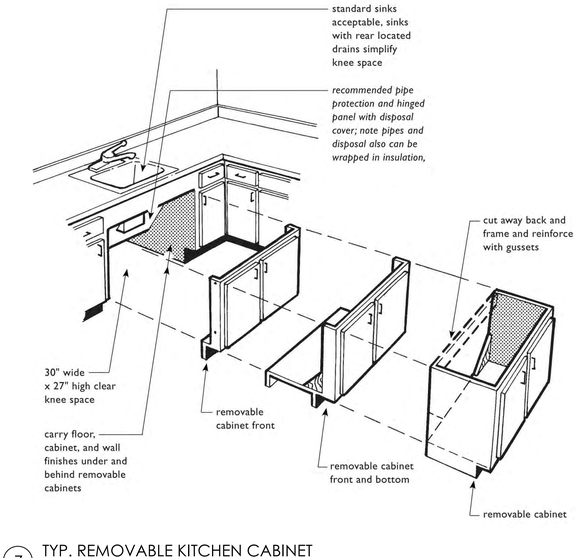




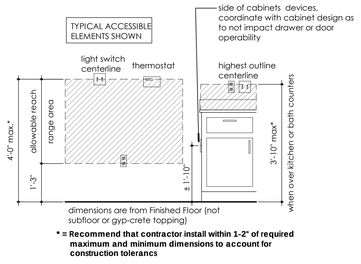
3 A810 TYP. BLOCKING DIAGRAMS
1/2" = 1'-0"

GENERAL GRAB BAR BLOCKING NOTES

1. Blocking shall be provided for future grab bars in ALL bathrooms in ALL suites unless noted otherwise on the enlarged suite plans.
2. Blocking locations required for future installation of grab bars are based on grab bar dimensions plus 2-6 additional inches on each side of bars. Note that grab bars are not required at the time of construction but wood blocking is.



7 TYP. REMOVABLE KITCHEN CABINET
1/2" = 1'-0"



REACH RANGE NOTES

TYPE A SUITE REQUIREMENTS:

1. All lighting controls, electrical switches and receptacle outlets, environmental controls (thermostats), electrical panelboards, appliance controls, operating hardware for operable windows, plumbing fixture controls and user controls for security or intercom systems (including wall mounted intercom phone) shall comply with maximum and minimum reach ranges shown above.
2. Exceptions: receptacle outlets serving dedicated uses, floor receptacle outlets, HVAC diffusers, controls mounted on ceiling fans and where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.

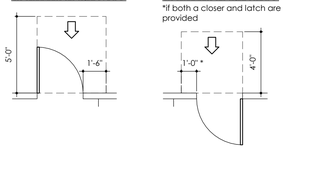
TYPE B SUITE REQUIREMENTS:

1. Lighting controls, electrical switches and receptacle outlets, environmental controls (thermostats), electrical panelboards and user controls for security or intercom systems (including wall mounted intercom phone) shall comply with maximum and minimum reach ranges shown above.
2. Exceptions: receptacle outlets serving dedicated uses, floor receptacle outlets, HVAC diffusers, controls mounted on ceiling fans, controls or switches mounted on appliances and plumbing fixture controls.

BOTH TYPE A AND B SUITE REQUIREMENTS:

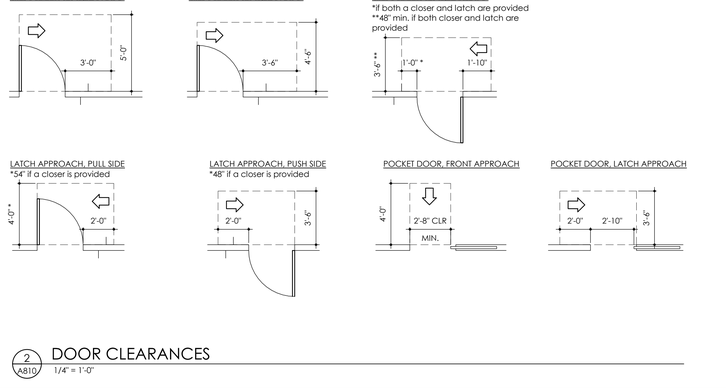
1. Provide a 30" x 48" clear floor space oriented with a forward approach at each control, switch, etc. listed above.

1 A810 ACCESSIBILITY DIAGRAMS
1/2" = 1'-0"



DOOR CLEARANCE AND THRESHOLD NOTES

1. Maneuvering clearances at doors are required as follows:
   a. **TYPE A Suites:** At the primary entrance door to the suite and all other doorways intended for user passage within the suite (including patio doors) except for bathrooms not required to comply with TYPE A suite accessibility requirements (see individual floor plans).
   b. **TYPE B Suites:** At the primary entrance door to the suite both on the public hallway side and in the suite itself. NOTE THE 18" CLEAR FLOOR SPACE REQUIRED NEXT TO THE DOOR LATCH.
2. Dimensions shown on the details are minimums and can be increased.
3. Thresholds at all doors: Thresholds of 1/4" max. in height are permitted to be vertical. Thresholds greater than 1/4" in height and not more than 1/2" max. in height shall be beveled with a slope not steeper than 1:2. Patio sliding doors are the only doors permitted to have a 3/4" height but must be beveled with a slope not steeper than 1:2.



2 A810 DOOR CLEARANCES
1/4" = 1'-0"

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Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

DWELLING UNIT STANDARDS

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A810
Scale	As indicated

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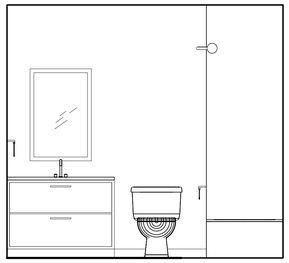
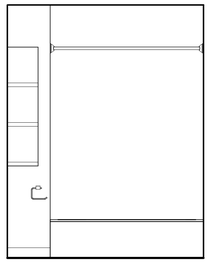
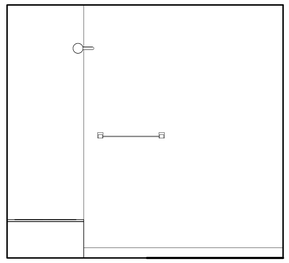


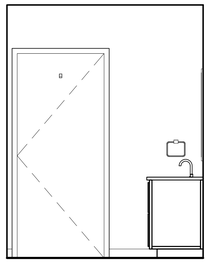
6 A811 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



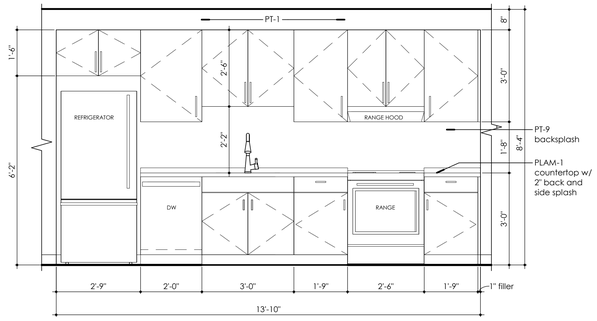
5 A811 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



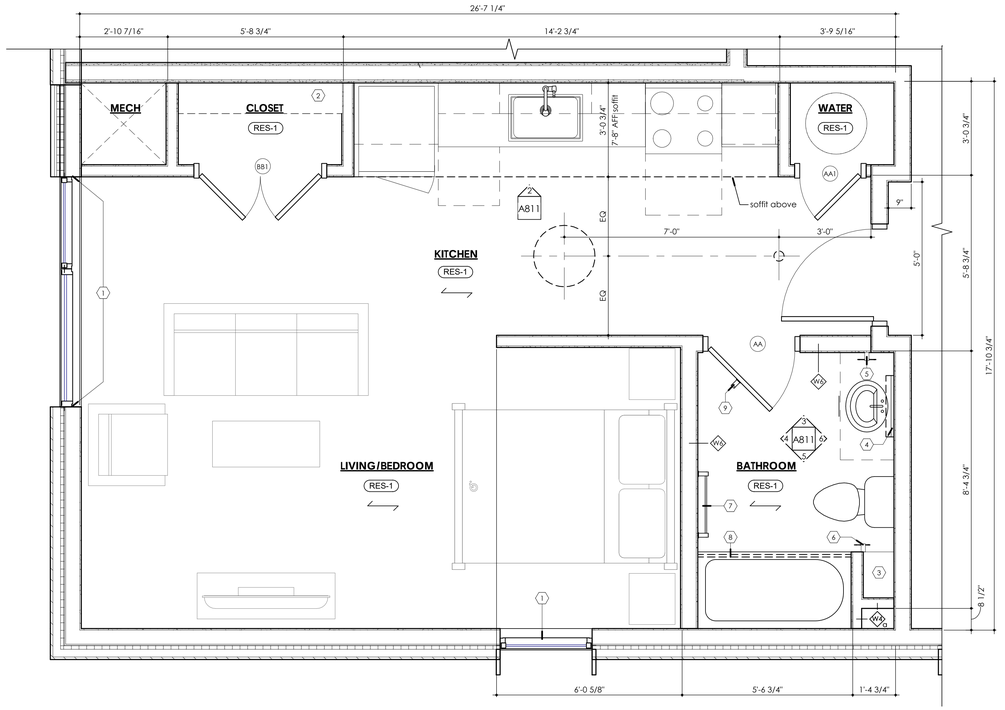
4 A811 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



3 A811 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



2 A811 KITCHEN ELEVATION
1/2" = 1'-0"



1 A811 UNIT TYPE 1 - ENLARGED PLAN
1/2" = 1'-0"
UNIT #202 - SENSORY

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
TYPE 7 - 2 BEDROOM	4	987	3,948
TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

ENLARGED SUITE GENERAL NOTES

1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(?) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- (AA) 2'-10" Wood Door
- (AA1) 2'-0" Wood Door
- (AA2) 1'-6" Wood Door
- (AA3) 2'-6" Wood Door
- (AA4) 3'-0" Wood Door
- (BB) Pair of 2'-6" Wood Doors
- (BB1) Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

1. Vinyl mini blinds
2. Fixed laminate shelf with clothing rod
3. Fixed laminate shelving (3 shelves)
4. Mirror
5. Hand towel ring
6. Toilet tissue holder
7. 24" towel bar
8. Shower curtain rod
9. Robe hook
10. Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4"AFF.
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. soffit above kitchen upper cabinets, refer to plan for extent

Vanity Light

Recessed Can

Surface Mount

Surface Mount

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No.	Description	Date
	80% Permit Submittal	09.23.21

UNIT PLANS - UNIT TYPE 1

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A811
Scale	As indicated

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UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
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TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

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1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(7) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- (AA) 2'-10" Wood Door
- (AA1) 2'-0" Wood Door
- (AA2) 1'-6" Wood Door
- (AA3) 2'-6" Wood Door
- (AA4) 3'-0" Wood Door
- (BB) Pair of 2'-6" Wood Doors
- (BB1) Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

1. Vinyl mini blinds
2. Fixed laminate shelf with clothing rod
3. Fixed laminate shelving (3 shelves)
4. Mirror
5. Hand towel ring
6. Toilet tissue holder
7. 24" towel bar
8. Shower curtain rod
9. Robe hook
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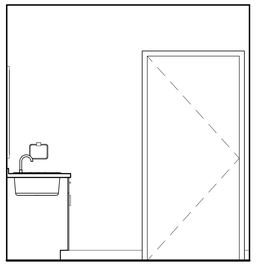
3. 7'-8" gyp. sofft above kitchen upper cabinets, refer to plan for extent

Vanity Light

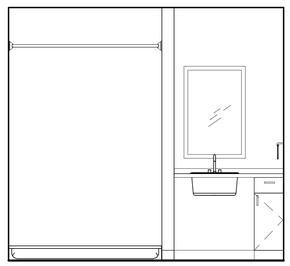
Recessed Can

Surface Mount

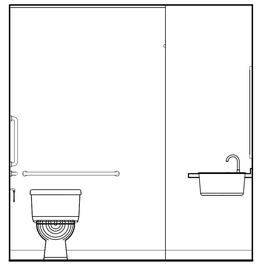
Surface Mount



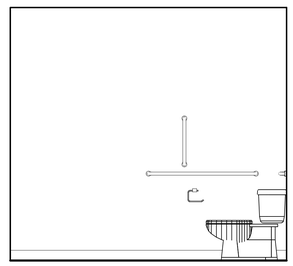
6 A813 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



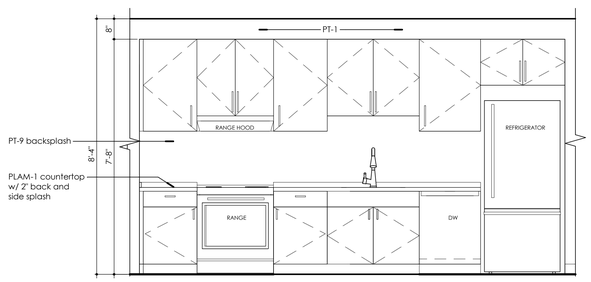
5 A813 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



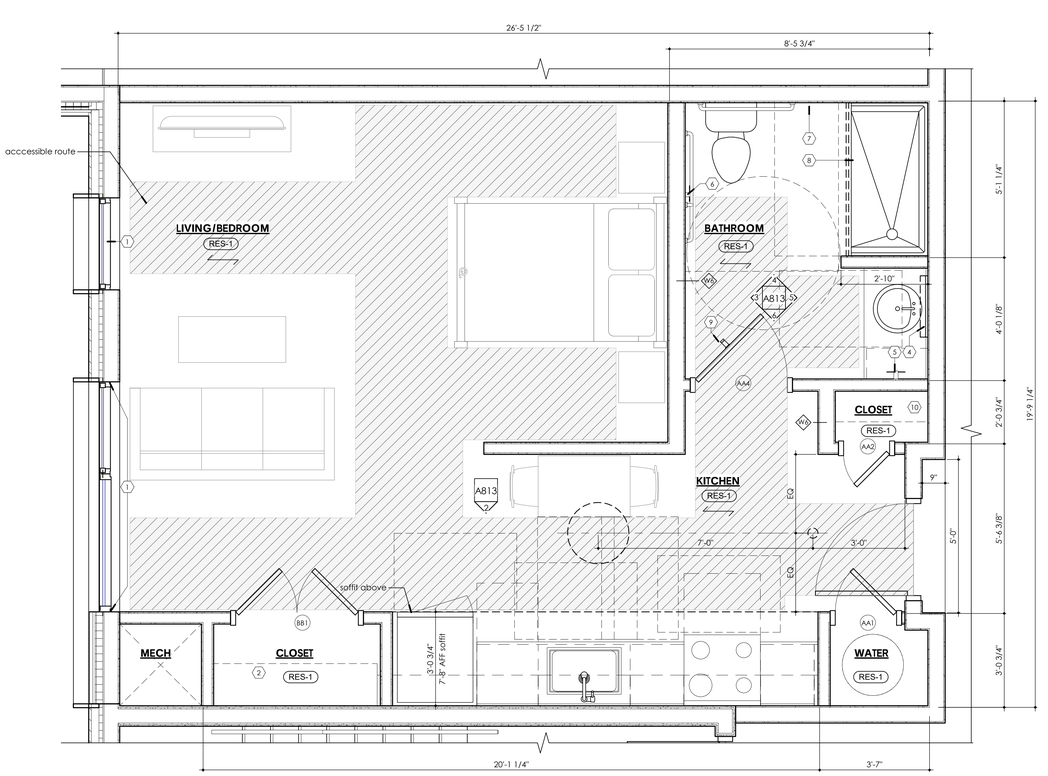
4 A813 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



3 A813 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



2 A813 KITCHEN ELEVATION
1/2" = 1'-0"



1 A813 UNIT TYPE 3 FLOOR PLAN
1/2" = 1'-0"

ADA & SENSORY
QUANTITY: 1
UNIT NUMBER: 213

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Structural Engineering:
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Design Architect:
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t. 216.752.8750

Karam Senior Living
DSCDO

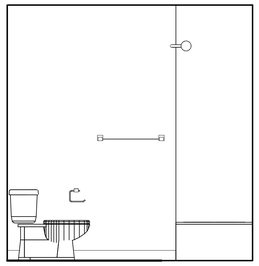
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

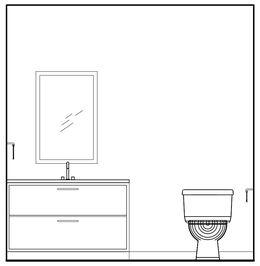
UNIT PLANS - UNIT TYPE 3 - ACCESSIBLE

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A813
Scale	As indicated

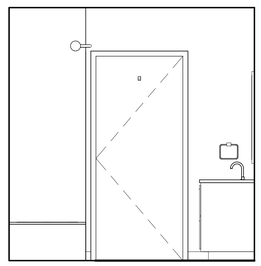
9/21/2021 4:35:15 PM



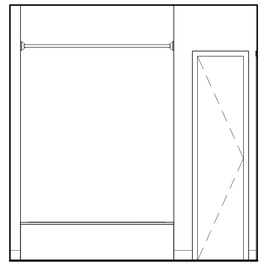
8 A814 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



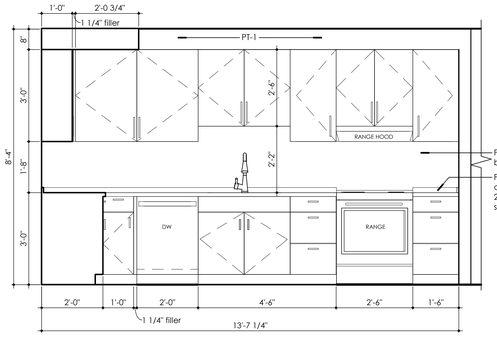
7 A814 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



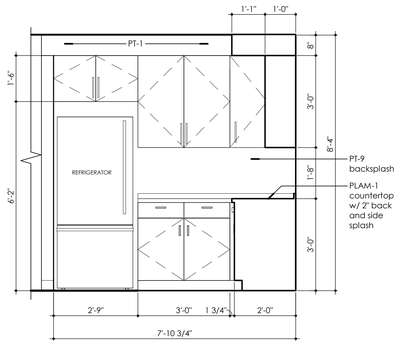
6 A814 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



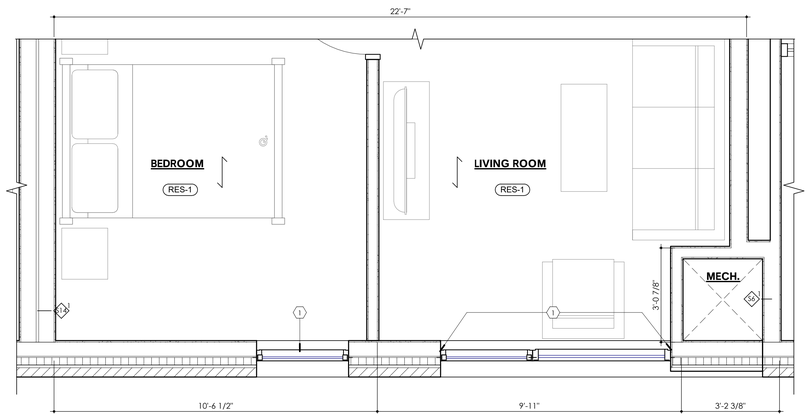
5 A814 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



4 A814 KITCHEN ELEVATION
1/2" = 1'-0"

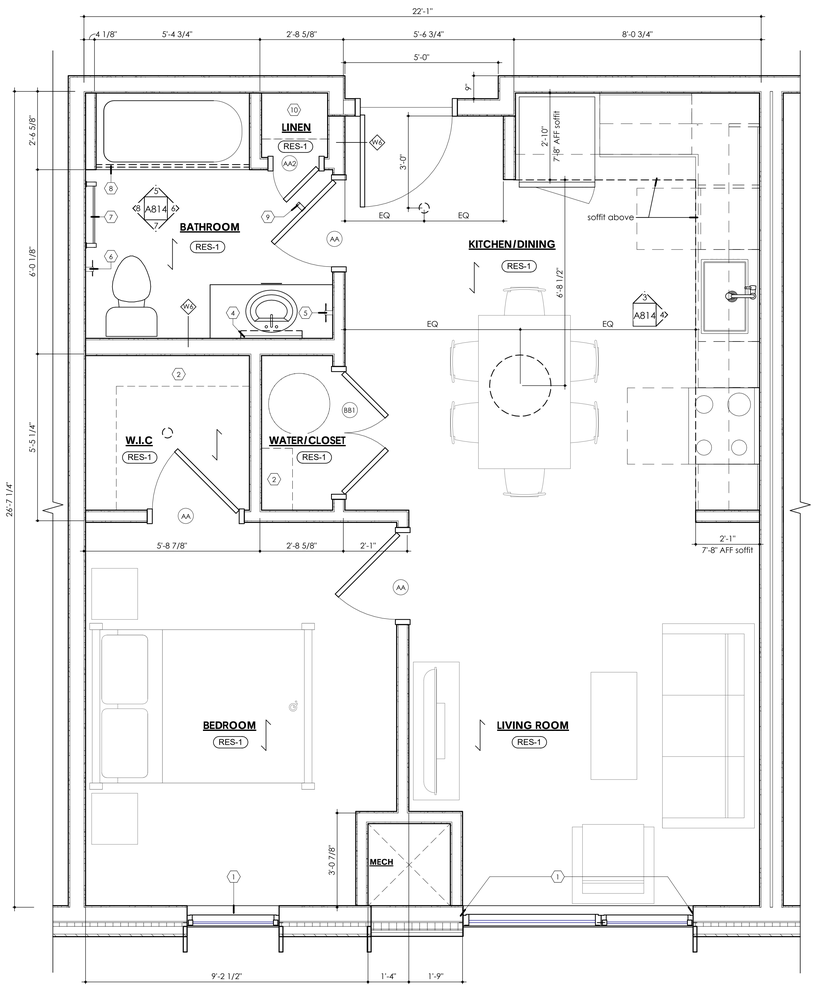


3 A814 KITCHEN ELEVATION
1/2" = 1'-0"



2 A814 UNIT TYPE 4A FLOOR PLAN
1/2" = 1'-0"
UNIT #006 - SENSORY

N



1 A814 UNIT TYPE 4 FLOOR PLAN
1/2" = 1'-0"

N

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
TYPE 7 - 2 BEDROOM	4	987	3,948
TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

ENLARGED SUITE GENERAL NOTES

1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(?) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- (AA) 2'-10" Wood Door
- (AA1) 2'-0" Wood Door
- (AA2) 1'-6" Wood Door
- (AA3) 2'-6" Wood Door
- (AA4) 3'-0" Wood Door
- (BB) Pair of 2'-6" Wood Doors
- (BB1) Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

- (1) Vinyl mini blinds
- (2) Fixed laminate shelf with clothing rod
- (3) Fixed laminate shelving (3 shelves)
- (4) Mirror
- (5) Hand towel ring
- (6) Toilet tissue holder
- (7) 24" towel bar
- (8) Shower curtain rod
- (9) Robe hook
- (10) Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4"AFF.
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. sofft above kitchen upper cabinets, refer to plan for extent

- Vanity Light
- Recessed Can
- Surface Mount
- Surface Mount

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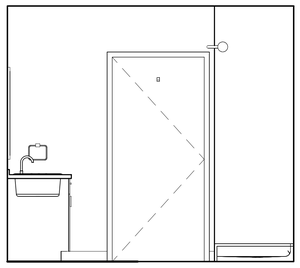
No.	Description	Date
	80% Permit Submittal	09.23.21

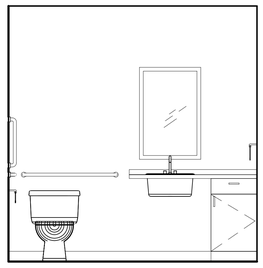
UNIT PLANS - UNIT TYPE 4

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A814
Scale	As indicated

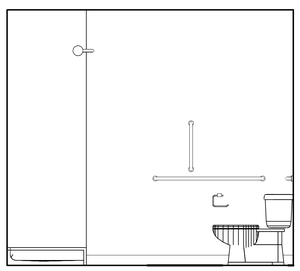
9/21/2021 4:35:32 PM



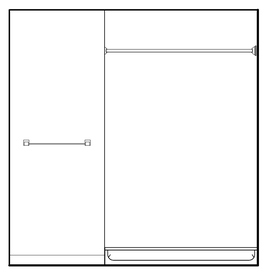
7 A815 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



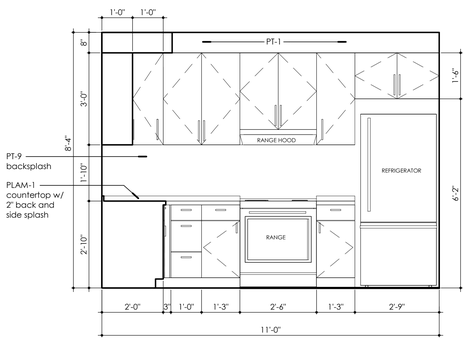
6 A815 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



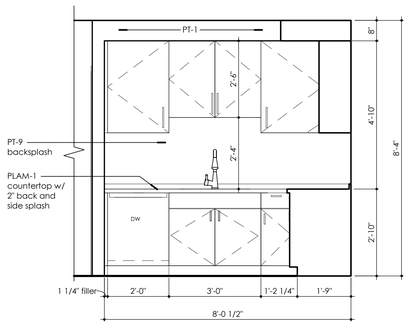
5 A815 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



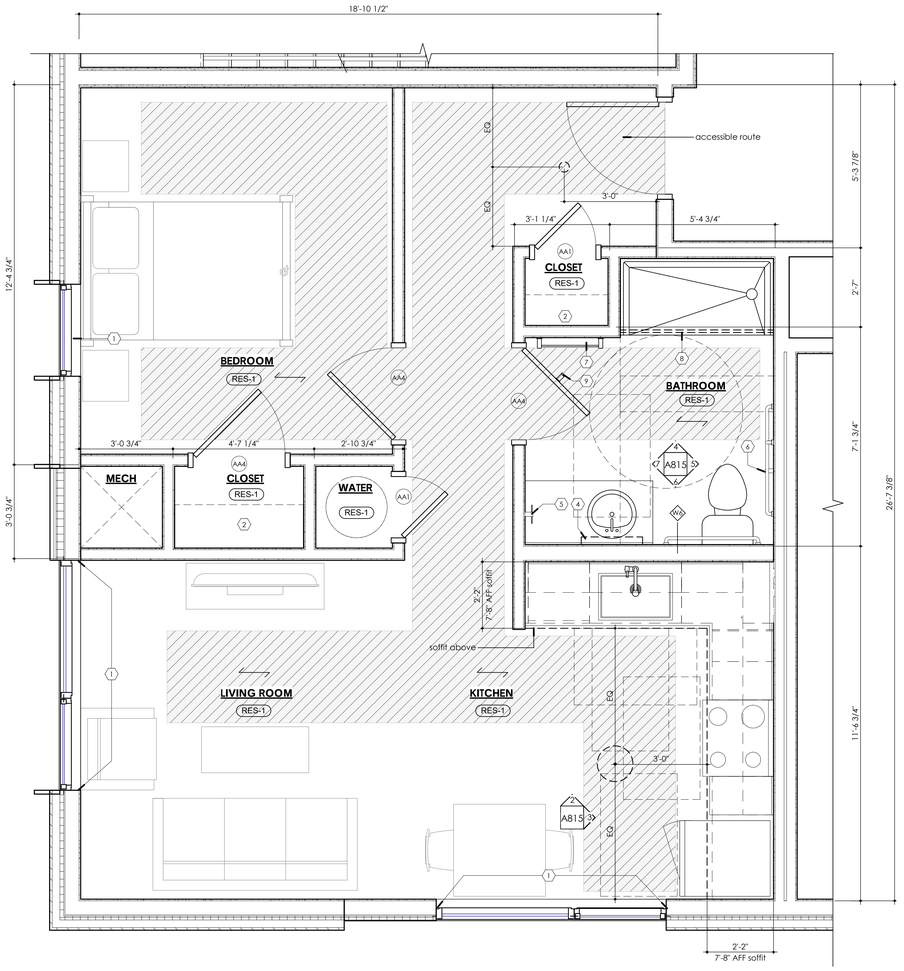
4 A815 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



3 A815 KITCHEN ELEVATION
1/2" = 1'-0"



2 A815 KITCHEN ELEVATION
1/2" = 1'-0"



1 A815 UNIT TYPE 5 FLOOR PLAN
1/2" = 1'-0"

ADA & SENSORY
QUANTITY: 4
UNIT NUMBERS: 112, 212, 312, 412

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
TYPE 7 - 2 BEDROOM	4	987	3,948
TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

ENLARGED SUITE GENERAL NOTES

1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(?) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- (AA) 2'-10" Wood Door
- (AA1) 2'-0" Wood Door
- (AA2) 1'-6" Wood Door
- (AA3) 2'-6" Wood Door
- (AA4) 3'-0" Wood Door
- (BB) Pair of 2'-6" Wood Doors
- (BB1) Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

- (1) Vinyl mini blinds
- (2) Fixed laminate shelf with clothing rod
- (3) Fixed laminate shelving (3 shelves)
- (4) Mirror
- (5) Hand towel ring
- (6) Toilet tissue holder
- (7) 24" towel bar
- (8) Shower curtain rod
- (9) Robe hook
- (10) Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4"AFF.
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. soffit above kitchen upper cabinets, refer to plan for extent

Vanity Light

Recessed Can

Surface Mount

Surface Mount

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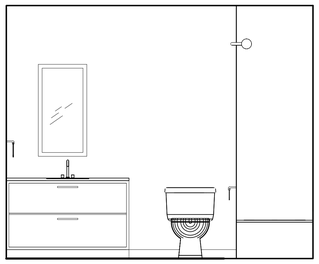
No.	Description	Date
	80% Permit Submittal	09.23.21

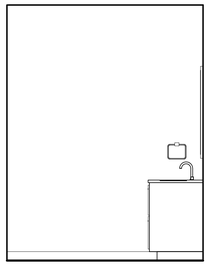
UNIT PLANS - UNIT TYPE 5 - ACCESSIBLE

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A815
Scale	As indicated

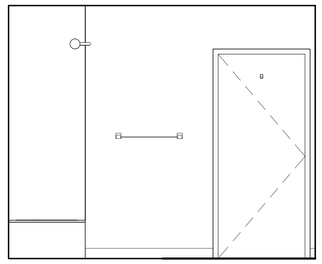
9/21/2021 4:35:52 PM



5 A816 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



4 A816 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



7 A816 RESTROOM ELEVATION - WEST
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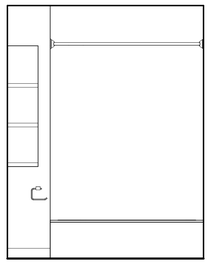
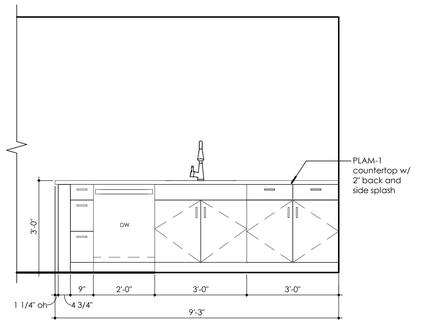
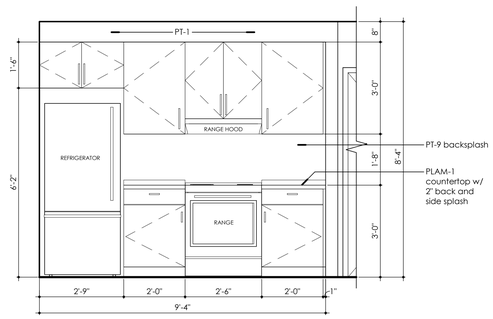


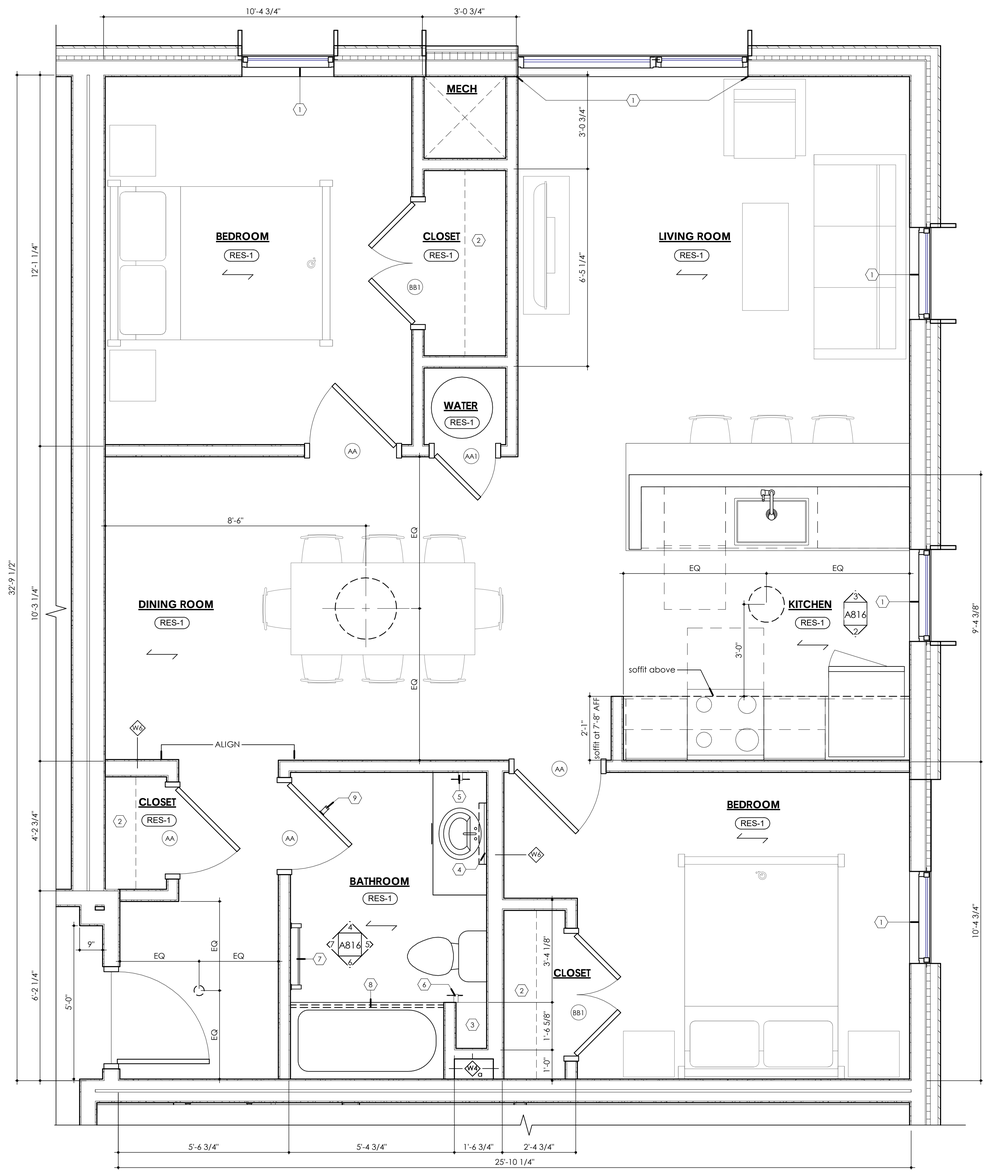
6 A816 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



3 A816 KITCHEN ELEVATION
1/2" = 1'-0"



2 A816 KITCHEN ELEVATION
1/2" = 1'-0"



1 A816 UNIT TYPE 6 FLOOR PLAN
1/2" = 1'-0"

N

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
TYPE 7 - 2 BEDROOM	4	987	3,948
TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

