Cleveland City Planning Commission

Friday, February 19, 2021

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

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

Cleveland City Planning Commission

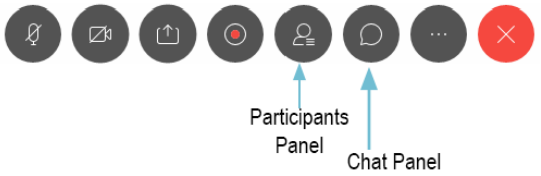
Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

All BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

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



February 19, 2021

Cleveland City Planning Commission

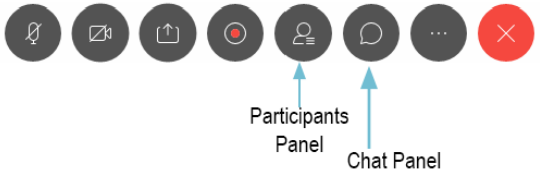
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



Cleveland City Planning Commission

Call to Order and Roll Call

February 19, 2021

Cleveland City Planning Commission

Design Review Cases

February 19, 2021

Euclid Corridor Design Review Case

February 19, 2021

EC2021-001 – Proposed Demolition of a 3-Story Former Commercial Building and attached warehouse building: Seeking Final Approval per § 341.08 of the Cleveland Codified Ordinances

Project Address: 7218 Euclid Avenue aka PPN 118-15-006

Project Representatives: John Wagner, City Architecture

Aaron Brooker, Signet Real Estate Group

Euclid Corridor Design Review Case

February 19, 2021

EC2021-001 – Proposed Demolition of a 1-Story Warehouse Building: Seeking Final Approval per § 341.08 of the Cleveland Codified Ordinances

Project Parcel Number: 118-15-029

Project Representatives: John Wagner, City Architecture

Aaron Brooker, Signet Real Estate Group

Euclid Corridor Design Review Case

February 19, 2021

EC2021-001 – Proposed Demolition of a 1-Story Warehouse Building with Penthouse Addition: Seeking Final Approval per § 341.08 of the Cleveland Codified Ordinances

Project Parcel Number: 118-15-007

Project Representatives: John Wagner, City Architecture

Aaron Brooker, Signet Real Estate Group

Euclid Corridor Design Review Case

February 19, 2021

EC2021-001 – Proposed Demolition of a 1-Story Warehouse Building with attached Office Area: Seeking Final Approval per § 341.08 of the Cleveland Codified Ordinances

Project Parcel Numbers: 118-15-014, - 013, & -030

Project Representatives: John Wagner, City Architecture

Aaron Brooker, Signet Real Estate Group

Euclid Corridor Design Review Case

February 19, 2021

EC2021-002 – Midtown Housing Development New Construction: Seeking Schematic Design Approval

Project Address: 7218 Euclid Avenue

Project Representatives: John Wagner, City Architecture

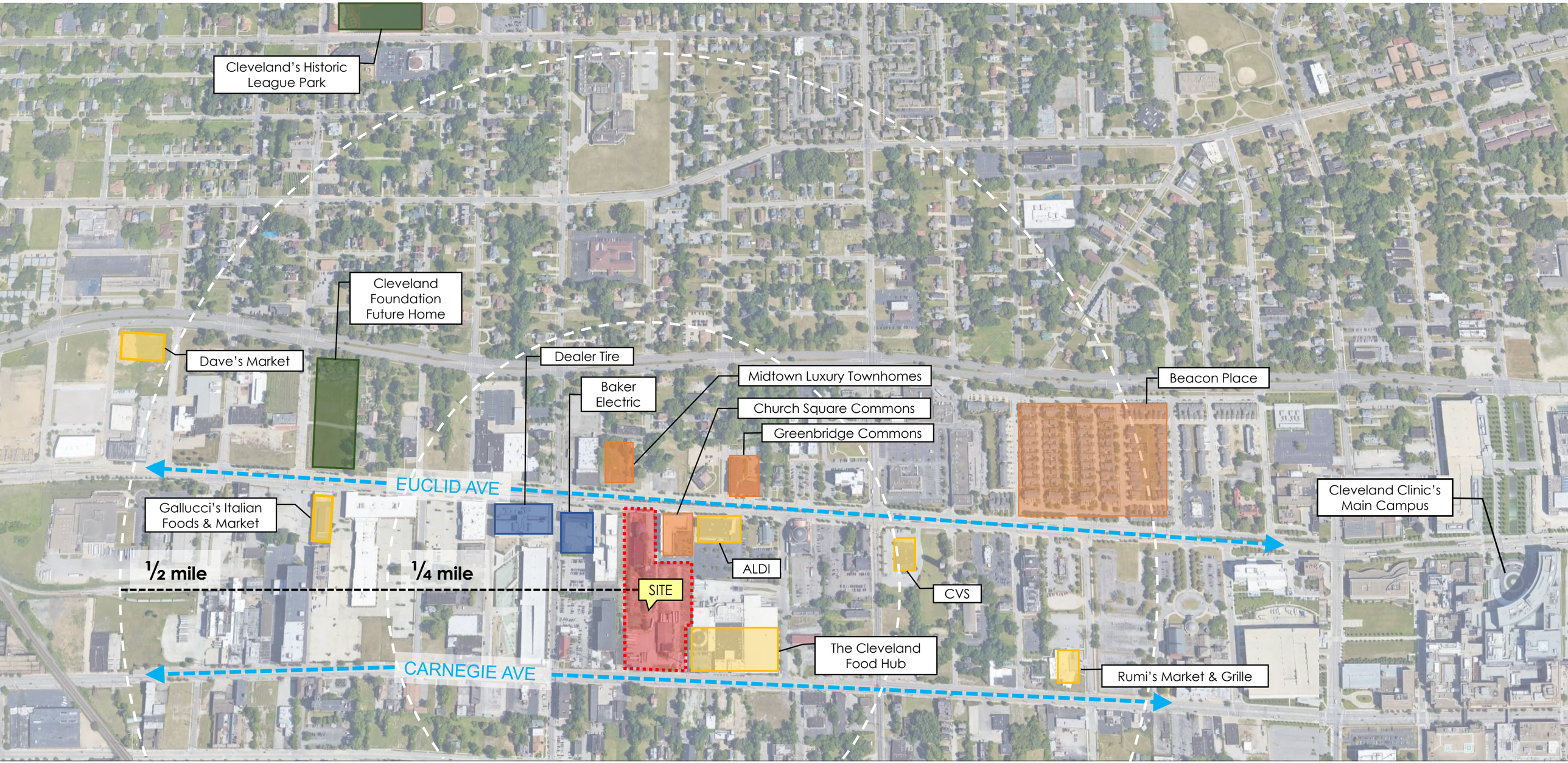
Aaron Brooker, Signet Real Estate Group

MIDTOWN HOUSING DEVELOPMENT

Signet REAL ESTATE GROUP

City Architecture

2021-01-14



MIDTOWN HOUSING DEVELOPMENT

EXISTING - AERIAL VIEW

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

EXISTING - AERIAL VIEW

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

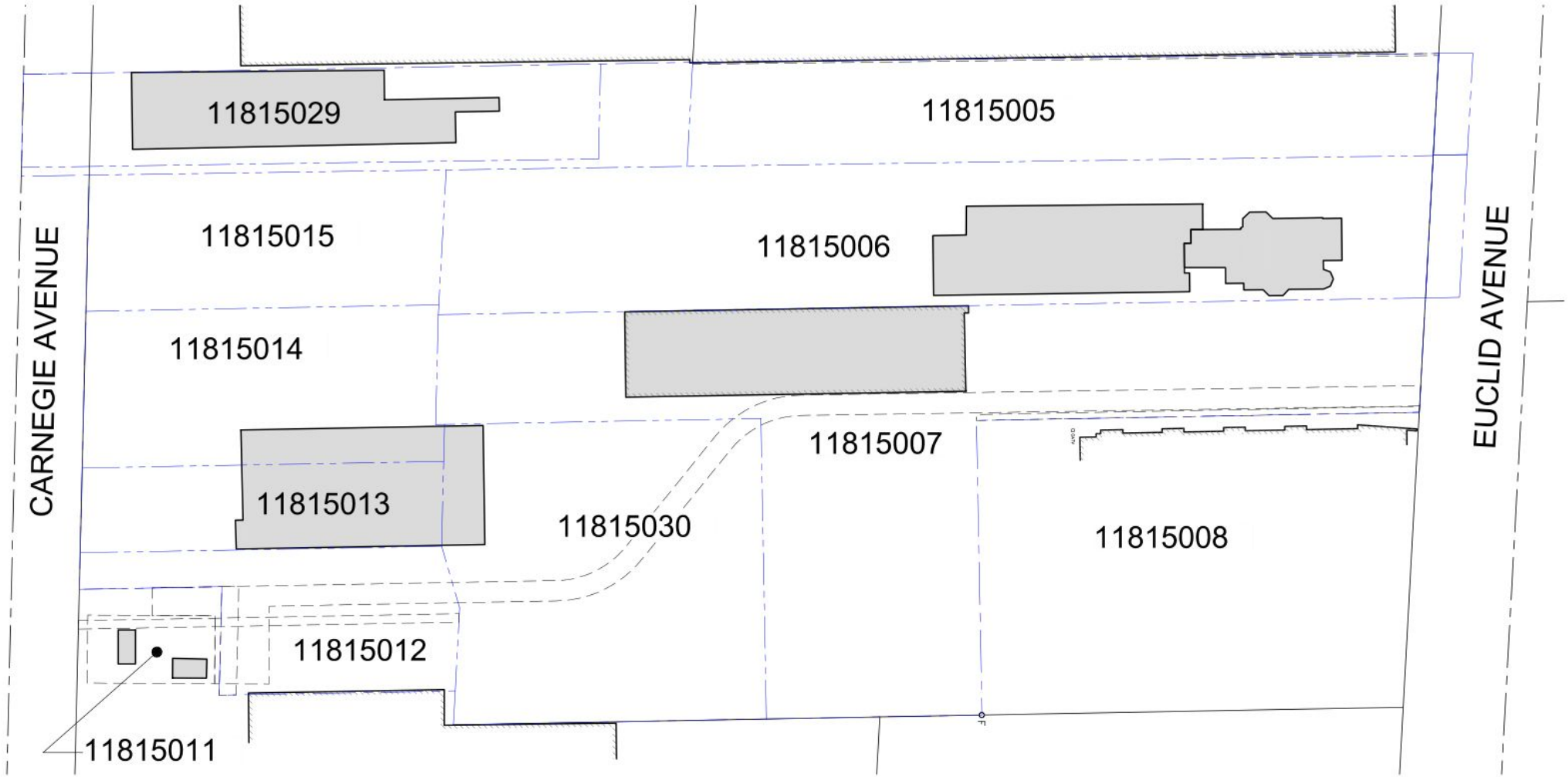
MIDTOWN HOUSING DEVELOPMENT

EXISTING - AERIAL VIEW

Signet REAL ESTATE GROUP

City Architecture

2021-01-14


11815029
11815005
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11815006
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11815007
11815013
11815030
11815008
11815012
11815011
CARNEGIE AVENUE
EUCLID AVENUE

MIDTOWN HOUSING DEVELOPMENT

THE ALLEN-SULLIVAN HOUSE EXTERIOR

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

THE ALLEN-SULLIVAN HOUSE EXTERIOR

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

THE ALLEN-SULLIVAN HOUSE EXTERIOR

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City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

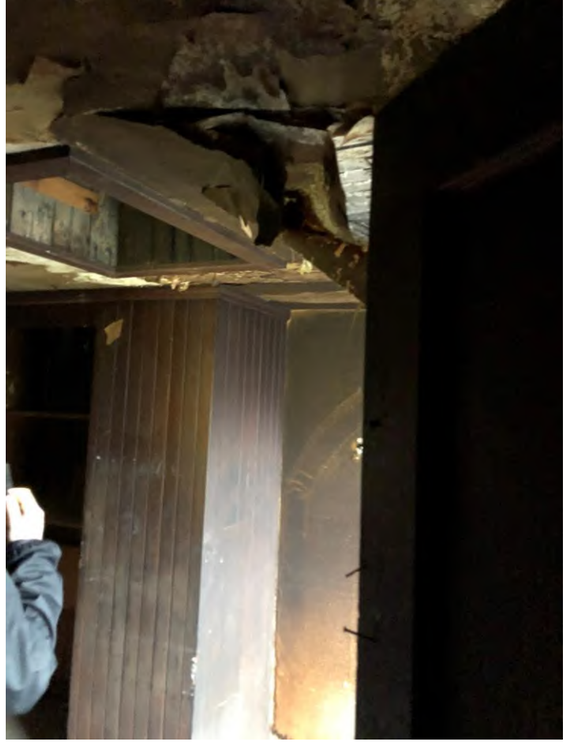
THE ALLEN-SULLIVAN HOUSE INTERIOR

Signet REAL ESTATE GROUP

City Architecture

2021-01-14





MIDTOWN HOUSING DEVELOPMENT

THE ALLEN-SULLIVAN HOUSE INTERIOR

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

Standard Estimate Report

7812 Euclid Ave. House Renovation

Description		Total
Existing Conditions	$	197,400.00
Concrete	$	41,336.00
Masonry	$	53,990.00
Metals	$	43,234.00
Rough Carpentry	$	68,331.00
Finish Carpentry	$	212,838.00
Thermal & Moisture Protection	$	42,179.00
Shingles	$	77,610.00
Roofing & Siding Panels	$	146,785.00
Flashing & Sheet Metal	$	4,218.00
Joint Protection	$	8,436.00
Doors/Frames/Hardware	$	29,526.00
Windows	$	92,795.00
Plaster & Gypsum	$	126,538.00
Tiling	$	25,308.00
Flooring	$	134,974.00
Painting	$	49,350.00
Specialties	$	15,606.00
Equipment	$	10,967.00
Furnishings	$	2,953.00
Fire Suppression	$	41,758.00
Plumbing	$	143,410.00
Heating/Ventilating/Air Conditioning	$	212,585.00
Electrical	$	273,323.00
Earthwork & Sitework	$	33,744.00
Exterior Improvements	$	46,397.00
Utilities	$	67,487.00
Subtotal Construction Cost	**$**	**2,203,076.00**
Building Permit	$	20,000.00
Project Requirements	$	101,665.00
General Conditions	$	115,220.00
Contingency	$	135,553.00
Fee	$	135,553.00
Total Project Development Costs	**$**	**2,711,067.00**

House Costs

7812 Euclid Avenue

Allen-Sullivan House

7218 Euclid Avenue
Cleveland, OH

House Relocation Cost:

- Base Move Cost (within .25 miles) $375,000
- Est. Structural Shoring Allowance $150,000
- Est. Foundation Allowance (ideal conditions, grading w/ standard footer) $180,000
  - W/ elevated crawl space as required for moving/ mimic existing.
  - Non-Basement
  - Excludes rock excavation/ unforeseen conditions.
- Note included in relocation costs:
  - Site Acquisition
  - Due Diligence (Environmental and Geotechnical)
  - Site / Land Prep (Demolition, Grading, Clearing, Survey)
  - Utility Coordination
  - Unforeseen Condition (Utility rework, permits, road closure, traffic control, etc.)
  - Moving over .25 miles
  - Structural Assessment of House

House Renovation Cost:

- Base Renovation $2,711,067 @ $301.23 / sf
  - Excludes Foundation work (if needed), Utilities to building, Site work, Landscape

House Demolition Cost:

- $79,000 – Includes Permitting, Soil Erosion Control, Haul-off and Disposal
  - Excludes Salvage of any materials

MIDTOWN HOUSING DEVELOPMENT

SITE PHOTOGRAPHS

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

SITE INTERIOR PHOTOGRAPHS

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

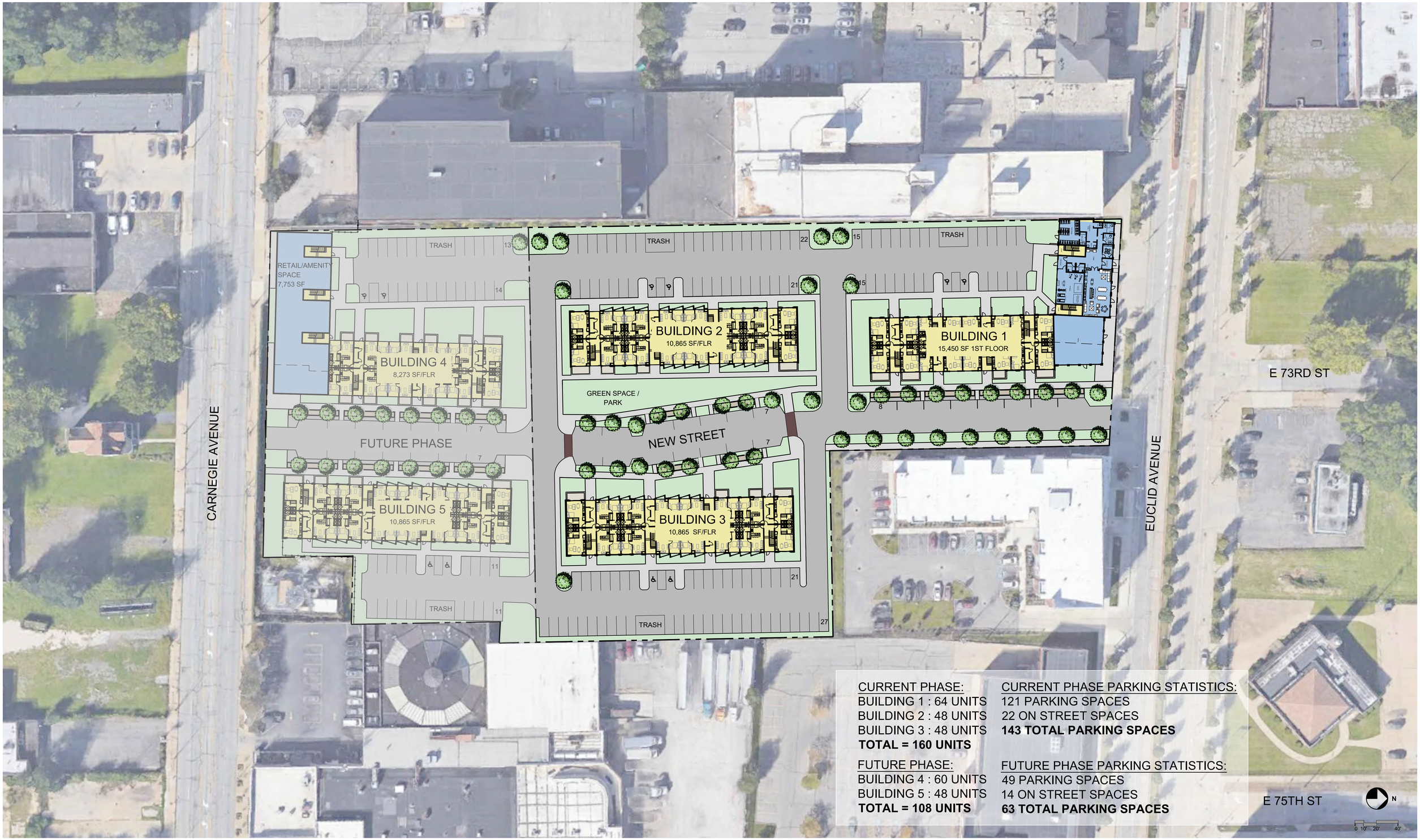
MIDTOWN HOUSING DEVELOPMENT

EXISTING SITE PLAN

Signet REAL ESTATE GROUP

City Architecture

2021-01-14



CURRENT PHASE:
BUILDING 1 : 64 UNITS
BUILDING 2 : 48 UNITS
BUILDING 3 : 48 UNITS
TOTAL = 160 UNITS

FUTURE PHASE:
BUILDING 4 : 60 UNITS
BUILDING 5 : 48 UNITS
TOTAL = 108 UNITS

CURRENT PHASE PARKING STATISTICS:
121 PARKING SPACES
22 ON STREET SPACES
143 TOTAL PARKING SPACES

FUTURE PHASE PARKING STATISTICS:
49 PARKING SPACES
14 ON STREET SPACES
63 TOTAL PARKING SPACES

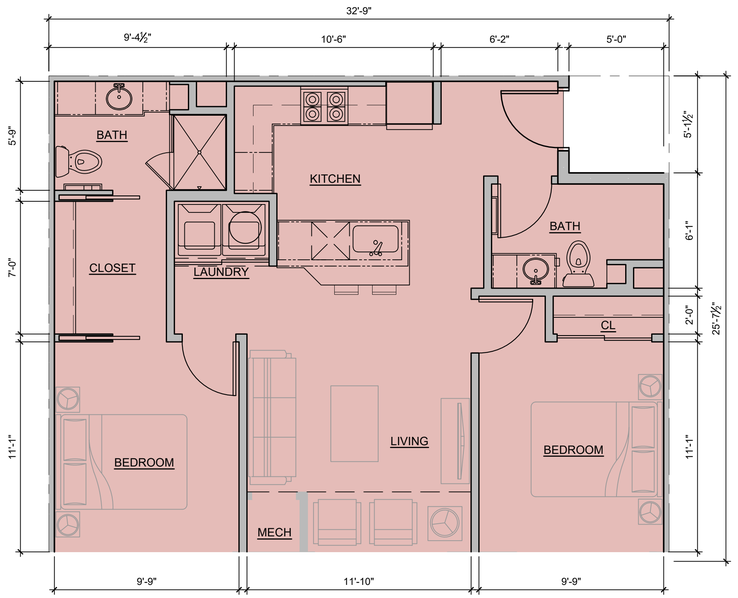
MIDTOWN HOUSING DEVELOPMENT

SITE PLAN

Signet REAL ESTATE GROUP

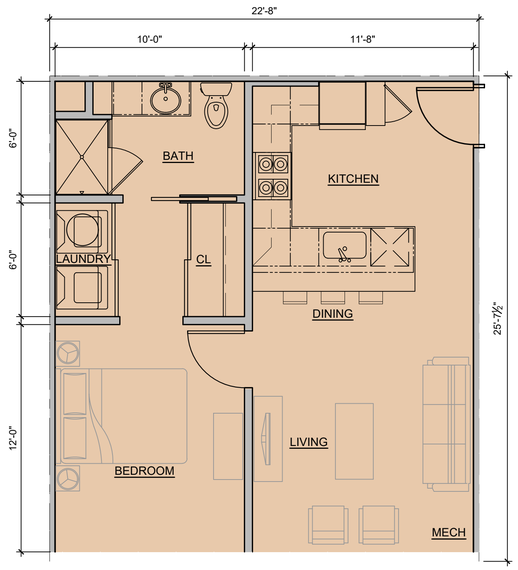
City Architecture

2021-01-14



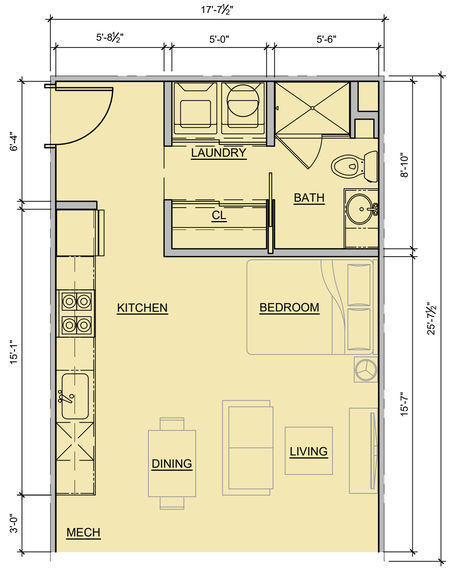
TWO BEDROOM UNIT

809 SF



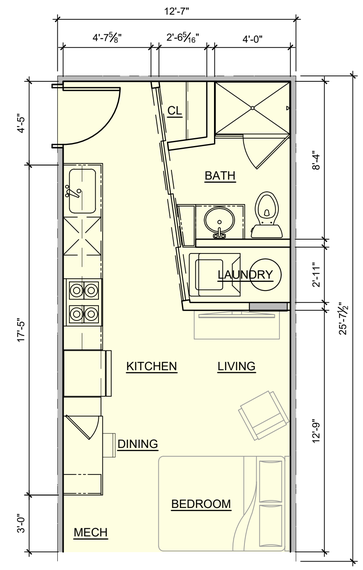
ONE BEDROOM UNIT

581 SF



STUDIO UNIT

452 SF



MICRO UNIT

322 SF

UNIT PLANS

SCALE: ¼"=1'-0"

MIDTOWN HOUSING DEVELOPMENT

UNIT PLANS

Signet REAL ESTATE GROUP

City Architecture

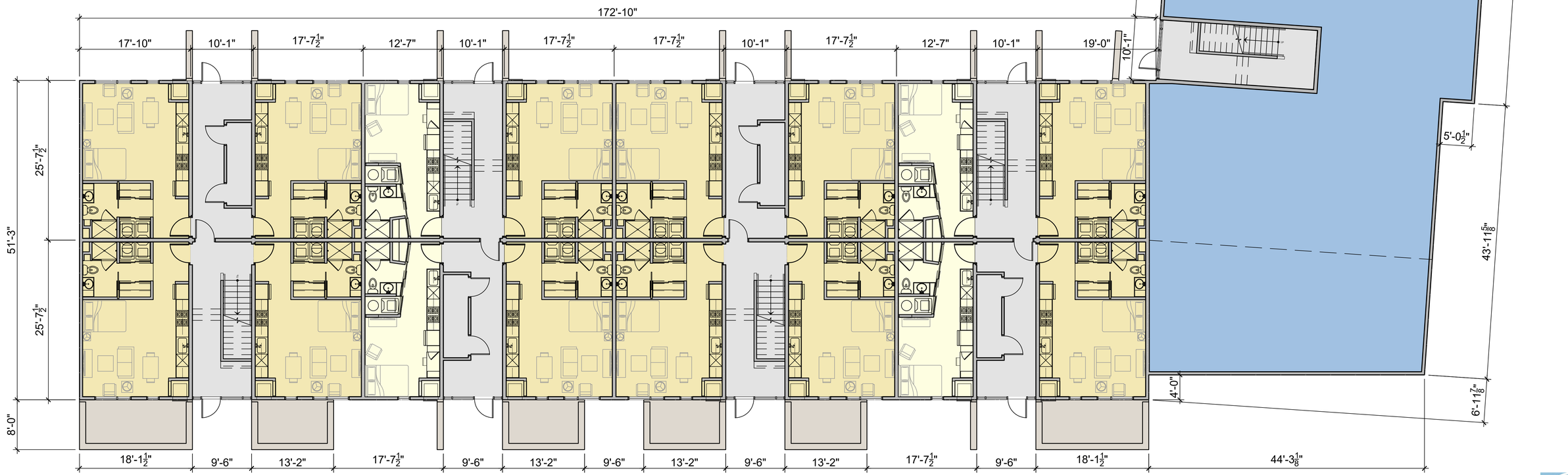
2021-01-14

BUILDING 1 - FIRST FLOOR

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

LEGEND

- MICRO UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT



MIDTOWN HOUSING DEVELOPMENT

Signet REAL ESTATE GROUP

City Architecture

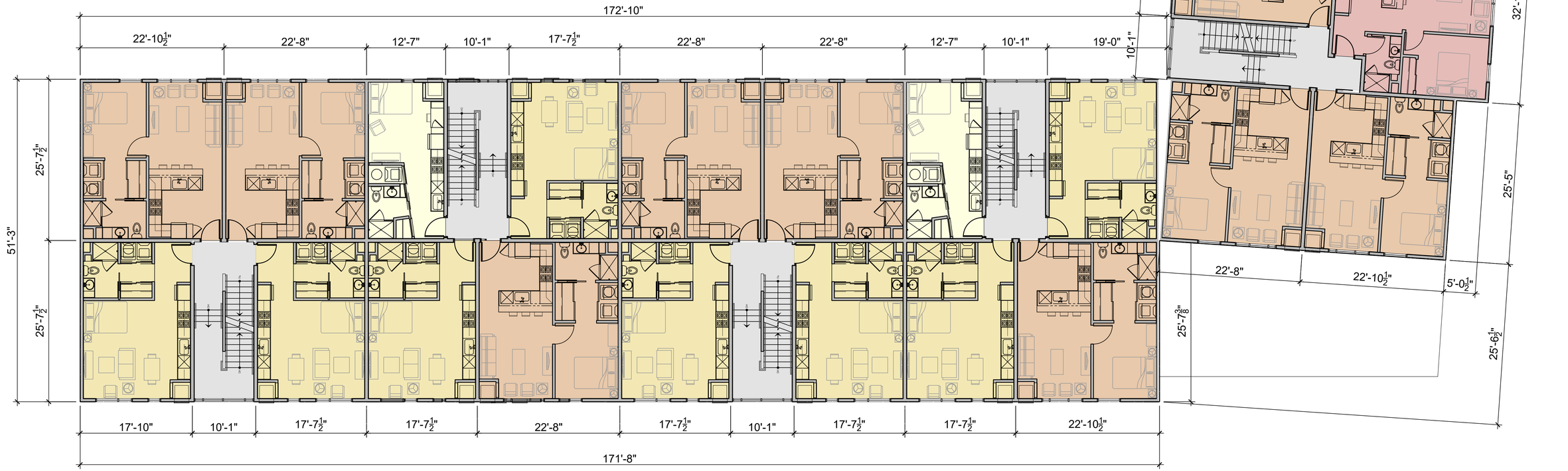
2021-01-14

BUILDING 1 - SECOND FLOOR

SCALE: ⅛"=1'-0"

LEGEND

- MICRO UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT



MIDTOWN HOUSING DEVELOPMENT

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City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

PROPOSED - AERIAL VIEW

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

BUILDING 1 - SIDE ELEVATION

BUILDING 1 - FRONT ELEVATION

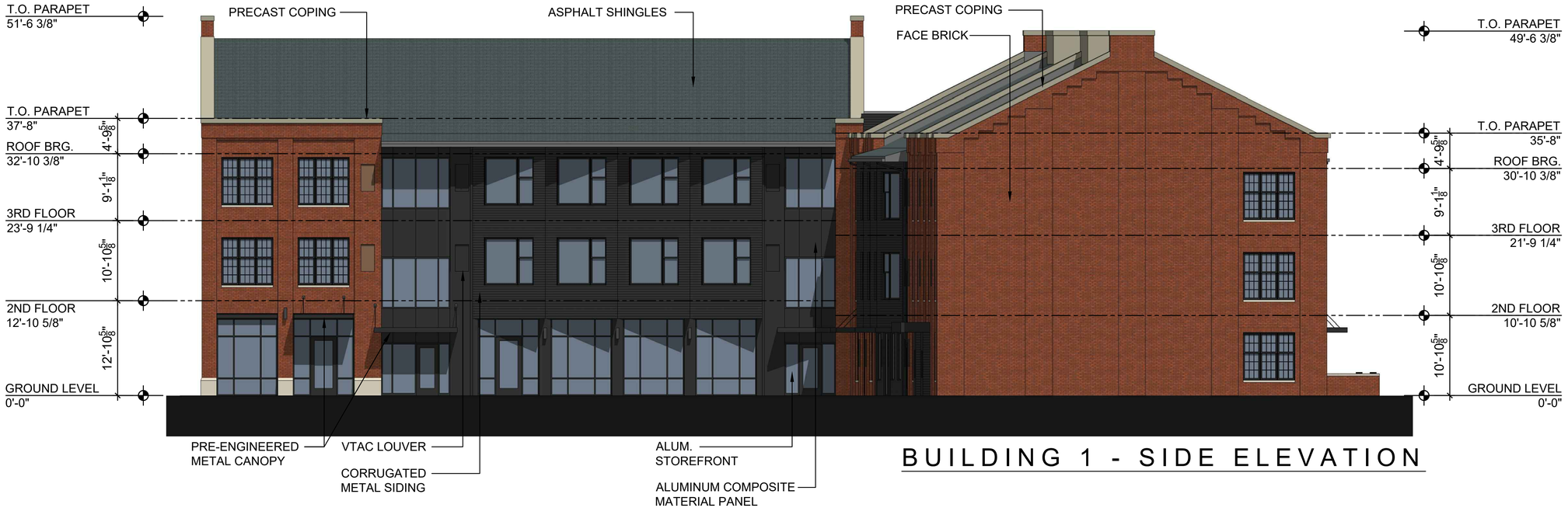
SCALE: ⅛"=1'-0"

MIDTOWN HOUSING DEVELOPMENT

Signet REAL ESTATE GROUP

City Architecture

2021-01-14



BUILDING 1 - SIDE ELEVATION

BUILDING 1 - REAR ELEVATION

SCALE: ⅛"=1'-0"

MIDTOWN HOUSING DEVELOPMENT

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

VIEW 4: CORNER OF EUCLID & NEW STREET CORNER

VIEW 5: ENLARGEMENT OF CORNER

VIEW 6: EUCLID ELEVATION

BUILDING 1

MIDTOWN HOUSING DEVELOPMENT

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City Architecture

2021-01-14

VIEW 7: NEW STREET ELEVATION

VIEW 8: FROM PARKING BEHIND

VIEW 9: BIRD'S EYE VIEW

BUILDING 1

MIDTOWN HOUSING DEVELOPMENT

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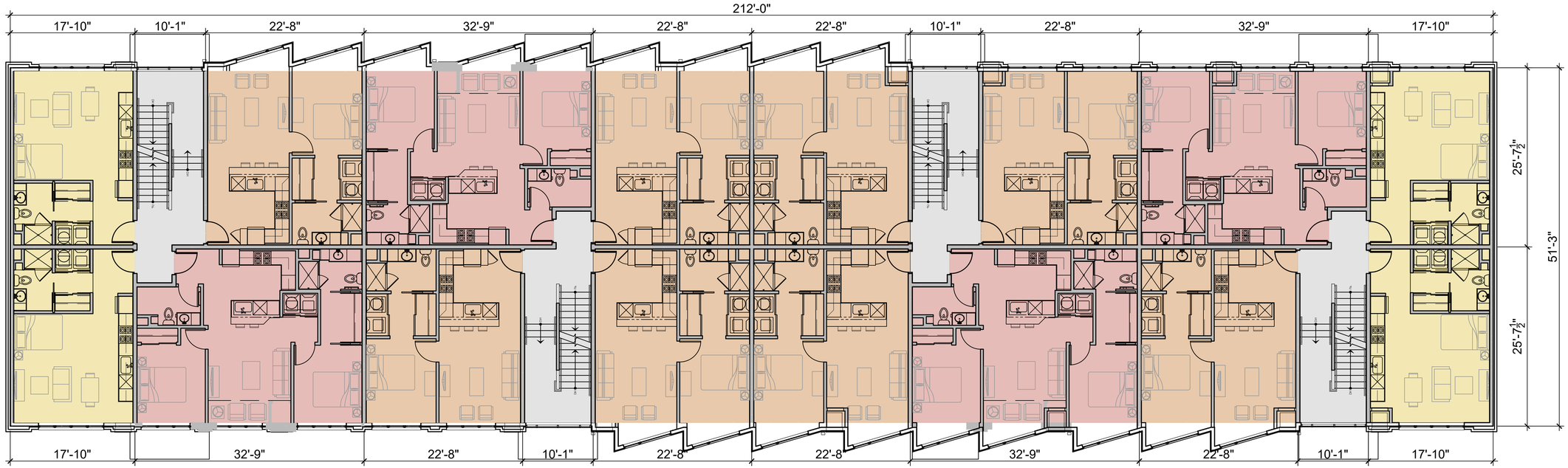
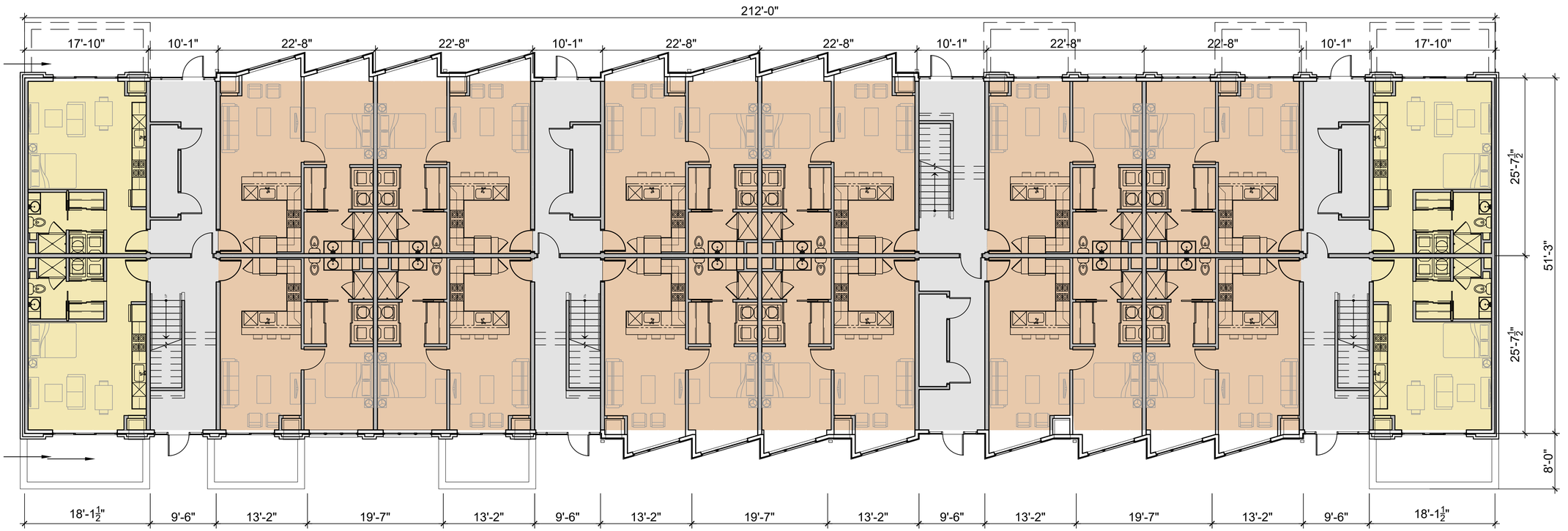
City Architecture

2021-01-14



BUILDING 2&3 - SECOND FLOOR

SCALE: ⅛"=1'-0"



PATIOS LOCATED ON WEST SIDE FOR BUILDING 2

PATIOS LOCATED ON EAST SIDE FOR BUILDING 2

BUILDING 2&3 - FIRST FLOOR

SCALE: ⅛"=1'-0"

LEGEND

- MICRO UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

MIDTOWN HOUSING DEVELOPMENT

BUILDING 2&3 PLANS

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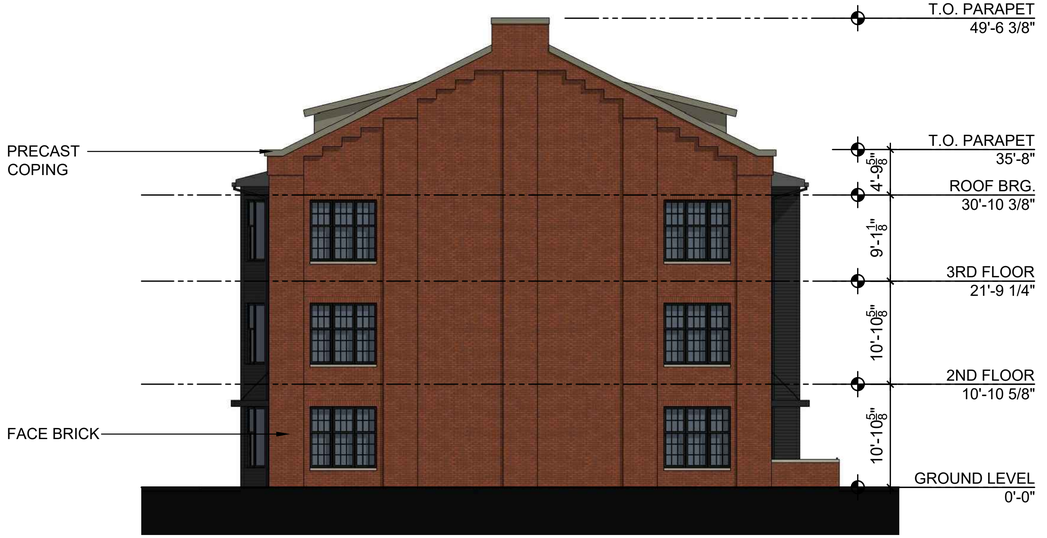
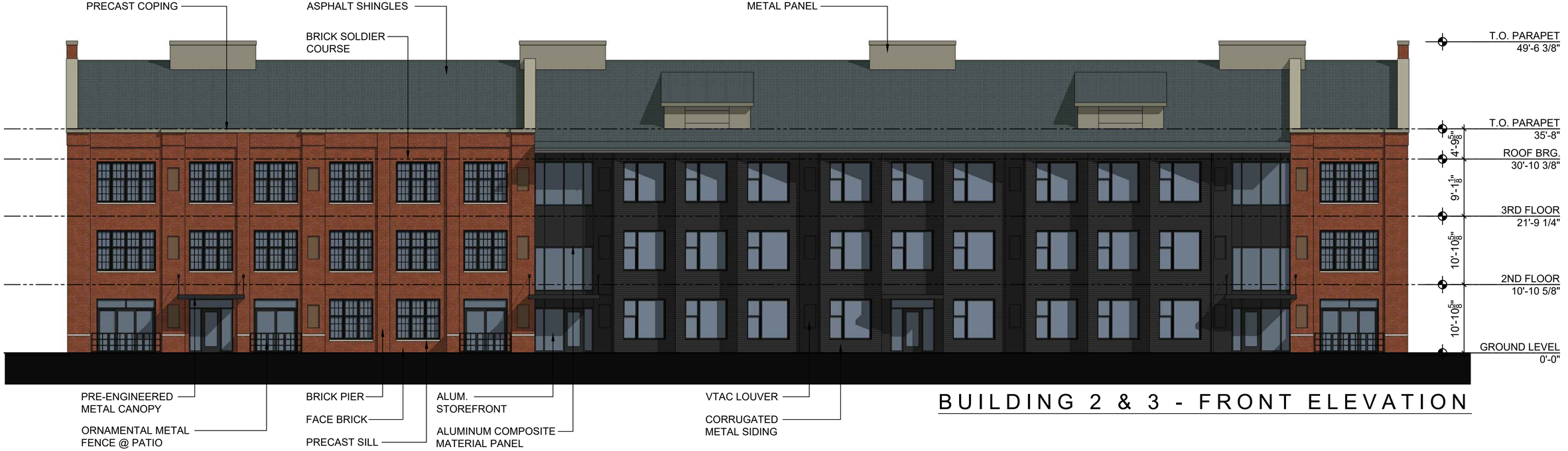
City Architecture

2021-01-14



BUILDING 2 & 3 - SIDE ELEVATION



BUILDING 2 & 3 - FRONT ELEVATION

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

MIDTOWN HOUSING DEVELOPMENT

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

BUILDING 2 / 3 ~ VIEW 1: PERSPECTIVE

MIDTOWN HOUSING DEVELOPMENT

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City Architecture

2021-01-14

BUILDING 2 / 3 ~ VIEW 2: PERSPECTIVE

MIDTOWN HOUSING DEVELOPMENT

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City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

STREET VIEWS

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

STREET VIEWS

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

MIDTOWN HOUSING DEVELOPMENT

STREET VIEWS

Signet REAL ESTATE GROUP

City Architecture

2021-01-14

Cleveland City Planning Commission

Zoning Map Amendments

February 19, 2021

Zoning Map Amendments

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Planned Unit Development

February 19, 2021

Planned Unit Development

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Telecommunication Towers

February 19, 2021

Telecommunications Tower

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

New Townhouse Development In a 2-Family District

February 19, 2021

Townhouse Development in a 2-Family District

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Lot Consolidation / Splits

February 19, 2021

Lot Consolidation / Split

February 19, 2021

For PPN#s 007-07-155

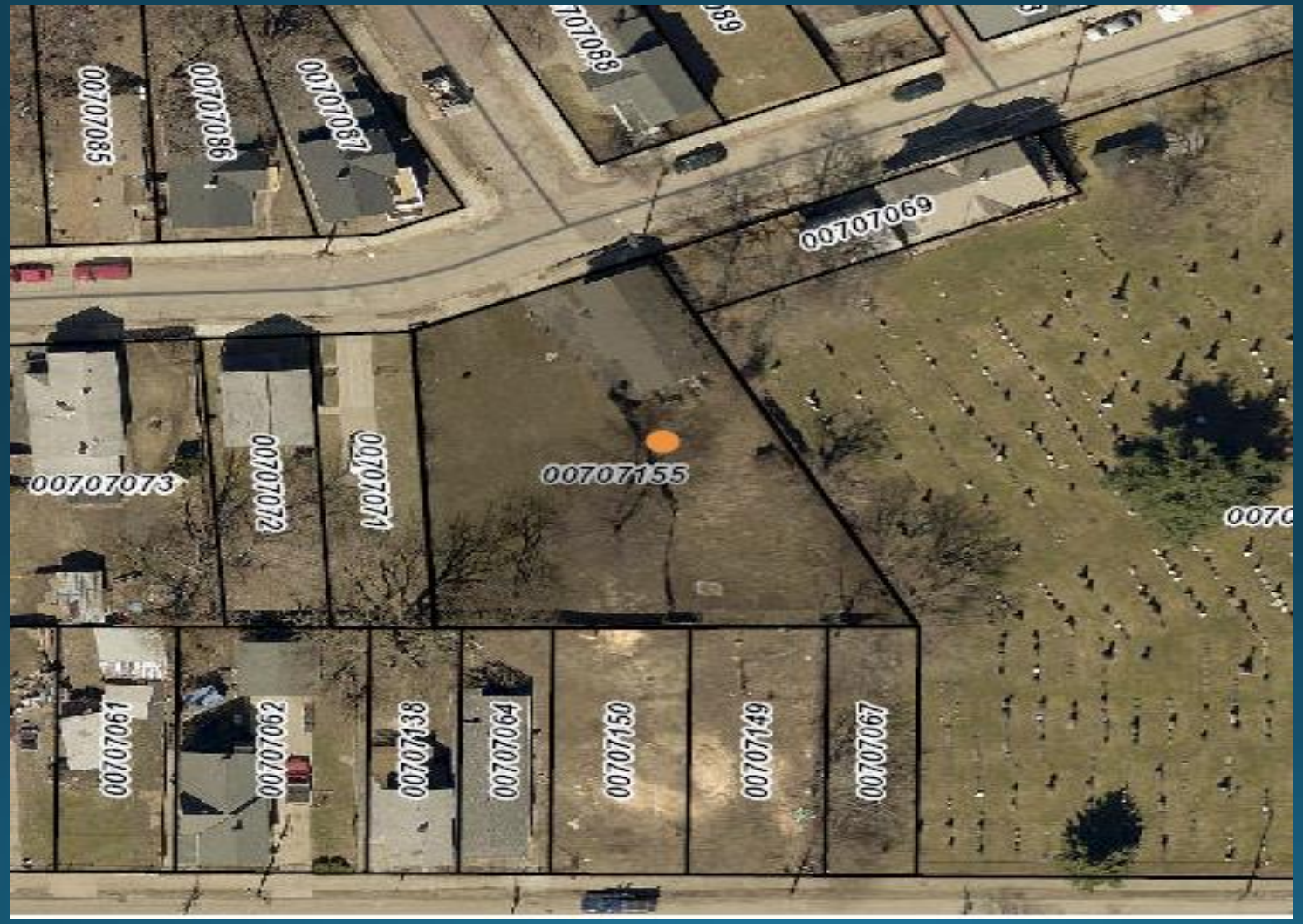
Project Address: 3525 Siam Avenue

Project Representative: Byron Buonamici, Cleveland Bricks

4 Parcel Subdivision

3525 Siam Avenue

Aerial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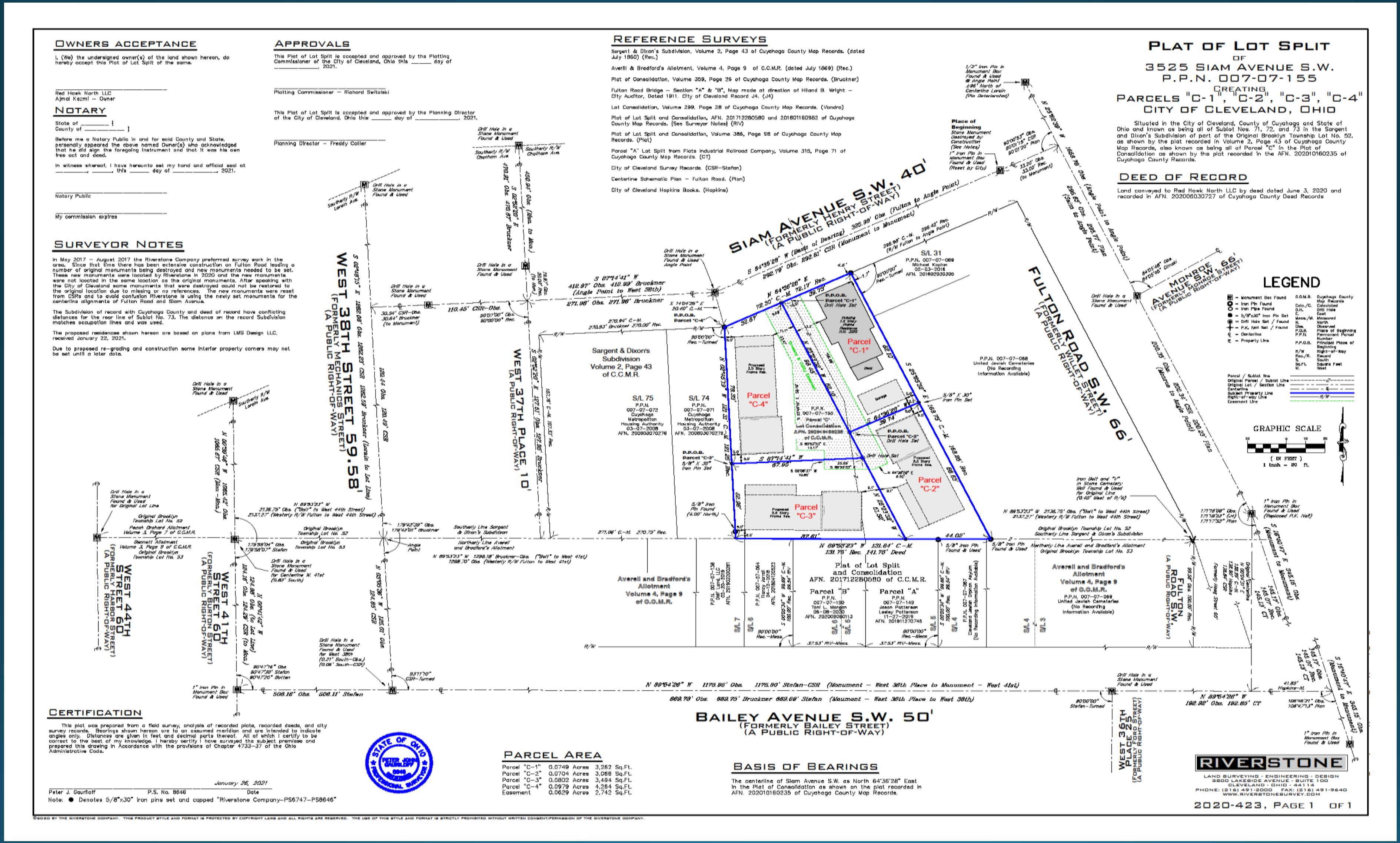
Site Plan

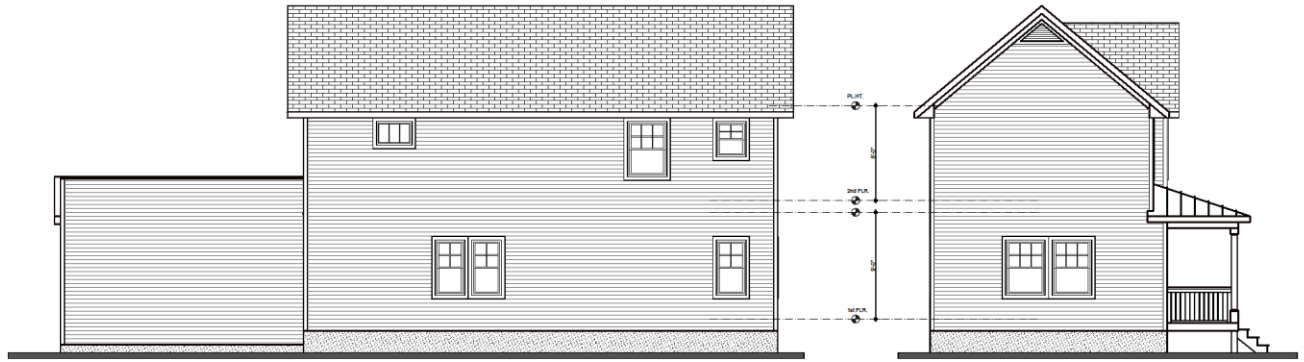


OWNERS ACCEPTANCE
I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.
Red Hawk North LLC
Ajmal Kazmi – Owner
NOTARY
State of ______ }
County of ________ }
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.
In witness whereof, I have hereunto set my hand and official seal at ________, ______, this ______ day of ____________, 2021.
Notary Public
My commission expires
SURVEYOR NOTES
In May 2017 – August 2017 the Riverstone Company preformed survey work in the area. Since that time there has been extensive construction on Fulton Road leading a number of original monuments being destroyed and new monuments needed to be set. These new monuments were located by Riverstone in 2020 and the new monuments were not located in the same location as the original monuments. After speaking with the City of Cleveland some monuments that were destroyed could not be restored to the original location due to missing or no references. The new monuments were reset from CSRs and to avoid confusion Riverstone is using the newly set monuments for the centerline alignments of Fulton Road and Siam Avenue.
The Subdivision of record with Cuyahoga County and deed of record have conflicting distances for the rear line of Sublot No. 73. The distance on the record Subdivision matches occupation lines and was used.
The proposed residences shown hereon are based on plans from LMS Design LLC, received January 22, 2021.
Due to proposed re-grading and construction some interior property corners may not be set until a later date.
APPROVALS
This Plat of Lot Split is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this ______ day of __________, 2021.
Plotting Commissioner – Richard Switalski
This Plat of Lot Split is accepted and approved by the Planning Director of the City of Cleveland, Ohio this ______ day of ____________, 2021.
Planning Director – Freddy Collier
REFERENCE SURVEYS
Sargent & Dixon's Subdivision, Volume 2, Page 43 of Cuyahoga County Map Records. (dated July 1860) (Rec.)
Averill & Bradford's Allotment, Volume 4, Page 9 of C.C.M.R. (dated July 1869) (Rec.)
Plat of Consolidation, Volume 359, Page 25 of Cuyahoga County Map Records. (Bruckner)
Fulton Road Bridge – Section "A" & "B", Map made at direction of Hiland B. Wright – City Auditor, Dated 1911. City of Cleveland Record J4. (J4)
Lot Consolidation, Volume 299, Page 28 of Cuyahoga County Map Records. (Vondra)
Plat of Lot Split and Consolidation, AFN. 201712280580 and 201801160982 of Cuyahoga County Map Records. (See Surveyor Notes) (RIV)
Plat of Lot Split and Consolidation, Volume 386, Page 98 of Cuyahoga County Map Records. (Plat)
Parcel "A" Lot Split from Flats Industrial Railroad Company, Volume 315, Page 71 of Cuyahoga County Map Records. (CT)
City of Cleveland Survey Records. (CSR–Stefan)
Centerline Schematic Plan – Fulton Road. (Plan)
City of Cleveland Hopkins Books. (Hopkins)
PLAT OF LOT SPLIT
OF
3525 SIAM AVENUE S.W.
P.P.N. 007-07-155
CREATING
PARCELS "C-1", "C-2", "C-3", "C-4"
CITY OF CLEVELAND, OHIO
Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot Nos. 71, 72, and 73 in the Sargent and Dixon's Subdivision of part of the Original Brooklyn Township Lot No. 52, as shown by the plat recorded in Volume 2, Page 43 of Cuyahoga County Map Records, also known as being all of Parcel "C" in the Plat of Consolidation as shown by the plat recorded in the AFN. 202010160235 of Cuyahoga County Records.
DEED OF RECORD
Land conveyed to Red Hawk North LLC by deed dated June 3, 2020 and recorded in AFN. 202006030727 of Cuyahoga County Deed Records
SIAM AVENUE S.W. 40'
(FORMERLY HENRY STREET)
(A PUBLIC RIGHT-OF-WAY)
FULTON ROAD S.W. 66'
(FORMERLY WILLET STREET)
(A PUBLIC RIGHT-OF-WAY)
MONROE AVENUE S.W. 66'
(FORMERLY MONROE STREET)
(A PUBLIC RIGHT-OF-WAY)
WEST 38TH STREET 59.58'
(FORMERLY MECHANICS STREET)
(A PUBLIC RIGHT-OF-WAY)
WEST 37TH PLACE 10'
(A PUBLIC RIGHT-OF-WAY)
WEST 44TH STREET 60'
(FORMERLY HARBOR STREET)
(A PUBLIC RIGHT-OF-WAY)
WEST 41TH STREET 60'
(FORMERLY BURTON STREET)
(A PUBLIC RIGHT-OF-WAY)
WEST 36TH PLACE 25'
(FORMERLY FORD STREET)
(A PUBLIC RIGHT-OF-WAY)
BAILEY AVENUE S.W. 50'
(FORMERLY BAILEY STREET)
(A PUBLIC RIGHT-OF-WAY)
Parcel "C-1"
Parcel "C-2"
Parcel "C-3"
Parcel "C-4"
Sargent & Dixon's Subdivision Volume 2, Page 43 of C.C.M.R.
Averell and Bradford's Allotment Volume 4, Page 9 of C.C.M.R.
Plat of Lot Split and Consolidation AFN. 201712280580 of C.C.M.R.
P.P.N. 007-07-068 United Jewish Cemeteries (No Recording Information Available)
LEGEND
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
CERTIFICATION
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
January 26, 2021
Peter J. Gaurloff P.S. No. 8646 Date
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company–PS6747–PS8646"
STATE OF OHIO
PETER JOHN GAURLOFF
8646
REGISTERED
PROFESSIONAL SURVEYOR
PARCEL AREA
Parcel "C-1" 0.0749 Acres 3,262 Sq.Ft.
Parcel "C-2" 0.0704 Acres 3,066 Sq.Ft.
Parcel "C-3" 0.0802 Acres 3,494 Sq.Ft.
Parcel "C-4" 0.0979 Acres 4,264 Sq.Ft.
Easement 0.0629 Acres 2,742 Sq.Ft.
BASIS OF BEARINGS
The centerline of Siam Avenue S.W. as North 64°36'28" East in the Plat of Consolidation as shown on the plat recorded in AFN. 202010160235 of Cuyahoga County Map Records.
RIVERSTONE
LAND SURVEYING · ENGINEERING · DESIGN
3800 LAKESIDE AVENUE · SUITE 100
CLEVELAND · OHIO · 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM
2020-423, PAGE 1 OF 1
©2020 BY THE RIVERSTONE COMPANY. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT LAWS AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT/PERMISSION OF THE RIVERSTONE COMPANY.

Floor Plans and Elevations

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

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



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

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

LMS design LLC
33205 Cannon Rd.
Solon, Ohio 44139
440.796.3598
Lms-group@hotmail.com

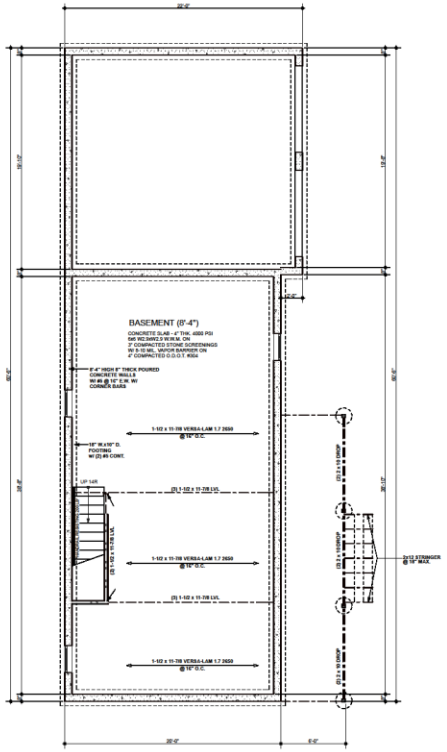
SPECULATIVE RESIDENCE
CLEVELAND, OH 44XXX

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

JOB NUMBER: 20-89

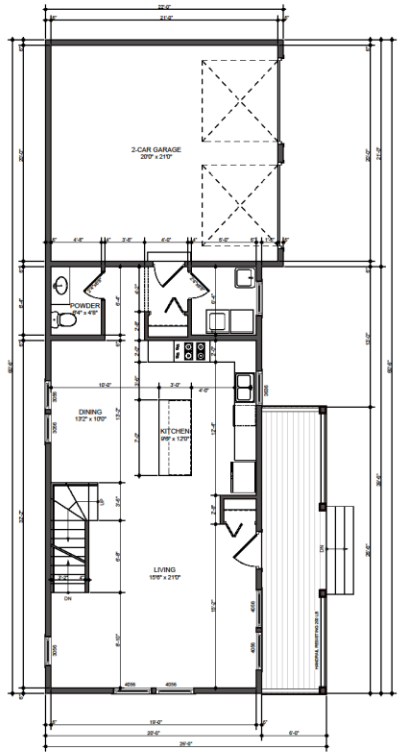
DECEMBER 25, 2020
JANUARY 15, 2021

A-2



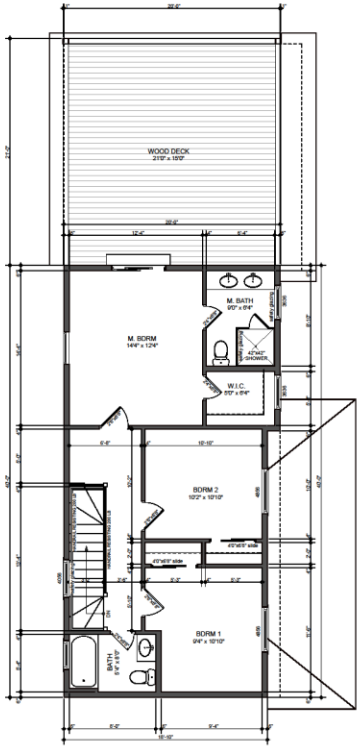
BASEMENT PLAN

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



1st FLOOR PLAN 800 SQ.FT.

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



2nd FLOOR PLAN 720 SQ.FT.

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

LMS design LLC
33205 Cannon Rd.
Solon, Ohio 44139
440.796.3598
Lms-group@hotmail.com

SPECULATIVE RESIDENCE

CLEVELAND, OH 44XXX

FLOOR PLANS

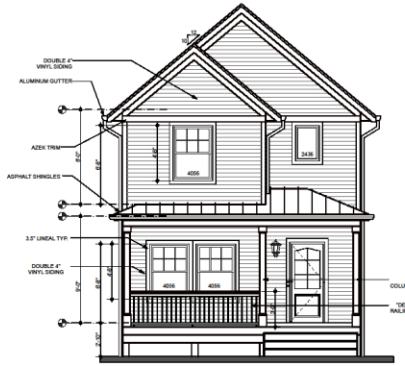
SCALE: 1/4" = 1'-0"

JOB NUMBER: 20-89

DECEMBER 25, 2020

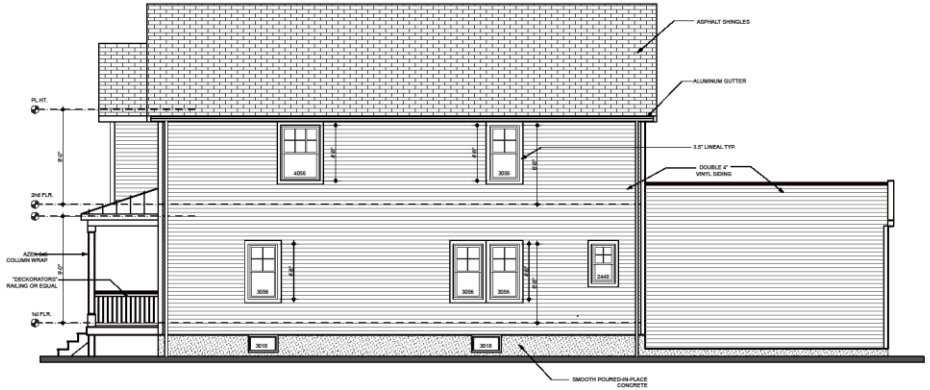
JANUARY 15, 2021

A-1



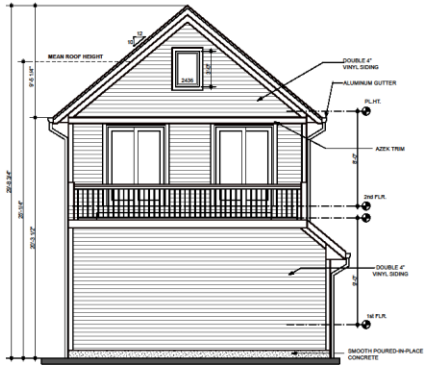
FRONT ELEVATION

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



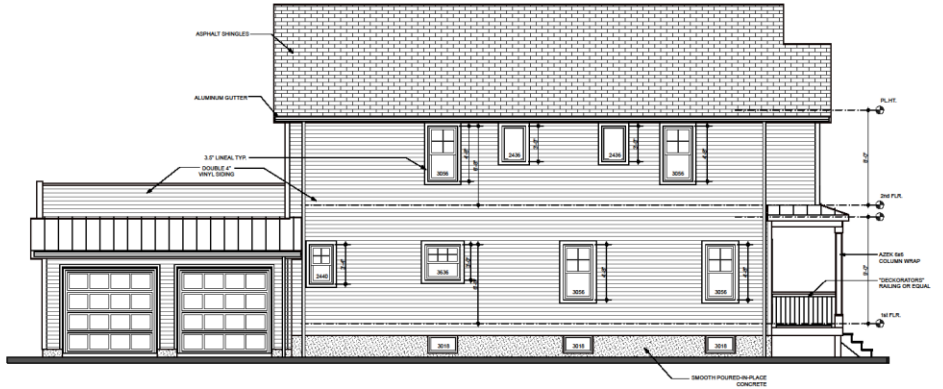
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

LMS design LLC
33205 Cannon Rd.
Solon, Ohio 44139
440.796.3598
Lms-group@hotmail.com

SPECULATIVE RESIDENCE

XXXXX
CLEVELAND, OH 44113

EXTERIOR ELEVATIONS.

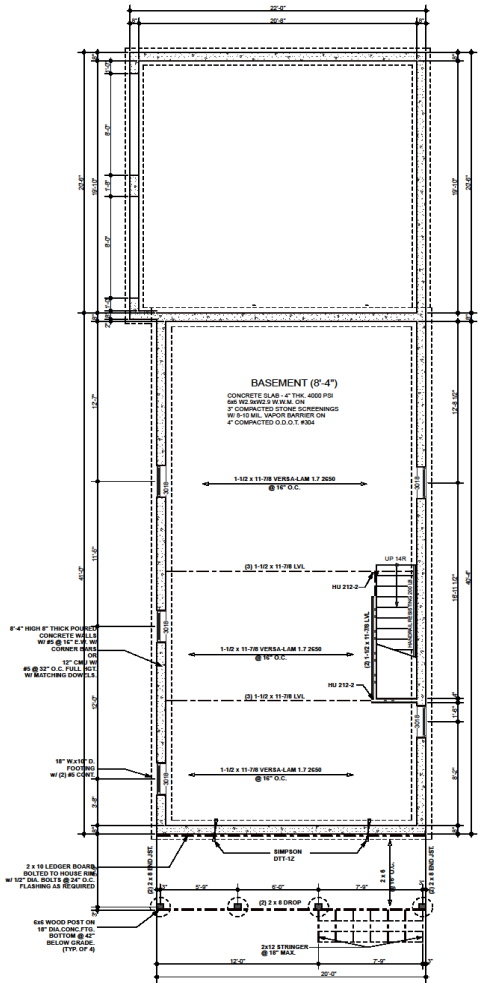
SCALE: 1/4" = 1'-0"

JOB NUMBER: 21-08

JANUARY 17, 2021

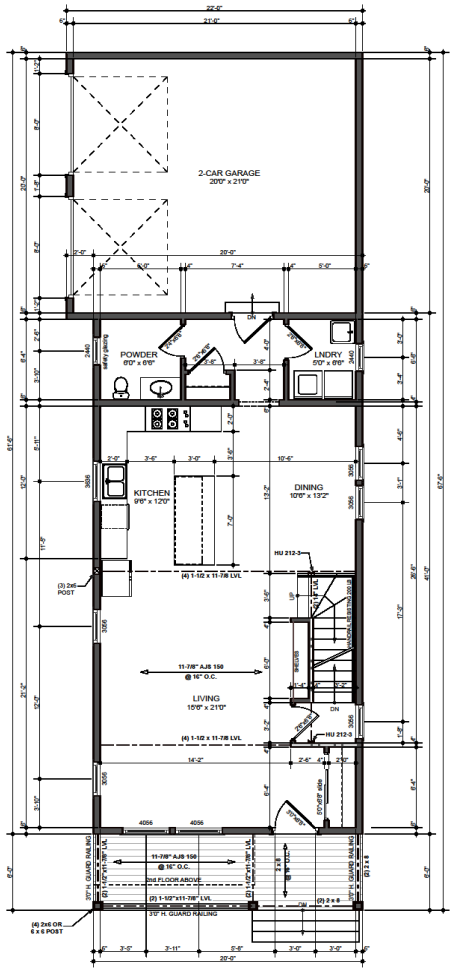
JANUARY 28, 2021

A-3



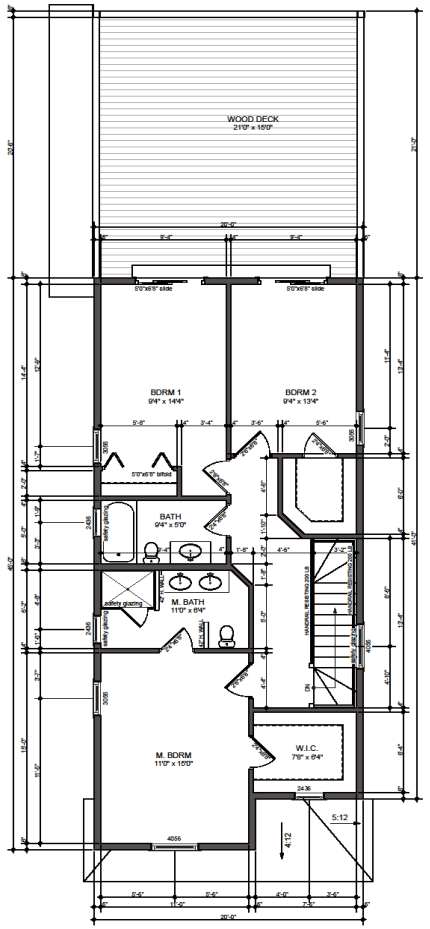
FOUNDATION PLAN

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



1st FLOOR PLAN 820 SQ.FT.

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



2nd FLOOR PLAN 820 SQ.FT.

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

LMS design LLC
33205 Cannon Rd.
Solon, Ohio 44139
440.796.3598
Lms-group@hotmail.com

SPECULATIVE RESIDENCE

XXXXX
CLEVELAND, OH 44113

FOUNDATION PLAN,
FLOOR PLANS

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

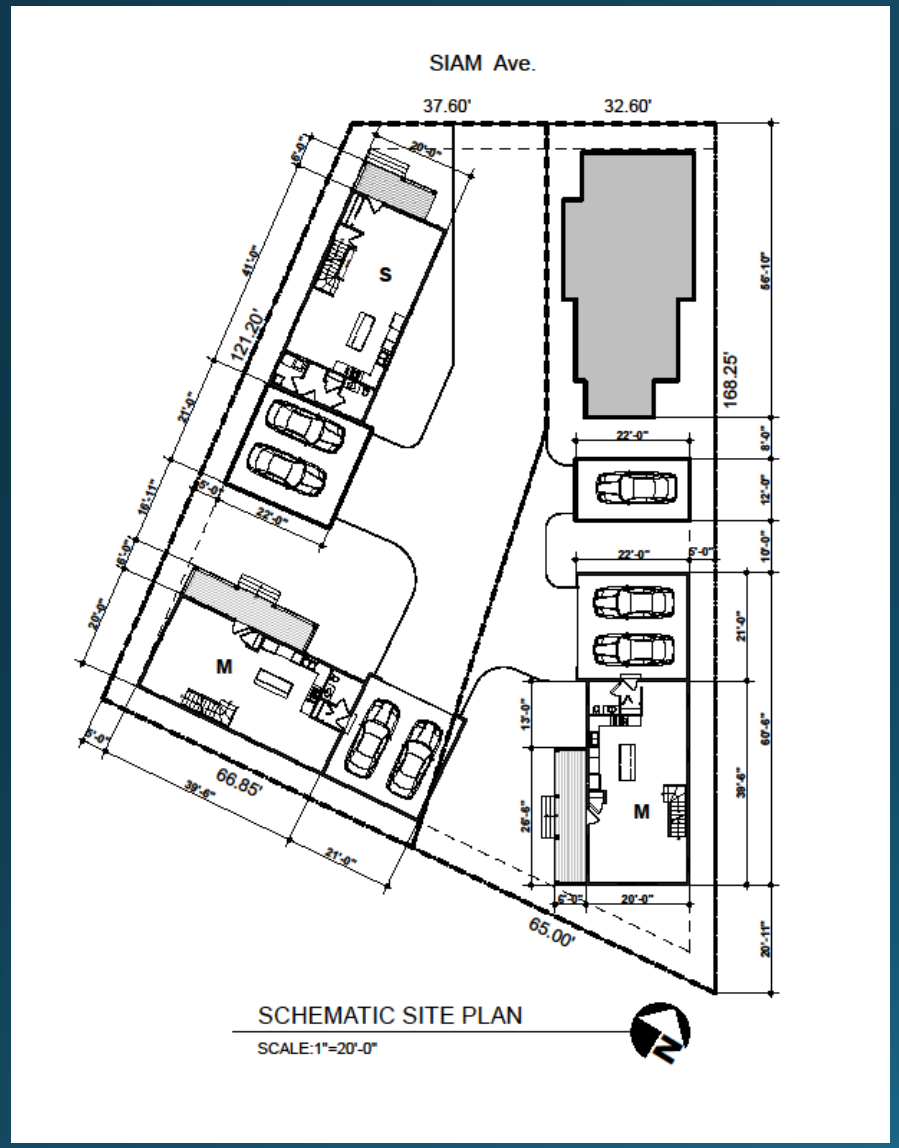
JOB NUMBER: 21-08

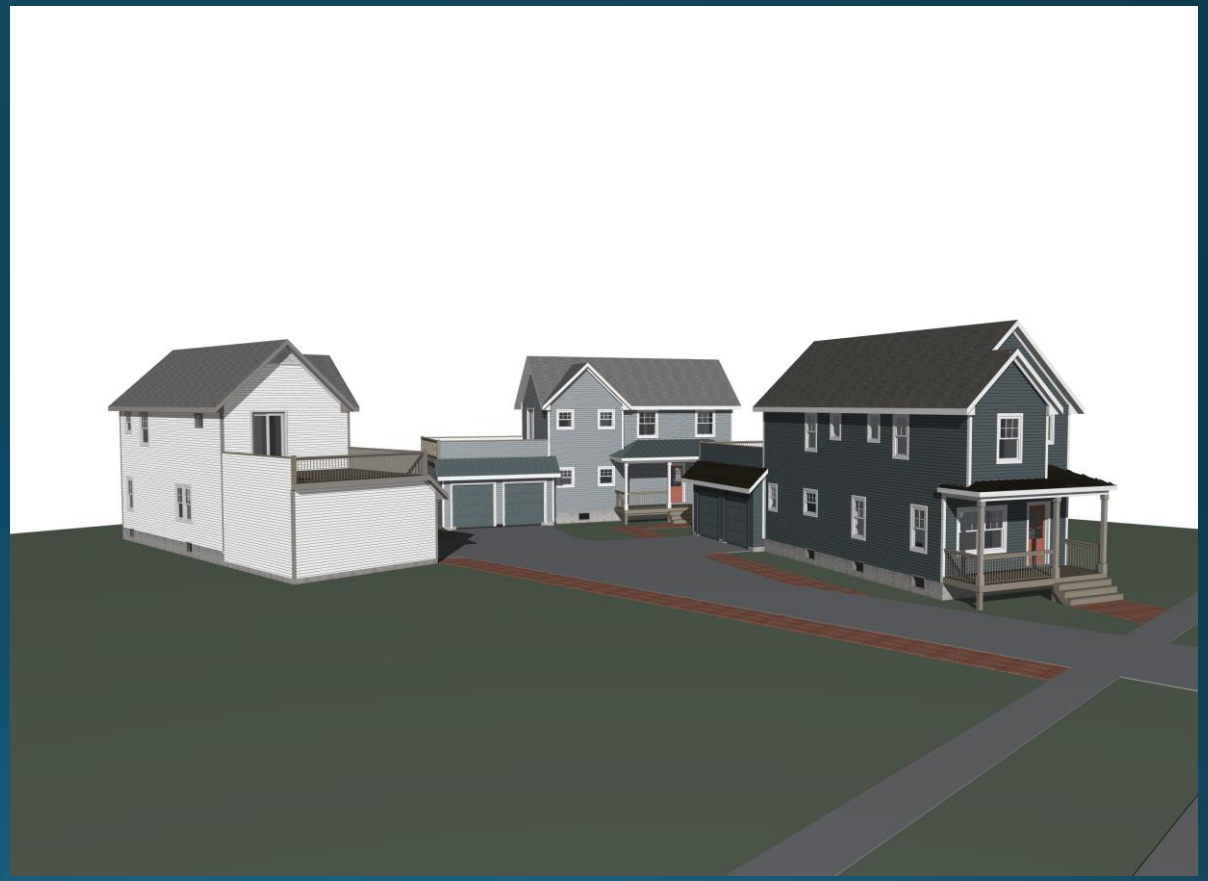
JANUARY 17, 2021

JANUARY 28, 2021

A-1

Existing Conditions and Context


SIAM Ave.
37.60'
32.60'
168.25'
121.20'
66.85'
65.00'
S
M
M
SCHEMATIC SITE PLAN
SCALE:1"=20'-0"



Lot Consolidation / Split

February 19, 2021

For PPN# 009-26-019

Project Address: 4527 Broadview Road

Project Representative: Rick Mucklo, Property Owner

Proposed Lot Split for PPN# 009-26-019
4527 Broadview Road

CPC February 19, 2021

4527 BROADVIEW ROAD LOT SPLIT

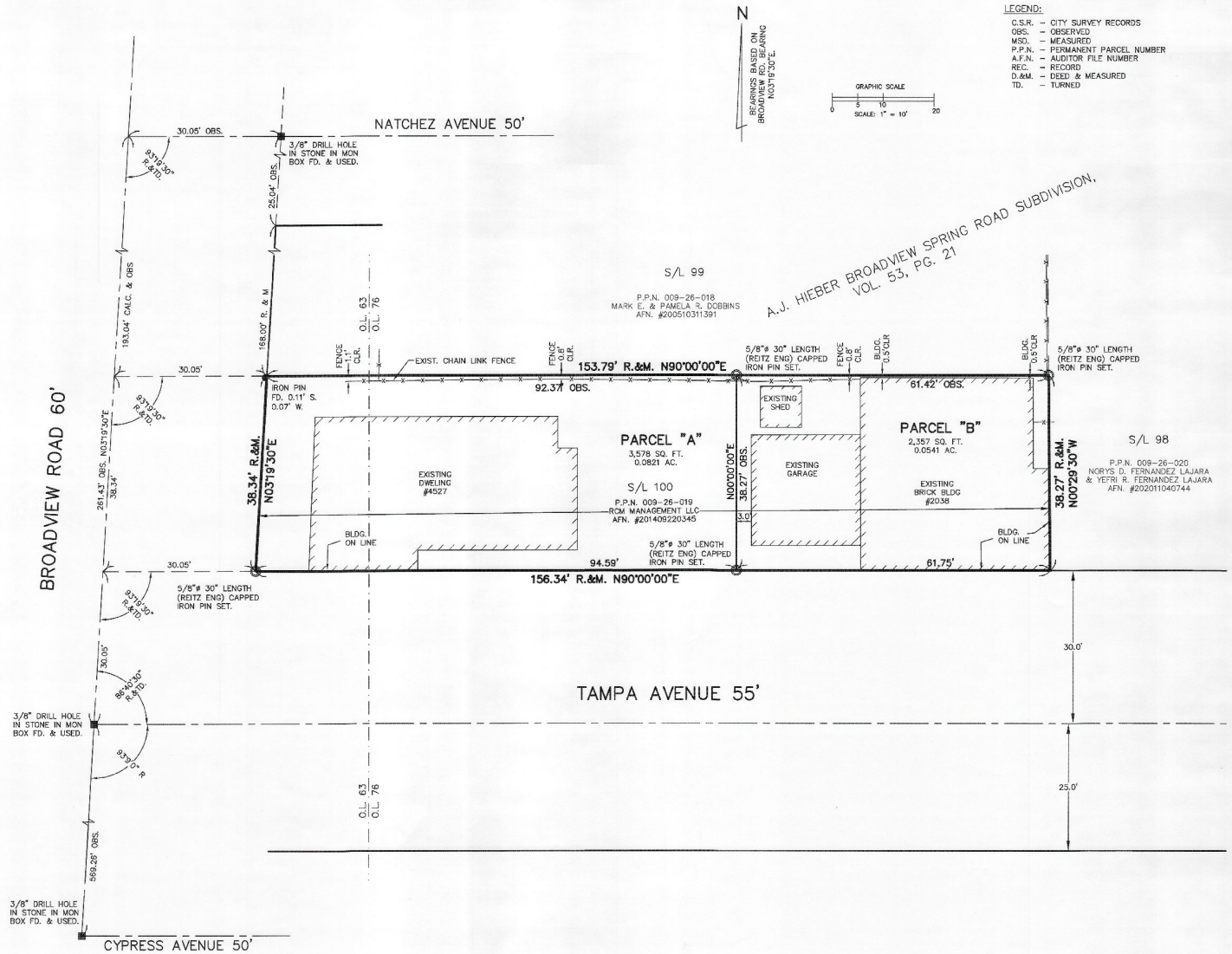
BEING ALL OF SUBLOT NO. 100, IN A.J. HIEBER BROADVIEW SPRING ROAD SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 53, PG. 21 (CCMR), ALL PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 63 & 76, NOW IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR 5/8"ø 30" LENGTH CAPPED (REITZ ENG) IRON PINS SET AT ALL POINTS INDICATED, BEARINGS ARE BASED ON BROADVIEW BEARING N03°19'30"E, AND ARE USED TO DENOTE ANGLES ONLY, ALL OF WHICH WE CERTIFY TO BE CORRECT.

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PH: (216) 251-3033 EMAIL REITZ@REITZENG.COM

CERTIFICATE
THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (REITZ ENG). BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

Stuart W. Sayler DATE 02/04/21
STUART W. SAYLER, REG. SURVEYOR NO. S-8028

STATE OF OHIO * STUART W. SAYLER S-8028 REGISTERED PROFESSIONAL SURVEYOR *



OWNERS ACCEPTANCE:
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THE PLAT AND CONSOLIDATION OF THE SAME.

RCM MANAGEMENT, LLC. PRINT NAME PRINT TITLE

NOTARY:
STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO THIS _____ DAY OF _____20___.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS:
THIS PLAT AND CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____20___.

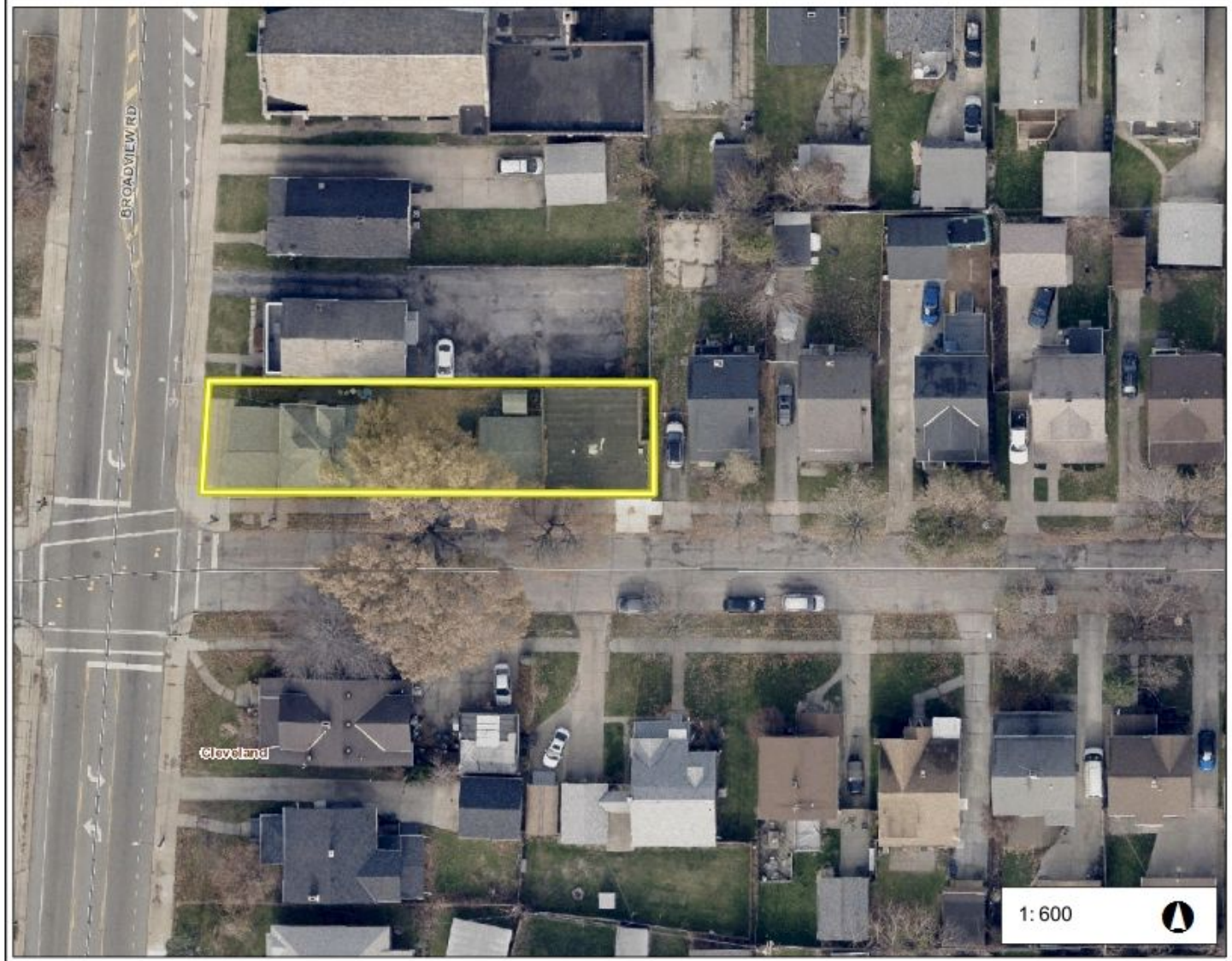
RICHARD SWITALSKI, PLATTING COMMISSIONER

THIS PLAT AND CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____20___.

FREDDY COLLIER, PLANNING COMMISSIONER

Cuyahoga County GIS Viewer



Date Created: 2/3/2021

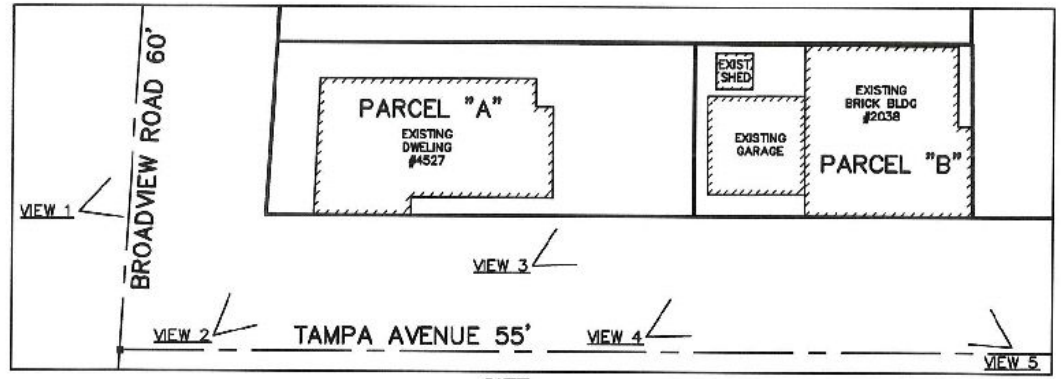
Legend

☐ Municipalities

100 0 50 100 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

Cuyahoga County Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



SITE

VIEW 1

VIEW 2

SHEET 1 OF 2
#4527 BROADVIEW RD.


Broadview Rd
nd, Ohio
oogle
Street View
Broadview


Tampa Ave
NO PARKING ANY TIME


038 Tampa Ave
leveland, Ohio
Google
Street View
Google

Cleveland City Planning Commission

Conditional Use Permit

February 19, 2021

Conditional Use Permit

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Mandatory Referrals

February 19, 2021

Mandatory Referrals

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Administrative Approvals

February 19, 2021

Administrative Approvals

February 19, 2021

Ordinance No. 76-2021(Citywide – Introduced by Councilmembers Johnson and Kelley by departmental request): Determining the method of making the public improvement of renovating various fire stations to provide accommodations for mixed-gender staffing; and authorizing the Directors of Capital Projects and Public Works to enter into one or more public improvement contracts for the making of the improvement.

Cleveland City Planning Commission

Design Review Cases

February 19, 2021

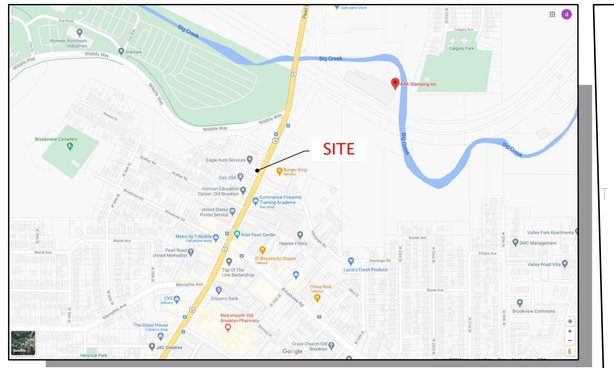
Near West Design Review Case

February 19, 2021

Project RepreNW2020-025 – Bank Building New Construction: Seeking Final Approval

Project Address: 4106 Pearl Road

sentative: Jeff Cossel, Visconsi



VICINITY MAP
N.T.S.

PROPOSED PROPERTY LINE

PAINTED TRAFFIC ARROW (TYP)

6" SAN. LATERAL FOR NORTH PARCEL

FREESTANDING SIGN (3' FROM R/W)

8' LONG SCREEN WALL

5' LONG SCREEN WALL

ATMs

DUMPSTER ENCLOSURE

PROPOSED BANK (2200 SF)

ZONED: 2F-D1
ZONED: LR-G2

PEARL ROAD (VARIES)

HENNINGER ROAD S.W. (50')

BENCH MARK
TOP OF HYD.
= 710.17

N64°09'29"E 247.05'

N64°09'29"W 248.10

N64°09'29"E 248.10'

N64°09'29"W 305.41

N25°50'31"E 183.55

N25°50'31"E 85.00'

N25°08'13"E 85.01'

N25°08'12"E 157.67

PARCEL NO. 2
(PART OF P.P.N. 014-12-055)

PARCEL NO. 3
(P.P.N. 014-12-006)

PARCEL NO. 5
(P.P.N. 014-12-053)

DRIVE-THRU RESTAURANT
H.N. 4100
FIRST FLOOR
709.96

5/8" I. PIN FD.
0.32 NORTH
0.03 WEST

0.03 EAST

ZONING SUMMARY

SITE ZONING: LR-G2 (LOCAL RETAIL BUSINESS) & 2F-D1 (TWO FAMILY)
OVERLAY: URBAN FORM
PARCEL #: 014-12-053, 014-12-055 & 014-12-006
PROPOSED SITE AREA: 0.48 ACRES
FRONT BUILDING SETBACK PRIMARY STREET: 0' MIN, 8' MAX (4.44' MIN, 5.0' MAX PROPOSED)
FRONT BUILDING SETBACK SECONDARY STREET: 0' MIN, 6' MAX (5.0' PROPOSED)
FRONTAGE BUILDOUT: 80% OF FRONTAGE OR 68' (68' PROPOSED, 55' BUILDING+8' WALL NORTH+5' WALL SOUTH)

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE WALK

Ohio Utilities Protection Service
Call 811 before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC., THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MG CIVIL DESIGN
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408-6074

BANK DEVELOPMENT
CLEVELAND, CUYAHOGA COUNTY, OHIO

SCHEMATIC DESIGN PLAN

REVISIONS
12/07/2020 OWNER REVIEW
12/14/2020 REV1
12/15/2020 REV2
01/07/2021 REV3

SCALE: 1" = 10 FEET
0 5 10

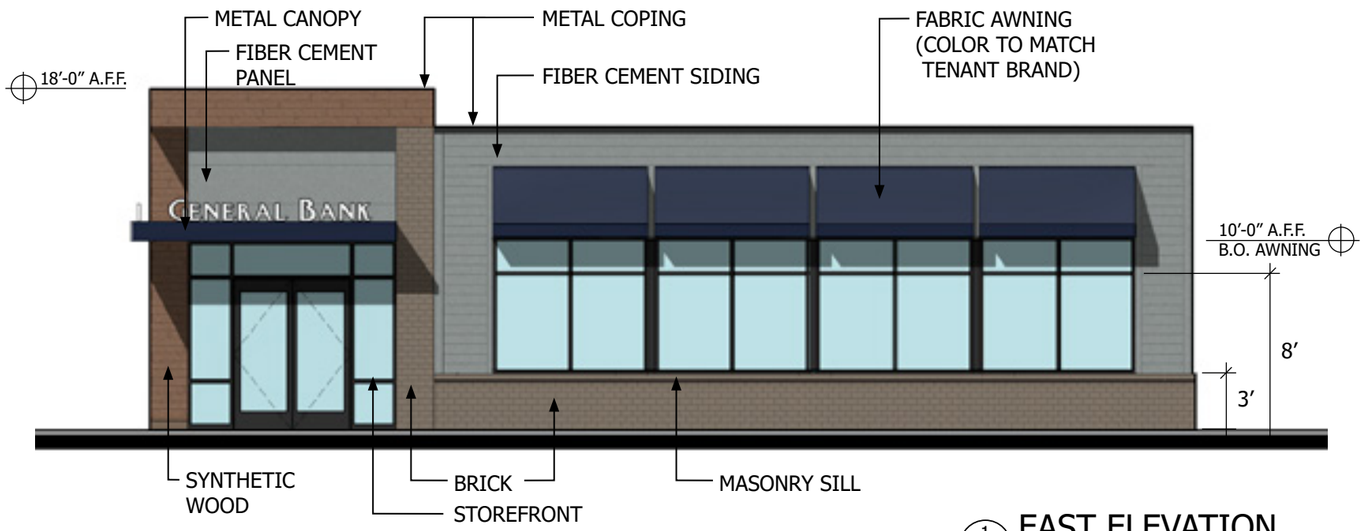
CLIENT NAME:
VISCONSI COMPANIES, LTD.

PROJECT NUMBER:
20035

PROJECT ADDRESS:
NW CORNER
PEARL ROAD & HENNINGER ROAD

DATE:
12-07-2020

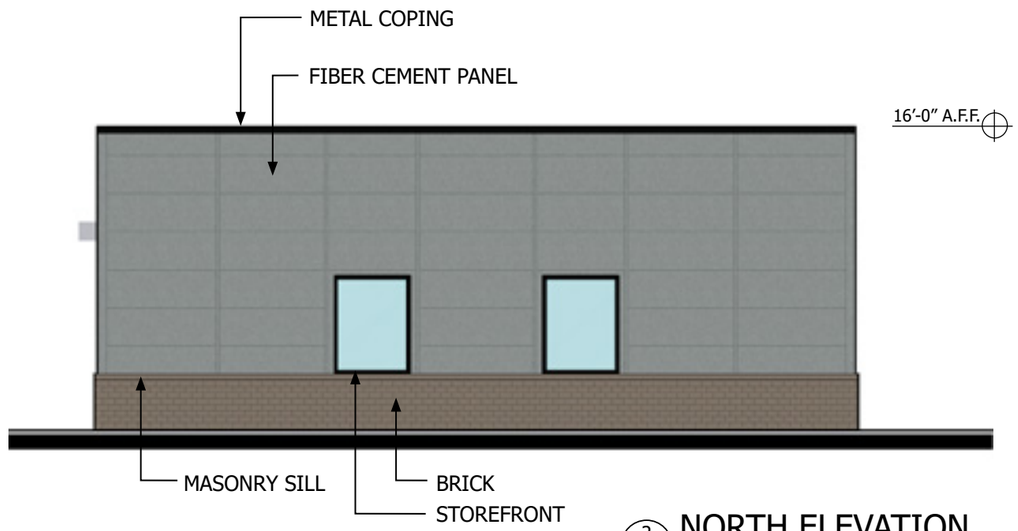
SHEET NUMBER:
1 of 1



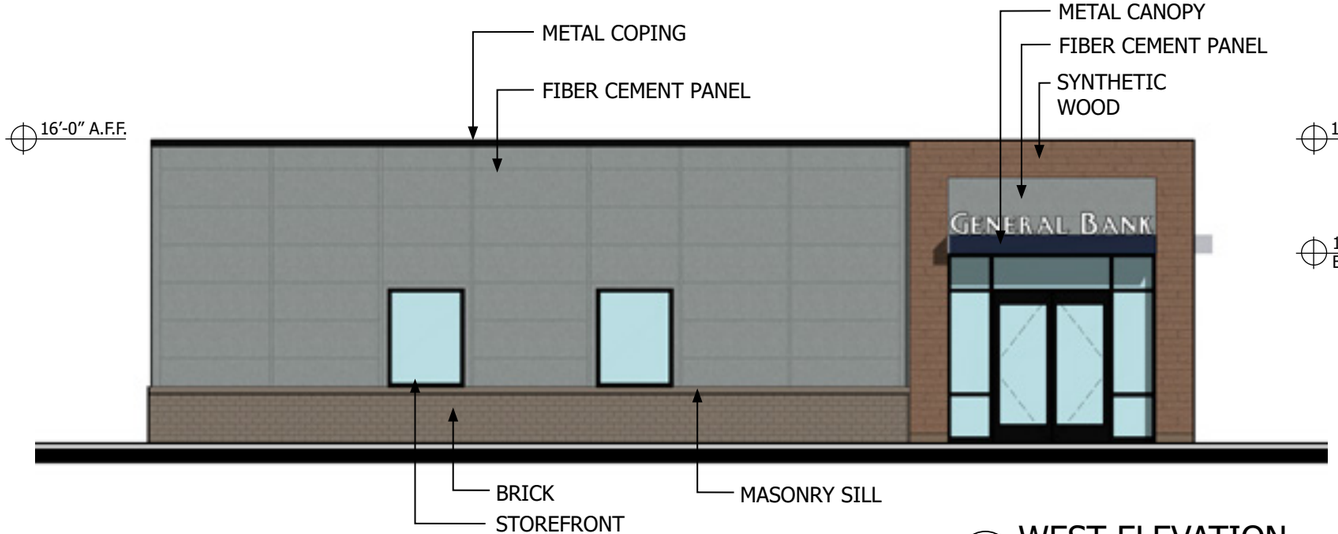
1 EAST ELEVATION

PERCENTAGE OF GLAZING BETWEEN 3′ AND 5′ OF FACADE LENGTH

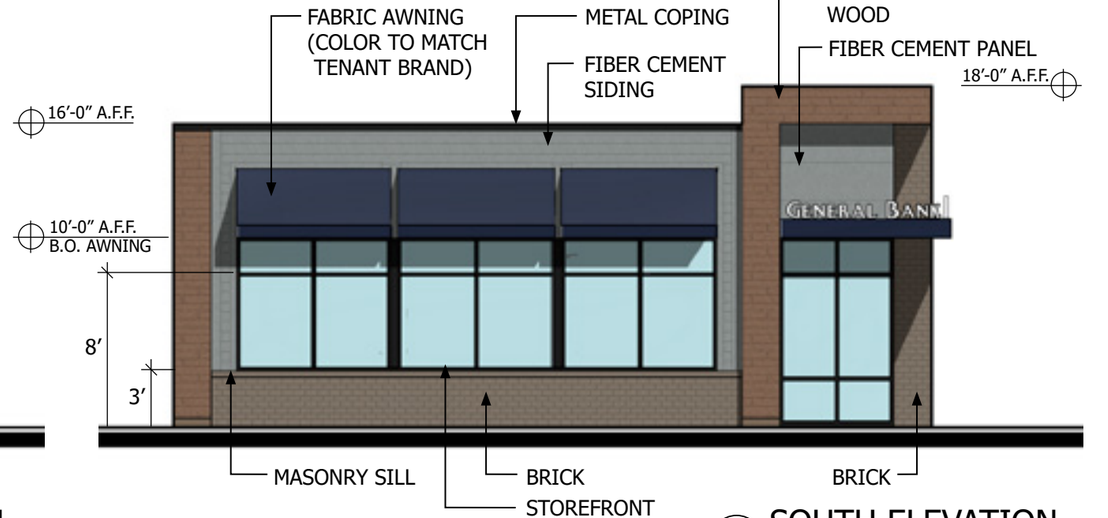
REQUIRED - 75%
PROVIDED - 78%



2 NORTH ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATION

PERCENTAGE OF GLAZING BETWEEN 3′ AND 5′ OF FACADE LENGTH

REQUIRED - 75%
PROVIDED - 75%

0 2′ 8′ 20′

DORSKY + YUE INTERNATIONAL LLC
ARCHITECTURE
CLEVELAND
P: 216.468.1850
F: 216.464.8608
FORT LAUDERDALE
P: 954.703.7830
F: 954.524.8604
WWW.DORSKYYUE.COM

PROPOSED DEVELOPMENT

4106 Pearl Road Cleveland, Ohio

VISCONSI COMPANIES LTD
building your future on our history

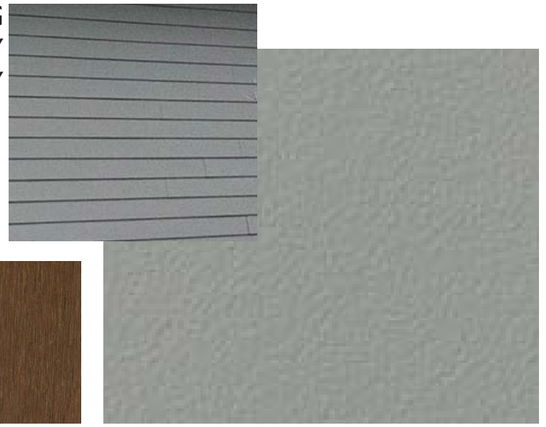
Date: 12.17.2020
Project No: DY202029
Page Number 1

COPING -METAL ERA
DARK BRONZE

MAPES CANOPY -
TENANTS PROTOTYPE COLOR

CUSTOM CANVAS AWNING - TENANTS
PROTOTYPE COLOR

FIBER CEMENT T-1 SIDING
AMERICAN FIBER CEMENT COMPANY
030 MERCURY



STOREFRONT - KAWNEER
DARK BRONZE

SYNTHETIC WOOD -
RYSISTA TRUGRAIN
COLOR: FVG C29

FIBER CEMENT T-2 PANEL
AMERICAN FIBER CEMENT COMPANY
030 MERCURY

MASONRY SILL - CONTINENTAL CAST STONE
1106 PEBBLE

BRICK - BELDEN FIELD GRAY SMOOTH C216

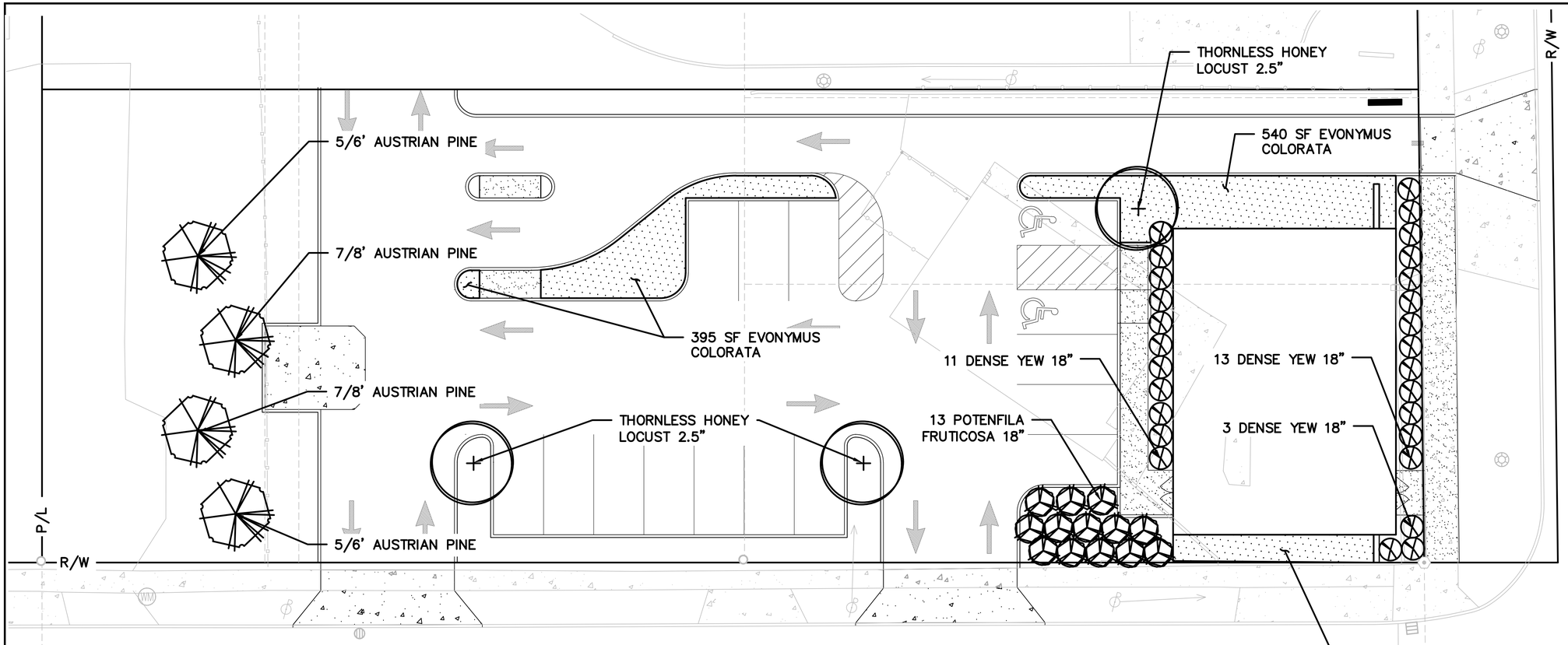
DORSKY + YUE INTERNATIONAL LLC
ARCHITECTURE
CLEVELAND
P: 216.468.1850
F: 216.464.8608
FORT LAUDERDALE
P: 954.703.7830
F: 954.524.8604
WWW.DORSKYYUE.COM

PROPOSED DEVELOPMENT

4100 Pearl Road Cleveland, Ohio

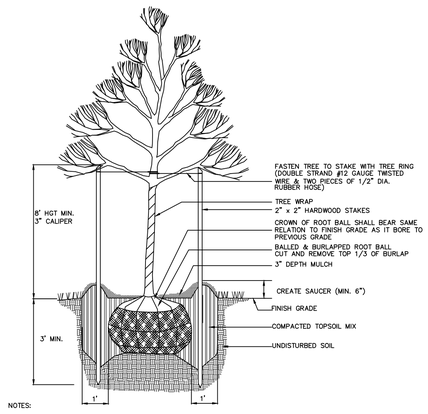
VISCONSI COMPANIES LTD
building your future on our history

Date: 01.27.2021
Project No: DY202032
Page Number 1



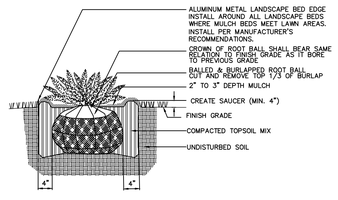
LANDSCAPE NOTES

1. CONTRACTOR'S BID SHALL INCLUDE IRRIGATION DESIGN & INSTALLATION (DESIGN–BUILD). SEE UTILITY PLAN FOR IRRIGATION SLEEVE LOCATIONS.
2. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. SAFE AND CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO OFF–SITE AND/OR ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND OBTAINED FROM LOCAL SUPPLIER OR NURSERY.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT–TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
9. ALL PLANT MATERIAL AND LOCATIONS SHALL BE APPROVAL BY THE OWNER PRIOR TO ORDERING & INSTALLATION.
10. ALL PLANTING AREAS (LAWN AND PLANT BEDS) ARE TO BE FREE OF ALL STUMPS, ROOTS, STONES (2" OR GREATER), OR ANY WASTE/GARBAGE MATERIAL. ALL TURF/LAWN AREAS ARE TO RECEIVE A MIN. OF 4" OF TOP SOIL GROWING MEDIUM THAT CONFORMS TO ODOT 659.04. DECOMPOSED LEAF MULCH SHALL BE OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS. AND SHALL CONFORM TO ODOT 659.05.
11. ALL PROPOSED LAWN AREAS ARE TO RECEIVE SOD WITH AN ALTERNATE BID FOR MANUAL SEED AND STRAW MULCH APPLIED (JUNE 15–AUGUST 15 UNLESS SITE IS IRRIGATED) OR HYDROSEEDED AND HYDROMULCHED WITH A SLURRY MIXTURE OF SEED (AS NOTED), FIBER MULCH (AS NOTED), FERTILIZER, AND TACKIFER AS RECOMMENDED BY THE FIBER MULCH MANUFACTURER. SEED COMPONENT IS TO BE DEPOSITED AT NOT LESS THE THAN THE SPECIFIED SEED SOWING RATE.
12. A LANDSCAPE WEED BARRIER FABRIC SHALL BE INSTALLED, WITH PROPER OVERLAP AT JOINTS, PRIOR TO PLACING MULCH.
13. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
14. FIBER MULCH: BIODEGRADABLE, DYED–WOOD, CELLULOSE–FIBER MULCH; NONTOXIC AND FREE OF PLANT–GROWTH OR GERMINATION INHIBITORS; WITH A MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5. COLOR TO BE GREEN.
15. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
16. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS AND TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED BY CONTRACT, WARRANTY CONDITIONS, AND/OR UNTIL ACCEPTED BY OWNER. ROLL, RE–GRADE, AND REPLANT BARE OR ERODED AREAS AND RE–MULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. REPLACE LANDSCAPE WEED BARRIER AND RE–MULCH AS NECESSARY TO PROVIDE UNIFORM APPEARANCE.
18. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS BEGINNING ON THE FINAL DATE OF ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPLACEMENTS WILL BE GUARANTEED.



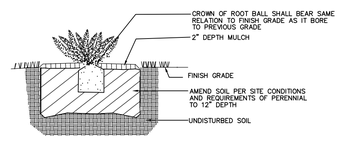
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. REMOVE TREE RINGS, TREE WRAP AND STAKES ONE YEAR AFTER INSTALLATION
4. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

DECIDUOUS TREE PLANTING DETAIL BALLED AND BURLAPPED
NO SCALE



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

SHRUB PLANTING DETAIL
NO SCALE



REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. WATER PERENNIAL THOROUGHLY SUBSEQUENT TO INSTALLATION

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
NO SCALE

Ohio Utilities Protection Service
Call 811 before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC.. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ON OR OFF–SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MG CIVIL DESIGN
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408–6074

BANK DEVELOPMENT
CLEVELAND, CUYAHOGA COUNTY, OHIO

LANDSCAPE PLAN

REVISIONS
12/07/2020 OWNER REVIEW
12/14/2020 REV1
12/15/2020 REV2
01/07/2021 REV3

SCALE: 1" = 10 FEET
0 5 10

CLIENT NAME:
VISCONSI COMPANIES, LTD.

PROJECT NUMBER:
20035

PROJECT ADDRESS:
NW CORNER
PEARL ROAD & HENNINGER ROAD

DATE:
12-07-2020

SHEET NUMBER:
LS-01

Near West Design Review Case

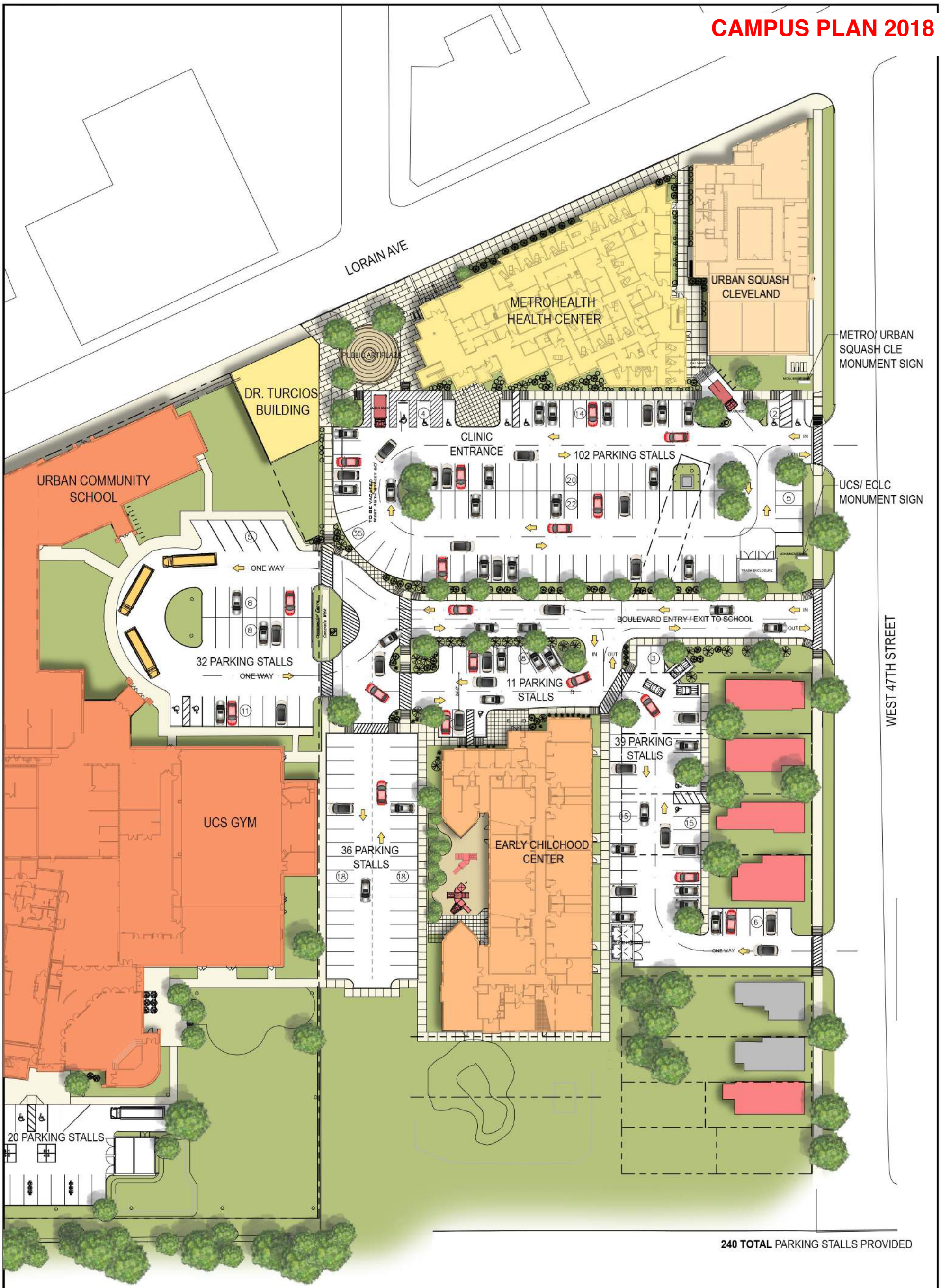
February 19, 2021

NW2021-001 – Urban Community School Office Building #1: Seeking Final Approval

Project Address: 2050 West 47th Street

Project Representative: Hanna Cohan Plessner, Knez Construction

CAMPUS PLAN 2018



Date:	09.18.18
Scale:	1" = 60'-0"
Sheet:	SD-001

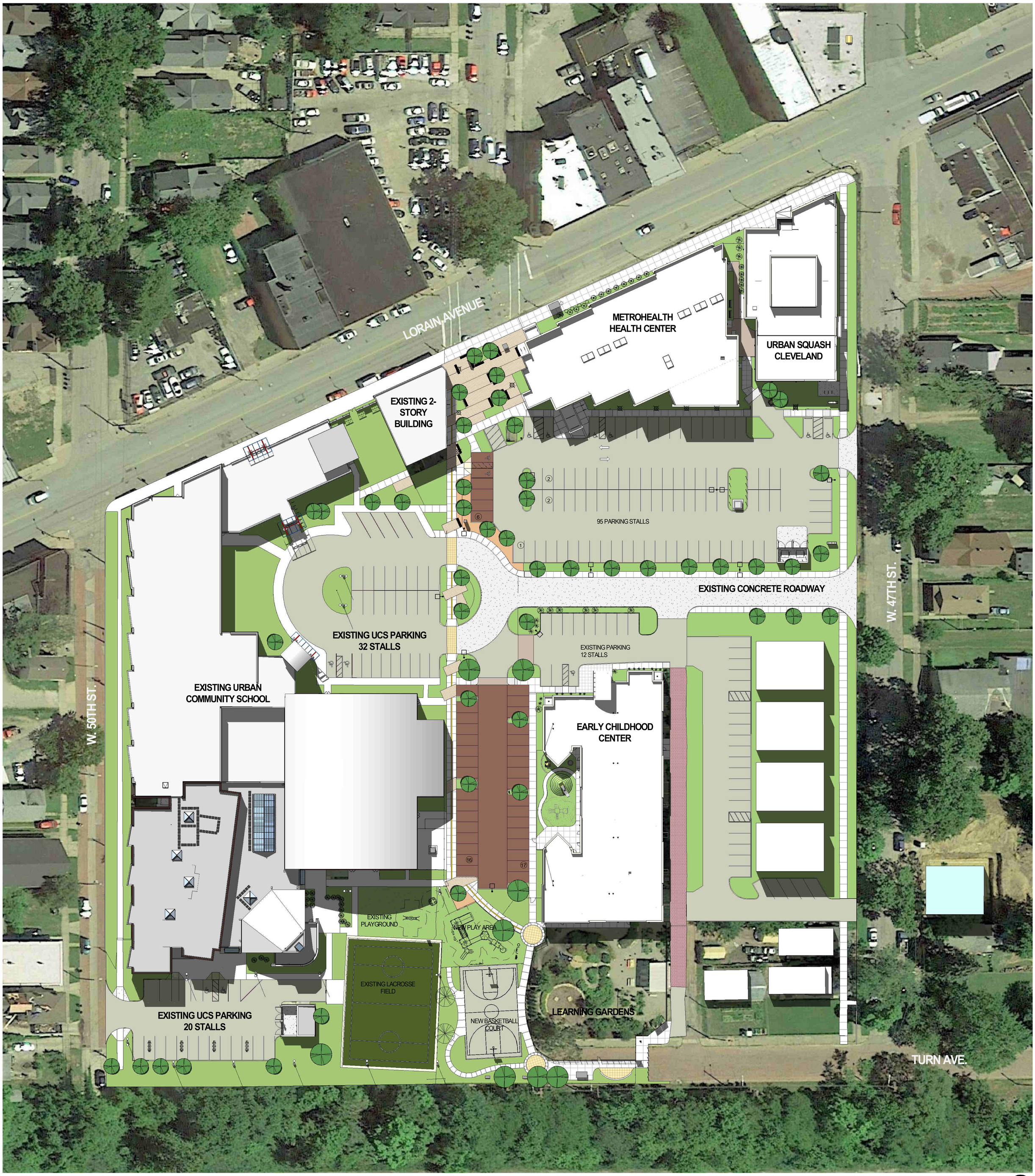
UCS

URBAN COMMUNITY SCHOOL
CAMPUS MASTER PLAN
CLEVELAND, OHIO

Kaczmar architects incorporated
cleveland ohio
1468 West 9th Street #400
Cleveland, OH 44113
P:216.687.1555 F:216.687.1558

UCS

URBAN COMMUNITY SCHOOL
MASTER CAMPUS PLAN



Kaczmar architects incorporated
cleveland • ohio

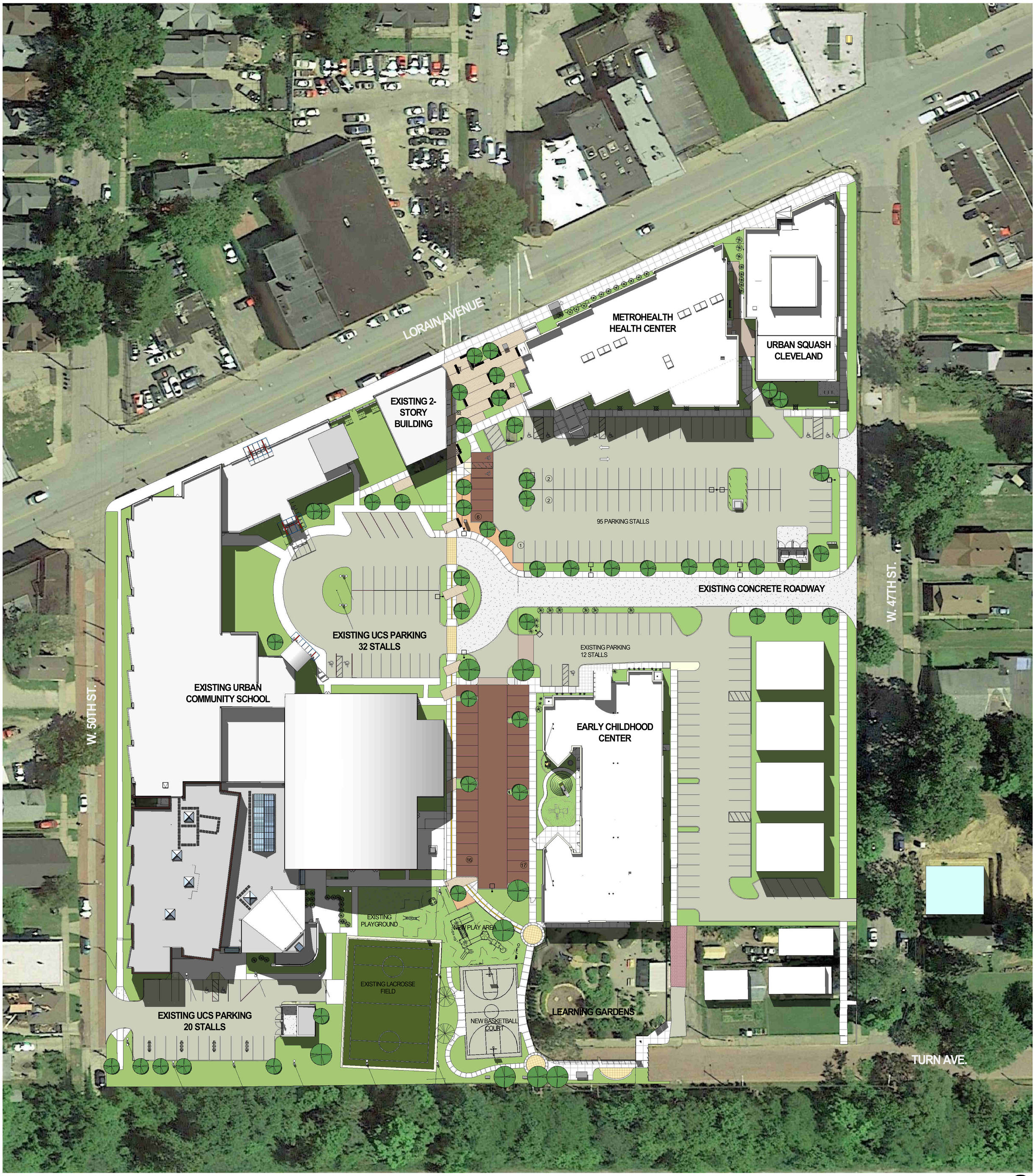
James S. McKnight
LANDSCAPE ARCHITECTURE

Guide

L | A | N | D studio
landscape art neighborhoods development

UCS

URBAN COMMUNITY SCHOOL
MASTER CAMPUS PLAN



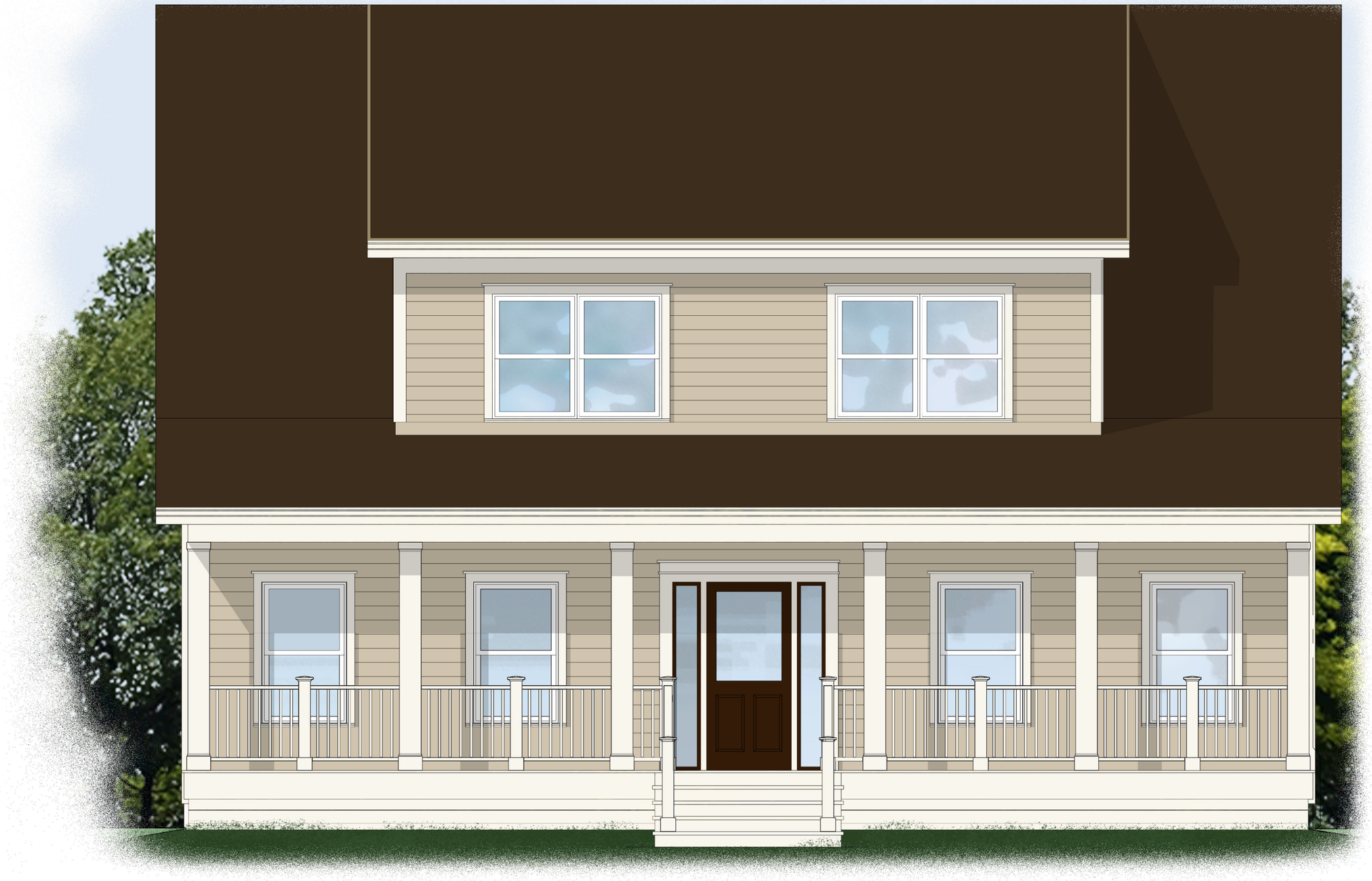
Kaczmar architects incorporated
cleveland • ohio

James S. McKnight
LANDSCAPE ARCHITECTURE

Guide

L | A | N | D studio
landscape art neighborhoods development

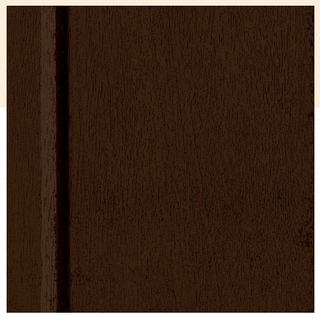
Rendering:



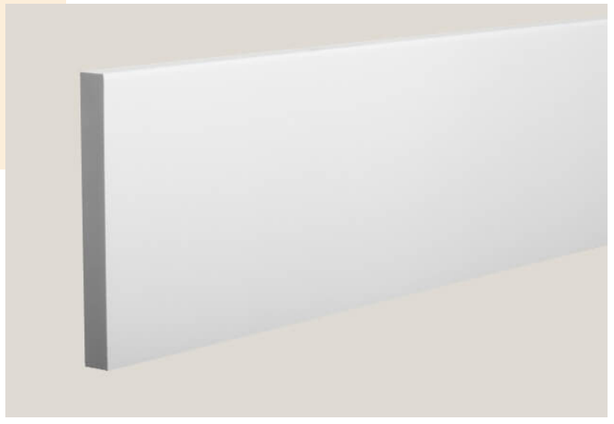
Materials:

CERTAINTEED - BURNT SIENNA

ALSIDE SIDING - ADOBE CREAM



MILIKEN - ESPRESSO



AZEK TRIM - WHITE

UCS W. 47th St. Development

Building 1: Facing History

West 47th Street, Cleveland, Ohio 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

B.R. Knez Construction Inc.
7555 FREDLE DRIVE, SUITE 210
CONCORD TOWNSHIP, OHIO 44077
TELEPHONE: (440) 710-0711
FAX: (440) 639-6485
www.knez.net

SITE LOCATION KEY
SCALE: N.T.S.
NORTH

SCOPE OF PROJECT:
THE SCOPE OF THIS PROJECT IS THE CONSTRUCTION OF FOUR NEW, WOOD-FRAMED OFFICE BUILDINGS ON A SINGLE LOT (EACH PERMITTED UNDER A SEPARATE COVER). THIS COVER IS FOR BUILDING ONE (FACING HISTORY), A 5,120 SQUARE FOOT, 1-1/2 STORY OFFICE BUILDING.

OWNER:
Urban Community School
4909 Lorain Avenue
Cleveland, Ohio 44102
Phone: 216-939-8441
Contact: John Hagerty
Email: jhagerty@urbancommunityschool.org

CIVIL ENGINEER:
The Riverstone Company
3800 Lakeside Avenue, Suite 100
Cleveland, Ohio 44114
Phone: 216-491-2000
Fax: 216-491-9640
President: Edward B. Dudley
Email: edudley@riverstonesurvey.com

BUILDING ARCHITECT:
RSA Architects, LLC
10 North Main Street
Chagrin Falls, Ohio 44022
Phone: 440-247-3990
Fax: 440-247-3285
Principal: Richard Siegfried
Email: rsiegfried@rsaarchitects.com

SITE ARCHITECT:
Kaczmar Architects Incorporated
1468 West 9th Street, Suite 400
Cleveland, Ohio 44113
Phone: 216-687-1555
Fax: 216-687-1558
Contact: Christine Raymond
Email: christine@kaczarch.com

BUILDER:
B.R. Knez Construction Inc.
7555 Fredle Drive, Suite 210
Concord Township, Ohio 44077
Phone: 440-710-0711
Fax: 440-639-6485

DRAWING INDEX:

GENERAL NOTES: THE CONTRACTOR REFERS TO THE GENERAL CONTRACTOR OR SUB-CONTRACTOR RESPECTIVELY FOR THE WORK REFERRED TO HEREIN.

DOCUMENT OWNERSHIP:
ALL DRAWINGS AND SPECIFICATIONS PREPARED AS PART OF THIS COMMISSION ARE THE PROPERTY OF RSA I ARCHITECTS, LLC AND WILL NOT BE TRANSFERRED OR USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT.

GENERAL REQUIREMENTS:
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
(1) PACKAGE CONTAINING BOTH SPECIFICATIONS AND DRAWINGS.
(2) APPLICABLE STATE CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AND SUBCONTRACTOR.
IT IS UNDERSTOOD AND AGREED THAT THE ARCHITECT'S BASIC SERVICES DO NOT INCLUDE MECHANICAL, PLUMBING OR ELECTRICAL ENGINEERING OR DESIGN AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY OTHERS. RSA ARCHITECTS, LLC ACCEPTS NO RESPONSIBILITY FOR THE MECHANICAL, PLUMBING OR ELECTRICAL ENGINEERING OR DESIGN, OR FOR ANY FAILINGS DUE TO OR INDUCED BY DEFICIENCIES OR ERRORS IN THE DESIGN, ENGINEERING OR CONSTRUCTION OF THESE SYSTEMS.

WORKMANSHIP:
ALL WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.

ON-SITE & EXISTING CONDITIONS VERIFICATION:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO REVIEW THE PROJECT WITH THE OWNER AND TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF THE DRAWINGS AND SPECIFICATIONS PRIOR TO BEGINNING OF CONSTRUCTION AND FOR THE WORK AND METHODS OF CONSTRUCTION.

INTERPRETATION OF CONTRACT DOCUMENTS:
ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS ARE FOUND, OR INQUIRIES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO DATE OF THE SIGNING OF THE AGREEMENT WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACTOR AND SUBCONTRACTOR. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK AND IN ACCORDANCE WITH 'BEST PRACTICES'.

SUBSTITUTIONS:
THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIALS OF NEW, AND FIRST QUALITY, AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR MAY SUBSTITUTE MATERIALS WHICH ARE SIMILAR IN CHARACTERISTICS AND PERFORMANCE ONLY IF THEY CONFORM TO THE CURRENT EDITION OF THE CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY SUBSTITUTIONS ARE SUITABLE FOR THE INTENDED USE AND COMPATIBLE WITH OTHER MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, MODIFICATIONS AND CHANGES WHICH MAY BE AFFECTED BY THE SUBSTITUTIONS.

MANUFACTURER'S PRODUCTS AND FABRICATIONS:
ALL MANUFACTURER'S AND FABRICATOR'S PRINTED WARNING FOR HANDLING OF THEIR PRODUCTS MUST BE STRICTLY OBSERVED. ALSO AS PER LOCAL CODES AND OTHER REQUIREMENTS.

ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

GUARANTEE:
CONTRACTOR SHALL GUARANTEE THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF ALL WORK AND THAT ALL DEFECTS ARISING WITHIN THIS PERIOD OF TIME SHALL BE CORRECTED, REPAIRED OR REPLACED WITHIN 30 DAYS OF NOTIFICATION OF SUCH DEFECTS BY OWNER OR ARCHITECT.

LIABILITY INSURANCE:
THE CONTRACTOR SHALL CARRY FOR THIS PROJECT CONTRACTORS PUBLIC LIABILITY INSURANCE (INCLUDING PRODUCT AND COMPLETED OPERATIONS) IN THE AMOUNT OF NOT LESS THAN $1,000,000.00 PER OCCURRENCE OF BODILY INJURY AND THE SAME AMOUNT FOR PROPERTY DAMAGE.

CONSTRUCTION MATERIALS:
ALL MATERIALS SHALL BE STORED ON THE SITE AS DIRECTED BY THE OWNER.

CONSTRUCTION DEBRIS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION AND CONSTRUCTION AS REQUIRED.

FIREPLACE NOTES:
PREFABRICATED FIREPLACES AND FLUES, IF REQ'D, ARE TO BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

MISCELLANEOUS NOTES:
THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, 'X' BRACING, AND EXTERIOR LOAD BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. THE CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

ALL ANGLED WALLS ON THE FLOOR PLANS ARE AT A 45 DEGREE ANGLE, UNLESS OTHERWISE NOTED.

NOTE: ADJUST OVERHANGS TO PROVIDE CLEARANCE FOR WINDOWS TO OPEN, IF REQUIRED. ADJUST OVERHANGS TO MAINTAIN CONSTANT LEVEL WHEN THE PLANS CALL FOR (2) DIFFERENT PITCHES AT A HIP.

FINISHED SQUARE FOOTAGES ARE MEASURED TO THE OUTSIDE OF ALL WALLS. THEY INCLUDE INTERIOR FIREPLACES AND EVERY LOCATION IN WHICH THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.

NOT INCLUDED IN SQUARE FOOTAGES: WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION, 2-STORY ENTRIES, GARAGE, DECKS, PORCHES, UNFINISHED STORAGE AREAS, BASEMENTS OR ANY OTHER UNFINISHED AREAS.

BETTERMENT
IF, DUE TO DESIGN PROFESSIONAL'S ERROR, ANY REQUIRED ITEM OR COMPONENT OF THE PROJECT IS OMITTED FROM DESIGN PROFESSIONAL'S CONSTRUCTION DOCUMENTS, DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR PAYING THE COST TO ADD SUCH ITEM OR COMPONENT TO THE EXTENT THAT SUCH ITEM OR COMPONENT WOULD HAVE BEEN OTHERWISE NECESSARY TO THE PROJECT OR OTHERWISE ADDS VALUE OR BETTERMENT TO THE PROJECT. IN NO EVENT WILL DESIGN PROFESSIONAL BE RESPONSIBLE FOR ANY COST OR EXPENSE THAT PROVIDES BETTERMENT, UPGRADE OR ENHANCEMENT OF THE PROJECT.

PROPERTY PROTECTION:
PRECAUTIONS SHALL BE TAKEN TO PROTECT THE GROUNDS, PLANTINGS, DRIVE, ETC. FROM ANY DAMAGE. DAMAGE INCURRED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING AT THE CONTRACTOR'S EXPENSE.

POST CONSTRUCTION NOTES:
AT THE COMPLETION OF THE PROJECT AND DURING THE PROJECT AS NECESSARY, CONTRACTOR SHALL THOROUGHLY CLEAN ALL WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- REMOVAL OF MORTAR SPLATTERS OR STAINS FROM ALL INTERIOR AND EXTERIOR FINISHES
- REMOVAL OF MASONRY WATERPROOFING ABOVE FINISH GRADE
- REMOVAL OR ANY SPLATTERS OR STAINS FROM EXTERIOR SIDING, ROOFING, OR OTHER EXTERIOR MATERIALS
- REMOVAL OF ALL STAINS FROM ALL EXPOSED CONCRETE WORK, WITH EXCEPTION OF CRAWL SPACE CONCRETE.
- REMOVAL OF STAINS AND CLEANING OF ALL INTERIOR FINISHES (COUNTERTOPS, PLUMBING FIXTURES, FLOORING, ETC.)
- THOROUGH CLEANING OF FAUCET SCREENS AND PLUMBING TRAPS
- VACUUMING OF ALL FLOORS, FOLLOWED BY WET MOPPING OF ALL HARD SURFACE FLOORS
- DUSTING OF ALL WALLS, CEILINGS, TRIMS, DOORS, WINDOWS, CABINETS, ETC., INCLUDING THE INTERIOR SURFACES OF ALL CABINETS
- REMOVAL OF ALL WINDOW AND DOOR STICKERS, INCLUDING GLUE RESIDUE, PAINT OR STAIN OVERLAPPING ON GLASS AND OTHER GLASS SPATTERS
- POLISHING OF ALL WINDOWS, MIRRORS OR SURFACES WITH REFLECTIVE OR TRANSPARENT QUALITIES.
- ADDITIONALLY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, INCLUDING VACUUMING, OF ALL CONSTRUCTION, OR OTHER DEBRIS, FROM JOIST, RAFTER, STUD, OR OTHER CAVITIES, PRIOR TO GYPSUM BOARD, INSULATION, FINISH FLOORING OR SURFACING

RADON:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE OWNER (OR IF THE OWNER IS ACTING AS HIS OR HER OWN CONTRACTOR, TO KNOW) THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE GC AND/OR OWNER SHALL DECIDE WHAT ACTION, IF ANY, SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF RSA ARCHITECTS, LLC. TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED.

NOMINAL VERSUS ACTUAL DIMENSIONS
MANUFACTURED PRODUCTS MAY BE REFERENCED BY THEIR NOMINAL SIZE RATHER THAN ACTUAL DIMENSIONS. BELOW IS A PARTIAL SCHEDULE OF INDUSTRY-STANDARD, NOMINAL VERSUS ACTUAL DIMENSIONS AS USED HEREIN, PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL DIMENSIONS OF ALL MANUFACTURED PRODUCTS SPECIFIED HEREIN PRIOR TO COMMENCING THE WORK AND FOR ADJUSTING DIMENSIONS ACCORDINGLY SO AS TO MAINTAIN ALL REQUIRED CLEARANCES. REFER TO THE *AMERICAN SOFTWOOD LUMBER STANDARD PS 20* (LATEST EDITION) FOR MORE INFORMATION.

LUMBER DIMENSIONS:		LUMBER DIMENSIONS:		LUMBER DIMENSIONS:	
NOMINAL (INCHES)	ACTUAL (INCHES)	NOMINAL (INCHES)	ACTUAL (INCHES)	NOMINAL (INCHES)	ACTUAL (INCHES)
1 x 2	3/4 x 1-1/2	2 x 4	1-1/2 x 3-1/2	3 x 10	2-1/2 x 9-1/4
1 x 3	3/4 x 2-1/2	2 x 6	1-1/2 x 5-1/2	3 x 12	2-1/2 x 11-1/4
1 x 4	3/4 x 3-1/2	2 x 8	1-1/2 x 7-1/4	4 x 4	3-1/2 x 3-1/2
1 x 6	3/4 x 5-1/2	2 x 10	1-1/2 x 9-1/4	4 x 6	3-1/2 x 5-1/2
1 x 8	3/4 x 7-1/4	2 x 12	1-1/2 x 11-1/4	4 x 8	3-1/2 x 7-1/4
1 x 10	3/4 x 9-1/4	3 x 3	2-1/2 x 2-1/2	4 x 10	3-1/2 x 9-1/4
1 x 12	3/4 x 11-1/4	3 x 4	2-1/2 x 3-1/2	4 x 12	3-1/2 x 11-1/4
2 x 2	1-1/2 x 1-1/2	3 x 6	2-1/2 x 5-1/2	6 x 6	5-1/2 x 5-1/2
2 x 3	1-1/2 x 2-1/2	3 x 8	2-1/2 x 7-1/4	8 x 8	7-1/4 x 7-1/4

KEY TO SYMBOLS:

EARTH/SOIL
POROUS FILL
CONCRETE
CONCRETE BLOCK (C.M.U.)
BRICK VENEER
CUT STONE VENEER
DIMENSIONAL LUMBER
WOOD BLOCKING
PLYWOOD
BATT INSULATION
RIGID INSULATION
GYPSUM BOARD/DRYWALL
EXISTING WALL (PLAN)
NEW WALL (PLAN)
NEW INTERIOR BEARING WALL (PLAN)
LEVEL/ELEVATION/DATUM
WALL SECTION CUT
DRAWING NUMBER
WALL SECTION CUT
WALL SECTION
SCALE: 3/4" or 1 1/2" = 1'-0"
DRAWING NUMBER
DETAIL CUT
DRAWING NUMBER
DETAIL CUT
DETAIL
SCALE: 1 1/2" or 3" = 1'-0"
DRAWING NUMBER
BUILDING SECTION CUT
DRAWING NUMBER
BUILDING SECTION CUT
BUILDING SECTION
SCALE: 1/4" = 1'-0"
DRAWING NUMBER
INTERIOR ELEVATION VIEW
INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"
DRAWING NUMBER
WINDOW TAG
DEMOLITION TAG
DOOR TAG

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY
WEST 47TH STREET
CLEVELAND, OHIO 44102

SEAL:
7349
REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

COVER SHEET

SHEET NUMBER:
A-001

PROJECT CODE INFORMATION

PROJECT SCOPE:
CONSTRUCTION OF (4) V-B UNPROTECTED OFFICE BUILDINGS ON A SINGLE LOT (EACH BUILDING TO BE REVIEWED UNDER SEPARATE COVERS). THIS COVER IS FOR BUILDING ONE (FACING HISTORY).

BUILDING CODE DATA - Cleveland, Ohio

- 2017 Ohio Building Code (OBC): Based on 2015 International Building Code with Ohio Amendments, Effective August 1, 2018.
- 2017 Ohio Mechanical Code (OMC): Based on 2015 International Mechanical Code with Ohio Amendments, Effective August 1, 2018.
- National Electric Code (NEC): 2017 Edition
- 2017 Ohio Plumbing Code (OPC): Based on 2015 International Plumbing Code with Ohio Amendments, Effective August 1, 2018
- Ohio Energy Code: 2012 IECC/ASHRAE 90.1 – 2010, as amended

BUILDING USE GROUP (PER SECTION 302)

- PRIMARY BUILDING USE: B (BUSINESS)

CONSTRUCTION TYPE: V-B UNPROTECTED

STRUCTURAL DESIGN CRITERIA:

FIRST FLOOR LIVE LOAD (TABLE 1607.1)	: 50 PSF	WIND LOAD	: DESIGN VELOCITY (V_{ULT}) – 115 MPH
SECOND FLOOR LIVE LOAD (TABLE 1607.1)	: 50 PSF		: EXPOSURE B
ROOF LIVE LOAD (TABLE 1607.1)	: 20 PSF		: IMPORTANCE FACTOR – 1.0
ROOF RAIN LOAD	: 5 PSF		: DESIGN PRESSURE – 16 PSF
GROUND SNOW LOAD	: 20 PSF		
FROST LINE DEPTH (BELOW GRADE)	: 42-INCHES	EARTHQUAKE	: S_{DS} = 0.057 S_{DL} = 0.043
SNOW IMPORTANCE FACTOR	: 1.0		: SITE CLASS – D
SNOW EXPOSURE FACTOR	: 0.7		: SEISMIC DESIGN CATEGORY – A
STAIR LOADS	: 100 PSF		: SEISMIC BASE SHEAR – 18 KIPS
GUARDRAIL LOADS			
(NOT APPLIED SIMULTANEOUSLY)	: 50 PLF ANY DIRECTION	DESIGN BASIS	: ALLOWABLE STRESS DESIGN (ASD) FOR ALL MEMBERS EXCEPT CONCRETE
	: 200 LBS ANY DIRECTION		: ULTIMATE STRENGTH DESIGN (USD) FOR REINFORCED CONCRETE MEMBERS
OCCUPANCY RISK CATEGORY	: II (TABLE 1604.5)		

ALLOWABLE BUILDING HEIGHT ABOVE GRADE (TABLE 504.3):
1. 40-FT. ALLOWED / < 27-FT. PROPOSED (MEAN ROOF HEIGHT)

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4):
1. 2 STORIES ALLOWED / 2 STORIES PROPOSED

ALLOWABLE BUILDING AREA (PER SECTION 506)

NOTE: BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING (PER SECTION 506.1.3).

1. CALCULATION FOR SINGLE OCCUPANCY, ONE-STORY BUILDING (PER 506.2.1) SEE #2.2 BELOW FOR VARIABLE DEFINITIONS
   1. $A_a = A_t + (NS \times I_f)$

   ALLOWABLE AREA CALCULATION:
   $A_a = A_t + (NS \times I_f)$
   $A_a = 9{,}000 + (9{,}000 \times 0.13)$
   $A_a = 9{,}000 + 1{,}170$
   $A_a = 10{,}170$ SQUARE FEET

2. CALCULATION FOR SINGLE OCCUPANCY, MULTI-STORY BUILDING (PER 506.2.3)
   1. $A_a = [A_t + (NS \times I_f)] \times S_a$

   ALLOWABLE AREA CALCULATION:
   $A_a = [A_t + (NS \times I_f)] \times S_a$
   $A_a = [9{,}000 + (9{,}000 \times 0.13)](2)$
   $A_a = [9{,}000 + 1{,}170](2)$
   $A_a = 20{,}340$ SQUARE FEET

2. VARIABLE DEFINITIONS
   1. A_a = ALLOWABLE AREA
   2. A_t = TABULAR ALLOWABLE AREA FACTOR (NS) IN ACCORDANCE WITH TABLE 506.2
   3. NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NON-SPRINKLED BUILDING
   4. I_f = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
   5. S_a = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE

3. CALCULATION FOR AREA FACTOR INCREASE (PER 506.3.3)
   1. $I_f = [F/P - 0.25]W/30$

   2. VARIABLE DEFINITIONS
      1. I_f = AREA FACTOR INCREASE DUE TO FRONTAGE
      2. F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DISTANCE OF 20 FT.
      3. P = PERIMETER OF ENTIRE BUILDING
      4. W = WIDTH OF PUBLIC WAY OR OPEN SPACE IN ACCORDANCE WITH SECTION 506.3.2

   AREA FACTOR INCREASE CALCULATION:
   $I_f = [80/176 - 0.25](20/30)$
   $= [0.45 - 0.25](2/3)$
   $= 0.13$

4. TOTAL BUILDING AREA SUMMARY: (SEE SHEET A-021 FOR AGGREGATE BUILDING AREAS FOR THE LOT)
   1. ALLOWED
      1. ONE-STORY ABOVE GRADE PLANE : 10,170 SQUARE FEET
      2. MULTI-STORY ABOVE GRADE PLANE : 20,340 SQUARE FEET
   2. PROPOSED
      1. TOTAL LOWER LEVEL BUILDING AREA PROPOSED : **1,920 SQUARE FEET**
      2. TOTAL FIRST AND SECOND FLOOR BUILDING AREA PROPOSED : **3,200 SQUARE FEET**
         1. FIRST FLOOR BUILDING AREA PROPOSED : 1,920 SQUARE FEET
         2. SECOND FLOOR BUILDING AREA PROPOSED : 1,280 SQUARE FEET

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (PER TABLE 601): SEE SHEET A-021 FOR ADDITIONAL INFO.
TYPE 5-B CONSTRUCTION:

PRIMARY STRUCTURAL FRAMING	0 HOUR
INTERIOR BEARING WALLS	0 HOUR
EXTERIOR BEARING WALLS	0 HOUR
NON-BEARING WALLS AND PARTITIONS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HOUR

FIRE SUPPRESSION (SECTION 903.2):
BUSINESS OCCUPANCIES ARE NOT REQUIRED TO BE SPRINKLED PER SECTION 903.2. THE PROPOSED BUILDING IS NOT SPRINKLERED.