ENLARGED SUITE GENERAL NOTES

1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(7) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

(AA) 2'-10" Wood Door	(BB) Pair of 2'-6" Wood Doors
(AA1) 2'-0" Wood Door	(BB1) Pair of 2'-0" Wood Doors
(AA2) 1'-6" Wood Door	
(AA3) 2'-6" Wood Door	
(AA4) 3'-0" Wood Door	

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

(1) Vinyl mini blinds	(6) Toilet tissue holder
(2) Fixed laminate shelf with clothing rod	(7) 24" towel bar
(3) Fixed laminate shelving (3 shelves)	(8) Shower curtain rod
(4) Mirror	(9) Robe hook
(5) Hand towel ring	(10) Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4" AFF.
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. soffit above kitchen upper cabinets, refer to plan for extent

Vanity Light

Recessed Can

Surface Mount

Surface Mount

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Karam Senior Living
DSCDO
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

UNIT PLANS - UNIT TYPE 6

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A816
Scale	As indicated

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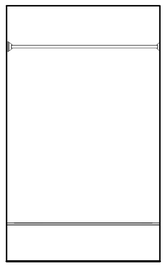
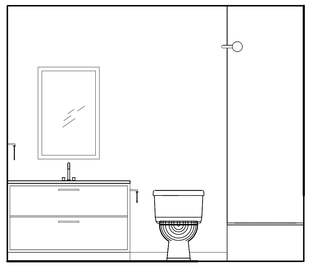
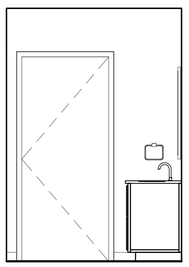


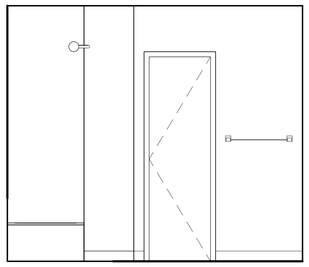
7 A817 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



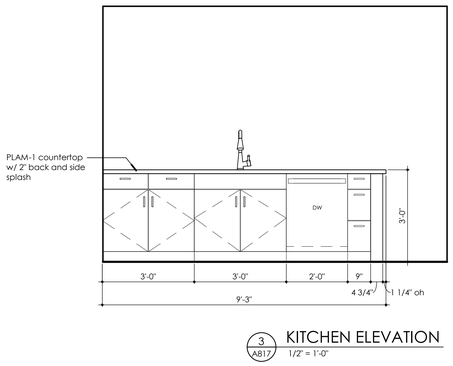
6 A817 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



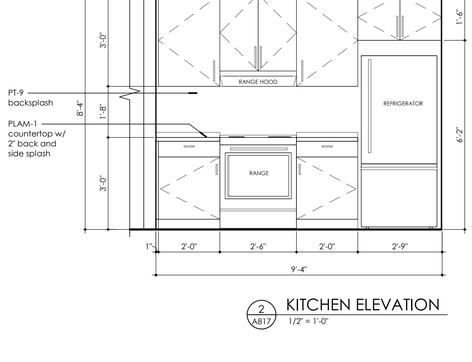
5 A817 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



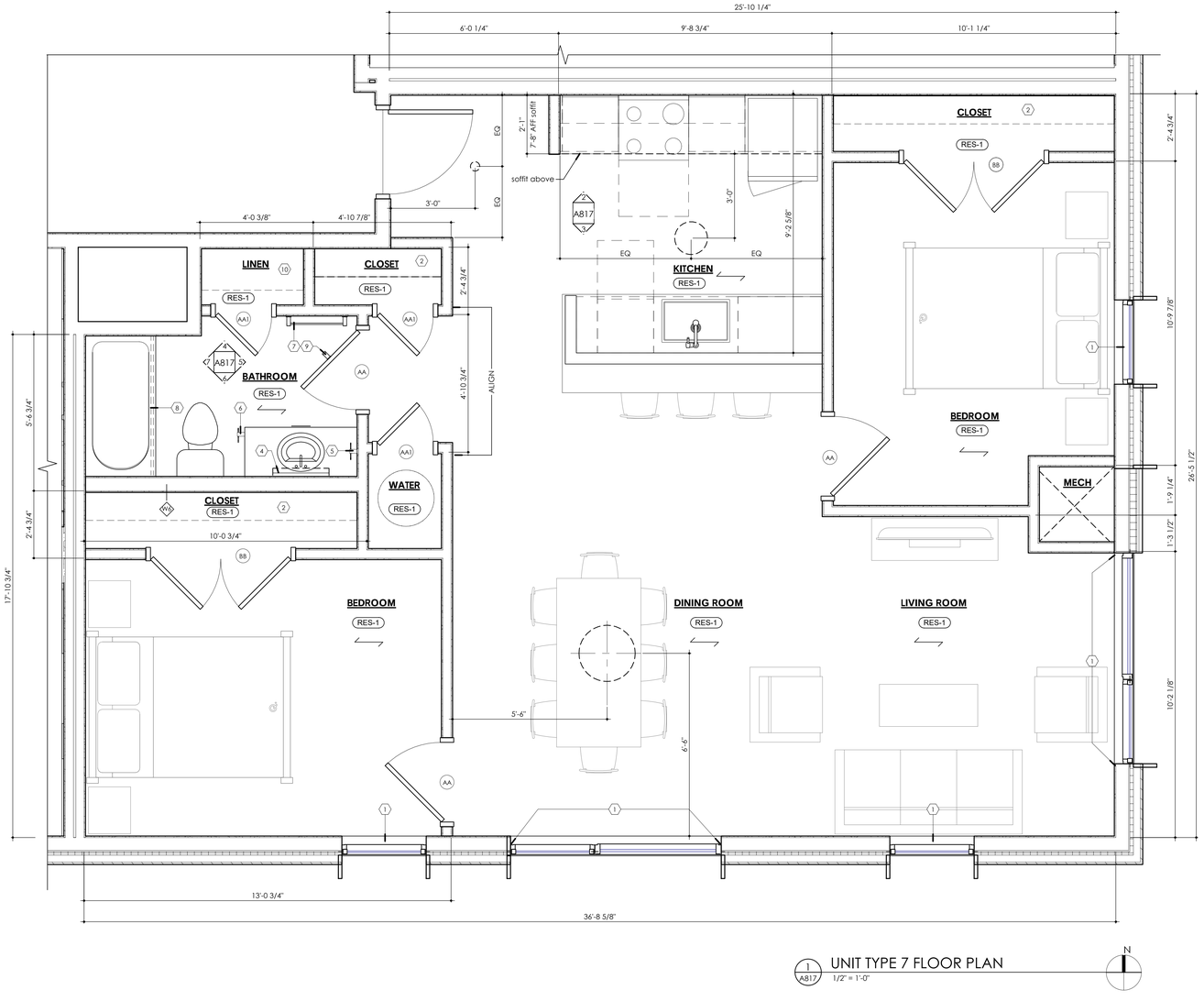
4 A817 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



3 A817 KITCHEN ELEVATION
1/2" = 1'-0"



2 A817 KITCHEN ELEVATION
1/2" = 1'-0"



1 A817 UNIT TYPE 7 FLOOR PLAN
1/2" = 1'-0"

N

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
TYPE 7 - 2 BEDROOM	4	987	3,948
TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

ENLARGED SUITE GENERAL NOTES

1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(?) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- (AA) 2'-10" Wood Door
- (AA1) 2'-0" Wood Door
- (AA2) 1'-6" Wood Door
- (AA3) 2'-6" Wood Door
- (AA4) 3'-0" Wood Door
- (88) Pair of 2'-6" Wood Doors
- (881) Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

1. Vinyl mini blinds
2. Fixed laminate shelf with clothing rod
3. Fixed laminate shelving (3 shelves)
4. Mirror
5. Hand towel ring
6. Toilet tissue holder
7. 24" towel bar
8. Shower curtain rod
9. Robe hook
10. Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4" AFF.
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. soffit above kitchen upper cabinets, refer to plan for extent

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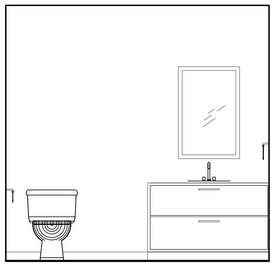
No.	Description	Date
	80% Permit Submittal	09.23.21

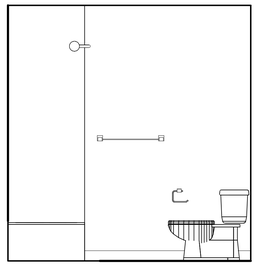
UNIT PLANS - UNIT TYPE 7

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A817
Scale	As indicated

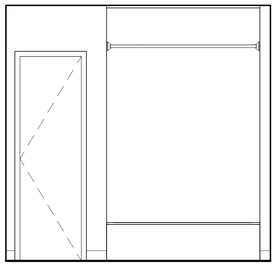
9/21/2021 4:36:49 PM



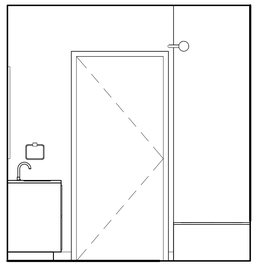
8 A818 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



7 A818 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



6 A818 RESTROOM ELEVATION - EAST
1/2" = 1'-0"



5 A818 RESTROOM ELEVATION - NORTH
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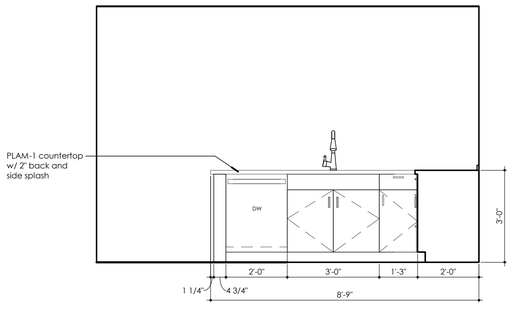
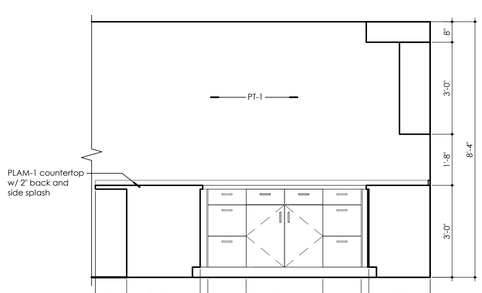


4 A818 KITCHEN ELEVATION
1/2" = 1'-0"



3 A818 KITCHEN ELEVATION
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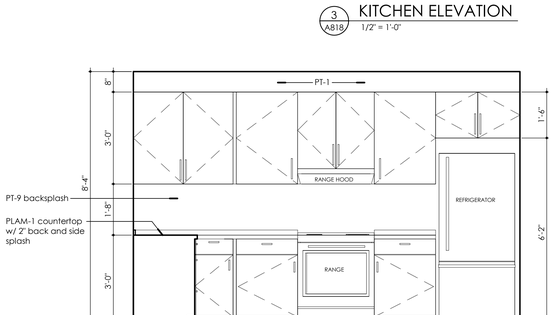
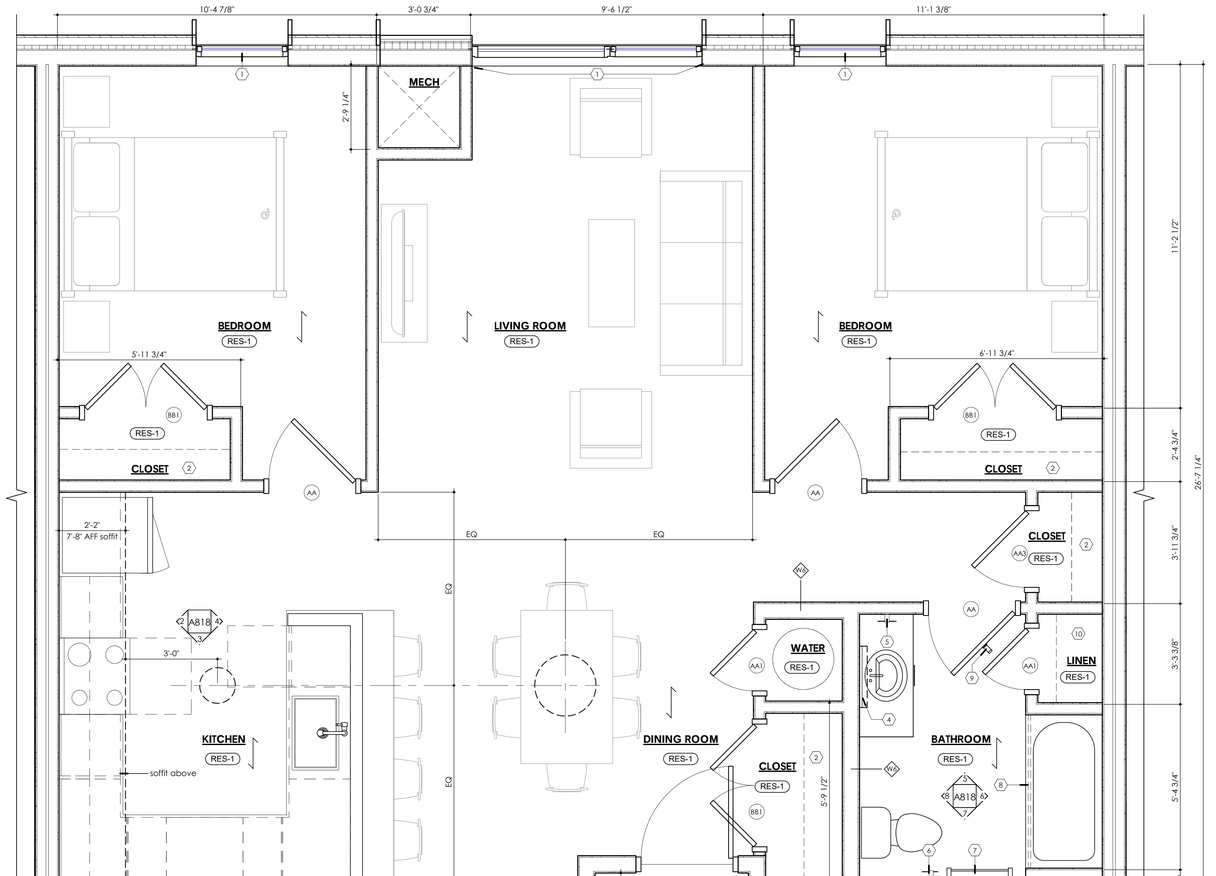


2 A818 KITCHEN ELEVATION
1/2" = 1'-0"



1 A818 UNIT TYPE 8 FLOOR PLAN
1/2" = 1'-0"

N

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
TYPE 6 - 2 BEDROOM	8	945	7,560
TYPE 7 - 2 BEDROOM	4	987	3,948
TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

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2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

(7) Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- (AA) 2'-10" Wood Door
- (AA1) 2'-0" Wood Door
- (AA2) 1'-6" Wood Door
- (AA3) 2'-6" Wood Door
- (AA4) 3'-0" Wood Door
- (88) Pair of 2'-6" Wood Doors
- (881) Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

- (1) Vinyl mini blinds
- (2) Fixed laminate shelf with clothing rod
- (3) Fixed laminate shelving (3 shelves)
- (4) Mirror
- (5) Hand towel ring
- (6) Toilet tissue holder
- (7) 24" towel bar
- (8) Shower curtain rod
- (9) Robe hook
- (10) Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4"AFF.
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. soffit above kitchen upper cabinets, refer to plan for extent

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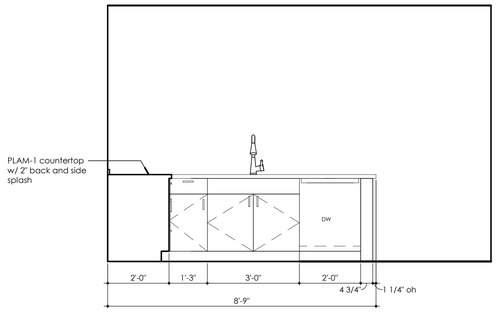
No.	Description	Date
	80% Permit Submittal	09.23.21

UNIT PLANS - UNIT TYPE 8

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A818
Scale	As indicated

9/21/2021 4:37:13 PM



8 A819 KITCHEN ELEVATION
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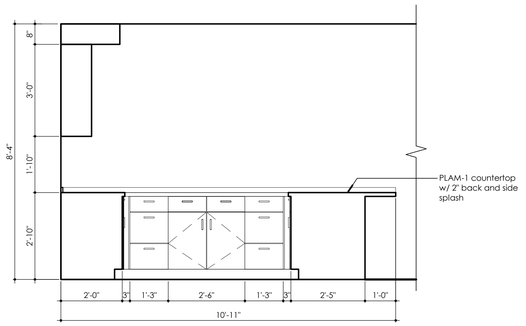
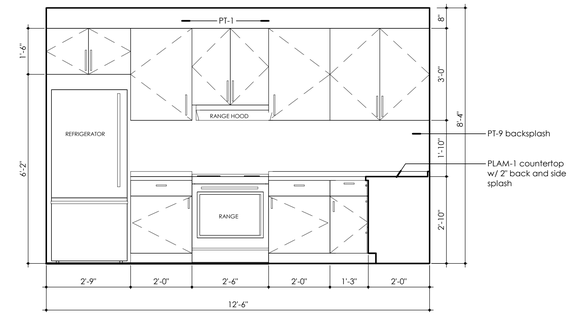
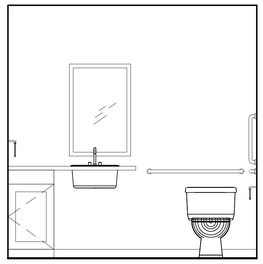


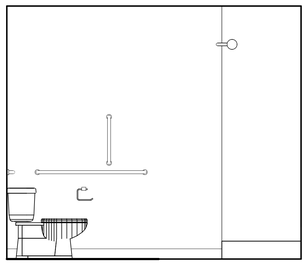
7 A819 KITCHEN ELEVATION
1/2" = 1'-0"



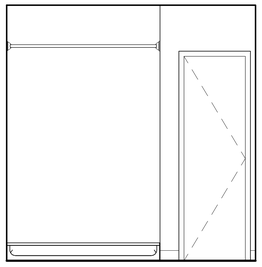
6 A819 KITCHEN ELEVATION
1/2" = 1'-0"



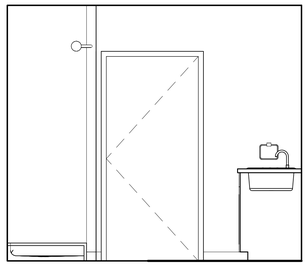
5 A819 RESTROOM ELEVATION - NORTH
1/2" = 1'-0"



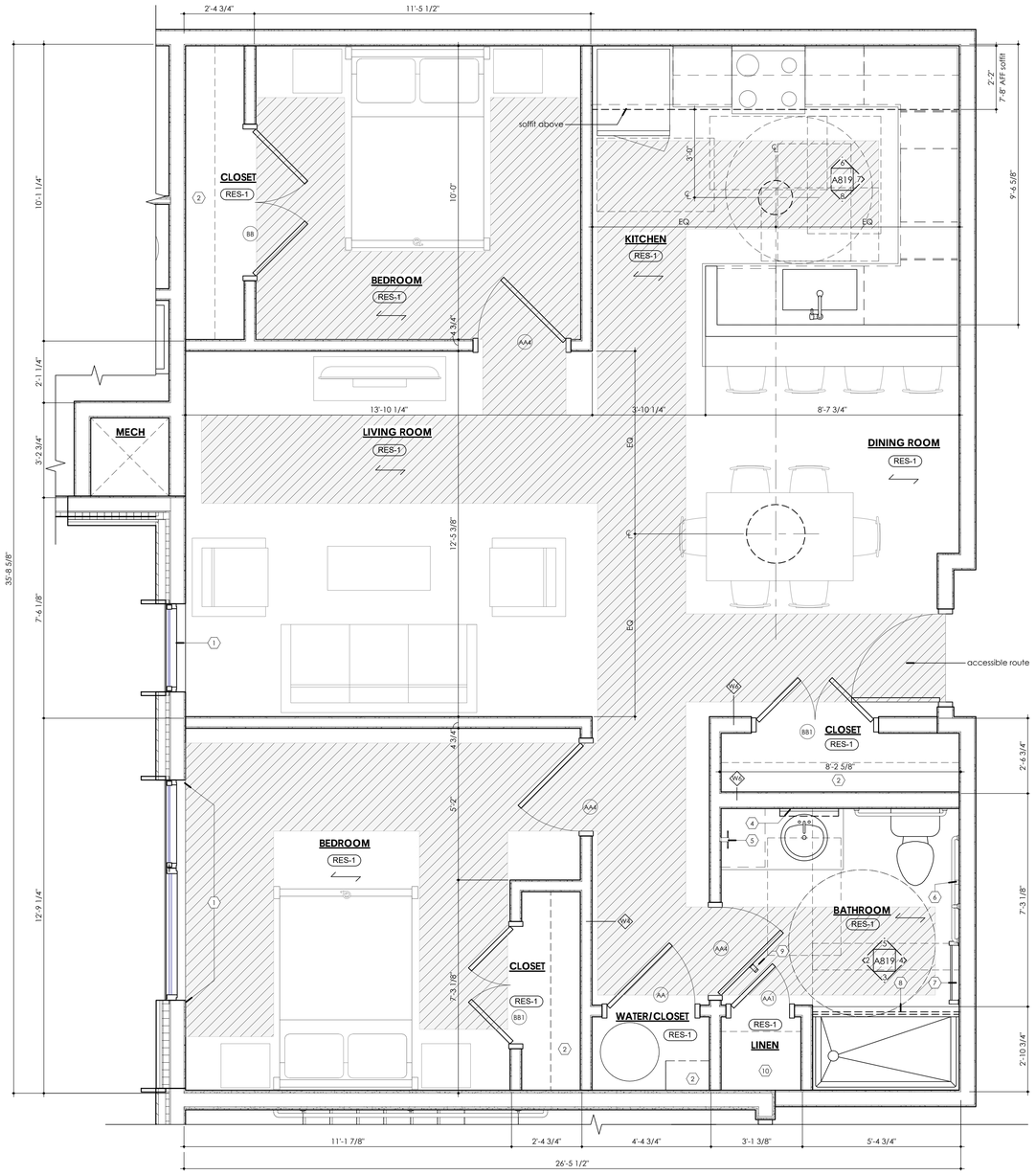
4 A819 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



3 A819 RESTROOM ELEVATION - SOUTH
1/2" = 1'-0"



2 A819 RESTROOM ELEVATION - WEST
1/2" = 1'-0"



1 A819 UNIT TYPE 9 FLOOR PLAN
1/2" = 1'-0"
ADA & SENSORY
QUANTITY: 2
UNIT NUMBER: 313, 413

N

UNIT TYPE MATRIX

UNIT TYPE	QUANTITY	UNIT GSF	TOTAL GSF
TYPE 1 - STUDIO	3	526	1,578
TYPE 2 - STUDIO - NOT USED	-	-	-
TYPE 3 - STUDIO - ADA	1	561	561
TYPE 4 - 1 BEDROOM	23	639	14,697
TYPE 5 - 1 BEDROOM - ADA	4	639	2,556
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TYPE 8 - 2 BEDROOM	6	973	5,838
TYPE 9 - 2 BEDROOM - ADA	2	1,104	2,028
STUDIO	4		
1 BEDROOM	27		
2 BEDROOM	20		
TOTAL	**51**		**38,766**

ACCESSIBLE UNITS

All Type 3, 5 & 9 Units meet UFAS.
Designated one Type 4 Unit on the Lower Level (#006) and one Type 1 Unit (#202) on the Second Floor as well as ALL Type 3, 5 & 9 Units to meet Accessible Communication Features (A/V) requirements.

ENLARGED SUITE GENERAL NOTES

1. Unit floor plans are typical layout. Refer to building floor plans for orientation.
2. Dimensions are from stud to stud unless noted otherwise.
3. Coordinate architectural plans with all other drawings in the set to accommodate mechanical, plumbing and electrical openings and/or penetrations through walls and floors. Notify architect upon discovery of any conflicts.
4. See structural drawings for locations and extent of shear and loadbearing partitions.
5. All building services are to be run inside walls or through floor/ceiling assemblies. UL approved firestopping details are to be used at all penetrations through fire rated assemblies to maintain rating of wall and floor/ceiling assemblies.
6. All walls are Type S4 (Lower Level Only) or Type W4 (First Floor thru Fourth Floor) unless otherwise noted on the individual unit plans.
7. Any walls indicated to be 2 x 6 shall contain vents and sanitary stacks. Reference enlarged plumbing drawings for further details.
8. Provide sound attenuation insulation in public corridor walls between suites and in all tenant demising walls per wall legend on overall floor plan drawings.
9. Accessibility: ALL residential dwelling units on ALL floors to be TYPE B.
10. Accessible Dwelling Units per OBC & ANSI A117.1 requirements u.n.o. See overall floor plans for the location of (4) TYPE A Accessible Dwelling units throughout the buildings.
11. Reference details on sheet A800A for requirements for TYPE A & B Dwelling Units. Reference door clearances on sheet A800A for clearances required at doors.
12. Provide solid blocking in bathroom walls in all dwelling units on all floors for future grab bars. See blocking details, sheet A800A.
13. See sheet A800A Reach Ranges for information on shelving heights in Type A dwelling units, heights of electrical outlets and switches, thermostats and other accessible features.
14. All doors to be located 6" to rough opening from adjacent wall unless otherwise noted. Where applicable, doors are dimensioned to the centerline of the rough opening.

FINISH GENERAL NOTES

1. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
2. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.

FINISH PLAN LEGEND

? Denotes floor finish

Denotes floor finish direction

SUITE DOOR SCHEDULE

- AA 2'-10" Wood Door
- AA1 2'-0" Wood Door
- AA2 1'-6" Wood Door
- AA3 2'-6" Wood Door
- AA4 3'-0" Wood Door
- 88 Pair of 2'-6" Wood Doors
- 881 Pair of 2'-0" Wood Doors

NOTE:
1. All cased openings within typical units to be 6'-8" high.
2. All doors within typical units to be solid core 6'-8" high doors.
3. Refer to sheet A810 for residential door elevations.
4. All doors within units to be painted PT-2. Suite entry doors to be stained to match unit entry surround.

KEYED NOTES

1. Vinyl mini blinds
2. Fixed laminate shelf with clothing rod
3. Fixed laminate shelving (3 shelves)
4. Mirror
5. Hand towel ring
6. Toilet tissue holder
7. 24" towel bar
8. Shower curtain rod
9. Robe hook
10. Fixed wireframe shelving (4 shelves)

LIGHTING KEY

NOTE:
1. All ceilings to be painted gypsum wall board at approx 8'-4"AFF..
2. Locate fixtures in the approx. locations as shown on electrical plans. Fixtures to be centered in rooms unless specifically dimensioned on the electrical plans.
3. 7'-8" gyp. soffit above kitchen upper cabinets, refer to plan for extent

Vanity Light

Recessed Can

Surface Mount

Surface Mount

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Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

UNIT PLANS - UNIT TYPE 9 - ACCESSIBLE

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A819
Scale	As indicated

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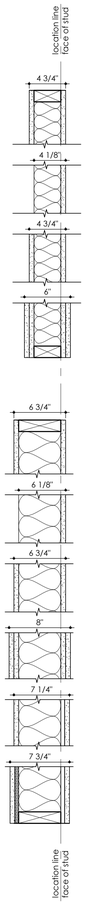
INTERIOR WALL TYPES

1 1/2" = 1'-0"



W4 — (1) layer 5/8" 'type X' gypsum board on both sides of 3 1/2" wood studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

W4a — (1) layer 5/8" 'type X' gypsum board on one side of 3 1/2" wood studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

W4-1 — **1 HR Rated - UL #U305**
(1) layer 5/8" 'type X' gypsum board on both side of 3 1/2" wood studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

W4-2 — **2 HR Rated - UL #U305**
(2) layer 5/8" 'type X' gypsum board on both side of 3 1/2" wood studs at 24" o.c. with sound attenuation blankets

W6 — (1) layer 5/8" 'type X' gypsum board on both sides of 5 1/2" wood studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

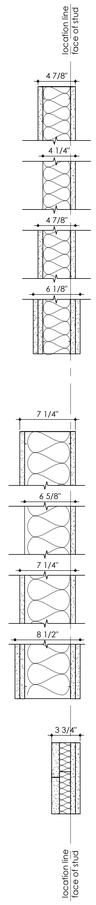
W6a — (1) layer 5/8" 'type X' gypsum board on one side of 5 1/2" wood studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

W6-1 — **1 HR Rated - UL #U305**
(1) layer 5/8" 'type X' gypsum board on both side of 5 1/2" wood studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

W6-2 — **2 HR Rated (elec. room / stair wall) - UL #U301**
(2) layer 5/8" 'type X' gypsum board on both side of 5 1/2" wood studs at 24" o.c. with sound attenuation blankets

W7-1 — **1 HR Rated (unit corridor wall / stair wall) - UL #U309 - STC 50**
(1) layer 5/8" 'type X' gypsum board on unit side of 5 1/2" wood studs at 24" o.c. (1) layer 5/8" 'type X' gypsum board on 1/2" resilient channels on corridor side. Fill cavity with sound attenuation insulation

W7-1b — **1 HR Rated (unit corridor wall / stair wall) - UL #U309 - STC 50**
(1) layer 5/8" 'type X' gypsum board on 1/2" sheathing (see struc. dwgs.) on unit side of 5 1/2" wood studs at 24" o.c. (1) layer 5/8" 'type X' gypsum board on 1/2" resilient channels on corridor side. Fill cavity with sound attenuation insulation



S4 — (1) layer 5/8" 'type X' gypsum board on both sides of 3 5/8" mtl. studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

S4a — (1) layer 5/8" 'type X' gypsum board on one side of 3 5/8" mtl. studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

S4-1 — **1 HR Rated - UL #U419**
(1) layer 5/8" 'type X' gypsum board on both side of 3 5/8" mtl. studs at 24" o.c. with sound attenuation blankets

S4-2 — **2 HR Rated - UL #U419**
(2) layer 5/8" 'type X' gypsum board on both side of 3 5/8" mtl. studs at 24" o.c. with sound attenuation blankets

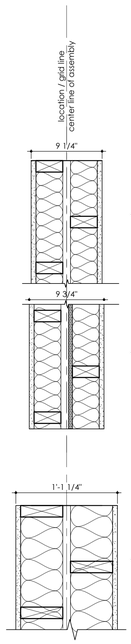
S6 — (1) layer 5/8" 'type X' gypsum board on both sides of 6" mtl. studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

S6a — (1) layer 5/8" 'type X' gypsum board on one side of 6" mtl. studs at 24" o.c. with sound attenuation blankets (at bathroom & bedroom walls)

S6-1 — **1 HR Rated - UL #U419**
(1) layer 5/8" 'type X' gypsum board on both side of 6" mtl. studs at 24" o.c. with sound attenuation blankets

S6-2 — **2 HR Rated - UL #U419**
(2) layer 5/8" 'type X' gypsum board on both side of 6" mtl. studs at 24" o.c. with sound attenuation blankets

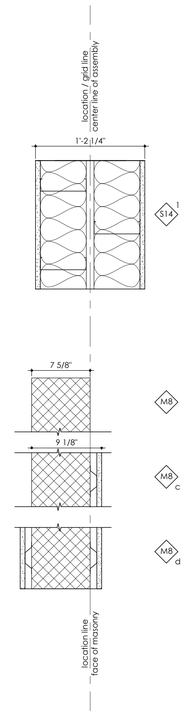
S3-2 — **2 HR Rated Shaft Wall - UL #U415**
(1) layer 1" shaft liner board on shaft side of 2 1/2" steel 'C-H' studs at 24" o.c. (2) layers 5/8" type 'X' gypsum board on exterior side. Fill with sound attenuation insulation.



W9-1 — **1 HR Rated (unit demising wall) - UL #U341 - STC 58**
(1) layer 5/8" 'type X' gypsum board on double row of 3 1/2" staggered wood studs at 24" o.c. with 1" air space. (1) layer 5/8" 'type X' gypsum board. Fill stud layers with sound attenuation insulation.

W9-1b — **1 HR Rated (unit demising wall) - UL #U341 - STC 58**
(1) layer 5/8" 'type X' gypsum board on double row of 3 1/2" staggered wood studs at 24" o.c. with 1" air space and 1/2" plywood between studs. (1) layer 5/8" type X' gypsum board. Fill stud layers with sound attenuation insulation.

W13-1 — **1 HR Rated (unit demising wall) - UL #U341 - STC 58**
(1) layer 5/8" 'type X' gypsum board on double row of 5 1/2" staggered wood studs at 24" o.c. with 1" air space. (1) layer 5/8" type X' gypsum board. Fill stud layers with sound attenuation insulation.



S14-1 — **1 HR Rated (unit demising wall) - UL #U341 - STC 58**
(1) layer 5/8" 'type X' gypsum board on double row of 6" mtl. studs at 24" o.c. with 1" air space. (1) layer 5/8" type X' gypsum board. Fill stud layers with sound attenuation insulation.

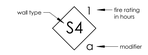
M8 — **2 HR Rated (elevator shaft) - UL #U905**
8" concrete masonry unit (classified C-2) in full bed of mortar. See structural for vertical and horizontal reinforcing.

M8c — **2 HR Rated (elevator shaft) - UL #U905**
8" concrete masonry unit with 7/8" hat channel @ 24" o.c. and 5/8" gypsum board on finish side. (classified C-2) in full bed of mortar. See structural for vertical and horizontal reinforcing.

M8d — **2 HR Rated (elevator shaft) - UL #U905**
8" concrete masonry unit (classified C-2) in full bed of mortar with 7/8" hat channel @ 24" o.c. and 5/8" gypsum board both sides. See structural for vertical and horizontal reinforcing.

WALL TAG LEGEND

WALL KEY TAG



MODIFIER CODE:
a = add x1 additional layer of 5/8" GWB on **one** side of stud or furring.
b = add x1 additional layer of 5/8" GWB on **both** sides of stud or furring.
c = add x1 layer of 1/2" resilient channel on **one** side of stud or masonry.
d = add x1 layer of 1 1/2" hat channel on **one** side of stud or masonry.
e = add x1 layer of 1 1/2" hat channel on **both** sides of stud or masonry.
f = eliminate sound attenuation blankets.
g = eliminate hat channel and GWB.

NOTES:
1. Provide moisture resistant gypsum board at all wet wall locations.
2. All restroom walls indicated to have gypsum board shall be moisture resistant.
3. Provide backer board behind all wall tile locations.
4. Verify stud spacing with structural drawings.
5. Refer to Life Safety Plans for partition rating requirements.
6. Provide firestop assemblies at all penetrations through fire-rated assemblies.
7. Refer to UL design listing for full requirements. Materials and notes listed are descriptive only.
8. Acoustical sealant typical at top and bottom of gwb.