BUILDING EGRESS (CHAPTER 10):

1. OCCUPANT LOAD (SECTION 1004)

OCCUPANCY TYPE	MINIMUM OCCUPANT LOAD PER FLOOR AREA		PERMITTED OCCUPANT LOAD
	PER TABLE 1004.1.2	FLOOR AREA	
FIRST FLOOR			**40 OCCUPANTS**
• BUSINESS AREA	1 PER 100 SQ. FT. GROSS	1,520 SQ. FT.	16 OCCUPANTS
• ASSEMBLY AREA	1 PER 15 SQ. FT. NET	352 SQ. FT.	24 OCCUPANTS
SECOND FLOOR			**13 OCCUPANTS**
• BUSINESS AREA	1 PER 100 SQ. FT. GROSS	1,220 SQ. FT.	13 OCCUPANTS
LOWER LEVEL			**17 OCCUPANTS**
• BUSINESS AREA	1 PER 100 SQ. FT. GROSS	407 SQ. FT.	5 OCCUPANTS
• SHOP AREA	1 PER 50 SQ. FT. NET	385 SQ. FT.	8 OCCUPANTS
• STORAGE / MECHANICAL AREAS	1 PER 300 SQ. FT. GROSS	956 SQ. FT	4 OCCUPANTS

TOTAL OCCUPANT LOAD: ..... **70 OCCUPANTS**

2. EGRESS WIDTH REQUIRED (PER SECTION 1005.3)
   A. STAIRWAYS
      1. REQUIRED
         1. WORST CASE – 70 OCCUPANTS x 0.3-INCHES = 21-INCHES → 36-INCH MINIMUM (PER SECTION 1011.2, EXCEPTION #1)
      2. PROPOSED
         1. MINIMUM 38-INCHES CLEAR SHOWN BETWEEN HANDRAILS (SEE LIFE SAFETY PLAN)

   B. RAMPS
      1. REQUIRED
         1. 70 OCCUPANTS x 0.3-INCHES = 21-INCHES → 44-INCH MINIMUM (PER SECTION 1012.5.1)
      2. PROPOSED
         1. 45-INCH CLEAR SHOWN BETWEEN HANDRAILS (SEE LIFE SAFETY PLAN)

   C. AISLES
      1. REQUIRED
         1. FIRST FLOOR HALL, WORST CASE (70 OCCUPANTS x 0.2-INCHES = 14-INCHES) → 44-INCH MINIMUM (PER TABLE 1020.2 REFERENCED FROM SECTION 1018.3)
         2. ALL OTHER ACCESSIBLE ROOMS AND SPACES (LESS THAN 50 OCCUPANTS) → 36-INCH MINIMUM (PER TABLE 1020.2 REFERENCED FROM SECTION 1018.3)
         3. NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE NEED NOT EXCEED 28-INCHES IN WIDTH (PER SECTION 1018.3)
      2. PROPOSED
         1. MINIMUM 60-INCHES SHOWN AT HALLS (SEE LIFE SAFETY PLAN)
         2. MINIMUM 36-INCHES SHOWN AT ALL OTHER ACCESSIBLE ROOMS AND SPACES (SEE LIFE SAFETY PLAN)

   D. DOORS
      1. REQUIRED
         1. FIRST FLOOR EXIT DOORS, WORST CASE (70 OCCUPANTS x 0.2-INCHES = 14-INCHES) → 32-INCH MINIMUM CLEAR (PER SECTION 1010.1.1)
      2. PROPOSED
         1. FIRST FLOOR : TWO EXITS SHOWN, MINIMUM 32-INCH CLEAR WIDTH (SEE LIFE SAFETY PLAN)

3. MINIMUM NUMBER OF EXITS / ACCESS TO EXITS REQUIRED (PER SECTION 1006.3)
   A. FIRST FLOOR:
      1. REQUIRED : 2 EXITS (PER SECTION 1006.3.1)
      2. PROPOSED : 2 EXITS SHOWN

   B. SECOND FLOOR:
      1. REQUIRED : 1 EXIT ACCESS (PER SECTION 1006.3.2, EXCEPTION #1)
      2. PROPOSED : 1 EXIT ACCESS SHOWN (SEE "COMMON PATH OF TRAVEL DISTANCE" BELOW)

   C. LOWER LEVEL
      1. REQUIRED : 1 EXIT ACCESS (PER SECTION 1006.3.2, EXCEPTION #1)
      2. PROPOSED : 1 EXIT ACCESS SHOWN

4. EXIT AND EXIT ACCESS DOORWAY CONFIGURATION (PER 1007.1.1)
   A. MAXIMUM BUILDING DIAGONAL : 69-FEET
   B. MINIMUM ALLOWABLE DISTANCE BETWEEN EXITS, UNSPRINKLED : 69/2 = 34.5-FEET
   C. DISTANCE FROM EXIT 'X1' TO 'X2' : 47-FEET

5. EXIT ACCESS TRAVEL DISTANCE (PER SECTION 1017)
   A. MAXIMUM DISTANCE PERMITTED (PER TABLE 1017.2) IS 200-FEET FOR UNSPRINKLED BUILDINGS
   B. MAXIMUM DISTANCE INDICATED IS 114-FEET AND 5-INCHES FROM STORAGE #1 TO 'X1'

6. COMMON PATH OF TRAVEL DISTANCE (PER TABLE 1006.3.3(2))
   A. MAXIMUM DISTANCE ALLOWED IS 75-FEET FOR FIRST STORIES ABOVE/BELOW GRADE PLANE IN UNSPRINKLED BUILDINGS WITH A MAXIMUM OCCUPANT LOAD PER STORY OF 49
   B. MAXIMUM DISTANCE INDICATED IS 74-FEET AND 6-INCHES AT STORAGE #1

7. ELEVATORS (SECTION 1009.2.1) – NOT REQUIRED FOR LESS THAN FOUR STORIES

ACCESSIBILITY REQUIREMENTS (CHAPTER 11):

1. ACCESSIBLE ROUTE REQUIREMENTS (SECTION 1104.4 #1)
   A. REQUIRED
      1. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES AND MEZZANINES THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET PER STORY AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS
   B. PROPOSED
      1. ACCESSIBLE FIRST FLOOR SHOWN
      2. LOWER LEVEL AND SECOND FLOOR DO NOT REQUIRE AN ACCESSIBLE ROUTE AS EACH HAS AN AREA OF LESS THAN 3,000 SQUARE FEET, IS DIRECTLY ABOVE/BELOW THE ACCESSIBLE FIRST FLOOR, AND DOES NOT CONTAIN A REQUIRED ACCESSIBLE FIXTURE
2. ACCESSIBLE TOILET ROOMS (SECTION 1109.2)
   A. REQUIRED
      1. ALL TOILET ROOMS ARE REQUIRED TO BE ACCESSIBLE
      2. THE ONLY TOILET ROOMS PROVIDED WITHIN THE FACILITY SHALL NOT BE LOCATED ON AN INACCESSIBLE FLOOR
   B. PROPOSED
      1. ACCESSIBLE TOILET ROOMS SHOWN (SEE FLOOR PLANS)

PLUMBING FIXTURE REQUIREMENTS (PER TABLE 2902.1):

FIXTURE TYPE (**1st FLOOR** → 17 + [(40 + 13) /2] = 44 occupants total)	REQUIRED	SHOWN
WATER CLOSETS (1 per 50)	1	1 (SINGLE USE)[1,2]
LAVATORIES (1 per 80)	1	1 (SINGLE USE)[1,2]
SERVICE SINK	1	1 (AT LOWER LEVEL)
DRINKING FOUNTAIN (1 per 100)	1	1 (KITCHEN SINK)

FIXTURE TYPE (**2nd FLOOR** → [(40 + 13) /2] = 27 occupants total)	REQUIRED	SHOWN
WATER CLOSETS (1 per 50)	1	1 (SINGLE USE)[1,2]
LAVATORIES (1 per 80)	1	1 (SINGLE USE)[1,2]
SERVICE SINK	1	1 (AT LOWER LEVEL)
DRINKING FOUNTAIN (1 per 100)	1	1 (AT FIRST FLOOR)[3]

FIXTURE TYPE (**LOWER LEVEL** – 17 occupants total) 2902.2, Exception #4	REQUIRED	SHOWN
WATER CLOSETS (1 per 50)	1	1 (AT FIRST FLOOR)[2]
LAVATORIES (1 per 80)	1	1 (AT FIRST FLOOR)[2]
SERVICE SINK	1	1
DRINKING FOUNTAIN (1 per 100)	1	1 (AT FIRST FLOOR)[3]

1. PER SECTION 2902.2.1
2. PER SECTION 2902.3.2
3. PER SECTION 2902.5

Knez HOMES
Building Customers For Life
UCS Urban Community School

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY
WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

SEAL:
STATE OF OHIO · RICHARD E. SIEGFRIED · 7349 · REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

PROJECT CODE INFORMATION

SHEET NUMBER:
A-002

SECTION 007200 - GENERAL CONDITIONS

1. GENERAL CONDITIONS: AIA DOCUMENT A201-2007

END OF SECTION

SECTION 007300 - SUPPLEMENTARY CONDITIONS

THE FOLLOWING SUPPLEMENTS MODIFY AIA DOCUMENT A201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. WHERE A PORTION OF THE GENERAL CONDITIONS IS MODIFIED OR DELETED BY THESE SUPPLEMENTARY CONDITIONS, THE UNALTERED PORTIONS OF THE GENERAL CONDITIONS SHALL REMAIN IN EFFECT.

ARTICLE 1 - GENERAL CONDITIONS

ADD THE FOLLOWING PARAGRAPH:

1.7 DOCUMENTS REQUIRED PRIOR TO SIGNING OF CONTRACT

A. IMMEDIATELY UPON THE AWARD OF, AND PRIOR TO THE SIGNING OF THE CONTRACT, THE SUCCESSFUL BIDDER SHALL FURNISH TO THE ARCHITECT:

1 SCHEDULE OF VALUES PER PARAGRAPH 9.2.

2 A CURRENT WORKERS' COMPENSATION CERTIFICATE FOR THE STATE OF OHIO

3 THE SUCCESSFUL BIDDER SHOULD BE A CORPORATION NOT INCORPORATED UNDER THE LAWS OF THE STATE OF OHIO, THERE SHALL ALSO BE FURNISHED:

a. CERTIFICATE FROM THE SECRETARY OF STATE, SHOWING THE RIGHT OF THE SUCCESSFUL BIDDER TO DO BUSINESS IN THE STATE OF OHIO

ARTICLE 3 - CONTRACTOR

3.5 WARRANTY: ADD THE FOLLOWING PARAGRAPH

3.5.2 THE CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR, OR FOR A LONGER PERIOD OF SO STIPULATED IN THE CONTRACT DOCUMENTS, FROM THE DATE OF ACCEPTANCE BY THE OWNER, AND SHALL LEAVE THE WORK IN PERFECT ORDER AT COMPLETION. UPON WRITTEN NOTICE, HE SHALL REMEDY ANY DEFECTS DUE THERETO AND PAY ALL COSTS FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM.

3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS: ADD THE FOLLOWING TO PARAGRAPH 3.7.1

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING AND ALL OTHER REQUIRED PERMITS FROM THE CERTIFIED LOCAL MUNICIPAL AND/OR COUNTY BUILDING DEPARTMENTS UNLESS SPECIFICALLY EXEMPTED FROM SECURING CERTAIN PERMITS BY THE CONTRACT DOCUMENTS.

3.9 SUPERINTENDENT: ADD THE FOLLOWING PARAGRAPH

3.9.4 ONCE THE PROJECT HAS BEGUN, THE GENERAL CONTRACTOR AGREES THAT NO WORK OF ANY SUBCONTRACTOR SHALL PROGRESS UNLESS THE GENERAL CONTRACTOR SUPERINTENDENT IS PRESENT AT THE JOB SITE OR UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE ARCHITECT.

3.15 CLEAN-UP: ADD THE FOLLOWING PARAGRAPH

3.15.3 THE PREMISES MUST BE CLEANED AFTER EACH DAY'S WORK BY THE CONTRACTOR, AND DEBRIS REMOVED FROM THE SITE EACH WEEK AND DISPOSED OF IN AN AREA DIRECTED AND APPROVED BY THE LOCAL GOVERNMENT AGENCY. EXISTING TRASH DISPOSAL SYSTEMS (DUMPSTERS, ETC) SHALL NOT BE USED.

ARTICLE 7 - CHANGES IN THE WORK

7.2 CHANGE ORDERS: SUPPLEMENT THE FOLLOWING

7.2.1 CHANGE ORDERS SHALL BE ISSUED ON AIA DOCUMENT G701 - CHANGE ORDER

ARTICLE 8 - TIME

8.2 PROGRESS AND COMPLETION: ADD THE FOLLOWING PARAGRAPH

8.2.4 IT IS HEREBY UNDERSTOOD AND MUTUALLY AGREED, BY AND BETWEEN THE CONTRACTOR AND THE OWNER, THE TIME FOR COMPLETION AS SPECIFIED IN THE CONTRACT OF THE WORK TO BE DONE HEREUNDER IS AN ESSENTIAL CONDITION OF THIS CONTRACT; AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED THAT THE WORK EMBRACED IN THIS CONTRACT SHALL BE COMMENCED ON A DATE TO BE SPECIFIED IN THE LETTER OF INTENT AND CONTRACT. THE CONTRACTOR AGREES THAT SAID WORK SHALL BE PROSECUTED REGULARLY, DILIGENTLY, AND UNINTERRUPTEDLY AT SUCH RATE OF PROGRESS AS WILL ENSURE FULL COMPLETION THEREOF WITHIN THE TIME SPECIFIED. IT IS EXPRESSLY UNDERSTOOD AND AGREED, BY AND BETWEEN THE CONTRACTOR AND THE OWNER, THAT THE TIME FOR THE COMPLETION AS STATED IN THE CONTRACT DOCUMENTS IS A REASONABLE TIME FOR THE COMPLETION OF SAME, TAKING INTO CONSIDERATION THE AVERAGE CLIMATIC RANGE AND USUAL INDUSTRIAL CONDITIONS PREVAILING IN THIS LOCALITY.

ARTICLE 9 - PAYMENTS AND COMPLETION

9.3.1 SUPPLEMENT THE FOLLOWING

9.3.1 CONTRACTOR SHALL SUBMIT PAY APPLICATION ON AIA G702 AND G703. APPLICATION FOR PAYMENT SHALL BE MADE NO LATER THAN THE 26TH DAY OF EACH MONTH. AFTER RECEIPT OF CONTRACTOR'S PAY APPLICATION, OWNER WILL MAKE SUCH PAYMENT TO THE CONTRACTOR WITHIN 15 DAYS OR AS SOON AS PRACTICAL THEREAFTER.

9.10.2 SUPPLEMENT THE FOLLOWING

9.10.2 WITH EACH PAY APPLICATION, CONTRACTOR SHALL SUBMIT A PARTIAL WAIVER OF LIEN FOR THE WORK. SUBMIT PARTIAL WAIVER OF LIEN FORMAT FOR OWNER APPROVAL PRIOR TO FIRST APPLICATION FOR PAYMENT.

ARTICLE 11 - INSURANCE

11.1 CONTRACTOR'S LIABILITY INSURANCE: SUPPLEMENT THE FOLLOWING

11.1.1 THE CONTRACTOR SHALL PURCHASE INSURANCE IN FROM A COMPANY LICENSED TO DO BUSINESS IN THE STATE OF OHIO AND IN SUCH FORM AS ACCEPTABLE TO THE OWNER.

11.1.2 THE INSURANCE REQUIRED BY SUBPARAGRAPH 11.1.1 SHALL BE IN TYPES AND AMOUNTS AS COORDINATED BETWEEN THE OWNER AND CONTRACTOR.

11.1.3 SUPPLEMENT THE FOLLOWING

11.1.3.1 THE CONTRACTOR SHALL SUBMIT ONE COPY OF WORKER'S COMPENSATION CERTIFICATE TO THE OWNER AND ONE COPY TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK

11.1.3.2 THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF CONTRACTOR'S LIABILITY INSURANCE TO THE OWNER FOR APPROVAL AND OBTAIN APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORK. THE OWNER SHALL BE AN ADDITIONAL NAMED INSURED ON THE REQUIRED POLICIES OF PUBLIC LIABILITY INSURANCE.

11.1.3.3 THE CONTRACTOR SHALL SUBMIT COPIES OF CERTIFICATES OF CONTRACTOR'S LIABILITY INSURANCE THAT HAVE BEEN APPROVED BY THE OWNER, TO THE ARCHITECT FOR HIS FILES TOGETHER WITH A WRITTEN STATEMENT THAT THE CERTIFICATES OF INSURANCE HAVE BEEN APPROVED BY AND ARE ACCEPTABLE TO THE OWNER. CERTIFICATES OF INSURANCE SHALL BE SUBMITTED ON AIA DOCUMENT G705 - CERTIFICATE FOR INSURANCE.

11.1.3.4 UNLESS OTHERWISE DIRECTED BY THE OWNER IN WRITING, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE INSURANCE CARRIED BY EACH OF HIS SUBCONTRACTORS AND SHALL, IF REQUESTED, FILE COPIES OF ALL SUBCONTRACTOR'S INSURANCE CERTIFICATES WITH THE OWNER AND THE ARCHITECT PRIOR TO THE RESPECTIVE SUBCONTRACTOR'S PARTICIPATION IN THE WORK.

11.1.3.5 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CHECKING AND/OR APPROVING THE CONTRACTOR AND SUBCONTRACTORS' LIABILITY INSURANCE CERTIFICATES. OWNER'S INSURANCE COUNSEL SHALL CHECK THE INSURANCE CERTIFICATES TO DETERMINE THEIR ADEQUACY IN COMPLYING WITH THE CONTRACT DOCUMENTS. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF THE INFORMATION CONTAINED IN THE CERTIFICATES OF INSURANCE IS ADEQUATE AND ACCEPTABLE.

11.1.3.6 THE CONTRACTOR AND ALL SUBCONTRACTORS AGREE TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY LIABILITY, DAMAGES, PENALTIES OR EXPENSES ARISING OUT OF OR IN CONNECTION WITH THE VIOLATION OF OR NON-COMPLIANCE WITH THE FEDERAL CONSTRUCTION SAFETY ACT AND THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ANY OTHER APPLICABLE FEDERAL OR OHIO LAWS.

11.3 PROPERTY INSURANCE: MODIFY AND SUPPLEMENT THE FOLLOWING

GENERAL THE CONTRACTOR IS REQUIRED TO PROVIDE THE BUILDER'S RISK POLICY. WHERE NECESSARY, SUBSTITUTE THE TEXT "CONTRACTOR" FOR "OWNER" TO REFLECT THIS INTENT.

GENERAL PROPERTY INSURANCE SHALL INCLUDE COVERAGE OF MACHINERY, TOOLS AND EQUIPMENT OWNED OR RENTED BY THE CONTRACTOR THAT ARE UTILIZED IN THE PERFORMANCE OF THE WORK, BUT NOT INCORPORATED INTO THE PERMANENT IMPROVEMENTS.

11.3.1 SUPPLEMENT THE FOLLOWING

11.3.1 IF THE OWNER IS DAMAGED BY THE FAILURE OF THE CONTRACTOR TO PURCHASE AND MAINTAIN SUCH INSURANCE, THEN THE CONTRACTOR SHALL SAVE, HOLD HARMLESS, AND INDEMNIFY OWNER FOR ANY SUCH DAMAGE.

11.3.1.2 DELETE THIS PARAGRAPH IN ITS ENTIRETY

END OF SECTION

SECTION 011000 - SUMMARY

1. PROJECT
   - 1.A. PROJECT NAME: URBAN COMMUNITY SCHOOL WEST 47th ST. DEVELOPMENT
   - 1.B. WORK GENERALLY INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
     - 1.B.A. NEW CONSTRUCTION OF (4) OFFICE BUILDINGS SUBMITTED UNDER SEPARATE COVERS
2. CONTRACT DESCRIPTION
   - 2.A. CONTRACT TYPE: AIA DOCUMENT A101-2007 OWNER/CONTRACTOR AGREEMENT - STIPULATED SUM
3. CONTRACTOR USE OF SITE AND PREMISES
   - 3.A. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
   - 3.B. PROVIDE ACCESS TO AND FROM SITE AS REQUIRED BY LAW AND BY OWNER.
     - 3.B.A. PROVIDE EMERGENCY ACCESS THROUGH WORK AREAS AT ALL TIMES.
     - 3.B.B. EMERGENCY BUILDING EXITS DURING CONSTRUCTION: KEEP ALL EXITS REQUIRED BY CODE OPEN DURING CONSTRUCTION PERIOD; PROVIDE TEMPORARY EXIT SIGNS IF EXIT ROUTES ARE TEMPORARILY ALTERED.
     - 3.B.C. DO NOT OBSTRUCT ROADWAYS, SIDEWALKS, OR OTHER PUBLIC WAYS WITHOUT PERMIT.
     - 3.B.D. UTILITY OUTAGES AND SHUTDOWN
       - 3.B.D.A. PREVENT ACCIDENTAL DISRUPTION OF UTILITY SERVICES TO OTHER FACILITIES.
4. TIME RESTRICTIONS
   - 4.A. CONTRACTOR SHALL COMPLY WITH CITY OF CLEVELAND WORK HOUR RESTRICTIONS, IF APPLICABLE.
   - 4.B. CONTRACTOR SHALL COMPLY WITH OWNER'S WORK HOUR RESTRICTIONS OR LOUD NOISE RESTRICTIONS. COORDINATE QUIET HOUR REQUIREMENTS WITH OWNER TO MINIMIZE DISRUPTIONS OF ADJACENT TENANTS
5. CONSTRUCTION COMPLETENESS
   - 5.A. COMPLETENESS OF WORK: CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS, LABOR AND EQUIPMENT NOT SPECIFICALLY MENTIONED HEREIN OR INDICATED ON DRAWINGS, BUT REQUIRED FOR COMPLETE INSTALLATIONS AND PROPER OPERATION OF ALL WORK AS IF CALLED FOR IN DETAIL BY SPECIFICATIONS OR DRAWINGS.
6. VISITING THE SITE
   - 6.A. BIDDERS SHALL VISIT THE SITE AND TAKE SUCH OTHER STEPS AS MAY BE NECESSARY TO ASCERTAIN THE NATURE AND LOCATION OF THE WORK, AND THE GENERAL AND LOCAL CONDITIONS WHICH CAN AFFECT THE WORK OR DOCUMENTS IN RELATION TO THE SITE, THE EXISTING STRUCTURES AND CONDITIONS OF THE GROUND, THE OBSTACLES WHICH MAY BE ENCOUNTERED AND ALL OTHER CONDITIONS HAVING A BEARING UPON THE PERFORMANCE OF THE WORK, COMPLETION AND ALL OTHER RELEVANT MATTERS. FAILURE TO TAKE SUCH STEPS SHALL NOT RELIEVE BIDDERS FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE OWNER SHALL ASSURE NO RESPONSIBILITY FOR ANY UNDERSTANDING OR REPRESENTATIONS CONCERNING CONDITIONS MADE BY AND OF ITS AGENTS, REPRESENTATIVES OR EMPLOYEES PRIOR TO THE EXECUTION OF THE CONTRACT, UNLESS INCLUDED IN THE CONTRACT DOCUMENTS.
   - 6.B. THE SUBMISSION OF A BID SHALL BE TAKEN AS PRIMA FACIE EVIDENCE OF COMPLIANCE WITH THE ABOVE PARAGRAPH.
7. BETTERMENT: IF, DUE TO DESIGN PROFESSIONAL'S ERROR, ANY REQUIRED ITEM OR COMPONENT OF THE PROJECT IS OMITTED FROM DESIGN PROFESSIONAL'S CONSTRUCTION DOCUMENTS, DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR PAYING THE COST TO ADD SUCH ITEM OR COMPONENT TO THE EXTENT THAT SUCH ITEM OR COMPONENT WOULD HAVE BEEN OTHERWISE NECESSARY TO THE PROJECT OR OTHERWISE ADDS VALUE OR BETTERMENT TO THE PROJECT. IN NO EVENT WILL DESIGN PROFESSIONAL BE RESPONSIBLE FOR ANY COST OR EXPENSE THAT PROVIDES BETTERMENT, UPGRADE OR ENHANCEMENT OF THE PROJECT.

END OF SECTION

SECTION 013000 - ADMINISTRATIVE REQUIREMENTS

1. SUBMITTALS FOR REVIEW
   - 1.1. FOR ALL SPECIFIED PRODUCTS AND MATERIALS, SUBMIT THE FOLLOWING ITEMS FOR FOR REVIEW
     - 1.1.1. PRODUCT DATA
     - 1.1.2. SHOP DRAWINGS
     - 1.1.3. SAMPLES FOR SELECTION
     - 1.1.4. SAMPLES FOR VERIFICATION
   - 1.2. SUBMIT TO ARCHITECT FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
   - 1.3. SAMPLES WILL BE REVIEWED ONLY FOR AESTHETIC, COLOR, OR FINISH SELECTION.
   - 1.4. AFTER REVIEW, PROVIDE COPIES AND DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE BELOW.
2. SUBMITTALS FOR INFORMATION
   - 2.1. FOR ALL SPECIFIED PRODUCTS AND MATERIALS, SUBMIT THE FOLLOWING ITEMS FOR INFORMATION:
     - 2.1.1. DESIGN DATA
     - 2.1.2. CERTIFICATES
     - 2.1.3. TEST REPORTS
     - 2.1.4. INSPECTION REPORTS
     - 2.1.5. MANUFACTURER'S INSTRUCTIONS
     - 2.1.6. MANUFACTURER'S FIELD REPORTS
     - 2.1.7. OTHER TYPES INDICATED
   - 2.2. SUBMIT FOR ARCHITECT'S KNOWLEDGE AS CONTRACT ADMINISTRATOR OR FOR OWNER. NO ACTION WILL BE TAKEN.

SECTION 013000 - ADMINISTRATIVE REQUIREMENTS (CONTINUED)

1. SEE PREVIOUS.
2. SEE PREVIOUS.
3. SUBMITTALS FOR PROJECT CLOSEOUT
   - 3.1. WHEN THE FOLLOWING ARE SPECIFIED IN INDIVIDUAL SECTIONS, SUBMIT THEM AT PROJECT CLOSEOUT:
     - 3.1.1. PROJECT RECORD DOCUMENTS
     - 3.1.2. OPERATION AND MAINTENANCE DATA
     - 3.1.3. WARRANTIES
     - 3.1.4. BONDS
     - 3.1.5. OTHER TYPES AS INDICATED
   - 3.2. SUBMIT FOR OWNER'S BENEFIT DURING AND AFTER PROJECT COMPLETION.
4. NUMBER OF COPIES OF SUBMITTALS
   - 4.1. DOCUMENTS FOR REVIEW:
     - 4.1.1. SMALL SIZE SHEETS, NOT LARGER THAN 8-1/2 X 11 INCHES: SUBMIT THE NUMBER OF COPIES THAT CONTRACTOR REQUIRES, PLUS TWO COPIES THAT WILL BE RETAINED BY ARCHITECT.
     - 4.1.2. LARGER SHEETS, NOT LARGER THAN 30 X 42 INCHES: SUBMIT ONE REPRODUCIBLE TRANSPARENCY AND ONE OPAQUE REPRODUCTION.
   - 4.2. DOCUMENTS FOR INFORMATION: SUBMIT TWO COPIES.
   - 4.3. SAMPLES: SUBMIT THE NUMBER SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS; ONE OF WHICH WILL BE RETAINED BY ARCHITECT.
     - 4.3.1. AFTER REVIEW, PRODUCE DUPLICATES.
     - 4.3.2. RETAINED SAMPLES WILL NOT BE RETURNED TO CONTRACTOR UNLESS SPECIFICALLY SO STATED.
5. SUBMITTAL PROCEDURES
   - 5.1. TRANSMIT EACH SUBMITTAL WITH APPROVED FORM
   - 5.2. SEQUENTIALLY NUMBER THE TRANSMITTAL FORM. REVISE SUBMITTALS WITH ORIGINAL NUMBER AND A SEQUENTIAL ALPHABETIC SUFFIX.
   - 5.3. IDENTIFY PROJECT, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER; PERTINENT DRAWING AND DETAIL NUMBER, AND SPECIFICATION SECTION NUMBER, AS APPROPRIATE ON EACH COPY.
   - 5.4. APPLY CONTRACTOR'S STAMP, SIGNED OR INITIALED CERTIFYING THAT REVIEW, APPROVAL, VERIFICATION OF PRODUCTS REQUIRED, FIELD DIMENSIONS, ADJACENT CONSTRUCTION WORK, AND COORDINATION OF INFORMATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
     - 5.4.1. ANY SUBMITTAL WITHOUT CONTRACTOR'S STAMP AS NOTED ABOVE SHALL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW.
   - 5.5. SCHEDULE SUBMITTALS TO EXPEDITE THE PROJECT, AND COORDINATE SUBMISSION OF RELATED ITEMS.
   - 5.6. FOR EACH SUBMITTAL FOR REVIEW, ALLOW 10 DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.
   - 5.7. IDENTIFY VARIATIONS FROM CONTRACT DOCUMENTS AND PRODUCT OR SYSTEM LIMITATIONS THAT MAY BE DETRIMENTAL TO SUCCESSFUL PERFORMANCE OF THE COMPLETED WORK.
   - 5.8. PROVIDE SPACE FOR CONTRACTOR AND ARCHITECT REVIEW STAMPS.
   - 5.9. WHEN REVISED FOR RESUBMISSION, IDENTIFY ALL CHANGES MADE SINCE PREVIOUS SUBMISSION.
   - 5.10. DISTRIBUTE REVIEWED SUBMITTALS AS APPROPRIATE. INSTRUCT PARTIES TO PROMPTLY REPORT ANY INABILITY TO COMPLY WITH REQUIREMENTS.
   - 5.11. SUBMITTALS NOT REQUESTED WILL NOT BE RECOGNIZED OR PROCESSED.

END OF SECTION

SECTION 014000 - QUALITY REQUIREMENTS

1. SUBMITTALS
   - 1.1. DESIGN DATA: SUBMIT FOR ARCHITECT'S KNOWLEDGE AS CONTRACT ADMINISTRATOR FOR THE LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS, OR FOR OWNER'S INFORMATION.
   - 1.2. CERTIFICATES: WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT CERTIFICATION BY THE MANUFACTURER AND CONTRACTOR TO ARCHITECT, IN QUANTITIES SPECIFIED FOR PRODUCT DATA.
     - 1.2.1. INDICATE MATERIAL OR PRODUCT CONFORMS TO OR EXCEEDS SPECIFIED REQUIREMENTS. SUBMIT SUPPORTING REFERENCE DATA, AFFIDAVITS, AND CERTIFICATIONS AS APPROPRIATE.
   - 1.3. MANUFACTURER'S INSTRUCTIONS: WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT PRINTED INSTRUCTIONS FOR DELIVERY, STORAGE, ASSEMBLY, INSTALLATION, ADJUSTING, AND FINISHING, FOR THE OWNER'S INFORMATION. INDICATE SPECIAL PROCEDURES, PERIMETER CONDITIONS REQUIRING SPECIAL ATTENTION, AND SPECIAL ENVIRONMENTAL CRITERIA REQUIRED FOR APPLICATION OR INSTALLATION.
2. REFERENCES AND STANDARDS
   - 2.1. FOR PRODUCTS AND WORKMANSHIP SPECIFIED BY REFERENCE TO A DOCUMENT OR DOCUMENTS NOT INCLUDED IN THE PROJECT MANUAL, ALSO REFERRED TO AS REFERENCE STANDARDS, COMPLY WITH REQUIREMENTS OF THE STANDARD, EXCEPT WHEN MORE RIGID REQUIREMENTS ARE SPECIFIED OR ARE REQUIRED BY APPLICABLE CODES.
   - 2.2. CONFORM TO REFERENCE STANDARD OF DATE OF ISSUE CURRENT ON DATE OF CONTRACT DOCUMENTS, EXCEPT WHERE A SPECIFIC DATE IS ESTABLISHED BY APPLICABLE CODE.
   - 2.3. OBTAIN COPIES OF STANDARDS WHERE REQUIRED BY PRODUCT SPECIFICATION SECTIONS.
   - 2.4. MAINTAIN COPY AT PROJECT SITE DURING SUBMITTALS, PLANNING, AND PROGRESS OF THE SPECIFIC WORK, UNTIL SUBSTANTIAL COMPLETION.
   - 2.5. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
   - 2.6. NEITHER THE CONTRACTUAL RELATIONSHIPS, DUTIES, OR RESPONSIBILITIES OF THE PARTIES IN CONTRACT NOR THOSE OF ARCHITECT SHALL BE ALTERED FROM THE CONTRACT DOCUMENTS BY MENTION OR INFERENCE OTHERWISE IN ANY REFERENCE DOCUMENT.
3. CONTROL OF INSTALLATION
   - 3.1. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
   - 3.2. COMPLY WITH MANUFACTURERS' INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.
   - 3.3. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
   - 3.4. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE MORE STRINGENT TOLERANCES, CODES, OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
   - 3.5. HAVE WORK PERFORMED BY PERSONS QUALIFIED TO PRODUCE REQUIRED AND SPECIFIED QUALITY.
   - 3.6. VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON SHOP DRAWINGS OR AS INSTRUCTED BY THE MANUFACTURER.
   - 3.7. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, AND DISFIGUREMENT.
4. TOLERANCES
   - 4.1. MONITOR FABRICATION AND INSTALLATION TOLERANCE CONTROL OF PRODUCTS TO PRODUCE ACCEPTABLE WORK. DO NOT PERMIT TOLERANCES TO ACCUMULATE.
   - 4.2. COMPLY WITH MANUFACTURERS' TOLERANCES. SHOULD MANUFACTURERS' TOLERANCES CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
   - 4.3. ADJUST PRODUCTS TO APPROPRIATE DIMENSIONS; POSITION BEFORE SECURING PRODUCTS IN PLACE.
5. DEFECT ASSESSMENT
   - 5.1. REPLACE WORK OR PORTIONS OF THE WORK NOT CONFORMING TO SPECIFIED REQUIREMENTS.
   - 5.2. IF, IN THE OPINION OF ARCHITECT, IT IS NOT PRACTICAL TO REMOVE AND REPLACE THE WORK, ARCHITECT WILL DIRECT AN APPROPRIATE REMEDY OR ADJUST PAYMENT.

END OF SECTION

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

1. SAFETY
   - 1.1. GIVE STRICT ATTENTION TO AND FULLY COMPLY WITH THE WILLIAMS-STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970, U.S. DEPARTMENT OF LABOR.
2. TEMPORARY UTILITIES - GENERAL
   - 2.1. MAINTAIN ALL TEMPORARY UTILITIES IN GOOD OPERATING CONDITION.
3. TEMPORARY WATER SUPPLY
   - 3.1. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR DISPENSING DRINKING WATER FOR HIS CONSTRUCTION PERSONNEL ON SITE. ON SITE DOMESTIC WATER PROCURED FROM EXISTING DOMESTIC WATER SUPPLY MAY BE USED FOR THIS PURPOSE.
4. TEMPORARY HEAT/COOLING
   - 4.A. GENERAL TRADES CONTRACTOR SHALL PROVIDE ALL TEMPORARY HEAT AND COOLING UNTIL WEATHER TIGHT ENCLOSURE OF BUILDING, AS DETERMINED BY THE ARCHITECT. MEP CONTRACTOR SHALL PROVIDE ALL TEMPORARY HEAT AND COOLING AFTER WEATHER TIGHT ENCLOSURE OF THE BUILDING. IF USE OF NEW EQUIPMENT IS PERMITTED FOR TEMPORARY HEAT AND COOLING, THE MEP CONTRACTOR SHALL PROVIDE A COMPLETE CLEANING OF THE SYSTEM AND EQUIPMENT, INCLUDING NEW FILTERS AT PROJECT COMPLETION. THE SPECIFIED WARRANTY FOR EQUIPMENT WILL COMMENCE AT THAT TIME.
   - 4.1. AS ASSIGNED, PROVIDE TEMPORARY HEATING AND COOLING REQUIRED BY CONSTRUCTION ACTIVITIES FOR CURING OR DRYING OF COMPLETED INSTALLATIONS, OR FOR PROTECTING INSTALLED CONSTRUCTION FROM ADVERSE EFFECTS OF LOW TEMPERATURES OR HIGH HUMIDITY. SELECT EQUIPMENT THAT WILL NOT HAVE A HARMFUL EFFECT ON COMPLETED INSTALLATIONS OR ELEMENTS BEING INSTALLED.
5. TEMPORARY LIGHT AND POWER
   - 5.A. MEP CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, SUPERVISION TO PROVIDE, CONNECT, DISTRIBUTE, DISCONNECT AND MAINTAIN ALL MEANS OF PROVIDING TEMPORARY LIGHTING AND POWER FOR THE WORK. MEP CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, AND PROVIDE REQUIRED CAPACITY, DISTRIBUTION AND CONNECTION POINTS.
   - 5.B. OWNER WILL PAY FOR THE TEMPORARY ELECTRICAL POWER USED DURING THE WORK.
6. TEMPORARY SANITARY FACILITIES
   - 6.1. PROVIDE AND MAINTAIN TEMPORARY TOILETS, WASH FACILITIES, AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION FOR TYPE, NUMBER, LOCATION, OPERATION AND MAINTENANCE OF FIXTURES AND FACILITIES.
7. BARRIERS
   - 7.1. PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS, TO PREVENT ACCESS TO AREAS THAT COULD BE HAZARDOUS TO WORKERS OR THE PUBLIC, TO ALLOW FOR OWNER'S USE OF SITE AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
   - 7.2. PROTECT NON-OWNED VEHICULAR TRAFFIC, STORED MATERIALS, SITE, AND STRUCTURES FROM DAMAGE.
8. EXTERIOR ENCLOSURES
   - 8.1. PROVIDE TEMPORARY INSULATED WEATHER TIGHT CLOSURE OF EXTERIOR OPENINGS TO ACCOMMODATE ACCEPTABLE WORKING CONDITIONS AND PROTECTION FOR PRODUCTS, TO ALLOW FOR TEMPORARY HEATING AND MAINTENANCE OF REQUIRED AMBIENT TEMPERATURES IDENTIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, AND TO PREVENT ENTRY OF UNAUTHORIZED PERSONS. PROVIDE ACCESS DOORS WITH SELF-CLOSING HARDWARE AND LOCKS.
9. INTERIOR ENCLOSURES
   - 9.1. PROVIDE TEMPORARY PARTITIONS AS INDICATED TO SEPARATE WORK AREAS FROM OWNER-OCCUPIED AREAS, TO PREVENT PENETRATION OF DUST AND MOISTURE INTO OWNER-OCCUPIED AREAS, AND TO PREVENT DAMAGE TO EXISTING MATERIALS AND EQUIPMENT.
   - 9.2. CONSTRUCTION: FRAMING AND GYPSUM BOARD SHEET MATERIALS WITH CLOSED JOINTS AND SEALED EDGES AT INTERSECTIONS WITH EXISTING SURFACES.
     - 9.2.1. PROVIDE GYPSUM BOARD OVER FRAMING TO 8 FEET ABOVE FLOOR, WITH REINFORCED POLYETHYLENE FROM TOP OF GYPSUM BOARD TO CEILING OR DECK.
     - 9.2.2. PROVIDE LOCKABLE DOOR ACCESS TO CONSTRUCTION AREA.
     - 9.2.3. PROVIDE WALK-OFF MATS AT EACH ENTRANCE THROUGH TEMPORARY PARTITION.
10. ISOLATION OF WORK AREAS IN OCCUPIED FACILITIES
    - 10.1. PREVENT DUST, FUMES AND ODORS FROM ENTERING OCCUPIED AREAS. PRIOR TO COMMENCING WORK, ISOLATE THE HVAC SYSTEM IN AREA WHERE WORK IS TO BE PERFORMED.
      - 10.1.1. DISCONNECT SUPPLY AND RETURN DUCTWORK IN WORK AREA FROM HVAC SYSTEMS SERVICING OCCUPIED AREAS.
      - 10.1.2. MAINTAIN NEGATIVE AIR PRESSURE WITHIN WORK AREA, STARTING WITH COMMENCEMENT OF TEMPORARY PARTITION CONSTRUCTION, AND CONTINUING UNTIL REMOVAL OF TEMPORARY PARTITIONS IS COMPLETE.
    - 10.2. MAINTAIN DUST PARTITIONS DURING THE WORK. USE VACUUM COLLECTION ATTACHMENTS ON DUST-PRODUCING EQUIPMENT. ISOLATE LIMITED WORK WITHIN OCCUPIED AREAS USING PORTABLE DUST-CONTAINMENT DEVICES.
    - 10.3. PERFORM DAILY CONSTRUCTION CLEANUP AND FINAL CLEANUP USING VACUUM EQUIPMENT.
7. VENTILATION AND HUMIDITY CONTROL
   - 7.1. PROVIDE TEMPORARY VENTILATION REQUIRED BY CONSTRUCTION ACTIVITIES FOR CURING OR DRYING OF COMPLETED INSTALLATIONS OR FOR PROTECTING INSTALLED CONSTRUCTION FROM ADVERSE EFFECTS OF HIGH HUMIDITY. SELECT EQUIPMENT THAT WILL NOT HAVE A HARMFUL EFFECT ON COMPLETED INSTALLATIONS OR ELEMENTS BEING INSTALLED. COORDINATE VENTILATION REQUIREMENTS TO PRODUCE AMBIENT CONDITION REQUIRED AND MINIMIZE ENERGY CONSUMPTION.
   - 7.2. PROVIDE DEHUMIDIFICATION SYSTEMS WHEN REQUIRED TO REDUCE SUBSTRATE MOISTURE LEVELS AS REQUIRED TO ALLOW INSTALLATION OR APPLICATION OF FINISHES.
8. SECURITY AND PROTECTION
   - 8.1. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT SITE AND ON ADJACENT PROPERTIES. REPAIR DAMAGE TO EXISTING FACILITIES.
   - 8.2. TEMPORARY FIRE PROTECTION: INSTALL AND MAINTAIN TEMPORARY FIRE-PROTECTION FACILITIES OF TYPES NEEDED TO PROTECT AGAINST REASONABLE PREDICTABLE AND CONTROLLABLE FIRE LOSSES. COMPLY WITH NFPA 241; MANAGE FIRE PREVENTION PROGRAM.
   - 8.3. SECURITY ENCLOSURE AND LOCKUP: INSTALL TEMPORARY ENCLOSURE AROUND PARTIALLY COMPLETED AREAS OF CONSTRUCTION. PROVIDE LOCKABLE ENTRANCES TO PREVENT UNAUTHORIZED ENTRANCE, VANDALISM, THEFT AND SIMILAR VIOLATIONS OF SECURITY.
   - 8.4. SITE ENCLOSURE FENCE: BEFORE CONSTRUCTION OPERATIONS BEGIN, FURNISH AND INSTALL SITE ENCLOSURE FENCE IN A MANNER THAT WILL PREVENT PEOPLE FROM EASILY ENTERING SITE EXCEPT BY ENTRANCE GATES.
   - 8.5. TEMPORARY EGRESS: MAINTAIN TEMPORARY EGRESS FROM EXISTING OCCUPIED FACILITIES.
9. VEHICULAR ACCESS AND PARKING
   - 9.1. COMPLY WITH REGULATIONS RELATING TO USE OF STREETS AND SIDEWALKS, ACCESS TO EMERGENCY FACILITIES, AND ACCESS FOR EMERGENCY VEHICLES.
   - 9.2. COORDINATE ACCESS AND HAUL ROUTES WITH GOVERNING AUTHORITIES AND OWNER.
   - 9.3. PREVENT SPREAD OF SOIL AND DEBRIS FROM CONSTRUCTION SITE TO PUBLIC WAY.
   - 9.4. PROVIDE AND MAINTAIN ACCESS TO FIRE HYDRANTS, FREE OF OBSTRUCTIONS.
   - 9.5. PARKING: COMPLY WITH OWNER'S PARKING REQUIREMENTS.
10. TEMPORARY USE OF PERMANENT ROADS AND PAVED AREAS
    - 10.1. LOCATE TEMPORARY ROADS AND PAVED AREAS IN SAME LOCATION AS PERMANENT ROADS AND PAVED AREAS. CONSTRUCT AND MAINTAIN TEMPORARY ROADS AND PAVED AREAS ADEQUATE FOR CONSTRUCTION OPERATIONS. EXTEND TEMPORARY ROADS AND PAVED AREAS, WITHIN CONSTRUCTION LIMITS INDICATED, AS NECESSARY FOR CONSTRUCTION OPERATIONS.
      - 10.1.1. COORDINATE ELEVATIONS OF TEMPORARY ROADS AND PAVED AREAS WITH PERMANENT ROADS AND PAVED AREAS.
      - 10.1.2. PREPARE SUBGRADE AND INSTALL SUBBASE AND BASE FOR TEMPORARY ROADS AND PAVED AREAS ACCORDING TO CONTRACT DOCUMENTS.
      - 10.1.3. RECONDITION BASE AFTER TEMPORARY USE, INCLUDING REMOVING CONTAMINATED MATERIAL, REGRADING, PROOFROLLING, COMPACTING AND TESTING.
11. LIFTS AND HOISTS: PROVIDE FACILITIES NECESSARY FOR HOISTING MATERIALS AND PERSONNEL.
12. WASTE REMOVAL
    - 12.1. PROVIDE WASTE REMOVAL FACILITIES AND SERVICES AS REQUIRED TO MAINTAIN THE SITE IN CLEAN AND ORDERLY CONDITION.
    - 12.2. PROVIDE CONTAINERS WITH LIDS. REMOVE TRASH FROM SITE PERIODICALLY.
13. FIELD OFFICES
    - 13.1. CONTRACTOR SHALL MAINTAIN A CLEAN OFFICE AT THE SITE FOR HIS USE, HIS SUBCONTRACTOR'S AGENTS AND THE ARCHITECT, AND AT WHICH LOCATION HE OR HIS AUTHORIZED AGENT SHALL BE PRESENT, OR TO WHICH EITHER MAY BE READILY CALLED AT ALL TIMES WHILE THE WORK IS IN PROGRESS.
      - 13.1.1. AN AREA FOR CONTRACTOR'S FIELD OFFICE SHALL BE DESIGNATED BY OWNER WITHIN EXISTING STRUCTURE. ALL EXPENSES IN CONNECTION WITH THE FIELD OFFICE, INCLUDING THE INSTALLATION, COST AND USE OF TELEPHONES, HEAT, AIR CONDITIONING, LIGHT, WATER AND JANITORIAL SERVICE SHALL BE BORNE BY THE CONTRACTOR.
      - 13.1.2. COPIES OF PERMITS, APPROVED SHOP DRAWINGS AND SPECIFICATIONS MARKED UP-TO-DATE WITH ALL REVISIONS AND ALL ADDENDA SHALL BE KEPT AT OFFICE READY FOR USE AT ALL TIMES.

END OF SECTION

SECTION 016000 - PRODUCT REQUIREMENTS

1. SUBSTITUTIONS
   - 1.A. SUBSTITUTIONS FOR SPECIFIED PRODUCTS MAY BE SUBMITTED IN THE FOLLOWING MANNER:
     - 1.A.A. DURING THE BID PERIOD, IN ACCORDANCE WITH INSTRUCTIONS TO BIDDERS. IF ACCEPTABLE, PRODUCTS SUBMITTED IN THIS MANNER WILL BE APPROVED VIA ADDENDUM.
     - 1.A.B. ON THE BID FORM, IN ACCORDANCE WITH INSTRUCTIONS TO BIDDERS AND SUPPLEMENTARY INSTRUCTIONS TO BIDDERS. IF ACCEPTABLE, PRODUCTS SUBMITTED IN THIS MANNER WILL BE APPROVED AFTER RECEIPT OF BIDS.
2. SUBMITTALS
   - 2.1. PRODUCT DATA SUBMITTALS: SUBMIT MANUFACTURER'S STANDARD PUBLISHED DATA. MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS, AND OTHER DATA. SUPPLEMENT MANUFACTURERS' STANDARD DATA TO PROVIDE INFORMATION SPECIFIC TO THIS PROJECT.
   - 2.2. SHOP DRAWING SUBMITTALS: PREPARED SPECIFICALLY FOR THIS PROJECT; INDICATE UTILITY AND ELECTRICAL CHARACTERISTICS, UTILITY CONNECTION REQUIREMENTS, AND LOCATION OF UTILITY OUTLETS FOR SERVICE FOR FUNCTIONAL EQUIPMENT AND APPLIANCES.
   - 2.3. SAMPLE SUBMITTALS: ILLUSTRATE FUNCTIONAL AND AESTHETIC CHARACTERISTICS OF THE PRODUCT, WITH INTEGRAL PARTS AND ATTACHMENT DEVICES. COORDINATE SAMPLE SUBMITTALS FOR INTERFACING WORK.
     - 2.3.1. FOR SELECTION FROM STANDARD FINISHES, SUBMIT SAMPLES OF THE FULL RANGE OF THE MANUFACTURER'S STANDARD COLORS, TEXTURES, AND PATTERNS.
3. NEW PRODUCTS: PROVIDE NEW PRODUCTS UNLESS SPECIFICALLY REQUIRED OR PERMITTED BY THE CONTRACT DOCUMENTS.
4. PRODUCT OPTIONS
   - 4.1. PRODUCTS SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY: USE ANY PRODUCT MEETING THOSE STANDARDS OR DESCRIPTION.
   - 4.2. PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS: USE A PRODUCT OF ONE OF THE MANUFACTURERS NAMED AND MEETING SPECIFICATIONS, NO OPTIONS OR SUBSTITUTIONS ALLOWED.
5. MAINTENANCE MATERIALS
   - 5.1. FURNISH EXTRA MATERIALS, SPARE PARTS, TOOLS, AND SOFTWARE OF TYPES AND IN QUANTITIES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.
   - 5.2. DELIVER TO PROJECT SITE; OBTAIN RECEIPT PRIOR TO FINAL PAYMENT.
6. TRANSPORTATION AND HANDLING
   - 6.1. COORDINATE SCHEDULE OF PRODUCT DELIVERY TO DESIGNATED PREPARED AREAS IN ORDER TO MINIMIZE SITE STORAGE TIME AND POTENTIAL DAMAGE TO STORED MATERIALS.
   - 6.2. TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
   - 6.3. TRANSPORT MATERIALS IN COVERED TRUCKS TO PREVENT CONTAMINATION OF PRODUCT AND LITTERING OF SURROUNDING AREAS.
   - 6.4. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
   - 6.5. PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT, OR DAMAGE.
   - 6.6. ARRANGE FOR THE RETURN OF PACKING MATERIALS, SUCH AS WOOD PALLETS, WHERE ECONOMICALLY FEASIBLE.
7. STORAGE AND PROTECTION
   - 7.1. DESIGNATE RECEIVING/STORAGE AREAS FOR INCOMING PRODUCTS SO THAT THEY ARE DELIVERED ACCORDING TO INSTALLATION SCHEDULE AND PLACED CONVENIENT TO WORK AREA IN ORDER TO MINIMIZE WASTE DUE TO EXCESSIVE MATERIALS HANDLING AND MISAPPLICATION.
   - 7.2. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
   - 7.3. STORE WITH SEALS AND LABELS INTACT AND LEGIBLE.
   - 7.4. STORE SENSITIVE PRODUCTS IN WEATHER TIGHT, CLIMATE CONTROLLED, ENCLOSURES IN AN ENVIRONMENT FAVORABLE TO PRODUCT.
   - 7.5. FOR EXTERIOR STORAGE OF FABRICATED PRODUCTS, PLACE ON SLOPED SUPPORTS ABOVE GROUND.
   - 7.6. COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET COVERING. PROVIDE VENTILATION TO PREVENT CONDENSATION AND DEGRADATION OF PRODUCTS.
   - 7.7. PREVENT CONTACT WITH MATERIAL THAT MAY CAUSE CORROSION, DISCOLORATION, OR STAINING.
   - 7.8. PROVIDE EQUIPMENT AND PERSONNEL TO STORE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT, OR DAMAGE.
   - 7.9. ARRANGE STORAGE OF PRODUCTS TO PERMIT ACCESS FOR INSPECTION. PERIODICALLY INSPECT TO VERIFY PRODUCTS ARE UNDAMAGED AND ARE MAINTAINED IN ACCEPTABLE CONDITION.

END OF SECTION

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10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

SPECIFICATIONS

SHEET NUMBER:

A-011

SECTION 017000 - EXECUTION AND CLOSEOUT REQUIREMENTS

1. PROJECT CONDITIONS
   - 1.1. VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.

2. COORDINATION
   - 2.1. COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF THE VARIOUS SECTIONS OF THE PROJECT MANUAL TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS.
   - 2.2. NOTIFY AFFECTED UTILITY COMPANIES AND COMPLY WITH THEIR REQUIREMENTS.
   - 2.3. VERIFY THAT UTILITY REQUIREMENTS AND CHARACTERISTICS OF NEW OPERATING EQUIPMENT ARE COMPATIBLE WITH BUILDING UTILITIES. COORDINATE WORK OF VARIOUS SECTIONS HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE, SUCH EQUIPMENT.
   - 2.4. COORDINATE SPACE REQUIREMENTS, SUPPORTS, AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK THAT ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS, AND CONDUIT, AS CLOSELY AS PRACTICABLE; PLACE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIRS.
   - 2.5. IN FINISHED AREAS, CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS.
   - 2.6. COORDINATE COMPLETION AND CLEAN-UP OF WORK OF SEPARATE SECTIONS.
   - 2.7. AFTER OWNER OCCUPANCY OF PREMISES, COORDINATE ACCESS TO SITE FOR CORRECTION OF DEFECTIVE WORK AND WORK NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS, TO MINIMIZE DISRUPTION OF OWNER'S ACTIVITIES.

3. PATCHING MATERIALS
   - 3.1. NEW MATERIALS: AS SPECIFIED IN PRODUCT SECTIONS; MATCH EXISTING PRODUCTS AND WORK FOR PATCHING AND EXTENDING WORK.
   - 3.2. TYPE AND QUALITY OF EXISTING PRODUCTS: DETERMINE BY INSPECTING AND TESTING PRODUCTS WHERE NECESSARY, REFERRING TO EXISTING WORK AS A STANDARD.

4. EXAMINATION
   - 4.1. VERIFY THAT EXISTING SITE CONDITIONS AND SUBSTRATE SURFACES ARE ACCEPTABLE FOR SUBSEQUENT WORK. START OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
   - 4.2. VERIFY THAT EXISTING SUBSTRATE IS CAPABLE OF STRUCTURAL SUPPORT OR ATTACHMENT OF NEW WORK BEING APPLIED OR ATTACHED.
   - 4.3. EXAMINE AND VERIFY SPECIFIC CONDITIONS DESCRIBED IN INDIVIDUAL SPECIFICATION SECTIONS.
   - 4.4. TAKE FIELD MEASUREMENTS BEFORE CONFIRMING PRODUCT ORDERS OR BEGINNING FABRICATION, TO MINIMIZE WASTE DUE TO OVER-ORDERING OR MISFABRICATION.
   - 4.5. VERIFY THAT UTILITY SERVICES ARE AVAILABLE, OF THE CORRECT CHARACTERISTICS, AND IN THE CORRECT LOCATIONS.
   - 4.6. PRIOR TO CUTTING: EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING EXISTING WORK, ASSESS CONDITIONS AFFECTING PERFORMANCE OF WORK. BEGINNING OF CUTTING OR PATCHING MEANS ACCEPTANCE OF EXISTING CONDITIONS.

5. PREPARATION
   - 5.1. CLEAN SUBSTRATE SURFACES PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE.
   - 5.2. SEAL CRACKS OR OPENINGS OF SUBSTRATE PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE.
   - 5.3. APPLY MANUFACTURER REQUIRED OR RECOMMENDED SUBSTRATE PRIMER, SEALER, OR CONDITIONER PRIOR TO APPLYING ANY NEW MATERIAL OR SUBSTANCE IN CONTACT OR BOND.

6. PREINSTALLATION MEETINGS
   - 6.1. WHEN REQUIRED IN INDIVIDUAL SPECIFICATION SECTIONS, CONVENE A PREINSTALLATION MEETING AT THE SITE PRIOR TO COMMENCING WORK OF THE SECTION.
   - 6.2. REQUIRE ATTENDANCE OF PARTIES DIRECTLY AFFECTING, OR AFFECTED BY, WORK OF THE SPECIFIC SECTION.
   - 6.3. NOTIFY ARCHITECT FOUR DAYS IN ADVANCE OF MEETING DATE.
   - 6.4. PREPARE AGENDA AND PRESIDE AT MEETING:
     - 6.4.1. REVIEW CONDITIONS OF EXAMINATION, PREPARATION AND INSTALLATION PROCEDURES.
     - 6.4.2. REVIEW COORDINATION WITH RELATED WORK.
     - 6.4.3. RECORD MINUTES AND DISTRIBUTE COPIES WITHIN TWO DAYS AFTER MEETING TO PARTICIPANTS, WITH TWO COPIES TO ARCHITECT, OWNER, PARTICIPANTS, AND THOSE AFFECTED BY DECISIONS MADE.

7. GENERAL INSTALLATION REQUIREMENTS
   - 7.1. IN ADDITION TO COMPLIANCE WITH REGULATORY REQUIREMENTS, CONDUCT CONSTRUCTION OPERATIONS IN COMPLIANCE WITH NFPA 241, INCLUDING APPLICABLE RECOMMENDATIONS IN APPENDIX A.
   - 7.2. INSTALL PRODUCTS AS SPECIFIED IN INDIVIDUAL SECTIONS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AND SO AS TO AVOID WASTE DUE TO NECESSITY FOR REPLACEMENT.
   - 7.3. MAKE VERTICAL ELEMENTS PLUMB AND HORIZONTAL ELEMENTS LEVEL, UNLESS OTHERWISE INDICATED.
   - 7.4. INSTALL EQUIPMENT AND FITTINGS PLUMB AND LEVEL, NEATLY ALIGNED WITH ADJACENT VERTICAL AND HORIZONTAL LINES, UNLESS OTHERWISE INDICATED.
   - 7.5. MAKE CONSISTENT TEXTURE ON SURFACES, WITH SEAMLESS TRANSITIONS, UNLESS OTHERWISE INDICATED.
   - 7.6. MAKE NEAT TRANSITIONS BETWEEN DIFFERENT SURFACES, MAINTAINING TEXTURE AND APPEARANCE.

8. ALTERATIONS
   - 8.1. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
     - 8.1.1. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.
     - 8.1.2. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
     - 8.1.3. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.
   - 8.2. KEEP AREAS IN WHICH ALTERATIONS ARE BEING CONDUCTED SEPARATED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
     - 8.2.1. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF CONSTRUCTION SPECIFIED IN SECTION 015000 IN LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED TO MAINTAIN SEPARATION.
   - 8.3. MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS; TAKE CARE TO PREVENT WATER AND HUMIDITY DAMAGE.
     - 8.3.1. WHERE OPENINGS IN EXTERIOR ENCLOSURE EXIST, PROVIDE CONSTRUCTION TO MAKE EXTERIOR ENCLOSURE WEATHERPROOF.
     - 8.3.2. INSULATE EXISTING DUCTS OR PIPES THAT ARE EXPOSED TO OUTDOOR AMBIENT TEMPERATURES BY ALTERATIONS WORK.
   - 8.4. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.
     - 8.4.1. REMOVE ITEMS INDICATED ON DRAWINGS.
     - 8.4.2. RELOCATE ITEMS INDICATED ON DRAWINGS.
     - 8.4.3. WHERE NEW SURFACE FINISHES ARE TO BE APPLIED TO EXISTING WORK, PERFORM REMOVALS, PATCH, AND PREPARE EXISTING SURFACES AS REQUIRED TO RECEIVE NEW FINISH; REMOVE EXISTING FINISH IF NECESSARY FOR SUCCESSFUL APPLICATION OF NEW FINISH.
     - 8.4.4. WHERE NEW SURFACE FINISHES ARE NOT SPECIFIED OR INDICATED, PATCH HOLES AND DAMAGED SURFACES TO MATCH ADJACENT FINISHED SURFACES AS CLOSELY AS POSSIBLE.
   - 8.5. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, AND ELECTRICAL): REMOVE, RELOCATE, AND EXTEND EXISTING SYSTEMS TO ACCOMMODATE NEW CONSTRUCTION.
     - 8.5.1. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS; IF NECESSARY, MODIFY INSTALLATION TO ALLOW ACCESS OR PROVIDE ACCESS PANEL.
     - 8.5.2. WHERE EXISTING SYSTEMS OR EQUIPMENT ARE NOT ACTIVE AND CONTRACT DOCUMENTS REQUIRE REACTIVATION, PUT BACK INTO OPERATIONAL CONDITION; REPAIR SUPPLY, DISTRIBUTION, AND EQUIPMENT AS REQUIRED.
     - 8.5.3. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
       - 8.5.3.1. DISABLE EXISTING SYSTEMS ONLY TO MAKE SWITCHOVERS AND CONNECTIONS; MINIMIZE DURATION OF OUTAGES.
       - 8.5.3.2. SEE SECTION 01 10 00 FOR OTHER LIMITATIONS ON OUTAGES AND REQUIRED NOTIFICATIONS.
       - 8.5.3.3. PROVIDE TEMPORARY CONNECTIONS AS REQUIRED TO MAINTAIN EXISTING SYSTEMS IN SERVICE.
     - 8.5.4. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES.
     - 8.5.5. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION; PATCH HOLES LEFT BY REMOVAL USING MATERIALS SPECIFIED FOR NEW CONSTRUCTION.
   - 8.6. PROTECT EXISTING WORK TO REMAIN.
     - 8.6.1. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
     - 8.6.2. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
     - 8.6.3. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
   - 8.7. ADAPT EXISTING WORK TO FIT NEW WORK: MAKE AS NEAT AND SMOOTH TRANSITION AS POSSIBLE.
   - 8.8. PATCHING: WHERE THE EXISTING SURFACE IS NOT INDICATED TO BE REFINISHED, PATCH TO MATCH THE SURFACE FINISH THAT EXISTED PRIOR TO CUTTING. WHERE THE SURFACE IS INDICATED TO BE REFINISHED, PATCH SO THAT THE SUBSTRATE IS READY FOR THE NEW FINISH.
   - 8.9. REFINISH EXISTING SURFACES AS INDICATED:
     - 8.9.1. WHERE ROOMS OR SPACES ARE INDICATED TO BE REFINISHED, REFINISH ALL VISIBLE EXISTING SURFACES TO REMAIN TO THE SPECIFIED CONDITION FOR EACH MATERIAL, WITH A NEAT TRANSITION TO ADJACENT FINISHES.
     - 8.9.2. IF MECHANICAL OR ELECTRICAL WORK IS EXPOSED ACCIDENTALLY DURING THE WORK, RE-COVER AND REFINISH TO MATCH.
   - 8.10. CLEAN EXISTING SYSTEMS AND EQUIPMENT.
   - 8.11. REMOVE DEMOLITION DEBRIS AND ABANDONED ITEMS FROM ALTERATIONS AREAS AND DISPOSE OF OFF-SITE; DO NOT BURN OR BURY.
   - 8.12. DO NOT BEGIN NEW CONSTRUCTION IN ALTERATIONS AREAS BEFORE DEMOLITION IS COMPLETE.
   - 8.13. COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS SECTION.

9. CUTTING AND PATCHING
   - 9.1. WHENEVER POSSIBLE, EXECUTE THE WORK BY METHODS THAT AVOID CUTTING OR PATCHING.
   - 9.2. SEE ALTERATIONS ARTICLE ABOVE FOR ADDITIONAL REQUIREMENTS.
   - 9.3. PERFORM WHATEVER CUTTING AND PATCHING IS NECESSARY TO:
     - 9.3.1. COMPLETE THE WORK.
     - 9.3.2. FIT PRODUCTS TOGETHER TO INTEGRATE WITH OTHER WORK.
     - 9.3.3. PROVIDE OPENINGS FOR PENETRATION OF MECHANICAL, ELECTRICAL, AND OTHER SERVICES.
     - 9.3.4. MATCH WORK THAT HAS BEEN CUT TO ADJACENT WORK.
     - 9.3.5. REPAIR AREAS ADJACENT TO CUTS TO REQUIRED CONDITION.
     - 9.3.6. REPAIR NEW WORK DAMAGED BY SUBSEQUENT WORK.
     - 9.3.7. REMOVE SAMPLES OF INSTALLED WORK FOR TESTING WHEN REQUESTED.
     - 9.3.8. REMOVE AND REPLACE DEFECTIVE AND NON-CONFORMING WORK.
   - 9.4. EXECUTE WORK BY METHODS THAT AVOID DAMAGE TO OTHER WORK AND THAT WILL PROVIDE APPROPRIATE SURFACES TO RECEIVE PATCHING AND FINISHING. IN EXISTING WORK, MINIMIZE DAMAGE AND RESTORE TO ORIGINAL CONDITION.
   - 9.5. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS NOT ALLOWED WITHOUT PRIOR APPROVAL.
   - 9.6. RESTORE WORK WITH NEW PRODUCTS IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
   - 9.7. FIT WORK AIR TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT, AND OTHER PENETRATIONS THROUGH SURFACES.
   - 9.8. AT PENETRATIONS OF FIRE RATED WALLS, PARTITIONS, CEILING, OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL, TO FULL THICKNESS OF THE PENETRATED ELEMENT.
   - 9.9. PATCHING:
     - 9.9.1. FINISH PATCHED SURFACES TO MATCH FINISH THAT EXISTED PRIOR TO PATCHING. ON CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION OR NATURAL BREAK. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
     - 9.9.2. MATCH COLOR, TEXTURE, AND APPEARANCE.
     - 9.9.3. REPAIR PATCHED SURFACES THAT ARE DAMAGED, LIFTED, DISCOLORED, OR SHOWING OTHER IMPERFECTIONS DUE TO PATCHING WORK. IF DEFECTS ARE DUE TO CONDITION OF SUBSTRATE, REPAIR SUBSTRATE PRIOR TO REPAIRING FINISH.

10. PROGRESS CLEANING
    - 10.1. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION.
    - 10.2. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, ATTICS, CRAWL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO ENCLOSING THE SPACE.
    - 10.3. BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST.
    - 10.4. COLLECT AND REMOVE WASTE MATERIALS, DEBRIS, AND TRASH/RUBBISH FROM SITE PERIODICALLY AND DISPOSE OFF-SITE; DO NOT BURN OR BURY.
    - 10.5. CONDUCT DAILY INSPECTIONS TO VERIFY THAT PROGRESS CLEANING REQUIREMENTS ARE BEING MET.

11. PROTECTION OF INSTALLED WORK
    - 11.1. PROTECT INSTALLED WORK FROM DAMAGE BY CONSTRUCTION OPERATIONS.
    - 11.2. PROVIDE SPECIAL PROTECTION WHERE SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.
    - 11.3. PROVIDE TEMPORARY AND REMOVABLE PROTECTION FOR INSTALLED PRODUCTS. CONTROL ACTIVITY IN IMMEDIATE WORK AREA TO PREVENT DAMAGE.
    - 11.4. PROVIDE PROTECTIVE COVERINGS AT WALLS, PROJECTIONS, JAMBS, SILLS, AND SOFFITS OF OPENINGS.
    - 11.5. PROTECT FINISHED FLOORS, STAIRS, AND OTHER SURFACES FROM TRAFFIC, DIRT, WEAR, DAMAGE, OR MOVEMENT OF HEAVY OBJECTS, BY PROTECTING WITH DURABLE SHEET MATERIALS.
    - 11.6. PROHIBIT TRAFFIC OR STORAGE UPON WATERPROOFED OR ROOFED SURFACES. IF TRAFFIC OR ACTIVITY IS NECESSARY, OBTAIN RECOMMENDATIONS FOR PROTECTION FROM WATERPROOFING OR ROOFING MATERIAL MANUFACTURER.
    - 11.7. REMOVE PROTECTIVE COVERINGS WHEN NO LONGER NEEDED; REUSE OR RECYCLE PLASTIC COVERINGS IF POSSIBLE.

12. ADJUSTING
    - 12.1. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
    - 12.2. TEST, ADJUST AND BALANCE HVAC SYSTEMS IN ACCORDANCE WITH MECHANICAL DRAWINGS AND SPECIFICATIONS.

13. FINAL CLEANING
    - 13.1. EXECUTE FINAL CLEANING PRIOR TO FINAL PROJECT ASSESSMENT.
    - 13.2. USE CLEANING MATERIALS THAT ARE NONHAZARDOUS.
    - 13.3. CLEAN INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW; REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES.
    - 13.4. REMOVE ALL LABELS THAT ARE NOT PERMANENT. DO NOT PAINT OR OTHERWISE COVER FIRE TEST LABELS OR NAMEPLATES ON MECHANICAL AND ELECTRICAL EQUIPMENT.
    - 13.5. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION WITH CLEANING MATERIALS APPROPRIATE TO THE SURFACE AND MATERIAL BEING CLEANED.
    - 13.6. CLEAN FILTERS OF OPERATING EQUIPMENT.
    - 13.7. CLEAN DEBRIS FROM ROOFS, GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS.
    - 13.8. CLEAN SITE; SWEEP PAVED AREAS, RAKE CLEAN LANDSCAPED SURFACES.
    - 13.9. REMOVE WASTE, SURPLUS MATERIALS, TRASH/RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE; DISPOSE OF IN LEGAL MANNER; DO NOT BURN OR BURY.

14. CLOSEOUT PROCEDURES
    - 14.1. MAKE SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES.
    - 14.2. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED READY FOR SUBSTANTIAL COMPLETION.
    - 14.3. SUBMIT WRITTEN CERTIFICATION THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND READY FOR ARCHITECT'S REVIEW.
    - 14.4. CORRECT ITEMS OF WORK LISTED IN EXECUTED CERTIFICATES OF SUBSTANTIAL COMPLETION AND COMPLY WITH REQUIREMENTS FOR ACCESS TO OWNER-OCCUPIED AREAS.
    - 14.5. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE.
    - 14.6. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT'S FINAL INSPECTION.

END OF SECTION

SECTION 017800 - CLOSEOUT SUBMITTALS

1. PROJECT RECORD DOCUMENTS
   - 1.1. MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD DOCUMENTS; RECORD ACTUAL REVISIONS TO THE WORK:
     - 1.1.1. DRAWINGS
     - 1.1.2. SPECIFICATIONS
     - 1.1.3. ADDENDA
     - 1.1.4. CHANGE ORDERS AND OTHER MODIFICATIONS TO THE CONTRACT
     - 1.1.5. REVIEWED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES
   - 1.2. ENSURE ENTRIES ARE COMPLETE AND ACCURATE, ENABLING FUTURE REFERENCE BY OWNER.
   - 1.3. STORE RECORD DOCUMENTS SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION.
   - 1.4. RECORD INFORMATION CONCURRENT WITH CONSTRUCTION PROGRESS.
   - 1.5. SPECIFICATIONS: LEGIBLY MARK AND RECORD AT EACH PRODUCT SECTION DESCRIPTION OF ACTUAL PRODUCTS INSTALLED, INCLUDING THE FOLLOWING:
     - 1.5.1. CHANGES MADE BY ADDENDA AND MODIFICATIONS.
   - 1.6. RECORD DRAWINGS AND SHOP DRAWINGS: LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION INCLUDING:
     - 1.6.1. FIELD CHANGES OF DIMENSION AND DETAIL.
     - 1.6.2. DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS.

2. OPERATION AND MAINTENANCE DATA
   - 2.1. FOR EACH PRODUCT OR SYSTEM: LIST NAMES, ADDRESSES AND TELEPHONE NUMBERS OF SUBCONTRACTORS AND SUPPLIERS, INCLUDING LOCAL SOURCE OF SUPPLIES AND REPLACEMENT PARTS.
   - 2.2. PRODUCT DATA: MARK EACH SHEET TO CLEARLY IDENTIFY SPECIFIC PRODUCTS AND COMPONENT PARTS, AND DATA APPLICABLE TO INSTALLATION. DELETE INAPPLICABLE INFORMATION.
   - 2.3. DRAWINGS: SUPPLEMENT PRODUCT DATA TO ILLUSTRATE RELATIONS OF COMPONENT PARTS OF EQUIPMENT AND SYSTEMS, TO SHOW CONTROL AND FLOW DIAGRAMS.
   - 2.4. TYPED TEXT: AS REQUIRED TO SUPPLEMENT PRODUCT DATA. PROVIDE LOGICAL SEQUENCE OF INSTRUCTIONS FOR EACH PROCEDURE, INCORPORATING MANUFACTURER'S INSTRUCTIONS.

3. OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES
   - 3.1. FOR EACH PRODUCT, APPLIED MATERIAL, AND FINISH
   - 3.2. INSTRUCTIONS FOR CARE AND MAINTENANCE: MANUFACTURER'S RECOMMENDATIONS FOR CLEANING AGENTS AND METHODS, PRECAUTIONS AGAINST DETRIMENTAL CLEANING AGENTS AND METHODS, AND RECOMMENDED SCHEDULE FOR CLEANING AND MAINTENANCE.

4. OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS
   - 4.1. FOR EACH ITEM OF EQUIPMENT AND EACH SYSTEM:
     - 4.1.1. DESCRIPTION OF UNIT OR SYSTEM, AND COMPONENT PARTS.
     - 4.1.2. IDENTIFY FUNCTION, NORMAL OPERATING CHARACTERISTICS, AND LIMITING CONDITIONS.
     - 4.1.3. INCLUDE PERFORMANCE CURVES, WITH ENGINEERING DATA AND TESTS.
     - 4.1.4. COMPLETE NOMENCLATURE AND MODEL NUMBER OF REPLACEABLE PARTS.
   - 4.2. OPERATING PROCEDURES: INCLUDE START-UP, BREAK-IN, AND ROUTINE NORMAL OPERATING INSTRUCTIONS AND SEQUENCES. INCLUDE REGULATION, CONTROL, STOPPING, SHUT-DOWN, AND EMERGENCY INSTRUCTIONS. INCLUDE SUMMER, WINTER, AND ANY SPECIAL OPERATING INSTRUCTIONS.
   - 4.3. MAINTENANCE REQUIREMENTS: INCLUDE ROUTINE PROCEDURES AND GUIDE FOR PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY INSTRUCTIONS; AND ALIGNMENT, ADJUSTING, BALANCING, AND CHECKING INSTRUCTIONS.
   - 4.4. ADDITIONAL REQUIREMENTS: AS SPECIFIED IN INDIVIDUAL PRODUCT SPECIFICATION SECTIONS.

5. OPERATION AND MAINTENANCE MANUALS
   - 5.1. PREPARE INSTRUCTIONS AND DATA BY PERSONNEL EXPERIENCED IN MAINTENANCE AND OPERATION OF DESCRIBED PRODUCTS.
   - 5.2. PREPARE DATA IN THE FORM OF AN INSTRUCTIONAL MANUAL.

6. WARRANTIES AND BONDS
   - 6.1. OBTAIN WARRANTIES AND BONDS, EXECUTED IN DUPLICATE BY RESPONSIBLE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS, WITHIN 10 DAYS AFTER COMPLETION OF THE APPLICABLE ITEM OF WORK. EXCEPT FOR ITEMS PUT INTO USE WITH OWNER'S PERMISSION, LEAVE DATE OF BEGINNING OF TIME OF WARRANTY UNTIL THE DATE OF SUBSTANTIAL COMPLETION IS DETERMINED.
   - 6.2. VERIFY THAT DOCUMENTS ARE IN PROPER FORM, CONTAIN FULL INFORMATION, AND ARE NOTARIZED.
   - 6.3. CO-EXECUTE SUBMITTALS WHEN REQUIRED.
   - 6.4. RETAIN WARRANTIES AND BONDS UNTIL TIME SPECIFIED FOR SUBMITTAL.

7. ADDITIONAL CLOSEOUT SUBMITTALS
   - 7.1. CONTRACTOR SHALL ADDITIONALLY PROVIDE THE FOLLOWING CLOSEOUT SUBMITTALS:
     - 7.1.1. OCCUPANCY PERMIT/CERTIFICATE OF INSPECTIONS.
     - 7.1.2. AFFIDAVIT OF WAIVER OF LIEN.
     - 7.1.3. EQUIPMENT DEMONSTRATIONS TO OWNER.
     - 7.1.4. AS-BUILT DRAWINGS AND SUBMITTAL LOG ARE TO BE SUBMITTED IN CAD FORMAT UPON FINAL REVIEW OF THE CLOSEOUT MATERIALS. ONE FULL SIZE PAPER SET IS REQUIRED AND TWO (2) CD VERSIONS.

END OF SECTION

SECTION 012300 - ALTERNATES

1. ACCEPTANCE OF ALTERNATES
   - 1.A. ALTERNATES QUOTED ON BID FORM WILL BE REVIEWED AND ACCEPTED OR REJECTED AT OWNER'S OPTION. ACCEPTED ALTERNATES WILL BE IDENTIFIED IN THE OWNER-CONTRACTOR AGREEMENT.

END OF SECTION

SECTION 024100 - DEMOLITION

1. GENERAL PROCEDURES AND PROJECT CONDITIONS
   - 1.A. OBTAIN REQUIRED PERMITS.
   - 1.B. COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 241.
   - 1.C. PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
   - 1.D. USE PHYSICAL BARRIERS TO PREVENT ACCESS TO AREAS THAT COULD BE HAZARDOUS TO WORKERS OR THE PUBLIC.
   - 1.E. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS.
   - 1.F. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT PERMIT.
   - 1.G. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC AND PRIVATE ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME. PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS.

2. EXISTING UTILITIES
   - 2.A. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
   - 2.B. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
   - 2.C. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY BRANCHES OR TAKE-OFFS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
   - 2.D. REMOVE EXPOSED PIPING, VALVES, METERS, EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED UTILITIES.

3. SELECTIVE DEMOLITION FOR ALTERATIONS
   - 3.A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
     - 3.A.A. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.
     - 3.A.B. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
     - 3.A.C. BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS THAT WOULD BE APPARENT UPON EXAMINATION PRIOR TO STARTING DEMOLITION.
   - 3.B. SEPARATE AREAS IN WHICH DEMOLITION IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
     - 3.B.A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF CONSTRUCTION SPECIFIED IN SECTION 01 50 00 IN LOCATIONS INDICATED ON DRAWINGS.
   - 3.C. MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS; TAKE CARE TO PREVENT WATER DAMAGE, HUMIDITY DAMAGE AND TEMPERATURE FLUCTUATION.
   - 3.D. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.
     - 3.D.A. REMOVE ITEMS INDICATED ON DRAWINGS.
   - 3.E. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, FIRE PROTECTION, AND ELECTRICAL): REMOVE EXISTING SYSTEMS AND EQUIPMENT AS INDICATED.
     - 3.E.A. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS.
     - 3.E.B. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
     - 3.E.C. SEE SECTION 011000 SUMMARY FOR OTHER LIMITATIONS ON OUTAGES AND REQUIRED NOTIFICATIONS.
     - 3.E.D. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES BEFORE REMOVAL.
     - 3.E.E. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION.
   - 3.F. PROTECT EXISTING WORK TO REMAIN.
     - 3.F.A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
     - 3.F.B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
     - 3.F.C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
     - 3.F.D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.

4. DEBRIS AND WASTE REMOVAL
   - 4.A. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
   - 4.B. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
   - 4.C. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
   - 4.D. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

END OF SECTION

SECTION 042000 - UNIT MASONRY

1. SUBMITTALS
   - 1.A. PRODUCT DATA
     - 1.A.A. CONCRETE MASONRY UNITS
     - 1.A.B. BRICK UNITS
     - 1.A.C. REINFORCEMENT AND ANCHORAGE
     - 1.A.D. MORTAR
     - 1.A.E. ACCESSORIES
     - 1.A.F. FLASHING
   - 1.B. SAMPLES
     - 1.B.A. BRICK

2. QUALITY ASSURANCE
   - 2.A. COMPLY WITH PROVISIONS OF ACI 530/530.1/ERTA, EXCEPT WHERE EXCEEDED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS
   - 2.B. PROTECTION OF MASONRY: DURING ERECTION, COVER TOPS OF WALLS, PROJECTIONS AND SILLS WITH WATERPROOF SHEETING AT END OF EACH DAY'S WORK. COVER PARTIALLY COMPLETED MASONRY WHEN CONSTRUCTION IS NOT IN PROGRESS.