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DSCDO
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

WALL TYPES LEGEND & DETAILS

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A900
Scale	1 1/2" = 1'-0"

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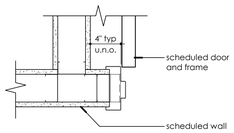
GENERAL NOTES

1. All exit doors shall operate in the direction of egress travel, without the use of keys or special knowledge.
2. All doors shall have a minimum clear opening width of 32".
3. All door latches shall be equipped with lever-type handles or panic bars - see specs. Door opening hardware shall be mounted between 34" and 48" above finish floor.
4. Door levels at each side of all doors shall be clear and level. Maximum threshold height shall be 1/2" unless noted otherwise.
5. Door thresholds to be provided at all exterior doors.
6. All glass lites to be laminated IGU's unless noted otherwise - see specifications.
7. Floor transition strips to be provided at all floor material transitions per A904.
8. All existing HM doors and frames to to be painted PT-X, unless noted otherwise.
9. All new HM doors and frames to be painted PT-X, unless noted otherwise.

GLAZING TYPES

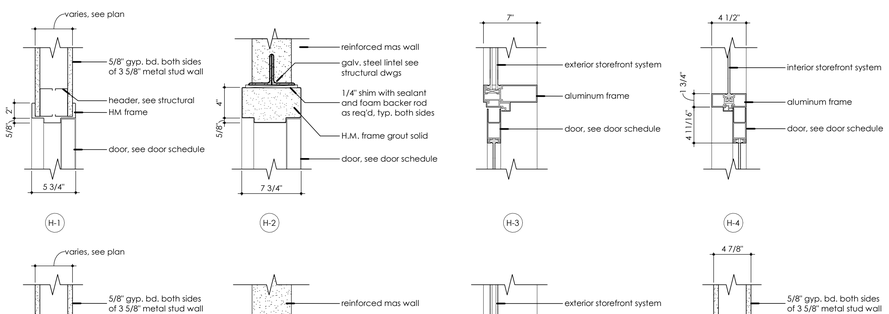
IG-1	INSULATED CLEAR
FG-45	FIRE RATED 45 MIN
FG-90	FIRE RATED 90 MIN
FG-120	FIRE RATED 120 MIN
GL-1	CLEAR MONOLITHIC
L	LAMINATED GLASS

TYPICAL DOOR JAMB PLAN DETAIL



DOOR SCHEDULE - UNITS

No.	Door Type	Door Pair	Width	Height	Thk.	Mat.	Finish	Frame Type	Mat.	Finish	Jamb Detail	Head Detail	Fire Rtg.	Hdwr. Set	Comments	No.
Unit Type 1																
1-01	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			1-01
1-02	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			1-02
1-03	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			1-03
Unit Type 3																
3-01	AA	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			3-01
3-02	AA2	SGL.	1'-6"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			3-02
3-03	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			3-03
3-04	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			3-04
Unit Type 4																
4-01	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			4-01
4-02	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			4-02
4-03	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			4-03
4-04	AA2	SGL.	1'-6"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			4-04
4-05	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			4-05
Unit Type 5																
5-01	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			5-01
5-02	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			5-02
5-03	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			5-03
5-04	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			5-04
5-05	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			5-05
Unit Type 6																
6-01	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			6-01
6-02	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			6-02
6-03	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			6-03
6-04	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			6-04
6-05	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			6-05
6-06	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			6-06
D607	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			D607
Unit Type 7																
7-01	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-01
7-02	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-02
7-03	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-03
7-04	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-04
7-05	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-05
7-06	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-06
7-07	BB	PAIR	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-07
7-08	BB	PAIR	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			7-08
Unit Type 8																
8-01	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-01
8-02	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-02
8-03	AA	SGL.	2'-10"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-03
8-04	AA3	SGL.	2'-6"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-04
8-05	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-05
8-06	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-06
8-07	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-07
8-08	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-08
8-09	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			8-09
Unit Type 9																
9-01	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-01
9-02	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-02
9-03	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-03
9-04	AA4	SGL.	3'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-04
9-05	AA1	SGL.	2'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-05
9-06	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-06
9-07	BB	PAIR	5'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-07
9-08	BB1	PAIR	4'-0"	6'-8"	1 3/4"	S.C. WOOD	STAINED	F1	H.M.	PTD.			-			9-08



1 / A901 JAMB & SILL DETAILS
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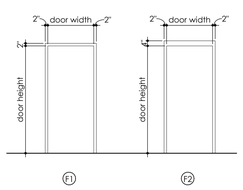
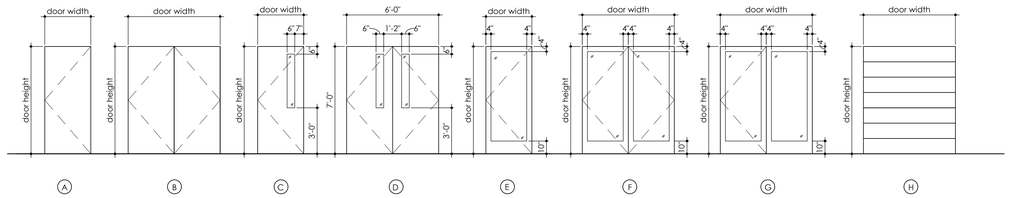
FRAME TYPES



DOOR TYPES



DOOR SCHEDULE

No.	To Room:	From Room:	Door Type	Door Pair	Door Width	Door Height	Door Thk.	Door Mat.	Door Finish	Frame Type	Frame Mat.	Frame Finish	Frame Jamb Detail	Frame Head Detail	Glazing Type	Glazing Thk.	Fire Rtg.	Hdwr. Set	Comments	No.
LOWER LEVEL																				
001	NORTH VESTIBULE	LOWER LEVEL LOBBY	F		6'-0"	7'-10 3/4"														001
001B		NORTH VESTIBULE	E		3'-6"	8'-0"	1 3/4"													001B
006	UNIT TYPE 4A - SENSORY	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													006
007	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													007
008	UNIT TYPE 6	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													008
009A	TRASH	LOWER LEVEL LOBBY	A		4'-0"	6'-8"	1 3/4"													009A
009B	TRASH	CORRIDOR	B		6'-0"	7'-0"	1 3/4"													009B
009C		TRASH	H	O.H.	9'-0"	7'-0"	1 3/4"													009C
010	PLUMBING	CORRIDOR	A		3'-0"	6'-8"	1 3/4"													010
011	ELECTRICAL	CORRIDOR	A		3'-0"	6'-8"	1 3/4"													011
011B		ELECTRICAL	B		6'-0"	7'-0"	1 3/4"													011B
012A	CORRIDOR	LOWER LEVEL LOBBY	B		6'-0"	7'-0"	1 3/4"													012A
012B		CORRIDOR	A		3'-0"	7'-0"	1 3/4"													012B
013	IT ROOM	CORRIDOR	A		3'-0"	6'-8"	1 3/4"													013
014	ELECTRICAL	CORRIDOR	B		5'-4"	7'-0"	1 3/4"													014
015	JAN.	CORRIDOR	A		3'-0"	6'-8"	1 3/4"													015
FIRST FLOOR																				
100A	SOUTH VESTIBULE		F		6'-0"	8'-0"														100A
100B	LOBBY	SOUTH VESTIBULE	F		5'-11"	7'-10 3/4"														100B
101	OFFICE	SOUTH VESTIBULE	F		3'-0 1/8"	7'-10 3/4"														101
101A	CLOSET	OFFICE	A		3'-0"	7'-0"	1 3/4"													101A
102	LOBBY	MAIL & PACKAGE	F		3'-0"	7'-10 3/4"														102
103	ELECTRICAL	LOBBY	A		3'-0"	7'-0"	1 3/4"													103
104	LOBBY		A		3'-0"	7'-0"	1 3/4"													104
105		SOUTH VESTIBULE	A		3'-0"	7'-0"	1 3/4"													105
106	COMMUNITY ROOM	LOBBY	F		5'-11"	7'-10 3/4"														106
107	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													107
108	UNIT TYPE 6	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													108
109	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													109
110	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													110
111	CORRIDOR	UNIT TYPE 7	A		3'-0"	7'-0"	1 3/4"													111
112	UNIT TYPE 5 - ADA	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													112
113	BIKE STORAGE		A		4'-0"	7'-0"	1 3/4"													113
114	BIKE STORAGE	OUTDOOR STOR.	A		4'-0"	6'-8"	1 3/4"													114
115	STOR.	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													115
116	LAUNDRY	CORRIDOR	G		3'-0"	7'-0"	1 3/4"													116
117	RESTROOM	LOBBY	A		3'-0"	7'-0"	1 3/4"													117
118	LOBBY	JANITOR	A		3'-0"	7'-0"	1 3/4"													118
119	TRASH	LOBBY	A		3'-0"	7'-0"	1 3/4"													119
120	LOBBY	CORRIDOR	B		5'-4"	7'-0"	1 3/4"													120
S-1B			A		3'-0"	7'-0"	1 3/4"													S-1B
S-2A	EAST STAIR		A		3'-0"	7'-0"	1 3/4"													S-2A
S-2B	EAST STAIR	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													S-2B
SECOND FLOOR																				
200	CORRIDOR	UNIT TYPE 4	A		3'-0"	7'-0"	1 3/4"													200
201	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													201
202	UNIT TYPE 1 - SENSORY	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													202
203	CORRIDOR	UNIT TYPE 6	A		3'-0"	7'-0"	1 3/4"													203
204	CORRIDOR	UNIT TYPE 4	A		3'-0"	7'-0"	1 3/4"													204
205	CORRIDOR	UNIT TYPE 8	A		3'-0"	7'-0"	1 3/4"													205
206	UNIT TYPE 8	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													206
207	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													207
208	UNIT TYPE 6	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													208
209	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													209
210	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													210
211	CORRIDOR	UNIT TYPE 7	A		3'-0"	7'-0"	1 3/4"													211
212	UNIT TYPE 5 - ADA	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													212
213	UNIT TYPE 3 - ADA	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													213
214	TRASH	ELEVATOR LOBBY	A		2'-8"	6'-8"	1 3/4"													214
215	WELLNESS CENTER	ELEVATOR LOBBY	F		3'-0 1/4"	7'-9 1/2"														215
216	ELECTRICAL	ELEVATOR LOBBY	A		3'-0"	7'-0"	1 3/4"													216
217	JAN.	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													217
S-1C		CORRIDOR	A		3'-0"	7'-0"	1 3/4"													S-1C
S-2C	EAST STAIR	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													S-2C
THIRD FLOOR																				
300	CORRIDOR	UNIT TYPE 4	A		3'-0"	7'-0"	1 3/4"													300
301	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													301
302	UNIT TYPE 1	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													302
303	CORRIDOR	UNIT TYPE 6	A		3'-0"	7'-0"	1 3/4"													303
304	CORRIDOR	UNIT TYPE 4	A		3'-0"	7'-0"	1 3/4"													304
305	CORRIDOR	UNIT TYPE 8	A		3'-0"	7'-0"	1 3/4"													305
306	UNIT TYPE 8	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													306
307	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													307
308	UNIT TYPE 6	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													308
309	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													309
310	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													310
311	CORRIDOR	UNIT TYPE 7	A		3'-0"	7'-0"	1 3/4"													311
312	UNIT TYPE 5 - ADA	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													312
313	UNIT TYPE 9 - ADA	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													313
314	TRASH	ELEVATOR LOBBY	A		2'-8"	6'-8"	1 3/4"													314
315	JANITOR	ELEVATOR LOBBY	A		2'-8"	7'-0"	1 3/4"													315
316	ELECTRICAL	ELEVATOR LOBBY	A		3'-0"	7'-0"	1 3/4"													316
404	ELEVATOR LOBBY	ELEVATOR	G																	404
S-1D	Room	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													S-1D
S-2D	EAST STAIR	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													S-2D
FOURTH FLOOR																				
025	UNIT TYPE 1	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													025
027	JAN.	ELEVATOR LOBBY	A		2'-8"	7'-0"	1 3/4"													027
133	WEST STAIR	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													133
228	EAST STAIR	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													228
400	CORRIDOR	UNIT TYPE 4	A		3'-0"	7'-0"	1 3/4"													400
401	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													401
403	CORRIDOR	UNIT TYPE 6	A		3'-0"	7'-0"	1 3/4"													403
403	ELEVATOR LOBBY	ELEVATOR	G																	403
404	CORRIDOR	UNIT TYPE 4	A		3'-0"	7'-0"	1 3/4"													404
405	CORRIDOR	UNIT TYPE 8	A		3'-0"	7'-0"	1 3/4"													405
405		ELEVATOR LOBBY	A		3'-0"	7'-0"	1 3/4"													405
406	UNIT TYPE 8	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													406
407	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													407
408	UNIT TYPE 6	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													408
409	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													409
410	UNIT TYPE 4	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													410
411	CORRIDOR	UNIT TYPE 7	A		3'-0"	7'-0"	1 3/4"													411
412	CORRIDOR	UNIT TYPE 5	A		3'-0"	7'-0"	1 3/4"													412
413	UNIT TYPE 9	CORRIDOR	A		3'-0"	7'-0"	1 3/4"													413
416	ELECTRICAL	ELEVATOR LOBBY	A		3'-0"	7'-0"	1 3/4"													416

ROBERT P. MADISON INTERNATIONAL, INC
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Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

DOOR SCHEDULE & DETAILS

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A901
Scale	As indicated

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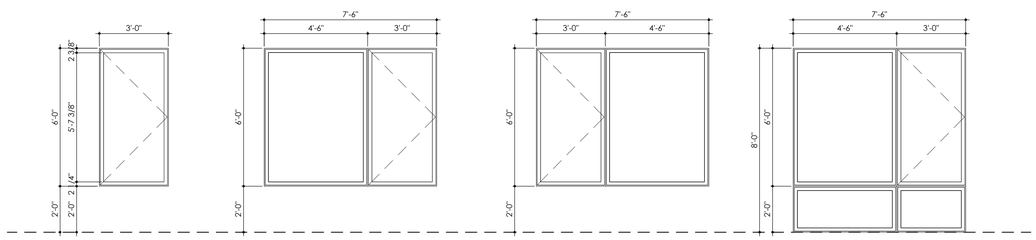

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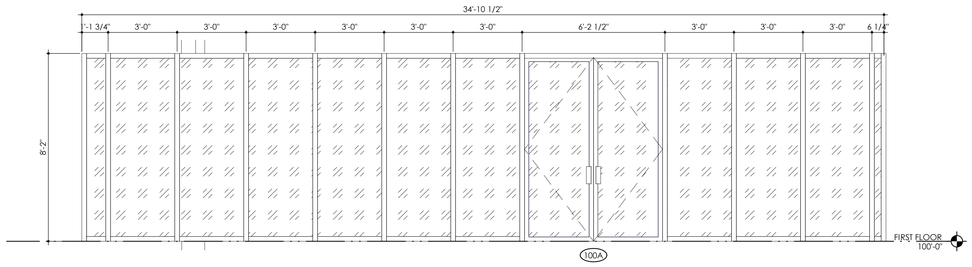

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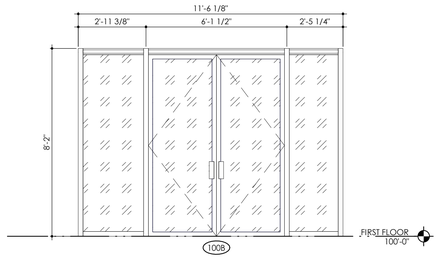

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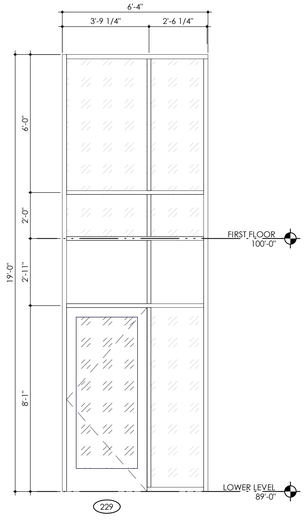

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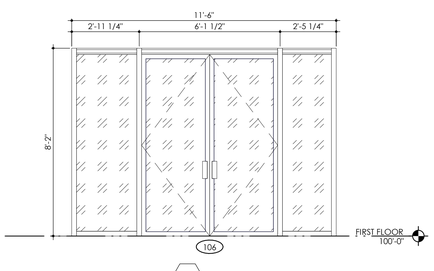

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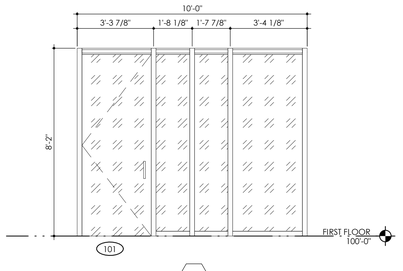

W9

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DSCDO
7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

WINDOW SCHEDULE & DETAILS

Project Number	2002
Date	09/23/21
Drawn By	Author
Checked By	Checker
Sheet No.:	A902
Scale	3/8" = 1'-0"

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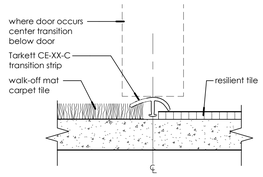
FINISH SELECTIONS

Finish Code	Description	Manufacturer's Specification
ACT-1	Acoustic Ceiling Tile	Basis of Design: Armstrong Tile: Optima Square Tegular Size: 2' x 2' 3/4" thick Grid: 9/16" Color: White
CPT-1	Walk Off Carpet Tile	Basis of Design: Shaw Contract Collection: All Access; Pattern: Jive 5T412 Color: Traversel #12557 Size: 24" x 24" Installation Pattern: Monolithic Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
CT-1	Wall Tile Community Room	Allow $4.00 per sqft material only
CT-2	Wall Tile Public Restrooms	Vine Street Studio Collection: Ceramic Wall Tile; Color: White Ice Bright Size: 4" x 16"; Thickness: 8mm Installation: Stacked vertical - alternating Recommended Grout Joint: 1/8" Grout: To be selected by Architect. *MIN. 3 WEEK LEAD TIME*
PCT-1	Porcelain Tile Public Restrooms	Allow $2.00 per sqft material only
PCTB-1	Porcelain Tile Wall Base	Coordinate with PCT-1
PLAM-1	Plastic Laminate Countertops	Basis of Design: Formica Pattern: Ice Onyx 7408
PT	Paint	Flat at Ceilings, unless noted otherwise Eggshell at Walls Semi-gloss at Hollow Metal Doors and Frames PT-E (Epoxy) in Restrooms, Janitors Closets or where specified
PT-1	Paint - Field	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-2	Paint - Ceiling	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-3	Paint - Stair	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-4	Paint - Lower Level Accent	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-5	Paint - First Floor Accent	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-6	Paint - Second Floor Accent	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-7	Paint - Third Floor Accent	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-8	Paint - Fourth Floor Accent	Manufacturer: Sherwin Williams Color: To be selected by Architect
PT-9	Paint - Kitchen Backsplash	Manufacturer: Sherwin Williams Color: To be selected by Architect
RES-1	Luxury Vinyl Tile Units	Basis of Design: Shaw Contract Pattern: Reside 12 mil 4094V Color: To be selected by Architect Size: 6" x 47" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-2	Luxury Vinyl Tile Amenities	Basis of Design: Shaw Contract Collection: Grain & Pigment; Pattern: Pigment 0365V Color: Charcoal #0503V Size: 7" x 48" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-3	Luxury Vinyl Tile Lobbies & Corridors	Basis of Design: Patcraft Collection: Mixed Materials ; Pattern: Wood Planx Facet 1316V Color: To be selected by Architect Size: 12" x 24" Installation Pattern: Mitre Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail. Alternate: Shaw Contract Collection: Shift and Tilt; Pattern: Tilt 0710V Color: To be selected by Architect Size: 9" x 36" Installation Pattern: Monolithic Installation Method: Direct Glue Down
RES-4	Luxury Vinyl Tile Lower Level Accent	Basis of Design: Shaw Contract Collection: Grain & Pigment; Pattern: Pigment 0365V Color: Blue #65429 Size: 7" x 48" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-5	Luxury Vinyl Tile First Floor Accent	Basis of Design: Shaw Contract Collection: Grain & Pigment; Pattern: Pigment 0365V Color: Cyan #65436 Size: 7" x 48" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-6	Luxury Vinyl Tile Second Floor Accent	Basis of Design: Shaw Contract Collection: Grain & Pigment; Pattern: Pigment 0365V Color: Green #65326 Size: 7" x 48" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-7	Luxury Vinyl Tile Third Floor Accent	Basis of Design: Shaw Contract Collection: Grain & Pigment; Pattern: Pigment 0365V Color: Orange #65675 Size: 7" x 48" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-8	Luxury Vinyl Tile Fourth Floor Accent	Basis of Design: Shaw Contract Collection: Grain & Pigment; Pattern: Pigment 0365V Color: Red #65855 Size: 7" x 48" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
RES-9	Luxury Vinyl Tile Elevator	Basis of Design: Shaw Contract Collection: Rethink; Pattern: Rethink 0733V Color: Carbon #33505 Size: 9" x 36" Installation Pattern: Stagger Installation Method: Direct Glue Down See Finish Floor Plans for pattern detail.
SC	Sealed Concrete	See Specifications
STR-1	One-Piece Rubber Stair Tread	Basis of Design: Tarkett Angle Fit Rubber Stair Treads w/ Integrated Risers Texture: Diamond Rubber: Type TS, Group 1 solid Rubber Color: To be selected by Architect Insert: Solid color rubber Insert Color: To be selected by Architect
WB-1	Vinyl Wall Base Units	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-2	Vinyl Wall Base Amenities	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-3	Vinyl Wall Base Lobbies & Corridors	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-4	Vinyl Wall Base Lower Level Accent	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-5	Vinyl Wall Base First Floor Accent	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-6	Vinyl Wall Base Second Floor Accent	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-7	Vinyl Wall Base Third Floor Accent	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WB-8	Vinyl Wall Base Fourth Floor Accent	Basis of Design: Tarkett Color: To be selected by Architect; Type: Cove Size: 4"H x 1/8" thick; 100' coiled lengths Content: Vinyl; Type TV, Group 1 solid
WP-1	Wall Protection Surface Mounted Corner Guards	Basis of Design: Construction Specialties - Acrovyn Style: Surface Mount Corner Guard VA-250N Height: 8'-0" H Base: Corner guard to stop at wall base unless noted otherwise Color: To be selected by Architect.



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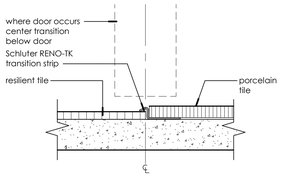
6" = 1'-0"



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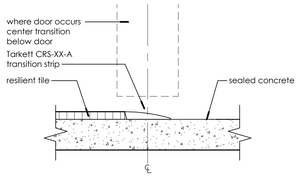
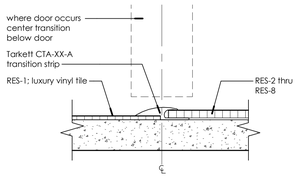
6" = 1'-0"



B RES TO CONC
6" = 1'-0"



A RES-1 TO RES-2 THRU 8
6" = 1'-0"

1/A904 TRANSITION STRIP DETAILS
6" = 1'-0"

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Design Architect:
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Karam Senior Living DSCDO

7918 Detroit Avenue Cleveland, Ohio 44102

No.	Description	Date
	80% Permit Submittal	09.23.21

FINISH SELECTIONS & DETAILS

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A904
Scale	6" = 1'-0"

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FINISH GENERAL NOTES

1. Refer to sheet AXXX for the Finish Selections.
2. Refer to Door Schedule for painted HM door and frame paint colors.
3. Refer to typical unit sheets for all unit finishes.
4. Refer to sheet AXXX for floor transition details.
5. Transition strips are based on Tarkett or Schluter. Submit alternates to Architect for approval. Architect requires resilient molding accessory from same source as resilient base manufacturer.
6. All painted walls to be PT-1 unless noted otherwise on drawings or in finish schedule.
7. Paint finishes u.n.o.:
   Walls: eggshell
   Ceilings: flat
   HM Door/Frames: semi-gloss
   Misc. Metal: semi-gloss
   "E": epoxy eggshell
8. Tile joints to align with control joints in slab. Provide crack insolation membrane as specified below floor tile where tile joints are indicated to not align with slab control joints.
9. Grout all thresholds over tile solid.
10. For ceiling soffit heights, see reflected ceiling plans.
11. Refer to Finish Schedule and Wall Types for substrates at wall tile and in Toilet Rooms, Janitor's Closets, etc.

ROOM FINISH LEGEND

CODE	FINISH DESCRIPTION
ACT	Acoustical Ceiling Tile
AP	Acoustical Plaster
CMU	Concrete Masonry Unit
CPT	Carpet
CT	Ceramic Tile
ETR	Existing to Remain
ETS	Exposed to Structure
FRP	Fiberglass Reinforced Plastic
GWB	Gypsum Wall Board
N.I.C	Not in Contract
PART	Toilet Partitions
PCT	Porcelain Tile
PCTB	Porcelain Tile Base
PLAM	Plastic Laminate
PT	Paint
PT-E	Epoxy Paint
RES	Resilient Flooring
SC	Sealed Concrete
SSM	Solid Surface Countertop
STR	Stair Tread/Riser Combination
SWD	Structural Wood Decking
TAC	Tackable Surface
TB	Tile Backer
TRZ	Terrazzo
WB	Wall Base
WD	Wood Plank Flooring
WP	Wall Protection
WRGWB	Water Resistant Gypsum Wall Board

FINISH PLAN LEGEND

FLOOR / BASE / WALL — Denotes floor finish, wall base, wall finish. Refer to finish selections for descriptions.

PT / 5 — Denotes accent or special wall finish. Refer to finish selections for description.

* — Denotes more than one wall or floor finish occurs. Refer to finish plans and elevations

KEYED NOTES

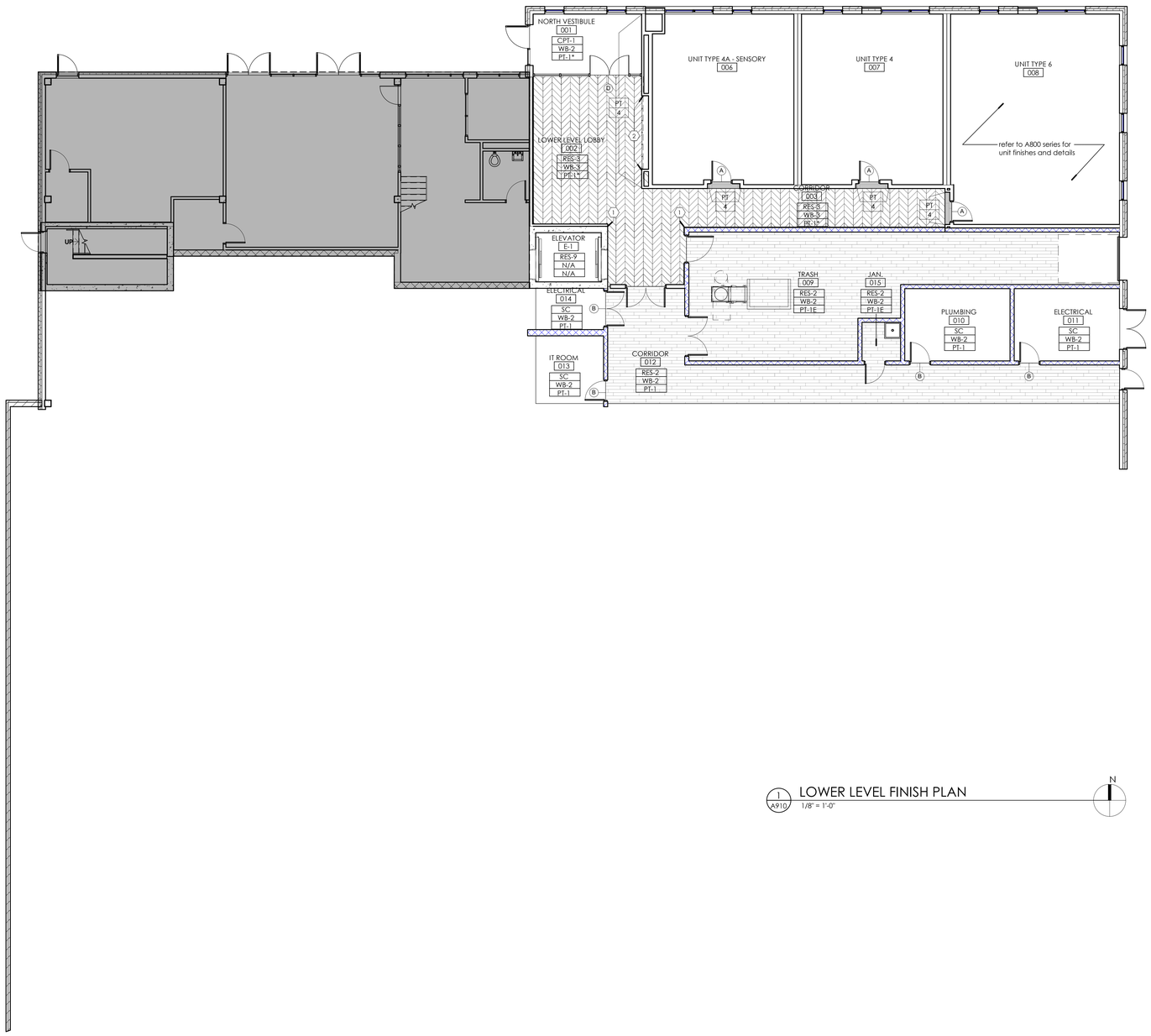
1. Flush mounted corner guard, full height
2. Custom bookshelf
3. 4'-0"W x 8'-0"H mirror; refer to interior elevations for extent of material

FLOOR FINISH LEGEND

RES-2

RES-3

RES-4 to RES-8; accent color varies by floor, refer to overall finish plans



1 A910 LOWER LEVEL FINISH PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

LOWER LEVEL FINISH PLAN

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A910
Scale	1/8" = 1'-0"

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FINISH GENERAL NOTES

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2. Refer to Door Schedule for painted HM door and frame paint colors.
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WB	Wall Base
WD	Wood Plank Flooring
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WRGWB	Water Resistant Gypsum Wall Board

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FLOOR / BASE / WALL — Denotes floor finish, wall base, wall finish. Refer to finish selections for descriptions.

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KEYED NOTES

1. Flush mounted corner guard, full height
2. Custom bookshelf
3. 4'-0"W x 8'-0"H mirror; refer to interior elevations for extent of material

FLOOR FINISH LEGEND

RES-2

RES-3

RES-4 to RES-8; accent color varies by floor, refer to overall finish plans

1 A911 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

FIRST FLOOR FINISH PLAN

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A911
Scale	1/8" = 1'-0"

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FINISH GENERAL NOTES

1. Refer to sheet AXXX for the Finish Selections.
2. Refer to Door Schedule for painted HM door and frame paint colors.
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WB	Wall Base
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WP	Wall Protection
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FINISH PLAN LEGEND

FLOOR / BASE / WALL — Denotes floor finish, wall base, wall finish. Refer to finish selections for descriptions.

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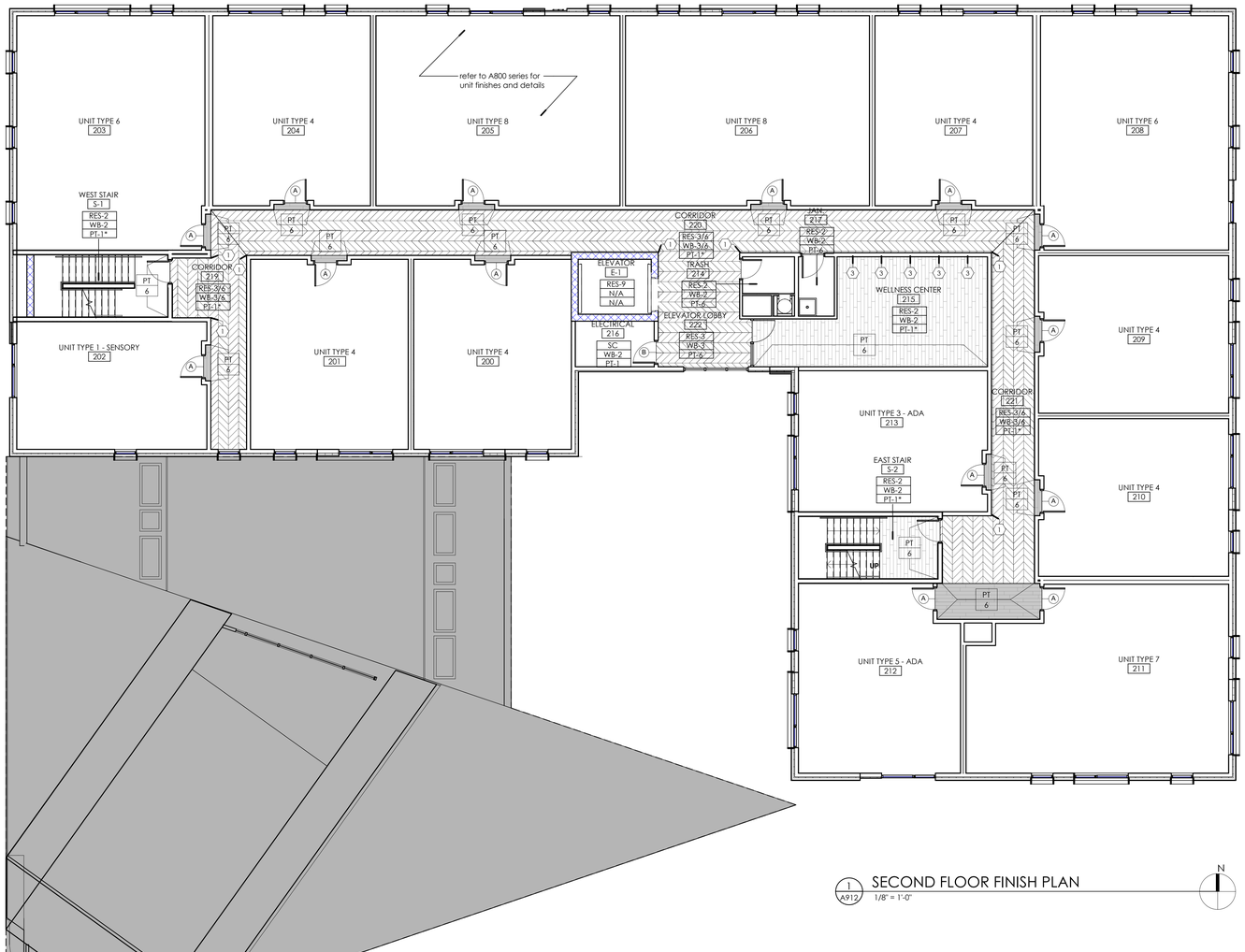
KEYED NOTES

1. Flush mounted corner guard, full height
2. Custom bookshelf
3. 4'-0"W x 8'-0"H mirror; refer to interior elevations for extent of material

FLOOR FINISH LEGEND

- RES-2
- RES-3
- RES-4 to RES-8; accent color varies by floor, refer to overall finish plans



1 / A912 SECOND FLOOR FINISH PLAN
1/8" = 1'-0"

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No.	Description	Date
	80% Permit Submittal	09.23.21

SECOND FLOOR FINISH PLAN

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A912
Scale	1/8" = 1'-0"

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FINISH GENERAL NOTES

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FINISH PLAN LEGEND

FLOOR / BASE / WALL — Denotes floor finish, wall base, wall finish. Refer to finish selections for descriptions.