3. CONCRETE MASONRY UNITS
   - 3.A. SPECIAL SHAPES: PROVIDE BULLNOSE BLOCK AT ALL EXTERIOR CORNERS, MASONRY OPENINGS, AND WHERE INDICATED ON DRAWINGS.
   - 3.B. LOAD-BEARING UNITS: ASTM C90, NORMAL WEIGHT
   - 3.C. NON-LOADBEARING UNITS: ASTM C129

4. BRICK UNITS
   - 4.A. FACING BRICK: ASTM C652, TYPE HBA
   - 4.B. PRODUCT: GENERAL SHALE BRICK, BUCKINGHAM TUDOR MODULAR

5. MORTAR AND GROUT MATERIALS
   - 5.A. MASONRY CEMENT: ASTM C91, TYPE S
   - 5.B. PORTLAND CEMENT: ASTM C150, TYPE I
   - 5.C. HYDRATED LIME: ASTM C207, TYPE S
   - 5.D. MORTAR AGGREGATE: ASTM C144
   - 5.E. GROUT AGGREGATE: ASTM C404
   - 5.F. WATER: CLEAN AND POTABLE
   - 5.G. MORTAR PIGMENTS: COMPOUNDED FOR USE IN MORTAR MIXES AND COMPLYING WITH ASTM C979. USE ONLY PIGMENTS WITH A RECORD OF SATISFACTORY PERFORMANCE IN MASONRY MORTAR.
   - 5.H. COLORED CEMENT PRODUCT: PACKAGED BLEND MADE FROM PORTLAND CEMENT AND HYDRATED LIME AND MORTAR PIGMENTS, ALL COMPLYING WITH SPECIFIED REQUIREMENTS AND CONTAINING NO OTHER INGREDIENTS.

6. REINFORCEMENT AND ANCHORAGE
   - 6.A. SINGLE WITHE JOINT REINFORCEMENT: LADDER TYPE; ASTM A82 STEEL WIRE, HOT DIP GALVANIZED AFTER FABRICATION TO ASTM A153, CLASS B
   - 6.B. MULTIPLE WYTHE JOINT REINFORCEMENT: LADDER TYPE; FABRICATED WITH MOISTURE DRIP; ASTM A82 STEEL WIRE, HOT DIP GALVANIZED AFTER FABRICATION TO ASTM A153 CLASS B
   - 6.C. TWO-PIECE WALL TIES: FORMED STEEL WIRE, ADJUSTABLE, EYE AND PINTLE TYPE, HOT DIP GALVANIZED TO ASTM A153, CLASS B

7. FLASHINGS
   - 7.A. COPPER/KRAFT PAPER FLASHING: 3 OZ/SQ FT SHEET COPPER BONDED TO FIBER REINFORCED ASPHALT TREATED KRAFT PAPER

8. ACCESSORIES

SECTION 042000 - UNIT MASONRY *(continued)*

   - 8.A. PREFORMED CONTROL JOINTS: POLYVINYL CHLORIDE MATERIAL; PROVIDE WITH CORNER AND TEE ACCESSORIES, FUSED JOINTS
   - 8.B. JOINT FILLER: CLOSED CELL NEOPRENE; OVERSIZED 50 PERCENT OF JOINT WIDTH; SELF EXPANDING; MAXIMUM LENGTHS AVAILABLE
   - 8.C. CAVITY MORTAR CONTROL: SEMI-RIGID POLYETHYLENE OR POLYESTER MESH PANELS, SIZED TO THICKNESS OF WALL CAVITY, AND DESIGNED TO PREVENT MORTAR DROPPINGS FROM CLOGGING WEEPS AND CAVITY VENTS AND TO ALLOW PROPER CAVITY DRAINAGE
   - 8.D. WEEPS: ROUND PLASTIC WITH COTTON WICK AND STAINLESS SCREEN INSERT
   - 8.E. BITUMINOUS DAMPPROOFING: EMUSLIFIED ASPHALT; ASTM D1227; WITH FIBER REINFORCEMENT TYPE II
   - 8.F. ASPHALT PRIMER: ASTM D41, COMPATIBLE WITH SUBSTRATE
   - 8.G. SEALING MASTIC: ASPHALT ROOF CEMENT, ASTM D2822, TYPE I
   - 8.H. CLEANING SOLUTION: NON-ACIDIC, NOT HARMFUL TO MASONRY WORK OR ADJACENT MATERIALS

9. MORTAR AND GROUT MIXES
   - 9.A. MORTAR FOR UNIT MASONRY: ASTM C270 USING THE PROPERTY SPECIFICATION
     - 9.A.A. EXTERIOR, LOADBEARING MASONRY: TYPE S
     - 9.A.B. EXTERIOR, NON-LOADBEARING MASONRY: TYPE N
     - 9.A.C. EXTERIOR, POINTING MORTAR: TYPE N
     - 9.A.D. INTERIOR, LOADBEARING MASONRY: TYPE N
     - 9.A.E. INTERIOR, NON-LOADBEARING MASONRY: TYPE N
   - 9.B. PIGMENTED MORTAR: USE COLORED CEMENT PRODUCT OR SELECT AND PROPORTION PIGMENTS WITH OTHER INGREDIENTS TO PRODUCE COLOR REQUIRED. DO NOT ADD PIGMENTS TO COLORED CEMENT PRODUCTS.
     - 9.B.A. USE PIGMENTED MORTAR FOR EXPOSED MORTAR JOINTS UNLESS OTHERWISE NOTED.
   - 9.C. GROUT: ASTM C476: CONSISTENCY REQUIRED TO FILL COMPLETELY VOLUMES INDICATED FOR GROUTING; FINE GROUT FOR SPACES WITH SMALLEST HORIZONTAL DIMENSION OF 2 INCHES OR LESS; COARSE GROUT FOR SPACES WITH SMALLEST HORIZONTAL DIMENSION GREATER THAN 2 INCHES

10. EXAMINATION
    - 10.A. VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.
    - 10.B. VERIFY THAT BUILT-IN ITEMS ARE IN PROPER LOCATION, AND READY FOR ROUGHING INTO MASONRY WORK.

11. PREPARATION
    - 11.A. PROVIDE TEMPORARY BRACING DURING INSTALLATION OF MASONRY WORK. MAINTAIN IN PLACE UNTIL BUILDING STRUCTURE PROVIDES PERMANENT BRACING.
    - 11.B. HOT AND COLD WEATHER REQUIREMENTS: COMPLY WITH REQUIREMENTS OF ACI 530/530.1/ERTA OR APPLICABLE BUILDING CODE, WHICHEVER IS MORE STRINGENT.

12. COURSING
    - 12.A. ESTABLISH LINES, LEVELS AND COURSING INDICATED. PROTECT FROM DISPLACEMENT
    - 12.B. MAINTAIN MASONRY COURSES TO UNIFORM DIMENSION. FORM VERTICAL AND HORIZONTAL JOINTS OF UNIFORM THICKNESS.

13. PLACING AND BONDING
    - 13.A. LAY SOLID MASONRY UNITS IN FULL BED OF MORTAR, WITH FULL HEAD JOINTS, UNIFORMLY JOINTED WITH OTHER WORK.
    - 13.B. LAY HOLLOW MASONRY UNITS WITH FACE SHELL BEDDING ON HEAD AND BED JOINTS.
    - 13.C. REMOVE EXCESS MORTAR AND MORTAR SMEARS AS WORK PROGRESSES.
    - 13.D. INTERLOCK INTERSECTIONS AND EXTERNAL CORNERS.
    - 13.E. CUT MORTAR JOINTS FLUSH WHERE WALL TILE IS SCHEDULED OR RESILIENT BASE IS SCHEDULES
    - 13.F. ISOLATE MASONRY PARTITIONS FROM VERTICAL STRUCTURAL FRAMING MEMBERS WITH A CONTROL JOINT.
    - 13.G. ISOLATE TOP JOINT OF MASONRY PARTITIONS FROM HORIZONTAL STRUCTURAL FRAMING MEMBERS AND SLABS OR DECKS WITH COMPRESSIBLE JOINT FILLER.

14. WEEPS/CAVITY VENTS
    - 14.A. INSTALL WEEPS IN VENEER AND CAVITY WALLS AT 24 INCHES ON CENTER HORIZONTALLY ABOVETHROUGH-WALL FLASHING, ABOVE SHELF ANGLES AND LINTELS, AND AT BOTTOM OF WALLS.

15. CAVITY MORTAR CONTROL
    - 15.A. DO NOT PERMIT MORTAR TO DROP OR ACCUMULATE INTO CAVITY AIR SPACE OR TO PLUG WEEP/CAVITY VENTS.
    - 15.B. INSTALL CAVITY MORTAR NET AT BASE OF CAVITY AND AT OTHER FLASHING LOCATIONS AS RECOMMENDED BY MANUFACTURER.

16. REINFORCEMENT AND ANCHORAGE
    - 16.A. UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED UNDER SPECIFIC WALL TYPE, INSTALL HORIZONTAL JOINT REINFORCEMENT 16 INCHES ON CENTER
    - 16.B. PLACE MASONRY JOINT REINFORCEMENT IN FIRST AND SECOND HORIZONTAL JOINTS ABOVE AND BELOW OPENINGS. EXTEND MINIMUM 16 INCHES EACH SIDE OF OPENING.
    - 16.C. PLACE CONTINUOUS JOINT REINFORCEMENT IN FIRST AND SECOND JOINT BELOW TOP OF WALLS.
    - 16.D. LAP JOINT REINFORCEMENT ENDS MINIMUM 6 INCHES.

17. MASONRY FLASHINGS
    - 17.A. WHETHER OR NOT SPECIFICALLY INDICATED, INSTALL MASONRY FLASHING TO DIVERT WATER TO EXTERIOR AT ALL LOCATIONS WHERE DOWNWARD FLOW OF WATER WILL BE INTERRUPTED.
      - 17.A.A. EXTEND FLASHINGS FULL WIDTH AT SUCH INTERRUPTIONS AND AT LEAST 4 INCHES INTO ADJACENT MASONRY OR TURN UP AT LEAST 4 INCHES TO FORM WATERTIGHT PAN AT NON-MASONRY CONSTRUCTION
      - 17.A.B. REMOVE OR COVER PROTRUSIONS OR SHARP EDGES THAT COULD PUNCTURE FLASHINGS.
      - 17.A.C. SEAL LAPPED ENDS AND PENETRATIONS OF FLASHING BEFORE COVERING WITH MORTAR.

18. LINTELS
    - 18.A. INSTALL LOOSE LINTELS OVER OPENINGS. SIZE AS INDICATED ON DRAWINGS. MAINTAIN MINIMUM 6 INCH BEARING ON EACH SIDE OF OPENING.

19. GROUTED COMPONENTS
    - 19.A. SUPPORT AND SECURE REINFORCING BARS FROM DISPLACEMENT. MAINTAIN POSITION WITHIN 1/2 INCH OF DIMENSIONED POSITION.
    - 19.B. PLACE AND CONSOLIDATE GROUT FILL WITHOUT DISPLACING REINFORCING.
    - 19.C. AT BEARING LOCATIONS, FILL MASONRY CORES WITH GROUT FOR A MINIMUM 12 INCHES EITHER SIDE OF OPENING.
    - 19.D. IN ADDITION TO STRUCTURAL LOCATIONS, PROVIDE FULLY GROUTED MASONRY CORES AT THE FOLLOWING:
      - 19.D.A. ATTACHMENT OF WALL-MOUNTED ITEMS IN TOILET ROOMS
      - 19.D.B. MASONRY BELOW GRADE
      - 19.D.C. MASONRY CORES WHERE REINFORCING OCCURS
      - 19.D.D. OTHER LOCATIONS AS INDICATED ON DRAWINGS

20. CONTROL AND EXPANSION JOINTS
    - 20.A. DO NOT CONTINUE HORIZONTAL JOINT REINFORCEMENT THROUGH CONTROL AND EXPANSION JOINTS.
    - 20.B. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS INDICATED ON DRAWINGS.

21. BUILT-IN WORK
    - 21.A. AS WORK PROGRESSES, INSTALL BUILT-IN METAL DOOR FRAMES AND OTHER ITEMS TO BE BUILT INTO THE WORK AND FURNISHED UNDER OTHER SECTIONS. INSTALL BUILT-IN ITEMS PLUMB, LEVEL AND TRUE TO LINE.
    - 21.B. BED ANCHORS OF METAL DOOR AND GLAZED FRAMES IN ADJACENT MORTAR JOINTS. FILL FRAME VOIDS SOLID WITH GROUT.
      - 21.B.A. FILL ADJACENT MASONRY CORES WITH GROUT MINIMUM 12 INCHES FROM FRAMED OPENINGS.

22. PARGING
    - 22.A. DAMPEN MASONRY WALLS PRIOR TO PARGING.
    - 22.B. SCARIFY EACH PARGING COAT TO ENSURE FULL BOND TO SUBSEQUENT COAT.
    - 22.C. PARGE MASONRY WALLS IN TWO UNIFORM COATS OF MORTAR TO A TOTAL THICKNESS OF 3/4 INCH.
    - 22.D. STEEL TROWEL SURFACE SMOOTH AND FLAT WITH A MAXIMUM SURFACE VARIATION OF 1/8 INCH PER FOOT.
    - 22.E. STRIKE TOP EDGE OF PARGING AT 45 DEGREES.

23. DAMPPROOFING
    - 23.A. PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
    - 23.B. APPLY BITUMEN BY TROWEL.
    - 23.C. APPLY BITUMEN IN ONE COAT, CONTINUOUS AND UNIFORM, AT A RATE OF 12.5 SQ FT PER GALLON AT 1/8 INCH WET FILM THICKNESS.
    - 23.D. APPLY FROM 2 INCHES BELOW FINISH GRADE ELEVATION DOWN TO TOP OF FOOTINGS.

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FAX (440) 247-3285
www.rsaarchitects.com

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1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

SPECIFICATIONS

SHEET NUMBER:

A-012

SECTION 042000 - UNIT MASONRY (continued)

23.E. SEAL ITEMS PROJECTING THROUGH DAMPPROOFING SURFACE WITH MASTIC.

24. CLEANING.
- 24.A. REMOVE EXCESS MORTAR AND MORTAR DROPPINGS.
- 24.B. REPLACE DEFECTIVE MORTAR. MATCH ADJACENT WORK.
- 24.C. CLEAN SOILED SURFACES WITH CLEANING SOLUTION.

END OF SECTION

SECTION 055000 - METAL FABRICATIONS

1. SUBMITTALS
- 1.A. SHOP DRAWINGS
  - 1.A.A. PROFILES, SIZES, CONNECTION ATTACHMENTS, REINFORCING, ANCHORAGE, SIZE AND TYPE OF FASTENERS AND ACCESSORIES. INCLUDE ERECTION DRAWINGS, ELEVATIONS AND DETAILS WHERE APPLICABLE.

2. MATERIALS - STEEL
- 2.A. STEEL SECTIONS: ASTM A36
- 2.B. STEEL TUBING: ASTM A500, GRADE B COLD-FORMED STRUCTURAL TUBING
- 2.C. PLATES: ASTM A283
- 2.D. PIPE: ASTM A53
- 2.E. BOLTS, NUTS AND WASHERS: ASTM A325, TYPE 1, GALVANIZED TO ASTM A153 WHERE CONNECTING GALVANIZED COMPONENTS
- 2.F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
- 2.G. SHOP AND TOUCH-UP PRIMER: SSPC-PAINT 15, COMPLYING WITH VOC LIMITATIONS OF AUTHORITIES HAVING JURISDICTION
- 2.H. TOUGH-UP PRIMER FOR GALVANIZED SURFACES: SSPC-PAINT 20, TYPE I-INORGANIC, COMPLYING WITH VOC LIMITATIONS OF AUTHORITIES HAVING JURISDICTION

3. MATERIALS - OTHER
- 3.A. GROUT: CRD-C 621 AND ASTM C1107. CEMENT BASED, NON SHRINK, NON-STAINING AND NON-METALLIC

4. FABRICATED ITEMS
- 4.A. LADDERS: STEEL, IN COMPLIANCE WITH ANSIA14.3; WITH MOUNTING BRACKETS AND ATTACHMENTS; PRIME PAINT FINISH
  - 4.A.A. SIDE RAILS: 1/2 X 2 INCHES MEMBERS SPACED AT 20 INCHES
  - 4.A.B. RUNGS: 3/4 INCH DIAMETER SOLID ROUND BAR SPACED 12 INCHES ON CENTER; NON-SLIP FINISH. PLUG WELD AND GRIND SMOOTH.
  - 4.A.C. SPACE RUNGS 7-1/2 INCHES FROM WALL SURFACE
  - 4.A.D. SUPPORT LADDER AT TOP AND BOTTOM AND NOT MORE THAN 60 INCHES O.C. WITH WELDED OR BOLTED STEEL BRACKETS. SIZE BRACKETS TO SUPPORT DESIGN LOADS SPECIFIED IN ANSI A14.3.
- 4.B. BOLLARDS: STEEL PIPE, CONCRETE FILLED, CROWNED CAP, AS DETAILED; GALVANIZED FINISH
- 4.C. LINTELS: AS DETAILED; PRIME PAINT FINISH, GALVANIZED FINISH AT EXTERIOR
  - 4.C.A. LOCATION: ALL NEW OPENINGS IN EXISTING AND NEW MASONRY WALLS
  - 4.C.B. UNLESS OTHERWISE INDICATED, FOR EACH 4 INCH THICKNESS OF MASONRY PROVIDE (1) 4x3-1/2x3/8 STEEL ANGLE LLV
  - 4.C.C. MINIMUM BEARING 6 INCH EACH END
- 4.D. HANDRAILS AND GUARDRAILS: STEEL PIPE, MANUFACTURE TO DETAILS AND DIMENSIONS INDICATED; GRIND BENDS AND WELDS SMOOTH AND FLUSH
  - 4.D.A. PIPE: UNLESS OTHERWISE INDICATED, PROVIDE 1-1/4 INCH MINIMUM NOMINAL DIAMETER; 1.66 O.D.
  - 4.D.B. CLOSE PIPE ENDS WITH 3/16 INCH CONTINUOUSLY WELDED STEEL PLATE
  - 4.D.C. EXTERIOR HANDRAILS, GUARDRAILS AND BRACKETS SHALL BE HOT-DIPPED GALVANIZED.

5. FINISHES - STEEL
- 5.A. PRIME PAINT ALL STEEL ITEMS
  - 5.A.A. EXCEPTIONS: GALVANIZE ALL EXTERIOR STEEL FABRICATIONS AND ACCESSORIES
- 5.B. PREPARE SURFACES TO BE PRIMED IN ACCORDANCE WITH SSPC-SP2
- 5.C. PRIME PAINTING: ONE COAT
- 5.D. GALVANIZING: GALVANIZE AFTER FABRICATION TO ASTM A123 REQUIREMENTS.

6. EXAMINATION
- 6.A. VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.

7. PREPARATION
- 7.A. CLEAN AND STRIP PRIMED STEEL ITEMS TO BARE METAL WHERE SITE WELDING IS REQUIRED.

8. INSTALLATION
- 8.A. INSTALL ITEMS PLUMB AND LEVEL, ACCURATELY FITTED, FREE FROM DISTORTION OR DEFECTS.
- 8.B. FIELD WELD COMPONENTS INDICATED. PERFORM FIELD WELDING IN ACCORDANCE WITH AWS D1.1.
- 8.C. AFTER ERECTION, PRIME WELDS, ABRASIONS AND SURFACES NOT SHOP PRIMED OR GALVANIZED.

END OF SECTION

SECTION 061000 - ROUGH CARPENTRY

1. SUBMITTALS
- 1.A. PRODUCT DATA
  - 1.A.A. TECHNICAL DATA ON WOOD PRESERVATIVE MATERIALS

2. DIMENSION LUMBER FOR CONCEALED APPLICATIONS
- 2.A. COMPLY WITH PS 20 AND REQUIREMENTS OF SPECIFIED GRADING AGENCIES
- 2.B. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S
- 2.C. MOISTURE CONTENT: S-DRY OR MC19

3. CONSTRUCTION PANELS
- 3.A. SHEATHING: PLYWOOD, PS1, GRADE C-C, EXTERIOR EXPOSURE.
- 3.B. PLYWOOD CONCEALED FROM VIEW BUT LOCATED WITHIN EXTERIOR ENCLOSURE: PS1, A-D OR BETTER
- 3.C. PLYWOOD AT BUILDING INTERIOR: CLASS C OR BETTER
- 3.D. OTHER LOCATIONS: PS1, C-D PLUGGED OR BETTER

4. ACCESSORIES
- 4.A. FASTENERS AND ANCHORS
  - 4.A.A. METAL AND FINISH: HOT-DIPPED GALVANIZED STEEL PER ASTM A153 FOR HIGH HUMIDITY AND PRESERVATIVE TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE
  - 4.A.B. ANCHORS: TOGGLE BOLT TYPE FOR ANCHORAGE TO HOLLOW MASONRY

5. FACTORY WOOD TREATMENT - GENERAL
- 5.A. COMPLY WITH REQUIREMENTS OF AWPA U1 - USE CATEGORY SYSTEM FOR WOOD TREATMENTS DETERMINED BY USE CATEGORIES, EXPECTED SERVICE CONDITIONS, AND SPECIFIC APPLICATIONS.

6. FIRE RETARDANT TREATMENT
- 6.A. KILN DRY WOOD AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 19 PERCENT FOR LUMBER AND 15 PERCENT FOR PLYWOOD.
- 6.B. CAPABLE OF PROVIDING A MAXIMUM FLAME SPREAD RATING OF 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84, WITH NO EVIDENCE OF SIGNIFICANT COMBUSTION WHEN TEST IS EXTENDED FOR AN ADDITIONAL 20 MINUTES, AND WITH THE FLAME FRONT NOT EXTENDING MORE THAN 10.5 FEET BEYOND THE CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST, BOTH BEFORE AND AFTER ACCELERATED WEATHERING TEST PERFORMED IN ACCORDANCE WITH ASTM D2898.
- 6.C. EXTERIOR TYPE: AWPA U1, CATEGORY UCFB, COMMODITY SPECIFICATION H
  - 6.C.A. TREAT ALL EXTERIOR ROUGH CARPENTRY ITEMS
  - 6.C.B. DO NOT USE TREATED WOOD IN DIRECT CONTACT WITH THE GROUND
  - 6.C.C. USE TREATMENT THAT DOES NOT PROMOTE CORROSION OF METAL FASTENERS
- 6.D. INTERIOR TYPE A: AWPA U1, USE CATEGORY UCFA, COMMODITY SPECIFICATION H
  - 6.D.A. TREAT ALL ROUGH CARPENTRY ITEMS AND BLOCKING UNLESS OTHERWISE NOTED
  - 6.D.B. DO NOT USE FIRE RETARDANT TREATED WOOD IN APPLICATIONS EXPOSED TO WEATHER OR WHERE THE WOOD MAY BECOME WET.
  - 6.D.C. USE TREATMENT THAT DOES NOT PROMOTE CORROSION OF METAL FASTENERS

7. PRESERVATIVE TREATMENT
- 7.A. USE AWPA U1, USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND, USE CATEGORY UC3B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND, AND USE CATEGORY UC4A FOR ITEMS IN CONTACT WITH THE GROUND.
- 7.B. PRESERVATIVE CHEMICALS: ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND CONTAINING NO ARSENIC OR CHROMIUM. DO NOT USE INORGANIC BORON (SBX) FOR SILL PLATES.

8. PREPARATION
- 8.A. COORDINATE INSTALLATION OF ROUGH CARPENTRY MEMBERS SPECIFIED IN OTHER SECTIONS.

SECTION 061000 - ROUGH CARPENTRY (CONTINUED)

9. INSTALLATION
- 9.A. PROVIDE FRAMING AND BLOCKING MEMBERS AS INDICATED AND AS REQUIRED TO SUPPORT FINISHES, FIXTURES, SPECIALTY ITEMS AND TRIM.
- 9.B. IN WALLS, PROVIDE SOLID BLOCKING ATTACHED TO STUDS AS BACKING AND SUPPORT FOR ALL WALL-MOUNTED AND WALL-ANCHORED ITEMS, UNLESS OTHER METHOD OF SUPPORT IS EXPLICITLY INDICATED.
- 9.C. WHERE CEILING MOUNTING IS INDICATED, PROVIDE SOLID WOOD BLOCKING AND SUPPLEMENTARY SUPPORTS ABOVE CEILING, UNLESS OTHER METHOD OF SUPPORT IS EXPLICITLY INDICATED.

END OF SECTION

SECTION 062000 - FINISH CARPENTRY

1. SUBMITTALS
- 1.A. SHOP DRAWINGS
  - 1.A.A. MATERIALS, COMPONENT PROFILES, FASTENING METHODS, JOINTING DETAILS AND ACCESSORIES. PROVIDE INFORMATION REQUIRED BY AWI ARCHITECTURAL WOODWORK STANDARDS.
- 1.B. SAMPLES
  - 1.B.A. WOOD TRIM

2. FINISH CARPENTRY - GENERAL
- 2.A. QUALITY GRADE: UNLESS OTHERWISE INDICATED, PROVIDE PRODUCTS OF QUALITY SPECIFIED BY AWI ARCHITECTURAL WOODWORK STANDARDS FOR CUSTOM GRADE.

3. LUMBER MATERIALS
- 3.A. SOFTWOOD LUMBER: PINE, MAXIMUM MOISTURE CONTENT OF 6 PERCENT; QUALITY SUITABLE FOR PAINTED FINISH.
- 3.B. HARDWOOD LUMBER: RED OAK, PLAIN SAWN, MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, QUALITY SUITABLE FOR TRANSPARENT FINISH.

4. FIRE RETARDANT TREATMENT (FR-S TYPE): CHEMICALLY TREATED AND PRESSURE IMPREGNATED; CAPABLE OF PROVIDING FLAME SPREAD INDEX OF 25 MAXIMUM, AND SMOKE DEVELOPED INDEX OF 450 MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E84.

5. EXAMINATION
- 5.A. VERIFY ADEQUACY OF BACKING AND SUPPORT FRAMING.

6. INSTALLATION
- 6.A. INSTALL WORK IN ACCORDANCE WITH AWI STANDARDS FOR CUSTOM GRADE.
- 6.B. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL.
- 6.C. ALL FINISH NAILS TO BE COUNTER SUNK INTO MATERIAL, PUTTY AND SAND SMOOTH TO MATCH MATERIAL BEING INSTALLED. AFTER FINISH STAIN/PAINT IS APPLIED, THERE IS TO BE NO EVIDENCE OF WHERE NAILS ARE INSTALLED.
- 6.D. ALL SCREWS ARE TO BE COUNTERSUNK AND PLUGGED WITH MATERIAL MATCHING THE ITEM BEING INSTALLED. SAND SMOOTH.
- 6.E. SITE FINISHING PER SECTION 099000 PAINTING AND COATING.

END OF SECTION

SECTION 064100 - ARCHITECTURAL WOOD CASEWORK

1.A. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL BLOCKING, UTILITIES AND ROUGH-INS REQUIRED FOR INSTALLATION.

2. SUBMITTALS
- 2.A. SHOP DRAWINGS
  - 2.A.A. PLANS, ELEVATIONS, SECTIONS DETAILS AND ATTACHMENTS TO OTHER WORK. SHOW FABRICATION DETAILS, INCLUDING TYPES AND LOCATIONS OF HARDWARE. SHOW INSTALLATION DETAILS, INCLUDING FIELD JOINTS AND FILLER PANELS. SHOW LOCATIONS FOR SUPPORT AND BLOCKING IN WALLS.
- 2.B. PRODUCT DATA
  - 2.B.A. HARDWARE AND ACCESSORIES

3. ARCHITECTURAL WOOD CASEWORK - GENERAL
- 3.A. QUALITY GRADE: UNLESS OTHERWISE INDICATED PROVIDE PRODUCTS OF QUALITY SPECIFIED BY AWI ARCHITECTURAL WOODWORK STANDARDS FOR CUSTOM GRADE.
- 3.B. CABINETS
  - 3.B.A. EXPOSED INTERIOR SURFACES: PLASTIC LAMINATE
  - 3.B.B. EXPOSED INTERIOR SURFACES: PLASTIC LAMINATE
  - 3.B.C. SEMI-EXPOSED SURFACES: MELAMINE
  - 3.B.D. CONCEALED SURFACES: MANUFACTURER'S OPTION
  - 3.B.E. ADJUSTABLE SHELF LOADING: 50 LBS. PER SQ. FT.
    - 3.B.E.A. DEFLECTION: L/144
  - 3.B.F. DRAWER SIDE CONSTRUCTION: MULTIPLE-DOVETAILED OR DOWELED

4. PANEL MATERIALS
- 4.A. PLYWOOD, SOFTWOOD: PS1; FIVE PLY CONSTRUCTION FROM 1/2 INCH TO 1-1/8 INCH THICK; SEVEN PLY FOR 1-1/4 INCH THICK
- 4.B. PLYWOOD, HARDWOOD FACE VENEER: HPVA HP-1, PREMIUM GRADE PLAIN SLICED
- 4.C. MEDIUM DENSITY FIBERBOARD: ANSI A208.2
- 4.D. PARTICLEBOARD: ANSI A208.1, GRADE M-2
- 4.E. HARDBOARD: AHA A135.4, CLASS 1 TEMPERED

5. PLASTIC LAMINATE: NEMA LD3
- 5.A. HORIZONTAL SURFACES: HGS, 0.048 INCH
- 5.B. VERTICAL SURFACES: VGS, 0.028 INCH
- 5.C. POST-FORMED HORIZONTAL SURFACES: HGP, 0.039 INCH
- 5.D. POST-FORMED VERTICAL SURFACES: VGP, 0.028 INCH
- 5.E. DRAWER AND CABINET LINER: CLS, 0.020 INCH

6. HARDWARE: BHMA A156.9, TYPES AS INDICATED FOR QUALITY GRADE SPECIFIED
- 6.A. ADJUSTABLE SHELF SUPPORTS: STANDARD SIDE-MOUNTED SYSTEM USING MULTIPLE HOLES FOR PIN SUPPORTS AND COORDINATED SELF RESTS, POLISHED CHROME FINISH, FOR NOMINAL 1 INCH SPACING ADJUSTMENTS
- 6.B. DOOR AND DRAWER PULLS: U-SHAPED WIRE PULL, 5/16 INCH DIAMETER MINIMUM, 4 INCH CENTERS
- 6.C. CABINET LOCKS: KEYED CYLINDER, TWO KEYS PER LOCK, MASTER KEYED, STEEL WITH CHROME FINISH
- 6.D. CATCHES: GRADE 1, MAGNETIC, HEAVY-DUTY
- 6.E. DRAWER SLIDES
  - 6.E.A. TYPE: FULL EXTENSION
  - 6.E.B. BOX DRAWER SLIDES: GRADE 1 HD-100
  - 6.E.C. FILE DRAWER SLIDES: GRADE 1 HD-200
  - 6.E.D. PENCIL DRAWER SLIDES: GRADE 1
  - 6.E.E. MOUNTING: SIDE MOUNT
  - 6.E.F. STOPS: INTEGRAL TYPE
  - 6.E.G. FEATURES: PROVIDE SELF CLOSING, STAY CLOSED TYPE
- 6.F. HINGES: GRADE 1, EUROPEAN STYLE CONCEALED TYPE, STEEL WITH SATIN FINISH
  - 6.F.A. OPENING ANGLE: 120 DEGREES
  - 6.F.B. QUANTITY: PER MANUFACTURER'S RECOMMENDATIONS FOR WEIGHT OF DOOR

7. ACCESSORIES
- 7.A. ADHESIVE: TYPE RECOMMENDED BY FABRICATOR TO SUIT APPLICATION
- 7.B. FASTENERS: SIZE AND TYPE TO SUIT APPLICATION
- 7.C. BOLTS, NUTS, WASHERS, LAGS, PINS AND SCREWS: SIZE AND TYPE TO SUIT APPLICATION; GALVANIZED OR CHROME-PLATED FINISH IN CONCEALED LOCATIONS; STAINLESS STEEL OR CHROME-PLATED FINISH IN EXPOSED LOCATIONS
- 7.D. GROMMETS: HIGH-IMPACT ABS CABLE HOLE COVER, 3 INCH INSIDE DIAMETER, WITH CLOSURE ON TOP; COLOR AS SELECTED

8. FABRICATION
- 8.A. EDGING: FIT SHELVES, DOORS AND EXPOSED EDGES WITH SPECIFIED EDGING. DO NOT USE MORE THAN ONE PIECE FOR ANY SINGLE LENGTH.
  - 8.A.A. PLASTIC LAMINATE SELF EDGE: TYPICAL UNLESS OTHERWISE NOTED

SECTION 064100 - ARCHITECTURAL WOOD CASEWORK

9. EXAMINATION
- 9.A. VERIFY ADEQUACY OF BACKING AND SUPPORT FRAMING.

10. INSTALLATION
- 10.A. INSTALL WORK IN ACCORDANCE WITH AWI STANDARDS FOR CUSTOM GRADE.
- 10.B. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL.
- 10.C. USE FIXTURE ATTACHMENTS IN CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS.
- 10.D. CAREFULLY SCRIBE CASEWORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAPS OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM FOR THIS PURPOSE.
- 10.E. SECURE CABINETS TO FLOOR USING APPROPRIATE ANGLES AND ANCHORAGES.

END OF SECTION

SECTION 072100 - THERMAL INSULATION

1. SUBMITTALS
- 1.A. PRODUCT DATA
  - 1.A.A. INSULATION PRODUCT CHARACTERISTICS, PERFORMANCE CRITERIA AND PRODUCT LIMITATIONS

2. THERMAL INSULATION - GENERAL
- 2.A. THICKNESS AND R-VALUE AS INDICATED ON DRAWINGS WHEN TESTED IN ACCORDANCE WITH ASTM C518.
- 2.B. SIZE: MAX. SIZES AVAILABLE TO AVOID JOINTING TO GREATEST EXTENT POSSIBLE.

3. GLASS FIBER BLANKET INSULATION
- 3.A. GLASS FIBER BATT INSULATION: ASTM C665, TYPE III, CLASS A; FSK VAPOR RETARDER FACED
  - 3.A.A. MAX. FLAME SPREAD: 75
  - 3.A.B. MAX. SMOKE DEVELOPED: 150

4. ACOUSTIC INSULATION: AS SPECIFIED IN SECTION 092116 GYPSUM BOARD ASSEMBLIES.

5. EXAMINATION
- 5.A. VERIFY THAT SURFACES AND SITE CONDITIONS ARE READY TO RECEIVE WORK.

6. PREPARATION
- 6.A. CLEAN SUBSTRATES OF SUBSTANCES HARMFUL TO INSULATION OR VAPOR RETARDERS, INCLUDING REMOVING PROJECTIONS CAPABLE OF PUNCTURING VAPOR RETARDERS OR INTERFERING WITH INSULATION ATTACHMENT.

7. INSTALLATION - GENERAL
- 7.A. COMPLY WITH INSULATION MANUFACTURER'S INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATION INDICATED.
- 7.B. EXTEND INSULATION IN THICKNESS INDICATED TO ENVELOP ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION.
- 7.C. APPLY INSULATION TO SUBSTRATES BY METHOD INDICATED, COMPLYING WITH MANUFACTURER'S INSTRUCTIONS. IF NO SPECIFIC METHOD IS INDICATED, BOND UNITS TO SUBSTRATE WITH ADHESIVE OR USE MECHANICAL ANCHORAGE TO PROVIDE PERMANENT PLACEMENT AND SUPPORT OF UNITS.
- 7.D. INSTALL INSULATION WITH VAPOR BARRIER FACING THE HEATED SIDE UNLESS OTHERWISE NOTED.

8. INSTALLATION - GLASS FIBER BLANKET INSULATION
- 8.A. INSTALL IN ACCORDANCE WITH NAIMA "RECOMMENDATIONS FOR INSTALLING INSULATION IN RESIDENTIAL AND OTHER LIGHT-FRAME CONSTRUCTION" AND MANUFACTURER'S INSTRUCTIONS.
- 8.A. PACK INSULATION AROUND OPENINGS, IN EXPANSION JOINTS AND OTHER VOIDS. PACK BEHIND OUTLETS, AROUND PIPES, DUCTS AND SERVICES ENCASED IN WALLS. OPEN VOIDS ARE NOT PERMITTED.
- 8.B. FACED INSULATION WITH METAL STUDS: TAPE ATTACHMENT FLANGES TO FACE OF METAL FRAMING PRIOR TO APPLYING INTERIOR FINISH.

END OF SECTION

SECTION 073113 - ASPHALT SHINGLES

1. SUBMITTALS
- 1.A. PRODUCT DATA
  - 1.A.A. CATALOG SHEETS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL SPECIFIED
- 1.B. SAMPLES
  - 1.B.A. ROOF SHINGLES, CAP SHINGLE, RIDGE VENT, SOFFIT VENT, INSULATION BAFFLES

2. SHINGLES
- 2.A. FIRE RESISTANCE: UL790 CLASS A
- 2.B. TYPE: ASTM D3018 TYPE I
- 2.C. CONSTRUCTION: ASTM 3462 SQUARE BUTT FOR A MAXIMUM EXPOSURE OF 5 INCHES, HEADLAP MINIMUM 2 INCHES, WIND RESISTANT, SELF SEALING
- 2.D. MINIMUM WEIGHT: 210 LBS PER 100 S.F.
- 2.E. MINIMUM WARRANTY: 30-YEAR
- 2.F. PRODUCT: AS INDICATED ON DRAWINGS

3. SHEET MATERIALS
- 3.A. ASPHALT SATURATED FIBERGLASS FELT: ASTM D2178; 30#
- 3.B. SELF-ADHERING SHEET MEMBRANE ROOF UNDERLAYMENT: COLD APPLIED, SELF-ADHERING HIGH STRENGTH POLYETHYLENE FILM COATED ON ONE SIDE WITH RUBBERIZED ASPHALT ADHESIVE; 40 MIL MEMBRANE THICKNESS

4. ACCESSORIES
- 4.A. NAILS: ASTM F1667; TYPE I, GALVANIZED STEEL, DEFORMED SHANKS, WITH HEADS 3/8 INCH TO 7/16 INCH DIAMETER; 1-1/4 INCH LONG FOR SHINGLES AND 3/4 INCH LONG FOR FELT
- 4.B. ASPHALT ROOFING CEMENT: ASTM D4586, TYPE I OR II
- 4.C. RIDGE VENTS: COR-A-VENT V-600 OR APPROVED EQUAL
- 4.D. SOFFIT VENTS: COR-A-VENT, TYPE AS INDICATED ON DRAWINGS
- 4.E. PERIMETER EDGE METAL: PREFINISHED ALUMINUM, ASTM B209, 0.032 INCH THICK
  - 4.E.A. FINISH: FLUOROCARBON COATING; REVERSE SIDE PRIMED; COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLORS

5. PREPARATION
- 5.A. DO NOT PROCEED WITH APPLICATION OF SHINGLES UNTIL SURFACES ARE DRY, FREE OF DEBRIS AND PROTRUDING NAILS, AND PROPERLY SUPPORTED FOR SHINGLE NAILING AND APPLICATION.
- 5.B. ROOF ACCESSORIES, VENT PIPES AND OTHER PROJECTIONS THROUGH THE ROOF MUST BE IN PLACE AND ROOF FLASHING INSTALLED OR READY FOR INSTALLATION BEFORE LAYING SHINGLES.

6. INSTALLATION
- 6.A. INSTALL SELF-ADHERING SHEET MEMBRANE ROOF UNDERLAYMENT PER MANUFACTURER'S WRITTEN DIRECTIONS AT ALL EAVES, VALLEYS AND ROOF/WALL INTERSECTIONS, INCLUDING DORMERS. APPLY AS FOLLOWS:
  - 6.A.A. EAVES: TWO LAYERS OF 36 INCH WIDE ROLLS, TOTAL 72 INCH WIDE
  - 6.A.B. VALLEYS: 36 INCH WIDE ROLL AT EACH SIDE OF THE VALLEY
  - 6.A.C. ROOF/WALL INTERSECTIONS: 18 INCHES VERTICALLY AND HORIZONTALLY
- 6.B. INSTALL ONE LAYER OF 30# ASPHALT FIBERGLASS FELT; APPLY TWO LAYERS AT ROOF SLOPES LESS THAN 4:12. LAP FELT MINIMUM SIX INCHES AT ENDS, TWO INCHES AT HEAD AND 12 INCHES OVER RIDGE. EXTEND FELT 1/2 INCH BEYOND EDGES OF ROOF. NAIL FELT FIVE INCHES ON CENTERS ALONG LAPS.
- 6.C. LAY SHINGLES WITH MAXIMUM EXPOSURE OF 5 INCHES. NAIL SHINGLES IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED DIRECTIONS.
- 6.D. PERIMETER EDGE FLASHING: INSTALL IN LENGTHS NOT TO EXCEED 10 FEET. LAP ENDS A MINIMUM OF 3 INCHES.

END OF SECTION

SECTION 075200 - MODIFIED BITUMINOUS MEMBRANE ROOFING

1. SUBMITTALS
- 1.A. PRODUCT DATA
  - 1.A.A. ALL MATERIALS INCLUDING BUT NOT LIMITED TO MODIFIED BITUMEN SHEETS, ASPHALT, FELT, COLD-APPLIED MEMBRANE ADHESIVE, PRIMER, ROOF CEMENT, FASTENERS AND PLATES
- 1.B. SHOP DRAWINGS
  - 1.B.A. ROOF PLAN, INDICATING WIND LOADS AND BOUNDARIES OF ENHANCED PERIMETER AND CORNER ATTACHMENTS OF ROOF SYSTEM COMPONENTS, AS APPLICABLE
  - 1.B.B. MANUFACTURER'S STANDARD DETAILS FOR SPECIFIED ROOF SYSTEM
- 1.C. SAMPLES
  - 1.C.A. INSULATION, FASTENERS, MEMBRANE MATERIALS, ACCESSORIES
- 1.D. WARRANTY: 20 YEARS FROM DATE OF COMPLETION

2. MATERIALS
- 2.A. INSULATION: RIGID TAPERED POLYISOCYANURATE BOARD
- 2.B. BASE SHEET: ASTM D4601, TYPE II; STRONG GLASS MAT, COATED BOTH SIDES
  - 2.B.A. PRODUCT: GAF #75 BASE SHEET
- 2.C. INTERPLY: ASTM D6163, TYPE I, GRADE S; MODIFIED BITUMEN SMOOTH SURFACE MEMBRANE; NON-WOVEN GLASS MAT COATED WITH FLEXIBLE POLYMER MODIFIED ASPHALT
  - 2.C.A. PRODUCT: GAF HW 25 SMOOTH MEMBRANE
- 2.D. CAP: HEAVY-DUTY FIRE-RETARDING SBS MODIFIED BITUMEN MEMBRANE; NON-WOVEN POLYESTER MAT COATED WITH FIRE RETARDANT POLYMER MODIFIED ASPHALT AND SURFACED WITH MINERAL GRANULES
  - 2.D.A. PRODUCT: GAF SBS HEAT-WELD PLUS FR

3. ACCESSORIES
- 3.A. FASTENERS AND PLATES: SUPPLIED BY ROOF MEMBRANE MANUFACTURER AS RECOMMENDED FOR USE IN SPECIFIED ASSEMBLY.

4. PREPARATION
- 4.A. VERIFY SURFACES AND SITE CONDITIONS ARE READY TO RECEIVE WORK.

5. INSTALLATION
- 5.A. INSTALL ALL ROOFING SYSTEM COMPONENTS ACCORDING TO MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS AND SPECIFIED WARRANTY REQUIREMENTS.

END OF SECTION

SECTION 076200 - SHEET METAL FLASHING AND TRIM

1. SUBMITTALS
- 1.A. SHOP DRAWINGS
  - 1.A.A. INDICATE MATERIAL PROFILE, JOINTING PATTERN, JOINTING DETAILS, FASTENING METHODS, FLASHINGS, TERMINATIONS AND INSTALLATION DETAILS.
- 1.B. SAMPLES
  - 1.B.A. METAL FINISH COLOR

2. SHEET MATERIALS
- 2.A. STAINLESS STEEL: ASTM A167, TYPE 302B, DEAD SOFT TEMPER
- 2.B. COPPER: ASTM B370, COLD-ROLLED TEMPER
- 2.C. BITUMINOUS COATED COPPER: MIN. COPPER ASTM B370, WEIGHT NOT LESS THAN 3 OZ/SF. BITUMINOUS COATING SHALL WEIGH NOT LESS THAN 6 OZ/SF. ALTERNATELY, COPPER SHEETS MAY BE BONDED BETWEEN TWO LAYERS OF COARSELY WOVEN BITUMEN-SATURATED COTTON FABRIC ASTM D173. EXPOSED FABRIC SURFACE SHALL BE CRIMPED.
- 2.D. POLYETHYLENE-COATED COPPER: COPPER SHEET ASTM B370, WEIGHING 3 OZ/SF BONDED BETWEEN TWO LAYERS OF THICK POLYETHYLENE SHEET.
- 2.E. ALUMINUM SHEET: ASTM B209, ALLOY 3003-H14, EXCEPT ALLOY USED FOR COLOR ANODIZED ALUMINUM SHALL BE AS REQUIRED TO PRODUCE SPECIFIED COLOR.
- 2.F. GALVANIZED SHEET: ASTM A653.

3. SHEET MATERIAL THICKNESS: MIN. THICKNESS UNLESS OTHERWISE NOTED
- 3.A. CONCEALED LOCATIONS
  - 3.A.A. COPPER: 10 OZ MINIMUM 0.013 INCH
  - 3.A.B. STAINLESS STEEL: 0.010 INCH
  - 3.A.C. COPPER CLAD STAINLESS STEEL: 0.010 INCH
  - 3.A.D. GALVANIZED STEEL: 0.021 INCH
- 3.B. EXPOSED LOCATIONS
  - 3.B.A. ALUMINUM: .050 INCH
  - 3.B.B. PRE-FINISHED ALUMINUM: .040 INCH
  - 3.B.C. COPPER: 16 OZ
  - 3.B.D. STAINLESS STEEL: 0.015 INCH
  - 3.B.E. COPPER CLAD STAINLESS STEEL: 0.015 INCH

4. ACCESSORIES
- 4.A. SOLDER: ASTM B32; FLUX TYPE AND ALLOY COMPOSITION AS REQUIRED FOR USE WITH METALS TO BE SOLDERED.
- 4.B. BITUMINOUS PAINT: ASTM D1187, TYPE I
- 4.C. SEALANT: AS SPECIFIED IN SECTION 079005 JOINT SEALERS
- 4.D. ROOF CEMENT: ASTM D4586

5. PREFABRICATED ROOF EDGE AND COPING: AS SPECIFIED IN SECTION 077200 ROOF ACCESSORIES.

6. FABRICATION
- 6.A. FABRICATE SHEET METAL ITEMS TO COMPLY WITH RECOMMENDATIONS IN SMACNA ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO DESIGN, DIMENSIONS, METAL AND OTHER CHARACTERISTICS OF ITEM INDICATED. WHERE ARCHITECTURAL DRAWINGS EXCEED SMACNA REQUIREMENTS, THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS SHALL BE USED.
- 6.B. HEM EXPOSED EDGES ON UNDERSIDE 1/2 INCH; MITER AND SEAM CORNERS.
- 6.C. FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE OTHERWISE INDICATED. AT MOVING JOINTS, USED SEALED LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAMS.
- 6.D. FABRICATE CORNERS FROM ONE PIECE WITH MINIMUM 18 INCH LONG LEGS; SEAM FOR RIGIDITY, SEAL WITH SEALANT.
- 6.E. FABRICATE VERTICAL FACES WITH BOTTOM EDGE FORMED OUTWARD 1/4 INCH AND HEMMED TO FORM DRIP.

7. EXAMINATION
- 7.A. VERIFY OPENINGS, CURBS, PIPES, SLEEVES, DUCTS AND VENTS THROUGH ROOF ARE SOLIDLY SET, REGLETS IN PLACE, AND NAILING STRIPS LOCATED.
- 7.B. VERIFY ROOFING TERMINATION AND BASE FLASHINGS ARE IN PLACE, SEALED AND SECURE.

8. PREPARATION
- 8.A. INSTALL STARTER AND EDGE STRIPS AND CLEATS BEFORE STARTING INSTALLATION.

9. INSTALLATION
- 9.A. CONFORM TO DRAWING DETAILS. SECURE FLASHINGS IN PLACE USING CONCEALED FASTENERS. USE EXPOSED FASTENERS ONLY WHERE PERMITTED.

END OF SECTION

SECTION 078400 - FIRESTOPPING

1. SUBMITTALS
- 1.A. PRODUCT DATA
  - 1.A.A. DATA SHEETS ON EACH PRODUCT TO BE USED
- 1.B. SHOP DRAWINGS
  - 1.B.A. DIMENSIONS, ANCHORING DETAILS, TRIM AND ACCESSORIES

2. FIRESTOPPING - GENERAL
- 2.A. PROVIDE FIRESTOPPING OF ALL JOINTS AND PENETRATIONS IN FIRE-RESISTANCE RATED AND SMOKE-RESISTANT ASSEMBLIES, WHETHER INDICATED ON DRAWINGS OR NOT, AND OTHER OPENINGS INDICATED.
- 2.B. USE EITHER FACTORY BUILT OR FIELD ERECTED FIRESTOPPING TO FORM A SPECIFIC BUILDING SYSTEM MAINTAINING REQUIRED INTEGRITY OF THE FIRE BARRIER AND STOP THE PASSAGE OF GASES OR SMOKE.
- 2.C. FIRESTOP SYSTEMS AND FIRESTOP DEVICES SHALL BE TESTED IN ACCORDANCE WITH ASTM E814 OR UL1479 USING THE F- OR T-RATING TO MAINTAIN THE SAME RATING AND INTEGRITY AS THE ASSEMBLY BEING SEALED.
- 2.D. FOR FIRESTOP SYSTEMS EXPOSED TO VIEW, TRAFFIC, MOISTURE AND PHYSICAL DAMAGE, PROVIDE PRODUCTS THAT AFTER CURING DO NOT DETERIORATE WHEN EXPOSED TO THESE CONDITIONS BOTH DURING AND AFTER CONSTRUCTION.

3. ACCESSORIES
- 3.A. PROVIDE AS REQUIRED TO INSTALL FILL MATERIALS THAT COMPLY WITH REQUIREMENTS OF TESTED ASSEMBLIES, ARE APPROVED BY QUALIFIED TESTING, AND ARE SPECIFIED BY MANUFACTURER OF TESTED ASSEMBLIES.

4. EXAMINATION
- 4.A. VERIFY THAT SUBSTRATE SURFACES AND OPENINGS ARE READY TO RECEIVE WORK.

5. PREPARATION
- 5.A. REMOVE ALL MATERIALS WHICH COULD INTERFERE WITH ADHESION OF FIRESTOP SYSTEMS.

6. INSTALLATION
- 6.A. FIRESTOP THROUGH-PENETRATION OF PARTITIONS IDENTIFIED ON THE DRAWINGS AS SMOKE PARTITIONS AND FIRE RATED ASSEMBLIES.
- 6.B. FIRESTOP THROUGH-PENETRATIONS OF FLOORS, WALLS, PARTITIONS, CEILINGS AND ROOFS IN ACCORDANCE WITH THE FIRE RESISTANCE RATING ASSIGNED TO THE WALLS, PARTITIONS, FLOOR, CEILINGS AND ROOFS ON THE DRAWINGS.
- 6.C. FIRESTOP JUNCTURES, CONTROL JOINTS, AND EXPANSION JOINTS ASSOCIATED WITH SMOKE PARTITIONS AND FIRE RATED CONSTRUCTION.
- 6.D. INSTALL MATERIALS IN MANNER DESCRIBED IN FIRE TEST REPORT AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6.E. DO NOT COVER INSTALLED FIRESTOPPING UNTIL INSPECTED BY AUTHORITY HAVING JURISDICTION.
- 6.F. INSTALL LABELING REQUIRED BY CODE.

END OF SECTION

Knez HOMES — Building Customers For Life

UCS — Urban Community School

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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SEAL: STATE OF OHIO — RICHARD SIEGFRIED — 7349 — REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

SPECIFICATIONS

SHEET NUMBER:
A-013

SECTION 079005 - JOINT SEALERS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA INDICATING SEALANT CHEMICAL CHARACTERISTICS
1.B. SAMPLES
1.B.A. SEALANT COLORS

2. SEALANTS
2.A. SEALANT TYPE 1: ONE COMPONENT, ACRYLIC LATEX, FOR INTERIOR NON-MOVING JOINTS
2.A.A. PRODUCT: SONNEBORN "SONOLAC" OR EQUAL.
2.B. SEALANT TYPE 2: ONE COMPONENT URETHANE, GUN-GRADE, NON-SAG, FOR INTERIOR OR EXTERIOR CONCEALED MOVING JOINTS, THRESHOLDS END ARCHITECTURAL SHEET METAL.
2.A.A. PRODUCT: SONNEBORN "NP1" OR EQUAL.
2.B. SEALANT TYPE 3: MULTI-COMPONENT URETHANE, GUN-GRADE NON-SAG, FOR INTERIOR OR EXTERIOR EXPOSED MOVING JOINTS (OTHER THAN PAVEMENTS), DOOR AND WINDOW FRAMES, AND OTHER WEATHERTIGHT LOCATIONS.
2.A.A. PRODUCT: SONNEBORN "NP2" OR EQUAL.
2.B. SEALANT TYPE 4: ONE COMPONENT, URETHANE, GUN-GRADES OR POURABLE, SELF-LEVELING FOR INTERIOR OR EXTERIOR HORIZONTAL JOINTS.
2.A.A. PRODUCT: SONNEBORN "SONALASTIC SL1" OR EQUAL.

3. ACCESSORIES
3.A. PRIMER: NON-STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION. UNPAINTED, POROUS SURFACES SHALL BE PRIMED.
3.B. JOINT CLEANER: NON-CORROSIVE AND NON-STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER; COMPATIBLE WITH JOINT FILLING MATERIALS.
3.C. JOINT FILLER: ASTM D1056, ROUND, CLOSED CELL POLYETHYLENE FOAM ROD, OVERSIZED 30 TO 50 PERCENT. POLYSTYRENE IS UNACCEPTABLE.
3.D. BOND BREAKER TAPE: PRESSURE SENSITIVE POLYETHYLENE TAPE RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION.

4. EXAMINATION
4.A. VERIFY THAT SUBSTRATE SURFACES ARE READY TO RECEIVE WORK. VERIFY THAT JOINT BACKING AND BOND BREAKER TAPE ARE COMPATIBLE WITH SEALANT.

5. PREPARATION
5.A. CLEAN, PREPARE AND SIZE JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE ANY LOOSE MATERIALS AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR ADHESION OF SEALANT. METAL SURFACES SHALL BE FREE OF CORROSION.

6. INSTALLATION
6.A. INSTALL IN ACCORDANCE WITH ASTM C1193.
6.A. INSTALL JOINT FILLER ROD TO PROPER DEPTH BY ROLLING MATERIAL INTO JOINT WITHOUT LENGTHWISE STRETCHING OR TWISTING. DO NOT PUNCTURE OR PRIME FILLER ROD.
6.B. SEALANT APPLICATIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS BY TRADESMEN SKILLED IN THE WORK. USE MASKING TAPE TO PROTECT ADJACENT SURFACES AS NECESSARY.
6.C. ALL SEALING SHALL BE DONE WITH NEAT, SMOOTH TOOLED BEADS, FREE OF ALT POCKETS, FOREIGN EMBEDDED MATTER, RIDGES AND SAGS, IN FIRM FULL CONTACT WITH INTERFACES.
6.D. WORK ADJACENT TO JOINTS SHALL BE CLEANED FREE OF SMEARS OF SEALANT COMPOUND AS WORK PROGRESSES.

END OF SECTION

SECTION 081113 - HOLLOW METAL FRAMES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. MATERIALS AND DETAILS OF DESIGN AND CONSTRUCTION, HARDWARE LOCATIONS, REINFORCEMENT TYPE AND LOCATIONS, ANCHORAGE AND FASTENING METHODS, FINISHES
1.B. SHOP DRAWINGS
1.B.A. DETAILS OF EACH OPENING, SHOWING ELEVATIONS, GLAZING, FRAME PROFILES AND IDENTIFYING LOCATION OF DIFFERENT FINISHES
1.C. SAMPLES
1.C.A. STANDARD FRAME INDICATING FACTORY FINISHED FRAME COLORS

2. DOORS AND FRAMES - GENERAL
2.A. ACCESSIBILITY: COMPLY WITH ANSI/ICC A117.1
2.B. DOOR TOP CLOSURES: FLUSH WITH TOP OF FACES AND EDGES
2.C. DOOR EDGE PROFILE: BEVELED ON BOTH EDGES
2.D. DOOR TEXTURE: SMOOTH FACES
2.E. HARDWARE PREPARATION: IN ACCORDANCE WITH BHMA A156.115, WITH REINFORCEMENT WELDED IN PLACE, IN ADDITION TO OTHER REQUIREMENTS SPECIFIED IN DOOR GRADE STANDARD.
2.F. GALVANIZING FOR UNITS IN WET AREAS AND EXTERIOR: ALL COMPONENTS HOT-DIPPED ZINC-IRON (GALVANNEALED), MANUFACTURER'S STANDARD COATING THICKNESS
2.G. FINISH: FACTORY PRIMED, FOR FIELD FINISHING

3. STEEL DOORS
3.A. INTERIOR DOORS, NON-FIRE-RATED
3.A.A. GRADE: ANSI A250.8 LEVEL 3, PHYSICAL PERFORMANCE LEVEL A, MODEL 2, SEAMLESS
3.A.B. THICKNESS: 1-3/4 INCHES
3.B. INTERIOR DOORS, FIRE-RATED
3.B.A. GRADE: ANSI A250.8 LEVEL 3, PHYSICAL PERFORMANCE LEVEL A, MODEL 2, SEAMLESS
3.B.B. THICKNESS: 1-3/4 INCHES
3.B.C. FIRE RATING: AS INDICATED ON DOOR SCHEDULE, TESTED IN ACCORDANCE WITH UL 10C POSITIVE PRESSURE
3.B.C.A. PROVIDE UNITS LISTED AND LABELED BY UL
3.B.C.B. ATTACH FIRE RATING LABEL TO EACH FIRE RATED UNIT

4. STEEL FRAMES
4.A. GENERAL: KNOCKED-DOWN, SITE ASSEMBLED PRE-FINISHED STEEL FRAMES FOR DOORS, SIDELIGHTS AND INTERIOR WINDOWS.
4.A.A. MATERIAL: COLD ROLLED STEEL; ELECTRO GALVANIZED STEEL IN ALL WET AREAS INCLUDING BUT NOT LIMITED TO TOILET ROOMS, BATHROOMS, JANITOR CLOSETS, KITCHEN, LAUNDRY.
4.A.B. THICKNESS: 18 GAGE
4.A.C. FIRE RATING: CONFORM TO ASTM E152, NFPA 252, UL 10B AND UL 10C
4.A.D. FRAME THROAT OPENING: TO SUIT FINISHED WALL THICKNESS.
4.A.E. FIRE RATED FRAMES TO HAVE KERF FORMED INTO FRAME PROFILE FOR INSTALLATION OF SMOKE GASKET.
4.A.F. CASINGS: STEEL, STYLE AS SELECTED BY OWNER
4.A.G. FRAME REINFORCEMENT AND ACCESSORIES: PROVIDE REINFORCEMENT, SMOKE GASKETING, SILENCERS, GLASS STOPS, STRIKES AND OTHER ACCESSORIES AS REQUIRED FOR INDICATED HARDWARE, FIRE RATING AND FOR COMPLETE INSTALLATION.
4.A.H. FINISH: PREFINISH WITH FACTORY-APPLIED IMPACT RESISTANT POLYESTER BAKED ENAMEL FINISH
4.A.H.A. COLOR: AS SELECTED FROM MANUFACTURER'S STANDARD COLORS.
4.B. PRODUCT: TIMELY INDUSTRIES PREFINISHED STEEL DOOR FRAME

5. ACCESSORIES
5.A. SILENCERS: RESILIENT RUBBER, 3 ON STRIKE SIDE OF SINGLE DOOR, 3 ON CENTER MULLION OF PAIRS, AND 2 ON HEAD OF PAIRS WITHOUT CENTER MULLION

6. FINISH MATERIALS
6.A. PRIMER: ANSI A250.10; RUST-INHIBITING.

7. EXAMINATION
7.A. VERIFY THAT OPENINGS FOR DOORS AND FRAMES ARE CORRECTLY SIZED AND WITHIN TOLERANCE.

8. INSTALLATION
8.A. INSTALL IN ACCORDANCE WITH REQUIREMENTS OF SPECIFIED DOOR GRADE STANDARD AND NAAM HMMA 840.
8.B. INSTALL FIRE RATED UNITS IN ACCORDANCE WITH NFPA 80.
8.C. ADJUST DOORS FOR SMOOTH OPERATION AFTER INSTALLATION.

END OF SECTION

SECTION 081416 - FLUSH WOOD DOORS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DOOR CORE MATERIALS AND CONSTRUCTION
1.A.B. VENEER SPECIES, TYPE AND CHARACTERISTICS
1.B. SHOP DRAWINGS
1.B.A. DOORS AND FRAMES, ELEVATIONS, SIZES, TYPES, SWINGS, UNDERCUTS, BEVELING, BLOCKING FOR HARDWARE, FACTORY MACHINING, FACTORY FINISHING, CUTOUTS FOR GLAZING AND OTHER DETAILS
1.C. SAMPLES
1.C.A. DOOR CONSTRUCTION
1.C.B. VENEER ILLUSTRATING WOOD GRAIN, STAIN COLOR AND SHEEN

2. WOOD DOORS: 5-PLY, WOOD VENEER FACES, CUSTOM GRADE, HEAVY DUTY PERFORMANCE IN ACCORDANCE WITH WDMA I.S. 1-A
2.A. CORE
2.A.A. NON-RATED AND 20-MINUTE RATED DOORS: PARTICLEBOARD CORE; ANSI A208.1
2.A.B. FIRE RATED DOORS: MINERAL CORE; WITH BLOCKING REQUIRED FOR ANCHORAGE OF HARDWARE
2.B. THICKNESS: 1-3/4 INCH
2.A. FIRE RATED DOORS: TESTED TO RATINGS INDICATED ON DRAWINGS; UL OR WH LABELED
2.B. FACINGS: RED OAK, GRADE A, PLAIN SLICED, BOOK VENEER MATCH, RUNNING ASSEMBLY MATCH. VERTICAL EDGES: SAME SPECIES AS FACE VENEER.
2.C. FINISH: WDMA TR-6 CATALYZED POLYURETHANE.

3. EXAMINATION
3.A. VERIFY THAT OPENINGS FOR WOOD DOORS ARE CORRECTLY SIZED AND WITHIN TOLERANCE.

4. INSTALLATION
4.A. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFIED QUALITY STANDARD.
4.B. INSTALL FIRE-RATED DOORS IN ACCORDANCE WITH NFPA 80 REQUIREMENTS.
4.C. ADJUST DOORS FOR SMOOTH OPERATION AFTER INSTALLATION.

END OF SECTION

SECTION 087100 - DOOR HARDWARE

1. SUBMITTALS
1.A. DOOR HARDWARE SCHEDULE
1.A.A. DOOR HARDWARE SCHEDULE SHALL BE PREPARED BY OR UNDER SUPERVISION OF A DHI CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC)
1.A.B. COMPLY WITH DHI SEQUENCE AND FORMAT FOR THE HARDWARE SCHEDULE, VERTICAL FORMAT.
1.A.C. SCHEDULE SHALL INCLUDE THE FOLLOWING INFORMATION:
1.A.C.A. TYPES, STYLE, FUNCTION, SIZE AND FINISH OF EACH HARDWARE ITEM
1.A.C.B. NAME AND MANUFACTURER OF EACH ITEM
1.A.C.C. FASTENINGS AND OTHER PERTINENT INFORMATION
1.A.C.D. LOCATION OF EACH HARDWARE SET CROSS REFERENCED TO INDICATIONS ON DRAWINGS
1.A.C.E. EXPLANATION OF ALL ABBREVIATIONS, SYMBOLS AND CODES CONTAINED IN THE SCHEDULE
1.A.C.F. MOUNTING LOCATIONS FOR HARDWARE
1.A.C.G. DOOR AND FRAME SIZES AND MATERIALS
1.B. PRODUCT DATA
1.B.A. MANUFACTURER'S TECHNICAL PRODUCT FACT SHEETS DESCRIBING EACH ITEM OF HARDWARE TO BE PROVIDED, INCLUDING MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES
1.C. MANUFACTURER'S INSTALLATION INSTRUCTIONS
1.C.A. INDICATE SPECIAL PROCEDURES, PERIMETER CONDITIONS REQUIRING SPECIAL ATTENTION
1.D. MAINTENANCE DATA
1.D.A. INCLUDE DATA ON OPERATING HARDWARE, LUBRICATION REQUIREMENTS, AND INSPECTION PROCEDURES RELATED TO PREVENTATIVE MAINTENANCE.
1.E. WARRANTY
1.E.A. SUBMIT MANUFACTURER'S WARRANTY AND ENSURE THAT FORMS HAVE BEEN COMPLETED IN OWNER'S NAME AND REGISTERED WITH MANUFACTURER.
1.F. SHOP DRAWINGS
1.F.A. SUBMIT FOR FABRICATION AND INSTALLATION OF HARDWARE. INCLUDE DETAILS, ELEVATIONS AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE.

2. WARRANTY
2.A. CLOSERS: MECHANICAL, 10 YEARS
2.B. EXIT DEVICES: MECHANICAL, 3 YEARS; ELECTRIFIED, 1 YEAR
2.C. LOCKSETS: MECHANICAL, 3 YEARS; ELECTRIFIED, 1 YEAR
2.D. CONTINUOUS HINGES: LIFETIME
2.E. KEY BLANKS: LIFETIME
2.F. ALL OTHER HARDWARE: ONE YEAR

3. GENERAL REQUIREMENTS FOR ALL DOOR HARDWARE PRODUCTS
3.A. DOOR HARDWARE MANUFACTURERS AND PRODUCTS ARE IDENTIFIED ON DRAWINGS. LISTED PRODUCTS FORM THE BASIS OF DESIGN.
3.A. PROVIDE PRODUCTS THAT COMPLY WITH THE FOLLOWING
3.A.A. APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL CODES
3.A.B. ANSI/ICC A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
3.A.C. APPLICABLE PROVISIONS OF NFPA 101, LIFE SAFETY CODE
3.B. ELECTRICALLY OPERATED AND/OR CONTROLLED HARDWARE: PROVIDE ALL POWER SUPPLIES, POWER TRANSFER HINGES, RELAYS AND INTERFACES REQUIRED FOR PROPER OPERATION. PROVIDE WIRING BETWEEN HARDWARE AND CONTROL COMPONENTS AND TO BUILDING POWER CONNECTION.

4. EXAMINATION
4.A. VERIFY THAT DOORS AND FRAMES ARE READY TO RECEIVE WORK, AND DIMENSIONS ARE AS INDICATED ON SHOP DRAWINGS.

5. INSTALLATION
5.A. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES.
5.B. MOUNTING HEIGHTS FOR HARDWARE FROM FINISHED FLOOR TO CENTER LINE OF HARDWARE ITEM
5.B.A. FOR STEEL FRAMES: COMPLY WITH DHI RECOMMENDED LOCATIONS FOR ARCHITECTURAL HARDWARE FOR STEEL DOORS AND FRAMES.
5.B.B. FOR WOOD DOORS: COMPLY WITH DHI RECOMMENDED LOCATIONS FOR ARCHITECTURAL HARDWARE FOR WOOD FLUSH DOORS.

6. ADJUSTING
6.A. ADJUST WORK FOR SMOOTH OPERATION.

7. HARDWARE SETS - AS INDICATED ON DRAWINGS

END OF SECTION

SECTION 088000 - GLAZING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. GLASS TYPES AND GLASS UNITS: PROVIDE STRUCTURAL, PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS, SIZE LIMITATIONS, SPECIAL HANDLING OR INSTALLATION REQUIREMENTS
1.B. SAMPLES
1.B.A. 12 INCH SQUARE SAMPLE OF EACH GLASS TYPES AND GLASS UNIT

2. GLASS MATERIALS - FLOAT GLASS
2.A. ANNEALED: ASTM C1036, TYPE I, TRANSPARENT FLAT, CLASS 1 CLEAR, QUALITY Q3 (GLAZING SELECT)
2.B. HEAT-STRENGTHENED AND FULLY TEMPERED: ASTM C1048
2.C. THICKNESS: AS INDICATED; FOR EXTERIOR GLAZING COMPLY WITH SPECIFIED REQUIREMENTS FOR WIND LOAD DESIGN REGARDLESS OF SPECIFIED THICKNESS.

3. SINGLE SAFETY GLAZING: NON-FIRE-RATED
3.A. APPLICATION: PROVIDE IN THE FOLLOWING LOCATIONS:
3.A.A. GLAZED LITES IN DOORS, EXCEPT FIRE DOORS
3.A.B. GLAZED SIDELIGHTS TO DOORS, EXCEPT IN FIRE-RATED WALLS AND PARTITIONS
3.A.C. OTHER LOCATIONS REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS
3.A.D. OTHER LOCATIONS INDICATED ON DRAWINGS
3.B. TYPE: FULLY TEMPERED FLOAT GLASS
3.C. TINT: CLEAR
3.D. THICKNESS: 1/4 INCH

4. FIRE-PROTECTIVE GLAZING
4.A. APPLICATION: PROVIDE IN THE FOLLOWING LOCATIONS:
4.A.A. ALL GLAZING IN FIRE-RATED WALLS AND PARTITIONS
4.A.B. OTHER LOCATIONS REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS
4.A.C. OTHER LOCATIONS INDICATED ON DRAWINGS
4.B. TYPE: FIRE-PROTECTIVE GLAZING
4.C. THICKNESS:
4.C.A. 3/16 INCH TYPICAL
4.C.B. 5/16 INCH WHERE SAFETY GLAZING IS REQUIRED
4.D. FIRE RATING: AS INDICATED ON DRAWINGS
4.E. SURFACE FINISH: STANDARD
4.F. PRODUCT:
4.F.A. TECHNICAL GLASS PRODUCTS FIRELITE
4.F.B. TECHNICAL GLASS PRODUCTS FIRELITE PLUS WHERE SAFETY GLAZING IS REQUIRED

5. EXAMINATION
5.A. VERIFY THAT OPENINGS FOR GLAZING ARE CORRECTLY SIZED AND WITHIN TOLERANCE.

6. PREPARATION
6.A. SHOP FABRICATE AND CUT GLASS WITH SMOOTH, STRAIGHT EDGES OF FULL SIZE REQUIRED BY OPENINGS TO PROVIDE GANA RECOMMENDED EDGE CLEARANCES.

7. INSTALLATION
7.A. INSTALL IN ACCORDANCE WITH GANA-01 GLAZING MANUAL AND GANA-02 SEALANT MANUAL UNLESS SPECIFIED OTHERWISE.
7.B. GLAZE IN ACCORDANCE WITH RECOMMENDATIONS OF GLAZING AND FRAMING MANUFACTURERS.

END OF SECTION

SECTION 092116 - GYPSUM BOARD ASSEMBLIES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. METAL FRAMING, GYPSUM BOARD, ACCESSORIES, JOINT FINISHING SYSTEM

2. GYPSUM PANELS: ASTM C1396. TAPERED EDGES; ENDS SQUARE CUT.
2.A. REGULAR BOARD:
2.A.A. THICKNESS: 5/8 INCH
2.A.B. LOCATION: TYPICAL WALLS AND CEILINGS UNLESS OTHERWISE NOTED
2.B. FIRE RATED BOARD: TYPE X
2.B.A. THICKNESS: 5/8 INCH
2.B.B. LOCATION: FIRE RATED ASSEMBLIES AND WHERE NOTED
2.C. MOLD RESISTANT BOARD: MIN. SCORE OF 10 WHEN TESTED IN ACCORDANCE WITH ASTM D3273.
2.C.A. THICKNESS: 5/8 INCH
2.C.B. LOCATION: EXPOSED GYPSUM BOARD WALLS AND CEILINGS AT TOILET ROOMS, JANITOR CLOSETS AND WHERE NOTED
2.D. TILE BACKER BOARD:
2.D.A. THICKNESS: 5/8 INCH
2.D.B. LOCATION: SURFACES BEHIND TILE INCLUDING TILE BACKER AT ALL AREAS AND WHERE NOTED.
2.D.C. PRODUCT: GEORGIA PACIFIC DENS-SHIELD TILE BACKER.

3. METAL FRAMING MATERIALS
3.A. NON-LOADBEARING FRAMING SYSTEM COMPONENTS: ASTM C645; GALVANIZED SHEET STEEL, OF SIZE AND PROPERTIES NECESSARY TO COMPLY WITH ASTM C754 FOR SPACING INDICATED, WITH MAXIMUM DEFLECTION OF WALL FRAMING OF L/240 AT 5 PSF.
3.A.A. MAXIMUM DEFLECTION AT TILE FINISHES: L/360 OR LESS.
3.A.B. MINIMUM BASE METAL THICKNESS: 20 GA.
3.A.C. PROTECTIVE COATING AT INTERIOR APPLICATIONS: ASTM A653, G40 HOT-DIP GALVANIZED.

4. GYPSUM BOARD CEILING SUSPENSION SYSTEM
4.A. GENERAL: COMMERCIAL QUALITY, COLD-ROLLED STEEL, HOT-DIPPED GALVANIZED FINISH
4.B. MAIN TEES: FIRE RATED HEAVY DUTY; 1-1/2 INCH HIGH X 1-1/2 INCH FACE
4.C. CROSS MEMBERS: FIRE RATED MEMBERS; 1-1/2 INCH HIGH X 1-1/2 INCH FACE
4.D. CROSS TEES: FIRE RATED MEMBERS; 1-1/2 INCH HIGH X 1-1/2 INCH FACE
4.E. WALL MOLDINGS: 1-1/2 X 1 INCH
4.F. ACCESSORIES: HANGERS, SPLICE CLIPS AND OTHER ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION
4.G. PRODUCT: USG DRYWALL SUSPENSION SYSTEM

5. ACCESSORIES: ASTM C1047
5.A. ACOUSTIC INSULATION: ASTM C665; MINERAL WOOL BATTS WITHOUT MEMBRANE
5.A.A. THICKNESS: 2 INCH MIN.
5.A.B. PRODUCT: THERMAFIBER SAFB 2.5 PCF
5.B. CORNER BEADS: USG SHEETROCK #103 DUR-A-BEAD
5.C. CONTROL JOINTS: USG SHEETROCK ZINC #093
5.D. EDGE TRIM: USG SHEETROCK #200
5.E. REVEAL: EXTRUDED ALUMINUM, WITH CONTINUOUS TAPERED FIN; FACTORY PRIMED; REVEAL 1/2 INCH WIDE X 5/8 INCH DEPTH, WITH PREMANUFACTURED CORNERS AND INTERSECTIONS; PITTCON SWR SERIES
5.F. FASTENERS: SCREWS; ASTM C1002
5.F.A. WOOD FRAMING: 1-1/4 INCH TYPE 'W' BUGLE HEAD
5.F.B. STEEL FRAMING: 1-1/8 INCH TYPE 'S' BUGLE HEAD
5.F.C. STEEL TO STEEL FRAMING CONNECTIONS: 3/8 INCH TYPE "S-12" PAN (OR LOW PROFILE) HEAD
5.G. JOINT TREATMENT MATERIALS: ASTM C475
5.G.A. JOINT TAPE: MESHED-REINFORCING TAPE
5.G.B. JOINT COMPOUND: CHEMICAL HARDENING TYPE FOR BEDDING AND FILLING, AND READY-MIXED VINYL TYPE FOR TOPPING

6. GYPSUM PANEL INSTALLATION: PER ASTM C840, GA-216 AND MANUFACTURER'S INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS.
6.A. EXTEND ALL LAYERS OF GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF STRUCTURE OVERHEAD AT THE FOLLOWING:
6.A.A. FIRE RATED PARTITIONS
6.A.B. SMOKE PARTITIONS
6.A.C. SOUND RATED PARTITIONS
6.A.D. OTHER PARTITIONS AS INDICATED ON DRAWINGS
6.B. IN LOCATIONS OTHER THAN THOSE SPECIFIED, EXTEND GYPSUM BOARD FROM FLOOR TO NOT LESS THAN 6 INCHES ABOVE SUSPENDED ACOUSTICAL CEILINGS.
6.C. INSTALLATION ON METAL FRAMING: USE SCREWS FOR ATTACHMENT OF ALL GYPSUM BOARD.
6.D. INSTALL WALL/PARTITION BOARD VERTICALLY.
6.E. CEILINGS: INSTALL BOARDS IN DIRECTION AND MANNER WHICH WILL AVOID END JOINTS IN THE CENTRAL AREA OF EACH CEILING. STAGGER END JOINTS AT LEAST 4 FEET.

SECTION 092116 - GYPSUM BOARD ASSEMBLIES (CONTINUED)

1. SEE PREVIOUS.
2. SEE PREVIOUS.
3. SEE PREVIOUS.
4. SEE PREVIOUS.
5. SEE PREVIOUS.
6. SEE PREVIOUS.

7. METAL FRAMING INSTALLATION: PER ASTM C754 AND MANUFACTURER'S INSTRUCTIONS
7.A. STUDS: SPACE AT 16 INCH O.C. UNLESS OTHERWISE INDICATED ON DRAWINGS. WHERE STUDS ARE SHOWN TO TERMINATE ABOVE SUSPENDED CEILINGS, PROVIDE BRACING OR EXTEND STUDS TO UNDERSIDE OF STRUCTURE OVERHEAD. PROVIDE HORIZONTAL BRACING AT 4 FOOT O.C. MEASURED VERTICALLY.
7.B. OPENINGS: COMPLY WITH GA219. REINFORCE AS REQUIRED FOR WEIGHT OF DOORS OR OPERABLE PANELS, USING NOT LESS THAN DOUBLE STUDS AT JAMBS.
7.C. BLOCKING: INSTALL WOOD BLOCKING AT ALL FRAMED OPENINGS, WALL-MOUNTED ITEMS AND OTHER ITEMS AS INDICATED ON DRAWINGS OR AS SPECIFIED.

8. ACCESSORY INSTALLATION
8.A. CONTROL JOINTS: NOT MORE THAN 30 FEET APART ON WALLS AND CEILINGS OVER 50 FEET LONG.
8.B. CORNER BEADS: INSTALL AT EXTERNAL CORNERS.
8.C. EDGE TRIM: INSTALL AT LOCATIONS WHERE GYPSUM BOARD ABUTS DISSIMILAR MATERIALS AND AS INDICATED.

9. GYPSUM BOARD FINISH: PER ASTM C840 AND AS FOLLOWS:
9.A. LEVEL 5: ALL GYPSUM BOARD UNLESS OTHERWISE NOTED
9.B. LEVEL 2: TILE-FINISHED WALL
9.C. LEVEL 1: WALLS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.

END OF SECTION

SECTION 093000 - TILING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA SHEETS ON TILE, MORTAR, GROUT AND ACCESSORIES; INSTRUCTIONS FOR USING GROUTS AND ADHESIVES
1.B. SHOP DRAWINGS
1.B.A. TILE LAYOUT, PATTERNS, COLOR ARRANGEMENT, PERIMETER CONDITIONS, JUNCTIONS WITH DISSIMILAR MATERIALS, CONTROL AND EXPANSION JOINTS, THRESHOLDS AND SETTING DETAILS
1.C. SAMPLES
1.C.A. SAMPLE OF EACH TYPE OF TILE FOR EACH COLOR AND TEXTURE REQUIRED; FULL-SIZE SAMPLE OF EACH TYPE OF TRIM

2. FLOOR TILE: MATCH EXISTING

3. TILE BASE: MATCH EXISTING

4. WALL TILE: MATCH EXISTING

5. MORTAR AND GROUT MATERIALS
5.A. MORTAR: THIN-SET; LATEX-PORTLAND CEMENT TYPE: ANSI A118.4
5.B. GROUT: ANSI A118.6
5.B.A. MATCH EXISTING GROUT TYPE AND COLOR.

6. EXAMINATION
6.A. VERIFY THAT SUB-FLOOR AND WALL SURFACES ARE SMOOTH AND FLAT WITHIN THE TOLERANCES SPECIFIED, AND ARE READY TO RECEIVE TILE.
6.B. VERIFY THAT SUB-FLOOR SURFACES ARE FREE OF SUBSTRATES THAT COULD IMPAIR BONDING OF SETTING MATERIALS.

7. PREPARATION
7.A. MECHANICALLY SCARIFY EXISTING CONCRETE SURFACES TO REMOVE BOND BREAKERS AND CONTAMINANTS.
7.B. SEAL SUBSTRATE SURFACE CRACKS WITH FILLER. LEVEL EXISTING SUBSTRATE SURFACES TO ACCEPTABLE FLATNESS TOLERANCES.

8. INSTALLATION - GENERAL
8.A. STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSURFACE CONDITIONS.
8.B. INSTALL TILE AND GROUT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF ANSI A108.1 THROUGH A108.13, MANUFACTURER'S INSTRUCTIONS, AND TCNA RECOMMENDATIONS.
8.C. SEAL TILE AND GROUT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

9. INSTALLATION AT FLOORS - THIN-SET METHOD
9.A. INTERIOR FLOORS OVER CONCRETE: TCNA F113-13
9.A.A. LOCATION: FLOOR TILE UNLESS OTHERWISE NOTED

10. INSTALLATION AT WALLS
10.A. INTERIOR WALLS OVER GYPSUM WALLBOARD/TILE BACKER ON METAL STUDS: TCNA W243-13
10.A.A. LOCATION: WALL TILE AT METAL FRAMING UNLESS OTHERWISE NOTED

END OF SECTION

SECTION 095100 - ACOUSTICAL CEILINGS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON SUSPENSION SYSTEM COMPONENTS AND ACOUSTICAL UNITS
1.B. SAMPLES
1.B.A. ACOUSTICAL UNITS

2. ACOUSTICAL UNITS: MATCH EXISTING

3. SUSPENSION SYSTEMS: MATCH EXISTING

4. PERIMETER MOLDINGS: SAME MATERIAL AND FINISH AS GRID

5. SUPPORT CHANNELS AND HANGERS: GALVANIZED STEEL; SIZE AND TYPE TO SUIT APPLICATION

6. INSTALLATION - SUSPENSION SYSTEM
6.A. INSTALL IN ACCORDANCE WITH ASTM C636 AND MANUFACTURER'S INSTRUCTIONS.
6.B. RIGIDLY SECURE SYSTEM FOR MAXIMUM DEFLECTION OF L/360.
6.C. HANG SUSPENSION SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT.
6.D. SUPPORT FIXTURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6 INCHES OF EACH CORNER, OR SUPPORT COMPONENTS INDEPENDENTLY.

7. INSTALLATION - ACOUSTICAL UNITS
7.A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

SECTION 096500 - RESILIENT FLOORING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON ALL SPECIFIED PRODUCTS, DESCRIBING PHYSICAL AND PERFORMANCE CHARACTERISTICS, SIZES, PATTERNS AND COLORS AVAILABLE, INSTALLATION INSTRUCTIONS
1.B. SHOP DRAWINGS
1.B.A. LAYOUT, PATTERNS, COLOR ARRANGEMENT, AND JUNCTIONS WITH DISSIMILAR MATERIALS
1.C. SAMPLES
1.C.A. COMPLETE SET OF COLOR SAMPLES

2. VINYL COMPOSITION TILE: ASTM F1066
2.A. SEE INTERIOR DESIGN DRAWINGS FOR SELECTION

3. RESILIENT BASE: SEE INTERIOR DESIGN DRAWINGS FOR SELECTION

4. ACCESSORIES
4.A. VCT ADHESIVE: AS RECOMMENDED BY MANUFACTURER FOR SUBSTRATE
4.A. WALL BASE ADHESIVE: ARMSTRONG S-725.
4.B. MOLDINGS, TRANSITION AND EDGE STRIPS: VINYL; COLOR AND PROFILE AS DIRECTED BY ARCHITECT.
4.B.A. LOCATION: ALL TRANSITIONS BETWEEN VCT AND ADJACENT FLOOR MATERIAL.

5. EXAMINATION
5.A. VERIFY THAT SURFACES ARE FLAT TO TOLERANCES ACCEPTABLE TO FLOORING MANUFACTURER, FREE OF CRACKS, CLEAN, DRY AND FREE OF CURING COMPOUNDS, SURFACE HARDENERS AND OTHER CHEMICALS THAT MIGHT INTERFERE WITH BONDING OF FLOORING TO SUBSTRATE.
5.B. CEMENTITIOUS SUB-FLOOR SURFACES: VERIFY THAT SUBSTRATES ARE DRY AND READY FOR RESILIENT FLOORING INSTALLATION BY TESTING FOR MOISTURE AND pH.

6. PREPARATION
6.A. REMOVE EXISTING FLOORING AND FLOORING ADHESIVES; FOLLOW RECOMMENDATIONS OF RFCI RECOMMENDED WORK PRACTICES FOR REMOVAL OF RESILIENT FLOOR COVERINGS.
6.B. REMOVE SUBFLOOR RIDGES AND BUMPS. FILL LOW SPOTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS.
6.C. CLEAN SUBSTRATE.

7. INSTALLATION - GENERAL
7.A. STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSURFACE CONDITIONS.

8. INSTALLATION - VINYL COMPOSITION TILE
8.A. INSTALL FULL SPREAD IN ACCORDANCE WITH RFCI RECOMMENDED INSTALLATION PRACTICE FOR VINYL COMPOSITION TILE AND MANUFACTURER'S RECOMMENDATIONS.

9. INSTALLATION - VINYL WALL BASE
9.A. INSTALL FULL SPREAD PER MANUFACTURER'S RECOMMENDATIONS.

END OF SECTION

SECTION 096816 - BROADLOOM CARPETING

1. SUBMITTALS
1.A. SHOP DRAWINGS
1.A.A. LAYOUT OF SEAMS AND PATTERN OF CARPET
1.B. PRODUCT DATA
1.B.A. DATA ON SPECIFIED PRODUCTS, DESCRIBING PHYSICAL AND PERFORMANCE CHARACTERISTICS, SIZES, PATTERNS, COLORS AVAILABLE, AND METHOD OF INSTALLATION
1.B.B. SUBMIT CERTIFICATION VERIFYING CLASS II FLAME SPREAD RATING AND DOC-FF-1- PILL TEST
1.C. SAMPLES
1.C.A. CARPET SAMPLES ILLUSTRATING COLOR AND PATTERN DESIGN FOR EACH CARPET COLOR SELECTED

2. CARPET
2.A. SEE INTERIOR DESIGN DRAWINGS FOR SELECTION

3. ACCESSORIES
3.A. SUB-FLOOR FILLER: AS RECOMMENDED BY MANUFACTURER
3.B. MOLDINGS AND EDGE STRIPS: RUBBER, COLOR AND PROFILE AS SELECTED
3.A. ADHESIVE: AS RECOMMENDED BY MANUFACTURER FOR SUBSTRATE
3.B. SEAM ADHESIVE AND CONTACT ADHESIVE: AS RECOMMENDED BY MANUFACTURER

4. EXAMINATION
4.A. VERIFY THAT SURFACES ARE FLAT TO TOLERANCES ACCEPTABLE TO FLOORING MANUFACTURER, FREE OF CRACKS, CLEAN, DRY AND FREE OF CURING COMPOUNDS, SURFACE HARDENERS AND OTHER CHEMICALS THAT MIGHT INTERFERE WITH BONDING OF FLOORING TO SUBSTRATE.

5. PREPARATION
5.A. REMOVE SUBFLOOR RIDGES AND BUMPS. FILL LOW SPOTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS.
5.B. CLEAN SUBSTRATE.

6. INSTALLATION - GENERAL
6.A. STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSURFACE CONDITIONS.

7. INSTALLATION - CARPET
7.A. INSTALL IN ACCORDANCE WITH CRI CARPET INSTALLATION STANDARD AND MANUFACTURER'S RECOMMENDATIONS.
7.B. LAY OUT CARPET AND LOCATE SEAMS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.

END OF SECTION

SECTION 097200 - WALL COVERINGS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. EACH TYPE OF WALL COVERING, ADHESIVE AND PRIMER/SEALER
1.B. SAMPLES
1.B.A. EACH TYPE, PATTERN AND COLOR SPECIFIED

2. VINYL-COATED FABRIC WALL COVERING
2.1. WEIGHT: TYPE II, 20 OZ. PER LINEAL YARD
2.2. BACKING: OSNABURG
2.3. FIRE CLASSIFICATION: CLASS A

3. ACCESSORIES
3.A. ADHESIVE, PRIMER/SEALER: TYPE RECOMMENDED BY WALL COVERING MANUFACTURER TO SUIT APPLICATION. PROVIDE MATERIALS WHICH ARE MILDEW RESISTANT AND NON-STAINING TO THE WALL COVERING.

4. EXAMINATION
4.A. EXAMINE SURFACES TO RECEIVE WALL COVERING FOR DEFECTS THAT WILL ADVERSELY AFFECT THE EXECUTION AND QUALITY OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

5. PREPARATION
5.A. PRIOR TO SURFACE PREPARATIONS AND WALL COVERING APPLICATION, REMOVE SWITCH PLATES, WALL PLATES, SURFACE-MOUNTED FIXTURES AND ALL OTHER SIMILAR ITEMS.
5.B. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH WALL COVERING MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED.
5.C. REMOVE DIRT, GREASE, OLD ADHESIVE, LOOSE PAINT AND PLASTER FROM WALL. FILL CRACKS, CREVICES AND HOLES, AND SAND ROUGH SPOTS SMOOTH.

6. INSTALLATION
6.A. HANDLE AND APPLY WALL COVERING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

SEAL:
STATE OF OHIO
RICHARD SIEGFRIED
7349
REGISTERED ARCHITECT
1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

SPECIFICATIONS

SHEET NUMBER:
A-014

SECTION 099000 - PAINTING AND COATING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON ALL FINISHING PRODUCTS, INCLUDING VOC CONTENT
1.B. SAMPLES
1.B.A. STANDARD COLOR RANGE FOR EACH PAINT SYSTEM REQUIRED

2. SCOPE
2.A. FINISH ALL NEW AND EXISTING INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW, UNLESS FULLY FACTORY-FINISHED OR OTHERWISE INDICATED. WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
2.A.A. CONCRETE BLOCK
2.A.B. GYPSUM BOARD
2.A.C. STEEL
2.A.D. ALUMINUM
2.A.E. MECHANICAL AND ELECTRICAL ITEMS: PIPING, INSULATION, SUPPORTS, CONDUIT, BOXES, PANELS

3. PAINT MATERIALS - GENERAL
3.A. COMPATIBILITY: PROVIDE BLOCK FILLERS, PRIMERS, AND FINISH COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION.
3.B. COMPLY WITH VOC LIMITS FOR STATE OF OHIO.
3.C. COLORS AND SHEEN: AS SELECTED BY OWNER.

4. EXTERIOR PAINT SYSTEMS

4.A. CONCRETE UNIT MASONRY: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER EXTERIOR CONCRETE UNIT MASONRY:
4.A.A. ACRYLIC FINISH: TWO FINISH COATS OVER A BLOCK FILLER.
4.A.A.A. BLOCK FILLER: PPG; 6-15 SPEEDHIDE INTERIOR/EXTERIOR ACRYLIC MASONRY BLOCK FILLER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 7.2 MILS (0.183 MM).
4.A.A.B. EXTERIOR LOW-LUSTER ACRYLIC FINISH: PPG; 6-2045XI SERIES SPEEDHIDE EXTERIOR HOUSE AND TRIM SATIN-ACRYLIC LATEX: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.0 MIL (0.025 MM).

4.B. UNPAINTED BRICK
4.B.A. ACRYLIC FINISH: TWO FINISH COATS OVER A MASONRY PRIMER
4.B.A.A. PRIMER: PPG PAINTS 4-809 MASONRY SEALER
4.B.A.B. FINISH: PPG PAINTS 6-2045 XI SPEEDHIDE EXTERIOR ACRYLIC SATIN

4.C. PAINTED STUCCO
4.C.A. ACRYLIC FINISH: TWO FINISH COATS OVER A MASONRY SEALER
4.C.A.A. PRIMER: PPG PAINTS 4-809 MASONRY SEALER
4.C.A.B. FINISH: 6-2045 XI SPEEDHIDE EXTERIOR ACRYLIC SATIN

4.D. ALUMINUM
4.D.A. ACRYLIC FINISH: TWO FINISH COATS OVER A DTM METAL PRIMER
4.D.A.A. PRIMER: PPG PAINTS 90-712 PITT TECH DTM METAL PRIMER
4.D.A.B. FINISH: PPG PAINTS 6-900 XI SPEEDHIDE EXTERIOR ACRYLIC SEMI-GLOSS

4.E. FERROUS METAL: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER EXTERIOR FERROUS METAL. PRIMER IS REQUIRED ON SHOP-PRIMED ITEMS.
4.E.A. ACRYLIC-ENAMEL FINISH: TWO FINISH COATS OVER A RUST-INHIBITIVE PRIMER
4.E.A.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
4.E.A.B. EXTERIOR FULL-GLOSS ACRYLIC ENAMEL FINISH FOR STEEL BOLLARDS IN SAFETY YELLOW: PPG; 90-374 SERIES PITT-TECH INTERIOR/EXTERIOR HIGH GLOSS DTM INDUSTRIAL ENAMELS: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 3.0 MILS (0.076 MM).

4.E.B. ALKYD-ENAMEL FINISH: TWO FINISH COATS OVER A RUST-INHIBITIVE PRIMER (PRIMER REQUIRED FOR ITEMS NOT SHOP-PRIMED).
4.E.B.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
4.E.B.B. EXTERIOR SEMI-GLOSS ALKYD ENAMEL FINISH FOR STEEL DOORS: PPG; SPEEDHIDE 6-1510 SEMI-GLOSS ALKYD WB INTERIOR/EXTERIOR ENAMEL: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MILS DFT).

5. INTERIOR PAINT SYSTEMS

5.A. GYPSUM BOARD: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER INTERIOR GYPSUM BOARD SURFACES:
5.A.A. ACRYLIC FINISH: TWO EGGSHELL FINISH COATS OVER A PRIMER.
5.A.A.A. PRIMER: PPG; 6-2 SPEEDHIDE INTERIOR QUICK-DRYING LATEX SEALER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.0 MIL (0.025 MM).
5.A.A.B. INTERIOR LOW-LUSTER ACRYLIC ENAMEL FINISH: PPG; 6-411 SERIES SPEEDHIDE EGGSHELL ACRYLIC LATEX ENAMEL: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.25 MILS (0.032 MM).

5.B. FERROUS METAL: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER FERROUS METAL:
5.B.A. ALKYD DRY FALL FINISH: TWO FINISH COATS OVER A PRIMER. FOR OVERHEAD STEEL, DECKING AND OVERHEAD SUPPORT STRUCTURE.
5.B.A.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
5.B.A.B. INTERIOR ALKYD DRY FALL FINISH: PPG; SPEEDHIDE ALKYD 6-714XI SEMI GLOSS

5.B.B. ALKYD WB ENAMEL FINISH: TWO FINISH COATS OVER A PRIMER FOR STEEL SURFACES, DOORS AND OTHER FERROUS METAL NOT INCLUDED IN OTHER SECTIONS.
5.B.B.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
5.B.B.B. INTERIOR SEMIGLOSS ALKYD ENAMEL FINISH: PPG; 6-1510 SERIES SPEEDHIDE ALKYD WB INTERIOR ENAMEL SEMI-GLOSS. APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MILS.
5.B.B.C. INTERIOR FULL-GLOSS ALKYD ENAMEL: PPG; 6-1610 SERIES PPG SPEEDHIDE ALKYD WB INTERIOR ENAMEL SEMI-GLOSS. APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MILS.

5.C. ZINC-COATED METAL DECKING AND STEEL SUPPORT STRUCTURE: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER INTERIOR ZINC-COATED METAL SURFACES:
5.C.A. ACRYLIC ENAMEL FINISH: TWO FINISH COATS OR REQUIRED TO PROVIDE COMPLETE COVERAGE OVER A PRIMER.
5.C.A.A. PRIMER: PPG; 90-712 PITT-TECH INTERIOR/EXTERIOR PRIMER/FINISH DTM INDUSTRIAL ENAMEL: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.0 MILS (0.051MM).
5.C.A.B. INTERIOR SEMIGLOSS ACRYLIC DRY FALL: PPG; 6-714XI SERIES SPEEDHIDE INTERIOR SEMI-GLOSS LATEX: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MIL DFT. OR INTERIOR FLAT ACRYLIC DRY FALL: PPG; 6-715XI SERIES SPEEDHIDE INTERIOR GLOSS LATEX: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.0 MIL DFT. NOTE(SHEEN TO BE DETERMINED BY ARCHITECT PRIOR TO BIDDING)

6. INTERIOR STAIN AND NATURAL FINISH WOODWORK SYSTEMS

6.A. STAINED WOODWORK: PROVIDE THE FOLLOWING STAINED FINISHES OVER NEW INTERIOR WOODWORK:
6.A.A. WATERBORNE SATIN-VARNISH FINISH OVER STAIN: TWO FINISH COATS OF WATERBORNE CLEAR SATIN VARNISH OVER A SEALER COAT AND INTERIOR WOOD STAIN. WIPE WOOD FILLER BEFORE APPLYING STAIN.
6.A.A.A. FILLER COAT: OPEN-GRAIN WOOD FILLER.
6.A.A.B. STAIN COAT: OLYMPIC; 44500 LOW VOC INTERIOR WOOD STAIN OIL BASED.
6.A.A.C. SEALER COAT : OLYMPIC; 41061 INTERIOR WATER BASED SANDING SEALER.
6.A.A.D. FINISH COATS: OLYMPIC; 42786 INTERIOR WATER BASED SATIN POLYURETHANE.

7. INTERIOR CONCRETE FLOORS

7.A. CONCRETE FLOORS: PROVIDE THE FOLLOWING FLOOR FINISH AT EXPOSED CONCRETE FLOORS, BOTH NEW AND EXISTING.
7.A.A. PENETRATING EPOXY PRIMER SEALER: TWO FINISH COATS OVER CONCRETE SUBSTRATE.
7.A.A.A. FINISH COATS: PPG AMERLOCK SEALER

8. EXAMINATION
8.A. DO NOT BEGIN APPLICATION OF COATINGS UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.

9. PREPARATION
9.A. PREPARE NEW AND EXISTING SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS. DO NOT BEGIN APPLICATION OF COATINGS UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.
9.B. CLEAN NEW AND EXISTING SURFACES THOROUGHLY AND CORRECT DEFECTS PRIOR TO COATING APPLICATION.
9.C. PREPARATION AND CLEANING TECHNIQUES MAY INCLUDE BUT ARE NOT LIMITED TO: APPLICATION OF EMULSIFYING DETERGENTS, ABRASIVE BLAST CLEANING, SCARIFYING, POWER GRINDING, WIRE BRUSHING, IMPACT TOOLS, AND ACID ETCHING.
9.D. VERIFY SURFACES ARE READY TO RECEIVE WORK AS INSTRUCTED BY THE PRODUCT MANUFACTURER.

10. INSTALLATION - GENERAL
10.A. ENSURE SURFACE TEMPERATURES AND THE SURROUNDING AIR TEMPERATURE ARE ABOVE 50 DEGREES F. BEFORE APPLYING PAINT MATERIALS.
10.B. PROVIDE ADEQUATE CONTINUOUS VENTILATION AND SUFFICIENT HEATING FACILITIES TO MAINTAIN TEMPERATURE ABOVE 45 DEGREES F. FOR 24 HOURS BEFORE, DURING AND 48 HOURS AFTER APPLICATION OF PAINT AND MATERIALS.
10.C. PROVIDE MINIMUM 25-FOOT CANDLES OF LIGHTING ON SURFACES TO BE PAINTED.
10.D. REMOVE HARDWARE AND ACCESSORIES, FITTINGS, AND FASTENINGS, ELECTRICAL PLATES, LIGHTING FIXTURE AND SIMILAR ITEMS. REINSTALL REMOVED ITEMS AFTER COMPLETION OF PAINTING.
10.E. DO NOT PAINT OVER DIRT, DUST, STAINS, RUST, SCALE, OIL, GREASE, MOISTURE, SCUFFED SURFACES, OR OTHER CONTAMINATION OR CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM.
10.F. APPLY PAINT IN ACCORDANCE WITH PAINT MANUFACTURERS INSTRUCTIONS AND AS HEREIN SPECIFIED.
10.G. APPLY EACH COAT OF PAINT AT NO LESS THAN SPREADING RATE INDICATED IN MANUFACTURER'S INSTRUCTIONS.
10.H. SAND LIGHTLY BETWEEN ENAMEL COATS.
10.I. COMPLETELY COVER ITEMS/SURFACES SCHEDULED TO BE PAINTED, TO PROVIDE A SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE AND PAINT MATERIAL COVERAGE FREE FROM CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, STREAKS, SAGS, ROPINESS AND OTHER SURFACE IMPERFECTIONS.
10.J. TENTATIVE PAINT LIST: WHERE ANY PARTICULAR APPLICATION IS NOT MENTIONED IN THIS LIST, CONTRACTOR SHALL FIGURE ON APPLICATION OF MANUFACTURER'S SPECIFICATION FOR APPLICATION WHICH IS CONSISTENT WITH TYPES AND QUALITIES LISTED HEREIN.

END OF SECTION

SECTION 102800 - TOILET ACCESSORIES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON ACCESSORIES DESCRIBING SIZE, FINISH, DETAILS OF FUNCTION, ATTACHMENT METHODS

2. TOILET ACCESSORIES - PUBLIC AND STAFF TOILET ROOMS
2.1. TOILET PAPER DISPENSER: AS SELECTED BY OWNER
2.2. PAPER TOWEL DISPENSER: AS SELECTED BY OWNER
2.3. MIRROR: AS SELECTED BY OWNER
2.4. GRAB BARS: AS SELECTED BY OWNER

3. UTILITY ROOM ACCESSORIES - PROVIDE (1) AT EACH JANITOR CLOSET
3.1. MOP AND BROOM HOLDER: AS SELECTED BY OWNER

4. EXAMINATION
4.1. VERIFY EXACT LOCATION OF ACCESSORIES FOR INSTALLATION. VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON DRAWINGS.
4.2. AT WALL-MOUNTED ITEMS, VERIFY THAT WOOD BLOCKING OCCURS AT STUD WALLS, AND THAT SOLID OR GROUTED MASONRY OCCURS AT MASONRY WALLS.

5. PREPARATION
5.1. PROVIDE ROUGH OPENINGS IN NEW AND EXISTING WALLS AS REQUIRED FOR RECESSED INSTALLATIONS.

6. INSTALLATION
6.1. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL PLUMB, LEVEL AND SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE.
6.2. MOUNTING HEIGHTS AND LOCATIONS: AS REQUIRED BY ACCESSIBILITY REGULATIONS AND AS INDICATED ON DRAWINGS.

END OF SECTION

SECTION 123262 - QUARTZ SURFACING COUNTERTOPS

1. NOTE: WORK OF THIS SECTION IS ALTERNATE WORK.

2. SUBMITTALS
2.A. SHOP DRAWINGS
2.A.A. INCLUDE LAYOUT, DIMENSIONS, MATERIALS, FINISHES, CUTOUTS, EDGE PROFILES AND ATTACHMENTS.
2.B. PRODUCT DATA
2.B.A. DATA ON QUARTZ SURFACING COUNTERTOP
2.C. SAMPLES
2.C.A. QUARTZ SURFACING

3. QUARTZ SURFACING COUNTERTOP
3.A. COMPOSITION: QUARTZ AGGREGATE, POLYESTER RESIN AND COLOR PIGMENTS FORMED INTO FLAT SLABS
3.B. COLOR: AS INDICATED ON DRAWINGS
3.C. SURFACE FINISH: POLISHED
3.D. THICKNESS: AS INDICATED ON DRAWINGS
3.E. PRODUCT: SILESTONE QUARTZ
3.E.A. LOCATION: REFER TO DRAWING FINISH LEGEND CT-1

4. ACCESSORIES
4.A. ADHESIVE: AS RECOMMENDED BY QUARTZ SURFACING MANUFACTURER
4.B. JOINT SEALER: TILE AND JOINT SEALER AS RECOMMENDED BY MANUFACTURER

5. PREPARATION
5.A. CLEAN SURFACES TO RECEIVE FABRICATIONS; REMOVE LOOSE AND FOREIGN MATTER THAT COULD INTERFERE WITH ADHESION.

6. INSTALLATION
6.A. INSTALL FABRICATIONS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
6.B. ADHERE FABRICATIONS WITH CONTINUOUS BEADS OF ADHESIVE.
6.C. SET PLUMB AND LEVEL; ALIGN ADJACENT PIECES IN SAME PLANE
6.D. INSTALL WITH HAIRLINE JOINTS
6.E. FILL JOINTS BETWEEN FABRICATIONS AND ADJACENT CONSTRUCTION WITH JOINT SEALER; FINISH SMOOTH AND FLUSH.
6.F. AFTER INSTALLATION, CLEAN FABRICATIONS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6.G. PROTECT INSTALLED FABRICATIONS WITH NONSTAINING SHEET COVERINGS.

END OF SECTION

SECTION 123600 - COUNTERTOPS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON PHYSICAL PROPERTIES
1.B. SHOP DRAWINGS
1.B.A. THICKNESS, FINISH, LAYOUT AND ANCHORAGE DETAILS. INDICATE ATTACHMENT METHODS, JOINT TREATMENTS, AND SUPPORTS. INCLUDE PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.
1.B.B. SHOW LOCATIONS AND SIZES OF CUTOUTS AND HOLES FOR PLUMBING FIXTURES, FAUCETS AND OTHER ITEMS INDICATED ON DRAWINGS
1.C. SAMPLES
1.C.A. EACH TYPE OF COUNTERTOP

2. ACCESSORIES
2.A. GENERAL: USE ONLY ADHESIVES FORMULATED FOR STONE, AND RECOMMENDED BY MANUFACTURER FOR THE APPLICATION INDICATED
2.B. WATER-CLEANABLE EPOXY ADHESIVE: ANSI A118.3
2.C. WATER-CLEANABLE EPOXY GROUT: ANSI A118.3, CHEMICAL RESISTANT, TILE SETTING AND GROUTING EPOXY
2.D. STONE ADHESIVE: 2-PART ADHESIVE, FORMULATED SPECIFICALLY FOR BONDING STONE TO STONE, WITH AN INITIAL SET TIME OF NOT MORE THAN 2 HOURS AT 70 DEG F; COLOR TO MATCH STONE
2.E. COUNTERTOP SEALANT: PER SECTION 079005 JOINT SEALERS; PROVIDE SEALANT WHICH WILL NOT STAIN STONE.
2.E.A. SINGLE-COMPONENT, NEUTRAL CURING SILICONE SEALANT
2.F. STONE CLEANER: SPECIFICALLY FORMULATED FOR STONE TYPES, FINISHES AND APPLICATIONS, AS RECOMMENDED BY STONE PRODUCER.
2.G. STONE SEALER: COLORLESS, STAIN-RESISTANT SEALER AS RECOMMENDED BY STONE PRODUCER FOR APPLICATION INTENDED.

3. EXAMINATION
3.A. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.

4. INSTALLATION
4.A. GENERAL: UNLESS OTHERWISE INDICATED, INSTALL COUNTERTOPS OVER PLYWOOD 3/4 INCH SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.
4.B. DO NOT CUT STONE IN FIELD. IF STONE COUNTERTOPS OR SPLASHES REQUIRE ADDITIONAL FABRICATION, RETURN TO SHOP FOR ADJUSTMENT.
4.C. SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS.
4.D. SPACE JOINTS WITH 1/16 INCH GAP FOR FILLING WITH GROUT SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING.
4.E. MAKE CUTOUTS TO ACCURATELY FIT ITEMS TO BE INSTALLED.
4.F. INSTALL BACKSPLASH AND END SPLASH BY ADHERING TO WALL WITH WATER-CLEANABLE EPOXY ADHESIVE AND TO COUNTERTOPS WITH STONE ADHESIVE.
4.G. GROUT JOINTS TO COMPLY WITH ANSI A108.10.
4.H. CLEAN STONE AND INSTALL STONE SEALER PER STONE PRODUCER'S AND SEALER MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

SECTION 312200 - GRADING

1. MATERIALS
1.A. TOPSOIL: FRIABLE LOAM; IMPORTED BORROW. GRADED, FREE OF ROOTS, ROCKS LARGER THAN 1/2 INCH, SUBSOIL, DEBRIS, LARGE WEEDS AND FOREIGN MATTER.

2. EXAMINATION
2.A. VERIFY THAT SURVEY BENCH MARKS AND INTENDED ELEVATIONS FOR THE WORK ARE AS INDICATED.

3. PREPARATION
3.A. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS AND DATUM.
3.B. STAKE AND FLAG LOCATIONS OF KNOWN UTILITIES.
3.C. LOCATE, IDENTIFY AND PROTECT FROM DAMAGE ABOVE- AND BELOW-GRADE UTILITIES TO REMAIN.
3.D. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO EXISTING STRUCTURES, FENCES, SIDEWALKS, PAVING AND CURBS FROM DAMAGE BY GRADING EQUIPMENT AND VEHICULAR TRAFFIC.
3.E. PROTECT TREES TO REMAIN BY PROVIDING SUBSTANTIAL FENCING AROUND ENTIRE TREE AT THE OUTER TIPS OF ITS BRANCHES; NO GRADING IS TO BE PERFORMED INSIDE THIS LINE.
3.F. PROTECT PLANTS AND LAWNS TO REMAIN AS A PORTION OF FINAL LANDSCAPING.

4. ROUGH GRADING
4.A. REMOVE SUBSOIL FROM AREAS TO BE FURTHER EXCAVATED, RE-LANDSCAPED, OR RE-GRADED.
4.B. DO NOT REMOVE WET SUBSOIL, UNLESS IT IS SUBSEQUENTLY PROCESSED TO OBTAIN OPTIMUM MOISTURE CONTENT.
4.C. WHEN EXCAVATING THROUGH ROOTS, PERFORM WORK BY HAND AND CUT ROOTS WITH SHARP AXE.
4.D. STABILITY: REPLACE DAMAGED OR DISPLACED SUBSOIL TO SAME REQUIREMENTS AS FOR SPECIFIED FILL.

5. FINISH GRADING
5.A. BEFORE FINISH GRADING:
5.A.A. VERIFY BUILDING AND TRENCH BACKFILLING HAVE BEEN INSPECTED.
5.A.B. VERIFY SUBGRADE HAS BEEN CONTOURED AND COMPACTED.
5.B. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1/2 INCH IN SIZE. REMOVE SOIL CONTAMINATED WITH PETROLEUM PRODUCTS.
5.C. IN AREAS WHERE VEHICLES OR EQUIPMENT HAVE COMPACTED SOIL, SCARIFY SURFACE TO DEPTH OF 3 INCHES.
5.D. PLACE TOPSOIL IN AREAS WHERE SEEDING AND PLANTING ARE INDICATED.
5.E. PLACE TOPSOIL DURING DRY WEATHER.
5.F. REMOVE ROOTS, WEEDS, ROCKS, AND FOREIGN MATERIAL WHILE SPREADING.
5.G. NEAR PLANTS SPREAD TOPSOIL MANUALLY TO PREVENT DAMAGE.
5.H. FINE GRADE TOPSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN PROFILES AND CONTOUR OF SUBGRADE.
5.I. LIGHTLY COMPACT PLACED TOPSOIL.

6. REPAIR AND RESTORATION
6.A. EXISTING FACILITIES, UTILITIES, AND SITE FEATURES TO REMAIN: IF DAMAGED DUE TO THIS WORK, REPAIR OR REPLACE TO ORIGINAL CONDITION.
6.B. TREES TO REMAIN: IF DAMAGED DUE TO THIS WORK, TRIM BROKEN BRANCHES AND REPAIR BARK WOUNDS; IF ROOT DAMAGE HAS OCCURRED, OBTAIN INSTRUCTIONS FROM ARCHITECT AS TO REMEDY.
6.C. OTHER EXISTING VEGETATION TO REMAIN: IF DAMAGED DUE TO THIS WORK, REPLACE WITH VEGETATION OF EQUIVALENT SPECIES AND SIZE.

7. CLEANING
7.A. LEAVE SITE CLEAN AND RAKED, READY TO RECEIVE LANDSCAPING.

END OF SECTION

SECTION 312316 - EXCAVATION

1. CONTRACTOR RESPONSIBILITY
1.A. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL UNSUITABLE AND SURPLUS EXCAVATED MATERIAL. IN THE EVENT THE CONTRACTOR DISPOSES OF TOO MUCH EXCAVATED MATERIAL, HE SHALL REPLACE THIS MATERIAL AS NECESSARY AND AT NO ADDITIONAL COST.
1.B. BEFORE EXCAVATION AND GRADING, CONTRACTOR SHALL ESTABLISH THE LOCATION AND EXTENT OF UNDERGROUND UTILITIES IN THE WORK AREA. EXERCISE CARE TO PROTECT EXISTING UTILITIES DURING EARTHWORK OPERATIONS. PERFORM EXCAVATION WORK NEAR UTILITIES BY HAND AND PROVIDE NECESSARY SHORING, SHEETING AND SUPPORTS AS THE WORK PROGRESSES.

2. EXCAVATING
2.A. EXCAVATE TO ACCOMMODATE NEW STRUCTURES AND CONSTRUCTION OPERATIONS.
2.B. NOTIFY ARCHITECT OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME WORK.
2.C. SLOPE BANKS OF EXCAVATIONS DEEPER THAN 4 FEET TO ANGLE OF REPOSE OR LESS UNTIL SHORED.
2.D. DO NOT INTERFERE WITH 45 DEGREE BEARING SPLAY OF FOUNDATIONS.
2.E. CUT UTILITY TRENCHES WIDE ENOUGH TO ALLOW INSPECTION OF INSTALLED UTILITIES.
2.F. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATTER.
2.G. CORRECT AREAS THAT ARE OVER-EXCAVATED AND LOAD-BEARING SURFACES THAT ARE DISTURBED
2.H. GRADE TOP PERIMETER OF EXCAVATION TO PREVENT SURFACE WATER FROM DRAINING INTO EXCAVATION.
2.I. REMOVE EXCAVATED MATERIAL THAT IS UNSUITABLE FOR RE-USE FROM SITE.
2.J. REMOVE EXCESS EXCAVATED MATERIAL FROM SITE.

3. DEWATERING
3.A. ALL EXCAVATION, CONSTRUCTION, AND BACKFILL OF PIPES, OR OTHER FACILITIES TO BE CONSTRUCTED UNDER THIS CONTRACT SHALL BE CONSTRUCTED UNDER DRY CONDITIONS. CONSTANTLY MAINTAIN ALL EXCAVATIONS IN A DE-WATERED, WORKABLE CONDITION, AND INSTALL, OPERATE, MAINTAIN, AND REMOVE SUCH DE-WATERING SYSTEMS AS REQUIRED.

4. PROTECTION
4.A. PREVENT DISPLACEMENT OF BANKS AND KEEP LOOSE SOIL FROM FALLING INTO EXCAVATION; MAINTAIN SOIL STABILITY.
4.B. PROTECT BOTTOM OF EXCAVATIONS AND SOIL ADJACENT TO AND BENEATH FOUNDATION FROM FREEZING.

END OF SECTION

SECTION 312323 - FILL

1. FILL MATERIALS
1.A. GENERAL FILL: IMPORTED BORROW.
1.A.A. LOCATION: TYPICAL UNLESS OTHERWISE NOTED.
1.A.B. GRADED.
1.A.C. FREE OF LUMPS LARGER THAN 2 INCHES, ROCKS LARGER THAN 2 INCHES, AND DEBRIS.
1.A.D. CONFORMING TO ASTM D2487 GROUP SYMBOL GW, GP, GM, SW, SP AND SM OR A COMBINATION OF THESE GROUPS.
1.B. SUBBASE COURSE - PAVING: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE.
1.B.A. LOCATION: BASE COURSE AT ASPHALT PAVING AND CONCRETE PAVING.
1.C. SUBBASE COURSE - INTERIOR:
1.C.A. LOCATION: BASE COURSE AT INTERIOR SLAB-ON-GRADE.
1.C.B. COMPOSITION: #10 STONE; OVER 3 INCH #10, #57 OR #467 STONE.
1.C.C. THICKNESS: AS INDICATED ON DRAWINGS.
1.D. SUBBASE COURSE - UNIT PAVING:
1.D.A. LOCATION: BASE COURSE AT PRECAST CONCRETE UNIT PAVING.
1.D.B. COMPOSITION: #8 OR #9 STONE; OVER #57 STONE; OVER #1 STONE.
1.D.C. THICKNESS: AS INDICATED ON DRAWINGS.
1.E. SAND: NATURAL RIVER OR BANK SAND, WASHED, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS, AND ORGANIC MATTER.

SECTION 312323 - FILL (CONTINUED)

2. FILLING
2.A. GENERAL:
2.A.A. BACKFILL AS SOON AS PERMANENT WORK HAS BEEN COMPLETED.
2.A.B. BACKFILLING SHALL BE DONE WITH ACCEPTABLE MATERIALS AND DONE PROMPTLY SO AS TO PROTECT THE UTILITY FROM FROST.
2.A.C. BACKFILLING MATERIALS SHALL BE FREE FROM TRASH, LUMBER, OTHER FOREIGN MATERIALS, OR FROZEN MATERIALS. PLACE BACKFILL IN 6 INCH LAYERS. COMPACT USING MECHANICAL COMPACTOR TO THE REQUIRED DENSITY BEFORE PLACING SUCCEEDING LAYERS. WHEN SHEETING, BRACING, SHORING IS REMOVED, FILL VOIDS.
2.A.D. COMPACT FILL AS INDICATED ABOVE UNDER COMPACTION REQUIREMENTS.
2.A.E. PLACE A POROUS FILL (FREE DRAINING AGGREGATE) OVER COMPACTED FILL AND COMPACT FILL TO 95 PERCENT OPTIMUM DENSITY UNLESS OTHERWISE INDICATED. POROUS FILL SHALL BE FINISHED TO THE FINISH FLOOR ELEVATION MINUS SLAB THICKNESS.
2.A.F. ANY TRENCHES OR EMBEDMENTS CAUSED BY OTHER TRADES SHALL BE RESTORED BY THOSE TRADES TO THE LEVEL AND STATE OF COMPACTION SPECIFIED HEREIN.
2.B. FILL TO CONTOURS AND ELEVATIONS INDICATED USING UNFROZEN MATERIALS.
2.C. EMPLOY A PLACEMENT METHOD THAT DOES NOT DISTURB OR DAMAGE OTHER WORK.
2.D. SYSTEMATICALLY FILL TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT FILL OVER POROUS, WET, FROZEN OR SPONGY SUBGRADE SURFACES.
2.E. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY.
2.F. SLOPE GRADE AWAY FROM BUILDING MINIMUM 2 INCHES IN 10 FT, UNLESS NOTED OTHERWISE. MAKE GRADUAL GRADE CHANGES. BLEND SLOPE INTO LEVEL AREAS.
2.G. CORRECT AREAS THAT ARE OVER-EXCAVATED.
2.G.A. OTHER AREAS: USE GENERAL FILL, FLUSH TO REQUIRED ELEVATION, COMPACTED TO MINIMUM 97 PERCENT OF MAXIMUM DRY DENSITY.
2.H. RESHAPE AND RE-COMPACT FILLS SUBJECTED TO VEHICULAR TRAFFIC.
2.I. PLACEMENT AND COMPACTION OF TRENCH BACKFILL: THE PLACEMENT AND COMPACTION OF ALL TRENCH BACKFILL SHALL CONFORM TO THE FOLLOWING METHOD: MECHANICALLY COMPACTED BACKFILL:
2.I.A. MECHANICALLY COMPACT BACKFILL BY MEANS OF TAMPING ROLLERS, SHEEPSFOOT ROLLERS, PNEUMATIC TIRE ROLLERS, VIBRATING ROLLERS, OR OTHER MECHANICAL TAMPERS TO 95 PERCENT RELATIVE COMPACTION.
2.I.B. ALL SUCH EQUIPMENT SHALL BE OF SIZE AND TYPE APPROVED BY THE CONSTRUCTION MANAGER. IMPACT-TYPE PAVEMENT BREAKERS (STOMPERS) WILL NOT BE PERMITTED OVER CLAY, CAST IRON, OR NON-REINFORCED CONCRETE PIPE.
2.I.C. PERMISSION TO USE SPECIFIC COMPACTION EQUIPMENT SHALL NOT BE CONSTRUED AS GUARANTEEING OR IMPLYING THAT THE USE OF SUCH EQUIPMENT WILL NOT RESULT IN DAMAGE TO ADJACENT GROUND, EXISTING IMPROVEMENTS, OR IMPROVEMENTS INSTALLED UNDER THE CONTRACT. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION IN THIS REGARD.
2.J. COMPACTION REQUIREMENTS:
2.J.A. PAVED PEDESTRIAN WALKS AND COURTS: TOP 1 FOOT OF SUBGRADE SHALL BE COMPACTED TO 100 PERCENT OF MAXIMUM DRY DENSITY
2.J.B. FOUNDATION BACKFILL UNDER PAVEMENTS: 100 PERCENT.
2.J.C. PLANTING BEDS AND SOD ADJACENT TO BUILDING:
2.J.C.A. UPPER 2 FEET OF SOIL BELOW FINISH GRADE - 90 PERCENT MAXIMUM
2.J.C.B. REMAINDER - 95 PERCENT TO 10 FEET OF DEPTH, 100 PERCENT BEYOND 10 FEET OF DEPTH.
2.J.D. PLANTING BEDS AND SOD IN OPEN AREAS:
2.J.D.A. UPPER 1 FOOT OF SOIL BELOW FINISH GRADE - 90 PERCENT MAXIMUM
2.J.D.B. REMAINDER - 95 PERCENT.

END OF SECTION

SECTION 321300 - CONCRETE WALKS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. CONCRETE DESIGN MIX
1.A.B. INFORMATION ON PORTLAND CEMENT, AIR-ENTRAINING ADMIXTURE, CURING AND ANTI-SPALLING COMPOUND, WATER-REDUCING ADMIXTURE, HIGH-RANGE WATER-REDUCING ADMIXTURES

2. MATERIALS
2.A. CAST-IN-PLACE CONCRETE: NORMAL WEIGHT, AIR ENTRAINED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI
2.A.A. DESIGN AIR CONTENT: ASTM C260, 6 PERCENT BY VOLUME PLUS OR MINUS 1.5 PERCENT
2.A.B. CEMENT: ASTM C150 TYPE I OR II PORTLAND CEMENT
2.A.C. WATER: POTABLE
2.A.D. SLUMP: MAXIMUM 4 INCHES; MINIMUM 2 INCHES BEFORE THE ADDITION OF ANY WATER-REDUCING ADMIXTURES OR HIGH-RANTE WATER-REDUCING ADMIXTURES AT THE SITE
2.A.E. WATER-REDUCING ADMIXTURE: ASTM C494, TYPE A
2.A.F. HIGH RANGE WATER-REDUCING ADMIXTURE: ASTM C494, TYPE F
2.A.G. RETARDING ADMIXTURE: ASTM C494, TYPE D
2.A.H. CURING AND ANTI-SPALLING COMPOUND: ASTM C309, TYPE 1D, CLASS B
2.A.I. TYPE 1 EXPANSION JOINT FILLER: PERFORMED, RESILIENT, NONEXTRUDING CORK UNITS COMPLYING WITH ASTM D1752, TYPE II

3. PREPARATION
3.A. DO NOT USE ITEMS OF ALUMINUM FOR MIXING, CHUTING, CONVEYING, FORMING OR FINISHING CONCRETE.
3.B. SET FORMS TRUE TO LINE AND GRADE AND ANCHOR RIGIDLY IN POSITION.

4. PLACING CONCRETE
4.A. CONSOLIDATE CONCRETE BY SPADING, RODDING, FORKING OR USING AN APPROVED VIBRATOR ELIMINATING ALL AIR POCKETS, STONE POCKETS AND HONEYCOMBING. WORK AND FLOAT CONCRETE SURFACE TO PRODUCE UNIFORM TEXTURE.
4.B. LOCATE CONSTRUCTION JOINTS, IF ANY, AT EXPANSION JOINTS.

5. FINISHING AND CURING
5.A. KEEP SURFACE DAMP BUT NOT WET BETWEEN INITIAL STRIKE OFF AND FINAL FINISH.
5.B. USE MINIMAL WORKING OF THE SURFACE DURING FINISHING.
5.C. FINISH EDGES OF WALK AND EXPANSION AND CONTROL JOINTS WITH A 1/4 INCH RADIUS EDGING TOOL.
5.D. PROVIDE BROOM FINISH FOR WALK SURFACES.
5.E. APPLY CURING AND ANTI-SPALLING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
5.F. HOT WEATHER CONCRETING: COMPLY WITH ACI 305R.
5.G. PROVIDE TOOLED CONTROL JOINTS ONE INCH DEEP. SPACE CONTROL JOINTS EQUALLY BETWEEN EXPANSION JOINTS APPROXIMATELY 5 FEET ON CENTER, EXCEPT WHERE A DIFFERENT SPACING IS INDICATED ON DRAWINGS.

END OF SECTION

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WEST 47TH STREET
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RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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STATE OF OHIO · RICHARD SIEGFRIED · 7349 · REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

SPECIFICATIONS

SHEET NUMBER:
A-015

GENERAL STRUCTURAL NOTES (GSN)

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN CASE OF CONFLICT, MORE COSTLY REQUIREMENTS GOVERN FOR BIDDING. SUBMIT CLARIFICATION REQUEST PRIOR TO PROCEEDING WITH WORK.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. UNLESS NOTED OTHERWISE, DETAILS IN STRUCTURAL DRAWINGS ARE TYPICAL AS INDICATED BY CUTS, REFERENCES, OR TITLES.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: OHIO BLDG CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
5. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL, OR PLUMBING FIXTURES. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
7. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION. NOTIFY ARCHITECT IF ANY ASTM SPECIFICATIONS REFERENCED HEREIN HAVE BEEN WITHDRAWN.
8. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERN ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
9. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
10. UNLESS NOTED OTHERWISE, EXPANSION BOLTS IN CONCRETE SHALL BE 1/2" DIAMETER X 3 1/2" EMBEDMENT HILTI KWIK BOLTS II (ICBO 4627) OR APPROVED ALTERNATE WITH ALLOWABLE VALUES EQUAL TO OR EXCEEDING THOSE FOR HILTI, PER CURRENT ICBO RESEARCH REPORT. UNLESS NOTED OTHERWISE, ALL EPOXY ANCHORS SHALL BE 1/2" DIAMETER WITH 4 1/4" EMBEDMENT HILTI HIT SYSTEM (ICBO 4016) OR APPROVED ALTERNATE WITH ALLOWABLE VALUES EQUAL TO OR EXCEEDING THOSE FOR HILTI, PER CURRENT ICBO RESEARCH REPORT. INSTALL EXPANSION AND EPOXY ANCHORS PER MANUFACTURER'S RECOMMENDATIONS.
11. GROUT OTHER THAN FOR MASONRY CELLS SHALL BE NON-SHRINK, NON-METALLIC, MEETING ASTM C-827, C-191, AND C-109, MIXED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MINIMUM COMPRESSIVE STRENGTH 5,000 PSI IN TWO DAYS.

CONSTRUCTION SUBMITTALS

1. THE STRUCTURAL SUBMITTAL REVIEW IS INTENDED TO HELP THE ARCHITECT VERIFY HIS DESIGN CONCEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK HIS OWN SUBMITTALS. THE ARCHITECT WILL REVIEW THE SUBMITTALS FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS, GENERAL DIMENSIONS, MEMBERS, ELEVATIONS AND CONNECTIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DIMENSIONS IN SUBMITTALS AND COORDINATIONS WITH OTHER TRADES.
2. SHOP DRAWINGS ARE THE CONTRACTOR'S AND FABRICATOR'S WORK PRODUCT. THE CONTRACTOR AND FABRICATOR ARE SOLELY RESPONSIBLE FOR ANY ERRORS IN THEIR SHOP DRAWINGS. THE ARCHITECT IS NOT ENGAGED TO PERFORM DETAIL CHECKING OF THE SHOP DRAWINGS NOR WILL BE RESPONSIBLE FOR ANY ERRORS IN OR MISSING MATERIALS FROM THE SHOP DRAWINGS.
3. FOR PRINT COPIES CONTRACTOR IS TO SUBMIT ONLY 3 SETS OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW. ANY ADDITIONAL SETS WILL BE RETURNED UNMARKED . FOR ELECTRONIC SUBMITTALS, CONTRACTOR WILL BE RESPONSIBLE FOR PRINTING CHARGES FOR ONE SET OF EACH SUBMITTAL. CORRECTIONS WILL BE RETURNED ELECTRONICALLY.
4. ALL SUBMITTALS ARE TO BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR AND CHECKED BY THE FABRICATOR OR VENDOR PRIOR TO SUBMITTAL FOR REVIEW BY ARCHITECT.
5. THE STRUCTURAL SUBMITTALS WILL BE RETURNED FOR RESUBMITTAL IF A CURSORY REVIEW SHOWS MAJOR ERRORS WHICH SHOULD HAVE BEEN FOUND BY THE GENERAL CONTRACTOR'S CHECKING.
6. THE FOLLOWING SUBMITTALS, WHEN APPLICABLE, ARE REQUIRED FOR SUBMITTAL FOR STRUCTURAL REVIEW

ITEM	PROD. DATA	DRAWINGS	CALC'S	PE SEAL
a. SPLICED REINFORCING.		X		
b. CONCRETE MIX DESIGNS.	X			
c. STRUCTURAL STEEL.		X		

7. ANY SUBMITTAL OF A DETAIL SHEET WITH ADDED INFORMATION SHALL BE ACCOMPANIED BY LOCATION PLAN IDENTIFYING THE MEMBERS INVOLVED AND CLOUDING AROUND ADDED INFORMATION
8. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BE BY A REGISTERED STRUCTURAL ENGINEER, AND SUBMITTAL SHALL BE SEALED BY THE ENGINEER. SAID ENGINEER MUST BE REGISTERED WITH THE STATE THE PROJECT IS LOCATED WITHIN.
9. THE CONTRACT DOCUMENTS MAY NOT BE USED BY THE DETAILER AS USE IN ERECTION OR DETAIL DRAWINGS WITH OUT PRIOR WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.
10. SUBMITTALS ARE TO BE RECEIVED BY THE ARCHITECT A MINIMUM OF 10 WORKING DAYS PRIOR TO CONSTRUCTION SCHEDULING. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION DELAYS DUE TO INADEQUATE SCHEDULING OF SUBMITTAL REVIEW.
11. ANY ALTERNATE PRODUCTS ARE TO BE SUBMITTED IN ADVANCE OF PRODUCT'S INSTALLATION FOR APPROVAL BY ENGINEER OF RECORD. PRODUCT MUST EQUAL OR EXCEED SPECIFICATIONS AND QUALITY OF PRODUCTS SPECIFIED BY ARCHITECT OF RECORD. ARCHITECT OF RECORD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PRODUCT SUBSTITUTION WITHOUT CAUSE.

FOUNDATION

1. GENERAL CONTRACTOR TO RETAIN GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY AND ADEQUACY OF SOILS FOR PROJECT. SUBMIT WRITTEN REPORT TO BOTH ENGINEER OF RECORD AND LOCAL BUILDING AUTHORITY.
2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION: ALLOWABLE BEARING = 2000 PSF FOOTINGS SHALL BEAR ON COMPACTED FILL OR NATIVE SOILS TESTED.
3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE, IF REQUIRED.
4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT A LETTER OF COMPLIANCE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH.
7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.
8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE INSPECTOR. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE PER CODE SECTION 1704.
9. ALL ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NEW FOOTINGS SHALL EXTEND INTO UNDISTURBED SOILS.
10. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL AS PER THE RECOMMENDATIONS OF THE SOILS REPORT. PROOF ROLL PRIOR TO PLACING BASE. REPLACE SOFT AREAS WITH COMPACTED FILL.
11. PLACE FILLS TO BE COMPACTED IN MAX 8" LOOSE LIFTS. COMPACT TO MINIMUM 98% OF MAXIMUM DENSITY AT +/-2% OPTIMUM MOISTURE WHEN TESTED IN ACCORDANCE WITH ASTM D-698.
12. COMPACT UNDERSLAB GRANULAR FILL TO 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
13. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FLOOR STRUCTURE IS COMPLETE OR WALL IS ADEQUATELY BRACED. USE STRUCTURAL PIPE BRACING. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF BRACING.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. REINFORCED CONCRETE IS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD".
3. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ARCHITECT. MIX DESIGN METHODS (TEST HISTORY OR TRIAL BATCH METHOD) PER ACI SECTION 5.3 SHALL BE USED TO PROPORTION CONCRETE. SUBMIT MIX DESIGN METHOD DATA. IF 3-POINT CURVES ARE USED, GC TO CLEARLY IDENTIFY WHICH POINT ON CURVE IS USED AND MIX DESIGN ON 3-POINT CURVE.
4. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES (SLUMP LISTED IS MAX):

LOCATION IN STRUCTURE	STRENGTH	W/C RATIO	SLUMP	DENSITY
FOUNDATIONS WALLS, BEAMS	3000 PSI	0.55	4"	145 PCF
SLABS ON GRADE	4000 PSI	0.45	4"	145 PCF

CONTRACTOR AT HIS OPTION MAY INCREASE SLUMP WITH USE OF HRWR ADMIXTURE. LIMIT SLUMP INCREASE TO 2" GREATER THAN THAT ALLOWED WITHOUT HRWRA.

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II.
6. AGGREGATE FOR CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS.
7. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.
8. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI CODE CHAPTER 5 AND PROJECT SPECIFICATIONS.
9. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
10. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
11. CUT JOINTS FOR SLABS ON GRADE A MAXIMUM OF 12'-0" O.C., UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. CUT JOINTS WITHIN 8 (EIGHT) HOURS AFTER PLACING CONCRETE.
12. CONCRETE EXPOSED TO THE WEATHER, FREEZE-THAW, DEICING CHEMICALS, AND OR PARKED VEHICLES SHALL CONTAIN 6% (+/-1%) ENTRAINED AIR EITHER BY USING TYPE "A" PORTLAND CEMENTS OR ADMIXTURES CONFORMING TO ASTM C-260.
13. CURE CONCRETE BY WET CURING OR LIQUID SPRAY CONFORMING TO ASTM C-309. CONTRACTOR TO VERIFY CURING AGENT IS COMPATIBLE WITH ANY FLOOR ADHESIVES SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
14. ALL ADMIXTURES SHALL BE COMPATIBLE WITH ONE ANOTHER. PREFERABLY ONE MANUFACTURER SHALL BE USED FOR ALL ADMIXTURES.
15. CALCIUM CHLORIDE OR CHLORIDE CONTAINING ADMIXTURES **WILL NOT** BE PERMITTED UNDER ANY CIRCUMSTANCES.
16. FLYASH CONTENT, IF APPROVED IN ADVANCE BY ARCHITECT, SHALL BE LIMITED TO 20% OF TOTAL CEMENTITIOUS MATERIAL OR 25% OF PORTLAND CEMENT CONTENT. IF FLYASH IS USED, CONTRACTOR SHALL TAKE ADDITIONAL CONCRETE TEST CYLINDERS FOR 56 DAY BREAKS.
17. DURING HOT WEATHER PLACE CONCRETE IN ACCORDANCE WITH ACI 305. DURING COLD WEATHER PLACE CONCRETE IN ACCORDANCE WITH ACI 306.

CONCRETE FLOOR FINISH AND FLOOR FLATNESS/LEVELNESS REQUIREMENTS

1. PLACE AND FINISH CONCRETE FLOOR SLABS IN ACCORDANCE WITH ACI 302.1R (LATEST EDITION) "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" AND TO ACI 302.2R (LATEST EDITION) "GUIDE FOR CONCRETE SLABS THAT RECEIVE MOISTURE-SENSITIVE FLOORING MATERIALS."
2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH SCHEDULE.
3. FLOOR FLATNESS/LEVELNESS SCHEDULE:

	FLATNESS		LEVELNESS	
	SPECIFIED OVERALL	MIN. LOCAL	SPECIFIED OVERALL	MIN LOCAL
• MECH ROOMS, PARKING AREAS, MORTAR SET TILE FLOORS	20	15	15	10
• CARPETED FLOORS, RETAIL LIGHT STORAGE	25	17	20	15
• THINSET TILE FLOORS, VINYL TILE/SHEET FLOORS, FORKLIFT OR PALLET MOVER FLOORS	35	24	25	17

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 OF THE ACI CODE, ASTM A615, GRADE 60 U.N.O.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (MATS ONLY). PROVIDE LAPS PER THE ACI CODE SECTION 12.8, 9" MINIMUM. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE 40 BAR DIAMETERS, 24" MINIMUM. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER THE ACI CODE SECTION 12. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. DOWEL ALL VERTICAL REBAR TO FOUNDATIONS. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL BY STRUCTURAL ENGINEER. PROVIDE REQUIRED SHOP DRAWINGS AND FABRICATE AFTER ENGINEER'S APPROVAL.
5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
6. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS (MAX 2" HIGH) OR METAL CHAIRS, PRIOR TO PLACING CONCRETE.
7. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
8. REBAR SPACINGS GIVEN ARE MAXIMUM ON CENTER WHETHER STATED AS "O.C." OR NOT. ALL REBAR IS CONTINUOUS WHETHER STATED AS "CONT." OR NOT.
9. WHERE REINFORCING IS SHOWN CONTINUOUS THROUGH CONSTRUCTION JOINTS, MECHANICAL BAR SPLICE DEVICES MAY BE USED. SIZES AND TYPES SHALL BE SELECTED TO DEVELOP THE FULL TENSION STRENGTH OF THE BAR PER ICBO RESEARCH REPORT. SUBMIT FOR APPROVAL BY STRUCTURAL ENGINEER.
10. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.
11. CONCRETE PROTECTION FOR REINFORCEMENT CAST-IN-PLACE CONCRETE (NON-PRESTRESSED) THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT UNLESS NOTED OTHERWISE:

		COVER
A.	CONCRETE CAST AGAINST AND PERMANENTLY 3" EXPOSED TO EARTH:	3"
B.	CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BAR 1 1/2" NO. 5 BAR, W31 OR D31 WIRE AND SMALLER	 2" 1 1/2"
C.	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	1 1/2"
D.	SLABS, WALLS, JOISTS: NO. 11 BAR AND SMALLER	 3/4"

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

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION (EXCLUDING SECTION A7).
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (U.N.O.):

ALL WF SHAPES, U.N.O.	ASTM A992 (ASTM A572, GR50)
BASE PLATES, CONNECTION PLATES, ANGLES, CHANNELS,	ASTM A-36
AND MISCELLANEOUS	ASTM A-36
PIPE COLUMNS	A-53, GRADE B
TUBE SECTIONS	A-500, GRADE B
H.S. BOLTS	A-325, S.C. U.N.O.
NON-STRUCTURAL BOLTS	A-307

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ARCHITECT OF ALL STEEL FOR REVIEW AND APPROVAL BEFORE FABRICATION.
4. HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, OR SPRAY ON FIREPROOFING, OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.
6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (U.N.O.). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTION SECTION AND STEEL DETAIL DRAWINGS FOR WELDING INSPECTION REQUIREMENTS.
7. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
8. PAINT STRUCTURAL STEEL WITH FABRICATOR'S STANDARD LIGHT GRAY RUST INHIBITIVE OXIDE PRIME PAINT UNLESS DIRECTED OTHERWISE BY ARCHITECT

MASONRY

1. CONSTRUCT ALL MASONRY WALLS IN ACCORDANCE WITH ACI 530 AND ACI 530.1 UNLESS OTHERWISE SHOWN OR NOTED.
2. MATERIALS:

LOAD BEARING UNITS:	ASTM C-90
CONCRETE BRICK:	ASTM C-55 ASTM C-216, TYPE FBS, GRADE SW
FACING BRICK:	ASTM C-216, TYPE FBS, GRADE SW
NON LOAD BEARING UNITS:	ASTM C-129
MORTAR (TYPE M, S, N, or O):	ASTM C-270 (PROPORTION METHOD) .
GROUT :	ASTM C-476 (2000 PSI, PROPORTION METHOD)
ASTM REINFORCING STEEL BARS:	A-615 GRADE 60

3. MASONRY PRISM STRENGTH (f'm) = 1,800 PSI AT 28 DAYS, UNLESS NOTED
4. MORTAR USAGE FOR ABOVE AND BELOW GRADE WALLS:
5. REINFORCED MASONRY: TYPE S
   LOAD BEARING (INTERIOR AND EXTERIOR): TYPE S
   NON-LOAD BEARING (EXTERIOR): TYPE N
   NON-LOAD BEARING PARTITIONS (INTERIOR): TYPE N

   ACCELERATING ADMIXTURES MAY BE USED IN MORTAR FOR COLD WEATHER CONST, EXCEPT ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS. EUCLID CHEMICAL "ACCELGARD 80" OR EQUAL WILL BE ACCEPTABLE.
6. CONCRETE MASONRY UNITS AND MORTAR ARE TO CONTAIN AN INTEGRAL WATER REPELLENT ADMIXTURE, GRACE "DRY-BLOCK", DEGUSSA 'RHEOPEL WR" OR EQUAL. ADD DOSAGES TO BLOCK MIX AND MORTAR MIX PER MANUFACTURER'S WRITTEN RECOMMENDATIONS
7. IN MASONRY WALLS, NO CHASES, RISERS, CONDUITS OR TOOTHING OF MASONRY SHALL OCCUR WITHIN 17" OF CENTERLINE OF BEAM BEARING OR CONCENTRATED LOADS.
8. DO NOT INSTALL ANY BEAM, JOIST, BEARING PL OR CONT ANGLE ACROSS CONTROL OR EXPANSION JOINT. SHIFT BEAM, JOIST OR BRG PL TO ONE SIDE, ADJUST SPACING AS NEEDED. CUT CONT ANGLES AT JOINTS. GC TO COORD JOINT LOCATIONS WITH BEAM/JOIST BEARING
9. USE TWO COURSES (16") OF SOLID OR GROUTED SOLID MASONRY BELOW EACH BEAM BEARING MINIMUM UNLESS NOTED OTHERWISE..
10. PROVIDE HORIZONTAL JOINT REINFORCING IN ALL MASONRY WALLS AT 16" O.C. VERTICALLY. JOINT REINFORCING SHALL BE DUR-O-WAL LADDER TYPE, 9 GA. GALVANIZED WIRE, OR EQUAL. LAP SPLICES MINIMUM 6"
11. VENEER ANCHORS TO BE TWO PIECE, PINTEL AND EYE RECTANGULAR TYPE OR ADJUSTABLE WITH TRIANGULAR TIES. TIES ARE TO BE MIN 3/16" GALVANIZED WIRE. SPACE TIES AT 16" O.C. VERT AND 24" O.C. HORZ STAGGER ROWS. CORRUGATED TIES WILL NOT BE PERMITTED
12. PROVIDE UNITS APPROPRIATE FOR THE USE, I.E., SASH, BULLNOSE, BOND, ETC..
13. PROVIDE FIRE RATED OR EQUIVALENT MASONRY UNITS AT FIREWALLS, STAIRWELLS AND ELEVATOR SHAFT. CERTIFICATES OF COMPLIANCE SHALL BE FURNISHED UPON REQUEST.
14. DURING CONSTRUCTION, BRACE MASONRY WALLS IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" BY THE COUNCIL FOR MASONRY WALL BRACING. CONTRACTOR IS SOLELY RESPONSIBLE TO MEET THESE REQUIREMENTS.
15. CONSTRUCT MASONRY IN ACCORDANCE WITH ACI 530.1 SECTION 1.8 DURING COLD OR HOT WEATHER. USE OF 100% CHLORIDE FREE ACCELERATING ADMIXTURE IS SUBJECT TO APPROVAL BY ENGINEER. SUBMIT PRODUCT DATA PRIOR TO APPLICATION.

STEEL LINTEL SCHEDULE

1. PROVIDE STEEL LINTELS AS PER THE FOLLOWING SCHEDULE IN ALL MASONRY WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

FOR OPENINGS UP TO 4'-0"	L3 1/2x3 1/2x1/4
FOR OPENINGS FROM 4'-1" TO 6'-0" :	L5x3 1/2x5/16
FOR OPENINGS FROM 6'-1" TO 7'-0" :	L6x3 1/2x5/16
FOR OPENINGS FROM 7'-1" TO 10'-0":	W8x18 with 5/16" Plate

   FOR OPENINGS GREATER THAN 10'-0" AND NOT SHOWN ON PLANS ALLOW FOR A MINIMUM BEAM WEIGHT OF 36 PLF PLUS A 5/16" x 11" BOT PLATE
2. ALL LINTELS SHALL BEAR ON 8" OF SOLID MASONRY, U.N.O..
3. USE ONE ANGLE FOR EACH 4" WYTHE OF MASONRY. PLATES ARE TO BE 1" LESS THAN NOMINAL WALL THICKNESS.
4. MINIMUM THICKNESS OF LINTELS IN EXTERIOR WALLS TO BE 5/16".
5. ANGLES OR PLATES IN EXTERIOR WIDTHS OF MASONRY WALLS ARE TO BE HOT DIPPED GALVANIZED.

ROUGH CARPENTRY

1. DETAIL, FABRICATE, AND ERECT ALL STRUCTURAL LUMBER IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION BY NATIONAL FOREST PRODUCTS ASSOCIATION AND TIMBER CONSTRUCTION MANUAL BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION
2. MATERIALS:
   S4S LUMBER (ASLS PS 20)
   SPECIES: DOUGLAS FIR, HEM FIR OR S-P-F OR AS SELECTED BY ARCHITECT
   GRADE: NO. 2 OR BETTER, 19% MC, KILN DRIED

   LAMINATED VENEER LUMBER (LVL) (ASTM D 5456)
   Fb = 2800 PSI Fv = 105 PSI E = 2,000,000 PSI

   SHEATHING - APA RATED FOR APPLICATION:
   EXTERIOR GRADE AT ROOFS
   EXPOSURE 1 FOR WALLS AND FLOORS
   PLYWOOD - APA VOLUNTARY STANDARD PS-1
   ORIENTATED STRAND BOARD - VOLUNTARY STANDARD PS-2

   TREATED LUMBER - TO BE FACTORY PRESSURE APPLIED AS FOLLOWS:
   EXTERIOR EXPOSURES GROUND CONTACT, AWPA UC3B OR UC4B
   FIRE RESISTANT: AWPA UCFA FOR INTERIOR AND UCFB FOR EXTERIOR.
   SEE ARCHITECTURAL DRAWINGS FOR FIRE TREATED LUMBER LOCATIONS.
3. LUMBER SUPPLIER SHALL FURNISH ALL APPROPRIATE CONNECTIONS FOR ATTACHING LUMBER FRAMING AND ANCHORING TO ADJACENT CONSTRUCTION. CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM 18 OR 20 GA. SHEET METAL FOR SINGLE OR DOUBLE 2x LUMBER MEMBERS OR 7, 12 OR 14 GA. STEEL PLATE FOR MULTIPLE PLY, GLULAM OR LVL MEMBERS, AS AS MANUFACTURED BY CLEVE STL SPEC, U S P, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO AITC STANDARD NO. 104.
4. BOLTS, NAILS, SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO FIRE-TREATED LUMBER, CHEMICAL FUMES, WEATHER AND/OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED. UNLESS INDICATED OTHERWISE ON DRAWINGS.
5. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND SPIKES USED FOR PRESSURE TREATED LUMBER CONNECTIONS SHALL BE FABRICATED FROM STAINLESS STEEL, TYPE 304 OR 316.
6. DESIGN, FABRICATE AND ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES." SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. DRAWINGS ARE TO INCLUDE: DESIGN LOADS, REACTIONS, MEMBER SIZES, STRESSES, PLATE SIZES, DIMENSIONS, AND ERECTION DRAWINGS AS REQUIRED. TRUSS MANUFACTURER TO PROVIDE CERTIFIED DOCUMENTS INDICATING THE MANUFACTURER HAS A MINIMUM OF 5 YEARS EXPERIENCE IN DESIGNING AND PRODUCING TRUSSES FOR NON-RESIDENTIAL CONSTRUCTION. FAILURE TO SUBMIT THIS DOCUMENT WILL BE CAUSE FOR REJECTION OF TRUSS MANUFACTURER AND ANY TRUSS SUBMITTALS.
7. ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE DSB-89 "TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" INCLUDING GROUND BRACE, LATERAL BRACES AND DIAGONAL 'X' BRACES. IF NOT SHOWN OTHERWISE ON CONSTRUCTION DOCUMENTS, TEMPORARY BRACING IS TO BE LEFT PERMANENTLY IN PLACE. PROVIDE WOOD HEADERS AS PER THE FOLLOWING SCHEDULE IN ALL STUD WALL
8. OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
   FOR OPENINGS LESS THAN 4'-0": 2-2x10's w/ 1/2" PLYWOOD BETWEEN
   FOR OPENINGS FROM 4'-0" TO 6'-0": 2-2x12's w/ 1/2" PLYWOOD BETWEEN
9. STUD SCHEDULE - USE THE FOLLOWING SCHEDULE, UNLESS NOTED OTHERWISE ON PLANS. PROVIDE TWO ADDITIONAL KING STUDS EACH SIDE, FULLY NAILED TO JACK STUDS.

MAX OPENING SIZE	BEARING WALLS	NON-BEARING WALLS
UP TO 4'	ONE	ONE
OVER 4' TO 8'	2	ONE
OVER 8' TO 12'	3	2
OVER 12'	SEE PLAN	2

10. ADD ONE 2x MEMBER FOR EACH 2" NOMINAL WALL WIDTH.
11. PROVIDE BEARING JACK-STUDS EQUAL TO NUMBER OF BEAM LAMINATIONS PLUS ONE KING-STUD AT ALL BEAM BEARING LOCATIONS. STUDS ARE TO EXTEND DOWN TO SOLID OR BEAM BEARING OR AS NEEDED. BLOCK SOLID AS NEEDED.

CONNECTION NAILING SCHEDULE

1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8d (1) 2.
2.	BRIDGING TO JOIST, TOENAIL EACH END	2-8d 3.
3.	1" x 6" (25 mm x 152 mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
	WIDER THAN 1" x 6" (25 mm x 152 mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
	2" (51 mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
4.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" (406 mm) O.C. .
5.	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d PER 16" (406 mm) O.C.
6.	TOP PLATE TO STUD, END NAIL	2-16d 7.
7.	STUD TO SOLE PLATE	4-8d TOENAIL, OR 2-16d END NAIL
8.	DOUBLED STUDS, FACE NAIL	16d @ 24" (610 mm) O.C.
9.	DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d @ 16" (406 mm) O.C.
10.	DOUBLE TOP PLATES, LAP SPLICE	8-16d
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12.	RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152 mm) O.C.
13.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14.	CONTINUOUS HEADER, TWO PIECES ALONG EACH EDGE.	16d AT 16" (406 mm) O.C.
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8d
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19.	RAFTER TO PLATE, TOENAIL	3-8d
20.	1" (25 mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21.	1" x 8" (25 mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22.	WIDER THAN 1" x 8" (25 mm x 203 mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23.	BUILT-UP CORNER STUDS	16d @ 24" (610 mm)O.C.
24.	BUILT-UP GIRDER AND BEAMS	20d @ 32" (813 mm)O.C.
	AT TOP AND BOTTOM AND STAGGERED,	2-20d AT ENDS AND AT EA SPLICE.
25.	2" (51 mm) PLANKS	2-16d AT EACH BEARING
26.	WOOD STRUCTURAL PANELS AND PARTICLE BOARD: (2) SUBROOF, ROOF AND WALL SHEATHING, (TO FRAMING):	
	1/2" AND LESS	6d (3)
	19/32" - 3/4"	8d (4) OR 5d (5)
	7/8" - 1"	8d (3)
	1 1/8" - 1 1/4"	10d (4) OR 8d (5)
	COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
	3/4" AND LESS	6d (5)
	7/8" - 1"	8d (5)
	1 1/8" - 1 1/4"	10d (4) OR 8d (5)
	PANEL SIDING (TO FRAMING):	
	1/2" (13 mm) OR LESS	6d (6)
	5/8" (16 mm)	8d (6)
	FIBERBOARD SHEATHING: (7)	
	1/2" (13 mm) THICKNESS	6d (4)
	25/32" (20 mm) THICKNESS	No. 16 GA (9)
	INTERIOR PANELING	
	1/4" THICKNESS	6d (10)
	3/8" THICKNESS	8d (11)

NOTES (AS IDENTIFIED IN PARENTHESES ABOVE):

A. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

B. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2314.3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

C. COMMON OR DEFORMED SHANK.
D. COMMON.
E. DEFORMED SHANK.

F. CORROSION-RESISTANT SIDING AND CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.

G. FASTENERS SPACED 3 INCHES (76 mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 mm) ON CENTER AT INTERMEDIATE SUPPORTS.

H. CORROSION-RESISTANT ROOFING NAILS WITH 7/16"-DIAMETER-HEAD AND 1-1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH. FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1. 9.