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* — Denotes more than one wall or floor finish occurs. Refer to finish plans and elevations

KEYED NOTES

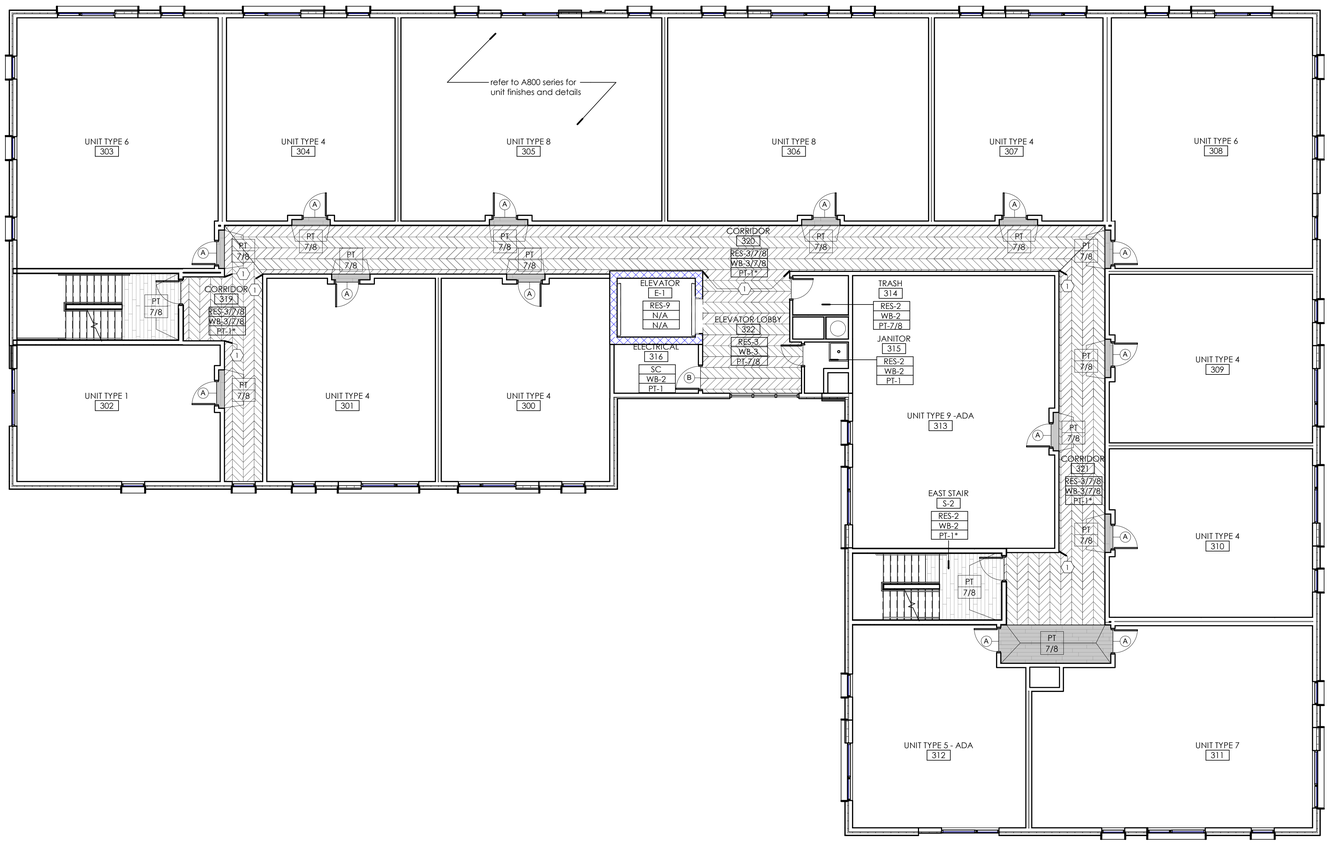
1. Flush mounted corner guard, full height
2. Custom bookshelf
3. 4'-0"W x 8'-0"H mirror; refer to interior elevations for extent of material

FLOOR FINISH LEGEND

RES-2

RES-3

RES-4 to RES-8: accent color varies by floor, refer to overall finish plans



1 / A913 THIRD & FOURTH FLOOR FINISH PLANS
1/8" = 1'-0"

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THIRD AND FOURTH FLOOR FINISH PLANS

Project Number	2002
Date	09/23/21
Drawn By	JB
Checked By	TF
Sheet No.:	A913
Scale	1/8" = 1'-0"

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CODES AND STANDARDS

1. New construction has been designed to, and shall be constructed in accordance with the following building codes and standards:
   A. 2017 Ohio Building Code (OBC 2017)
   B. City of Cleveland, Ohio, Code of Ordinances
   C. ASCE 7-10, Minimum Design Loads for Buildings and Other Structures
2. Unless explicitly modified in the Contract Drawings and Specifications, the Contractor shall comply with provisions of:
   A. ACI 301-10, Specifications for Structural Concrete
   B. ACI 318-14, Building Code Requirements for Structural Concrete
   C. ACI 530-13, Building Code Requirements for Masonry Structures
   D. ACI 530.1-13, Specification for Masonry Structures
   E. AISC 360-10, Specification for Structural Steel Buildings
   F. AWS D1.1-10, Structural Welding Code - Steel
   G. NDS-2015, National Design Specification (NDS) for Wood Construction with 2015 Supplement
   H. TPI 1-2014, National Design Standard for Metal-plate-connected Wood Truss Construction
   I. APA PDS-12, Panel Design Specification

DESIGN LOADS (OBC 2017)

Floor live load (unless otherwise noted)

Residential units & corridors serving them ---------------------------------- 40 psf (1)
Public areas -- 100 psf
Stairs & exitways -- 100 psf

(1) Live Loads are reduced per OBC section 1607.10
to a maximum reduction of 40%

Roof live load

Roof live load -- 20 psf

Roof snow load data

Minimum roof snow load (City of Cleveland) ------------------------------- 30 psf
Ground snow load (ASCE 7, Figure 7-1) ------------------------------------ p_g = 20 psf
Flat-roof snow load (ASCE 7, 7.3) -- p_f = 20(2)+5(3) psf
Snow exposure factor (ASCE 7, Table 7-2) -------------------------------- C_e = 1.0
Snow importance factor (ASCE 7, Table 1.5-2) --------------------------- I_s = 1.0
Thermal factor (ASCE 7, Table 7-3) -- C_t = 1.1

(2) Increased for snow buildup / unbalanced per ASCE 7, 7.6 to 7.9
(3) Rain-on-snow surcharge (ASCE 7, 7.10) applied only to balanced snow load

Wind design data

Minimum wind load (City of Cleveland - Allowable)
Less than 50' -- 20 psf
50' to 99' -- 24 psf
Ultimate design wind speed (ASCE 7, Figure 26.5-1) ------------ V_{ult} = 115 mph
Nominal design wind speed (OBC 1609.3.1) ------------------------------- V_{asd} = 90 mph
Risk category (ASCE 7, Table 1.5-1) --- II
Exposure category (ASCE 7, 26.7.3) --- C
Internal pressure coefficient (ASCE 7, Table 26.11-1) ------------------ GC_{pi} = ±0.18
Components and cladding
Effective Wind Area --- 10 ft² (4)
Zone 1 (Roof Interior) -- +19.2, -47.2 psf
Zone 2 (Roof Edge) -- +19.2, -79.2 psf
Zone 3 (Roof Corner) -- +19.2, -119.2 psf
Zone 4 (Wall Interior) -- +47.2, -51.2 psf
Zone 5 (Wall Corner) -- +47.2, -63.2 psf

(+) Indicates pressure acting toward the surface
(-) Indicates pressure acting away from the surface
Edge and corner zones are defined as areas within 6'-6" of edge or corners

Uplift on canopies and overhangs --- 75.2 psf

(4) Components and cladding engineer may calculate wind loads based on actual effective wind area per ASCE 7

Earthquake design data

Risk category (ASCE 7, Table 1.5-1) --- II
Seismic importance factor (ASCE 7, Table 1.5-2) ------------------------- I_e= 1.0
Mapped spectral response acceleration parameters
Short period -- S_S = 0.164 g
1-second period --- S1 = 0.057 g
Site class (assumed) --- D
Design spectral response acceleration parameters
Short period -- S_{ds} = 0.176 g
1-second period --- S_{d1} = 0.091 g
Seismic design category -- B
Basic seismic-force-resisting system (ASCE 7, Table 12.2-1)
(Upper) A.15 Light-frame (wood) walls sheathed with wood structural panels rated for shear resistance
(Lower) C.6 Intermediate reinforced concrete moment frames
Design base shear (ASCE 7, 12.8.1) -- V = Kips
Seismic response coefficient (ASCE 7, 12.8.1.1) ------------------------- Cs =
Response modification factor (ASCE 7, Table 12.2-1) ------------------- R = 6.5 (Upper)
5.0 (Lower)
Analysis procedure -- Equivalent lateral force procedure

DESIGN STRESSES

Concrete minimum compressive strength in 28 days:
Footings -- f'c = 3,000 psi
Interior slabs on grade, grade beams, walls --------------------------------- f'c = 4,000 psi
Columns, beams, and slabs -- f'c = 4,000 psi
Structural concrete subject to freezing and thawing ---------------------- f'c = 5,000 psi
Reinforcing bars (ASTM A615, Grade 60) -- Fy = 60,000 psi
Welded wire reinforcement (ASTM A1064) --------------------------------------- Fy = 70,000 psi
Structural steel W, WT and S shapes (ASTM A992 or ASTM A572/50) ----- Fy = 50,000 psi
Structural steel other shapes (ASTM A36) -- Fy = 36,000 psi
Anchor rods (ASTM F1554, Grade 55 weldable) ---------------------------------- Fy = 55,000 psi
Hollow structural sections (ASTM A500, Grade C)
Rectangular -- Fy = 50,000 psi
Masonry -- f'm = 2,000 psi
Load-bearing CMU (ASTM C55 or C90)
Mortar (ASTM C270) -- Type M or S
Grout (ASTM C476) -- 3,000 psi
Soil bearing pressure for foundations
Compacted engineered fill (assumed)--- 2,500 psf

GENERAL

1. All new construction shall comply with the Contract Documents and the Building Code.
2. Typical details and general notes apply to all parts of the work except where specifically detailed or unless otherwise noted.
3. The structural drawings illustrate structural members. Refer to architectural, mechanical, and electrical drawings for non-structural items which require special provisions during the construction of the structural members.
4. Drawings are not to be scaled.
5. Refer to architectural plans for floor depressions, openings, slopes, drains, curbs, pads, embedded items, non-bearing partitions, etc. Refer to mechanical and electrical plans for sleeves, openings, and hangers for pipes, ducts, and equipment.
6. No pipes or ducts shall be embedded into structural members unless so shown on the plans or approved by the Engineer.
7. The Contractor shall verify and be responsible for all dimensions and conditions which impact the work. Field verify sizes, elevations, hole locations, etc., prior to fabrication.
8. The Contractor shall carefully review the drawings to identify the scope of work required, visit the site to relate the scope of work to existing conditions and determine the extent to which those conditions and physical surroundings will impact the work.
9. Locate existing underground utilities in areas of construction. Coordinate with utility companies for any shut-off requirements of still active lines.
10. The Contractor shall resolve any conflicts on the drawings or in the specifications with the Architect/Engineer before proceeding with the work.
11. Any deviation, modification, or substitution from the approved set of structural drawings shall be submitted to the Owner, Architect, and Engineer for review/approval prior to its use or inclusion on the shop drawings.
12. The Contractor shall provide means, method, techniques, sequence, and procedure of construction as required.
13. The Contractor shall protect all work, materials, and equipment from damage and shall provide proper storage facilities for materials and equipment during construction.
14. Site visits performed by the Architect/Engineer do not constitute inspections of means and methods of construction performed by the Contractor.
15. Structural observations performed by the Architect/Engineer during construction are not the continuous and special inspection services and do not waive the responsibility for the inspections required of the Building Department Inspector or the testing agency. Observations also do not guarantee the Contractor's performance and shall not be considered as supervision of construction.
16. The Contractor shall review shop drawings for completeness and compliance with contract documents. The Contractor shall stamp shop drawings prior to submission to the Architect and Engineer.
17. Review of the shop drawings by the Architect's Engineers shall not be construed as an authorization to deviate from the Contract Documents.
18. Shop drawings will not be processed if they are incomplete, lack coordination with relevant portion of contract documents, lack calculations if required, or if deviations, modifications, and substitutions are indicated without prior written approval from the Architect/Engineer.

FOUNDATIONS AND SLABS ON GROUND

1. Ground supported building components including foundations, slabs-on-grade, foundation walls, and retaining walls are designed in accordance with recommendations provided in the Geotechnical Report prepared by ______________________________, Geotechnical Engineers, dated _______. The Geotechnical Report is provided for reference as the source of information used to design ground supported building components. The Structural Engineer is not responsible or liable for the accuracy of information presented in the Geotechnical Report.
2. Footings and grade beams: Elevations given are to top of footings and grade beams.
3. Slab on ground, ramps and steps: Slab elevations given are to top of structural slab. See Architect's drawings for layout of ramps and steps.
4. All footings must be supported on undisturbed soil capable of achieving the design soil bearing pressure without appreciable settlement. Where additional excavation is required to attain the design bearing pressure, backfill the overexcavated area with lean concrete up to the design bearing elevation.
5. Provide (2) #5 minimum continuous in all footings directly under masonry walls.
6. Unless otherwise noted, compact all engineered fills to 95% of the maximum dry density per ASTM D1557 Modified Proctor Method.
7. In granular soils (sands and gravel) the soil shall be mechanically tamped to a hard surface immediately prior to placing footing.
8. Before backfill, all walls must be adequately braced. For backfill requirements, see specifications and/or geotechnical report.
9. Provide a minimum of (4) #5 vertical bars and #3@12" on center horizontal ties for concrete piers under columns or beams.
10. When excavations approach the ground water level, the water level shall be lowered by an acceptable dewatering system so that the water level is maintained continuously a minimum of 2'-0" below the excavation.
11. The bottom of foundations shall be protected against freezing until backfill or other permanent protective cover is in place.

TEMPORARY SHORING AND BRACING

1. Structure is designed to be self-supporting and stable after the building is fully completed.
2. Each contractor shall be responsible for erection procedures and sequence, shall maintain stability of the building and its component parts, and shall be responsible for adequacy of temporary or incomplete construction and connections during erection. Such responsibilities include, but are not limited to: addition of shoring as required to support forms, decks, columns, walls, and other elements as required during construction, sheeting, temporary connections, bracing, guys, or tie-downs necessary to maintain stability of parts, subassemblies, or all of the structure.
3. Contractor shall assume full design responsibility for temporary shoring and bracing, which shall be designed, signed, and sealed by a professional engineer licensed in the jurisdiction where project is located.
4. Temporary shoring shall be maintained throughout construction and shall be removed only after completion of all required supporting elements.
5. Remove any remaining temporary shoring after construction is complete.

ROOF, FLOOR, OR WALL OPENINGS

1. The Contractor shall verify and coordinate the number, size, and location of all sleeves and openings required for mechanical or electrical items.
2. Sleeves and openings shall be located in a manner that will maintain the structural integrity of the roof, floor, or wall system.
3. No structural elements are to be cut unless specifically approved by the Engineer.

CONCRETE CONSTRUCTION

1. All concrete construction shall be in accordance with the latest Building Code Requirements for Structural Concrete ACI 318 and ACI Detailing Manual, except that construction and removal of forms and reshoring shall be inspected by the Contractor's engineer.
2. Reinforcing steel shall have the following minimum coverage. Place bars as near to the concrete surface as these minima permit wherever possible, unless noted otherwise:
   A. Concrete poured against earth: 3"
   B. Formed concrete in contact with earth: 2"
   C. Exterior face of walls: 2"
   D. All other wall faces and slabs: 3/4" (#11 and smaller), 1 1/2" (#14 and #18)
   E. Beams, columns: 1 1/2" (2" for exterior)
3. Welded wire reinforcement for slabs on ground shall have a minimum top coverage of 1" and a maximum top coverage of 1 1/2", unless otherwise noted. Reinforcement shall be positively supported and maintained in this position during placement of concrete.
4. Furnish bar supports where necessary during construction.
5. Provide plastic-coated (not plastic-tipped) or stainless steel chairs in all concrete exposed to view in completed structure.
6. Provide pipe sleeves and inserts in concrete work where required. See architectural and mechanical drawings.
7. Obtain approval of Engineer before locating sleeves, holes, or inserts in slabs within 2'-0" of face of columns or anywhere in beams or columns.
8. Unless noted otherwise, provide the following minimum reinforcing:
   A. Slabs on ground, slabs on deck, and toppings (2" minimum): 6x6-W1.4xW1.4 welded wire reinforcement in flat sheets.
   B. Grade beams: (2) #6 top and bottom continuous.
   C. Walls: #4@12" on center each way (for each 6" of wall thickness).
   D. Framed slabs: #4@8" on center with #3@12" on center temperature.
9. Provide a minimum of #4 dowels at 12" on center connecting framed floors to concrete walls.
10. Cantilevered construction shall be shored for a minimum of 28 days after being placed.
11. Construction joints shall be positioned so as not to change the structural design requirements. Framed floors and roofs shall have construction joints so that the ratio of length to width of a single pour shall not exceed 2. The location and size of all construction joints shall be approved by the Engineer. Submit proposed pour layout for Engineer's review and approval two weeks prior to placing concrete.
12. Welding of reinforcing bars (including tack welding) is not permitted without permission of Engineer in writing. Where and when permitted, welded rebars shall comply with ASTM A706 (Fy=60 ksi) and welding shall conform to AWS D1.4. Welding shall be performed by certified welders.
13. Provide horizontal keyways in construction joints in beams, supported slabs, walls, and wall footings; minimum 1 1/2" depth with height equal to one-third of member depth, unless otherwise shown or noted.
14. All exposed corners of concrete beams, columns, walls are to be chamfered 45°. Minimum chamfer to be 1/2".
15. Unless noted otherwise in project specifications or drawings, all exposed concrete subjected to freezing and thawing shall have a minimum cement content of 610 pounds per yard, a maximum water/cement ratio of 0.40, and 6%±1.5% of entrained air.
16. In slab construction, provide a minimum of #4 x 6'-0" long (top) at 12" on center over beams or walls when slabs span parallel to beams or walls.
17. Provide a minimum of #3 closed stirrups in all spandrel beams. Spacing to be equal to minimum beam dimension but not greater than 16" on center.
18. At wall and footing corners, innermost reinforcing shall have 1'-0" long hook at far face. For outer reinforcing, provide corner bars with lap length of 36 bar diameters (2'-0" minimum).
19. Key and dowel all areaways and other projecting elements to supporting walls with #4@12" on center extending 1'-0" into supporting wall unless noted.
20. Provide foundation dowels for all walls, piers, and columns same size and spacing as vertical steel.
21. All bars interrupted by structural steel shall extend to within 1" of structural steel flange or web and have a 90° hook unless otherwise shown.
22. Drawings show typical reinforcing conditions. Contractor shall prepare detailed placement drawings of all conditions showing quantity, spacing, sizes, clearances, laps, intersections, and coverage required by the structural details, applicable code, and trade standards. Contractor shall notify reinforcing inspector of any adjustments from typical conditions which are proposed in placement drawings to facilitate field placement of reinforcing steel and concrete.
23. Bar bends shall be made cold. Bars shall not be bent after any portion of the bar is encased in concrete.
24. Beams and slabs under concrete walls terminating at a floor shall be fully shored during and after wall pour until concrete wall attains design strength.
25. Splices (grade 60 deformed bars):
   A. Lap all compression splices 30 bar diameters of the larger bar.
   B. Lap all tension splices in accordance with the following tables. Provide Class B Tension Lap Splices unless otherwise noted.
   C. Top bars are defined as horizontal bars with more than 12" of fresh concrete below.

Bar Size	Class B Tension Lap Splice: f'_c = 3,000 psi Top	Other	f'_c = 4,000 psi Top	Other	f'_c = 5,000 psi Top	Other
#3	28"	22"	24"	19"	22"	17"
#4	37"	29"	33"	25"	29"	23"
#5	47"	36"	41"	31"	36"	28"
#6	56"	43"	49"	37"	43"	34"
#7	81"	63"	71"	54"	63"	49"
#8	93"	72"	81"	62"	72"	56"
#9	105"	81"	91"	70"	81"	63"
#10	118"	91"	102"	79"	92"	70"
#11	131"	101"	113"	87"	102"	78"

Bar Size	Class A Development Length, l_d: f'_c = 3,000 psi Top	Other	f'_c = 4,000 psi Top	Other	f'_c = 5,000 psi Top	Other
#3	22"	17"	19"	15"	17"	13"
#4	29"	22"	25"	19"	23"	17"
#5	36"	28"	31"	24"	28"	22"
#6	43"	33"	37"	29"	34"	26"
#7	63"	48"	54"	42"	49"	38"
#8	72"	55"	62"	48"	56"	43"
#9	81"	62"	70"	54"	63"	48"
#10	91"	70"	79"	61"	70"	54"
#11	101"	78"	87"	67"	78"	60"

CONDUITS AND PIPES IN FORMED SLAB CONSTRUCTION

The acceptance of the placement of conduits and pipes in formed slabs is at the discretion of Architect/Engineer. Submit layout for Architect's/Engineer's review and approval. A guideline to placement of conduits and pipes in formed slabs follows:

1. No aluminum conduits or pipes shall be permitted in the slab construction.
2. Conduits, pipes and sleeves passing through shall not impair the strength of the slab construction.
3. Concrete cover for pipes, conduits, and fittings shall not be less than 1 1/2" for concrete exposed to earth or weather, nor less than 3/4" for concrete not exposed to weather or in contact with earth.
4. In solid slabs, piping shall be placed between top and bottom reinforcing, unless it is for radiant heating or snow melting. Reinforcing with an area not less than #3@12" on center x 3'-0" for slabs less than 6 1/2" thick and #4@12" on center x 4'-0" for slabs 6 1/2" thick or greater shall be provided perpendicular to piping.
5. Size, spacing, cover and bundles:
   A. The maximum out-to-out dimension is the smaller of 1/3 of the total slab thickness but no more than 2" in diameter.
   B. Minimum spacing is not less than 3 diameters on center.
   C. Alternatively, conduits or pipes can be bundled. A maximum of three can be bundled:
      1. If two are bundled, there must be at least 4 diameters clear spacing between bundles.
      2. If three are bundled, there must be at least 6 diameters clear spacing between bundles.
      3. If more than three are bundled, notify Architect/Engineer prior to commencing field work.
6. Conduits and pipes may cross only if the sum of the diameters does not exceed the smaller of 1/3 of the total slab thickness but no more than 2" total.

MASONRY CONSTRUCTION

1. Masonry walls shown on structural drawings have been designed in accordance with ACI 530, Building Code Requirements for Masonry Structures.
2. Masonry walls shall be constructed in accordance with ACI 530.1, Specifications for Masonry Structures, and the project specifications.
3. Determine compressive strength of masonry (f'm) by the unit strength method (Section 1.4,B.2 of ACI 530.1).
   A. Mortar shall meet the Property Specifications' requirements of ASTM C270, and shall be field tested according to ASTM C780.
   B. The strength of grout shall be determined by tests in accordance with ASTM C1019.
4. Intersecting walls shall be anchored by one of the following methods (does not apply at control joints or where non-load-bearing partitions abut bearing walls):
   A. Fifty percent of the units at the intersection shall be laid in an overlapping masonry bonding pattern, with alternate units having a bearing of not less than 3" on the unit below.
   B. Walls shall be tied by galvanized steel straps 1 1/2" x 1/4" x 24" with 2" bend at 90° each end. Grout straps solid into cores of block at 24" maximum vertical spacing.
5. Corners of bearing walls shall be built in running bond.
6. Provide corner bars in bond beams at wall intersections and corners to match bond beam reinforcing.
7. Provide a minimum of 24" depth of solid masonry under the bearing ends of all beams and beam lintels; and 8" of solid masonry under the bearing ends of loose lintels.
8. Unless otherwise noted, provide galvanized ladder type joint reinforcement at 16" on center vertically per ASTM A82.
9. Welding of reinforcing bars (including tack welding) is not permitted without permission of Engineer in writing.
10. Provide shop drawings which indicate size, spacing, bending details, and type of all reinforcing bars placed in masonry walls.
11. Provide dowels from supporting member (footing, beam, or slab) for all reinforced walls same size, location, and spacing as wall reinforcing.
12. Wall reinforcing shall be held in position during grouting.
13. For bars at face of wall, maintain 1/2" clearance from inside face of CMU to reinforcing.
14. Provide bond beam with (1) #4 continuous reinforcing bar at sill of all openings, unless otherwise noted.
15. Splices:
   A. Lap all splices in accordance with the following table.
   B. Splice lengths greater than 64" require high lift grouting. The Contractor, at his option, may use open-ended masonry units or mechanical splices for ease of construction.

Bar Size	f'_m = 2,000 psi — Reinforcing Centered in Wall, Nominal Wall Width: 6"	8"	10"	12"	16"	Reinforcing at Face 2" cover
#3	15"	15"	15"	15"	15"	15"
#4	20"	20"	20"	20"	20"	22"
#5	28"	25"	25"	25"	25"	35"
#6	53"	38"	30"	30"	30"	64"
#7		52"	40"	35"	35"	87"
#8		79"	61"	50"	40"	131"
#9			78"	64"	46"	166"

Bar Size	f'_m = 3,000 psi — Reinforcing Centered in Wall, Nominal Wall Width: 6"	8"	10"	12"	16"	Reinforcing at Face 2" cover
#3	15"	15"	15"	15"	15"	15"
#4	20"	20"	20"	20"	20"	20"
#5	25"	25"	25"	25"	25"	28"
#6	43"	31"	30"	30"	30"	53"
#7		42"	35"	35"	35"	71"
#8		65"	50"	41"	40"	107"
#9			64"	52"	45"	136"

LOOSE LINTEL SCHEDULE

1. Interior lintels shall be shop painted. Lintels exposed to weather shall be 3/8" minimum thickness and hot-dip galvanized.
2. Bottom plates in beam/plate assemblies shall be 1/2" less in width than the supported masonry wall. Stop end of bottom plates 1/2" from edge of opening.
3. Weld bottom plates to lintels with continuous fillet welds (exterior side).
4. Steel lintels and lintel plates in exterior walls shall be fabricated, followed by hot-dip galvanizing of the complete assembly.
5. Lintels shall have minimum bearing at each end of 1" per foot of opening (6" minimum) except as detailed.
6. Lintels shall have 8" minimum solid masonry below bearing points and shall extend beyond the full bearing area.
7. Lintel bearing plates shall be held back 1/2" minimum from face of masonry at opening. Provide flexible caulk between lintel and masonry at this location. Match mortar color.
8. The following schedules apply to all non-bearing masonry walls and to bearing walls where lintels are not indicated on the structural drawings. See drawings for other lintels in bearing walls.
   A. For 4", 8", 12", and 16" walls, provide one angle for each 4" of masonry wall thickness with 3 1/2" leg horizontal as follows:

Span Limits	Angle Size
0'-0" to 4'-0"	L3 x 3 1/2 x 1/4
4'-1" to 5'-6"	L4 x 3 1/2 x 5/16
5'-7" to 7'-6"	L5 x 3 1/2 x 5/16
7'-7" to 9'-6"	L6 x 3 1/2 x 3/8

   B. For 6" walls provide:

Span Limits	Lintel Size
0'-0" to 4'-0"	WT5x6
4'-1" to 5'-6"	WT5x8.5
5'-7" to 9'-6"	WT7x11 (interior) WT7x13 (exterior)

STEEL CONSTRUCTION

1. Steel detailing, fabrication, and erection shall conform to the AISC Specification for Structural Steel Buildings and Code of Standard Practice, and the AWS Structural Welding Code.
2. Stresses occurring during fabrication, shipment, and erection shall be temporary and not excessive. Stresses at all times shall be less than design and allowable stresses. The full design and load-carrying capacity of the steel work shall not be impaired due to fabrication, shipment, or erection procedures. Throughout the complete process, the stability of all individual members and assembles shall be maintained.
3. The Contractor shall be responsible for the control of all erection procedures and sequences with relation to temperature differentials and weld shrinkage.
4. All additional steel required for erection purposes shall be provided at no additional cost and shall be removed unless approved by the Owner in writing.
5. Connections - welded or high strength bolted:
   A. Bolts shall be ASTM F3125 and shall be installed in accordance with "Specifications for Structural Joints Using High-Strength Bolts".
   B. Provide hardened washers under nuts at all high-strength bolts, except where plate washers are used per AISC Specifications.
   C. Unless snug tight connections are noted on the drawings as being permitted, all bolts should be tightened to full pretensioning load.
   D. Use standard holes with the following exceptions: oversize holes are permitted when bolts are loaded in tension; short slotted holes are permitted for shear loading perpendicular to the slot.
   E. Provide beveled washers on all connections to sloping flanges of I sections and channels where slope exceeds 1:20.
   F. Where minimum AISC fillet weld thickness requirement exceeds welds shown on details, or weld size is not specified, provide minimum AISC weld.
   G. The length of connection shall not be less than one-half of the T distance of the beam web.
   H. Where reaction is noted, develop same. Where not noted, for non-composite beams, connections shall develop one-half of the total uniform load capacity of the beam; for composite beams, see table listed in typical details.
6. Welding electrodes shall be E70XX except where other electrodes are required for compatibility with material being welded.
7. Shop drawings are required and shall note type of electrodes, size of all welds, and type and size of all bolts. Shop drawings shall be prepared under the supervision of a professional engineer licensed in the jurisdiction where the project is located.
8. Primer, see specifications.
9. Beams bearing on masonry shall have angle wall anchors and bear a minimum of 8" onto the wall. Masonry shall be built tightly around beam unless otherwise noted.
10. Beams (16" or greater in depth) and columns that are encased in masonry shall have adjustable masonry anchors spaced at 2'-0" on center.
11. See all contract drawings for miscellaneous steel requirements.
12. All shop and field welding shall be performed by a recently certified welder.
13. All welding and high strength bolting must be inspected by a qualified testing laboratory. Laboratory shall be approved by the Architect and/or Engineer.
14. At column base plates, provide a minimum of 1" grout with (4) 3/4" diameter anchor bolts with 1'-0" embedment.
15. Spandrel beams are to have top and bottom 3/8" thick clip angles with (2) 3/4" diameter bolts in each angle at connections to columns in addition to standard shear connection.
16. See drawings for camber requirements in girders, beams, and trusses.
17. Do not weld to existing steel without written approval from the Engineer.
18. Provide 1/4" closure plates at all open ends of HSS members.
19. Miscellaneous hanging loads such as stair stringers, pipes, mechanical units, etc., supported by steel members shall be applied in such a manner that no torsional forces are induced in the steel members, i.e., loads shall pass through the centerline of wide flange sections and through the shear center of channels.

POST-INSTALLED ANCHORS

1. Anchorage to hardened concrete or masonry shall include torque controlled expansion anchors and adhesive anchors of size, number and spacing as shown on the drawings.
2. All anchors shall be installed in accordance with the Manufacturer's Printed Installation Instructions (MPII).
3. Existing reinforcing bars in the concrete or masonry may conflict with specific anchor locations. Reinforcing bars shall not be cut unless specifically noted on the drawings or approved by the Engineer of Record. The contractor shall review the structural drawings and shall locate the position of reinforcing bars in the vicinity of the anchors, by ground penetrating radar (GPR), x-ray, or other means.
4. Anchors shall be installed in holes drilled with a rotary impact hammer drill. Core drilling of holes is not permitted. Holes and anchor shall be thoroughly cleaned per the MPII prior to installation of the anchor.
5. Stainless steel anchors shall be used at all exterior locations and where specifically noted on the drawings.
6. Remove and replace misplaced or malfunctioning anchors. Patch failed anchor locations with high-strength non-shrink, non-metallic grout.
7. Installed adhesive anchors shall be securely held in-place to prevent displacement while the adhesive cures.
8. All anchors supporting structural elements shall be enclosed with a fire-resistance-rated envelope or protected by approved fire-resistance rated materials.
9. Quality Control:
   A. All anchors shall be periodically inspected to meet the requirements of MPII and the ICC-ES ESR report for the product.
   B. All anchor installers shall be trained by the manufacturer or manufacturer's representative for each individual product being installed.
10. Submittals:
   A. Technical product literature, highlighting each anchor and size to be used on the project.
   B. Manufacturer's Printed Installation Instructions (MPII) for each anchor type.
   C. Engineering Design Data: For each substitution request, provide calculations substantiating specified design requirements, sealed by a professional engineer licensed in the jurisdiction where project is located.
11. Where a specific type of anchorage is indicated on the drawings, substitution for a different type of anchorage shall meet the requirements of ACI 355.2 Category 1 or ACI 355.4 Category 1 for anchorage into concrete or shall have an ICC-ES ESR report for anchorage into masonry. Substitution shall not be permitted without prior written approval of the Engineer of Record.
12. Anchors to hardened concrete shall be supplied as an entire system and shall be as follows:
   A. Torque Controlled Expansion Anchors (Expansion Anchors) in cracked and un-cracked concrete as indicated on the drawings shall be Hilti KWIK Bolt TZ Expansion Anchor (ICC-ES Evaluation Report: ESR# 1917).
   B. Adhesive anchors in cracked and un-cracked concrete indicated on the drawings shall be Hilti HIT-HY 200 Safe Set Adhesive Anchoring System (ICC-ES Evaluation Report: ESR# 3187). The following anchor rods shall be used with the system:
      1. Reinforcing bar meeting the requirements of ASTM A615/A706 Grade 60.
      2. All-threaded rod shall be Hilti HIT-Z rods.
13. Requirements and design parameters of post-installed anchors into hardened concrete:
   A. Concrete shall have a minimum compressive strength of 2,500 psi and a minimum age of 21-days at the time of installation for adhesive anchors and 7-days for expansion anchors.
   B. Concrete temperature at the time of installation of adhesive anchors shall be a minimum of 50°F.
   C. Concrete may be water saturated or dry; water filled holes shall not be allowed.
   D. Embedment depth and anchor projection shall be as detailed on the drawings. Unless otherwise noted, minimum embedment depths, spacing, and edge distance shall be by the table below.
14. Anchors into masonry shall be supplied as an entire system and shall be as follows:
   A. Torque Controlled Expansion Anchors (Expansion Anchors) in solid or grout filled masonry as indicated on the drawings shall be Hilti KWIK Bolt 3 Expansion Anchor (ICC-ES Evaluation Report: ESR# 1385).
   B. Adhesive anchors in hollow, solid or grout filled masonry as indicated on the drawings shall be Hilti HIT-HY 70 Hybrid for Masonry Construction (ICC-ES Evaluation Report: ESR# 3342). Screen tubes shall be used for all connections to hollow masonry. The following anchor rods shall be used with the system:
      1. All-threaded rod shall be Hilti HAS-E rod.
      2. Stainless steel anchor rods shall be AISI Type 304 or 316.
15. Requirements and design parameters of post-installed anchors into masonry:
   A. Masonry grout shall have a minimum compressive strength of 2,000 psi and a minimum age of 21-days at the time of installation for adhesive anchors and 7-days for expansion anchors.
   B. Masonry temperature at the time of installation of adhesive anchors shall be between 41°F, and 104°F.
   C. Masonry may be water saturated or dry; water filled holes shall not be allowed.
   D. Embedment depth and anchor projection shall be as detailed on the drawings. Unless otherwise noted, minimum embedment depths, spacing, and edge distance shall be by the table below.

Post-installed Concrete Anchors

Diameter	Torque-controlled Anchors: Minimum Embed.	Min. Edge Distance	Minimum Spacing	Adhesive Anchors: Minimum Embed.	Min. Edge Distance	Minimum Spacing
3/8" #3	2"	4 1/2"	5"	4 1/2"	3 1/2"	4 1/2"
1/2" #4	3 1/4"	7 1/2"	5 3/4"	6"	4 1/2"	6"
5/8" #5	4"	8 3/4"	6"	7 1/2"	5 1/2"	7 1/2"
3/4" #6	4 3/4"	10"	9"	8 1/2"	7"	8 1/2"
#7				10 1/2"	10 1/2"	10 1/2"
#8				12"	12"	12"
#9				13 1/2"	13 1/2"	13 1/2"

Post-installed Masonry Anchors

Diameter	Torque-controlled Anchors: Minimum Embed.	Min. Edge Distance	Minimum Spacing	Adhesive Anchors: Minimum Embed.	Min. Edge Distance	Minimum Spacing
3/8"	2 1/2"	5"	6"	3 1/2"	12"	13 1/2"
1/2"	3 1/2"	7 1/4"	7 3/4"	4 1/2"	12"	18"
5/8"	4"	8 1/2"	9"	5 3/4"	20"	22 1/2"
3/4"	4 3/4"	9 3/4"	10 3/4"	6 3/4"	20"	27"

WOOD CONSTRUCTION

1. Framing plans are schematic; see architectural drawings for dimensions.
2. Wood stress grades:
   A. Structural Sawn Lumber: (Spruce-Pine-Fir No.1/No.2)
      Fb = 875 psi — Fc = 425 psi
      Ft = 450 psi — FcII = 1,150 psi
      Fv = 135 psi — E = 1.4 x 10E6 psi
      SG = 0.42
   B. Structural Sawn Lumber (Southern Pine No. 1)
      Fb = 1,350 psi — Fc = 565 psi
      Ft = 875 psi — FcII = 1,550 psi
      Fv = 175 psi — E = 1.6 x 10E6 psi
      SG = 0.55
   C. Laminated Strand Lumber (LSL):
      Fb = 1,700 psi — Ft = 1,075 psi
      E = 1.3 x 10E6 psi — Fc = 710 psi
      Fv = 425 psi — FcII = 1,835 psi
   D. Laminated Veneer Lumber (LVL):
      Fb = 2,600 psi — Ft = 1,555 psi
      E = 2.0 x 10E6 psi — Fc = 750 psi
      Fv = 285 psi — FcII = 2,510 psi
   E. Parallel Strand Lumber (PSL):
      Fb = 2,400 psi — Ft = 1,755 psi
      E = 1.8 x 10E6 psi — Fc = 545 psi
      Fv = 190 psi — FcII = 2,500 psi
3. Construction shall conform to the National Design Specification (NDS) for Wood Construction.
4. See drawings for headers at bearing walls.
5. Studs in bearing and shear walls shall be 2x6 spaced at 16" on center maximum, unless otherwise noted.
6. Sheathing on bearing walls, exterior walls, and shear walls shall be lapped on a common stud or top and bottom plate.
7. Cutting of joists and beams for pipes shall not be permitted without the approval of the Engineer.
8. Bolts shall conform to ASTM A307 with 1/16" oversized holes. Standard plain washers shall be used on all bearings of heads and nuts against wood, unless otherwise noted.
9. All metal fasteners, connectors or other hardware exposed to weather or in direct contact with preservation treated lumber shall be stainless steel, or have galvanized coating (per ASTM A123 or A153)
10. Unless otherwise noted, wood sills shall be anchored with 5/8" diameter anchor rods with 12" embedment spaced at 4'-0" on center maximum with a minimum of two bolts per sill. Bolts shall be ASTM A307 with washers.
11. Double plates shall lap a minimum of 4'-0" at splices and be nailed with no less than (8) 16d nails except as otherwise noted or shown. All cuts in plates shall occur over a bearing.
12. At double plates, provide 16d nails at 16" on center unless noted otherwise.
13. Holes in wood sills or plates of shear and bearing walls shall be placed in the center of the piece and shall be no larger in diameter than one-third the width of the sill or plate. Notching is not allowed. Holes larger than noted above may be bored into the sill provided the sill is considered cut at the holes and anchor bolts are placed at each side of the holes.
14. Horizontal bridging for stud walls shall be installed in all walls and partitions where studs are greater than 8'-0" in height.
15. At stud walls intersecting with concrete or masonry walls, the end stud shall be bolted to the concrete or masonry wall with 1/2" diameter sleeve anchors at 4'-0" on center.
16. Hangers, sheet metal framing clips and angles, straps, etc. shall be as manufactured by the Simpson Company or other approved.
17. Headers over openings in non-bearing walls (provide 3 members for 2 x 6 walls):

Span Limits	Header Size
0'-0" to 4'-0"	(2) 2 x 4
4'-1" to 6'-0"	(2) 2 x 6
6'-1" to 10'-0"	(2) 2 x 8
10'-1" to 12'-0"	(2) 2 x 10

18. Stud walls supporting wood beams or headers shall have posts under bearing. Provide one 2x stud at each end of wood beam or header for every 2'-8" of beam or header span, unless otherwise noted. Depth of post to match depth of the stud wall.

SHOP-FABRICATED WOOD TRUSS CONSTRUCTION

1. Trusses to be designed in accordance with ANSI/TPI 1 "National Design Standard for Metal Plate Connected Wood Truss Construction".
2. Truss manufacturer shall be an approved fabricator per IBC 1704.2.5.1 or shall allow access for special inspections per IBC 1704.2.2.
3. Framing plans are schematic; see architectural drawings for dimensions, work points, overhangs, etc.
4. Trusses are to be spaced at 24" on center maximum. Web arrangement is to be the manufacturer's standard unless otherwise noted on drawings. Coordinate web arrangement with architectural and mechanical drawings.
5. Cutting of trusses for pipes, conduits, or other utilities shall not be permitted without the approval of the Engineer and must be in accordance with the manufacturer's requirements. Obtain approval in writing before proceeding. Notching of members is not allowed.
6. All connections shall be of galvanized steel and shall comply with the ANSI/TPI National Design Standard for Metal Plate Connected Wood Truss Construction. Trusses exposed to weather shall have connections of type 304 stainless steel.
7. Trusses shall be designed under the supervision of a professional engineer licensed in the jurisdiction where project is located.
8. All truss-to-truss connections shall be by truss manufacturer.
9. Do not install roof sheathing below piggyback trusses. Truss manufacturer shall indicate top chord blocking for the lower truss and piggyback attachment details.
10. Lower gable end trusses for construction of outrigger framing.
11. Truss manufacturer shall supply the following information for approval prior to fabrication:
   A. Truss configuration, including span, pitch, and spacing of panel points, including piggyback, truss-to-truss, and falsework framing.
   B. Species, stress grade, and nominal size of lumber used.
   C. Design dead and live loads, including panel point loads and reactions.
   D. Calculations of member axial forces and flexural stresses, including the design for combined loading, as applicable.
   E. Joint and splice connection design and details.
   F. Drawings to indicate truss layout, configuration, and permanent individual truss member restraint/bracing.
   G. Calculations sealed by a professional engineer licensed in the jurisdiction where project is located.
   H. Relevant sections of the Building Component Safety Information (BCSI) publications.
   I. All referenced standard industry details.
12. Verify that supports are ready to receive trusses.
13. Install members level and plumb and within tolerances of ANSI/TPI 1.
14. Temporary bracing shall be provided as indicated in the latest Building Component Safety Information (BCSI).
15. Permanent/individual truss member restraint shall be installed as required by the truss manufacturer. Restraint/bracing shall follow BCSI-B3 - "Permanent restraint/bracing of chords and web members", unless the truss manufacturer specifies more stringent requirements.
16. The truss manufacturer shall provide design and details of temporary installation restraint/bracing and permanent individual truss member/restraint bracing for all trusses with clear spans 60 feet or greater. Calculations and drawings shall be sealed by a professional engineer licensed in the jurisdiction where the project is located.
17. Provide header/girder trusses at roof openings. Coordinate locations with architectural and mechanical drawings.
18. Frame openings between trusses with visually graded lumber.
19. See Design Loads section for required snow, wind and seismic design criteria. See below for minimum design loads (in addition to weight of truss) and maximum deflections, unless otherwise noted.
20. Roof trusses:
   A. Top Chord
      Dead Load -- 15 psf
      Live Load -- 30 psf
   B. Bottom Chord
      Dead Load -- 10 psf
      Live Load (non-concurrent w/ roof LL) ------ 20 psf
   C. Deflection
      50% Dead Load + 100% Live Load --------- L/360, 3/4" max.
21. Floor trusses:
   A. Top Chord
      Dead Load -- 32 psf
      Live Load -- As noted
   B. Bottom Chord
      Dead Load -- 5 psf
      Live Load -- 0 psf
   C. Deflection
      Live Load -- L/480
      Total Load -- L/360

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No.	Description	Date
	80% Permit Submittal	09.23.21

GENERAL NOTES

Project Number 19-67
Date
Drawn By LJP
Checked By JTL
Sheet No.: S001
Scale 12" = 1'-0"

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STRUCTURAL TESTING AND SPECIAL INSPECTIONS

Structural testing and special inspections are required. The owner shall engage a qualified independent testing agency to conduct structural testing and special inspections. Special inspectors shall be employed or retained by the approved testing agency and have the recommended experience and certifications as summarized in Appendix C of the current International Code Counsel (ICC) Special Inspection Manual. The testing agency may employ or retain multiple special inspectors with differing areas of expertise as required for the project.

At or before project completion, the qualified testing agency shall submit a written summary statement indicating that applicable structural testing and special inspections have been completed. The written summary statement shall clearly identify non-compliant test and inspection results. The written summary statement shall be sealed by the testing agencies supervising professional engineer and be submitted to the owner, building official, and design professionals. The required testing and inspections are indicated in the following table.

Description of Structural Special Inspection & Testing Requirements				
Verification and Inspection	**Frequency**	**Referenced Standard**	**BC Reference**	**Additional Notes**
Soils				
Foundation Bearing & Fill Placement				
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Periodic	Geotechnical Report	N/A	
Verify excavations are extended to proper depth and have reached proper material.	Periodic	Geotechnical Report	N/A	
Perform classification and testing of compacted fill materials.	Periodic	Geotechnical Report	N/A	
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Continuous	Geotechnical Report	N/A	
Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	Periodic	Geotechnical Report	N/A	
Verify all requirements of geotechnical report are met.	Periodic	Geotechnical Report	N/A	
Masonry				
Level B Inspection of Masonry				
Verification of f'm and f'AAC prior to construction.	Periodic	ACI 530.1: Art. 1.4B	N/A	
Verify slump flow and VSI delivered to the site for self-consolidating grout.	Continuous	ACI 530.1: Art. 1.5B.1.b.3	N/A	
Verify compliance with approved submittals.	Periodic	ACI 530.1: Art. 1.5	N/A	
As masonry construction begins, the following shall be verified to ensure compliance:				
Verify proportions of site-prepared mortar.	Periodic	ACI 530.1: Art. 2.1, 2.6A	N/A	
Verify construction of mortar joints.	Periodic	ACI 530.1: Art. 3.3B	N/A	
Verify location of reinforcement and connectors.	Periodic	ACI 530.1: Art. 3.4	N/A	
During construction the inspection program shall verify:				
Verify size and location of structural elements.	Periodic	ACI 530.1: Art. 3.3F	N/A	
Verify type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction.	Periodic	ACI 530: 1.2.1(e), 6.1.4.3, 6.2.1	N/A	
Verify specified size, grade, and type of reinforcement and anchor bolts.	Periodic	ACI 530: 6.1 ACI 530.1: Art. 2.4	N/A	
Verify welding of reinforcing bars.	Continuous	ACI 530: 8.1.6.7.2, 9.3.3.4 (c) 11.3.3.4 (b)	N/A	
Verify preparation, construction and protection of masonry during cold weather (temperature below 40° F)	Periodic	ACI 530.1: Art. 1.8C	N/A	
Verify preparation, construction and protection of masonry during hot weather (temperature above 90° F)	Periodic	ACI 530.1: Art. 1.8D	N/A	
Prior to grouting, the following shall be verified to ensure compliance:				
Verify grout space is clean.	Periodic	ACI 530.1: Art. 3.2D, 3.2F	N/A	
Verify placement of reinforcement and connectors.	Periodic	ACI 530: 6.1 ACI 530.1: Art. 2.4	N/A	
Verify proportions of site-prepared grout.	Periodic	ACI 530.1: Art. 2.6B, 2.4 G.1.b	N/A	
Verify construction of mortar joints.	Periodic	ACI 530.1: Art. 3.3B	N/A	
Verify grout placement.	Continuous	ACI 530.1: Art. 3.5	N/A	
Observe preparation of any required grout specimens, mortar specimens and/or prisms.	Periodic	ACI 530.1: Art. 1.4 B.2.a.3, 1.4 b.2.b.3, 1.4 b.2.c.3, 1.4 B.3, 1.4 B.4	N/A	

Description of Structural Special Inspection & Testing Requirements				
Verification and Inspection	**Frequency**	**Referenced Standard**	**BC Reference**	**Additional Notes**
Concrete				
Cast-In-Place Concrete				
Inspect reinforcing steel including prestressing tendons: a. Verify reinforcing bar grade. b. Verify reinforcing bars are free of dirt, excessive rust, and damage. c. Verify reinforcing bars are adequately tied, chaired, and supported to prevent displacement during concrete placement. d. Verify proper clear distances between bars and to surfaces of concrete. e. Verify reinforcing bar size and placement. f. Verify bar laps for proper length and stagger. g. Verify mechanical splices placement and attachment. h. Verify epoxy or galvanized coating and coating damage is repaired.	Periodic - Prior to each pour.	ACI 318: Ch 20, 25.2, 25.3, 26.1-26.6.3	1908.4	
Inspection of reinforcing steel welding: a. Verify weldability of reinforcing steel. b. Verify proper electrodes and storage of electrodes. c. Verify proper joint prepartion. d. Inspect single- pass fillet welds, maximum 5/16". e. Inspect all other welds. d. Review welder certifications for both fabricator's shop staff and field erectors.	Periodic Periodic Continous Periodic Continous Each welder	AWS D1.4 ACI 318: 26.6.4		
Inspect embedments, bolts, headed bolts, and headed studs to be installed in concrete prior to and during concrete placement.	Periodic	ACI 318: 17.8.2	N/A	
Verify use of required mix design: a. Verify mixer truck trip ticket conforms to approved mix design. b. Verify that total water added to mix on site does not exceed that allowed by the concrete mix design. c. Verify that concrete quality is indicative of adequate mixing time, consistency, and relevant time limits.	Periodic - Prior to each pour.	ACI 318: 26.4.3 ACI 301, ACI 214R	1904.1 1904.2 1908.2 1918.3	
Inspect formwork for cleanliness, shape, location and dimensions of the concrete member being formed.	Periodic - Prior to each pour.	ACI 318: 26.11.1.2(b)	N/A	
Inspect concrete and shotcrete placement for proper application techniques, including proper consolidation, reinforcement remains at proper location, and conveyance and depositing avoid segregation and contamination.	Continuous	ACI 318: 26.5	1908.6 1908.7 1908.8	
Sample fresh concrete:	Obtain one composite sample of each class of concrete placed each day shall be taken not less than once a day, nor less than once for each 150 cy. of concrete nor less than once for each 5,000 sqft. of surface area for slabs or walls. If the total volumne of concrete is such that frequency of testing required would provide less than five composite samples for a given class of concrete, tests shall be made from at least five randomly selected batches (per ASTM D3665) or from each batch if fewer than five batches are used.	ACI 318: 26.4 ASTM C 172	1908.10	A composte sample shall consist of the following: five 4" diameter cylinders, or four 6" diameter cylinders.
Obtain test cylinders of concrete.	One set of five 4" diameter cylinders or four 6" diameter cylinders for each composite sample.	ACI 318: 26.12 ASTM C 31	N/A	Cast additional cylinders at contractor's request and expense for field cured specimans to determine shoring removal, early strength for post-tensioning, etc.
Obtain grout cubes for deferred placed concrete toppings	One set of three 2" molded-cube for each composite sample.	ASTM C 109	N/A	
Perform slump tests.	One test at point of discharge for each composite sample.	ASTM C 143	N/A	
Perform air content tests.	One test at point of discharge for each composite sample.	ASTM 231 pressure method for normalweight concrete; ASTM C 173, volumetric method for lightweight concrete	N/A	
Determine the temperature of fresh concrete.	One test for each composite sample, and test hourly and when air temperature is below 40 F or when above 80 F.	ASTM C 1064	N/A	
Determine the unit weight of fresh lightweight concrete.	One test at point of discharge for each composite sample of lightweight concrete.	ASTM C567	N/A	
Review and inspect cold weather concrete procedures and placement.	Periodic - Prior to each pour.	ACI 306.1 ACI 318 26.5.4		
Review and inspect hot weather concrete procedures and placement.	Periodic - Prior to each pour.	ACI 305.1 ACI 318 26.5.5		
Inspect for maintenance of specified curing temperature and techniques.	Periodic - After each pour.	ACI 318: 26.5.3	1908.9	
Laboratory test concrete cylinders for compressive strength.	One specimen tested at 7 days, two specimens tested at 28 days, and one specimen retained in reserve for later testing if required.	ACI 318: 26.12 ASTM C 39	N/A	Three specimens shall be tested at 28 days if using 4" diameter cylinders. Test additional cylinders at contractor's request and expense.
Laboratory test concrete cubes for compressive strength for deferred placement toppings.	Test one set of three specimines at 28 days.	ASTM C 109	N/A	
Inspect anchors post- installed into hardened concrete a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. All other Mechanical anchors and adhesive anchors not defined in a.	Continous Periodic	ACI 318: 17.8.2.4 ACI 318: 17.8.2	N/A	
Measure & report floor slab levelness (FL) and flatness (FF) for shored, non-cambered, and non-inclined surfaces.	Measure all floors within 24 hours of finishing.	ACI 117 4.8.5 ASTM E1155	N/A	
Measure & report floor slab flatness for cambered, unshored, and inclined surfaces.	Measure the gap under a freestanding (unleveled) 10 ft. straightedge.	ACI 117: 4.8.6	N/A	
Deferred placement floor toppings shall be tested for delamination by dragging a steel chain over the surface.	All floor areas after 28 days.	N/A	N/A	

Description of Structural Special Inspection & Testing Requirements				
Verification and Inspection	**Frequency**	**Referenced Standard**	**BC Reference**	**Additional Notes**
Metals				
Structural Steel				
Inspection Tasks Prior to Welding:		AISC 360 Table N5.4-1	2204.1	
Verify procedure specifications (WPS) available	Perform	AISC 360 Section N5.4		
Manufacturer certifications for welding consumables available.	Perform	AISC 360 Section N5.4		
Material identification (type/grade)	Observe	AISC 360 Section N5.4		
Check identification system	Observe	AISC 360 Section N5.4		
Fit up of groove welds a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surface) d. Tacking (tack weld quality and location) e. Backing type and fit	Observe	AISC 360 Section N5.4		
Configuration and finish of access holes	Observe	AISC 360 Section N5.4		
Fit up of fillet welds a. Dimensions (alignment,gaps at root) b. Cleanliness (condition of steel surface) c. Tacking(tack weld quality and location)	Observe			
Inspection Tasks During Welding:		AISC 360 Table N5.4-2	2204.1	
Use of qualified welders	Observe	AISC 360 Section N5.4		
Control and handling of welding consumables a. Packing b. Exposure control	Observe	AISC 360 Section N5.4		
No welding over cracked tack welds	Observe	AISC 360 Section N5.4		
Environmental conditions a. Wind speed within limits b. Precipitation and temperature	Observe	AISC 360 Section N5.4		
WPS followed a. Settings on welding equipment b. Travel speed c. Selected welding material d. Sheilding gas type/flow rate e. Preheat applied f. Interpass temperature maintained g. Proper position (F,V,H,OH)	Observe	AISC 360 Section N5.4		
Welding techniques a. Interpass and final cleaning b. Each pass within profile limitations c. Each pass meets quality requirements	Observe	AISC 360 Section N5.4		
Inspection Tasks After Welding:		AISC 360 Table N5.4-3	2204.1	
Welds cleaned	Observe	AISC 360 Section N5.4		
Size,length and location of welds	Perform	AISC 360 Section N5.4		
Welds meet visual acceptance criteria a. Crack prohibition b. Weld/base-metal fusion c. Crater cross section d. Weld profiles e. Weld size f. Undercut g. Porosity	Perform	AISC 360 Section N5.4		
Arc strikes	Perform	AISC 360 Section N5.4		
k-Area (When welding of doubler plate, continuity plates or stiffeners in k-area, visually inspect the wed k-area for crack with in 3 in.)	Perform	AISC 360 Section N5.4		
Backing removed and weld tabs removed (if required)	Perform	AISC 360 Section N5.4		
Repair activities	Perform	AISC 360 Section N5.4		
Document acceptance or rejection of welded joint or member	Perform	AISC 360 Section N5.4		
Inspection of Welding in Field and in Non AISC Certified Shops: a. Complete joint penetration groove welds subject to transversely applied tension loading in butt, T and corner joints with materials 5/16 inches or thicker. b. Welder qualifications.	Test 100% of welds by ultrasonic testing for risk category III or IV. Test 10% of welds by ultrasonic testing for risk category II.	AISC 360 Section N5.5		All welds subject to non-destructive testing shall also meet visual acceptance criteria per AWS Table 6.1.
Inspection Tasks Prior to Bolting:		AISC 360 Table N5.6-1	2204.2	
Manufacturer's certifications available for fastener materials	Perform	AISC 360 Section N5.6		
Fasteners marked in accordance with ASTM requirements	Observe	AISC 360 Section N5.6		
Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	Observe	AISC 360 Section N5.6		
Proper bolting procedure selected for joint detail	Observe	AISC 360 Section N5.6		
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	Observe	AISC 360 Section N5.6		
Pre-Installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	Observe	AISC 360 Section N5.6		
Proper storage provided for bolts,nuts washers and other fastener components	Observe	AISC 360 Section N5.6		
Inspection Tasks During Bolting:		AISC 360 Table N5.6-2	2204.2	
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	Observe	AISC 360 Section N5.6		
Joint brought to the snug- tight condition prior to the pretensioning operation	Observe	AISC 360 Section N5.6		
Fastener component not turned by the wrench prevented from rotating	Observe	AISC 360 Section N5.6		
Fasteners are pretensioned in accordance with the RCSC specification, progressing systematically from the most rigid point toward the free edges	Observe	AISC 360 Section N5.6 AISC 348		
Inspection Tasks After Bolting:		AISC 360 Table N5.6-3	2204.2	
Document acceptance or rejection of bolted connections	Perform	AISC 360 Section N5.6		
Inspection of Steel Frame: a. Verify installation of all members. b. Verify proper application of details to each joint and connection. c. Verify bracing and stiffening of framing members. d. Verfy members and detail critical to frame stability.	Perform	AISC 360 Section N5.7		
Verify Material Grade of Structural Steel: a. Verify identification markings conform to AISC 360 for materials specified in the approved construction documents. b. Manufacturer's certificate of compliance required.	Observe	AISC 360 Section N5.7		
Inspection of anchor rods and other embedments supporting structural steel: a. Verify the diameter, grade, type and length of anchor rod or embedded item b. Verify the extent or depth of embedment into concrete prior to placement of concrete.	Observe	AISC 360 Section N5.7		
Inspection of Welding and Bolting in AISC Certified Shop: a. Review Fabricator's Certificate of Compliance for certified fabricators shop.	Once for Each Fabricator	AISC 360 Section N7	1704.2	
Wood				
Wood Construction				
Review manufacturer's Certificate of Compliance for certified fabricators.	Once per manufacturer.	N/A	1704.2	Shop inspection is required if the manufacturer is not certified.
Verify temporary installation restraint/bracing and permanent individual truss member restraint/bracing.	Continuous for truss spans greater than 60'-0"	N/A	N/A	
Verify drag struts, braces, and shear wall strapping, hold-downs, end posts, sheathing thickness, attachment size, quantity, and pattern.	Periodic	N/A	N/A	

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	80% Permit Submittal	09.23.21

SPECIAL INSPECTIONS

Project Number	19-67
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Drawn By	LJP
Checked By	JTL
Sheet No.:	S002
Scale	12" = 1'-0"

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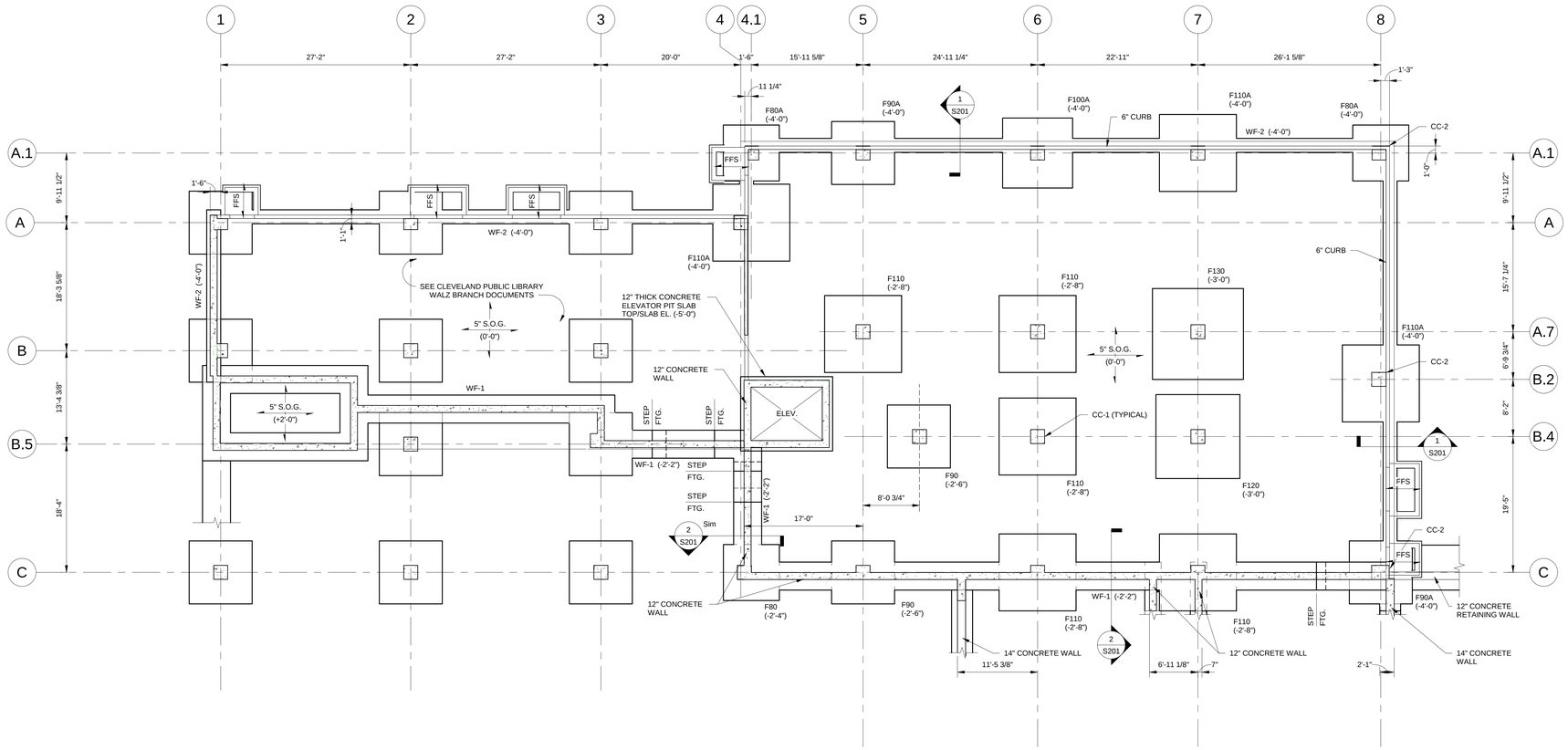

LOWER LEVEL FOUNDATION PLAN

1/8" = 1'-0"

FOOTING (FXX) SCHEDULE					
MARK	DIMENSIONS WIDTH	LENGTH	THICKNESS	REINFORCEMENT BOTTOM (EACH WAY)	REMARKS
F50	5'-0"	5'-0"	1'-6"	(5) #4	
F50A	5'-0"	5'-0"	2'-8"	(5) #4	
F80A	8'-0"	8'-0"	2'-8"	(6) #7	
F90	9'-0"	9'-0"	1'-10"	(8) #7 TOP & BOT.	
F90A	9'-0"	9'-0"	2'-8"	(8) #7 TOP & BOT.	
F100A	10'-0"	10'-0"	2'-8"	(9) #7 BOT.	
F110	11'-0"	11'-0"	2'-0"	(11) #7 BOT.	
F110A	11'-0"	11'-0"	2'-8"	(11) #7 BOT.	
F120	12'-0"	12'-0"	2'-4"	(10) #8	
F130	13'-0"	13'-0"	2'-4"	(11) #8 BOT.	

NOTES:

1. FIRST FLOOR ELEVATION = +89'-0" = REFERENCE ELEVATION (0'-0").
2. ELEVATIONS GIVEN ARE TO BOTTOM OF FOOTING AND ARE REFERENCED FROM REFERENCE ELEVATION (0'-0").
3. DIMENSIONS ARE TO THE EXTERIOR FACE OF WALL/CURB.
4. FOUNDATION ARE BASED ON ASSUMED 2,500 PSF BEARING CAPACITY. FOUNDATION SIZES MAY VARY WITH GEOTECHNICAL RECOMENDATIONS
5. REINFORCED CONCRETE WALL STEEL WEIGTH = 5 PSF.
6. SEE ARCHITECTURAL DRAWINGS FOR RAMP AND SLAB DEPRESSION LOCATIONS AND DIMENSIONS.

LEGEND:

5" S.O.G.	INDICATES 5" SLAB ON GROUND WITH 6x6-W2.9xW2.9 WWR.
FFS	INDICATES FROST FREE SLAB. PROVIDE AT ALL EXTERIOR DOORS. COORDINATE WITH ARCHITECT.
FXX	SPREAD FOOTING. SEE SCHEDULE ON SHEET S100
CC-1	INDICATES 24"x24" CONCRETE COLUMN WITH (8) #8 VERTICAL AND #4 TIES AT 16" O.C. AND CONCRETE STRENGTH OF 5000 PSI.
CC-2	INDICATES 30"x24" CONCRETE COLUMN WITH (10) #8 VERTICAL AND #4 TIES AT 16" O.C. AND CONCRETE STRENGTH OF 5000 PSI.
WF-1	INDICATES 4'-0"x1'-6" FOOTING WITH (4) #5 BARS BOTTOM.
WF-2	INDICATES 2'-0"x2'-8" FOOTING WITH (3) #5 BARS TOP AND BOTTOM.
WF-3	INDICATES 3'-0"x1'-6" FOOTING WITH (3) #5 BARS BOTTOM

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LOWER LEVEL FOUNDATION PLAN

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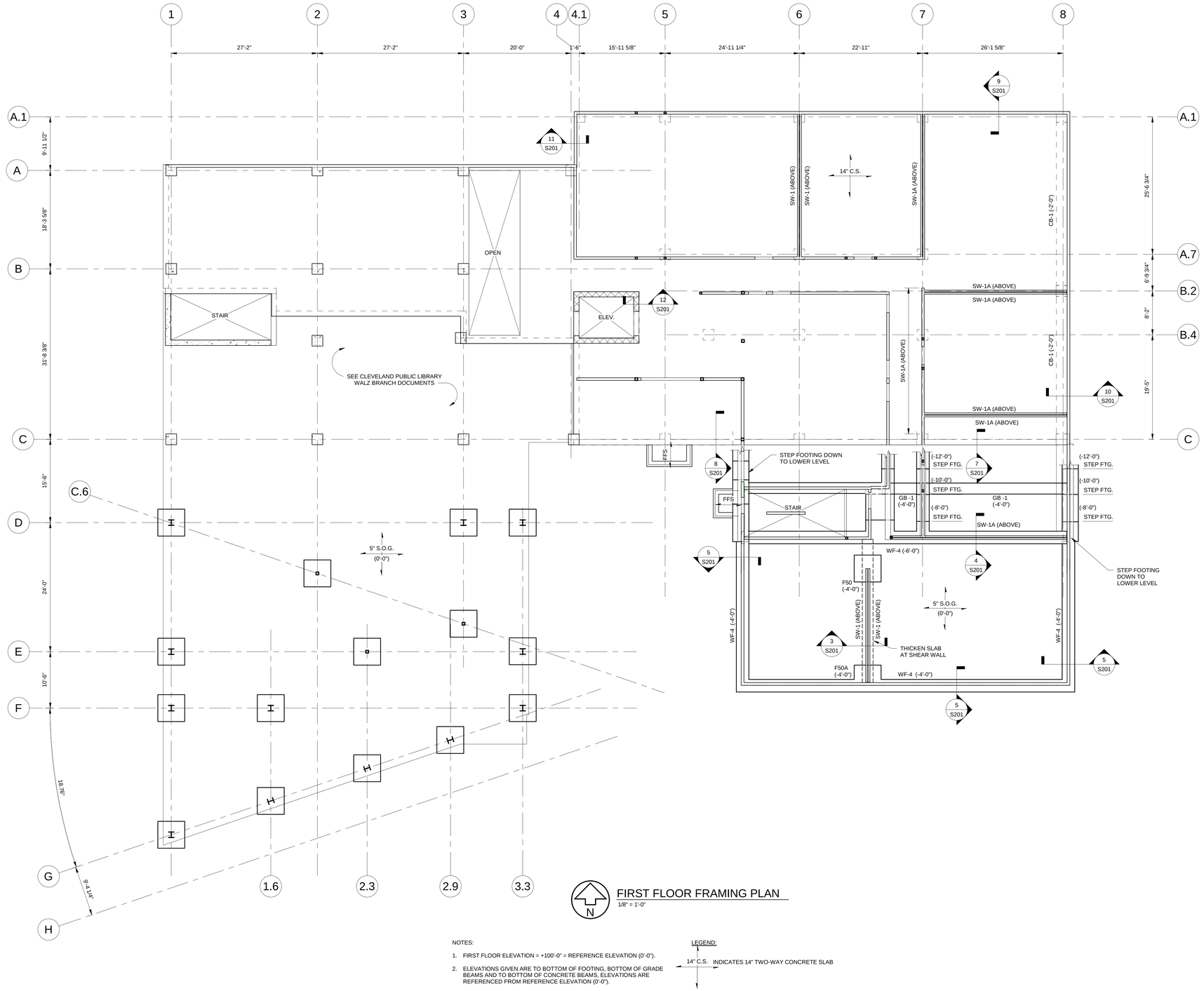

FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. FIRST FLOOR ELEVATION = +100'-0" = REFERENCE ELEVATION (0'-0").
2. ELEVATIONS GIVEN ARE TO BOTTOM OF FOOTING, BOTTOM OF GRADE BEAMS AND TO BOTTOM OF CONCRETE BEAMS. ELEVATIONS ARE REFERENCED FROM REFERENCE ELEVATION (0'-0").
3. SEE ARCHITECTURAL DRAWINGS FOR RAMP AND SLAB DEPRESSION LOCATIONS AND DIMENSIONS.