I. STAPLES OF ANY TYPE MAY NOT BE USED UNDER ANY CIRCUMSTANCES.

J. PANEL SUPPORTS AT 16 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

K. PANEL SUPPORTS AT 24 INCHES CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE EDGES.

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UCS W. 47th St. Development
BUILDING 1: FACING HISTORY
WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

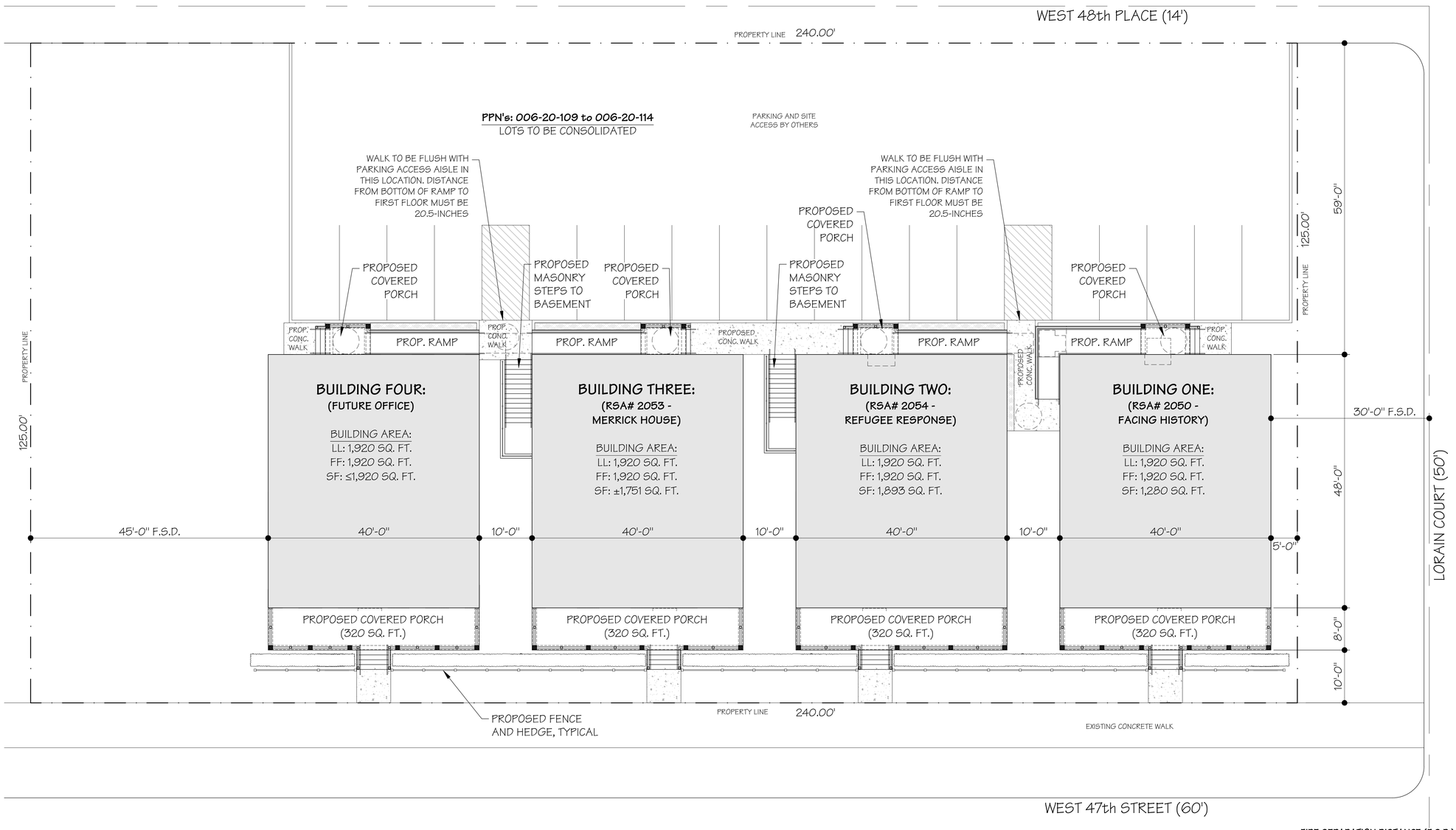
SEAL:
STATE OF OHIO RICHARD SIEGFRIED 7349 REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

GENERAL STRUCTURAL NOTES

SHEET NUMBER:
A-016



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

FIRE SEPARATION DISTANCE (F.S.D.) CALCULATIONS:

1. FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (PER TABLE 602)

   1.1. FIRE SEPARATION DISTANCE = 30-FT SHOWN FROM BUILDING ONE TO LORAIN COURT CENTERLINE: **0-HOUR RATING REQUIRED**

   1.2. FIRE SEPARATION DISTANCE > 30-FT SHOWN FROM BUILDING FOUR TO ADJACENT PROPERTY LINE: **0-HOUR RATING REQUIRED**

2. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDINGS ON THE SAME LOT (SECTION 705.3)

   2.1. BUILDINGS ONE THROUGH FOUR MAY BE CONSIDERED AS PORTIONS OF ONE BUILDING SINCE THEIR AGGREGATE AREA IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING: **0-HOUR RATING REQUIRED BETWEEN BUILDINGS[1]**

      2.1.1. MAXIMUM AGGREGATE LOWER LEVEL AREA ALLOWED: 10,170 SQUARE FEET[2]

         2.1.1.1. AGGREGATE AREA = 1,920 x 4 = 7,680 < 10,170 SQUARE FEET

      2.1.2. MAXIMUM AGGREGATE FIRST AND SECOND FLOOR AREA ALLOWED: 20,340 SQUARE FEET[2]

         2.1.2.1. AGGREGATE AREA = (1,920 x 4) + 1,280 + 1,893 + 1,751 + 1,920 = 14,524 SQUARE FEET < 20,340 SQUARE FEET

1. PER *OBC SECTION 705.8.1 EXCEPTION #2*, BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE-RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.
2. SEE SHEET A-002 FOR CALCULATIONS.

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CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO
7349
REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
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EXPIRATION DATE 12/31/21

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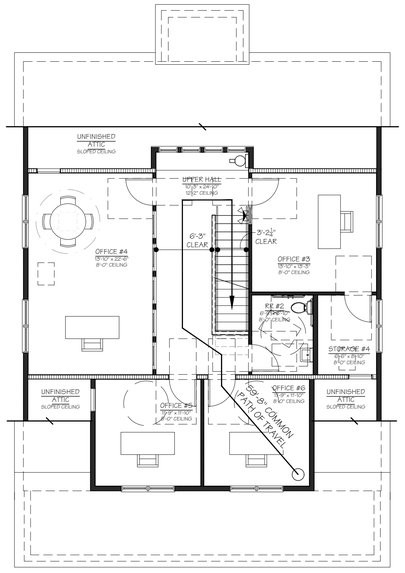
PROJECT #: 2050

ARCHITECTURAL SITE PLAN

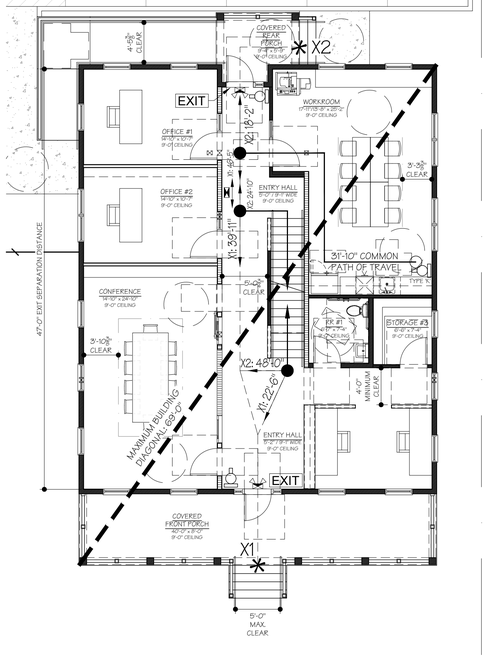
SHEET NUMBER:

A-021



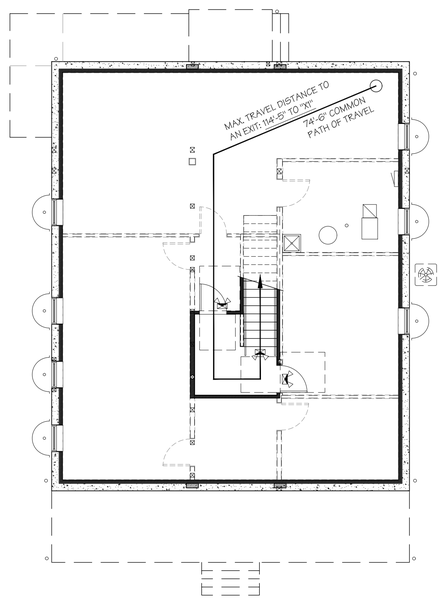
NORTH

SECOND FLOOR LIFE SAFETY PLAN | 1/8" = 1'-0" | 3



NORTH

FIRST FLOOR LIFE SAFETY PLAN | 1/8" = 1'-0" | 2



NORTH

LOWER LEVEL LIFE SAFETY PLAN | 1/8" = 1'-0" | 1

GENERAL NOTES

1. SIGNAGE
   - 1.1. G.C. TO PROVIDE AND INSTALL OCCUPANT LOAD SIGNS IN CONSPICUOUS LOCATIONS AT REQUIRED ASSEMBLY SPACES AND OVERALL BUILDING OCCUPANCY NEAR MAIN ENTRY.
   - 1.2. OCCUPANT LOAD SIGNS TO READ "MAXIMUM OCCUPANT LOAD _____ PEOPLE" FOR EACH REQUIRED ASSEMBLY SPACE WITH AN OCCUPANT LOAD OF 50 OR GREATER. CONFIRM WITH FIRE MARSHAL.
   - 1.3. POSTED OCCUPANT SIGNS ARE TO BE AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. OCCUPANT LOAD SIGNS SHALL BE PRINTED WITH LETTERS AT LEAST 3/4" HIGH ON A CONTRASTING BACKGROUND.
   - 1.4. GC IS TO PROVIDE SIGNAGE WITHIN THE BUILDING IN ACCORDANCE WITH 2009 ANSI CHAPTER 7; INCLUDING BUT NOT LIMITED TO RESTROOMS.
   - 1.5. GC IS TO PROVIDE TACTILE EXIT SIGNS PER ACCESSIBILITY GUIDELINES 2009 ANSI CHAPTER AT EXIT DOORS "X1" AND "X2" IN ACCORDANCE w/ OBC 1011.4
   - 1.6. GC TO PROVIDE ROOM IDENTIFICATION SIGNS AT REQUIRED ROOMS INCLUDING, BUT NOT LIMITED TO, ALL RESTROOMS.

2. FIRE EXTINGUISHERS
   - 2.1. G.C. TO PROVIDE & INSTALL FIRE EXTINGUISHERS MOUNTED AT 48" AFF TO TOP OF HANDLE, TYP. EXCEPT FOR TYPE "K" FIRE EXTINGUISHERS. CONFIRM FINAL LOCATIONS WITH FIRE MARSHAL & OWNER'S PROJECT MANAGER.
   - 2.2. G.C. TO PROVIDE & INSTALL TYPE "K" FIRE EXTINGUISHERS MOUNTED AT 42" AFF TO TOP OF HANDLE, TYP. CONFIRM FINAL LOCATIONS WITH FIRE MARSHAL & OWNER'S PROJECT MANAGER.
   - 2.3. G.C. IS TO LOCATE FIRE EXTINGUISHERS SO AS TO NOT HAVE MORE THAN 75ft TRAVEL DISTANCE BETWEEN THEM, EXCEPT FOR TYPE "K" FIRE EXTINGUISHERS.
   - 2.4. G.C. IS TO LOCATE TYPE "K" FIRE EXTINGUISHERS SO AS TO NOT HAVE MORE THAN 30ft TRAVEL DISTANCE TO ANOTHER FIRE EXTINGUISHER.
   - 2.5. G.C. TO HAVE ALL INSTALLED FIRE EXTINGUISHERS CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY
   - 2.6. FIRE EXTINGUISHER LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. VERIFY FINAL LOCATIONS w/ FIRE MARSHALL

3. G.C. IS TO PROVIDE & INSTALL A FLUSH MOUNTED 4400 SERIES KNOX BOX FOR ACCESS TO FIRE ALARM PANEL. IT IS TO BE MOUNTED 5 FEET A.F.F. NEXT TO THE MAIN ENTRANCE. COORDINATE FINAL LOCATION WITH OWNER'S PROJECT MANAGER AND FIRE MARSHAL.

4. ACCESSIBILITY
   - 4.1. PROVIDE ACCESSIBLE CLEARANCE REQUIREMENTS IN ACCORDANCE WITH ICC/ANSI A 117.1-2009.
   - 4.2. EGRESS AISLE IS TO BE A MIN. OF 44" WIDE AT ENTRY HALL. MAINTAIN MIN. 36" AISLES IN ALL OTHER ROOMS AND 28" AISLES IN ALL WORK AREAS, UNLESS NOTED OTHERWISE.
   - 4.3. AISLE ACCESSWAYS AT ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES CONTAINING SEATING AT TABLES TO BE MINIMUM 12" WIDE MEASURED FROM A LINE 19" AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE.
   - 4.4. ACCESSIBLE ROUTES AND EXITS HAVE BEEN PROVIDED FOR ALL EGRESS AND CIRCULATION.
   - 4.5. ALL TOILET ROOMS HAVE BEEN DESIGNED TO PROVIDE ACCESSIBLE CLEARANCE TO AND IN EACH STALL AND AT EACH FIXTURE IN ACCORDANCE WITH WITH 2009 ANSI CHAPTER 6.
   - 4.6. PARKING, UNLOADING ACCESSIBILITY AND SITE ACCESSIBILITY SHALL CONFORM WITH 2009 ANSI CHAPTER 5 - SEE SITE ARCHITECT / CIVIL DRAWINGS

5. EMERGENCY LIGHTING - REFER TO ELECTRICAL SCHEMATIC DRAWINGS FOR EMERGENCY LIGHT FIXTURE & EXIT SIGN LOCATIONS & SPECIFICATIONS

6. FIRE SPRINKLER SYSTEM: NOT PROVIDED

7. FIRE ALARM SYSTEM: NOT PROVIDED

8. MAXIMUM OCCUPANCY: **70 OCCUPANTS**

FLOOR PLAN LEGEND

✳	BUILDING EXTERIOR DOOR (X1, X2, X3)
●	POINT OF EXIT OPTION
○	POINT OF TRAVEL ORIGIN
▬ ▬	BUILDING DIAGONAL
— —	EGRESS PATH
▬▬	COMMON PATH OF TRAVEL
	DIRECTIONAL EXIT SIGN
	EXIT SIGN / EMERGENCY LIGHT WITH DIRECTION ARROW
	TYPE ABC FIRE EXTINGUISHER - SURFACE MOUNT
###	OCCUPANT LOAD SIGN

EXIT DISTANCES

BUILDING DIAGONAL: 69-FT
1/2 BLDG. DIAGONAL: 34.5-FT
X1 TO X2: 47-FT

MAX. TRAVEL DISTANCE:
STORAGE #1 TO "X1" --
114-FT AND 5-INCHES

*SIGNS AND ACCESSORIES SHOWN ON PLAN FOR REFERENCE ONLY. FINAL LOCATIONS TO BE COORDINATED WITH THE LOCAL FIRE MARSHAL AND IN ACCORDANCE WITH OBC AND NFPA REQUIREMENTS.

Knez HOMES
Building Customers For Life

UCS
Urban Community School

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — REGISTERED ARCHITECT — 7349

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

LIFE SAFETY PLANS

SHEET NUMBER:

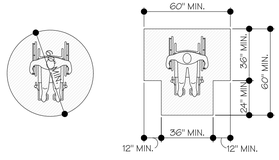
A-031

2009 ANSI ACCESSIBLE BUILDING STANDARDS

FLOOR & GROUND SURFACES

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH (13 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE.
3. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN ½ INCH (13 MM) DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
4. CHANGES IN LEVEL OF ¼ INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
5. CHANGES IN LEVEL BETWEEN ¼ INCH (6.4 MM) HIGH MINIMUM AND ½ INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2
6. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48
7. CIRCULAR TURNING SPACE: TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1525 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE

   T-SHAPED TURNING SPACE: THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1525 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (915 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE ONLY @ THE END OF EITHER THE BASE OR ONE ARM.

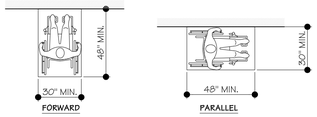


CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE

8. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
9. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, MANEUVERING CLEARANCES AT DOORS, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP

CLEAR FLOOR SPACE

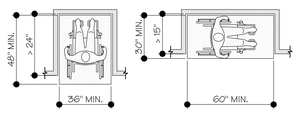
1. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
2. THE CLEAR FLOOR SPACE SHALL BE 48 INCHES MINIMUM IN LENGTH & 30 INCHES MINIMUM IN WIDTH.



FORWARD PARALLEL

3. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE.
4. UNLESS OTHERWISE SPECIFIED, THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
5. ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE.
6. IF A CLEAR SPACE IS IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED, AS APPLICABLE.
7. FORWARD APPROACH: WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, THE ALCOVE SHALL BE 36 INCHES MINIMUM IN WIDTH WHERE THE DEPTH EXCEED 24 INCHES.

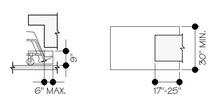
   PARALLEL: WHERE THE CLEAR SPACE IS POSITIONED FOR A PARALLEL APPROACH, THE ALCOVE SHALL BE 60 INCHES MINIMUM IN WIDTH WHERE THE DEPTH EXCEED 15 INCHES.



(A) FORWARD APPROACH (B) PARALLEL APPROACH

TOE CLEARANCE

1. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE.
2. TOE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT.
3. WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (430 MM) MINIMUM UNDER THE ELEMENT.
4. SPACE EXTENDING GREATER THAN 6 INCHES (150 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.
5. TOE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM.

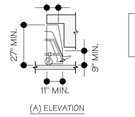


(A) ELEVATION (B) PLAN

2009 ANSI ACCESSIBLE BUILDING STANDARDS

KNEE CLEARANCE

1. SPACE UNDER AN ELEMENT BETWEEN 9 INCHES (230 MM) AND 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED KNEE CLEARANCE
2. KNEE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND.
3. WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES (280 MM) DEEP MINIMUM AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES (205 MM) DEEP MINIMUM AT 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND.
4. BETWEEN 9 INCHES (230 MM) AND 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH (25 MM) IN DEPTH FOR EACH 6 INCHES (150 MM) IN HEIGHT.
5. KNEE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM.

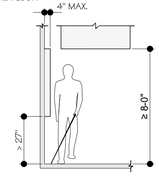


(A) ELEVATION (B) PLAN

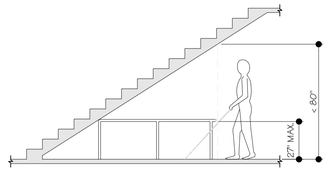
PROTRUDING OBJECTS

1. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (100 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

   EXCEPTIONS:
   1. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4½ INCHES MAXIMUM
   2. DOOR CLOSERS & DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FLOOR



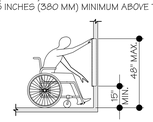
2. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT CLEARANCE IS LESS THAN 80 INCHES ABOVE THE FLOOR. THE LEADING EDGE OF THE GUARDRAIL SHALL BE 27 INCHES MAXIMUM ABOVE THE FLOOR.



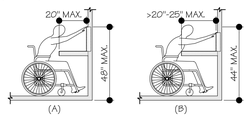
3. PROTRUDING OBJECT SHALL NOT REDUCE THE CLEAR WIDTH FOR ACCESSIBLE ROUTES.

REACH RANGES

1. WHERE A FORWARD REACH IS **UNOBSTRUCTED**, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

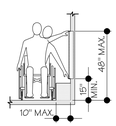


2. WHERE A HIGH FORWARD REACH IS OVER AN **OBSTRUCTION**, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (510 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (510 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1120 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM. 308.3 SIDE



(A) (B)

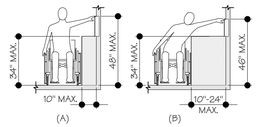
3. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.



2009 ANSI ACCESSIBLE BUILDING STANDARDS

4. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (865 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (255 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES (255 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1170 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM.

   EXCEPTION: EXISTING ELEMENTS UNALTERED SHALL BE PERMITTED AT 54 INCHES MAXIMUM ABOVE THE FLOOR



(A) (B)

EXCEPTION: WASHING AND DRYING MACHINES ARE ALLOWED 36" MAX.

OPERABLE PARTS

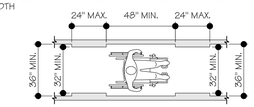
1. A CLEAR FLOOR SPACE SHALL BE PROVIDED
2. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED (REACH RANGES LISTED ABOVE).
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 LBS. MAXIMUM.

ACCESSIBLE ROUTES

1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
2. THE CLEAR WIDTH OF WALKING SURFACES SHALL COMPLY W/ THE FOLLOWING TABLE:

SEGMENT LENGTH	MINIMUM SEGMENT WIDTH
< OR = 24 INCHES	32 INCHES [1]
> 24 INCHES	36 INCHES

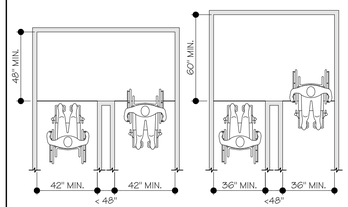
1. CONSECUTIVE SEGMENTS OF 32 INCHES IN WIDTH MUST BE SEPERATED BY A ROUTE SEGMENT 48 INCHES MINIMUM IN LENGTH AND 36 INCHES MINIMUM IN WIDTH



ACCESSIBLE ROUTES (CONTINUED)

2. WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES (1220 MM) WIDE, CLEAR WIDTH SHALL BE 42 INCHES (1065 MM) MINIMUM APPROACHING THE TURN, 48 INCHES (1220 MM) MINIMUM AT THE TURN AND 42 INCHES (1065 MM) MINIMUM LEAVING THE TURN.

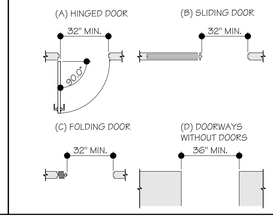
   EXCEPTION: WHERE THE CLEAR WIDTH AT THE TURN IS 60 INCHES (1525 MM) MINIMUM COMPLIANCE SHALL NOT BE REQUIRED.



(A) 180 DEGREE TURN (B) 180 DEGREE TURN (EXCEPTION)

3. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES (1525 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (61 M) MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1220 MM) MINIMUM BEYOND THE INTERSECTION.
4. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS, DOORS & DOORWAYS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 S (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).

   EXCEPTIONS:
   1. IN *ALTERATIONS*, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
   2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.



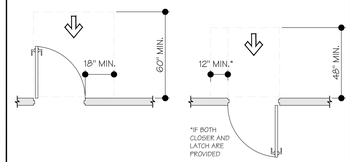
2009 ANSI ACCESSIBLE BUILDING STANDARDS

5. SWINGING DOOR MANEUVERING CLEARANCES SHALL EXTEND THE FULL CLEAR OPENING WIDTH OF THE DOORWAY, COMPLYING WITH THE FOLLOWING TABLE:

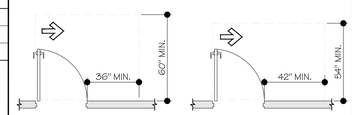
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60"	18"
FROM FRONT	PUSH	48"	0" [3]
FROM HINGE SIDE	PULL	60"	36"
FROM HINGE SIDE	PULL	54"	42"
FROM HINGE SIDE	PUSH	42" [1]	22" [3, 4]
FROM LATCH SIDE	PULL	48" [2]	24"
FROM LATCH SIDE	PUSH	42" [2]	24"

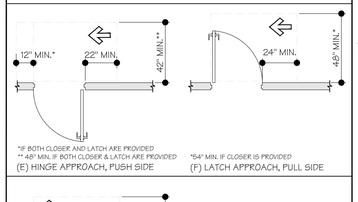
1. ADD 6" IF CLOSER & LATCH PROVIDED
2. ADD 6" IF CLOSER PROVIDED
3. ADD 12" BEYOND LATCH IF CLOSER & LATCH PROVIDED
4. BEYOND HINGE SIDE



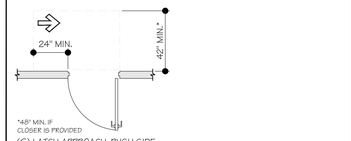
(A) FRONT APPROACH, PULL SIDE (B) FRONT APPROACH, PUSH SIDE



(C) HINGE APPROACH, PULL SIDE (D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE (F) LATCH APPROACH, PULL SIDE



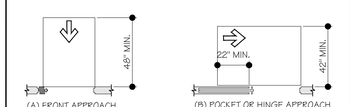
(G) LATCH APPROACH, PUSH SIDE

6. SLIDING DOORS & FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES, COMPLYING WITH THE FOLLOWING TABLE:

MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)
FROM FRONT	48"	0"
FROM NON-LATCH SIDE	42"	22" [1]
FROM LATCH SIDE	42"	24"

1. BEYOND POCKET OR HINGE SIDE



(A) FRONT APPROACH (B) POCKET OR HINGE APPROACH

(C) STOP OR LATCH APPROACH

7. DOORWAYS WITHOUT DOORS THAT ARE LESS THAN 36 INCHES IN WIDTH SHALL HAVE MANEUVERING CLEARANCES, COMPLYING WITH THE FOLLOWING TABLE:

MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE PERPENDICULAR TO DOORWAY
FROM FRONT	48"
FROM SIDE	42"

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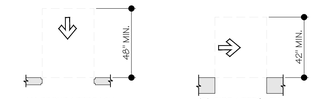
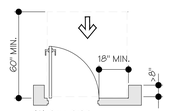
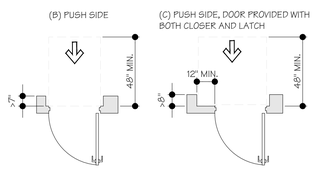


(A) FRONT APPROACH (B) SIDE APPROACH

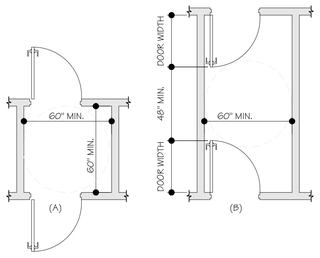
8. WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED



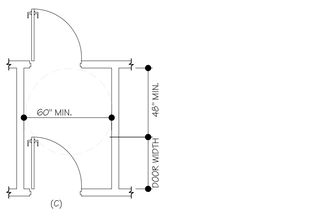
(A) PULL SIDE



9. FLOOR SURFACE WITHIN THE MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48
10. IF PROVIDED, THRESHOLDS @ DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL @ DOORWAYS SHALL COMPLY WITH FLOOR SURFACES AND CHANGE IN LEVEL REQUIREMENTS.
    EXCEPTION: EXISTING OR ALTERED THRESHOLDS 3/4" MAXIMUM IN HEIGHT THAT HAVE A BEVELED EDGE ON EACH SIDE W/ A MINIMUM SLOPE OF 1:2 FOR THE HEIGHT EXCEEDING 1/4".
11. DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 INCHES MINIMUM PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE AN ACCESSIBLE TURNING SPACE.



(A) (B)



(C)

12. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOORS. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
    EXCEPTION:
    1. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
13. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
14. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
15. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE *APPROPRIATE ADMINISTRATIVE AUTHORITY*. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
    1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
    2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.

    THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

ACCESSIBLE ROUTES (CONTINUED)

16. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (255 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
    EXCEPTIONS:
    1. SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY.
    2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH (255 MM) BOTTOM RAIL HEIGHT REQUIREMENT.
    3. DOORS THAT DO NOT EXTEND TO WITHIN 10 INCHES (255 MM) OF THE FLOOR SHALL NOT BE REQUIRED TO COMPLY.
17. DOORS AND SIDE LIGHTS ADJACENT TO DOORS, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL, ON EITHER THE DOOR OR AN ADJACENT SIDELIGHT, 43 INCHES (1090 MM) MAXIMUM ABOVE THE FLOOR.
    EXCEPTION: VISION LIGHTS WITH THE LOWEST PART MORE THAN 66 INCHES (1675 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY
18. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10.
    LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION).
19. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (815 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR OPENING WIDTH FOR AUTOMATIC DOOR SYSTEMS SHALL BE BASED ON THE CLEAR OPENING PROVIDED WITH ALL LEAVES IN THE OPEN POSITION.

BUILT-IN FURNISHINGS AND EQUIPMENT

BUILT-IN FURNISHINGS AND EQUIPMENT REQUIRED TO BE ACCESSIBLE BY THE SCOPING PROVISIONS ADOPTED BY THE ADMINISTRATIVE AUTHORITY SHALL COMPLY WITH THE APPLICABLE PROVISIONS AS FOLLOWS.

DINING SURFACES AND WORK SURFACES

1. A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES (710 MM) MINIMUM AND 34 INCHES (865 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR.

BENCHES / BOOTHS

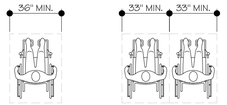
1. A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH TO AN END OF THE BENCH SEAT, SHALL BE PROVIDED.
2. BENCHES SHALL HAVE SEATS 42 INCHES (1065 MM) MINIMUM IN LENGTH, AND 20 INCHES (510 MM) MINIMUM AND 24 INCHES (610 MM) MAXIMUM IN DEPTH.
3. THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL BE 42 INCHES (1065 MM) MINIMUM IN LENGTH AND SHALL EXTEND FROM A POINT 2 INCHES (51 MM) MAXIMUM ABOVE THE SEAT SURFACE TO A POINT 18 INCHES (455 MM) MINIMUM ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 21/2 INCHES (64 MM) MAXIMUM FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY.
4. THE TOP OF THE BENCH SEAT SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT.
5. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
6. WHERE PROVIDED IN WET LOCATIONS THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.

SALES AND SERVICE COUNTERS

1. ALL PORTIONS OF COUNTERS REQUIRED TO BE ACCESSIBLE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE WALKING SURFACE.
2. THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE SALES AND SERVICE COUNTERTOP AND MEET ONE OF THE FOLLOWING:
3. A PORTION OF THE COUNTER SURFACE 36 INCHES (915 MM) MINIMUM IN LENGTH AND 36 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES (915 MM) IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR. A CLEAR FLOOR SPACE (30" X 42") POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED.
4. A PORTION OF THE COUNTER SURFACE 30 INCHES (760 MM) MINIMUM IN LENGTH AND 36 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE (30" X 42", POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.

WHEELCHAIR SPACES

WIDTH: A SINGLE WHEELCHAIR SPACE SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE TWO ADJACENT WHEELCHAIR SPACES ARE PROVIDED, EACH WHEELCHAIR SPACE SHALL BE 33 INCHES (840 MM) MINIMUM IN WIDTH.



(A) SINGLE SPACE (B) MULTIPLE ADJACENT SPACES

DEPTH: WHERE A WHEELCHAIR SPACE CAN BE ENTERED FROM THE FRONT OR REAR, THE WHEELCHAIR SPACE SHALL BE 48 INCHES (1220 MM) MINIMUM IN DEPTH. WHERE A WHEELCHAIR SPACE CAN BE ENTERED ONLY FROM THE SIDE, THE WHEELCHAIR SPACE SHALL BE 60 INCHES (1525 MM) MINIMUM IN DEPTH.

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY

WEST 47TH STREET
CLEVELAND, OHIO 44102

SEAL:

1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

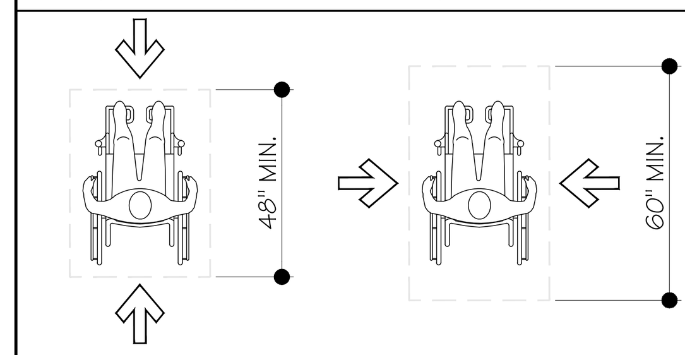
PROJECT #: 2050

ANSI NOTES

SHEET NUMBER:

A-041

2009 ANSI ACCESSIBLE BUILDING STANDARDS



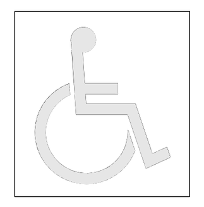
(A)FRONT OR REAR ACCESS (B) SIDE ACCESS

THE WHEELCHAIR SPACE LOCATION SHALL ADJOIN AN ACCESSIBLE ROUTE. THE ACCESSIBLE ROUTE SHALL NOT OVERLAP THE WHEELCHAIR SPACE LOCATION.

A COMPANION SEAT SHALL BE PROVIDED BESIDE EACH WHEELCHAIR SPACE

SYMBOLS

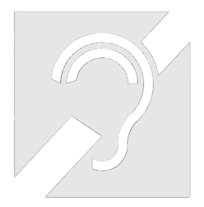
1. GLOBAL SYMBOL OF ACCESSIBILITY



3. VOLUME CONTROL TELEPHONES

2. INTERNATIONAL SYMBOL OF TTY

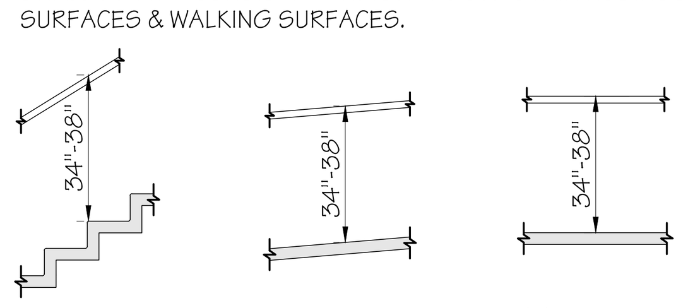
4. ASSISTIVE LISTENING SYSTEMS



HANDRAILS

1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

   EXCEPTION: HANDRAIL IN AISLES SERVING SEATING.
3. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS, RAMP SURFACES & WALKING SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS, RAMP SURFACES & WALKING SURFACES.



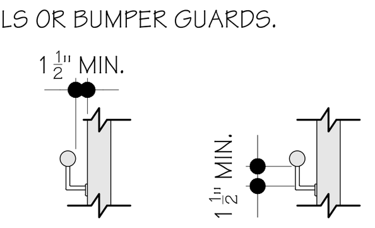
(A) STAIRS (B) RAMPS (C) WALKING SURFACES

4. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1½ INCHES (38 MM) MINIMUM.
5. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.

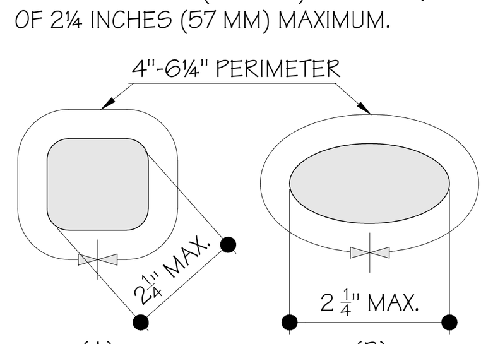
   EXCEPTIONS:
   1. HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS, PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:

      A). NOT MORE THAN 20 PERCENT OF THE HAND RAIL LENGTH IS OBSTRUCTED.
      B). HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR $1\frac{1}{2}$ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL, AND PROVIDED THAT FOR EACH INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION ABOVE 4 INCHES, THE VERTICAL CLEARANCE DIMENSION OF $1\frac{1}{2}$ INCH CAN BE REDUCED BY $\frac{1}{8}$ INCH AND
      C). EDGES SHALL BE ROUNDED

   2. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1:20, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS.



6. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1¼ INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM.
7. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (100 MM) MINIMUM AND 6¼ INCHES (160 MM) MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2¼ INCHES (57 MM) MAXIMUM.

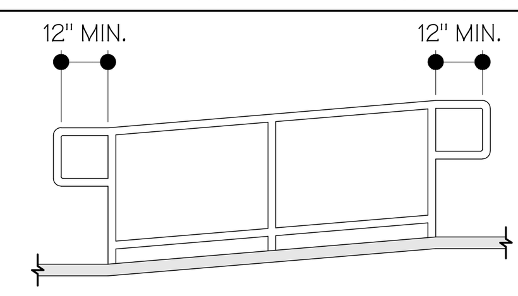


(A) (B)

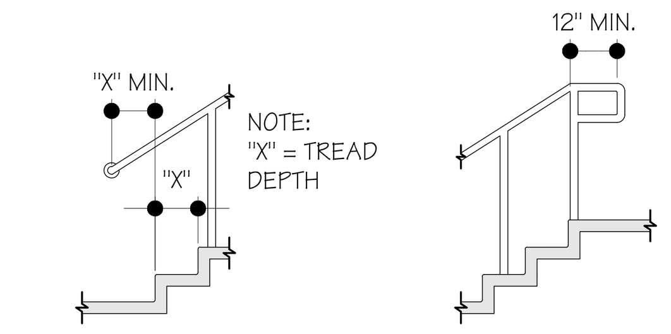
8. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.
9. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
10. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS.

    EXCEPTIONS:
    1. CONTINUOUS HANDRAILS @ THE INSIDE TURN OF STAIRS & RAMP RUNS
    2. EXTENSIONS ARE NOT REQUIRED IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN AISLE.
    3. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.
11. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

2009 ANSI ACCESSIBLE BUILDING STANDARDS



12. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
13. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

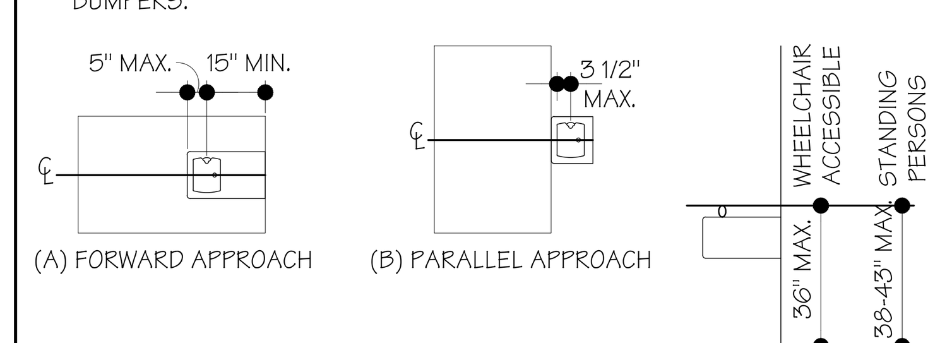


TOP HANDRAIL EXTENSIONS @ STAIRS BOTTOM HANDRAIL EXTENSIONS @ STAIRS

DRINKING FOUNTAINS

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN SHALL BE PROVIDED. KNEE AND TOE SPACE SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN.

   EXCEPTIONS:
   1. DRINKING FOUNTAINS FOR STANDING PERSONS ONLY.
   2. DRINKING FOUNTAINS FOR CHILDREN'S USE SHALL BE PERMITTED WHERE THE SPOUT IS 30 INCHES MAX. ABOVE THE FLOOR, AND A PARALLEL APPROACH, CENTERED ON THE DRINKING FOUNTAIN, IS PROVIDED.
   3. IN EXISTING BUILDINGS, EXISTING DRINKING FOUNTAINS PROVIDING A PARALLEL APPROACH, CENTERED ON THE DRINKING FOUNTAIN, SHALL BE PERMITTED.
   4. WHERE SPECIFICALLY PERMITTED BY THE ADMINISTRATIVE AUTHORITY, A PARALLEL APPROACH CENTERED ON THE DRINKING FOUNTAIN, SHALL BE PERMITTED FOR DRINKING FOUNTAINS THAT REPLACE EXISTING DRINKING FOUNTAINS WITH A PARALLEL APPROACH.
2. SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE DRINKING FOUNTAINS SHALL BE 36 INCHES (915 MM) MAXIMUM ABOVE THE FLOOR. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FLOOR.
3. THE SPOUT SHALL BE LOCATED 15 INCHES (380 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (125 MM) MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS. WHERE ONLY A PARALLEL APPROACH IS PROVIDED, THE SPOUT SHALL BE LOCATED 3 1/2" MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS.



(A) FORWARD APPROACH (B) PARALLEL APPROACH

4. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" MIN. IN HEIGHT. THE ANGLE OF THE WATER STREAM FROM SPOUTS WITHIN 3 INCHES OF THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 30 DEGREES MAXIMUM, AND FROM SPOUTS 3 INCHES AND 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 15 DEGREES MAXIMUM, MEASURED HORIZONTALLY RELATIVE TO THE FRONT OF THE DRINKING FOUNTAIN.

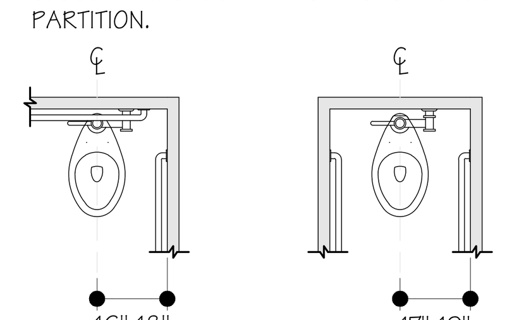
TOILET & BATHING ROOMS

1. TURNING SPACE SHALL BE PROVIDED WITHIN THE ROOM.
2. CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

   EXCEPTION:
   1. WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
4. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM ABOVE THE FLOOR. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FLOOR.
5. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES. SHELVES SHALL BE LOCATED 40 INCHES (1015 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR.

WATER CLOSETS & TOILET COMPARTMENTS

1. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES (405 MM) MINIMUM TO 18 INCHES (455 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION. WATER CLOSETS LOCATED IN AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE THE CENTERLINE OF THE WATER CLOSET 17 INCHES MINIMUM TO 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.

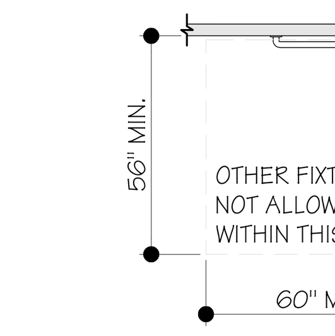


(A) ACCESSIBLE WATER CLOSETS (B) AMBULATORY ACCESSIBLE WATER CLOSETS

2. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1525 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1420 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

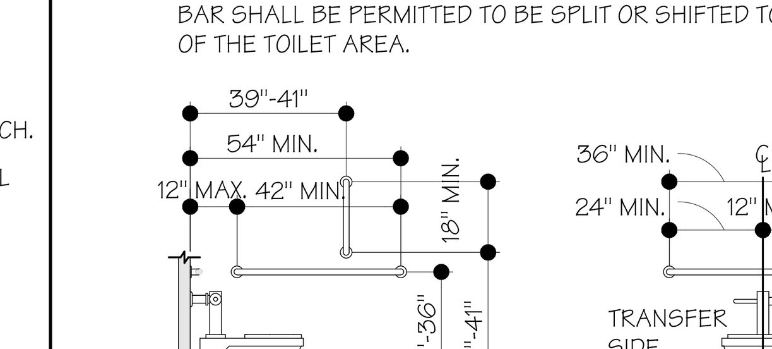
2009 ANSI ACCESSIBLE BUILDING STANDARDS

WATER CLOSETS & TOILET COMPARTMENTS (CONTINUED)



3. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.
4. THE HEIGHT OF WATER CLOSET SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
5. GRAB BARS FOR WATER CLOSETS SHALL BE PROVIDED ON THE REAR WALL AND THE SIDE WALL CLOSEST TO THE WATER CLOSET.
6. FIXED, SIDE WALL GRAB BAR SHALL BE 42 INCHES (1065 MM) IN LENGTH MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1370 MM) MINIMUM FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
7. THE REAR WALL GRAB BAR SHALL BE 36 INCHES (915 MM) MINIMUM IN LENGTH AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON THE SIDE CLOSEST TO THE WALL, AND 24 INCHES (610 MM) MINIMUM ON THE TRANSFER SIDE.

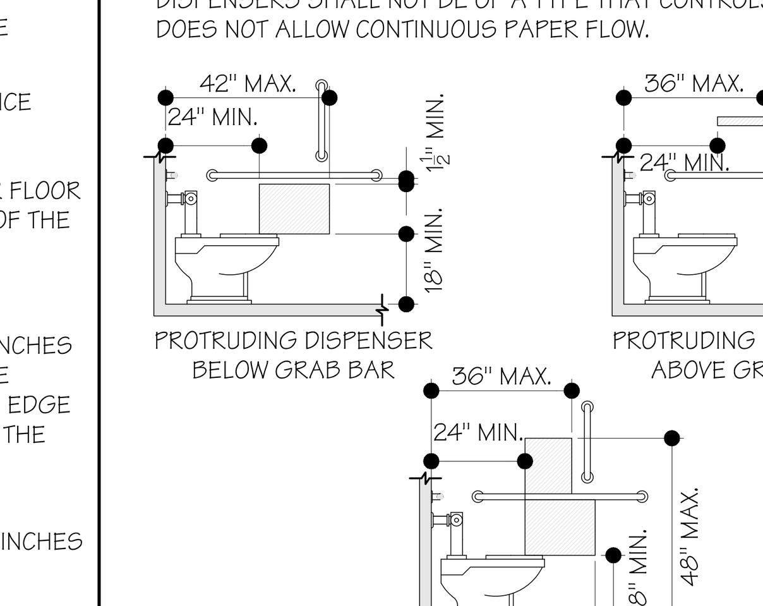
   EXCEPTIONS:
   1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES (610 MM) MINIMUM IN LENGTH, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES (915 MM) MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
   2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.



(A) SIDE WALL GRAB BAR FOR WATER CLOSET (B) REAR WALL GRAB BAR FOR WATER CLOSET

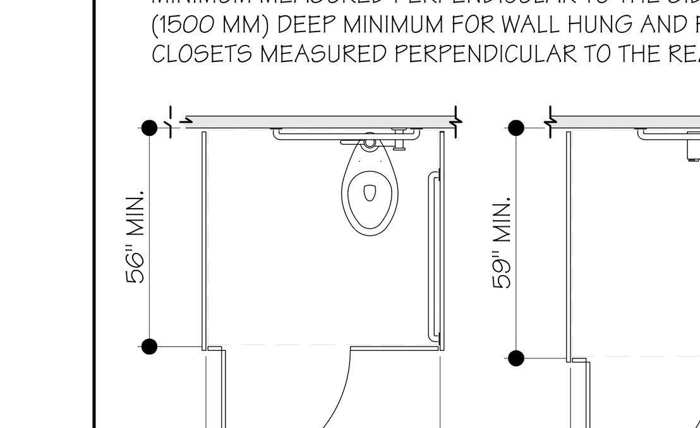
8. WHERE SWING-UP GRAB BARS ARE INSTALLED, A CLEARANCE OF 18 INCHES MINIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO ANY SIDE WALL OR OBSTRUCTION SHALL BE PROVIDED. A SWING-UP GRAB BAR SHALL BE INSTALLED WITH THE CENTERLINE OF THE GRAB BAR 15 3/4" FROM THE CENTERLINE OF THE WATER CLOSET. SWING-UP GRAB BARS SHALL BE 28" MINIMUM IN LENGTH, MEASURED FROM THE WALL TO THE END OF THE HORIZONTAL PORTION OF THE GRAB BAR.
9. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET

   EXCEPTION: IN AMBULATORY ACCESSIBLE COMPARTMENTS, FLUSH CONTROLS SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE WATER CLOSET.
10. TOILET PAPER DISPENSERS SHALL BE 7 INCHES (180 MM) MINIMUM AND 9 INCHES (230 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES (380 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.



RECESSED DISPENSER

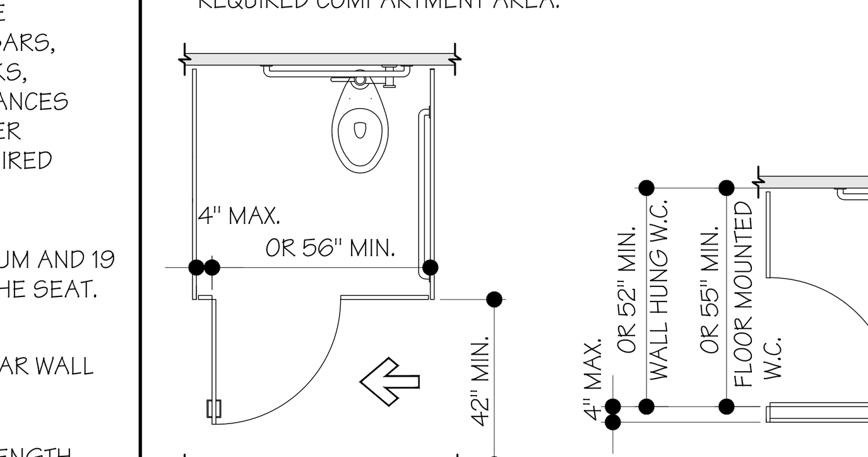
10. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES (1420 MM) DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES (1500 MM) DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES (1500 MM) DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.



(A) ADULT WALL HUNG WATER CLOSET (B) ADULT FLOOR MOUNTED WATER CLOSET AND CHILDREN'S WATER CLOSET

2009 ANSI ACCESSIBLE BUILDING STANDARDS

11. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH DOORS, DOORWAYS & GATEWAYS REQUIREMENTS, EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES (1065 MM) MINIMUM. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (100 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (100 MM) MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.



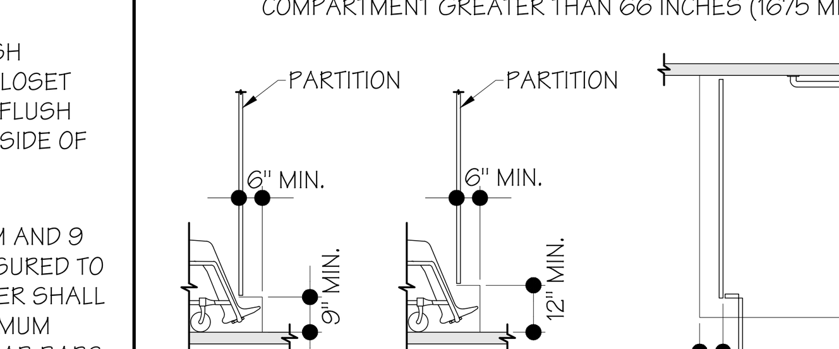
12. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

DOOR OPENING LOCATION	MEASURED FROM	DIMENSION
FRONT WALL OR PARTITION	FROM THE SIDE WALL OR PARTITION CLOSEST TO THE WATER CLOSET	56 INCHES MINIMUM
	OR	
	FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET	4 INCHES MAXIMUM
SIDE WALL OR PARTITION WALL-HUNG WATER CLOSET	FROM THE REAR WALL	52 INCHES MINIMUM
	OR	
	FROM THE FRONT WALL OR PARTITION	4 INCHES MAXIMUM
SIDE WALL OR PARTITION FLOOR - HUNG WATER CLOSET	FROM THE REAR WALL	55 INCHES MINIMUM
	OR	
	FROM THE FRONT WALL OR PARTITION	4 INCHES MAXIMUM

13. THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES (230 MM) MINIMUM ABOVE THE FLOOR AND 6 INCHES (150 MM) DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES (305 MM) MINIMUM ABOVE THE FLOOR AND EXTENDING 6 INCHES BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.

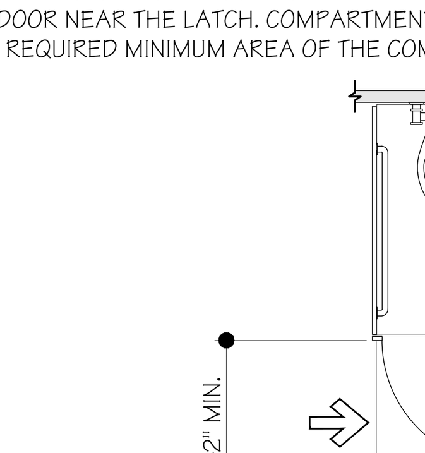
    EXCEPTION:
    1. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62 INCHES (1575 MM) DEEP WITH A WALL-HUNG WATER CLOSET OR GREATER THAN 65 INCHES (1650 MM) IN DEPTH WITH A FLOOR-MOUNTED WATER CLOSET. IN A COMPARTMENT GREATER THAN 65 INCHES IN DEPTH, TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED.

    2. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES (1675 MM) IN WIDTH.



(A) ELEVATION -ADULT (B) ELEVATION -CHILDREN (C) PLAN

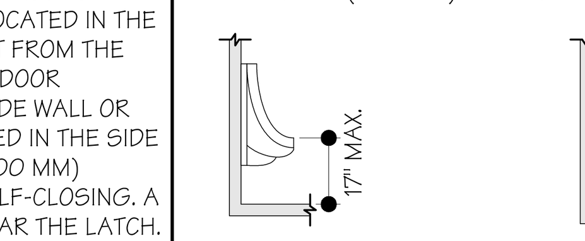
14. A SIDE-WALL GRAB BAR SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR SHALL BE PROVIDED.
15. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1525 MM) MINIMUM IN DEPTH AND 36 INCHES (890 MM) MINIMUM IN WIDTH.
16. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH ANSI REQUIREMENTS, EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, THE CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.



2009 ANSI ACCESSIBLE BUILDING STANDARDS

URINALS

1. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (430 MM) MAXIMUM ABOVE THE FLOOR.



(A) WALL HUNG TYPE (B) STALL TYPE

2. A CLEAR FLOOR OR GROUND SPACE POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
3. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED SHALL COMPLY WITH THE OPERABLE PARTS REQUIREMENTS

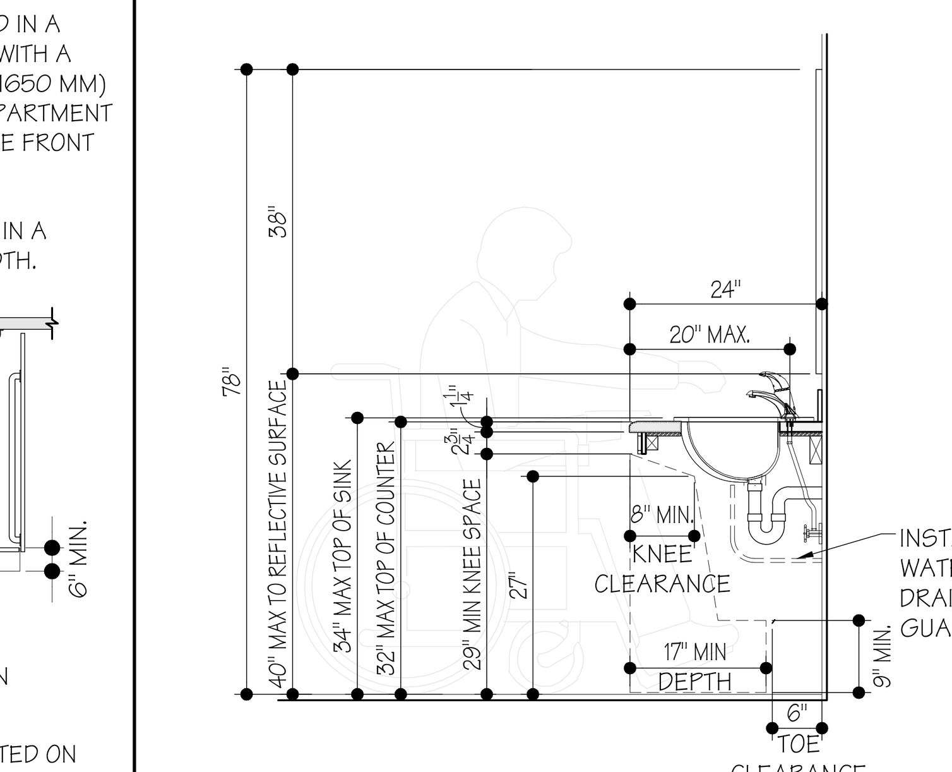
LAVATORIES & SINKS

1. A CLEAR FLOOR SPACE COMPLYING WITH ANSI REQUIREMENTS, POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH ANSI REQUIREMENTS SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.

   EXCEPTIONS:
   1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCE SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTI-BOWL SINK.
   2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS.
2. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES (865 MM) MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
3. FAUCETS SHALL COMPLY WITH ANSI "OPERABLE PARTS" REQUIREMENTS. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
4. WHERE ENHANCED REACH RANGE IS REQUIRED AT LAVATORIES, FAUCETS AND SOAP DISPENSER CONTROLS SHALL HAVE A REACH DEPTH OF 11 INCHES MAXIMUM OR, IF AUTOMATIC, SHALL BE ACTIVATED WITHIN A REACH DEPTH OF 11 INCHES MAXIMUM. WATER AND SOAP FLOW SHALL BE PROVIDED WITH A REACH DEPTH OF 11 INCHES MAXIMUM.
5. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
6. OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH THE FOLLOWING TABLE:
7. COVER WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

MAXIMUM REACH DEPTH AND HEIGHT FOR TOWEL DISPENSERS AND HAND DRYERS

MAXIMUM REACH DEPTH	1 INCH	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES
MAXIMUM REACH HEIGHT	48 INCHES	46 INCHES	42 INCHES	40 INCHES	36 INCHES	34 INCHES



MIRRORS

1. WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM ABOVE THE FLOOR. WHERE MIRRORS ARE LOCATED ABOVE COUNTERS THAT DO NOT CONTAIN LAVATORIES, THE MIRROR SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015) MAXIMUM ABOVE THE FLOOR.

   EXCEPTION: OTHER THAN WITHIN ACCESSIBLE DWELLING OR SLEEPING UNITS, MIRRORS ARE NOT REQUIRED OVER THE LAVATORIES OR COUNTERS IF A MIRROR IS LOCATED WITHIN THE SAME TOILET OR BATHING ROOM AND MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FLOOR.

LOCKERS

1. AMOUNT. WHERE FIXED OR BUILT-IN LOCKERS ARE PROVIDED IN REQUIRED ACCESSIBLE SPACES, AT LEAST 5%, BUT NOT LESS THAN ONE OF EACH TYPE, SHALL BE ACCESSIBLE.
2. SHELVES AND COAT HOOKS IN ACCESSIBLE LOCKERS SHALL BE MOUNTED NO HIGHER THAN 48 INCHES.
3. ACCESSIBLE LOCKERS SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
4. NO BENCH SHALL BE PROVIDED IN FRONT OF AN ACCESSIBLE LOCKER TO ALLOW WHEELCHAIR ACCESSIBLE REACH INTO LOCKER.
5. THE CENTER OF AN ACCESSIBLE LOCKER SHALL BE LOCATED AT LEAST 24" FROM WALL OR OTHER OBSTRUCTIONS TO ALLOW PARALLEL APPROACH WHICH IS CENTERED ON THE 48 INCH WHEELCHAIR CLEAR FLOOR OR GROUND SPACE.

2009 ANSI ACCESSIBLE BUILDING STANDARDS

SIGNS

VISUAL CHARACTERS:

1. CHARACTERS SHALL BE UPPERCASE, LOWERCASE, OR A COMBINATION OF BOTH.
2. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
3. THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF CHARACTERS OF A FONT. THE UPPERCASE LETTER "I" SHALL HAVE A MINIMUM HEIGHT COMPLYING WITH THE FOLLOWING TABLE. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN.
4. THE UPPERCASE LETTER "O" SHALL BE USED TO DETERMINE THE ALLOWABLE WIDTH OF ALL CHARACTERS OF A FONT.THE WIDTH OF THE UPPERCASE LETTER "O" OF THE FONT SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.
5. THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE STROKE WIDTH OF ALL CHARACTERS OF A FONT. THE STROKE WIDTH SHALL BE 10% MINIMUM AND 30% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.
6. SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10% MINIMUM AND 35% MAXIMUM OF THE CHARACTER HEIGHT.
7. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135% MINIMUM TO 170% MAXIMUM OF THE CHARACTER HEIGHT.
8. VISUAL CHARACTERS SHALL BE 40 INCHES MINIMUM ABOVE THE FLOOR OF THE VIEWING POSITION, MEASURED TO THE BASELINE OF THE CHARACTER. HEIGHTS SHALL COMPLY WITH THE FOLLOWING TABLE, BASED ON THE SIZE AND CHARACTERS ON THE SIGN.
9. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.

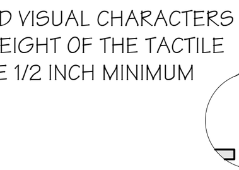
VISUAL CHARACTER HEIGHT

HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINUMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 6 FEET	5/8 INCH
	6 FEET AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 6 FEET
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 15 FEET	2 INCHES
	15 FEET AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

TACTILE CHARACTERS:

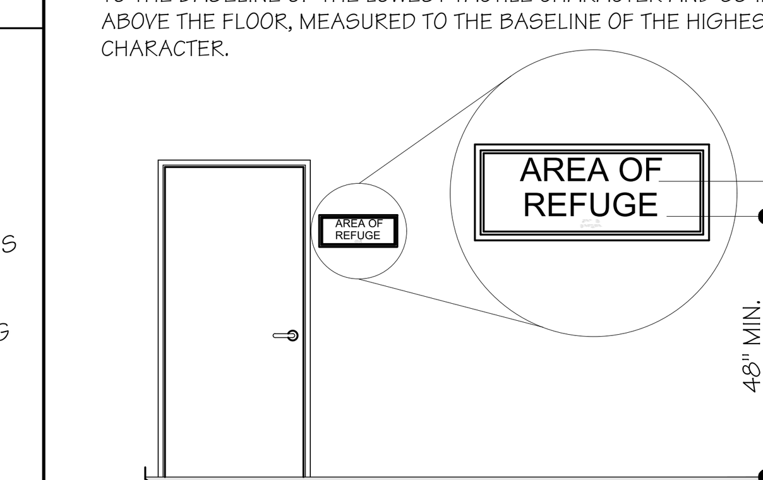
1. TACTILE CHARACTERS SHALL BE RAISED 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND
2. CHARACTERS SHALL BE UPPERCASE
3. CHARACTERS SHALL BE SAN SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
4. THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF ALL CHARACTERS OF A FONT. THE HEIGHT OF THE UPPERCASE LETTER "I" OF THE FONT, MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM.

   EXCEPTION: WHERE SEPARATE TACTILE AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, THE HEIGHT OF THE TACTILE UPPERCASE "I" SHALL BE PERMITTED TO BE 1/2 INCH MINIMUM



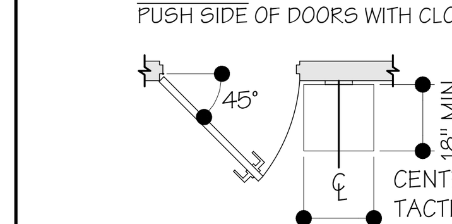
5. THE UPPERCASE LETTER "O" SHALL BE USED TO DETERMINE THE ALLOWABLE WIDTH OF ALL CHARACTERS OF A FONT. THE WIDTH OF THE UPPERCASE LETTER "O" OF THE FONT SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.
6. THE UPPERCASE LETTER "I" OF THE FONT SHALL BE USED TO DETERMINE THE ALLOWABLE STROKE WIDTH OF ALL CHARACTERS OF A FONT.
7. THE STROKE WIDTH SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE TOP SURFACE OF THE CHARACTER, AND 30% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE BASE OF THE CHARACTER.

   WHEN CHARACTERS ARE BOTH VISUAL AND TACTILE, THE STROKE WIDTH SHALL BE 10% MINIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I"
8. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT TACTILE CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES.
9. SPACING BETWEEN INDIVIDUAL TACTILE CHARACTER SHALL BE 1/8 INCH MINIMUM MEASURED AT THE TOP SURFACE OF THE CHARACTERS, 1/16 INCH MINIMUM MEASURED AT THE BASE OF THE CHARACTERS, AND FOUR TIMES THE TACTILE CHARACTER STROKE WIDTH MAXIMUM. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM.
10. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF TACTILE CHARACTERS WITHIN A MESSAGE SHALL BE 135% MINIMUM AND 170% MAXIMUM OF THE TACTILE CHARACTER HEIGHT.
11. TACTILE CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.



12. WHERE A TACTILE SIGN IS PROVIDED AT THE DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

    EXCEPTION: SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.



13. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.

    EXCEPTION: WHERE SEPARATE TACTILE CHARACTERS AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, TACTILE CHARACTERS ARE NOT REQUIRED TO HAVE NON-GLARE FINISH OR TO CONTRAST WITH THEIR BACKGROUND.

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FAX (440) 247-3285
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SEAL:

1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

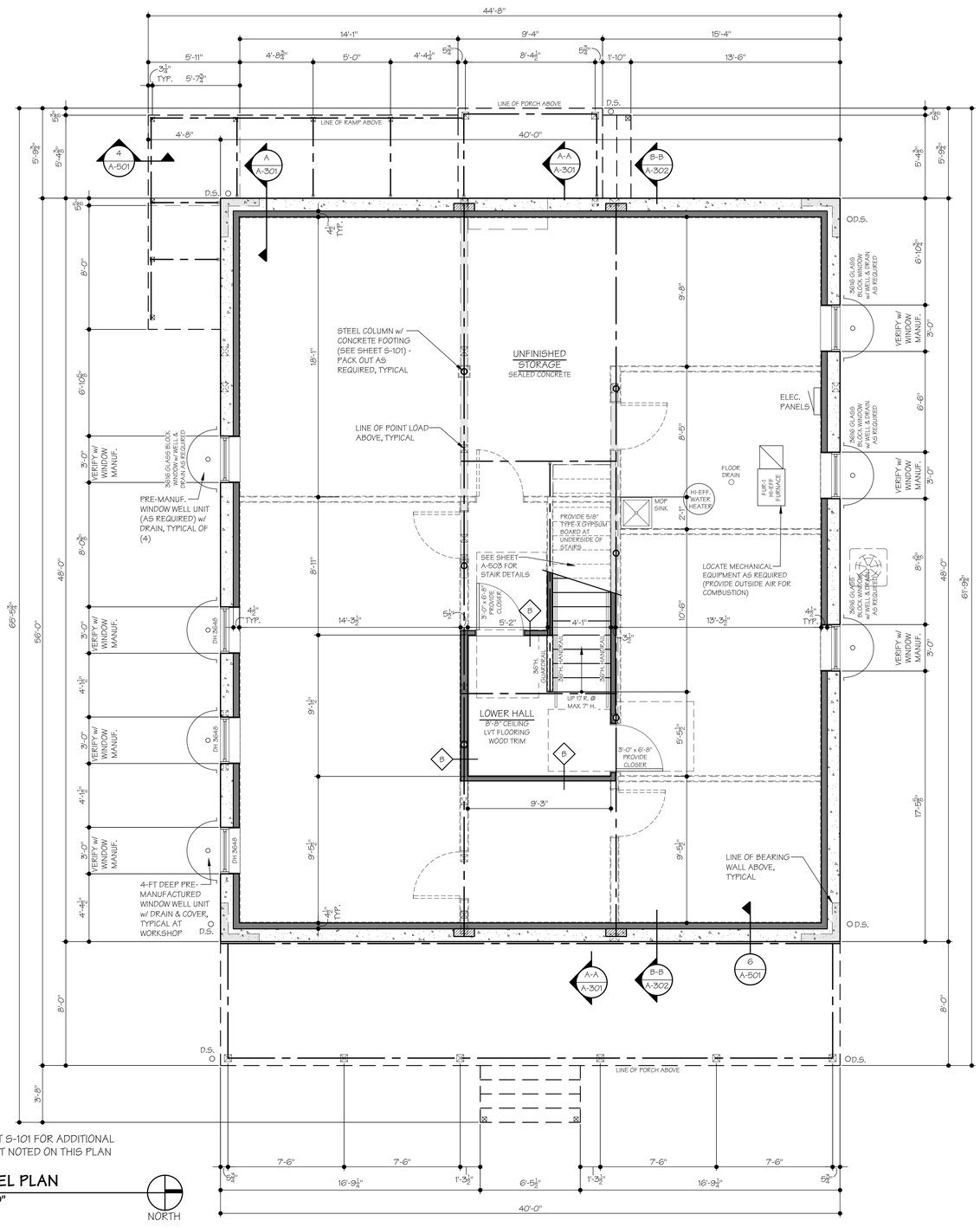
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

ANSI NOTES

SHEET NUMBER:

A-042



NOTE: SEE SHEET S-101 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

LOWER LEVEL PLAN

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

FOUNDATION GENERAL NOTES:

A. DIMENSIONS ARE TO FACE OF FOUNDATION WALL, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AND/OR TO THE CENTERLINE OF STRUCTURAL BEAMS AND COLUMNS.

B. FROST DEPTH FOOTINGS TO BE MINIMUM 42" BELOW GRADE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

C. DOWNSPOUT DRAINS TO TIE INTO STORM DRAINS AS REQUIRED.

FLOOR PLAN GENERAL NOTES:

A. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE EDGE OF WALL SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. REFER TO STRUCTURAL SHEETS (S-SERIES) FOR MORE INFORMATION. REFER TO SPECIFICATIONS FOR STANDARD DOOR AND WINDOW HEADER SIZES NOT LISTED SPECIFICALLY ON THE STRUCTURAL DRAWINGS.

C. G.C. TO INSTALL SOUND ATTENUATION INSULATION IN RESTROOM WALLS. VERIFY ADDITIONAL LOCATIONS WITH OWNER.

D. COORDINATE TYPE OF WINDOW CASINGS, DOOR CASINGS AND BASEBOARDS WITH OWNER/G.C.

E. COORDINATE FLOOR AND WALL FINISHES WITH G.C. PROVIDE PROPER UNDERLAYMENTS - REFER TO SPECIFICATIONS. SEE SHEET A-401 FOR ADDITIONAL INFORMATION.

F. SUB-CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR THE LOCATION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT PRIOR TO INSTALLATION.

G. SEE COVER SHEET A-001 FOR GUARDRAIL, HANDRAIL AND GUARDRAIL IN-FILL COMPONENT LOADING REQUIREMENTS.

H. ALL HANDRAILS TO BE MOUNTED AT 36" A.F.F. ABOVE STAIR TREAD NOSING AND TO BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL. HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN WALL AND RAIL. GRIP SIZE TO BE TYPE I OR TYPE II. INSTALL PER OHIO BUILDING CODE. PROVIDE SOLID BLOCKING IN WALLS AS REQUIRED. SEE STAIR DETAILS FOR ADDITIONAL INFORMATION.

I. ALL GUARDRAILS TO BE LOCATED ALONG OPEN-SIDED WALKING SURFACES AND LANDINGS WHERE SHOWN ON THE DRAWINGS. GUARD HEIGHT TO BE 42" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE LEADING EDGE OF THE TREADS. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. PROVIDE SOLID BLOCKING AS REQUIRED TO SECURE GUARD POST.

J. PROVIDE INSULATION AT ALL KNEE-WALLS TO THE EQUIVALENT R-VALUE OF THE EXTERIOR WALLS, IF APPLICABLE.

K. G.C. TO INSTALL BLOCKING IN WALL AS REQUIRED FOR EQUIPMENT, COUNTERS, CABINETS, ACCESSORIES, SIGNAGE, AWNINGS, ARTWORK, CURTAINS, DRAPERY, MIRRORS, ETC. G.C. TO COORDINATE WITH PROJECT MANAGER AND VENDORS FOR THEIR BLOCKING REQUIREMENTS.

L. ALL PRODUCTS, APPLIANCES, SYSTEMS, CABINETRY, FIXTURES, ETC. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

M. ALL BUILDING ENVELOPE PENETRATIONS, INCLUDING CEILINGS, WALLS AND FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.

N. ATTIC ACCESS PANEL SHALL BE CAULKED, SEALED OR GASKETED AS REQUIRED TO PROVIDE AN AIR-TIGHT SEAL. PROVIDE INSULATION AT ATTIC SIDE OF PANEL TO EQUAL ADJACENT INSULATION. PROVIDE LIGHT IN THE ATTIC AND A SWITCH IN THE CLOSET. VERIFY LOCATION WITH OWNER/G.C.

O. OWNER TO SPECIFY FINISH SELECTIONS AND COLORS.

P. SEE ENLARGED RESTROOM PLANS, SHEET A-401, FOR ADDITIONAL FINISH INFORMATION AND DOOR NOTES.

TAG TYPES

A — WALL TAG - SEE INTERIOR WALL TYPES BELOW

FLOOR PLAN LEGEND

- LOW WALL
- FULL-HEIGHT WALL (INTERIOR NONBEARING AND EXTERIOR)
- FULL-HEIGHT WALL (INTERIOR BEARING)

INTERIOR WALL TYPES (0-HR. RATING)

A — TYPICAL INTERIOR BEARING WALL: 2x6 STUD WALL @ 16" O.C. WITH 5/8" GYPSUM BOARD, BOTH SIDES. WALL HEIGHT TO UNDERSIDE OF STRUCTURE.

B — TYPICAL INTERIOR NON-BEARING WALL: 2x4 STUD WALL @ 16" O.C. WITH 5/8" GYPSUM BOARD, BOTH SIDES, U.N.O. WALL HEIGHT TO UNDERSIDE OF STRUCTURE.

C — TYPICAL INTERIOR LOW WALL: 2x4 STUD WALL @ 16" O.C. WITH 5/8" GYPSUM BOARD, BOTH SIDES, U.N.O. WALL HEIGHT AS NOTED ON DRAWINGS.

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www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

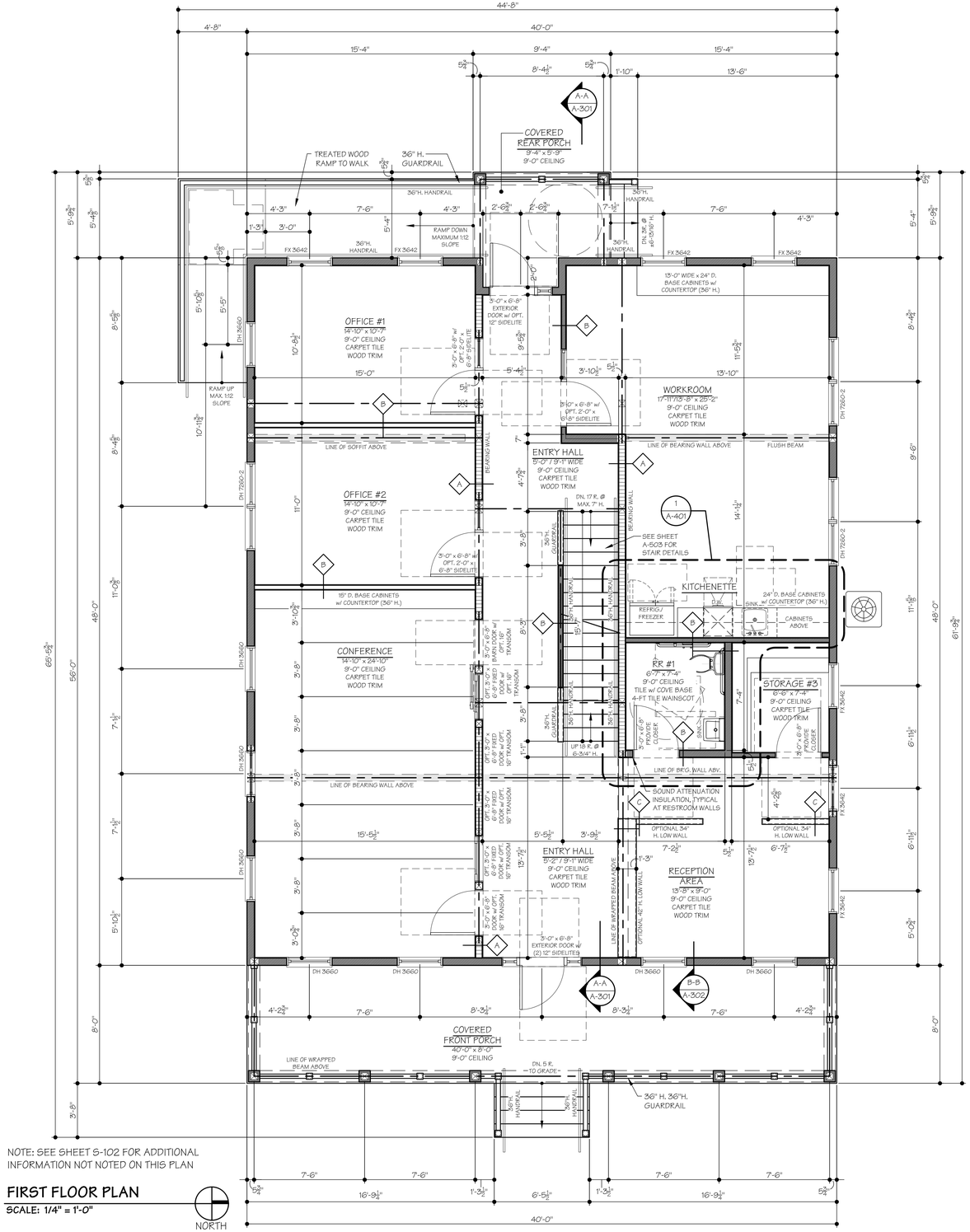
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

LOWER LEVEL PLAN

SHEET NUMBER:

A-101



NOTE: SEE SHEET S-102 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

FIRST FLOOR PLAN

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

NORTH

FLOOR PLAN GENERAL NOTES:

A. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE EDGE OF WALL SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. REFER TO STRUCTURAL SHEETS (S-SERIES) FOR MORE INFORMATION. REFER TO SPECIFICATIONS FOR STANDARD DOOR AND WINDOW HEADER SIZES NOT LISTED SPECIFICALLY ON THE STRUCTURAL DRAWINGS.

C. G.C. TO INSTALL SOUND ATTENUATION INSULATION IN RESTROOM WALLS. VERIFY ADDITIONAL LOCATIONS WITH OWNER.

D. COORDINATE TYPE OF WINDOW CASINGS, DOOR CASINGS AND BASEBOARDS WITH OWNER/G.C.

E. COORDINATE FLOOR AND WALL FINISHES WITH G.C. PROVIDE PROPER UNDERLAYMENTS - REFER TO SPECIFICATIONS. SEE SHEET A-401 FOR ADDITIONAL INFORMATION.