LEGEND:

- 14" C.S. — INDICATES 14" TWO-WAY CONCRETE SLAB
- 5" S.O.G. — INDICATES 5" SLAB ON GROUND WITH 6x6-W2.9xW2.9 WWR.
- FFS — INDICATES FROST FREE SLAB. PROVIDE AT ALL EXTERIOR DOORS. COORDINATE WITH ARCHITECT.
- WF-4 — INDICATES 2'-4"x2'-8" (MIN. DEPTH) FOOTING WITH (4) #5 BARS TOP AND BOTTOM. PLACE FOOTING DOWN AS REQUIRED TO ACHIEVE BOTTOM OF FOOTING ELEVATION GIVEN ON PLAN.
- CB-1 — 2'-6" x 2'-0" CONCRETE BEAM.
- GB-1 — 2'-0" x 3'-0" GRADE BEAM.

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FIRST FLOOR FRAMING PLAN

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Scale	1/8" = 1'-0"

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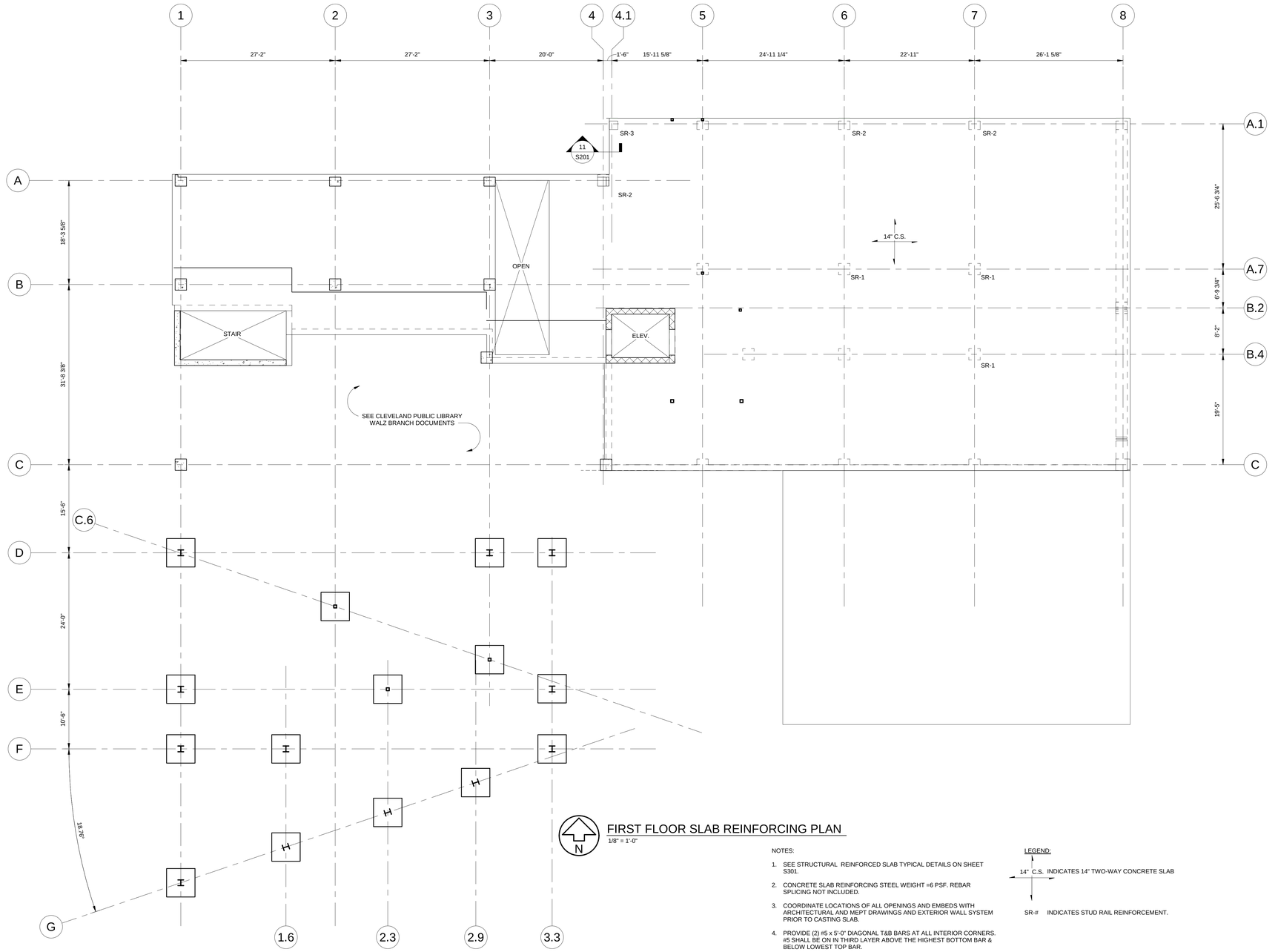


FIRST FLOOR SLAB REINFORCING PLAN
1/8" = 1'-0"

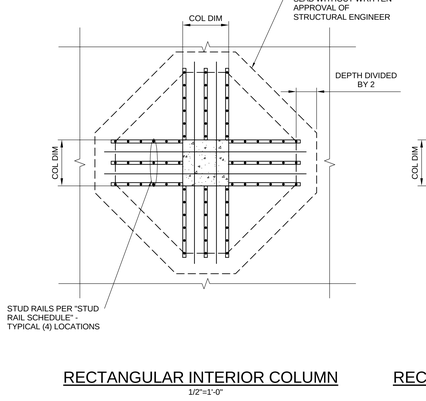
NOTES:

1. SEE STRUCTURAL REINFORCED SLAB TYPICAL DETAILS ON SHEET S301.
2. CONCRETE SLAB REINFORCING STEEL WEIGHT =6 PSF. REBAR SPLICING NOT INCLUDED.
3. COORDINATE LOCATIONS OF ALL OPENINGS AND EMBEDS WITH ARCHITECTURAL AND MEPT DRAWINGS AND EXTERIOR WALL SYSTEM PRIOR TO CASTING SLAB.
4. PROVIDE (2) #5 x 5'-0" DIAGONAL T&B BARS AT ALL INTERIOR CORNERS. #5 SHALL BE ON IN THIRD LAYER ABOVE THE HIGHEST BOTTOM BAR & BELOW LOWEST TOP BAR.
5. ALL REINFORCING IS CENTERED ON COLUMN LINES UNLESS NOTED OTHERWISE.
6. SLAB REINFORCING SHALL BE PLACED IN THE FOLLOWING SEQUENCE:
   - N-S BOTTOM BARS.
   - E-W BOTTOM BARS.
   - E-W TOP BARS.
   - N-S TOP BARS.

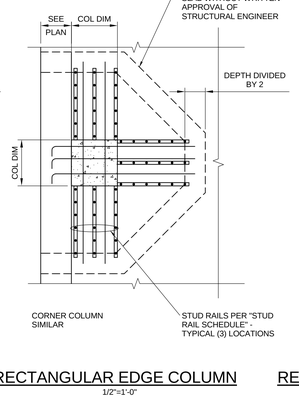
LEGEND:

14" C.S. INDICATES 14" TWO-WAY CONCRETE SLAB

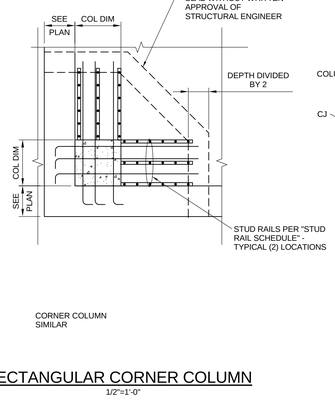
SR-# INDICATES STUD RAIL REINFORCEMENT.



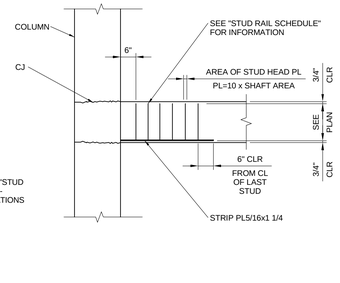
RECTANGULAR INTERIOR COLUMN
1/2"=1'-0"



RECTANGULAR EDGE COLUMN
1/2"=1'-0"



RECTANGULAR CORNER COLUMN
1/2"=1'-0"



SECTION
1/2"=1'-0"

STUD RAIL SCHEDULE - TYPE (SR-#)

MARK	SLAB THICKNESS (INCH)	COLUMN SIZE (INCH)	STUD DIAMETER (INCH)	STUD SPACING (INCH)	STUDS PER RAIL	RAILS PER SIDE	OVERALL LENGTH	REMARKS
SR-1	14	24x24	3/4					TYPICAL INTERIOR COLUMN
SR-2	14	24x24	3/4					TYPICAL EDGE COLUMN
SR-3	14	24x24	3/4					TYPICAL CORNER COLUMN

STUD RAIL NOTES:

1. ALL COLUMNS REQUIRE SHEAR REINFORCING. SEE PLAN AND SCHEDULE.
2. SLAB SHEAR REINFORCEMENT SHALL BE DECON STUD RAILS, OR APPROVED EQUAL. STUDS ARE LOW CARBON STEEL, C1015, IN ACCORDANCE WITH ASTM A108:

   YIELD STRENGTH: 50 KSI MINIMUM
   TENSILE STRENGTH: 60 KSI MINIMUM
3. ALL STUD RAILS SHALL BE CLEARLY MARKED WITH BRIGHT PAINT TO INDICATE STUD RAIL TYPE.
4. COORDINATE PLACEMENT WITH REINFORCING STEEL. PROVIDE POSITIVE MEANS TO KEEP REINFORCEMENT IN PLACE DURING CONCRETE PLACEMENT.
5. SEE PLANS FOR REINFORCING SHOWN THROUGH COLUMNS (TYPICAL).

TYPICAL SLAB SHEAR REINFORCEMENT AT COLUMNS
1/2"=1'-0"

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Karam Senior Living
DSCDO
7918 Detroit Avenue

No.	Description	Date
	80% Permit Submittal	09.23.21

FIRST FLOOR SLAB REINFORCING PLAN

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S101R
Scale	As indicated

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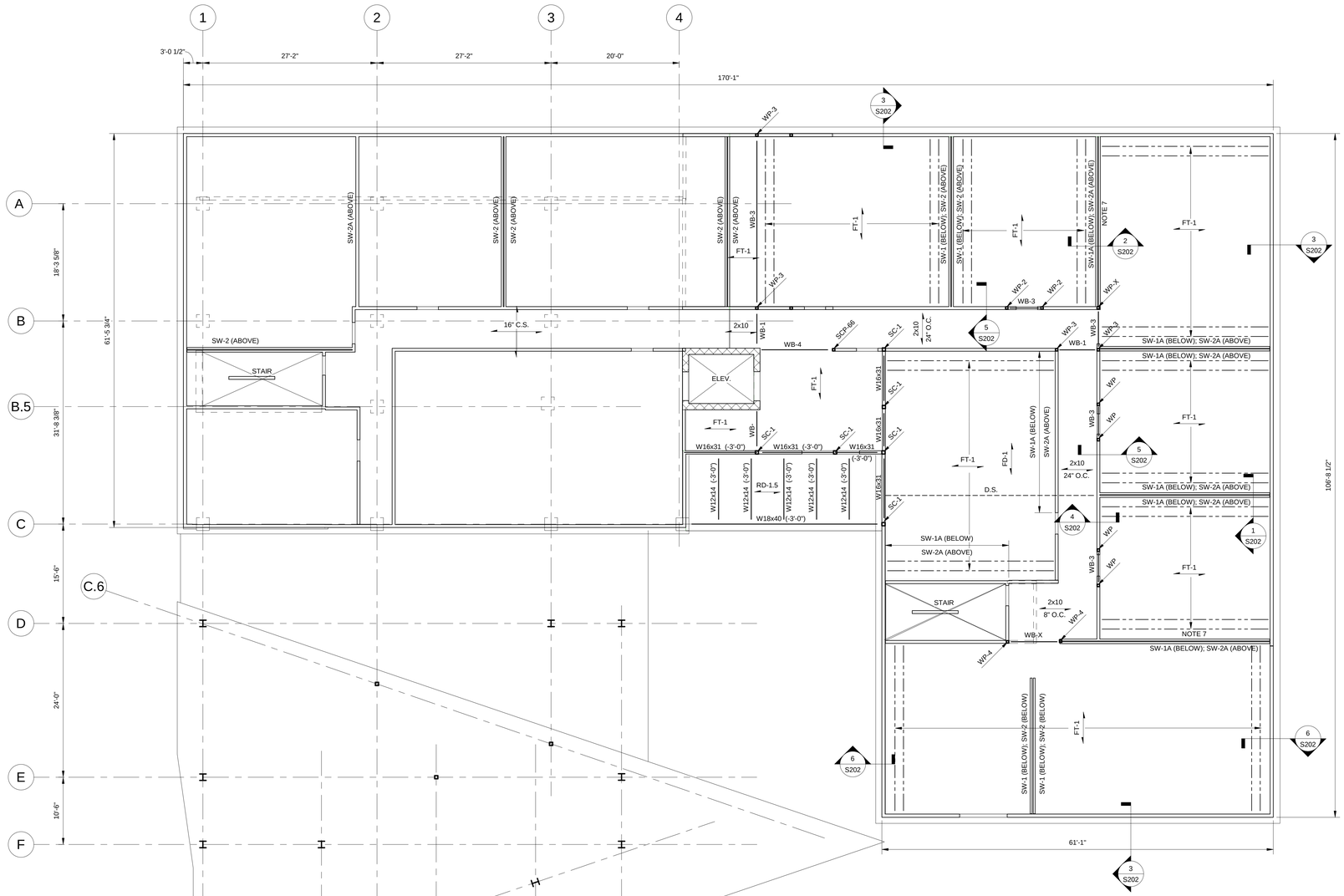

SECOND FLOOR FRAMNG PLAN

1/8" = 1'-0"

NOTES:

1. TOP OF SHEATHING = (VARIES) = REFERENCE ELEVATION (0'-0").
2. TOP OF WOOD TRUSSES ARE AT (-3/4") BELOW TOP OF SHEATHING ELEVATION, UNLESS OTHERWISE NOTED.
3. SEE STUD WALL SCHEDULE FOR STUD FRAMING.
4. WOOD POSTS DENOTED ON PLAN ARE BELOW, UNLESS OTHERWISE NOTED.
5. EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING OR CMU. INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD WALL. SEE ARCHITECTURAL DRAWINGS FOR WALL CONSTRUCTION.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.
7. WALL CONSISTS OF STAGGERED 2x6 STUDS AT 12" O.C. WITH 2x8 TOP AND BOTTOM PLATES.

LEGEND:

- FD-1 — 3/4" THICK TONGUE-AND-GROOVE APA-RATED (48/24) FLOOR SHEATHING. COORDINATE FLOOR CONSTRUCTION AND FINISHES WITH ARCHITECTURAL DRAWINGS. SEE DETAILS FOR ADDITIONAL INFORMATION.
- FT-1 — 18" DEEP, 2x4 OPEN-WEB WOOD FLOOR TRUSSES SPACED AT 24" O.C. SEE GENERAL NOTES FOR DESIGN CRITERIA.
- RD-1.5 — 1 1/2" TYPE 'B' GALVANIZED STEEL ROOF DECK.
- WP-# — WOOD POST. SEE SCHEDULE AND TYPICAL DETAILS.
- WB-# — WOOD BEAM. SEE SCHEDULE AND TYPICAL DETAILS.
- SW-X — SHEAR WALL - SEE SHEAR WALL SCHEDULE AND DETAILS FOR MORE INFORMATION.
- D.S. — DRAG STRUT TO MATCH WIDTH OF SHEAR WALL AND DEPTH OF SURROUNDING FRAMING MEMBER - SEE TYPICAL DETAIL FOR MORE INFORMATION.
- 16" C.S. — INDICATES 16" TWO-WAY CONCRETE SLAB

WALL HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE	JACK STUDS	KING STUDS	COMMENTS
< 4'-0"	(3) 2x10	2	1	INTERIOR WALLS
< 4'-0"	(3) 2x10	2	2	EXTERIOR WALLS
< 8'-0"	DOUBLE RIM BOARD	4	2	EXTERIOR WALLS
< 10'-6"	(3) 1 3/4"x11 1/4" LVL	4	2	EXTERIOR WALLS

NOTES:
1. JACK AND KING STUD DEPTHS TO MATCH TYPICAL WALL STUDS, U.O.N.
2. PROVIDE SOLID BLOCKING ABOVE HEADER TO MATCH JACK STUDS ABOVE.
3. PROVIDE STUD PACKS AT FLOOR FRAMING, PACKS TO MATCH WIDTH OF POST ABOVE.
4. DOUBLE RIM BOARD SHALL NOT BE SPLICED OVER OPENINGS.
5. WHERE DOUBLE RIM BOARD OCCURS, JACK STUDS TO EXTEND TO UNDERSIDE OF DOUBLE TOP PLATE AT EACH END OF OPENINGS.

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Karam Senior Living
DSCDO
7918 Detroit Avenue

No.	Description	Date
	80% Permit Submittal	09.23.21

SECOND FLOOR FRAMING PLAN

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S102
Scale	1/8" = 1'-0"

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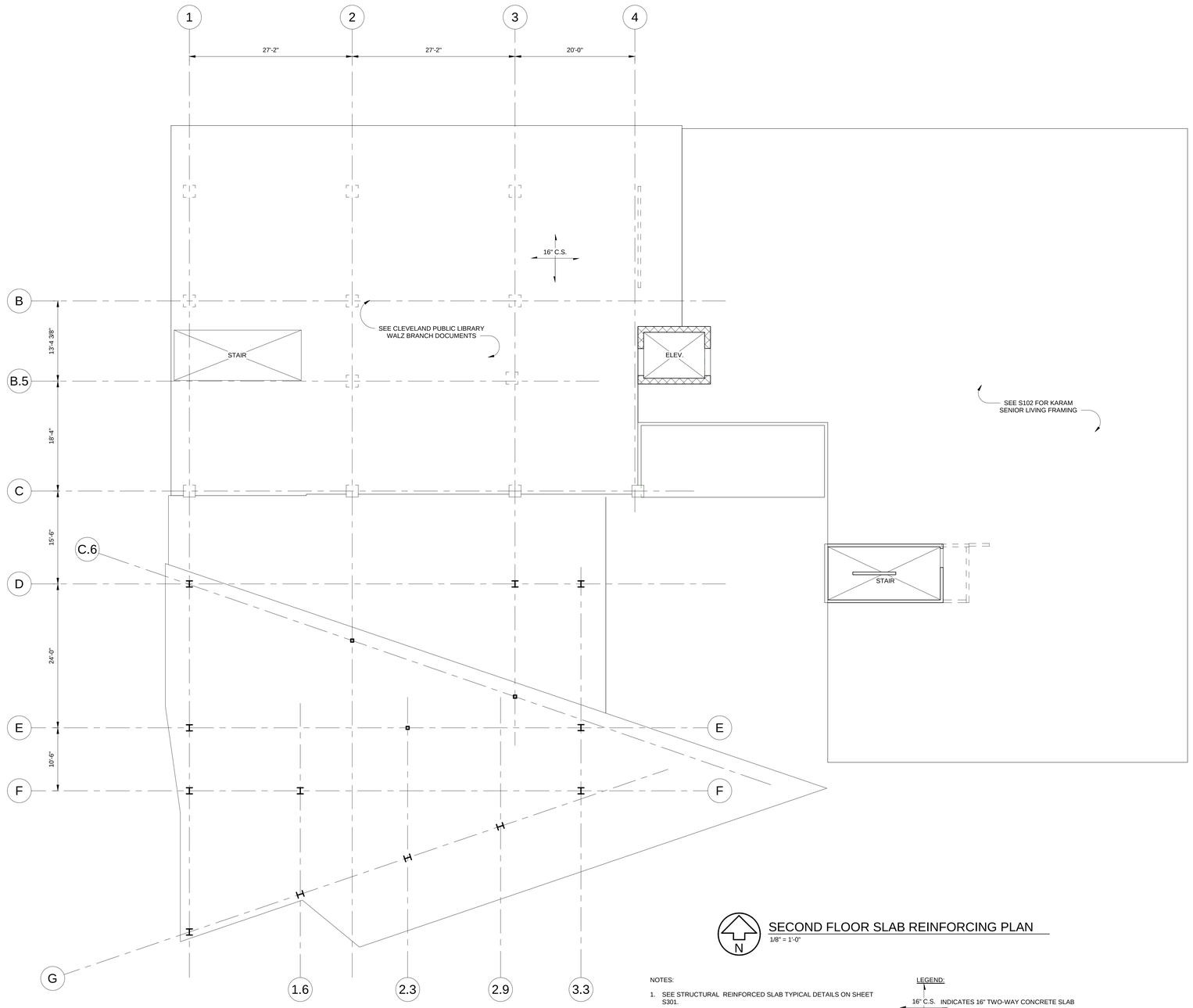

SECOND FLOOR SLAB REINFORCING PLAN

1/8" = 1'-0"

NOTES:

1. SEE STRUCTURAL REINFORCED SLAB TYPICAL DETAILS ON SHEET S301.
2. CONCRETE SLAB REINFORCING STEEL WEIGHT =7 PSF. REBAR SPLICING NOT INCLUDED.
3. COORDINATE LOCATIONS OF ALL OPENINGS AND EMBEDS WITH ARCHITECTURAL AND MEPT DRAWINGS AND EXTERIOR WALL SYSTEM PRIOR TO CASTING SLAB.
4. PROVIDE (2) #5 x 5'-0" DIAGONAL T&B BARS AT ALL INTERIOR CORNERS. #5 SHALL BE ON IN THIRD LAYER ABOVE THE HIGHEST BOTTOM BAR & BELOW LOWEST TOP BAR.
5. ALL REINFORCING IS CENTERED ON COLUMN LINES UNLESS NOTED OTHERWISE.
6. SLAB REINFORCING SHALL BE PLACED IN THE FOLLOWING SEQUENCE:
   - N-S BOTTOM BARS.
   - E-W BOTTOM BARS.
   - E-W TOP BARS.
   - N-S TOP BARS.

LEGEND:

16" C.S. INDICATES 16" TWO-WAY CONCRETE SLAB

SR-# INDICATES STUD RAIL REINFORCEMENT. SEE DETAILS ON S101R

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SECOND FLOOR SLAB REINFORCING PLAN

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S102R
Scale	1/8" = 1'-0"

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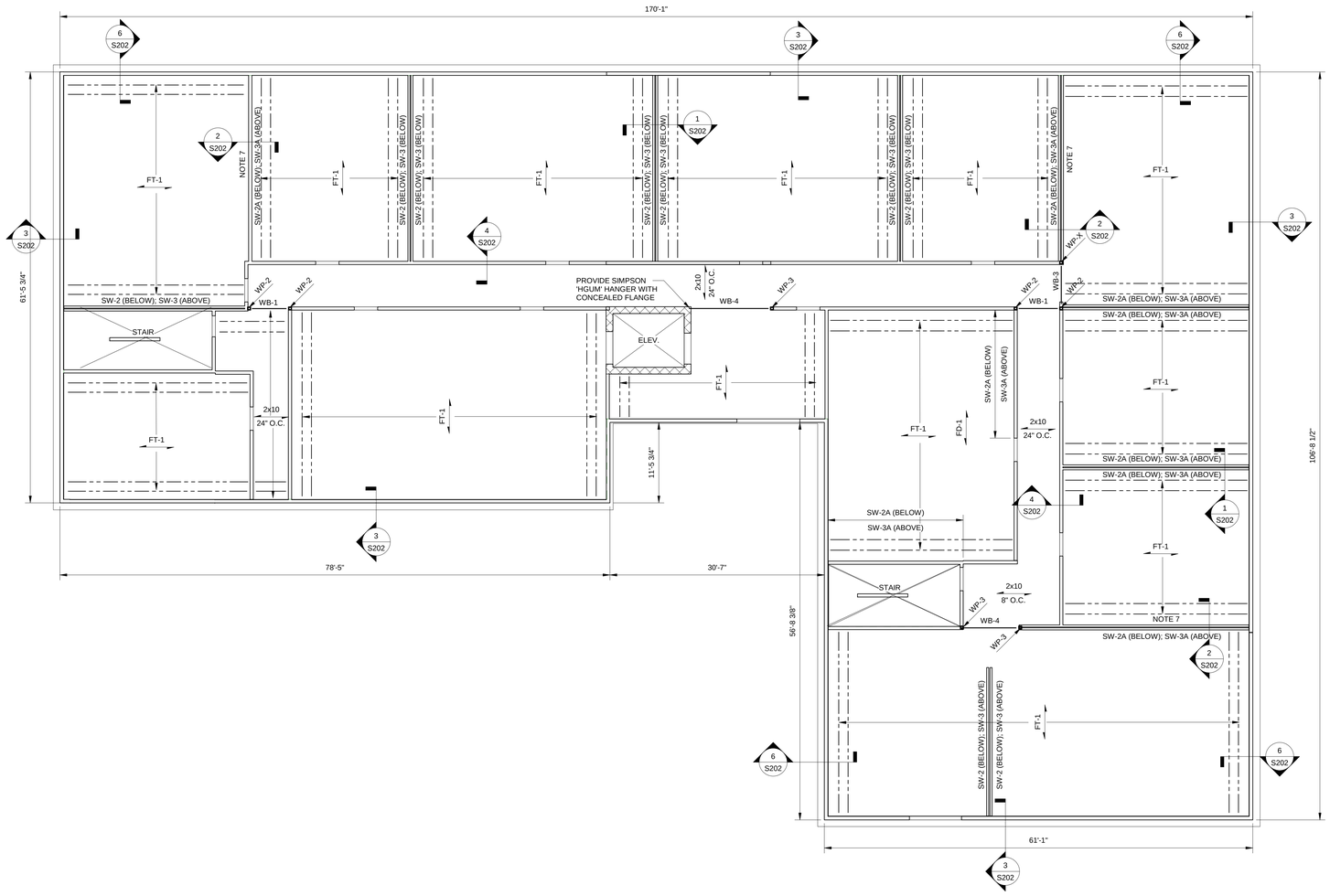

THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

WALL HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE	JACK STUDS	KING STUDS	COMMENTS
< 4'-0"	(3) 1 3/4"x11 1/4" LVL	2	1	INTERIOR WALLS
< 4'-0"	DOUBLE RIM BOARD	3	-	EXTERIOR WALLS
< 8'-0"	DOUBLE RIM BOARD	4	-	EXTERIOR WALLS
< 10'-6"	DOUBLE RIM BOARD	5	-	EXTERIOR WALLS

NOTES:
1. JACK AND KING STUD DEPTHS TO MATCH TYPICAL WALL STUDS, U.O.N.
2. PROVIDE SOLID BLOCKING ABOVE HEADER TO MATCH JACK STUDS ABOVE.
3. PROVIDE STUD PACKS AT FLOOR FRAMING, PACKS TO MATCH WIDTH OF POST ABOVE.
4. DOUBLE RIM BOARD SHALL NOT BE SPLICED OVER OPENINGS.
5. WHERE DOUBLE RIM BOARD OCCURS, JACK STUDS TO EXTEND TO UNDERSIDE OF DOUBLE TOP PLATE AT EACH END OF OPENINGS.

NOTES:

1. TOP OF SHEATHING = (124'-0") = REFERENCE ELEVATION (0'-0").
2. TOP OF WOOD TRUSSES ARE AT (-3/4") BELOW TOP OF SHEATHING ELEVATION, UNLESS OTHERWISE NOTED.
3. SEE STUD WALL SCHEDULE FOR STUD FRAMING.
4. WOOD POSTS DENOTED ON PLAN ARE BELOW, UNLESS OTHERWISE NOTED.
5. EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING OR CMU. INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD WALL. SEE ARCHITECTURAL DRAWINGS FOR WALL CONSTRUCTION.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.
7. WALL CONSISTS OF STAGGERED 2x6 STUDS AT 12" O.C. WITH 2x8 TOP AND BOTTOM PLATES.

LEGEND:

- FD-1 — 3/4" THICK TONGUE-AND-GROOVE APA-RATED (48/24) FLOOR SHEATHING. COORDINATE FLOOR CONSTRUCTION AND FINISHES WITH ARCHITECTURAL DRAWINGS. SEE DETAILS FOR ADDITIONAL INFORMATION.
- FT-1 — 18" DEEP, 2x4 OPEN-WEB WOOD FLOOR TRUSSES SPACED AT 24" O.C. SEE GENERAL NOTES FOR DESIGN CRITERIA.
- WP-# — WOOD POST. SEE SCHEDULE AND TYPICAL DETAILS.
- WB-# — WOOD BEAM. SEE SCHEDULE AND TYPICAL DETAILS.
- SW-X — INDICATES SHEAR WALL BELOW - SEE SHEAR WALL SCHEDULE AND DETAILS FOR MORE INFORMATION.

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No.	Description	Date
	80% Permit Submittal	09.23.21

THIRD FLOOR FRAMING PLAN

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S103
Scale	1/8" = 1'-0"

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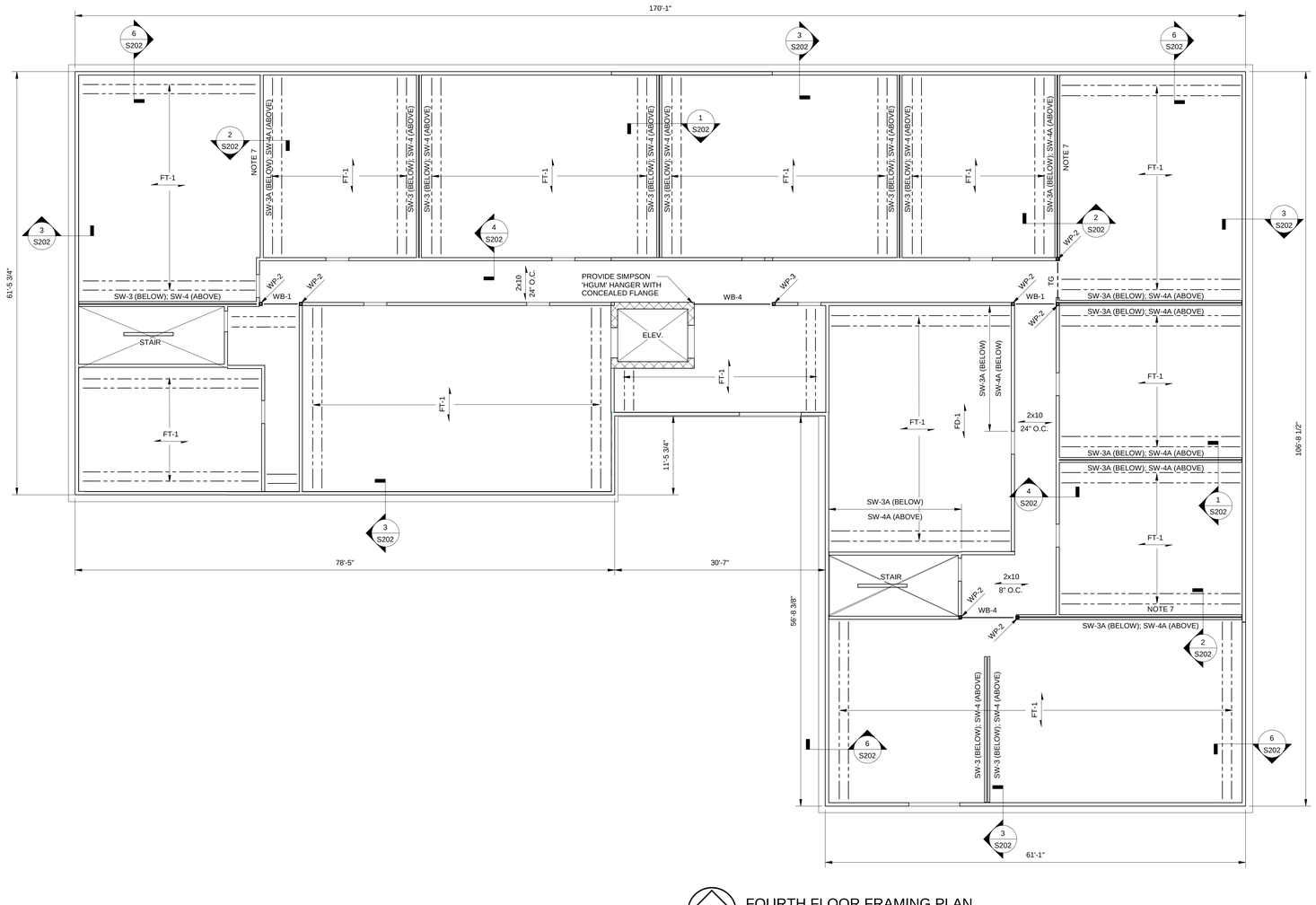

FOURTH FLOOR FRAMING PLAN

1/8" = 1'-0"

WALL HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE	JACK STUDS	KING STUDS	COMMENTS
< 4'-0"	(3) 1 3/4"x11 1/4" LVL	2	1	INTERIOR WALLS
< 4'-0"	DOUBLE RIM BOARD	3	-	EXTERIOR WALLS
< 8'-0"	DOUBLE RIM BOARD	3	-	EXTERIOR WALLS
< 10'-6"	DOUBLE RIM BOARD	3	-	EXTERIOR WALLS

NOTES:
1. JACK AND KING STUD DEPTHS TO MATCH TYPICAL WALL STUDS, U.O.N.
2. PROVIDE SOLID BLOCKING ABOVE HEADER TO MATCH JACK STUDS ABOVE.
3. PROVIDE STUD PACKS AT FLOOR FRAMING, PACKS TO MATCH WIDTH OF POST ABOVE.
4. DOUBLE RIM BOARD SHALL NOT BE SPLICED OVER OPENINGS.
5. WHERE DOUBLE RIM BOARD OCCURS, JACK STUDS TO EXTEND TO UNDERSIDE OF DOUBLE TOP PLATE AT EACH END OF OPENINGS.

NOTES:

1. TOP OF SHEATHING/TOP OF SLAB = (114'-0") = REFERENCE ELEVATION (0'-0").
2. TOP OF WOOD TRUSSES ARE AT (-3/4") BELOW TOP OF SHEATHING ELEVATION, UNLESS OTHERWISE NOTED.
3. SEE STUD WALL SCHEDULE FOR STUD FRAMING.
4. WOOD POSTS DENOTED ON PLAN ARE BELOW, UNLESS OTHERWISE NOTED.
5. EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING OR CMU. INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD WALL. SEE ARCHITECTURAL DRAWINGS FOR WALL CONSTRUCTION.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.
7. WALL CONSISTS OF STAGGERED 2x6 STUDS AT 12" O.C. WITH 2x8 TOP AND BOTTOM PLATES.

LEGEND:

- FD-1 — 3/4" THICK TONGUE-AND-GROOVE APA-RATED (48/24) FLOOR SHEATHING. COORDINATE FLOOR CONSTRUCTION AND FINISHES WITH ARCHITECTURAL DRAWINGS. SEE DETAILS FOR ADDITIONAL INFORMATION.
- FT-1 — 18" DEEP, 2x4 OPEN-WEB WOOD FLOOR TRUSSES SPACED AT 24" O.C. SEE GENERAL NOTES FOR DESIGN CRITERIA.
- WP-# — WOOD POST. SEE SCHEDULE AND TYPICAL DETAILS.
- WB-# — WOOD BEAM. SEE SCHEDULE AND TYPICAL DETAILS.
- SW-X — INDICATES SHEAR WALL BELOW - SEE SHEAR WALL SCHEDULE AND DETAILS FOR MORE INFORMATION.

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No.	Description	Date
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FOURTH FLOOR FRAMING PLAN

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S104
Scale	1/8" = 1'-0"

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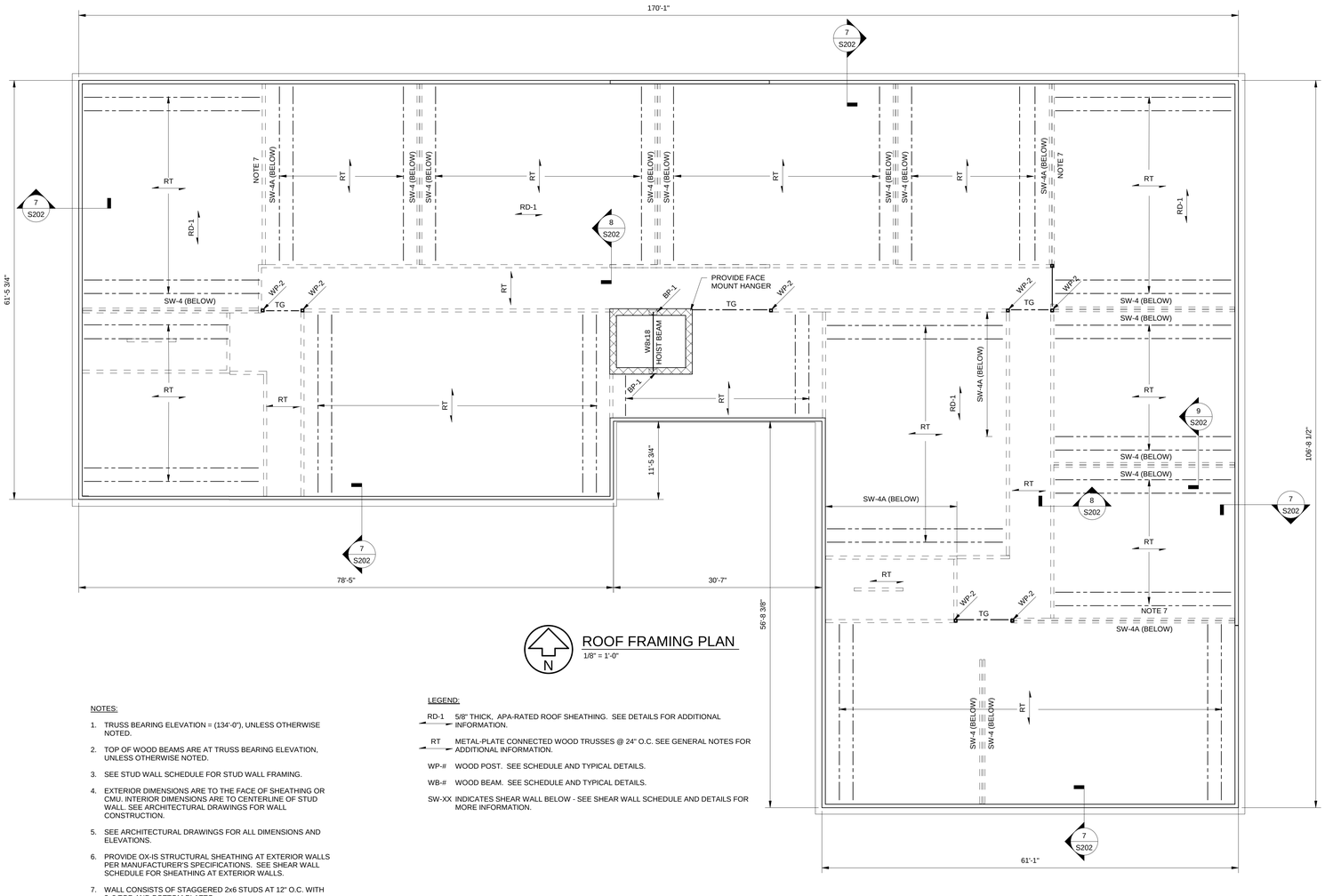


ROOF FRAMING PLAN

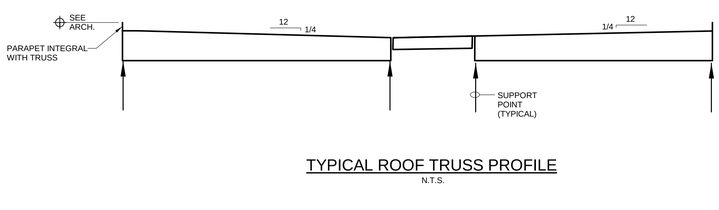
1/8" = 1'-0"

NOTES:

1. TRUSS BEARING ELEVATION = (134'-0"), UNLESS OTHERWISE NOTED.
2. TOP OF WOOD BEAMS ARE AT TRUSS BEARING ELEVATION, UNLESS OTHERWISE NOTED.
3. SEE STUD WALL SCHEDULE FOR STUD WALL FRAMING.
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING OR CMU. INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD WALL. SEE ARCHITECTURAL DRAWINGS FOR WALL CONSTRUCTION.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.
6. PROVIDE OX-IS STRUCTURAL SHEATHING AT EXTERIOR WALLS PER MANUFACTURER'S SPECIFICATIONS. SEE SHEAR WALL SCHEDULE FOR SHEATHING AT EXTERIOR WALLS.
7. WALL CONSISTS OF STAGGERED 2x6 STUDS AT 12" O.C. WITH 2x8 TOP AND BOTTOM PLATES.

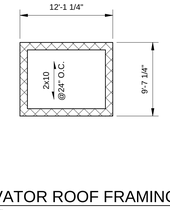
LEGEND:

- RD-1 — 5/8" THICK, APA-RATED ROOF SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.
- RT — METAL-PLATE CONNECTED WOOD TRUSSES @ 24" O.C. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- WP-# WOOD POST. SEE SCHEDULE AND TYPICAL DETAILS.
- WB-# WOOD BEAM. SEE SCHEDULE AND TYPICAL DETAILS.
- SW-XX INDICATES SHEAR WALL BELOW - SEE SHEAR WALL SCHEDULE AND DETAILS FOR MORE INFORMATION.



TYPICAL ROOF TRUSS PROFILE

N.T.S.



ELEVATOR ROOF FRAMING PLAN

1/8" = 1'-0"

WALL HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE	JACK STUDS	KING STUDS	COMMENTS
< 4'-0"	(3) 1 3/4"x11 1/4" LVL	2	1	INTERIOR WALLS
< 4'-0"	DOUBLE RIM BOARD	2	-	EXTERIOR WALLS
< 8'-0"	DOUBLE RIM BOARD	3	-	EXTERIOR WALLS
< 10'-6"	DOUBLE RIM BOARD	3	-	EXTERIOR WALLS

NOTES:
1. JACK AND KING STUD DEPTHS TO MATCH TYPICAL WALL STUDS, U.O.N.
2. PROVIDE SOLID BLOCKING ABOVE HEADER TO MATCH JACK STUDS ABOVE.
3. PROVIDE STUD PACKS AT FLOOR FRAMING, PACKS TO MATCH WIDTH OF POST ABOVE.
4. DOUBLE RIM BOARD SHALL NOT BE SPLICED OVER OPENINGS.
5. WHERE DOUBLE RIM BOARD OCCURS, JACK STUDS TO EXTEND TO UNDERSIDE OF DOUBLE TOP PLATE AT EACH END OF OPENINGS.

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No.	Description	Date
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ROOF FRAMING PLAN

Project Number	19-67
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Scale	1/8" = 1'-0"

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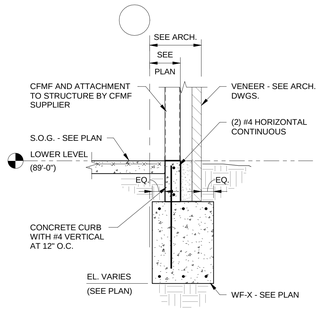

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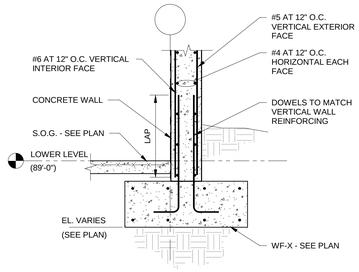

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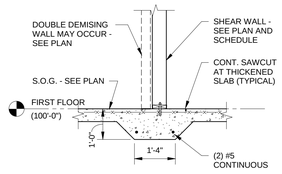

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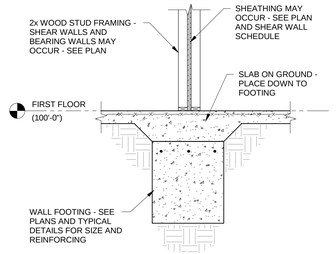

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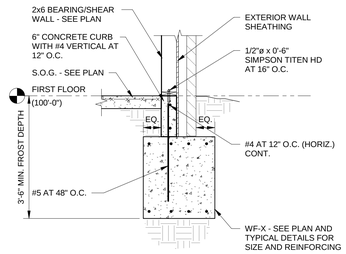

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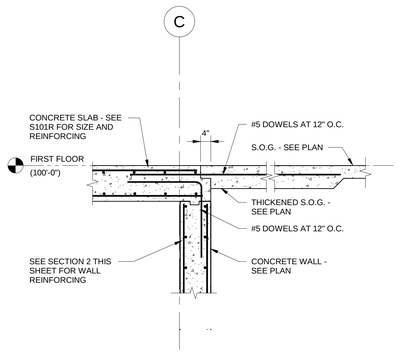

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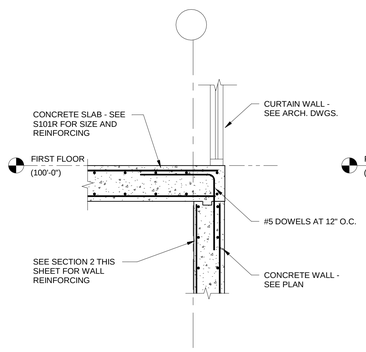

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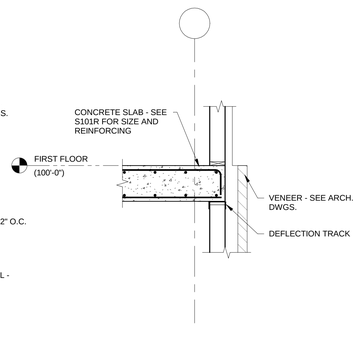

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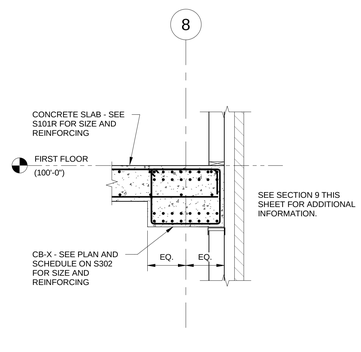

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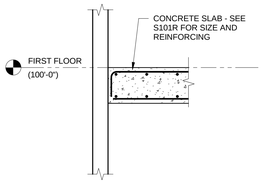

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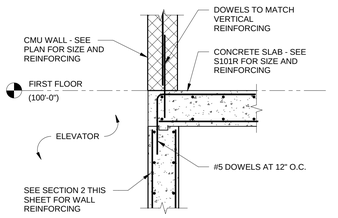

SECTION 12
1/2" = 1'-0"

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Structural Engineering:
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Design Architect:
Bialosky Cleveland
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Cleveland, Ohio 44103
t. 216.752.8750

Karam Senior Living
DSCDO
7918 Detroit Avenue

No.	Description	Date
	80% Permit Submittal	09.23.21

SECTIONS

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Date	
Drawn By	Author
Checked By	Checker
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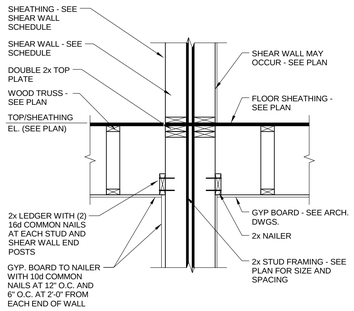

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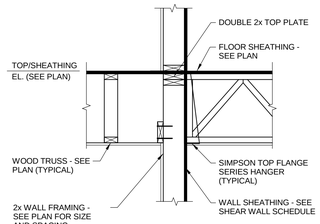

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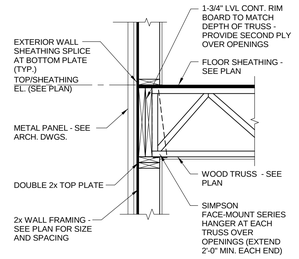

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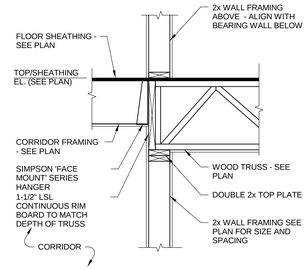

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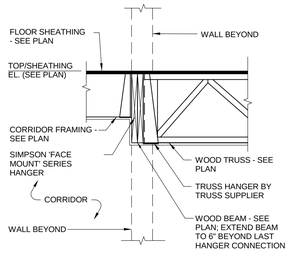

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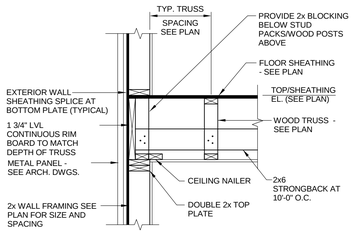

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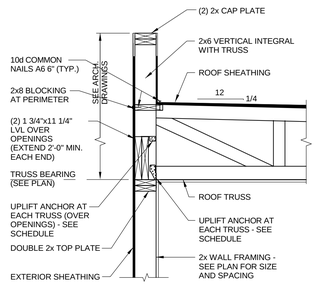

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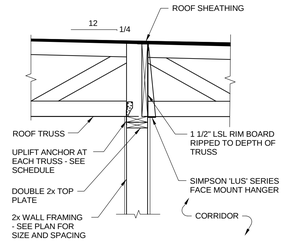

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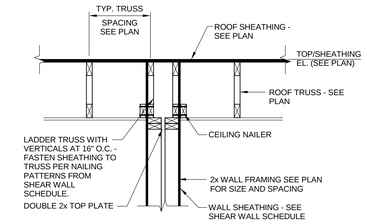

SECTION 9
3/4"=1'-0"

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No.	Description	Date
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SECTIONS

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Date	
Drawn By	LJP
Checked By	JTL
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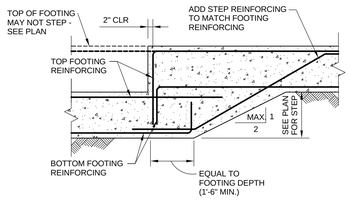
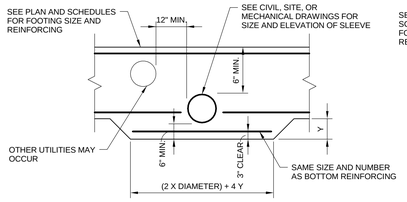


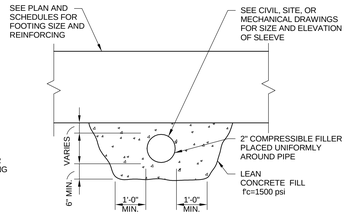
TYPICAL STEPPED FOOTING DETAIL

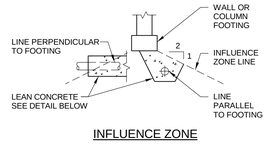
(2 LAYERS OF REINFORCING)



NOTE:
IF DIRECT PENETRATION OF PIPE IS REQUIRED IN LIEU OF SLEEVE, PROVIDE 2" COMPRESSIBLE FILLER, PLACED UNIFORMLY AROUND PIPE.

FOOTING REINFORCING DETAIL FOR PENETRATIONS OR SLEEVES

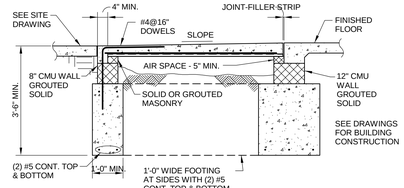




INFLUENCE ZONE

NOTE: PROVIDE CONCRETE PROTECTION AROUND UTILITY LINE WHEN LINE IS WITHIN FOOTING INFLUENCE ZONE. SEE DETAIL TO THE RIGHT FOR INFLUENCE ZONE DEFINITION

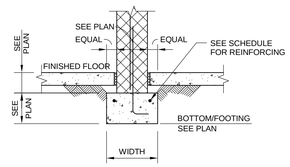
FOOTING DETAIL WITH UTILITY LINES BELOW



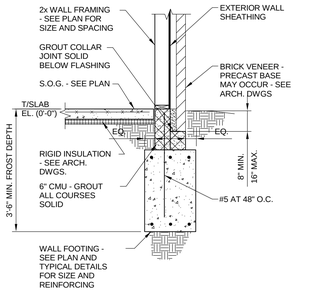
NOTES:
1. SLAB TO BE 5" MINIMUM (INCLUDING FORM) REINFORCED WITH #4@8" O.C. BOTTOM AND #4@12" O.C. TEMPERATURE. FORM TO BE CORRUGATED GALVANIZED STEEL FORM DECK (GAUGE AS REQUIRED TO SUPPORT WET WEIGHT OF CONCRETE PLUS CONSTRUCTION LOADS. MAXIMUM DEFLECTION OF DECK TO BE 1/240 OF THE SPAN.).
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, SLOPE AND DEPRESSION OF SLAB.

FROST FREE SLAB DETAIL

WIDTH	TOP REINF.
1'-6" OR LESS	(2) #5 BARS
1'-8" TO 2'-6"	(3) #5 BARS
2'-8" TO 4'-0"	(4) #5 BARS

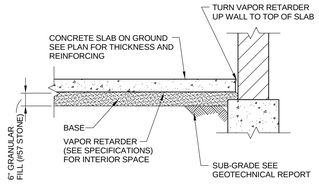


INTERIOR TRENCH FOOTING DETAIL

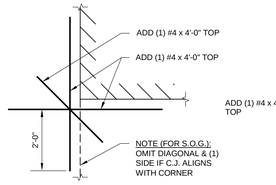


EXTERIOR TRENCH FOOTING DETAIL

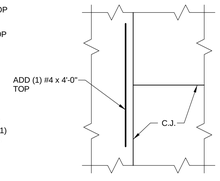
NOTE:
SEE TYPICAL SLAB ON GROUND JOINT DETAILS, SLAB REINFORCING DETAILS, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



SLAB ON GROUND DETAIL

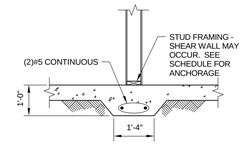


S.O.G. AT INSIDE CORNERS

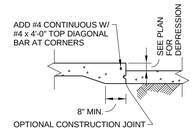


AT DISCONTINUOUS JOINTS

SLAB REINFORCING DETAILS

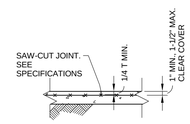


THICKENED SLAB DETAIL UNDER STAIR WALL



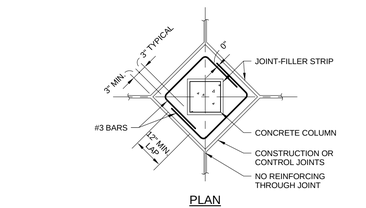
CONSTRUCTION JOINT

NOTES:
1. CONTRACTION JOINTS SHALL BE INSTALLED IN SLABS ON GROUND AS SHOWN ON PLANS.

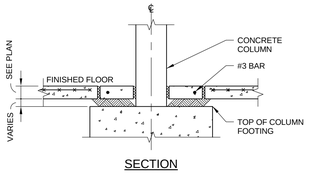


SAWED CONTRACTION JOINT

SLAB ON GROUND JOINTS

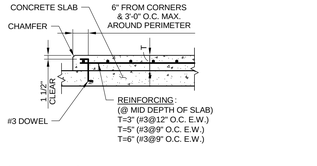


PLAN



SECTION

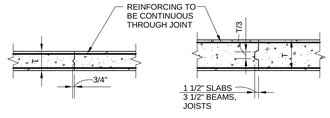
SLAB ON GROUND - ISOLATION JOINTS WITH SINGLE CONCRETE COLUMN



NOTES:
1. BASE SLAB PREPARATION:
   A. NEW: CLEAN & WET SLAB PRIOR TO POURING PAD.
   B. EXISTING: CLEAN & ROUGHEN SLAB AND APPLY BONDING AGENT PER MANUFACTURER'S WRITTEN DIRECTIONS.
2. CONCRETE MIX: SAME CONCRETE AS USED ELSEWHERE ON PROJECT BUT NOT LESS THAN, 3,000 PSI (MAX 4" SLUMP)
3. CURING - CURE FOR 7 DAYS BY EITHER OF THE FOLLOWING METHODS:
   A. COVER W/ BURLAP & KEEP CONTINUOUSLY WET.
   B. COVER W/ 6 MIL. VISQUEEN. TAPE TO BASE SLAB AND ALL JOINTS

MECHANICAL HOUSEKEEPING PAD DETAIL

ENGINEER NOTE:
PROVIDE GROOVE AND SEALANT FOR PARKING DECKS.

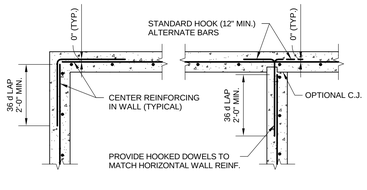


FOR "T" < 6" FOR "T" >= 6"

NOTES:
1. LOCATE JOINTS IN MID-THIRD OF SPAN.
2. JOINTS IN GIRDERS TO BE OFFSET A MINIMUM OF (2) TIMES THE WIDTH OF INTERSECTING BEAMS.

TYPICAL FRAMED FLOOR AND ROOF CONSTRUCTION JOINTS

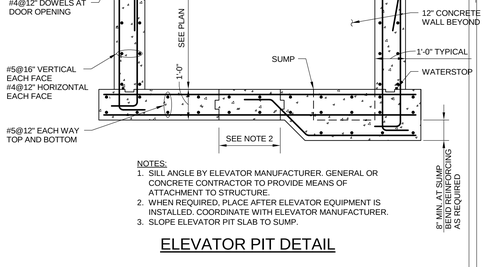
NOTE:
1. IF DESIGN REQUIRES INSIDE REINFORCING TO BE HOOKED, REVISE DETAIL AS REQUIRED.
2. PER ACI, LONG HORIZONTAL BARS WITH HOOKS ARE TO BE AVOIDED.



NOTE:
WHERE BAR SIZES DIFFER, LAP FOR LARGER SIZE

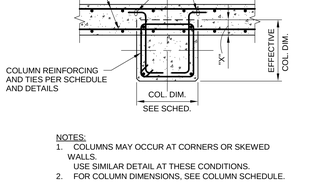
CONCRETE WALL REINFORCING DETAIL

(1 LAYER OF WALL REINFORCING)



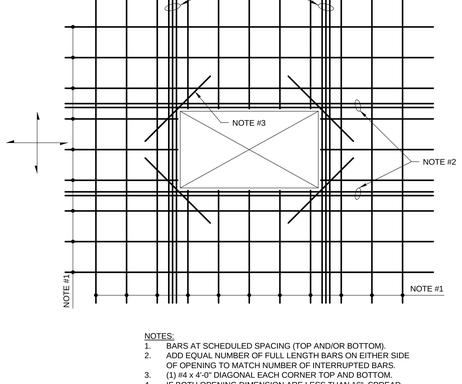
NOTES:
1. SILL ANGLE BY ELEVATOR MANUFACTURER. GENERAL OR CONCRETE CONTRACTOR TO PROVIDE MEANS OF ATTACHMENT TO STRUCTURE.
2. WHEN REQUIRED, PLACE AFTER ELEVATOR EQUIPMENT IS INSTALLED. COORDINATE WITH ELEVATOR MANUFACTURER.
3. SLOPE ELEVATOR PIT SLAB TO SUMP.

ELEVATOR PIT DETAIL



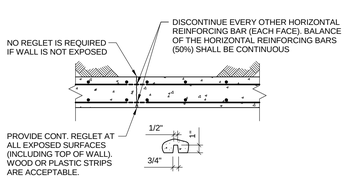
NOTES:
1. COLUMNS MAY OCCUR AT CORNERS OR SKEWED WALLS. USE SIMILAR DETAIL AT THESE CONDITIONS.
2. FOR COLUMN DIMENSIONS, SEE COLUMN SCHEDULE.

COLUMNS INTEGRAL WITH WALL



NOTES:
1. BARS AT SCHEDULED SPACING (TOP AND/OR BOTTOM).
2. ADD EQUAL NUMBER OF FULL LENGTH BARS ON EITHER SIDE OF OPENING TO MATCH NUMBER OF INTERRUPTED BARS.
3. (1) #4 x 4'-0" DIAGONAL EACH CORNER TOP AND BOTTOM.
4. IF BOTH OPENING DIMENSION ARE LESS THAN 16", SPREAD SCHEDULED REINFORCING AND ADD CORNER BARS.

REINFORCING AT FLOOR OPENINGS IN TWO-WAY SLAB CONSTRUCTION

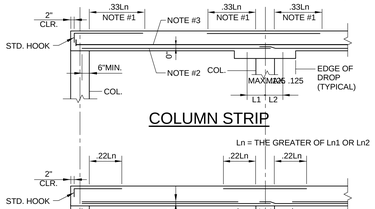


CONTRACTION JOINT DETAIL

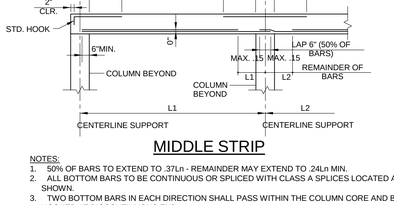
CONSTRUCTION JOINT DETAIL

NOTES:
1. WALLS MAY BE PLACED IN ONE CONTINUOUS OPERATION TO A MAXIMUM LENGTH OF 60'-0". CONTRACTION JOINTS MUST BE INSTALLED AT THE LEAST SPACING OF:
   A. FIELD OF WALL: 1.5 x WALL HEIGHT (IN FT), AS SHOWN ON DRAWINGS, OR 30'-0"
   B. FROM CORNERS: 0.75 x WALL HEIGHT (IN FT), OR 15'-0"
2. CONSTRUCTION JOINTS SHALL BE INSTALLED IN ADVANCE OF THE DAY'S PLACEMENT AND SHALL BE LOCATED AT REGULAR CONTRACTION JOINT SPACING (SEE NOTE 1). ALLOW 48 HOURS BETWEEN ADJACENT POURS.
3. CONTRACTION JOINTS IN EXPOSED AREAS SHALL BE INCORPORATED INTO THE CONCRETE FINISH WORK.
4. CONSTRUCTION AND CONTRACTION JOINT LAYOUT SHALL BE SHOWN ON THE REINFORCING SHOP DRAWINGS.
5. THIS DETAIL DOES NOT APPLY TO CANTILEVERED WALL CONSTRUCTION OR SHEAR WALL CONSTRUCTION.

CONCRETE WALL JOINT DETAILS



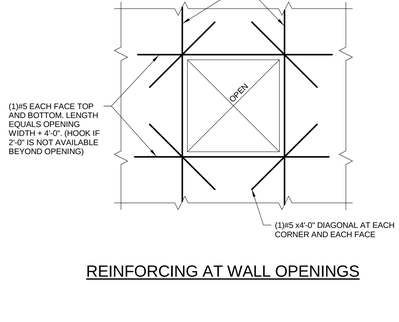
COLUMN STRIP



MIDDLE STRIP

NOTES:
1. 50% OF BARS TO EXTEND TO .37Ln - REMAINDER MAY EXTEND TO .24Ln MIN.
2. ALL BOTTOM BARS TO BE CONTINUOUS OR SPLICED WITH CLASS A SPLICES LOCATED AS SHOWN.
3. TWO BOTTOM BARS IN EACH DIRECTION SHALL PASS WITHIN THE COLUMN CORE AND BE HOOKED AT DISCONTINUOUS END.
4. REINFORCING TO BE EVENLY SPACED ACROSS STRIPS (TOP & BOTT.)
5. BAR PLACING SEQUENCE:

CONCRETE FLAT SLAB DETAILS



REINFORCING AT WALL OPENINGS

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Karam Senior Living DSCDO

7918 Detroit Avenue

No.	Description	Date
	80% Permit Submittal	09.23.21

TYPICAL DETAILS

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S301
Scale	1/2" = 1'-0"

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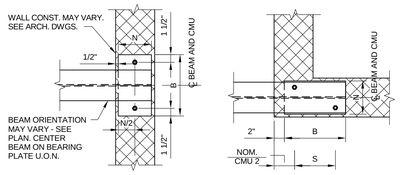
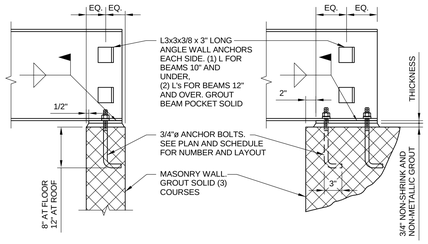


PLAN DETAIL
(PERPENDICULAR TO WALL)

PLAN DETAIL
(PARALLEL TO WALL)



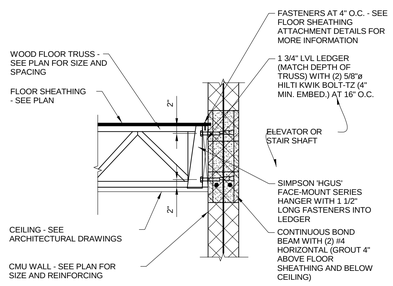
ELEVATION DETAIL
(PERPENDICULAR TO WALL)

ELEVATION DETAIL
(PARALLEL TO WALL)

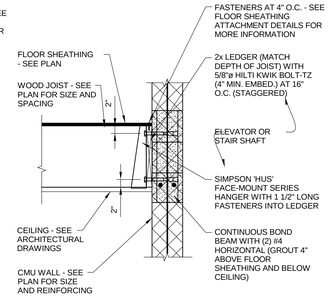
TYPICAL BEAM BEARING PLATE DETAILS

BEARING PLATE SCHEDULE (SIZE & REINFORCING)				
MARK	SIZE (THICKNESSxNxB)	# ANCHORS	(S)	MASONRY PIER REINFORCING*
BP-1	3/8"x7"x1'-0"	(2)	3/4ø"	TYPICAL WALL REINFORCING

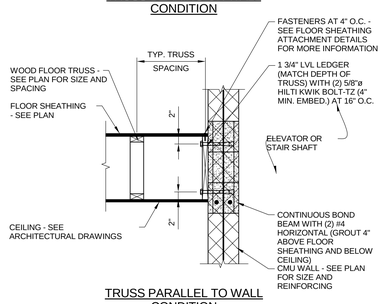
* GROUT REINFORCED CELLS SOLID FOR FULL HEIGHT OF WALL -TYPICAL



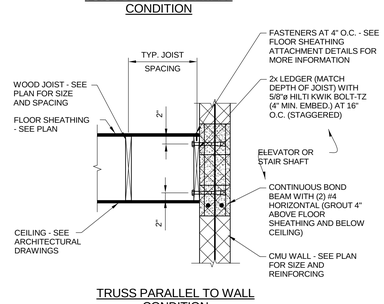
TRUSS BEARING ON WALL
CONDITION



JOIST BEARING ON WALL
CONDITION



TRUSS PARALLEL TO WALL
CONDITION



TRUSS PARALLEL TO WALL
CONDITION

TYPICAL WOOD LEDGER TO CMU WALL CONNECTION DETAIL

3/4"=1'-0"

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TYPICAL DETAILS

Project Number	19-67
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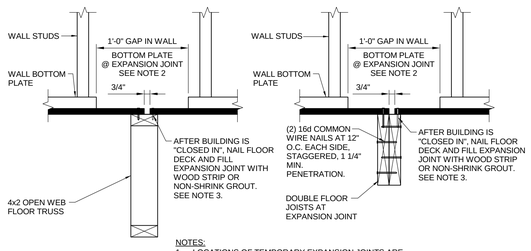
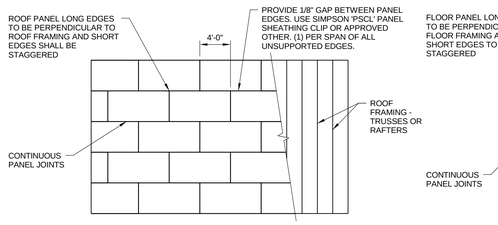


NOTES:
1. LOCATIONS OF TEMPORARY EXPANSION JOINTS ARE RECOMMENDED AT 80'-0" O.C. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO ACHIEVE A PLUMB BUILDING.
2. AFTER BUILDING IS "CLOSED IN", INSTALL BOTTOM PLATE FILLER BLOCK AND DOUBLER TO SPLICE BOTTOM PLATE AFTER NAILING OF FLOOR DECK IS COMPLETED.
3. PROVIDE 1/8" SPACING AT ALL PANEL ENDS AND EDGES.

TEMPORARY FLOOR EXPANSION JOINT DETAIL



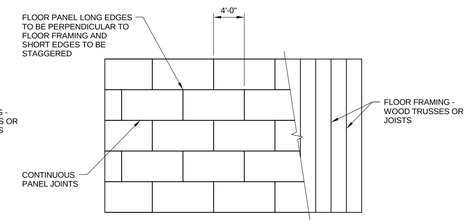
DIAPHRAGM TYPE : UNBLOCKED DIAPHRAGM (EXCEPT BLOCKING REQUIRED ALONG RIDGES)

ROOF SHEATHING: 19/32" OR 5/8" APA RATED ROOF SHEATHING, EXPOSURE I (40/20 SPAN RATING)

NAILING PATTERN : 10d (0.148"ø x 3") COMMON NAILS (1 1/2" PENETRATION) AT 6" (MAX.) ALONG ALL SUPPORTED EDGES AND 12" (MAX.) ALONG ALL INTERMEDIATE FRAMING MEMBERS, 3/8" MIN. EDGE DISTANCE FOR NAILS

SHEATHING SHALL BE CONTINUOUS UNDER FALSEWORK.