F. SUB-CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR THE LOCATION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT PRIOR TO INSTALLATION.

G. SEE COVER SHEET A-001 FOR GUARDRAIL, HANDRAIL AND GUARDRAIL IN-FILL COMPONENT LOADING REQUIREMENTS.

H. ALL HANDRAILS TO BE MOUNTED AT 36" A.F.F. ABOVE STAIR TREAD NOSING AND TO BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL. HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN WALL AND RAIL. GRIP SIZE TO BE TYPE I OR TYPE II. INSTALL PER OHIO BUILDING CODE. PROVIDE SOLID BLOCKING IN WALLS AS REQUIRED. SEE STAIR DETAILS FOR ADDITIONAL INFORMATION.

I. ALL GUARDRAILS TO BE LOCATED ALONG OPEN-SIDED WALKING SURFACES AND LANDINGS WHERE SHOWN ON THE DRAWINGS. GUARD HEIGHT TO BE 42" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE LEADING EDGE OF THE TREADS. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. PROVIDE SOLID BLOCKING AS REQUIRED TO SECURE GUARD POST.

J. PROVIDE INSULATION AT ALL KNEE-WALLS TO THE EQUIVALENT R-VALUE OF THE EXTERIOR WALLS, IF APPLICABLE.

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L. ALL PRODUCTS, APPLIANCES, SYSTEMS, CABINETRY, FIXTURES, ETC. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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O. OWNER TO SPECIFY FINISH SELECTIONS AND COLORS.

P. SEE ENLARGED RESTROOM PLANS, SHEET A-401, FOR ADDITIONAL FINISH INFORMATION AND DOOR NOTES.

WINDOW NOTES:

1. ALL NEW WINDOWS ARE JELD-WEN® "FLAT CASING VINYL" (C) LOW "E" WINDOW AT ALL SIDING LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. U-FACTOR MAXIMUM 0.35.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
5. PRE-FINISHED VINYL EXTERIOR AND INTERIOR.
6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.

TAG TYPES

A — WALL TAG - SEE INTERIOR WALL TYPES BELOW

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- LOW WALL
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RSA ARCHITECTS

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STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
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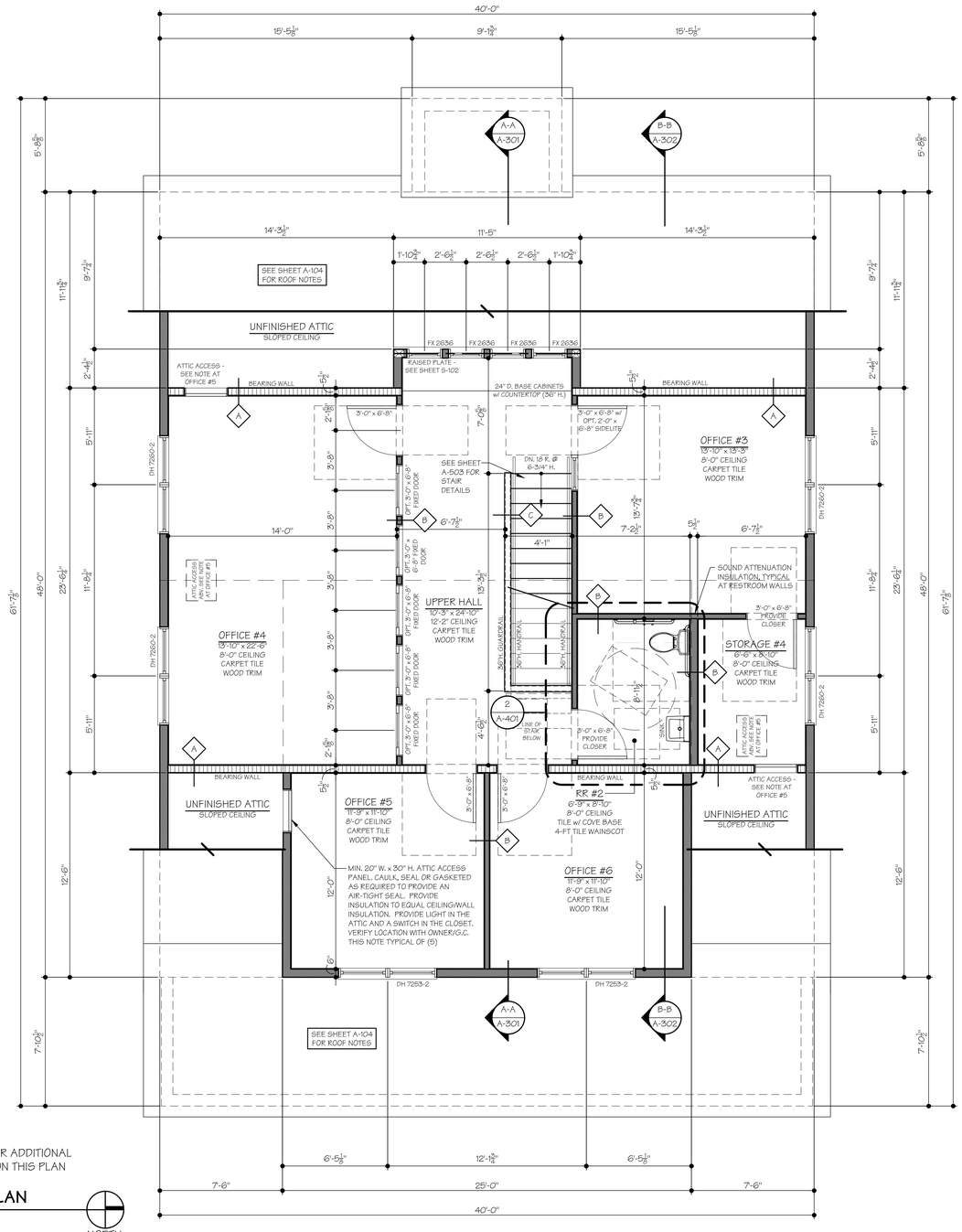
PROJECT #: 2050

FIRST FLOOR PLAN

SHEET NUMBER:

A-102



NOTE: SEE SHEET S-102 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

SECOND FLOOR PLAN

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

NORTH

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TAG TYPES

A — WALL TAG - SEE INTERIOR WALL TYPES BELOW

FLOOR PLAN LEGEND

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- FULL-HEIGHT WALL (INTERIOR BEARING)

INTERIOR WALL TYPES (0-HR. RATING)

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RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 8307349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

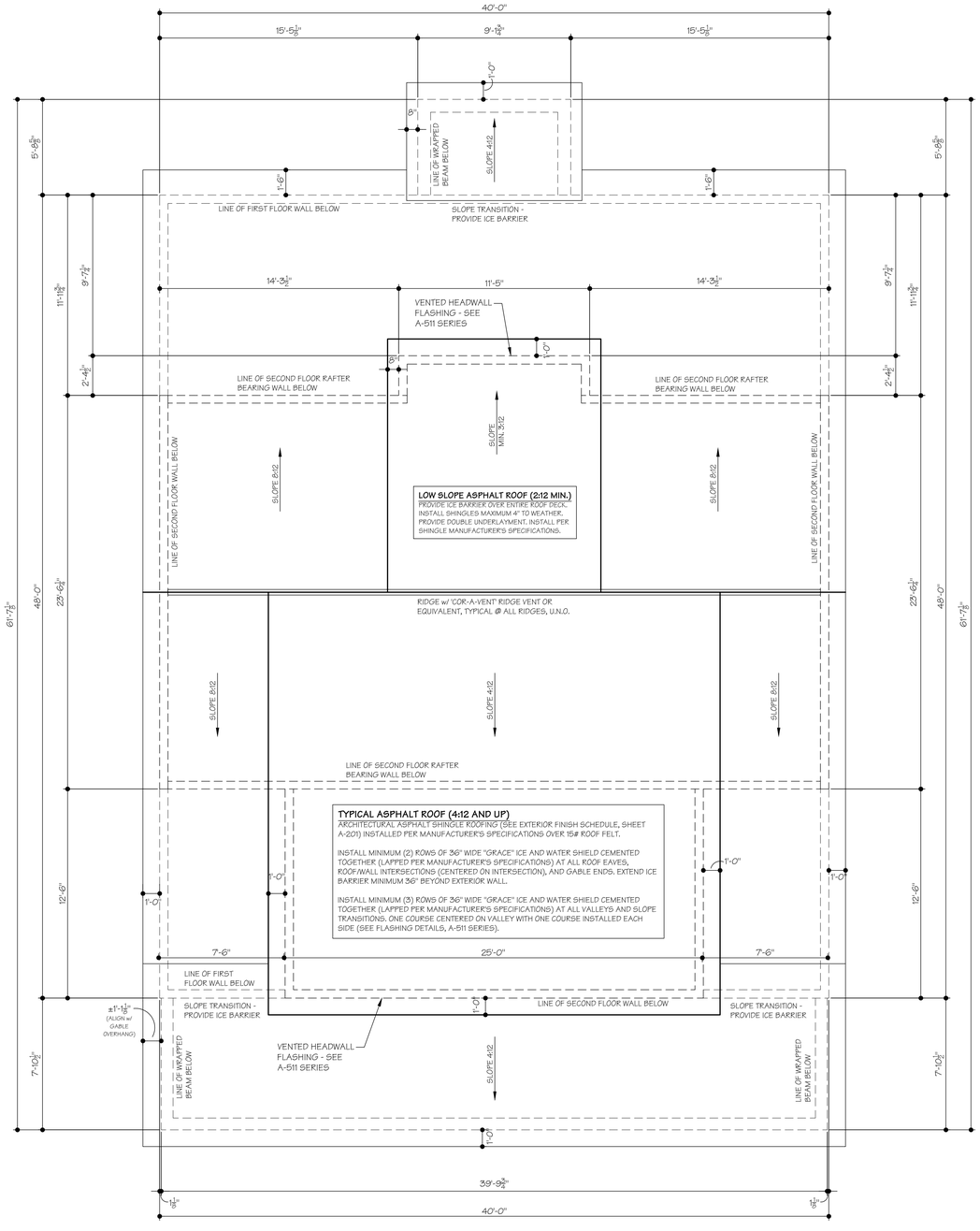
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

SECOND FLOOR PLAN

SHEET NUMBER:

A-103



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

NORTH

GENERAL ROOF NOTES:

A. MINIMUM 200# ARCHITECTURAL STYLE ASPHALT ROOFING SHINGLES OR EQUIVALENT ON MINIMUM 15# ROOF FELT UNDERLAYMENT OR EQUIVALENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE ROOF PITCH IS 2:12 UP TO 4:12 SLOPES - SHINGLES TO HAVE EXPOSURE OF MAXIMUM 4" TO WEATHER & DOUBLE UNDERLAYMENT.

B. MINIMUM (2) ROWS OF 36" WIDE GRACE® "ICE AND WATER SHIELD" OR EQUIVALENT CEMENTED TOGETHER AT ALL SLOPED ROOF EAVES AND GABLE ENDS, AND MINIMUM 72" WIDE @ EACH SIDE OF ALL VALLEYS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. NOTE: ICE BARRIER TO EXTEND MINIMUM 36" UP ROOF BEYOND EXTERIOR SIDE OF EXTERIOR WALL.

C. INSTALL GRACE® "ICE AND WATER SHIELD" AT ALL ROOF/WALL INTERSECTIONS. CONTINUE UP SIDE WALLS MINIMUM 18" AND FLASH AS REQUIRED, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

D. INSTALL ALUMINUM VALLEY FLASHING UNDER SHINGLES AT ALL NEW VALLEYS. COORDINATE FLASHING TO MATCH ROOF COLOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

E. PROVIDE METAL DRIP EDGE AT ALL FASCIA AND GABLE ENDS.

F. ALL EAVE OVERHANGS TO BE 1'-0" FROM OUTSIDE FACE OF WALL SHEATHING TO OUTSIDE EDGE OF GUTTER BOARD, TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL GABLE END OVERHANGS TO BE 1'-0" FROM OUTSIDE FACE OF WALL SHEATHING TO OUTSIDE EDGE OF GUTTER BOARD, TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G. REFER TO ELEVATIONS AND FOUNDATION PLAN FOR GUTTER & DOWNSPOUT LOCATIONS.

H. REFER TO SPECIFICATIONS FOR ROOF VENTILATION REQUIREMENTS THAT ARE NOT SPECIFIED ON THIS DRAWING.

I. REFER TO SECTIONS AND FLASHING DETAILS FOR MORE INFORMATION.

ROOF VENTILATION:

1. ROOF VENTILATION IS REQUIRED AT ALL ENCLOSED ATTICS AND ENCLOSED RAFTER/TRUSS SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS/TRUSSES.
2. CROSS VENTILATION SHALL BE PROVIDED AT EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
3. RIDGE VENTS TO BE INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS.
4. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1:300, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION BY EAVE OR SOFFIT.
5. FOR ANY OVERBUILT ROOF CONDITIONS - CONTRACTOR TO PROVIDE A MIN. (3) SQUARE FOOT OPENING THRU THE ROOF SHEATHING TO PROVIDE ADEQUATE VENTILATION IN OVERBUILT SPACES.

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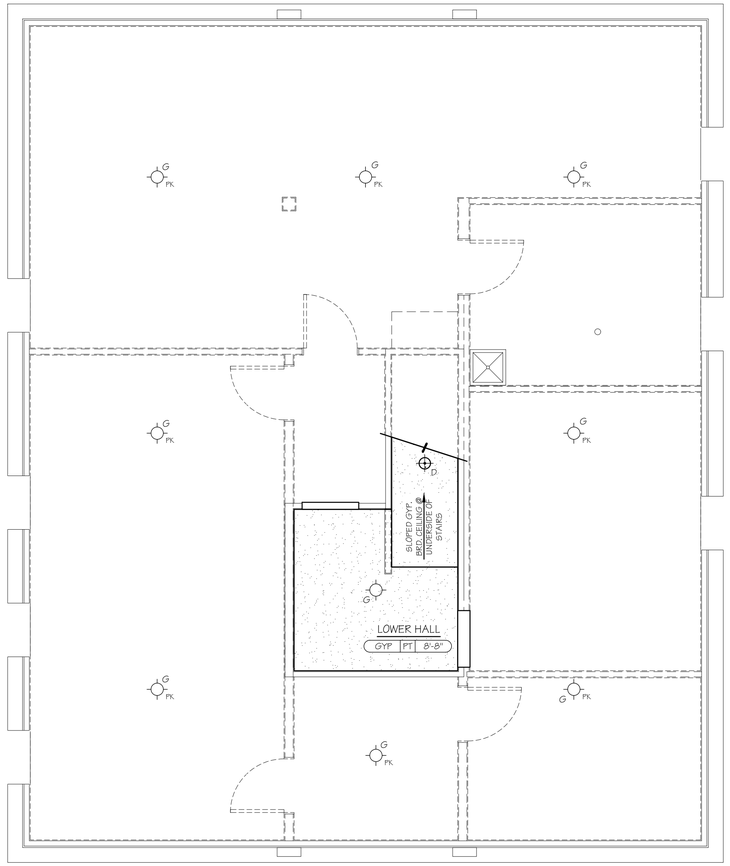
PROJECT #: 2050

ROOF PLAN

SHEET NUMBER:

A-104



LOWER LEVEL REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1

NORTH

REFLECTED CEILING PLAN GENERAL NOTES:

A. CEILING HEIGHTS INDICATE DISTANCE TAKEN FROM FINISH FLOOR UNLESS NOTED OTHERWISE AND SHALL BE CONSIDERED NOMINAL. REFER TO SECTIONS AND DETAILS FOR SPECIFIC DIMENSIONS TO FRAMING MEMBERS

B. FURNISH AND INSTALL ALL NECESSARY ITEMS INCLUDING BUT NOT LIMITED TO HANGERS, SUPPORTS, FRAMING, BLOCKING, AND FITTINGS TO SUPPORT FIXTURES AND FIXTURE OUTLETS. ALL SUPPORTS SHALL BE SECURELY ANCHORED TO THE CEILING AND/OR BUILDING CONSTRUCTION ABOVE AND SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE FIXTURE.

C. SUPPORTS FOR LIGHTS, HVAC, ETC. ARE NOT PERMITTED TO BE ATTACHED TO ELECTRICAL, PLUMBING, SPRINKLER LINE PIPING, OR MECHANICAL EQUIPMENT ABOVE.

D. WHERE LUMINAIRE WEIGHS MORE THAN 50 POUNDS, SUPPORT LUMINAIRE INDEPENDENTLY OF CEILING OUTLET BOX, OR PROVIDE LISTED AND MARKED OUTLET BOX DESIGNED TO SUPPORT INCREASED LOAD.

E. G.C. SHALL VERIFY THE CEILING SUSPENSION SYSTEM TO BE INSTALLED AND SHALL PROVIDE THE PROPER FIXTURE SUSPENSION STRAPS, RETAINING CLIPS, SUPPORTING HOOKS, ETC., AS REQUIRED TO PROPERLY SUPPORT THE FIXTURE. FLANGE TYPE, SNAP-IN OR LAY-IN FIXTURE TRIMS SHALL BE FURNISHED, AS REQUIRED, FOR THE CEILING SYSTEM INSTALLED.

F. FLUSH TYPE PENDANT FIXTURES SHALL BE SECURELY FASTENED TO THE CEILING FRAMEWORK, AND SUPPLIED WITH FINISHED METAL TRIM FOR CEILING TYPE GYP/ACT.

G. INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED. DETERMINE THE LOCATIONS, NUMBER, AND SIZES OF THE PANELS TO PROVIDE ACCESS TO ALL UTILITIES AND EQUIPMENT AS REQUIRED.

H. SOFFIT LOCATION DIMENSIONS MEASURE FROM FINISHED EDGE TO FINISHED EDGE UNLESS NOTED OTHERWISE.

I. LIGHTING LOCATION DIMENSIONS MEASURE TO FINISHED EDGE/ CENTERLINES UNLESS OTHERWISE NOTED.

J. REFER TO THE ELECTRICAL SCHEMATIC DRAWINGS FOR LIGHTING INFORMATION AND FIXTURE SPECIFICATIONS.

K. REFER TO MECHANICAL SCHEMATIC DRAWINGS FOR SUPPLY AND RETURN DUCT & DIFFUSER LOCATIONS.

L. REFER TO PLANS, EXTERIOR ELEVATIONS, AND ELECTRICAL SCHEMATIC DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.

M. REFER TO FINISH SCHEDULE FOR CEILING FINISH SPECIFICATIONS AND FOR MECHANICAL DIFFUSER PAINT FINISH.

N. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LIGHTING LEGEND

REFER TO REFLECTED CEILING PLAN SPECIFICATIONS ON THIS SHEET. ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

CEILING TYPE SEE FIN. SCHED. — CEILING FINISH SEE FIN. SCHED.
GYP-1 | P-1 | 10'-8" — CEILING HEIGHT A.F.F.

- A1 — FIXTURE "A1": LOW-PROFILE 2x4 LAY-IN LED LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION WITH OWNER. ALTERNATE: SURFACE MOUNT LOW PROFILE LED LIGHTING FIXTURE
- A2 — FIXTURE "A2": LOW-PROFILE 2x2 LAY-IN LED LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION WITH OWNER. ALTERNATE: SURFACE MOUNT LOW PROFILE LED LIGHTING FIXTURE
- B — FIXTURE "B": HORIZONTAL HEAD AND TRACK LIGHTING
- C — FIXTURE "C": WALL MOUNTED VANITY FIXTURE
- D — FIXTURE "D": 6" LED RECESSED DOWN LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION W/ OWNER
- E — FIXTURE "E": PENDANT LIGHTING FIXTURE
- F — FIXTURE "F": PENDANT LIGHTING FIXTURE
- G PK — FIXTURE "G": 125 V. CEILING MOUNT LIGHT (PORCELAIN KEYLESS WHERE NOTED AS "PK")
- CEILING TYPE: 2x2 SUSPENDED ACOUSTIC CEILING TILE AND GRID (ACT)
- CEILING TYPE: GYPSUM BOARD (GYP)
- CEILING TYPE: EXTERIOR BEAD BOARD (BEAD) - SEE EXTERIOR FINISH SCHEDULE, SHEET A-201

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UCS W. 47th St. Development
BUILDING 1: FACING HISTORY

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 8307349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

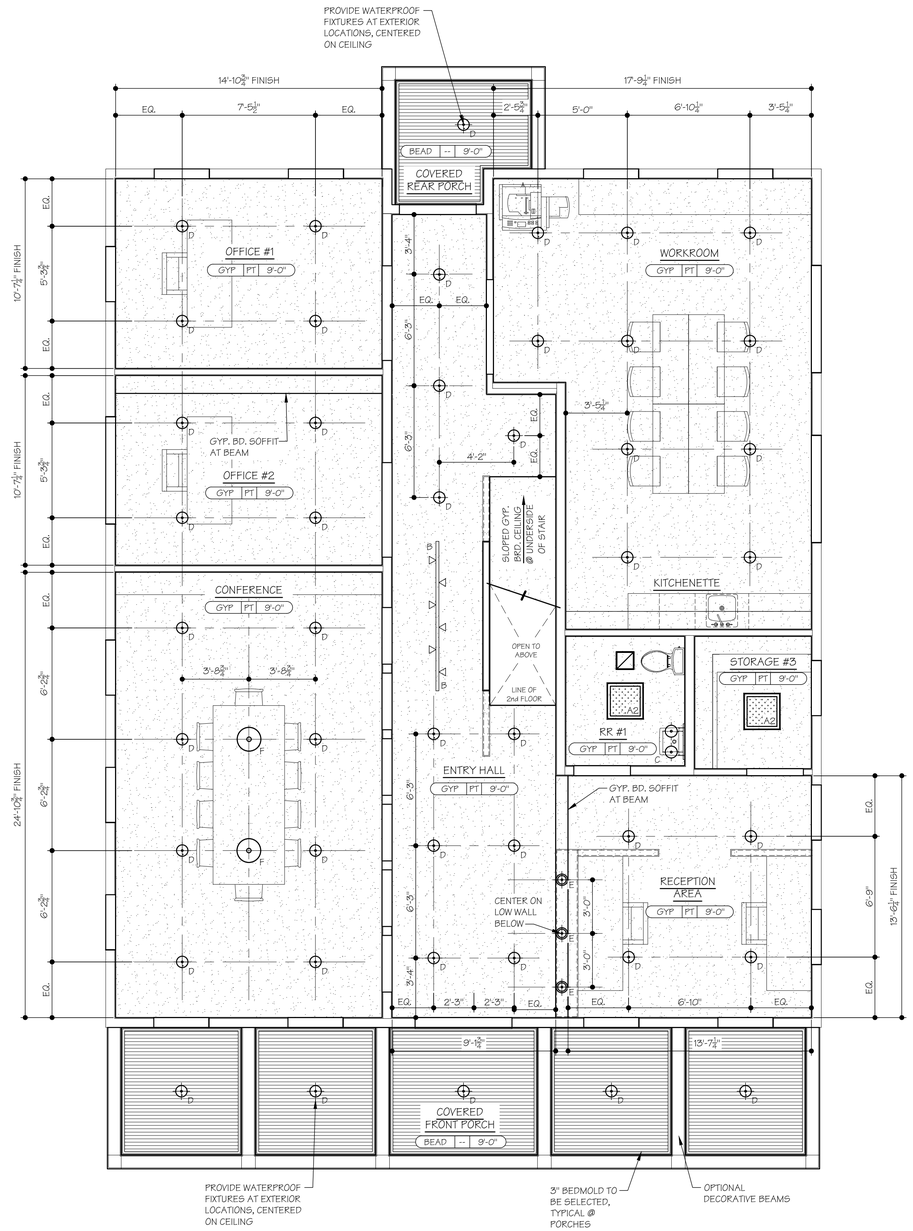
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

LOWER LEVEL REFLECTED CEILING PLAN

SHEET NUMBER:

A-121



FIRST FLOOR REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1

REFLECTED CEILING PLAN GENERAL NOTES:

A. CEILING HEIGHTS INDICATE DISTANCE TAKEN FROM FINISH FLOOR UNLESS NOTED OTHERWISE AND SHALL BE CONSIDERED NOMINAL. REFER TO SECTIONS AND DETAILS FOR SPECIFIC DIMENSIONS TO FRAMING MEMBERS

B. FURNISH AND INSTALL ALL NECESSARY ITEMS INCLUDING BUT NOT LIMITED TO HANGERS, SUPPORTS, FRAMING, BLOCKING, AND FITTINGS TO SUPPORT FIXTURES AND FIXTURE OUTLETS. ALL SUPPORTS SHALL BE SECURELY ANCHORED TO THE CEILING AND/OR BUILDING CONSTRUCTION ABOVE AND SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE FIXTURE.

C. SUPPORTS FOR LIGHTS, HVAC, ETC. ARE NOT PERMITTED TO BE ATTACHED TO ELECTRICAL, PLUMBING, SPRINKLER LINE PIPING, OR MECHANICAL EQUIPMENT ABOVE.

D. WHERE LUMINAIRE WEIGHS MORE THAN 50 POUNDS, SUPPORT LUMINAIRE INDEPENDENTLY OF CEILING OUTLET BOX, OR PROVIDE LISTED AND MARKED OUTLET BOX DESIGNED TO SUPPORT INCREASED LOAD.

E. G.C. SHALL VERIFY THE CEILING SUSPENSION SYSTEM TO BE INSTALLED AND SHALL PROVIDE THE PROPER FIXTURE SUSPENSION STRAPS, RETAINING CLIPS, SUPPORTING HOOKS, ETC., AS REQUIRED TO PROPERLY SUPPORT THE FIXTURE. FLANGE TYPE, SNAP-IN OR LAY-IN FIXTURE TRIMS SHALL BE FURNISHED, AS REQUIRED, FOR THE CEILING SYSTEM INSTALLED.

F. FLUSH TYPE PENDANT FIXTURES SHALL BE SECURELY FASTENED TO THE CEILING FRAMEWORK, AND SUPPLIED WITH FINISHED METAL TRIM FOR CEILING TYPE GYP/ACT.

G. INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED. DETERMINE THE LOCATIONS, NUMBER, AND SIZES OF THE PANELS TO PROVIDE ACCESS TO ALL UTILITIES AND EQUIPMENT AS REQUIRED.

H. SOFFIT LOCATION DIMENSIONS MEASURE FROM FINISHED EDGE TO FINISHED EDGE UNLESS NOTED OTHERWISE.

I. LIGHTING LOCATION DIMENSIONS MEASURE TO FINISHED EDGE/ CENTERLINES UNLESS OTHERWISE NOTED.

J. REFER TO THE ELECTRICAL SCHEMATIC DRAWINGS FOR LIGHTING INFORMATION AND FIXTURE SPECIFICATIONS.

K. REFER TO MECHANICAL SCHEMATIC DRAWINGS FOR SUPPLY AND RETURN DUCT & DIFFUSER LOCATIONS.

L. REFER TO PLANS, EXTERIOR ELEVATIONS, AND ELECTRICAL SCHEMATIC DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.

M. REFER TO FINISH SCHEDULE FOR CEILING FINISH SPECIFICATIONS AND FOR MECHANICAL DIFFUSER PAINT FINISH.

N. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LIGHTING LEGEND

REFER TO REFLECTED CEILING PLAN SPECIFICATIONS ON THIS SHEET. ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

CEILING TYPE SEE FIN. SCHED. — CEILING FINISH SEE FIN. SCHED. — CEILING HEIGHT A.F.F.
GYP-1 | P-1 | 10'-8"

A1 — FIXTURE "A1": LOW-PROFILE 2x4 LAY-IN LED LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION WITH OWNER. ALTERNATE: SURFACE MOUNT LOW PROFILE LED LIGHTING FIXTURE

A2 — FIXTURE "A2": LOW-PROFILE 2x2 LAY-IN LED LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION WITH OWNER. ALTERNATE: SURFACE MOUNT LOW PROFILE LED LIGHTING FIXTURE

B — FIXTURE "B": HORIZONTAL HEAD AND TRACK LIGHTING

C — FIXTURE "C": WALL MOUNTED VANITY FIXTURE

D — FIXTURE "D": 6" LED RECESSED DOWN LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION W/ OWNER

E — FIXTURE "E": PENDANT LIGHTING FIXTURE

F — FIXTURE "F": PENDANT LIGHTING FIXTURE

G PK — FIXTURE "G": 125 V. CEILING MOUNT LIGHT (PORCELAIN KEYLESS WHERE NOTED AS "PK")

CEILING TYPE: 2x2 SUSPENDED ACOUSTIC CEILING TILE AND GRID (ACT)

CEILING TYPE: GYPSUM BOARD (GYP)

CEILING TYPE: EXTERIOR BEAD BOARD (BEAD) - SEE EXTERIOR FINISH SCHEDULE, SHEET A-201

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1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

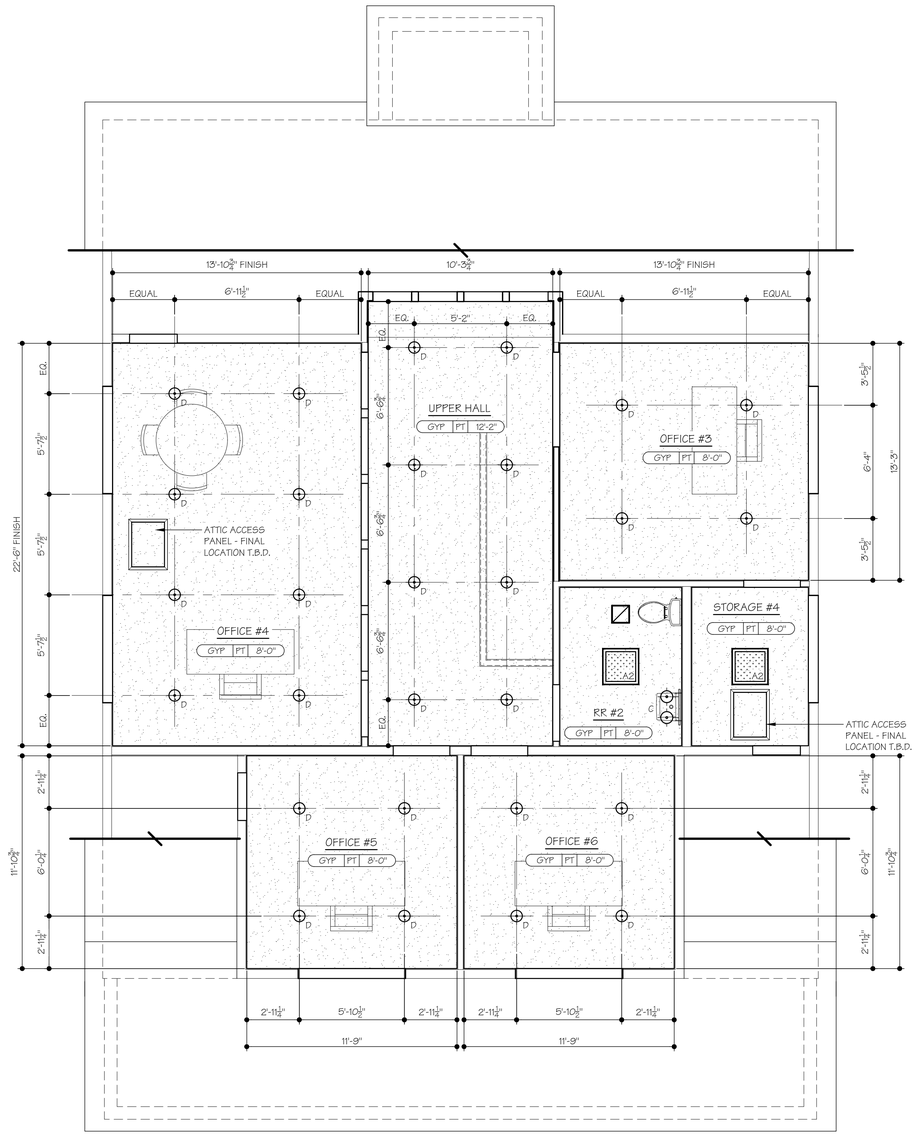
DATE	SET ISSUANCE
01.29.21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:

A-122



NORTH

SECOND FLOOR REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1

REFLECTED CEILING PLAN GENERAL NOTES:

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B. FURNISH AND INSTALL ALL NECESSARY ITEMS INCLUDING BUT NOT LIMITED TO HANGERS, SUPPORTS, FRAMING, BLOCKING, AND FITTINGS TO SUPPORT FIXTURES AND FIXTURE OUTLETS. ALL SUPPORTS SHALL BE SECURELY ANCHORED TO THE CEILING AND/OR BUILDING CONSTRUCTION ABOVE AND SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE FIXTURE.

C. SUPPORTS FOR LIGHTS, HVAC, ETC. ARE NOT PERMITTED TO BE ATTACHED TO ELECTRICAL, PLUMBING, SPRINKLER LINE PIPING, OR MECHANICAL EQUIPMENT ABOVE.

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F. FLUSH TYPE PENDANT FIXTURES SHALL BE SECURELY FASTENED TO THE CEILING FRAMEWORK, AND SUPPLIED WITH FINISHED METAL TRIM FOR CEILING TYPE GYP/ACT.

G. INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED. DETERMINE THE LOCATIONS, NUMBER, AND SIZES OF THE PANELS TO PROVIDE ACCESS TO ALL UTILITIES AND EQUIPMENT AS REQUIRED.

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K. REFER TO MECHANICAL SCHEMATIC DRAWINGS FOR SUPPLY AND RETURN DUCT & DIFFUSER LOCATIONS.

L. REFER TO PLANS, EXTERIOR ELEVATIONS, AND ELECTRICAL SCHEMATIC DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.

M. REFER TO FINISH SCHEDULE FOR CEILING FINISH SPECIFICATIONS AND FOR MECHANICAL DIFFUSER PAINT FINISH.

N. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LIGHTING LEGEND

REFER TO REFLECTED CEILING PLAN SPECIFICATIONS ON THIS SHEET. ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

CEILING TYPE SEE FIN. SCHED. — CEILING FINISH SEE FIN. SCHED. — GYP-1 | P-1 | 10'-8" — CEILING HEIGHT A.F.F.

A1 — FIXTURE "A1": LOW-PROFILE 2x4 LAY-IN LED LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION WITH OWNER. ALTERNATE: SURFACE MOUNT LOW PROFILE LED LIGHTING FIXTURE

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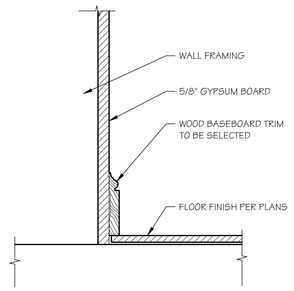
PROJECT #: 2050

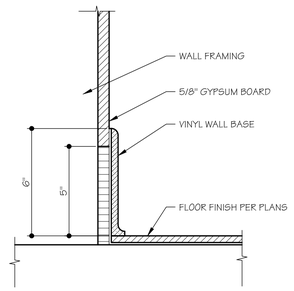
SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:

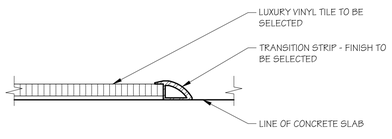
A-123



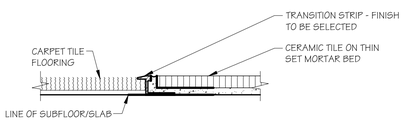
WALL BASE DETAIL: WOOD	N.T.S.	4



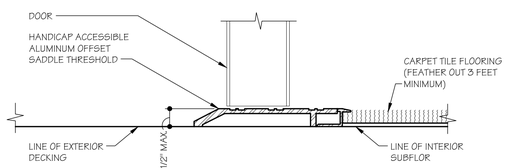
WALL BASE DETAIL: VINYL @ FINISH FLR.	N.T.S.	3



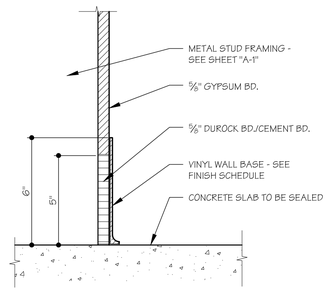
TRANSITION DETAIL: LVT TO CONCRETE	N.T.S.	7



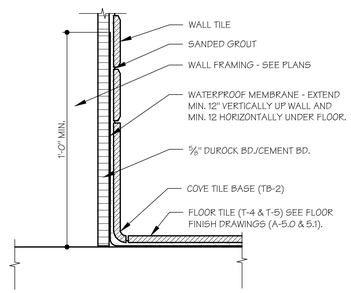
TRANSITION DETAIL: CARPET TO TILE	N.T.S.	6



TYPICAL THRESHOLD DETAIL	N.T.S.	5



WALL BASE DETAIL: VINYL @ CONCRETE	N.T.S.	2



WALL BASE DETAIL: CERAMIC TILE	N.T.S.	1

FINISH MATERIAL NOTES

1. VERIFY ALL FINISHES WITH OWNER PRIOR TO INSTALLATION.
2. INTERIOR FINISHES TO COMPLY WITH THE OHIO BUIDLING CODE (OBC) CHAPTER 8 - SEE ADDITIONAL NOTES BELOW
3. WALL AND CEILING FINISHES TO COMPLY WITH SECTION 803 FOR FIRE PERFORMANCE & SMOKE DEVELOPMENT.
   CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
   CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
   CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.
4. FINISH CLASS RATINGS PER TABLE 803.11 FOR USE GROUP B, NON-SPRINKLERED:
   EXIT ENCLOSURES & EXIT PASSAGEWAYS - 'A'
   CORRIDORS CLASS 'B'
   ROOMS AND ENCLOSED SPACES = CLASS 'C'
5. FLOOR FINISHES TO COMPLY WITH SECTION 804.
6. CARPET SUPPLIER SHALL SUBMIT CERTIFICATION VERIFYING CLASS II FLAME SPREAD RATING AND DOC-FF-1 "PILL TEST".
7. DECORATIVE MATERIALS AND TRIM TO COMPLY WITH OBC SECTION 806.
8. COMBUSTIBLE DECORATIVE MATERIALS AND TRIM (PER SECTION 806.4) MEETING FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH IT IS ATTACHED. (THE PERMISSIBLE AMOUNT OF NONCOMBUSTIBLE DECORATIVE MATERIAL SHALL NOT BE LIMITED).
9. INTERIOR TRIM (PER SECTION 806.7) MATERIAL OTHER THAN FOAM PLASTIC USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS 'C' FLAME SPREAD AND SMOKE DEVELOPED INDEX WHEN TESTED IN ACCORDANCE w/ ASTM E 84.
10. ACOUSTIC CEILING TILE, IF APPLICABLE, TO COMPLY WITH OBC SECTION 808.
11. CERTIFICATION OF "FIRE- RATING" SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR CARPETING AND OTHER INTERIOR FINISH MATERIALS REQUIRED BY OBC PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
12. INTERIOR PARTITION SOUND BATTS SHALL BE MIN. 2" THICK SEMI-RIGID MINERAL FIBER SOUND ATTENUATION BLANKET INSULATION WITHOUT MEMBRANE; CLASS A FLAMESPREAD (25 OR LESS) TO COMPLY WITH ASTM C 665.
13. ALL FLOORS TO BE LEVELED (EXCEPT AT FLOOR DRAIN LOCATIONS) PRIOR TO RECEIVING FINISH MATERIAL. PROVIDE A SELF-LEVELING COMPOUND AS NECESSARY TO ACHIEVE A TRUE AND LEVEL FLOOR AS REQUIRED TO RECEIVE FLOOR FINISH.
14. FLOORING MUST SLOPE TO DRAINS, TOP OF DRAINS TO BE RECESSED MIN. ¼" BELOW TOP OF SLAB/SUBSTRATE AND FLOORING SLOPED MIN. 1% TO DRAINS. CONTRACTOR TO PERFORM A WATER TEST AFTER INSTALLATION TO CONFIRM POSITIVE DRAINAGE.
15. COVE WALL BASE (MINIMUM 4" HIGH) TO BE PROVIDED IN ALL WET AREAS, INCLUDING, BUT NOT LIMITED TO, ALL RESTROOMS.
16. RESTROOMS TO HAVE SMOOTH CLEANABLE SURFACES TO COMPLY WITH OBC SECTION 1210 - WALLS AND PARTITIONS WITHIN 2 FEET OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE, TO A MIN. HEIGHT OF 4 FEET ABOVE THE FINISHED FLOOR. PAINTED WALLS TO HAVE A SMOOTH DURABLE GLOSS FINISH PAINT.
17. A WATERPROOFING MEMBRANE ("NOBLE SEAL", "SCHLUTER", OR APPROVED EQUAL) IS TO BE USED IN ALL WET LOCATIONS, INCLUDING BUT NOT LIMITED TO, THE RESTROOMS. THE MEMBRANE IS TO BE INSTALLED A MIN. OF 12" VERTICALLY AT ALL WALLS OF THE SPACES LOCATED ON SLAB CONSTRUCTION.
18. APPLY SEALANTS AS REQUIRED AND RECOMMENDED BY MANUFACTURER(S) TO PREVENT WATER INFILTRATION. SUBMIT CAULKING AND SEALANT COLOR SAMPLE TO ARCHITECT FOR APPROVAL.
19. MILLWORK CONTRACTOR TO PROVIDE CONTROL STAIN COLORS FOR ALL STAINS FOR APPROVAL TO G.C., OWNER & ARCHITECTS.
20. ALL FABRICS TO HAVE FIRE RETARDANT COATINGS IN ACCORDANCE WITH NFPA 252.
21. ALL CEILING DEVICES TO BE PAINTED TO MATCH CEILING (DIFFUSERS, EXIT SIGNS-BODY ONLY NOT LENS, ETC.) UNLESS NOTED OTHERWISE. VERIFY WITH OWNER. EXTERIOR EMERGENCY LIGHTS AND WALL PACKS TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS NOTED OTHERWISE. VERIFY WITH OWNER.
22. COORDINATE PLANS, DETAILS, WORK BY OTHER TRADES, AND SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE
23. DETAILS SHOWN ARE TYPICAL AND MAY VARY PER SURFACE FINISH MATERIALS. PROVIDE SURFACE FINISH MANUFACTURER'S/ VENDOR'S RECOMMENDED TERMINATION AND TRIM DETAILS (FRP, STAINLESS STEEL, ETC.) WHERE ABUTTING DOOR/WINDOW FRAMES, AT FINISH MATERIAL CHANGES, AT CORNERS AND JOINTS ETC. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
24. RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY THE CONTRACTOR
25. AT COMPLETION OF INSTALLATION OF FINISHES, SPOTS AND LABELS SHALL BE REMOVED AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK OF THIS CONTRACTOR IS RESPONSIBLE FOR KEEPING AREA CLEAN AS WORK PROGRESSES.
26. ALL WALLS TO BE FINISHED WITH 5/8" THICK GYPSUM BOARD, UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT WET LOCATIONS (INCLUDING RESTROOMS, KITCHENETTE AND UTILITY ROOMS) PER OBC SECTION 1210.2.2.
27. INTERIOR GYPSUM BD FINISH LEVELS (VERIFY w/ OWNER/GC):
    27.1. PAINTED CL'GS./SOFFITS (GLOSS/SEMI-GLOSS) : LEVEL 5
    27.2. PAINTED WALLS : LEVEL 5
    27.3. PAINTED CEILINGS/SOFFITS (FLAT) : LEVEL 4
    27.4. MECHANICAL ROOM WALLS & CEILINGS : LEVEL 1
    27.5. FRP WALLS : LEVEL 1

GENERAL DOOR NOTES

1. ALL DOORS AND ASSOCIATED APPARATUS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. A COMPREHENSIVE DOOR AND HARDWARE SCHEDULE SHALL BE PREPARED BY A CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC) AND SCHEDULE SHALL BE SUPPLIED TO OWNER FOR REVIEW AND APPROVAL.
3. VERIFY ALL DOOR TYPES AND HARDWARE WITH OWNER PRIOR TO INSTALLATION.
4. ALL DOOR GLAZING AND ADJACENT SIDELIGHT GLASS TO BE SAFETY GLAZING (TEMPERED OR APPROVED EQUAL).
5. REFER TO FLOOR PLANS AND EXTERIOR ELEVATIONS FOR DOOR SWING HANDING & DIRECTION. DOOR, HARDWARE AND FRAME FINISH INFORMATION TO BE SELECTED BY OWNER.
6. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
7. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
8. ALL EGRESS DOORS SHALL BE EQUIPPED WITH APPROVED PANIC HARDWARE. SUCH HARDWARE SHALL CAUSE THE DOOR TO RELEASE AND THE LEAF TO OPEN WHEN A FORCE OF 5 POUNDS IS APPLIED IN THE DIRECTION OF EGRESS, PER STATE AND LOCAL CODES.
9. REFER TO SHEETS A-041 AND A-042 FOR ADDITIONAL INFORMATION ON ANSI REQUIREMENTS.
10. QUALITY ASSURANCE:
    10.1. MANUFACTURER'S QUALIFICATIONS: ENGAGE QUALIFIED MANUFACTURERS WITH A MINIMUM (5) YEARS OF DOCUMENTED EXPERIENCE IN PRODUCING HARDWARE AND EQUIPMENT SIMILAR TO THAT INDICATED FOR THIS PROJECT AND THAT HAVE A PROVEN RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
    10.2. INSTALLER QUALIFICATIONS: INSTALLERS, TRAINED BY THE PRIMARY PRODUCT MANUFACTURERS, WITH A MINIMUM (3) YEARS DOCUMENTED EXPERIENCE INSTALLING BOTH STANDARD AND ELECTRIFIED BUILDERS HARDWARE SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WHOSE WORK HAS RESULTED IN CONSTRUCTION WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
    10.3. DOOR HARDWARE SUPPLIER QUALIFICATIONS: EXPERIENCED COMMERCIAL DOOR HARDWARE DISTRIBUTORS WITH A MINIMUM (5) YEARS DOCUMENTED EXPERIENCE SUPPLYING BOTH MECHANICAL AND ELECTROMECHANICAL HARDWARE INSTALLATIONS COMPARABLE IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT. SUPPLIER RECOGNIZED AS A FACTORY DIRECT DISTRIBUTOR IN GOOD STANDING BY THE MANUFACTURERS OF THE PRIMARY MATERIALS WITH A WAREHOUSING FACILITY IN PROJECT'S VICINITY. SUPPLIER TO HAVE ON STAFF A CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC) AVAILABLE DURING THE COURSE OF THE WORK TO CONSULT WITH CONTRACTOR, ARCHITECT, AND OWNER CONCERNING BOTH STANDARD AND ELECTROMECHANICAL DOOR HARDWARE AND KEYING.
    10.4. SOURCE LIMITATIONS: OBTAIN EACH TYPE AND VARIETY OF DOOR HARDWARE SPECIFIED IN THE RELATED SECTIONS FROM A SINGLE SOURCE, QUALIFIED SUPPLIER UNLESS OTHERWISE INDICATED.
    10.5. REGULATORY REQUIREMENTS: COMPLY WITH NFPA 70, NFPA 80, NFPA 101 AND ANSI A117.1 REQUIREMENTS AND GUIDELINES AS DIRECTED IN THE APPLICABLE MODEL BUILDING CODE.
    10.6. PRE-SUBMITTAL CONFERENCE: CONDUCT COORDINATION CONFERENCE IN COMPLIANCE WITH REQUIREMENTS IN DIVISION 01 SECTION "PROJECT MEETINGS" WITH ATTENDANCE BY REPRESENTATIVES OF SUPPLIER(S), INSTALLER(S), AND CONTRACTOR(S) TO REVIEW PROPER METHODS AND THE PROCEDURES FOR RECEIVING, HANDLING, AND INSTALLING DOOR HARDWARE.

EXTERIOR DOOR NOTES:

1. ALL EXTERIOR DOORS TO INCLUDE ALL HARDWARE, INCLUDING:
   1.1. ENTRY LOCKSET
   1.2. PANIC DEVICE
   1.3. CLOSER
   1.4. ACCESSIBLE THRESHOLD (PER ANSI REQUIREMENTS) - SEE SHEET A-141 FOR DETAIL
   1.5. FLOOR OR WALL STOP AS REQUIRED
2. ALL EXTERIOR DOORS TO BE FULLY WEATHERSTRIPPED.
3. ALL EXTERIOR DOORS TO BE INSULATED (MAXIMUM 0.37 U-VALUE); ALL GLASS TO BE INSULATED LOW-E.
4. ALL ENTRY DOORS TO BE "MILLIKEN" FIBERGLASS DOORS UNLESS NOTED OTHERWISE. DOOR STYLE PER ELEVATIONS.

INTERIOR DOOR NOTES:

1. UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING LOCKSETS:
   1.1. PRIVATE OFFICE DOORS: ENTRY LOCKSET
   1.2. CONFERENCE ROOM SWING DOOR: PASSAGE LOCKSET
   1.3. SLIDING BARN DOOR: FIXED HANDLE
   1.4. WORKROOM DOOR: PASSAGE LOCKSET
   1.5. RESTROOMS: ENTRY LOCKSET
   1.6. STORAGE / CLOSETS / I.T. / UTILITY ROOMS : STOREROOM LOCKSET
   1.7. WORKSHOP: ENTRY LOCKSET
2. ALL SINGLE DOORS TO RECEIVE 1-1/2 PAIR OF HINGES. DOUBLE DOORS TO RECEIVE 3-PAIR HINGES.
3. PROVIDE FLOOR OR WALL STOPS FOR ALL DOORS.
4. DOORS TO MECHANICAL ROOMS TO BE FULLY WEATHERSTRIPPED (VERIFY WITH G.C.).
5. ALL INTERIOR DOORS TO RECEIVE ROOM IDENTIFICATION SIGNS (PER ANSI REQUIREMENTS).
6. SLIDING BARN DOOR TO RECEIVE TOP-MOUNT DOOR TRACK AND HARDWARE KIT INCLUDING TRACKS, PULLEYS, DOOR STOPS, FLOOR GUIDE AND ANTI-JUMPERS.

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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7349
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1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
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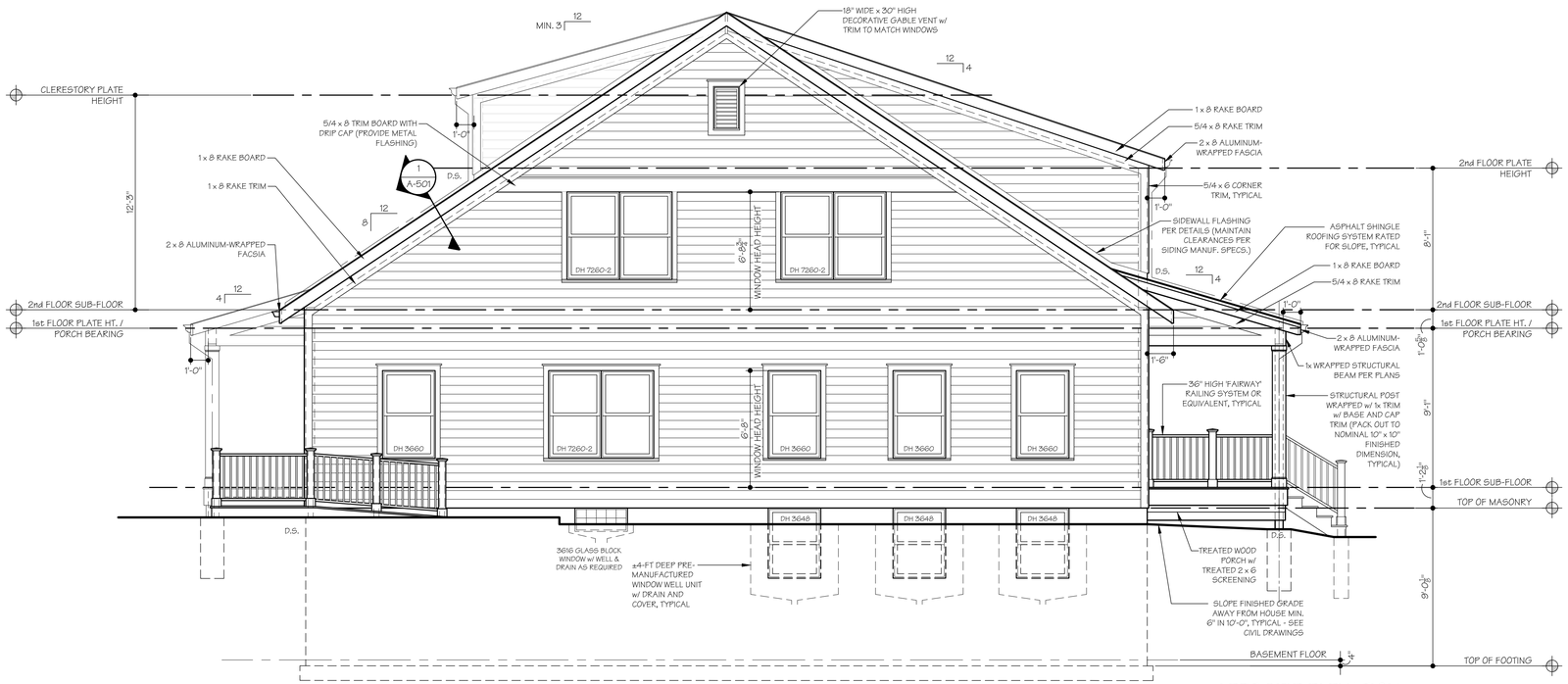
PROJECT #: 2050

DOOR AND FLOOR FINISH NOTES & DETAILS

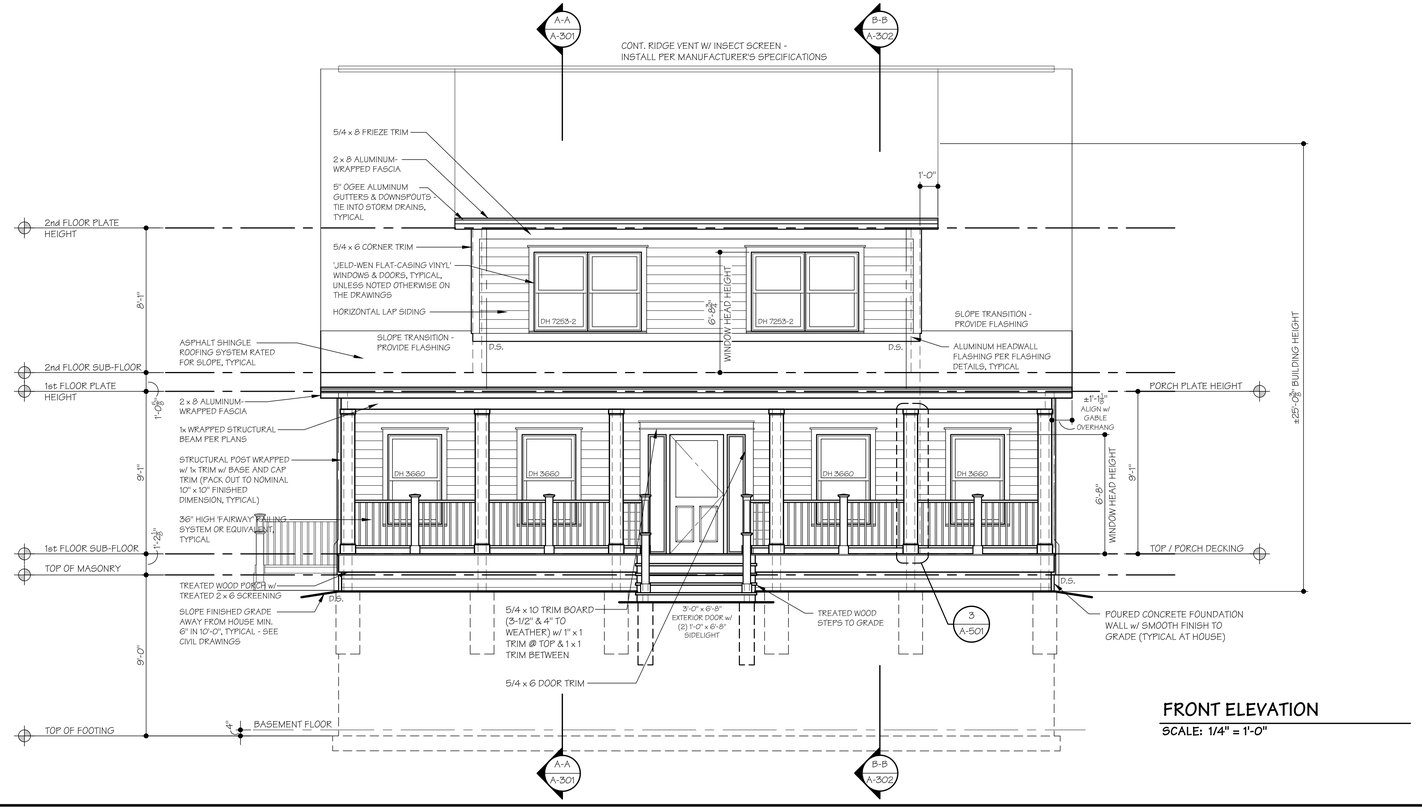
SHEET NUMBER:

A-141



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

GENERAL ELEVATION NOTES:

1. INSTALL BLOCKING AND/OR STRUCTURAL SHEATHING AS REQUIRED FOR ALL ACCESSORIES (LIGHT FIXTURES, SIGNAGE, ETC). COORDINATE THE MOUNTING REQUIREMENTS AND DETAILS OF THE ACCESSORIES WITH RESPECTIVE SUPPLIER AND/OR INSTALLERS.
2. ALL EXTERIOR FINISHES, DOORS, WINDOWS AND LIGHTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE COVER, IF APPLICABLE.
4. REFER TO FLOOR PLANS FOR WALL SECTION TAG REFERENCES.
5. REFER TO SHEET A-401 FOR DOOR NOTES.

WINDOW NOTES:

1. ALL NEW WINDOWS ARE JELD-WEN® "FLAT CASING VINYL" (C) LOW "E" WINDOW AT ALL SIDING LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. U-FACTOR MAXIMUM 0.35.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
5. PRE-FINISHED VINYL EXTERIOR AND INTERIOR.
6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.
7. CALL OUT NUMBERS ARE EXPRESSED IN INCHES AND EXPRESS ROUGH OPENING SIZE (3660 = 36" WIDE x 60" HIGH).

EXTERIOR FINISH SCHEDULE

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed Landmark®	t.b.d.
Soffits	Alside® vented vinyl	color to match windows
Porch Ceilings	Alside® unvented vinyl	color to match windows
Fascia & Rake Board	Aluminum Wrap	color to match windows
Rake, Door Trim, Column Wrap, Corner Trim	Azek® trim boad, smooth finish	color to match windows
Gutters/Downspouts	Aluminum	color to match windows
Railings @ Front	Fairway Solutions® Aluminum "PTP" railing system	White
Railings @ Rear	Treated Wood	Painted White
Windows	Jeld-Wen® 'Flat Casing Vinyl' with Integral Casing and Sill	White
Exterior Entry Doors	Milliken Millwork® fiberglass door or equivalent	t.b.d.
Horizontal Lap Siding	Alside® Vinyl Siding (6" Exposure)	

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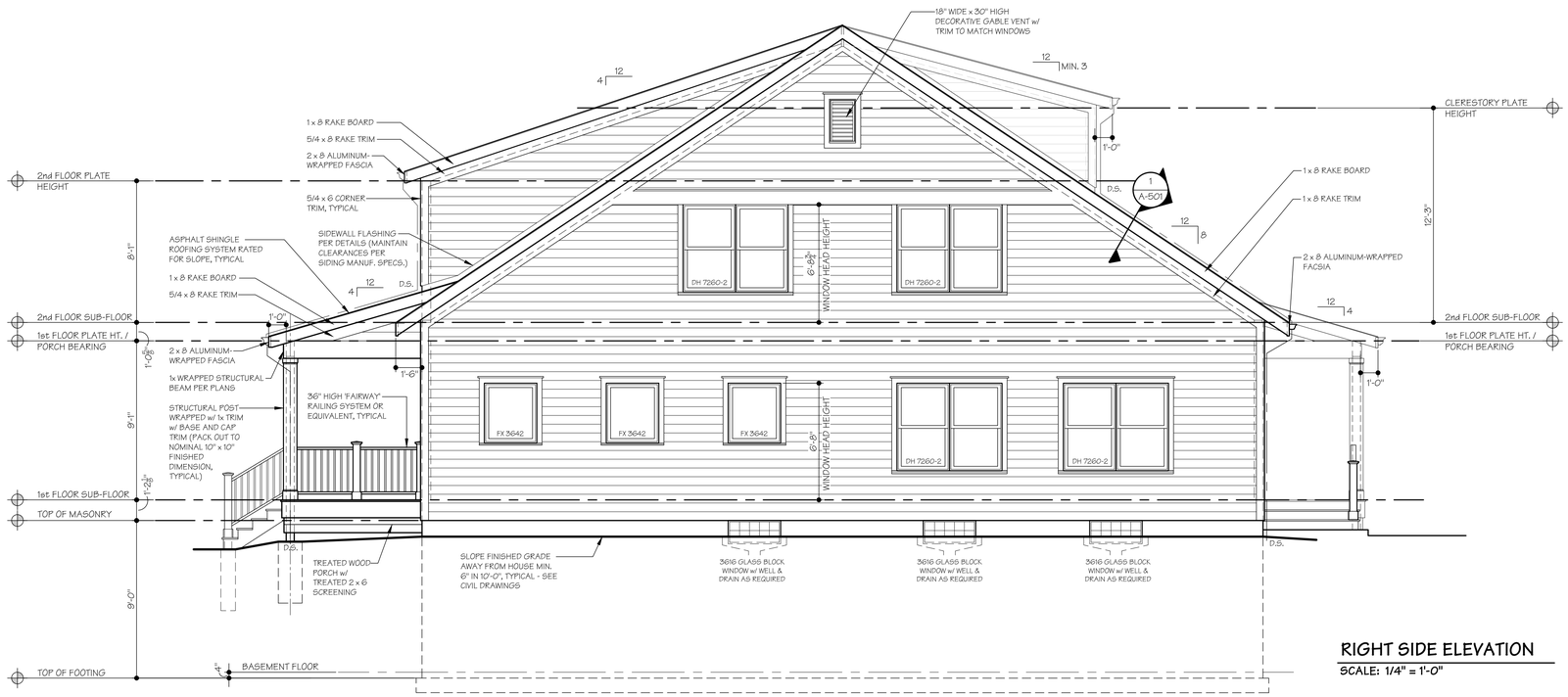
FRONT & LEFT SIDE ELEVATIONS (EXTERIOR FINISH SCHEDULE)

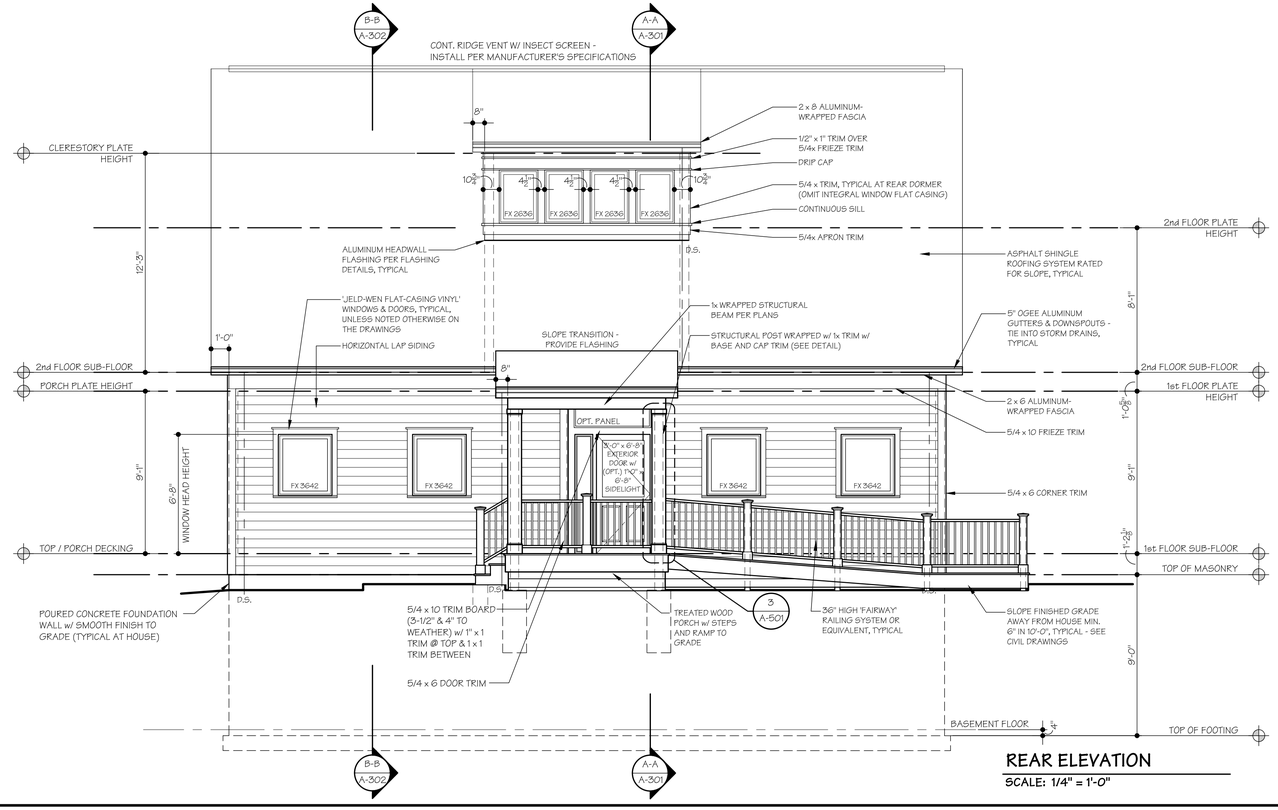
SHEET NUMBER:

A-201



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

GENERAL ELEVATION NOTES:

1. INSTALL BLOCKING AND/OR STRUCTURAL SHEATHING AS REQUIRED FOR ALL ACCESSORIES (LIGHT FIXTURES, SIGNAGE, ETC). COORDINATE THE MOUNTING REQUIREMENTS AND DETAILS OF THE ACCESSORIES WITH RESPECTIVE SUPPLIER AND/OR INSTALLERS.
2. ALL EXTERIOR FINISHES, DOORS, WINDOWS AND LIGHTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE COVER, IF APPLICABLE.
4. REFER TO FLOOR PLANS FOR WALL SECTION TAG REFERENCES.
5. REFER TO SHEET A-401 FOR DOOR NOTES.

WINDOW NOTES:

1. ALL NEW WINDOWS ARE JELD-WEN® "FLAT CASING VINYL" (C) LOW "E" WINDOW AT ALL SIDING LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. U-FACTOR MAXIMUM 0.35.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
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6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.
7. CALL OUT NUMBERS ARE EXPRESSED IN INCHES AND EXPRESS ROUGH OPENING SIZE (3660 = 36" WIDE x 60" HIGH).