ROOF SHEATHING ATTACHMENT



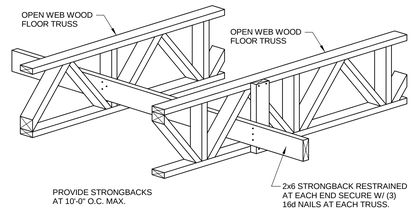
DIAPHRAGM TYPE : UNBLOCKED DIAPHRAGM

FLOOR SHEATHING: 23/32" MIN. APA RATED TONGUE AND GROOVE SHEATHING EXPOSURE I (48/24 SPAN RATING)

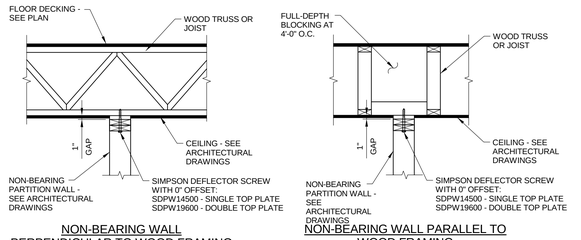
NAILING PATTERN : 10d COMMON NAILS (1 1/2" PENETRATION) AT 6" (MAX.) ALONG ALL SUPPORTED EDGES AND 12" (MAX.) ALONG ALL INTERMEDIATE FRAMING MEMBERS, 3/8" EDGE DISTANCE FOR NAILS

GLUE: PROVIDE CONTINUOUS BEAD OF GLUE (SEE SPECS) ALONG TOP OF ALL FLOOR JOISTS AND BEAMS

APA-RATED FLOOR SHEATHING ATTACHMENT



TYPICAL OPEN WEB WOOD FLOOR TRUSS STRONGBACK DETAIL



NON-BEARING WALL PERPENDICULAR TO WOOD FRAMING

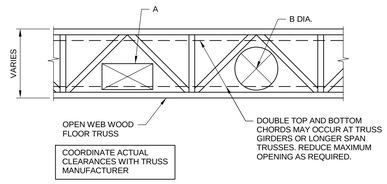
NON-BEARING WALL PARALLEL TO WOOD FRAMING

TOP OF NON-BEARING WALL BRACING DETAIL

3/4"=1'-0"

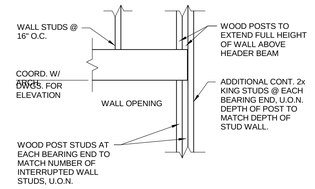
NOTE: ENGINEER SHALL BE NOTIFIED IF WALLS EXTEND ABOVE 11'-6" IN HEIGHT

DEPTH	A	B
20"	14 1/2"x12"	14"

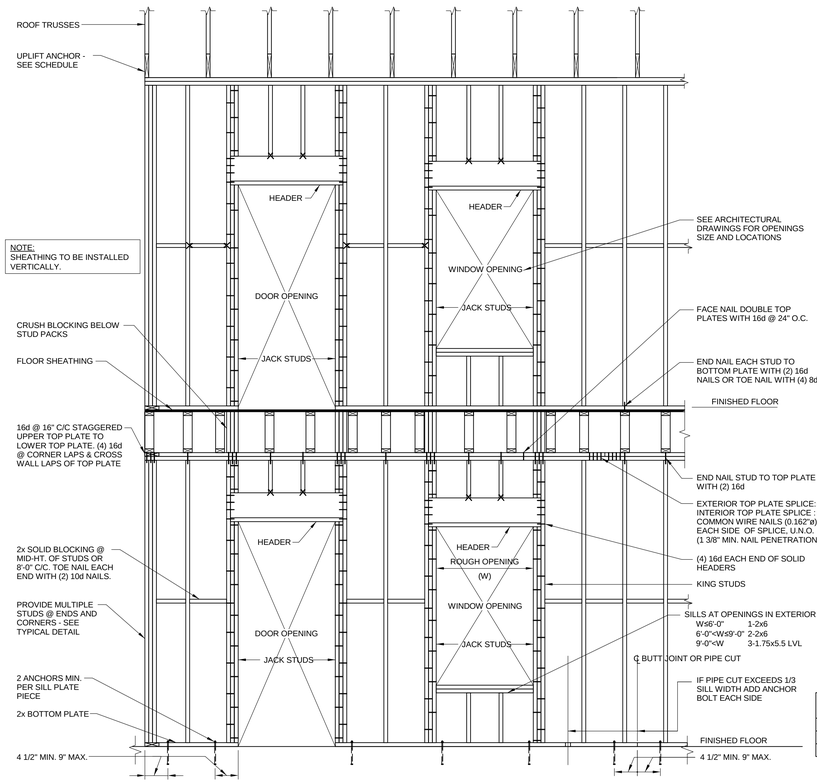


COORDINATE ACTUAL CLEARANCES WITH TRUSS MANUFACTURER

TYPICAL MECHANICAL SERVICE CLEARANCES

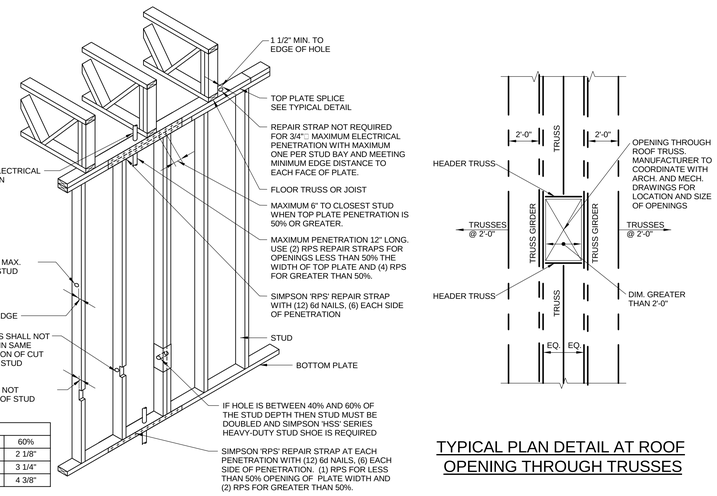


TYPICAL DETAIL AT HEADER BEAM BEARING



TYPICAL BEARING WALL FRAMING ELEVATION

STUD SIZE	% OF STUD SIZE			
	25%	40%	50%	60%
2x4	7/8"	1 3/8"	1 3/4"	2 1/8"
2x6	1 3/8"	2 3/16"	2 3/4"	3 1/4"
2x8	1 3/4"	2 7/8"	3 5/8"	4 3/8"



EXTERIOR AND BEARING WALL HOLE & NOTCH REQUIREMENTS

TYPICAL PLAN DETAIL AT ROOF OPENING THROUGH TRUSSES

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TYPICAL FRAMING DETAILS

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Scale	As indicated

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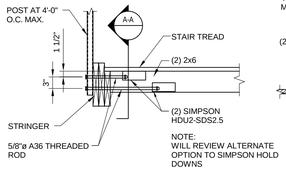
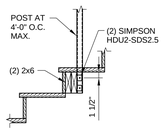
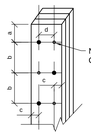




SECTION A-A

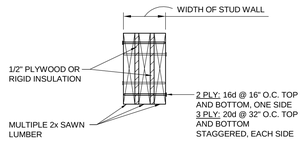
RAILING ATTACHMENT DETAIL



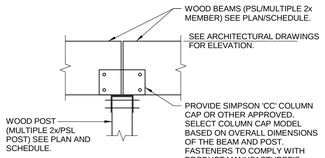
	MIN.	MAX.
a	15D	18D
b	20D	9"
c	5D	20D
d	10D	20D

NOTES:
1. "D" IN TABLE ABOVE DENOTES NAIL DIAMETER.
2. ALL NAILS TO BE COMMON WIRE.
3. PROVIDE SINGLE ROW OF NAILS, STAGGERED FOR 2x4 CONSTRUCTION AND A MINIMUM OF TWO ROWS OF NAILS FOR 2x6 (OR GREATER) CONSTRUCTION.
4. ADJACENT NAILS ARE TO BE DRIVEN FROM OPPOSITE SIDES OF COLUMN.
5. ALL NAILS MUST PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION.

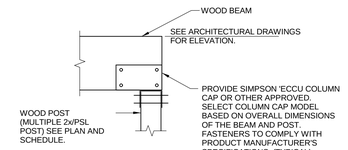
TYPICAL BUILT-UP COLUMN NAILING DETAIL



MULTI-PLY SOLID SAWN LUMBER ATTACHMENT

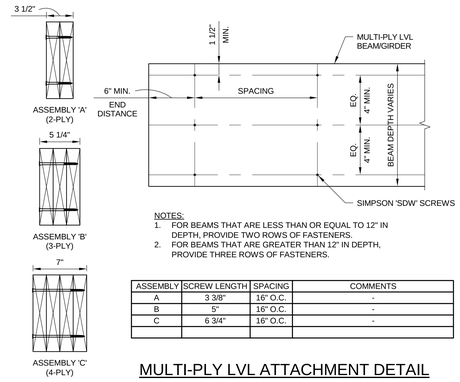


BEAMS BEARING ON INTERIOR WOOD POST



BEAMS BEARING ON END WOOD POST

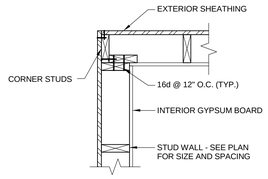
TYPICAL BEAM AND POST DETAILS



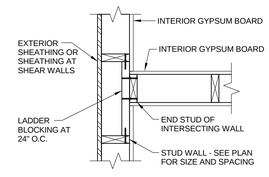
NOTES:
1. FOR BEAMS THAT ARE LESS THAN OR EQUAL TO 12" IN DEPTH, PROVIDE TWO ROWS OF FASTENERS.
2. FOR BEAMS THAT ARE GREATER THAN 12" IN DEPTH, PROVIDE THREE ROWS OF FASTENERS.

ASSEMBLY	SCREW LENGTH	SPACING	COMMENTS
A	3 3/8"	16" O.C.	-
B	5"	16" O.C.	-
C	6 3/4"	16" O.C.	-

MULTI-PLY LVL ATTACHMENT DETAIL

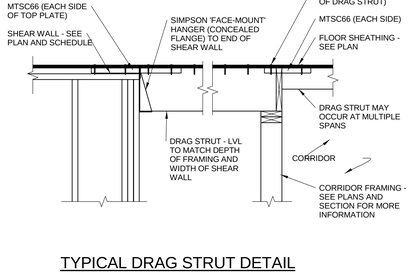


AT CORNER

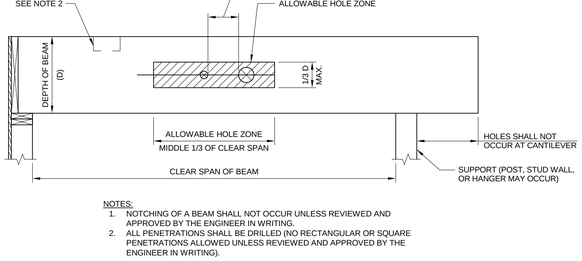


AT INTERSECTION

TYPICAL PLAN VIEWS OF STUD WALLS DETAILS



TYPICAL DRAG STRUT DETAIL



NOTES:
1. NOTCHING OF A BEAM SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED BY THE ENGINEER IN WRITING.
2. ALL PENETRATIONS SHALL BE DRILLED (NO RECTANGULAR OR SQUARE PENETRATIONS ALLOWED UNLESS REVIEWED AND APPROVED BY THE ENGINEER IN WRITING).

TYPICAL HOLE PENETRATION THROUGH LVL AND WOOD BEAMS DETAIL

WOOD POST SCHEDULE

MARK	SIZE AND QUANTITY	COMMENTS
WP-2	(2) 2x	WIDTH TO MATCH WALL STUDS
WP-3	(3) 2x	WIDTH TO MATCH WALL STUDS
WP-4	(4) 2x	WIDTH TO MATCH WALL STUDS
WP-44	4x4	
WP-46	4x6	
WP-66	6x6	
WP-68	6x8	
WP-88	8x8	
SCP-44	3 1/2"x3 1/2" PSL	
SCP-46	3 1/2"x5 1/4" PSL	
SCP-66	5 1/4"x5 1/4" PSL	
SCP-68	5 1/4"x7" PSL	
SCP-88	7"x7" PSL	

WOOD POST SCHEDULE NOTES:
1. SPECIES OF SAWN LUMBER TO MATCH SPECIES OF STUD WALL - SEE STUD WALL SCHEDULE.
2. SEE TYPICAL BUILT-UP COLUMN NAILING DETAIL FOR FASTENING OF PLY'S
3. WHERE A WOOD POST IS INDICATED, EQUIVALENT POSTS SHALL OCCUR AT ALL LEVELS OF FRAMING BELOW UNLESS NOTED OTHERWISE.
4. BLOCKING SHALL OCCUR AT FLOOR FRAMING (BELOW WOOD POST) WITH A WIDTH EQUAL TO OR GREATER THAN THE POST ABOVE.
5. TOP AND BOTTOM PLATES TO BE DISCONTINUED WHERE PSL POSTS OCCUR. PROVIDE SIMPSON 'RPS' STRAPS AT EACH TOP AND BOTTOM PLATE LOCATION.
6. ENGINEER TO PROVIDE POST BASE DETAIL WHERE PSL POSTS OCCUR AT THE SLAB ON GROUND CONDITION.
7. WHERE SOLID WOOD POSTS ARE SPECIFIED, SUBSTITUTING MULTI-PLY BUILT-UP POSTS IS NOT PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.

WOOD BEAM SCHEDULE

MARK	SIZE	COMMENTS
WB-1	(2) 2x10	
WB-2	(3) 2x10	
WB-3	(2) 1 3/4"x18" LVL	
WB-4	(3) 1 3/4"x18" LVL	
WB-5	(4) 1 3/4"x18" LVL	

WOOD BEAM SCHEDULE NOTES:
1. SPECIES OF SAWN LUMBER SHALL BE A MINIMUM OF SPRUCE-PINE-FIR NO. 1/NO. 2 UNLESS NOTED OTHERWISE.
2. SPECIES OF WOOD BEAMS WITHIN WALL FRAMING SHALL MATCH THE SPECIES OF WALL FRAMING.
3. SEE TYPICAL POST DETAILS FOR CONNECTION TO POST.
4. SEE TYPICAL DETAIL FOR WOOD MULTI-PLY ATTACHMENT.

STUD WALL SCHEDULE

	EXTERIOR WALLS		INTERIOR BEARING WALLS		
FLOOR	SIZE/SPACING	SPECIES	SIZE/SPACING	SPECIES	LOCATIONS
4TH TO ROOF	2x6 AT 16" O.C.	SPRUCE-PINE-FIR NO. 1/NO. 2	2x6 AT 16" O.C.	SPRUCE-PINE-FIR NO. 1/NO. 2	TYP. AT FLOOR
3RD TO 4TH	2x6 AT 16" O.C.	SPRUCE-PINE-FIR NO. 1/NO. 2	2x6 AT 16" O.C.	SPRUCE-PINE-FIR NO. 1/NO. 2	TYP. AT FLOOR
2ND TO 3RD	2x6 AT 16" O.C.	SPRUCE-PINE-FIR NO. 1/NO. 2	2x6 AT 16" O.C.	SPRUCE-PINE-FIR NO. 1/NO. 2	TYP. AT FLOOR
1ST TO 2ND	(2) 2x6 AT 16" O.C.	SOUTHERN PINE NO. 1	(2) 2x6 AT 16" O.C.	SOUTHERN PINE NO. 1	TYP. AT FLOOR

STUD WALL SCHEDULE NOTES:
1. SEE SHEAR WALL ELEVATIONS, NOTES, AND SCHEDULES ON S4.1 FOR FRAMING INFORMATION.
2. STUDS WALLS ARE PER SCHEDULE U.N.O.

MINIMUM WOOD FASTENER SCHEDULE

CONNECTION TYPE	NUMBER, TYPE, SPACING OF FASTENER	APPLICATION
RIM BOARD TO TOP PLATE	8d COMMON NAILS AT 6" O.C.	TOE NAIL
FRAMING MEMBER TO TOP PLATE	(3) 8d COMMON NAIL	TOE NAIL
BLOCKING BETWEEN FRAMING MEMBERS TO TOP PLATE	(3) 8d COMMON NAIL	EACH END, TOE NAIL
BRIDGING OR BLOCKING TO FRAMING MEMBER	(2) 10d COMMON NAIL	EACH END, TOE NAIL
STUD TO STUD AT INTERSECTING WALL CORNERS	16d COMMON NAILS AT 16" O.C.	FACE NAIL
CONTINUOUS HEADER TO STUD	(4) 8d COMMON NAIL	TOE NAIL
TOP PLATE TO TOP PLATE	16d COMMON NAILS AT 16" O.C.	FACE NAIL (STAGGERED)
TOP PLATE TO TOP PLATE LAP	(8) 16d COMMON NAIL	FACE NAIL AT 4'-0" MIN. SPLICE
STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON NAIL OR (2) 16d COMMON NAIL	TOE NAIL, END NAIL
TOP PLATE TO TOP PLATE AT END JOINTS	(8) 16d COMMON NAIL	EACH SIDE OF END JOINT
TOP PLATE LAPS AT CORNERS AND INTERSECTIONS	(4) 16d COMMON NAIL	FACE NAIL
STUDS AT ADJACENT PANELIZED WALL SECTIONS	(2) 16d COMMON NAILS AT 4" O.C.	FACE NAIL
BOTTOM PLATE TO RIM BOARD	(2) 16d COMMON NAILS AT 16" O.C.	FACE NAIL
KING STUDS TO HEADER	(4) 16d COMMON NAILS	FACE NAIL
FLOOR / ROOF SHEATHING TO RIM BOARD	10d COMMON NAILS AT 4" O.C.	FACE NAIL
BOTTOM PLATE TO TOP OF CMU OR CONCRETE	1/2"ø SIMPSON TITEN HD AT 16" O.C.	4 1/2" MIN. EMBED.

UPLIFT ANCHOR SCHEDULE

STRAP OR TIE DESIGNATION	UPLIFT CAPACITY	COMMENTS
MITEK RT7A	510 LBS	
MITEK (2) RT7A	1,020 LBS	2 1/2" MIN. THICKNESS OF FRAMING MEMBER
SIMPSON H2.5A	535 LBS	UPLIFT CAPACITY REDUCED TO 260 LBS WHEN 1 1/2" LONG FASTENER AS USED
SIMPSON (2) H2.5A	1,070 LBS	2 1/2" MIN. THICKNESS OF FRAMING MEMBER
SIMPSON TSP	875 LBS	3" LONG FASTENERS TO TOP PLATE
SIMPSON (2) TSP	1,750 LBS	2 1/2" MIN. THICKNESS OF FRAMING MEMBER

1. UPLIFT CAPACITIES ASSUME SPRUCE-PINE-FIR NO. 1/NO. 2 OCCURS AT TOP PLATE AND AT FRAMING MEMBER.
2. UPLIFT CAPACITIES FACTOR A DURATION FACTOR (6) OF 1.6 AND SHALL NOT BE INCREASED.
3. UPLIFT CAPACITIES ASSUME ANCHORAGE TO A DOUBLE TOP PLATE.

UPLIFT ANCHOR SCHEDULE NOTES :
1. FASTENER SIZE AND LENGTHS ARE PER MANUFACTURER'S SPECIFICATIONS.
2. THE ENGINEER SHALL BE NOTIFIED IF UPLIFT VALUES EXCEED THE MAXIMUM UPLIFT CAPACITY GIVEN IN THIS TABLE.

ROBERT P. MADISON INTERNATIONAL, INC
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING

1215 Superior Avenue, Suite 110
Cleveland, OH 44114
www.rpmadison.com

PRELIMINARY - NOT FOR CONSTRUCTION

Civil Engineering:
CT Consultants, Inc.
8150 Sterling Ct
Mentor, Ohio 44060
t. 440.951.9000

MEP Engineering:
Bialosky Cleveland
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
t. 216.752.8750

Structural Engineering:
Barber & Hoffman, Inc.
2217 E 9th Street, Suite 350
Cleveland, Ohio 44103
t. 216.875.0100

Design Architect:
Bialosky Cleveland
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
t. 216.752.8750

Karam Senior Living
DSCDO
7918 Detroit Avenue

No.	Description	Date
	80% Permit Submittal	09.23.21

TYPICAL FRAMING DETAILS

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S304
Scale	As indicated

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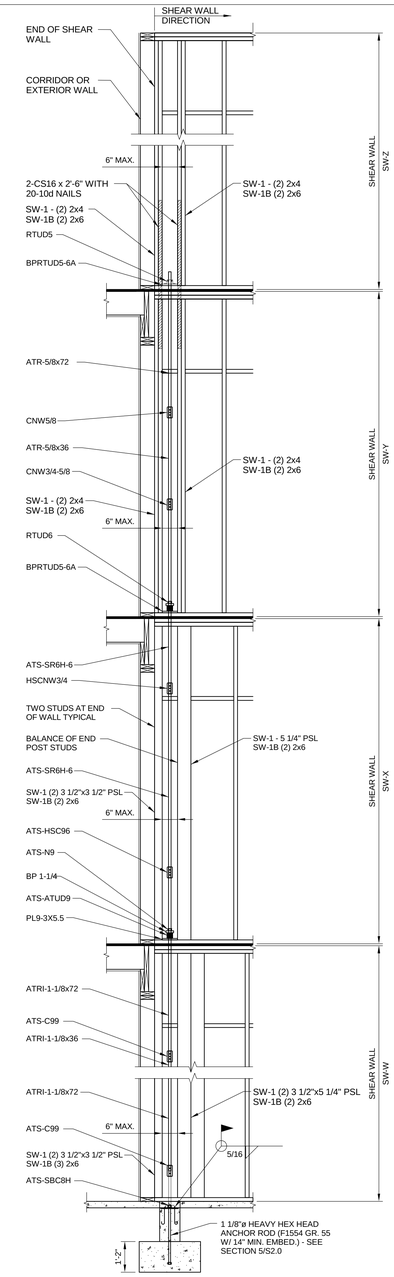
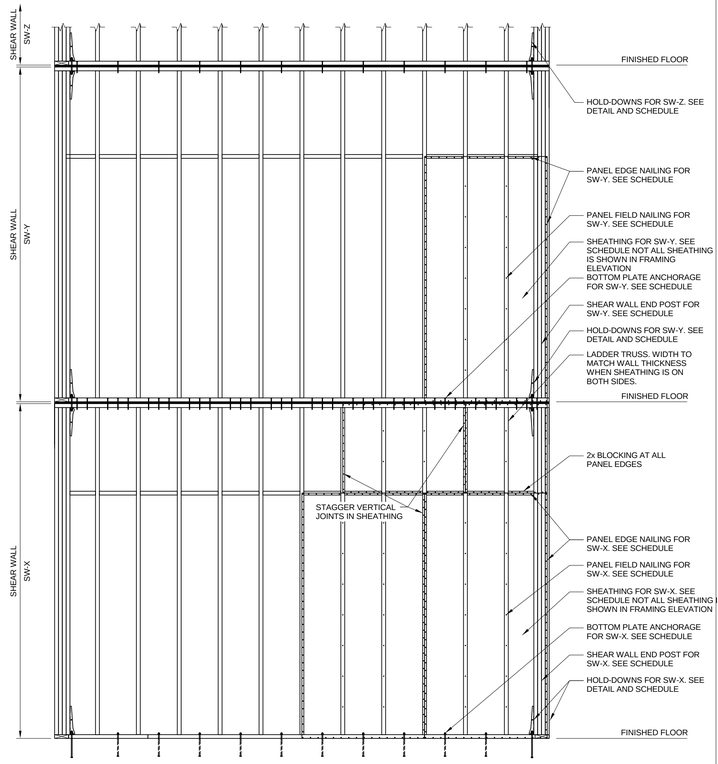


TYPICAL FULL-HEIGHT SHEAR WALL END POST ELEVATION



TYPICAL MULTI-STORY SHEAR WALL FRAMING ELEVATION

SIMPSON ATS SHEAR WALL SCHEDULE

MARK	SHEATHING	FASTENERS	END POST	HOLD DOWN	BOTTOM PLATE ANCHORAGE	REMARKS
SW-1	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 3" O.C. FIELD: 12" O.C.	3 1/2"x3 1/2" PSL 3 1/2"x5 1/4" PSL 3 1/2" x 7" PSL	SIMPSON ATS	1/2"ø HILTI KWIK HUS-EZ AT 2'-8" O.C. W/ 3 1/2" MIN. EMBED	* INDICATES 3 1/2"x3 1/2" PSL + 3 1/2"x7" PSL END POSTS
SW-1A	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 3" O.C. FIELD: 12" O.C.	(8) 2x6	SIMPSON ATS	1/2"ø HILTI KWIK HUS-EZ AT 2'-8" O.C. W/ 3 1/2" MIN. EMBED	10d COMMON NAILS AT SHEATHING
SW-2	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 4" O.C. FIELD: 12" O.C.	(7) 2x4	SIMPSON ATS	(2) 16d NAILS AT 12" O.C.	-
SW-2A	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 4" O.C. FIELD: 12" O.C.	(6) 2x6	SIMPSON ATS	(2) 16d NAILS AT 6" O.C.	10d COMMON NAILS AT SHEATHING
SW-3	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 6" O.C. FIELD: 12" O.C.	(4) 2x4	SIMPSON ATS	(2) 16d NAILS AT 16" O.C.	-
SW-3A	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 6" O.C. FIELD: 12" O.C.	(6) 2x6	SIMPSON ATS	(2) 16d NAILS AT 6" O.C.	-
SW-4	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 6" O.C. FIELD: 12" O.C.	(4) 2x4	SIMPSON ATS	(2) 16d NAILS AT 16" O.C.	-
SW-4A	15/32" APA RATED EXPOSURE I, ONE SIDE	EDGES: 6" O.C. FIELD: 12" O.C.	(6) 2x6	SIMPSON ATS	(2) 16d NAILS AT 6" O.C.	-

SHEAR WALL SCHEDULE NOTES:

1. ALL LUMBER FOR SHEAR WALLS, INCLUDING BOTTOM PLATE, BLOCKING, BRIDGING, STUDS, TOP PLATES, ETC. SHALL BE SOUTHERN PINE NO. 1.
2. ALL NAILS FROM SHEATHING INTO STUDS ARE TO BE 8d (0.131"ø) COMMON WIRE NAILS WITH A 1 3/8" MINIMUM PENETRATION.
3. WHERE MULTIPLE 2x END POSTS ARE SPECIFIED, PLIES SHALL BE FACE NAILED TOGETHER WITH (2) 16d (0.162"ø) COMMON WIRE NAILS @ 6" O.C.
4. WHERE STUD EDGE NAILING OCCURS WITH 10d NAILS AT ANY SPACING, OR 8d NAILS AT SPACING LESS THAN 3" O.C., STUDS AND BOTTOM PLATE SHALL BE 3x MEMBERS OR DOUBLE 2x MEMBERS FACE NAILED (2) 16d (0.162"ø) COMMON WIRE NAILS @ 6" O.C.

SIMPSON STRONG-ROD ANCHOR TIEDOWN SYSTEM (ATS) NOTES:

1. ATS IS AN ASSEMBLAGE OF STEEL COMPONENTS, WHICH INCLUDE RODS, PLATES, COUPLER NUTS, TAKE-UP DEVICES AND NUTS. NO SUBSTITUTION OF PIECES IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
2. FOLLOW ALL COMPONENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. DO NOT WELD TO ANY ATS ASSEMBLAGE COMPONENTS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
4. MAXIMUM OUT OF PLUMB OF STRONG-ROD SHALL BE 2° FROM FLOOR TO FLOOR.
5. FULLY ENGAGE EACH ROD INTO THE SPECIFIED COUPLING NUT OR TAKE UP DEVICE UNTIL EACH ROD CAN BE SEEN FULLY IN THE WITNESS HOLES.
6. INSTALL NUTS AND ISOLATOR NUTS SNUG TIGHT, PLUS AN ADDITIONAL 1/2 TURN.
7. NO SPLICE IN TOP PLATE IS PERMITTED WITHIN 8" OF EDGE OF STRONG-ROD TAKE UP DEVICE.
8. SOLID BLOCKING IS REQUIRED AT FLOOR ASSEMBLIES TO MATCH THE STUD QUANTITY, SIZE AND SPECIES OF THE END POST BELOW.
9. END POSTS COMPRISE OF A MINIMUM OF (4) STUDS. ASYMMETRIC STUD PLACEMENT HAS BEEN DESIGNED. PROVIDE (2) STUDS AT END OF SHEAR WALL, AND BALANCE OF STUDS ON OTHER SIDE OF STRONG-ROD.
10. SHEAR WALL EDGE NAILING SHALL OCCUR ON EACH OF THE (2) STUDS ON EACH SIDE OF THE STRONG-ROD. NAILING TO ADDITIONAL STUDS OF THE END POSTS SHALL BE AT 12"O.C.

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2217 E 9th Street, Suite 350
Cleveland, Ohio 44103
t. 216.875.0100

Design Architect:
Bialosky Cleveland
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
t. 216.752.8750

Karam Senior Living DSCDO

7918 Detroit Avenue

No.	Description	Date
	80% Permit Submittal	09.23.21

SHEAR WALL SCHEDULE AND DETAILS

Project Number	19-67
Date	
Drawn By	LJP
Checked By	JTL
Sheet No.:	S401
Scale	As indicated

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services
4625 Morse Road, Suite 104
Columbus, Ohio 43230
(614) 416-8993 / FAX (614) 416-8994

January 22, 2025

Project Code: 2025-0041814

Dear Ms. Ottoson-Deal:

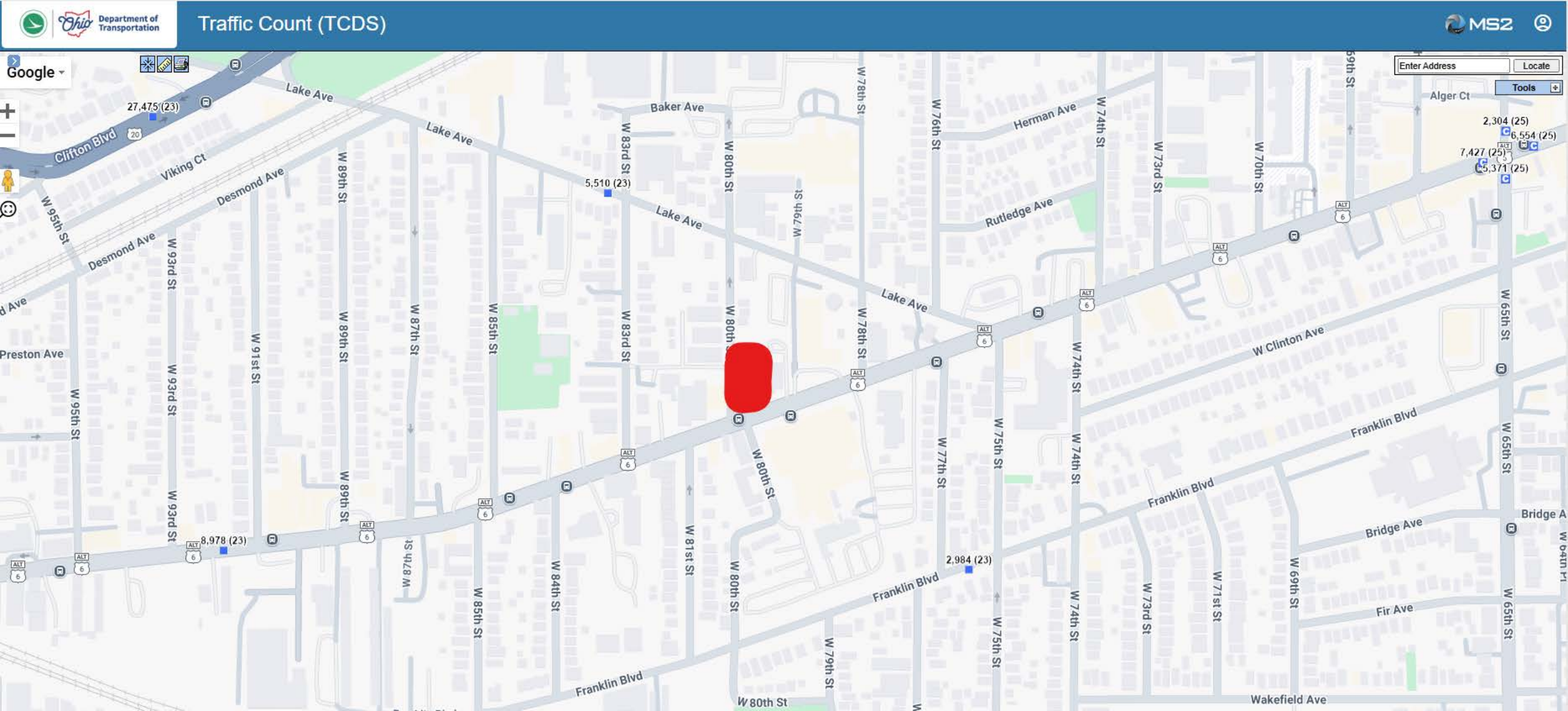
The U.S. Fish and Wildlife Service (Service) received your recent correspondence requesting information about the subject proposal. We offer the following comments and recommendations to assist you in minimizing and avoiding adverse effects to threatened and endangered species pursuant to the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq), as amended (ESA).

Federally Threatened and Endangered Species: Due to the project, type, size, and location, we do not anticipate adverse effects to federally endangered, threatened, or proposed species or proposed or designated critical habitat. If there are any project modifications during the term of this action, or additional information for listed or proposed species or their critical habitat becomes available, or if new information reveals effects of the action that were not previously considered, then please contact us for additional project review.

If you have questions, or if we can be of further assistance in this matter, please contact our office at (614) 416-8993 or ohio@fws.gov.

Sincerely,

Erin Knoll
Field Office Supervisor


Department of Transportation
Traffic Count (TCDS)
MS2
Google
Enter Address
Locate
Tools
Lake Ave
Clifton Blvd
Viking Ct
Desmond Ave
Baker Ave
Herman Ave
Rutledge Ave
Alger Ct
Preston Ave
W Clinton Ave
Franklin Blvd
Bridge Ave
Fir Ave
Wakefield Ave
W 95th St
W 93rd St
W 91st St
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W 76th St
W 75th St
W 74th St
W 73rd St
W 71st St
W 70th St
W 69th St
W 65th St
27,475 (23)
5,510 (23)
8,978 (23)
2,984 (23)
2,304 (25)
6,554 (25)
7,427 (25)
5,371 (25)

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ohio Ecological Services Field Office
4625 Morse Road, Suite 104
Columbus, OH 43230-8355
Phone: (614) 416-8993 Fax: (614) 416-8994

In Reply Refer To: 01/14/2025 17:17:03 UTC
Project Code: 2025-0041814
Project Name: City of Cleveland - NWN CDC - Karam Senior

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Ohio Ecological Services Field Office
4625 Morse Road, Suite 104
Columbus, OH 43230-8355
(614) 416-8993

PROJECT SUMMARY

Project Code: 2025-0041814
Project Name: City of Cleveland - NWN CDC - Karam Senior
Project Type: Residential Construction
Project Description: New construction of multifamily senior housing
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.48198635,-81.7397949729356,14z

Counties: Cuyahoga County, Ohio

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered

BIRDS

NAME	STATUS
Piping Plover *Charadrius melodus* Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Endangered
Rufa Red Knot *Calidris canutus rufa* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Cleveland city
Name: Sasha Ottoson-Deal
Address: 601 Lakeside Ave
City: Cleveland
State: OH
Zip: 44114
Email sottoson-deal@clevelandohio.gov
Phone: 2166644000

City of Cleveland
Justin M. Bibb Mayor

Department of Community Development
601 Lakeside Avenue, Room 320
Cleveland, Ohio 44114-1070

January 14, 2025

Ms. Angela Boyer
Endangered Species Coordinator
U.S. Fish and Wildlife Service
Ohio Ecological Services Office
4625 Morse Road, Suite 104
Columbus, OH 43230

Dear Ms. Boyer:

We are requesting concurrence from the U.S. Fish and Wildlife Service that the proposed Karam Senior new construction project is not likely to adversely affect the Indiana Bat, Piping Plover, Rufa Red Knot and the Monarch Butterfly. The proposed project is located in Cuyahoga County, city of Cleveland, and is a project that is proposing the use of HOME Investment Partnership Program federal funds from the City of Cleveland.

The proposed project involves new construction of a multi-family building and library, with 51 units of affordable senior housing. Significant ground disturbance, including installation of new utilities, is proposed. The project site has been cleared and maintained as a vacant lot since 2022. There is minimal vegetation to provide any habitat on this site.

We carefully reviewed your agency's Section 7 Consultation website for a list of species and critical habitat that "may be present" within the project area. There are four species that may be present, as shown in the attached Species List provided by your office. We believe that this project is "Not Likely to Adversely Affect" any of these species due to the urban location, the developed character of the neighborhood and the frequent mowing and maintenance that occurs on this vacant lot.

For these reasons, we conclude that the Karam Senior new construction project is not likely to adversely affect the Indiana Bat, the Monarch Butterfly, the Piping Plover or the Red Knot. We request your concurrence with our determination.

Sincerely,
Sasha Ottoson-Deal
Community Development Specialist
Department of Community Development
City of Cleveland
sottoson-deal@clevelandohio.gov