EXTERIOR FINISH SCHEDULE

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed Landmark®	t.b.d.
Soffits	Alside® vented vinyl	color to match windows
Porch Ceilings	Alside® unvented vinyl	color to match windows
Fascia & Rake Board	Aluminum Wrap	color to match windows
Rake, Door Trim, Column Wrap, Corner Trim	Azek® trim boad, smooth finish	color to match windows
Gutters/Downspouts	Aluminum	color to match windows
Railings @ Front	Fairway Solutions® Aluminum "PTP" railing system	White
Railings @ Rear	Treated Wood	Painted White
Windows	Jeld-Wen® 'Flat Casing Vinyl' with Integral Casing and Sill	White
Exterior Entry Doors	Milliken Millwork® fiberglass door or equivalent	t.b.d.
Horizontal Lap Siding	Alside® Vinyl Siding (6" Exposure)	

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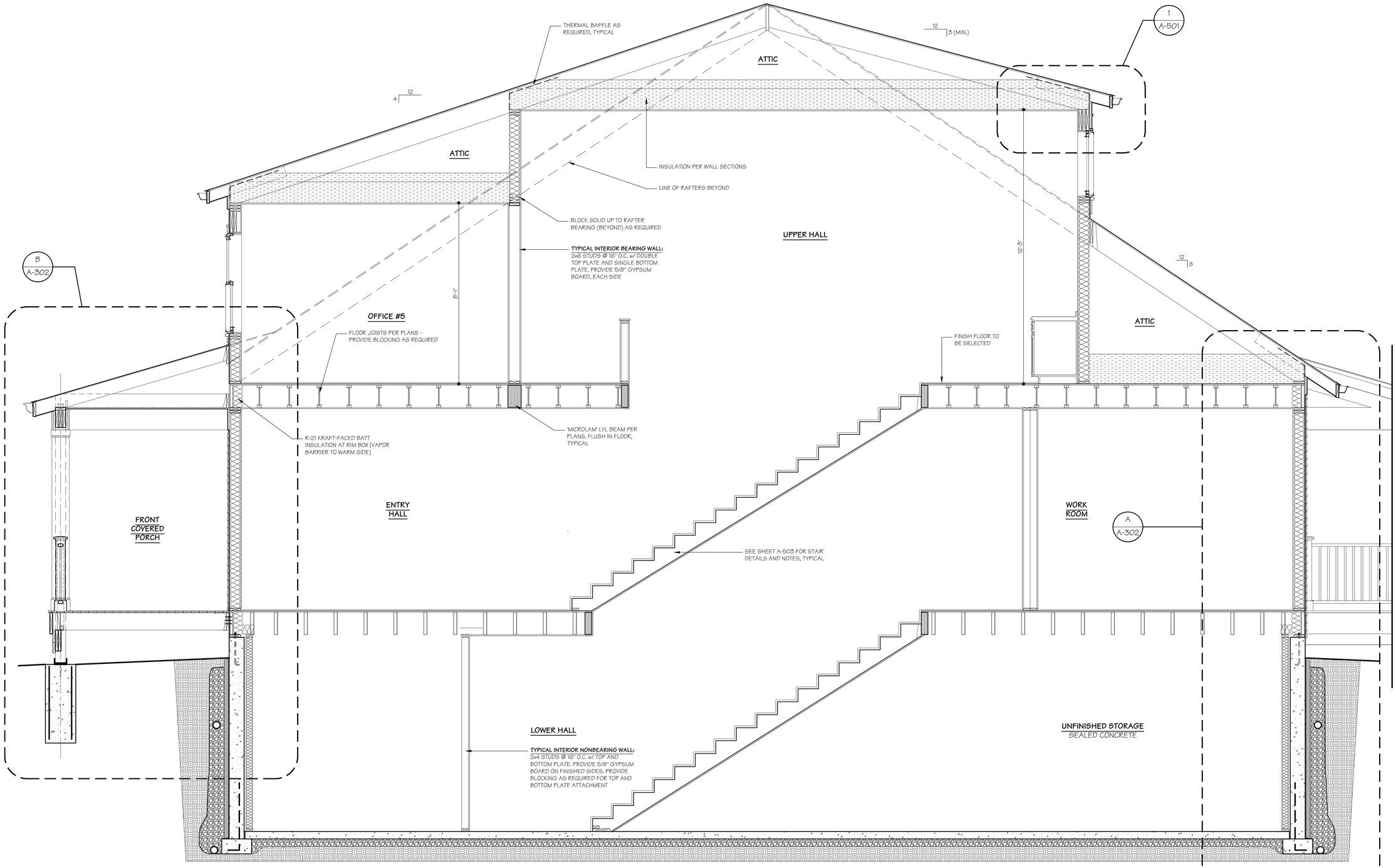
REAR & RIGHT SIDE ELEVATIONS (EXTERIOR FINISH SCHEDULE)

SHEET NUMBER:

A-202



BUILDING SECTION | 1/2" = 1'-0" | A-A

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CHAGRIN FALLS, OHIO 44022
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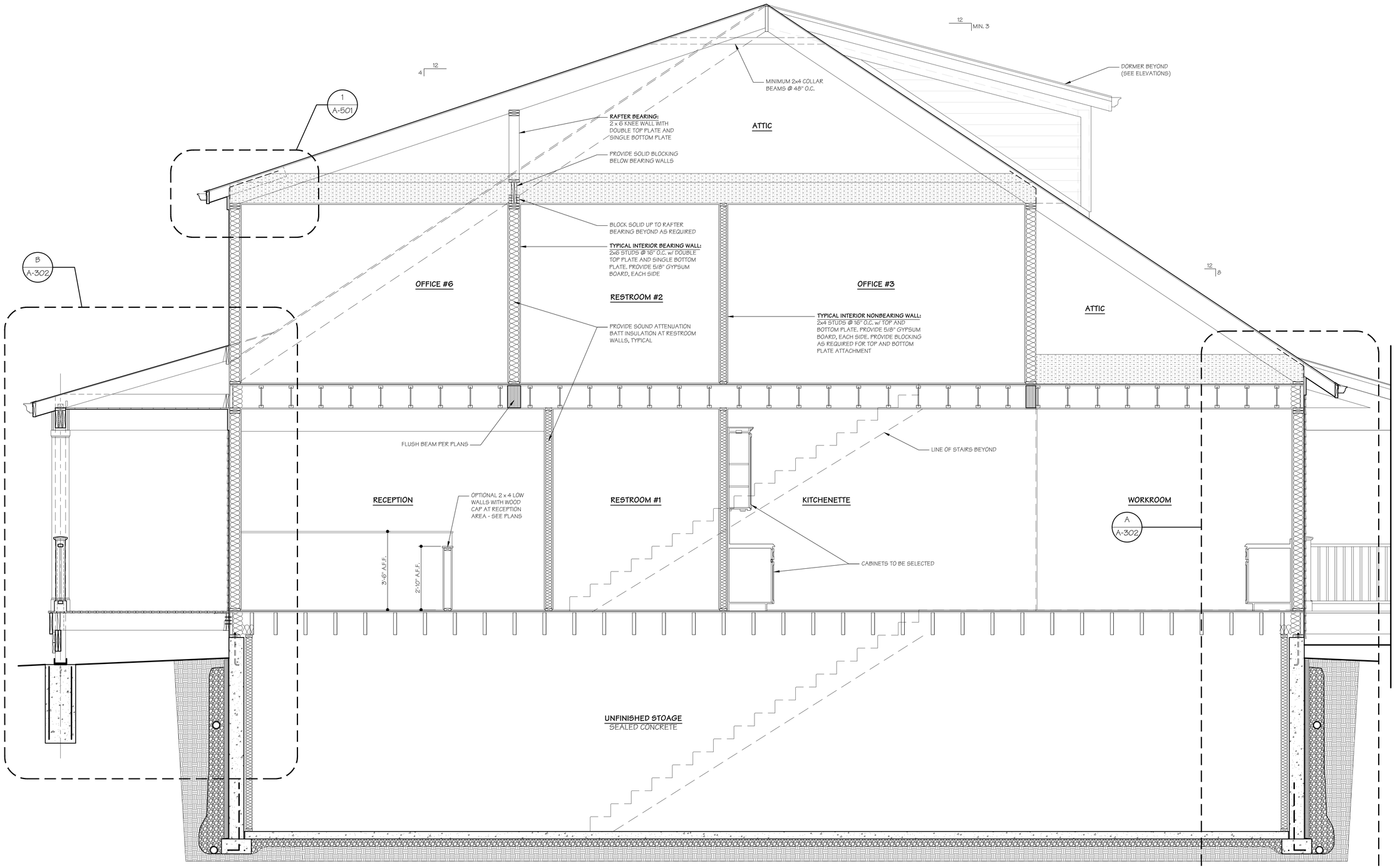
BUILDING SECTION A-A

SHEET NUMBER:

A-301



BUILDING SECTION	1/2" = 1'-0"	B-B

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10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
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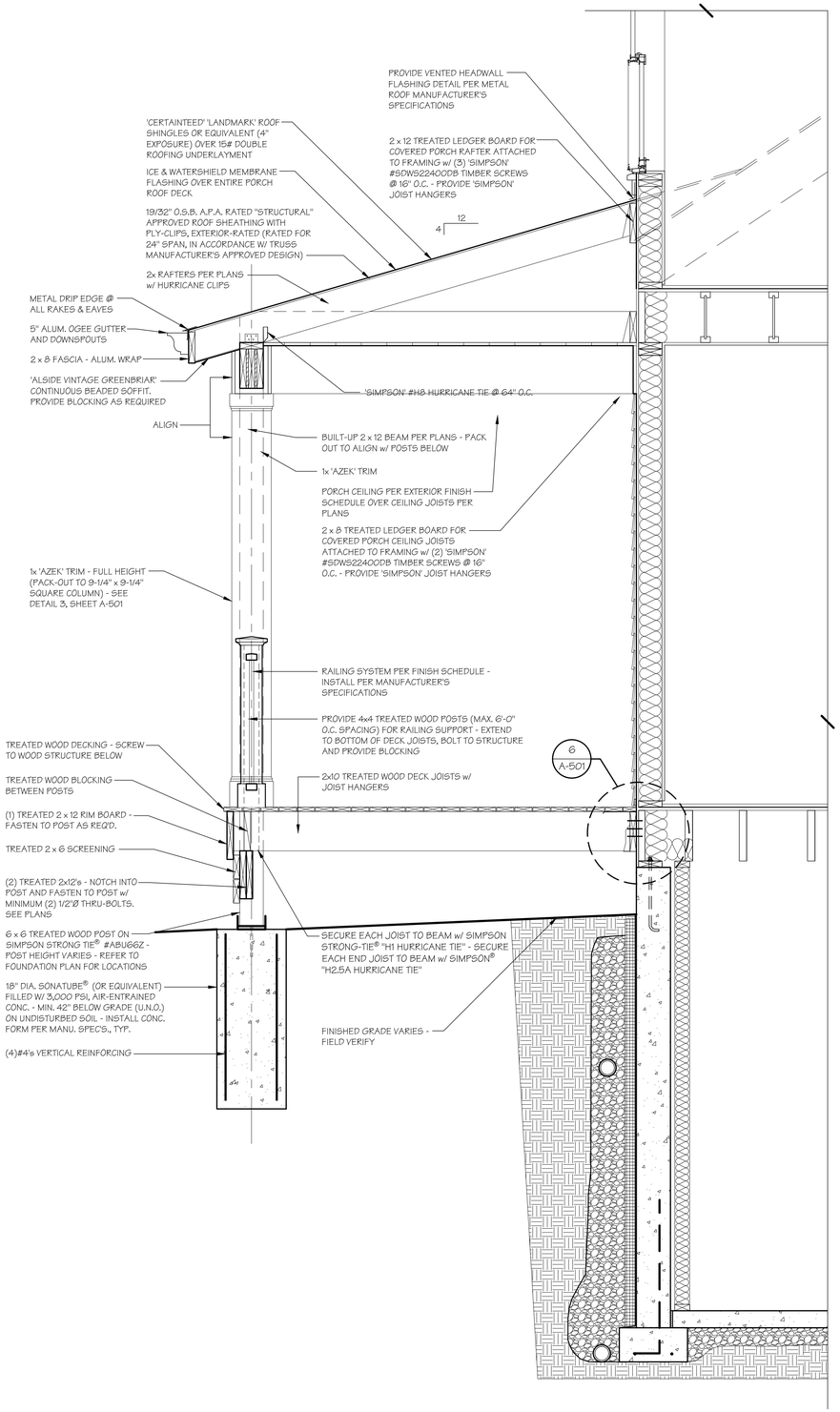
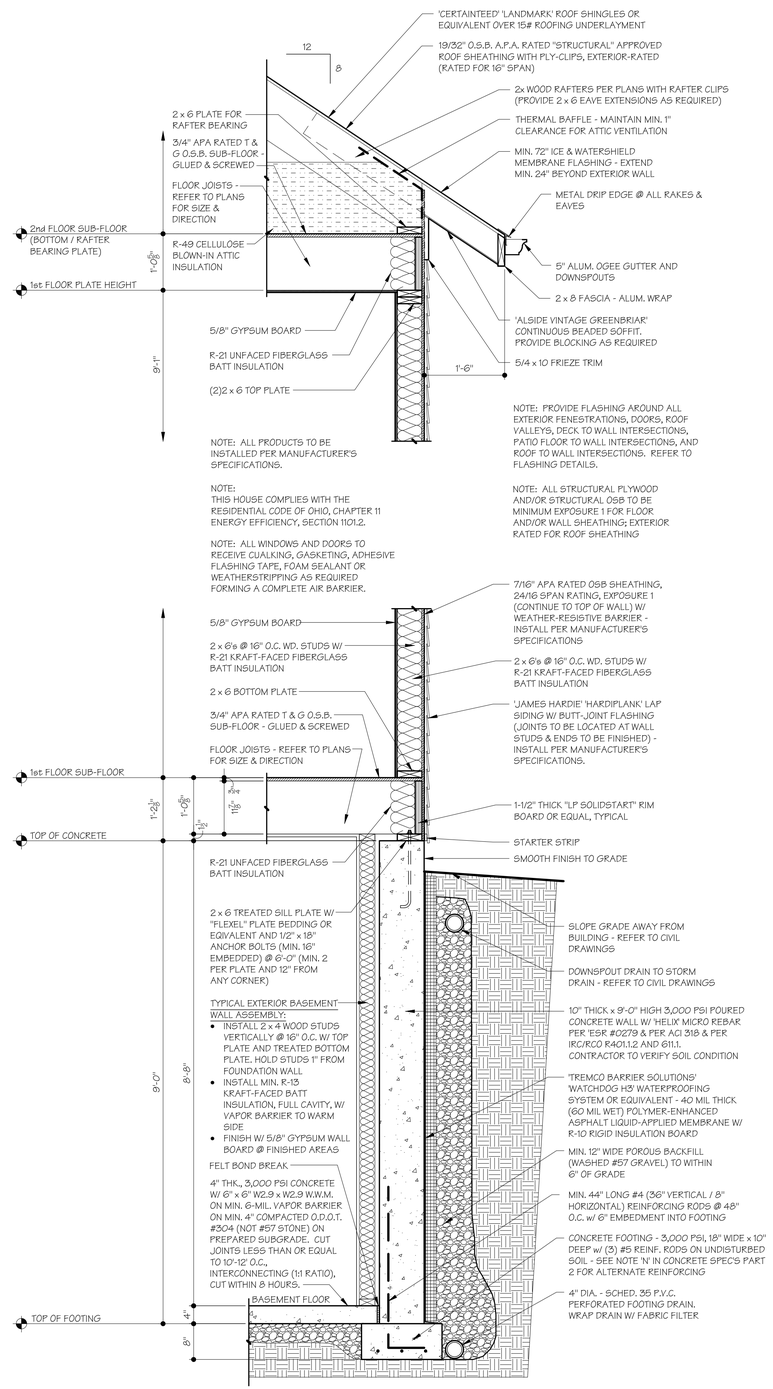
BUILDING SECTION B-B

SHEET NUMBER:

A-302



FRONT PORCH WALL SECTION | 3/4" = 1'-0" | B



TYPICAL WALL SECTION | 3/4" = 1'-0" | A

GENERAL SECTION NOTES:

1. REFER TO FLOOR PLANS AND STRUCTURAL SHEETS FOR STRUCTURAL INFORMATION.
2. ALL MATERIALS, FINISHES, SYSTEMS, WINDOWS, DOORS, ETC. TO BE INSTALLED STRICTLY PER MANUFACTURER'S SPECIFICATIONS.
3. ALL STRUCTURAL PLYWOOD AND/OR STRUCTURAL O.S.B. USED FOR FLOOR, WALL AND ROOF SHEATHING TO BE MINIMUM EXPOSURE 1.
4. PROVIDE FLASHING AROUND ALL EXTERIOR FENESTRATION, ROOF TO WALL INTERSECTIONS AND AT FINISH CHANGES AS REQUIRED BY THE MANUFACTURER. SEE FLASHING DETAIL SHEETS FOR ADDITIONAL INFORMATION.
5. ALL WINDOWS AND DOORS TO RECEIVE CAULKING, GASKETING, ADHESIVE FLASHING TAPE, FOAM SEALANT OR WEATHERSTRIPPING AS REQUIRED TO FORM A COMPLETE AIR BARRIER. SEE FLASHING DETAILS FOR MORE INFORMATION.
6. UNDERSLAB RIGID INSULATION TO BE INSTALLED PER SECTIONS.
7. ALL WALL/FLOOR/ROOF FRAMING INTERSECTIONS TO BE CONTINUOUSLY CAULKED FROM THE INTERIOR.
8. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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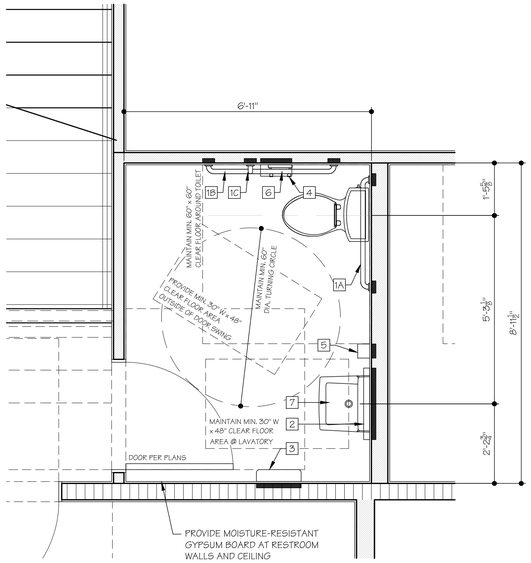
PROJECT #: 2050

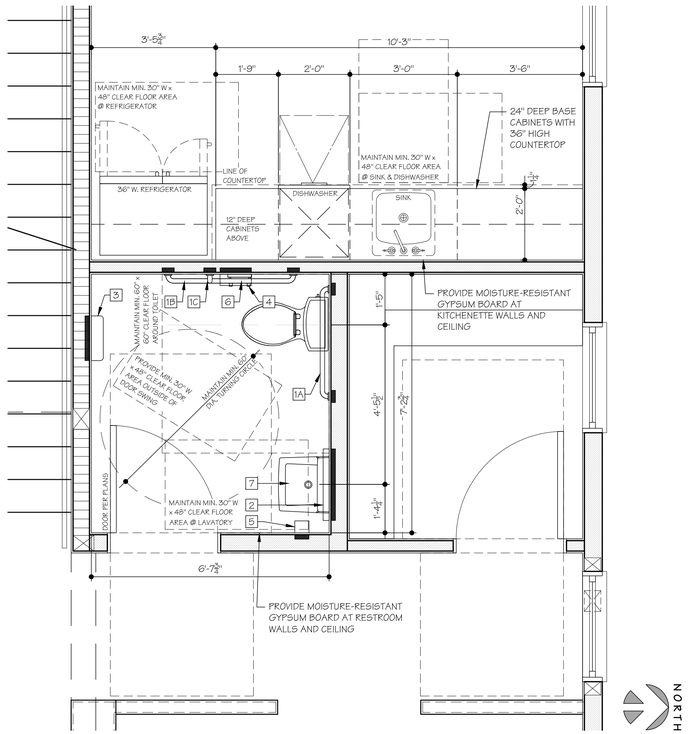
WALL SECTIONS

SHEET NUMBER:

A-311



ENLARGED RESTROOM PLAN: 2nd FLOOR | 1/2" = 1'-0" | 2



ENLARGED RESTROOM / KITCHENETTE PLAN: 1st FLOOR | 1/2" = 1'-0" | 1

RESTROOM PLAN LEGEND

8	ACCESSORY TAG - SEE ACCESSORY SCHEDULE, THIS SHEET

GENERAL NOTES

1. SEE "ROUGH CARPENTRY: WOOD ANCHOR REINFORCEMENT" SECTION OF SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. SEE "DOOR NOTES," THIS SHEET, FOR DOOR INFORMATION.
3. SEE "FINISH NOTES," THIS SHEET, FOR RESTROOM FINISH NOTES.
4. PROTECT ADJACENT OR ADJOINING FINISHED SURFACES AND WORK FROM DAMAGE DURING INSTALLATION OF WORK OF THIS SECTION. PROVIDE STEEL ANCHOR PLATES AND ANCHOR COMPONENTS FOR INSTALLATION ON BUILDING FINISHES.
5. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF PARTITIONS, AND/OR CENTERLINE OF PARTITIONS & FIXTURES, UNLESS NOTED OTHERWISE.
6. GC TO INSTALL BLOCKING AND/OR STRUCTURAL SHEATHING IN WALL AS REQUIRED FOR EQUIPMENT, COUNTERS, CABINETS, SHELVING, ACCESSORIES, SIGNAGE, AWNINGS, ARTWORK, CURTAINS, DRAPERY, MIRRORS, ETC. GC TO COORDINATE WITH PROJECT MANAGER AND VENDORS FOR THEIR BLOCKING REQUIREMENTS. COORDINATE FINAL MIRROR AND ARTWORK LAYOUT WITH OWNER.
7. INSTALL LAVATORY GUARDS AT ALL EXPOSED HOT WATER AND DRAIN PIPING IN RESTROOMS.
8. ALL WALL-MOUNTED RESTROOM WATER CLOSETS, URINALS, AND MIRRORS TO RECEIVE CONTINUOUS PERIMETER SILICONE. APPLY WHITE SILICONE CAULK AT ITEM TOUCHING WALL FINISH.
9. INSTALL FIXTURES, ACCESSORIES AND ITEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. SEE A-40 SERIES FOR MOUNTING HEIGHTS.
10. INSTALL TRUE, PLUMB, LEVEL, SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE/BLOCKING.
11. SLOPE SLAB AT DRAINS 1/8" PER 12" MIN. IN ALL DIRECTIONS. DRAINS TO BE SET 1/2" BELOW TYP. CONCRETE SLAB ELEVATION.
12. RESTROOM SIGNAGE LETTERS SHALL BE 5/8" TO 1" HIGH RAISED 1/32" UPPER-CASE SANS AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. MOUNT SIGNAGE 60" MAX. A.F.F. TO CENTERLINE OF SIGN AND 10" MAX. FROM DOOR JAMB ON WALL ADJACENT TO LATCH SIDE OF DOOR. FINISH SHALL BE MATTE WITH WHITE CHARACTERS ON BLACK BACKGROUND. SIGNAGE TO MEET CURRENT ANSI OR LOCAL CODES. (SUPPLIED AND INSTALLED BY G.C.)
13. G.C. TO PROVIDE ACCESS PANELS AS REQUIRED
14. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
15. VERIFY ADDITIONAL RESTROOM ACCESSORIES WITH OWNER. VERIFY IF ACCESSORIES AND PLUMBING FIXTURES ARE TO BE MANUAL OR AUTOMATIC OPERATION.

RESTROOM ACCESSORY SCHEDULE[1,2,4]

TAG	ITEM	MFG	MODEL/SIZE	FINISH	NOTES
1A	36" GRAB BAR	BOBRICK*	B-6086.99x36	SS	1 & 2
1B	42" GRAB BAR	BOBRICK*	B-6806.99x42	SS	1 & 2
1C	18" GRAB BAR	BOBRICK*	B-6806.99x18	SS	1 & 2
2	MIRROR	BOBRICK*	B-290 2436	SS	1 & 2
3	PAPER TOWEL DISPENSER OR AUTOMATIC HAND DRYER	BOBRICK*	B-262	SS	1 & 2
4	TOILET TISSUE DISPENSER	BOBRICK*	B-4288	SS	1 & 2
5	SOAP DISPENSER	BOBRICK*	B-824	SS	1 & 2
6	SANITARY NAPKIN DISPOSAL	BOBRICK*	B-254	--	1 & 2
7	LAVATORY SHROUD	KOHLER*	PINOIR K-2057-0	SS	1 & 2
8	ACCESSIBLE RESTROOM SIGNAGE			SS	1, 2 & 3

*OR EQUIVALENT MANUFACTURER - COORDINATE SELECTION WITH OWNER

RESTROOM ACCESSORY SCHEDULE NOTES

1. VERIFY AND COORDINATE WITH OWNER.
2. REFER TO SHEETS A-041 & A-042 FOR MOUNTING HEIGHTS AND ADDITIONAL ACCESSIBILITY INFORMATION.
3. RESTROOM SIGNAGE TO COMPLY WITH ICC/ANSI A117.1-2009 REGULATIONS
4. MOUNT (1) COAT HOOK ON DOOR MIN. 42" A.F.F.; MOUNT (1) PURSE HOOK ON DOOR MIN. 15" A.F.F.

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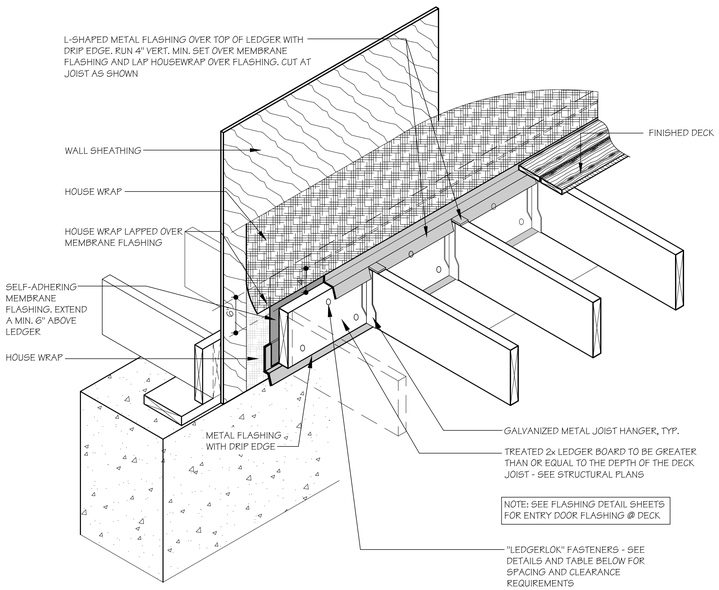
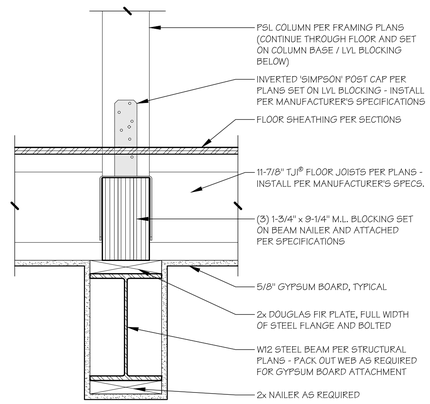
ENLARGED RESTROOM PLANS & INTERIOR FINISH NOTES

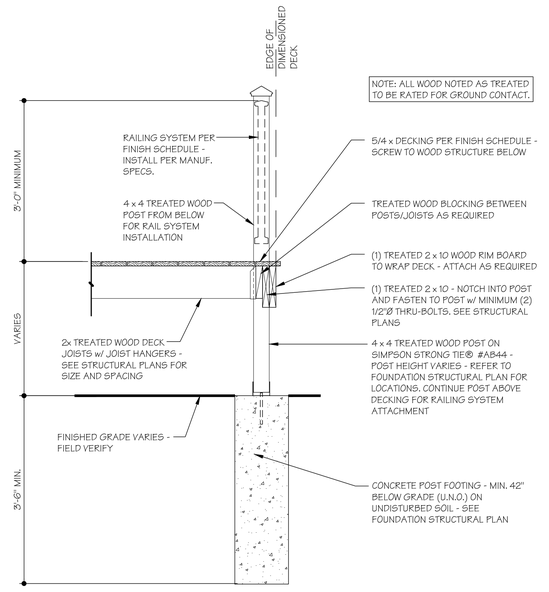
SHEET NUMBER:

A-401

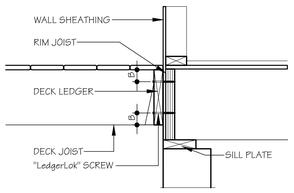




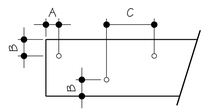
POST BASE DETAIL @ STEEL BEAM	1-1/2" = 1'-0"	5



RAMP DETAIL	3/4" = 1'-0"	4



DECK LEDGER ATTACHMENT DETAIL



DECK LEDGER ELEVATION DETAIL

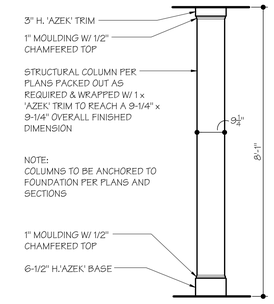
SPACING REQUIREMENTS

FASTENERS SHOULD BE STAGGERED IN A "V" PATTERN AND SPACED AS FOLLOWS:
A. MINIMUM END DISTANCE = 3-3/4"
B. MINIMUM EDGE DISTANCE = 2"
C. ON-CENTER SPACING = PER TABLE 1

Table 1: Fastening pattern for attachment of ledger to rim board using LedgerLOK

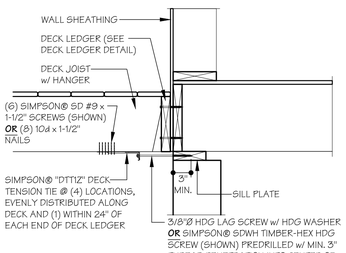
Live Load	Ledger Material	Rim Material	Spacing between fasteners (in inches) based on Joist Spans of:						
			6' or Less	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	Up to 18'
60 PSF	Doug. Fir or S. Pine	2x Lumber	14	11	8	7	6	5	4
	Hem Fir	2x Lumber	17	13	10	8	7	6	5

Note: Verify installation requirements with manufacturer's specifications



COLUMN DETAIL	3/4" = 1'-0"	3

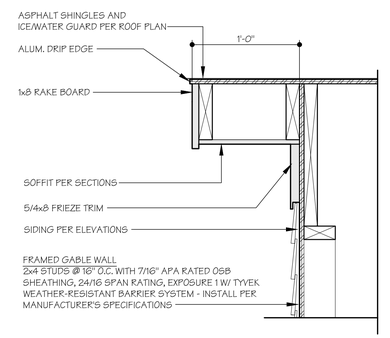
EAVE DETAIL @ DORMER	3/4" = 1'-0"	2



LATERAL LOAD DECK ATTACHMENT DETAIL - OPTION 1

LATERAL LOAD DECK ATTACHMENT DETAIL - OPTION 2

PORCH LEDGER DETAILS	N.T.S.	6



RAKE DETAIL	1-1/2" = 1'-0"	1

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WEST 47TH STREET
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RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO
RICHARD E. SIEGFRIED
7349
REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

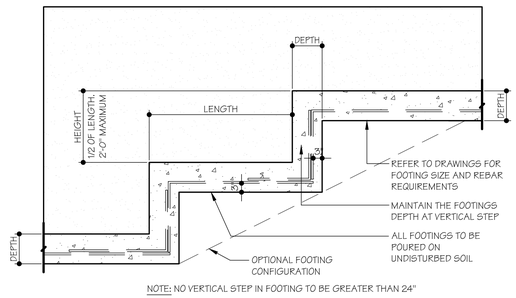
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

DETAILS

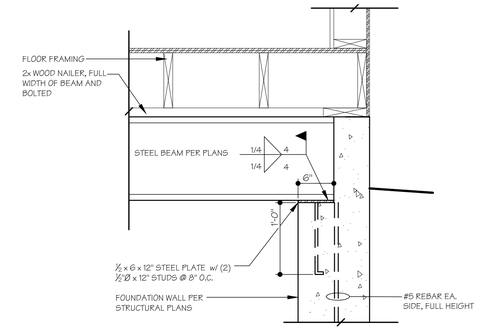
SHEET NUMBER:

A-501

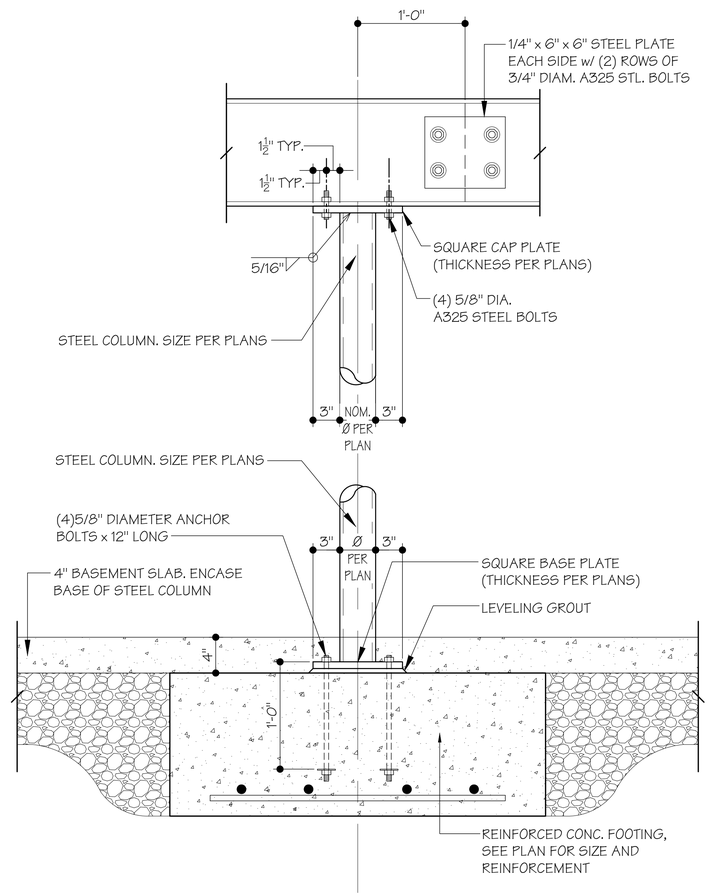


NOTE: NO VERTICAL STEP IN FOOTING TO BE GREATER THAN 24"

FOOTING STEP DETAIL	1/2" = 1'-0"	9



STEEL BEAM POCKET DETAIL	1" = 1'-0"	8



TYPICAL STEEL COLUMN DETAIL	1-1/2" = 1'-0"	7

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RICHARD E. SIEGFRIED,
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EXPIRATION DATE 12/31/21

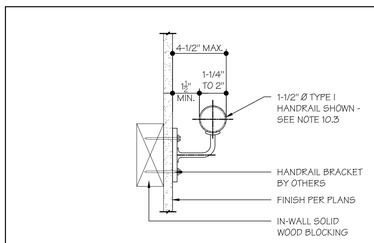
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

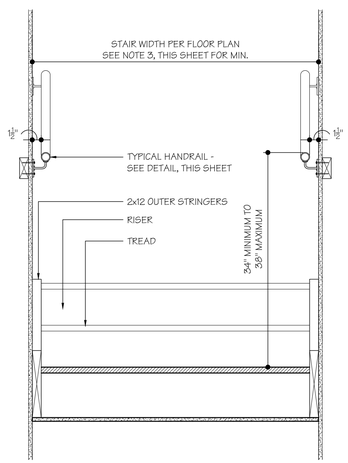
DETAILS

SHEET NUMBER:

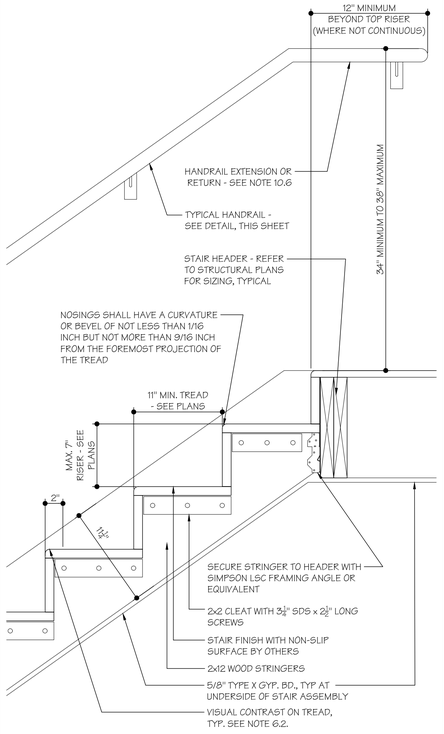
A-502



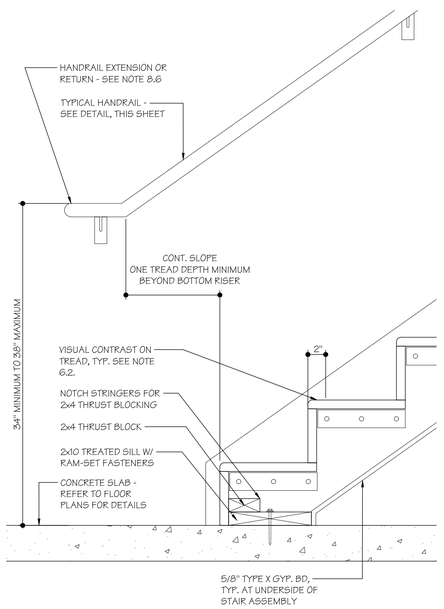
HANDRAIL DETAIL | 3" = 1'-0" | 4



STAIR CROSS-SECTION | 1" = 1'-0" | 3



STAIR DETAIL @ LANDING | 1-1/2" = 1'-0" | 2



STAIR DETAIL @ BASEMENT | 1-1/2" = 1'-0" | 1

STAIR GENERAL NOTES:

1. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO PLAN SHEETS FOR STRUCTURAL INFORMATION.
3. **WIDTH:**
   - 3.1. THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN OBC SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (PER OBC 1011.2)
     - **3.1.A. EXCEPTION:** STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (PER OBC 1011.2.1)
4. **HEADROOM:**
   - 4.1. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (PER OBC 1011.3)
5. **RISERS:**
   - 5.1. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. (PER OBC 1011.5.2).
   - 5.2. RISERS SHALL BE SOLID (PER 1011.5.5.3).
6. **TREADS:**
   - 6.1. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. (PER OBC 1011.5.2).
   - 6.2. VISUAL CONTRAST. THE LEADING 2 INCHES OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD (PER ICC A117.1 SECTION 504.5.1).
7. **NOSING:**
   - 7.1. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH BUT NOT MORE THAN 9/16 INCH FROM THE FOREMOST PROJECTION OF THE TREAD. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL (PER OBC 1011.5.5).
   - 7.2. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1-1/4 INCHES BEYOND THE TREAD BELOW (PER OBC 1011.5.5.1).
8. **HANDRAILS:**
   - 8.1. HANDRAILS SHALL BE PROVIDED ON EACH SIDE OF STAIRWAY (PER OBC 1011.11).
   - 8.2. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES (PER OBC 1014.2).
   - 8.3. ALL REQUIRED HANDRAILS SHALL BE EITHER TYPE I OR TYPE II, OR PROVIDE EQUIVALENT GRASPABILITY (PER OBC 1014.2).
     - 8.3.1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6-1/4 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2-1/4 INCHES AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH . (PER OBC 1014.3.1)
     - 8.3.2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1-3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES TO NOT GREATER THAN 2-3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH
   - 8.4. CONTINUITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. (PER OBC 1014.3.2)
   - 8.5. FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS (PER OBC 1014.5)
   - 8.6. HANDRAIL EXTENSIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS. (PER OBC 1014.6)
   - 8.7. CLEARANCE. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1-1/2 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS (PER OBC 1014.7).
   - 8.8. PROJECTIONS. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH SIDE SHALL NOT EXCEED 4-1/2 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1011.3. (PER OBC 1014.8).
9. ***GUARDS:***
   - 9.1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30 INCHES ABOVED FINISHED GRADE. (PER OBC 1015.2)
   - 9.2. REQUIRED GUARDS SHALL NOT BE LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY FROM: (1) ADJACENT WALKING SURFACES, (2) THE LINE CONNECTING THE LEADING EDGES OF THE NOSING TREADS ON STAIRWAYS, OR (3) FROM THE RAMP SURFACE.
   - 9.3. OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT (PER OBC 1015.4)
10. **LANDINGS:**
    - 10.1. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY (PER OBC 1011.6).
    - 10.2. THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. WHERE THE STAIRWAY HAS A STRAIGHT RUN THE DEPTH NEED NOT EXCEED 48 INCHES (PER OBC 1011.6).
    - 10.3. VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS (PER OBC 1011.8).
11. **WALKING SURFACE:**
    - 11.1. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED (PER OBC 1011.7.1).

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10 NORTH MAIN STREET
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TELEPHONE: (440) 247-3990
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RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

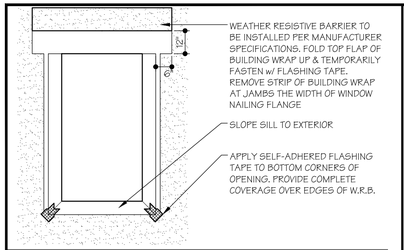
DATE	SET ISSUANCE
01.29.21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

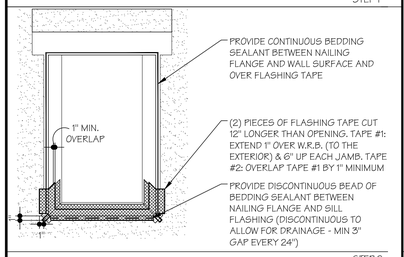
STAIR DETAILS & NOTES

SHEET NUMBER:

A-503



STEP 1



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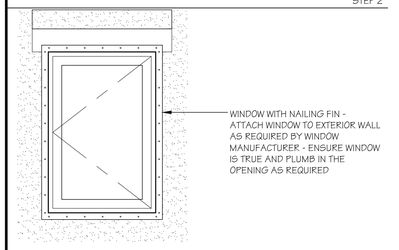

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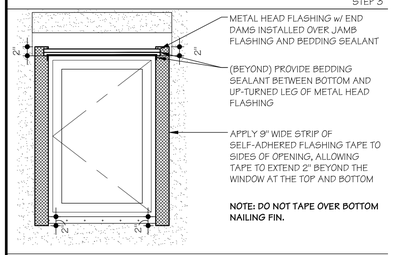

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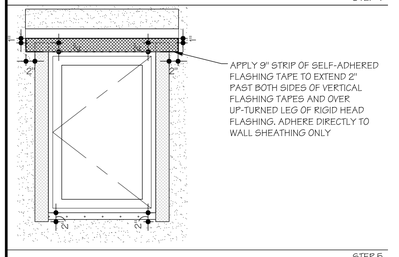

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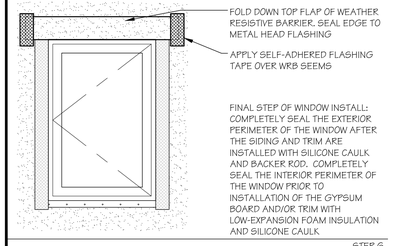
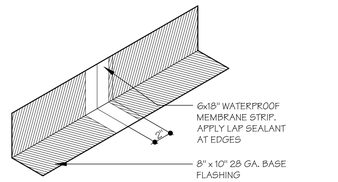


STEP 6

WINDOW FLASHING DETAIL

SCALE: N.T.S.

10 / A-511



FLASHING LAP DETAIL

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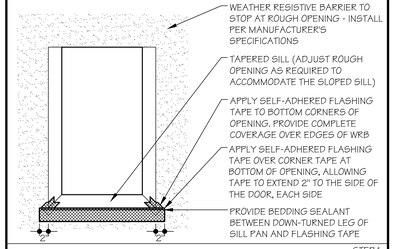
9 / A-511



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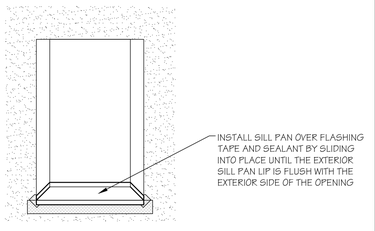

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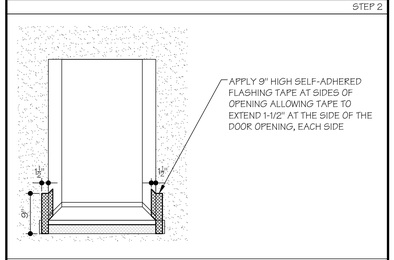

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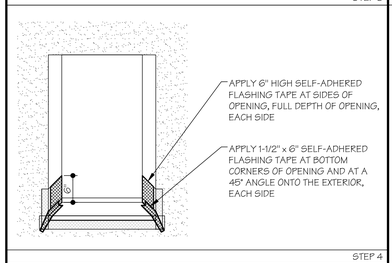

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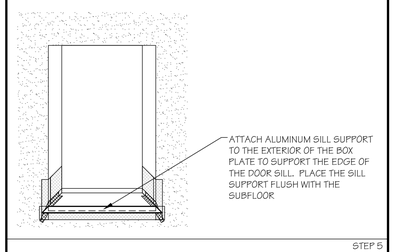
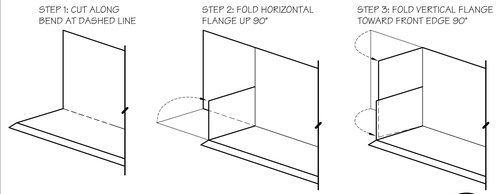


STEP 5

DOOR FLASHING DETAIL

SCALE: N.T.S.

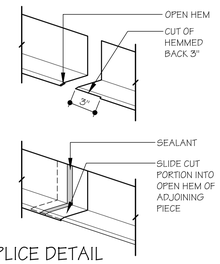
9 / A-511



FLASHING END DAM DETAIL

SCALE: N.T.S.

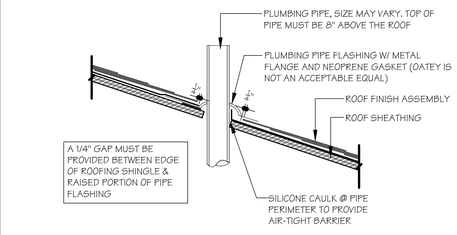
7 / A-511



FLASHING SPLICE DETAIL

SCALE: N.T.S.

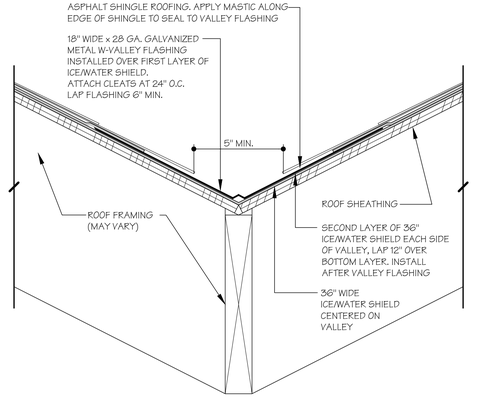
6 / A-511



ROOF VENT FLASHING DETAIL

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

5 / A-511



VALLEY FLASHING DETAIL

SCALE: 3" = 1'-0"

4 / A-511

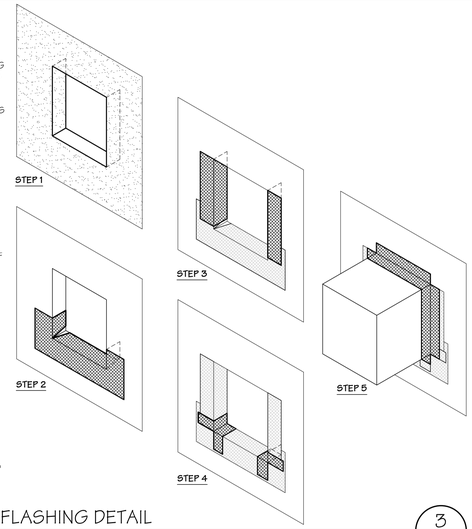
STEP 1: WEATHER RESISTIVE BARRIER TO BE INSTALLED AROUND BEAM POCKET OPENING PER MANUFACTURER'S SPECIFICATIONS, INCLUDING COUNTER-FLASHING AS REQUIRED.

STEP 2: INSTALL SELF-ADHERED SILL FLASHING, CUT AND FOLD INTO BEAM POCKET PER MANUFACTURER'S RECOMMENDATIONS.

STEP 3: INSTALL SELF-ADHERED JAMB FLASHING AT SIDES OF BEAM POCKET, LAP OVER SILL FLASHING AS INDICATED AND RETURN INTO BEAM POCKET.

STEP 4: INSTALL SELF-ADHERED CORNER FLASHING OVER JAMB AND SILL FLASHING AS INDICATED.

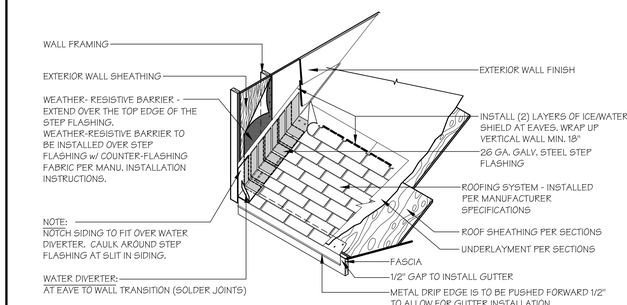
STEP 5: SET BEAM AND WRAP WITH STRIPS OF SELF-ADHERED FLASHING AS INDICATED; FLASHING TO EXTEND MINIMUM 2" ONTO BEAM.



BEAM POCKET FLASHING DETAIL

SCALE: N.T.S.

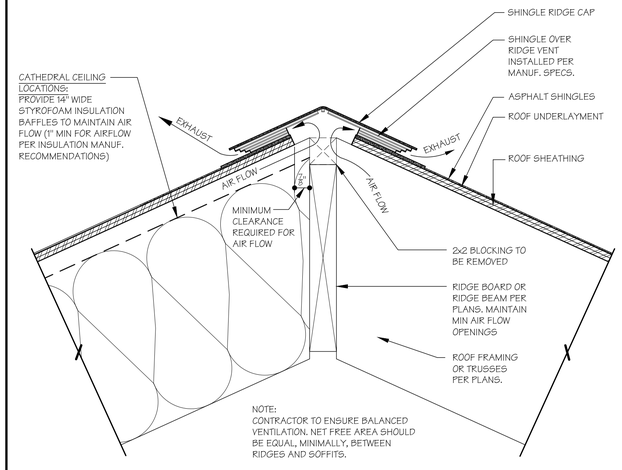
3 / A-511



SIDEWALL FLASHING - ASPHALT ROOF

SCALE: N.T.S.

2 / A-511



RIDGE VENT DETAIL

SCALE: 3" = 1'-0"

1 / A-511

GENERAL FLASHING NOTES:

A. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

B. REFER TO WALL SECTIONS FOR BUILDING CONSTRUCTION INFORMATION NOT IDENTIFIED ON FLASHING DETAILS.

C. REFER TO ELEVATIONS & EXTERIOR FINISH SCHEDULE FOR EXTERIOR FINISH INFORMATION.

D. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL INFORMATION.

E. UNLESS NOTED OTHERWISE, ALL DOORS AND WINDOWS TO BE FLASHED IN ACCORDANCE WITH ASTM E2112 A1 FLASHING INSTALLATION INSTRUCTIONS.

F. ADHERED MANUFACTURED STONE VENEER TO BE INSTALLED PER ASTM C1780.

GENERAL WINDOW AND DOOR SEALING NOTES:

A. WINDOWS AND DOORS TO RECEIVE PROPER FLASHING, CAULKING, GASKETING, ADHESIVE, FLASHING TAPE, FOAM INSULATION OR WEATHER STRIPPING AS REQUIRED FOR A COMPLETE AIR BARRIER AND AS RECOMMENDED BY THE WINDOW AND DOOR MANUFACTURER.

B. PROVIDE PAN FLASHING AT ALL EXTERIOR DOORS AND SLIDING GLASS DOORS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

C. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENT EXPANSION AND CONTRACTION.

Knez HOMES
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Urban Community School

UCS W. 47th St. Development
BUILDING 1: FACING HISTORY

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO · RICHARD E. SIEGFRIED · 7349 · REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

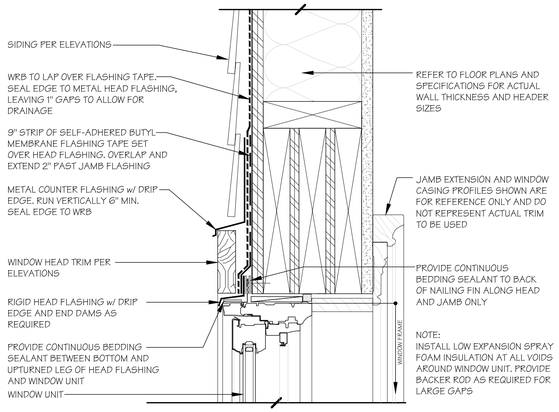
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

FLASHING DETAILS

SHEET NUMBER:

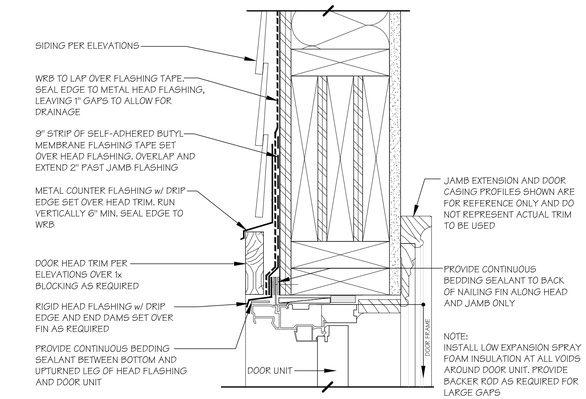
A-511



WINDOW HEAD DETAIL - TRIM @ SIDING

SCALE: 3" = 1'-0"

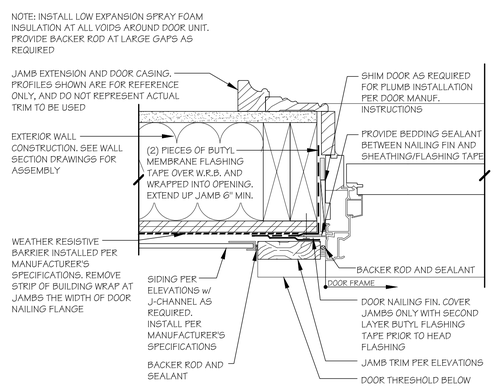
8 / A-512



DOOR HEAD (FLANGED) - SIDING

SCALE: 3" = 1'-0"

10 / A-512



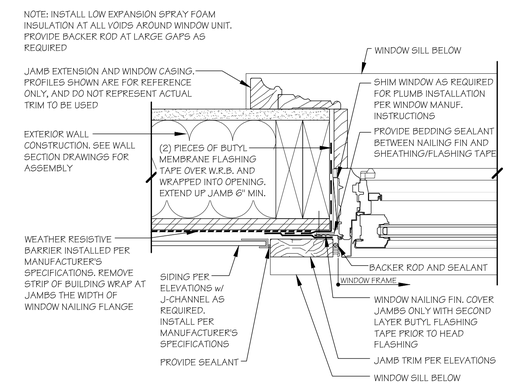
DOOR JAMB (FLANGED) - SIDING

SCALE: 3" = 1'-0"

9 / A-512

DOOR DETAIL (SIDING)

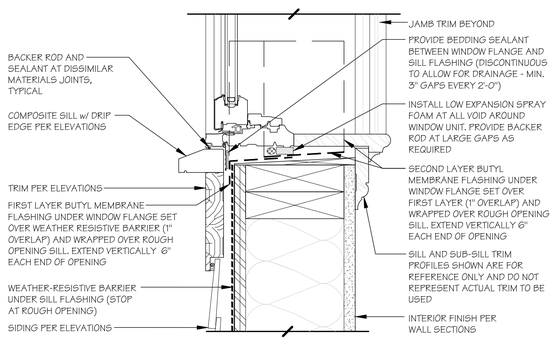
SCALE: AS NOTED



WINDOW JAMB DETAIL - TRIM @ SIDING

SCALE: 3" = 1'-0"

7 / A-512



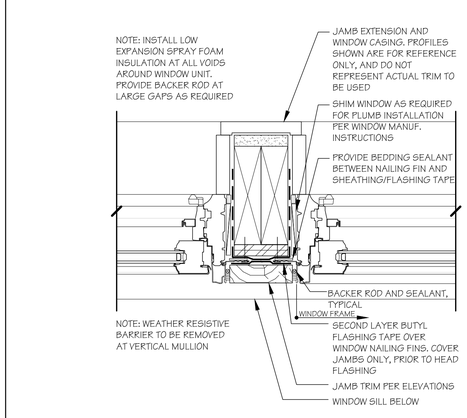
WINDOW SILL DETAIL - TRIM @ SIDING

SCALE: 3" = 1'-0"

6 / A-512

WINDOW DETAIL (SIDING)

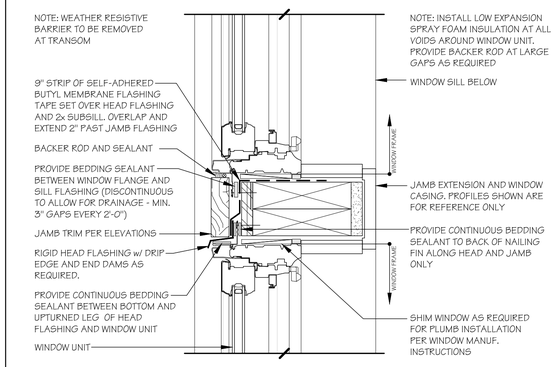
SCALE: AS NOTED



WINDOW MULLION DETAIL

SCALE: 3" = 1'-0"

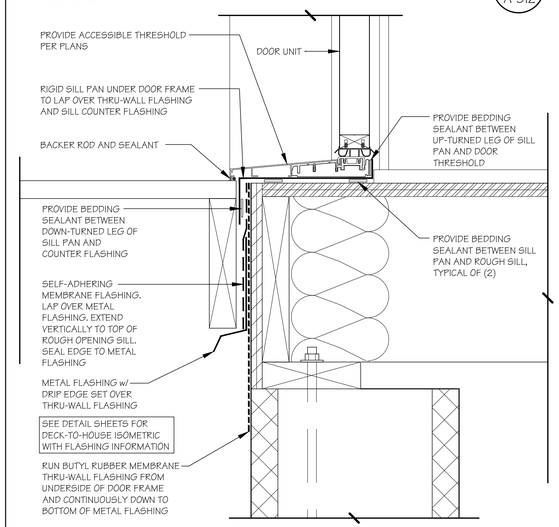
5 / A-512



WINDOW TRANSOM DETAIL

SCALE: 3" = 1'-0"

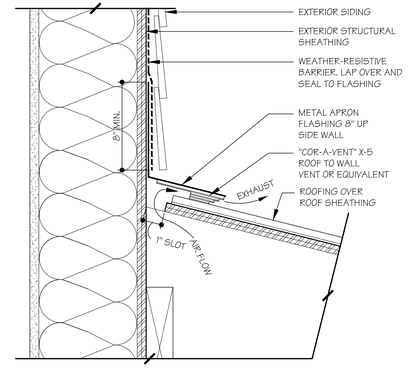
4 / A-512



DOOR SILL @ COVERED DECK DETAIL

SCALE: 3" = 1'-0"

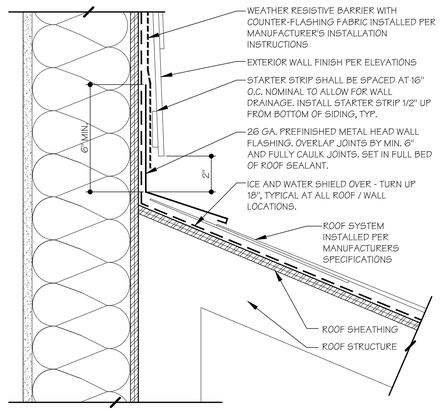
3 / A-512



HEADWALL DETAIL - VENTED

SCALE: 3" = 1'-0"

2 / A-512



HEADWALL DETAIL - UNVENTED

SCALE: 3" = 1'-0"

1 / A-512

GENERAL FLASHING NOTES:

A. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

B. REFER TO WALL SECTIONS FOR BUILDING CONSTRUCTION INFORMATION NOT IDENTIFIED ON FLASHING DETAILS.

C. REFER TO ELEVATIONS & EXTERIOR FINISH SCHEDULE FOR EXTERIOR FINISH INFORMATION.

D. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL INFORMATION.

E. UNLESS NOTED OTHERWISE, ALL DOORS AND WINDOWS TO BE FLASHED IN ACCORDANCE WITH ASTM E2112 A1 FLASHING INSTALLATION INSTRUCTIONS.

F. ADHERED MANUFACTURED STONE VENEER TO BE INSTALLED PER ASTM C1780.

GENERAL WINDOW AND DOOR SEALING NOTES:

A. WINDOWS AND DOORS TO RECEIVE PROPER FLASHING, CAULKING, GASKETING, ADHESIVE, FLASHING TAPE, FOAM INSULATION OR WEATHER STRIPPING AS REQUIRED FOR A COMPLETE AIR BARRIER AND AS RECOMMENDED BY THE WINDOW AND DOOR MANUFACTURER.

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RICHARD E. SIEGFRIED,
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FLASHING DETAILS

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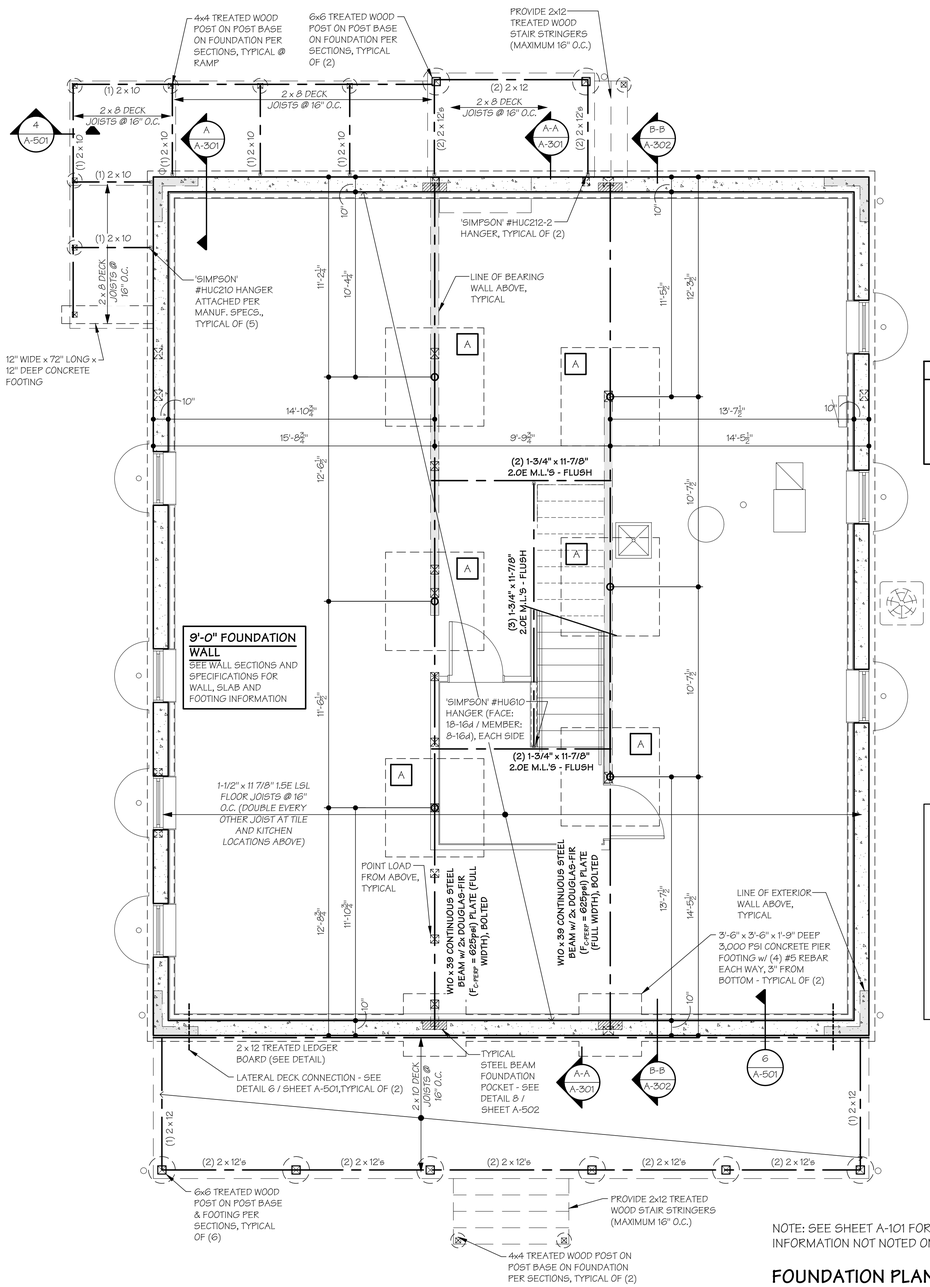
A-512



COLUMN / FOOTING SCHEDULE

A	4" DIAMETER STANDARD WEIGHT (10.8#PLF) STEEL PIPE COLUMN w/ 5/8" THICK CAP & BASE PLATES w/ (4) 5/8"Ø BOLTS EACH PLATE ON 5'-6" x 5'-6" x 2'-9" DEEP 3,000 PSI CONCRETE FOOTING w/ (6)#5 REBAR EACH WAY, 3" FROM BOTTOM

FLOOR JOIST DESIGN CRITERIA:

FIRST FLOOR LIVE LOAD.....100 PSF
SECOND FLOOR LIVE LOAD.....50 PSF
DEAD LOAD
- TYPICAL.....15 PSF
- TILE LOCATIONS.....25 PSF[1]

Δ TOTAL LOAD DEFL.....L/480
Δ LIVE LOAD DEFL.....L/480

TJ-PRO™ RATING (MIN.).....45
MAX. JOIST SPACING.....16" O.C.

1. SEE PLANS FOR TILE FLOOR LOCATIONS

NOTE: SEE SHEET A-101 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

FOUNDATION PLAN & FIRST FLOOR FRAMING PLAN

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

NORTH

GENERAL STRUCTURAL NOTES:

1. SEE COVER SHEET AND SPECIFICATIONS FOR WOOD SPECIFICATIONS, DESIGN LOADS AND MATERIAL DESIGN STRESSES.
2. CONNECT FOUNDATION SILL PLATES TO RIM JOIST/BAND BOARD AT WALLS PARALLEL TO JOISTS W/ SIMPSON A35 OR L90 @ 24" O.C. PROVIDE FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACES.
3. ALONG RIM JOIST, INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H8 @ 64" O.C. ATTACHED TO RIM BOARD AND WALL STUD - INSTALL PER MANUFACTURER'S SPECIFICATIONS. TYPICAL.
4. ALL WOOD POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SOLID 2x MATERIAL, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FINGER JOINT WOOD NOT ACCEPTABLE.
5. ALL STRUCTURAL POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SET ON SOLID BLOCKING FOR A CONTINUOUS LOAD PATH. POST SET ONLY ON FLOOR SHEATHING IS NOT ACCEPTABLE.
6. GENERAL CONTRACTOR TO COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT'S OFFICE OF ANY DISCREPANCIES.
7. ALL STEEL POSTS, IF APPLICABLE, TO HAVE STEEL TOP AND BOTTOM PLATES. SEE STRUCTURAL DETAILS IF APPLICABLE.
8. WALL SHEATHING EDGES TO FALL ON A STUD OR PROVIDE CONTINUOUS STUD AT PANEL EDGE.
9. REFER TO SPECIFICATIONS, SHEET SPEC-1 FOR MANUFACTURED TRUSS INFORMATION, IF APPLICABLE.
10. ROOF RAFTERS AND/OR TRUSSES : INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H2.5T AT EACH END OF EACH ROOF RAFTER/TRUSS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
11. ROOF GIRDER TRUSSES, IF APPLICABLE : INSTALL "SIMPSON STRONG TIE" LGT SERIES HURRICANE ANCHORS AT EACH END OF EACH ROOF GIRDER TRUSS. COORDINATE FINAL SIZE OF ANCHOR WITH GIRDER TRUSS WIDTH.
12. REFER TO SPECIFICATION, SHEET A-011 FOR TYPICAL WINDOW AND DOOR HEADERS NOT SPECIFICALLY NOTED ON THE STRUCTURAL SHEETS.

Knez HOMES — Building Customers For Life

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UCS W. 47th St. Development
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RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2050

FOUNDATION PLAN & FIRST FLOOR FRAMING PLAN

SHEET NUMBER:

S-101

FLOOR JOIST DESIGN CRITERIA:

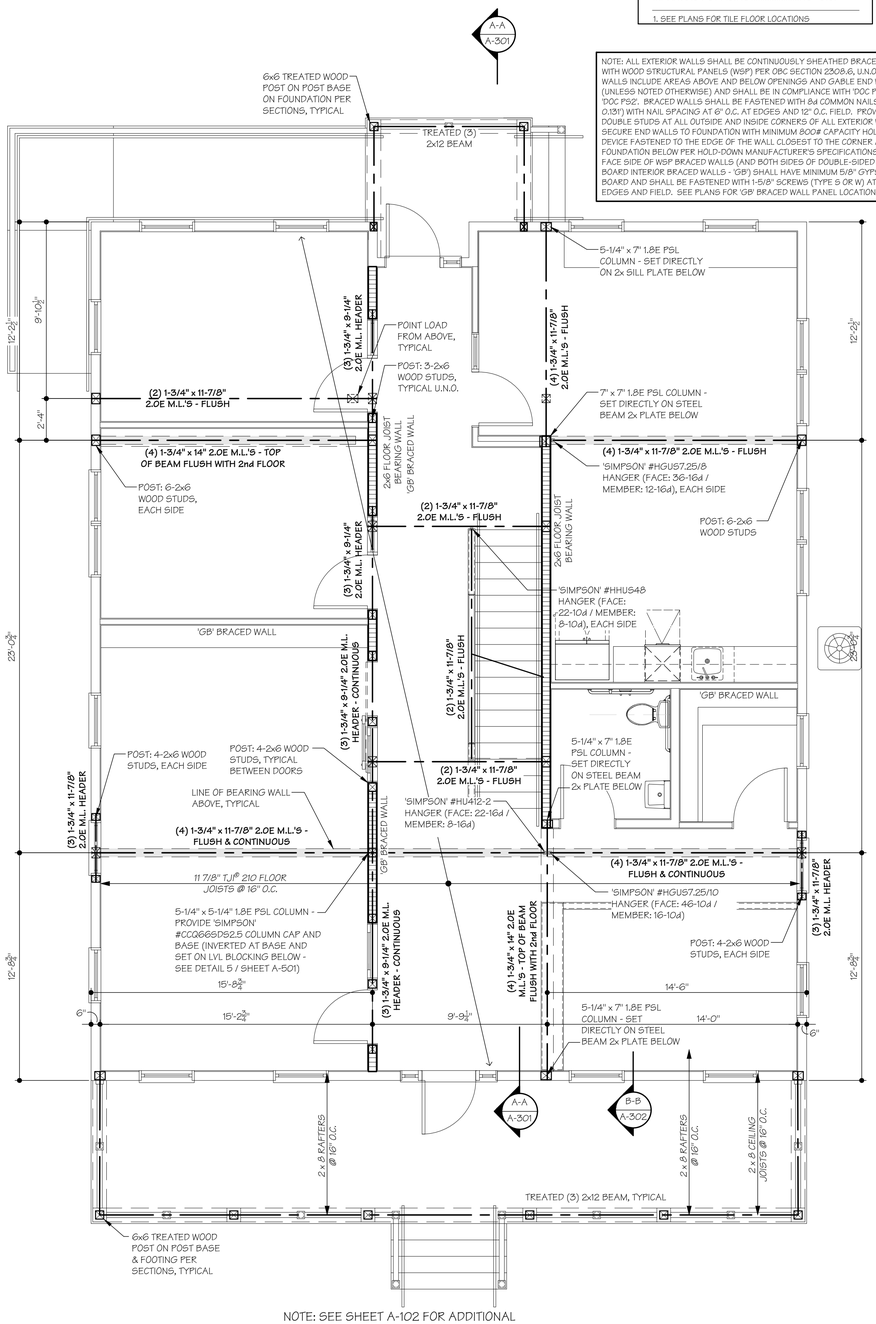
FIRST FLOOR LIVE LOAD.....100 PSF
SECOND FLOOR LIVE LOAD.....50 PSF
DEAD LOAD
- TYPICAL.....15 PSF
- TILE LOCATIONS.....25 PSF[1]

Δ TOTAL LOAD DEFL.....L/480
Δ LIVE LOAD DEFL.....L/480

TJ-PRO™ RATING (MIN.).....45
MAX. JOIST SPACING.....16" O.C.

1. SEE PLANS FOR TILE FLOOR LOCATIONS

NOTE: ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED BRACED WALLS WITH WOOD STRUCTURAL PANELS (WSP) PER OBC SECTION 2308.6, U.N.O. BRACED WALLS INCLUDE AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS (UNLESS NOTED OTHERWISE) AND SHALL BE IN COMPLIANCE WITH 'DOC PSI' AND/OR 'DOC PS2'. BRACED WALLS SHALL BE FASTENED WITH 8d COMMON NAILS (2.5" x 0.131") WITH NAIL SPACING AT 6" O.C. AT EDGES AND 12" O.C. FIELD. PROVIDE DOUBLE STUDS AT ALL OUTSIDE AND INSIDE CORNERS OF ALL EXTERIOR WALLS. SECURE END WALLS TO FOUNDATION WITH MINIMUM 800# CAPACITY HOLD-DOWN DEVICE FASTENED TO THE EDGE OF THE WALL CLOSEST TO THE CORNER AND TO THE FOUNDATION BELOW PER HOLD-DOWN MANUFACTURER'S SPECIFICATIONS. INTERIOR FACE SIDE OF WSP BRACED WALLS (AND BOTH SIDES OF DOUBLE-SIDED GYPSUM BOARD INTERIOR BRACED WALLS - 'GB') SHALL HAVE MINIMUM 5/8" GYPSUM BOARD AND SHALL BE FASTENED WITH 1-5/8" SCREWS (TYPE S OR W) AT 7" O.C. AT EDGES AND FIELD. SEE PLANS FOR 'GB' BRACED WALL PANEL LOCATIONS.

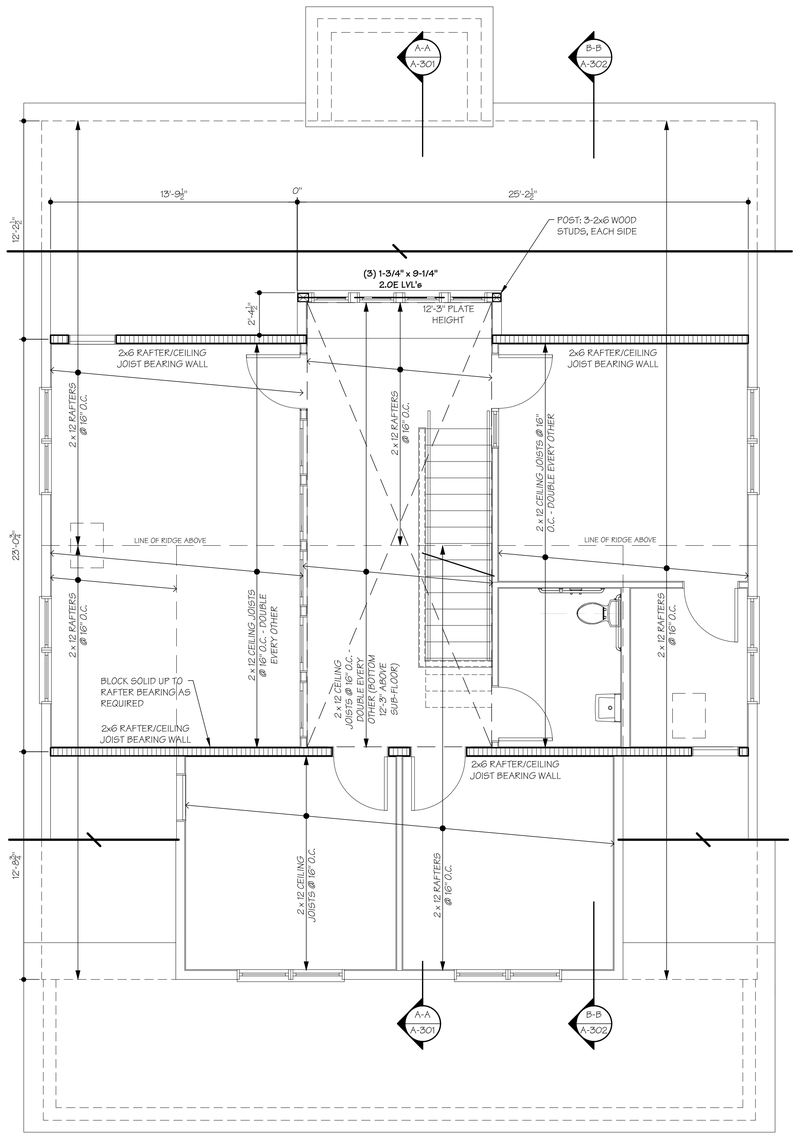


NOTE: SEE SHEET A-102 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

SECOND FLOOR FRAMING PLAN

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

NORTH



NOTE: SEE SHEET A-103 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

ATTIC & ROOF FRAMING PLAN

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

NORTH

GENERAL STRUCTURAL NOTES:

1. SEE COVER SHEET AND SPECIFICATIONS FOR WOOD SPECIFICATIONS, DESIGN LOADS AND MATERIAL DESIGN STRESSES.
2. CONNECT FOUNDATION SILL PLATES TO RIM JOIST/BAND BOARD AT WALLS PARALLEL TO JOISTS W/ SIMPSON A35 OR L90 @ 24" O.C. PROVIDE FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACES.
3. ALONG RIM JOIST, INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H5 @ 64" O.C. ATTACHED TO RIM BOARD AND WALL STUD - INSTALL PER MANUFACTURER'S SPECIFICATIONS. TYPICAL.
4. ALL WOOD POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SOLID 2x MATERIAL, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FINGER JOINT WOOD NOT ACCEPTABLE.
5. ALL STRUCTURAL POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SET ON SOLID BLOCKING FOR A CONTINUOUS LOAD PATH. POST SET ONLY ON FLOOR SHEATHING IS NOT ACCEPTABLE.
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12. REFER TO SPECIFICATION, SHEET A-011 FOR TYPICAL WINDOW AND DOOR HEADERS NOT SPECIFICALLY NOTED ON THE STRUCTURAL SHEETS.

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1/29/21

RICHARD E. SIEGFRIED,
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PROJECT #: 2050

SECOND FLOOR FRAMING PLAN & ATTIC-ROOF FRAMING PLAN

SHEET NUMBER:

S-102

Near West Design Review Case

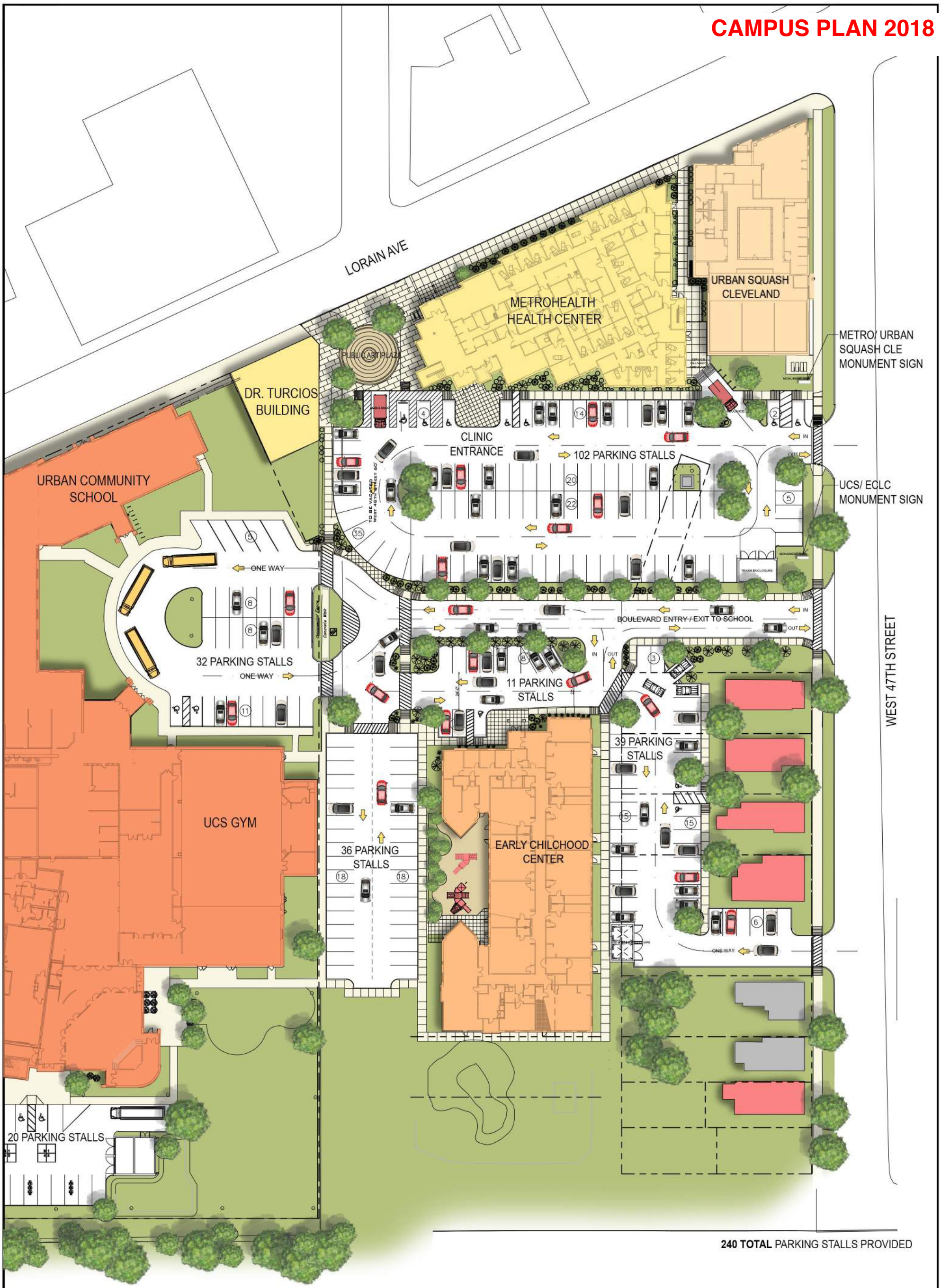
February 19, 2021

NW2021-002 - Urban Community School Office Building #2: Seeking Final Approval

Project Address: 2054 West 47th Street

Project Representative: Hanna Cohan Plessner, Knez Construction

CAMPUS PLAN 2018



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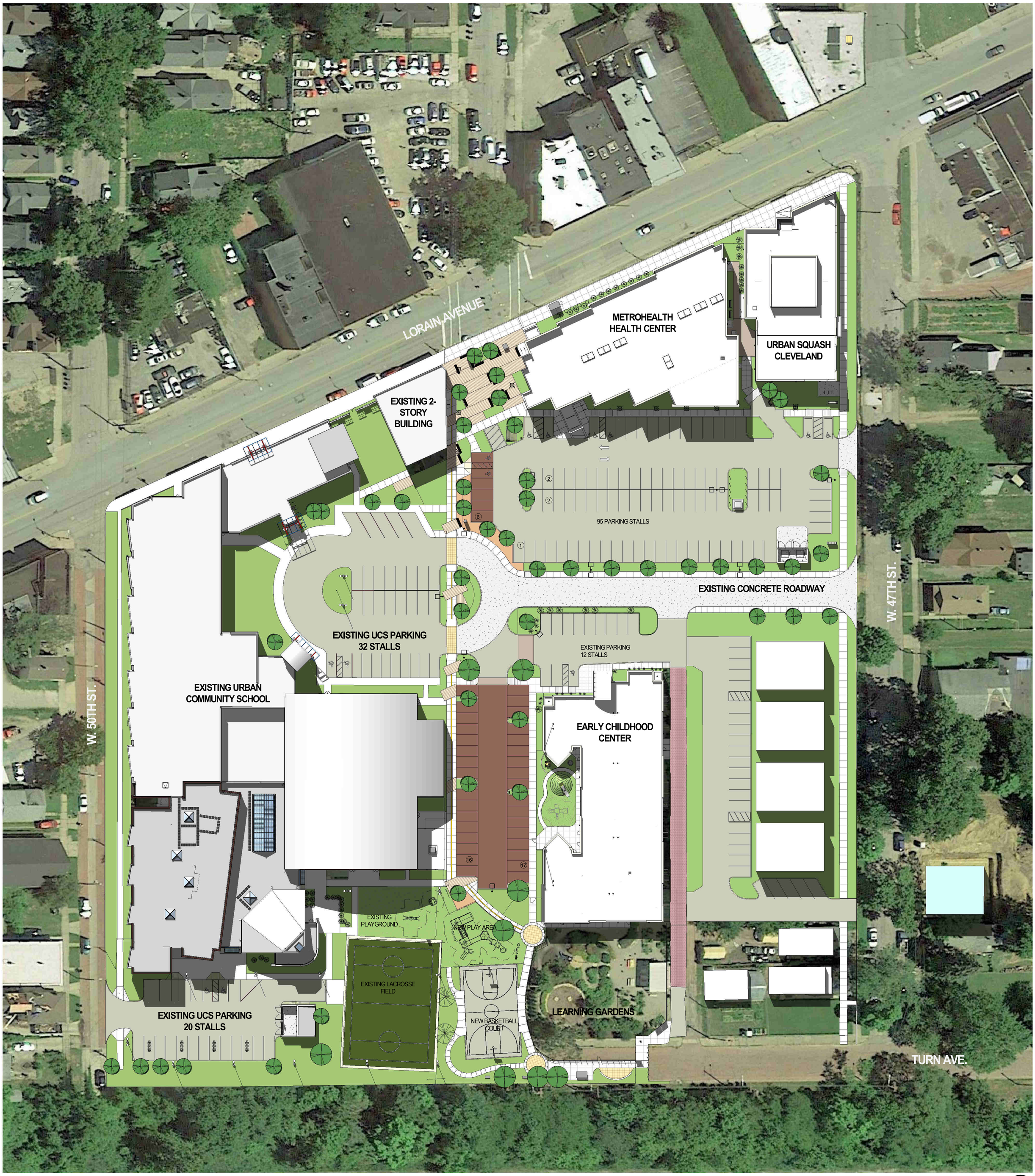
UCS

URBAN COMMUNITY SCHOOL
CAMPUS MASTER PLAN
CLEVELAND, OHIO

Kaczmar architects incorporated
cleveland ohio
1468 West 9th Street #400
Cleveland, OH 44113
P:216.687.1555 F:216.687.1558

UCS

URBAN COMMUNITY SCHOOL
MASTER CAMPUS PLAN



Kaczmar architects incorporated
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James S. McKnight
LANDSCAPE ARCHITECTURE

Guide

L | A | N | D studio
landscape art neighborhoods development

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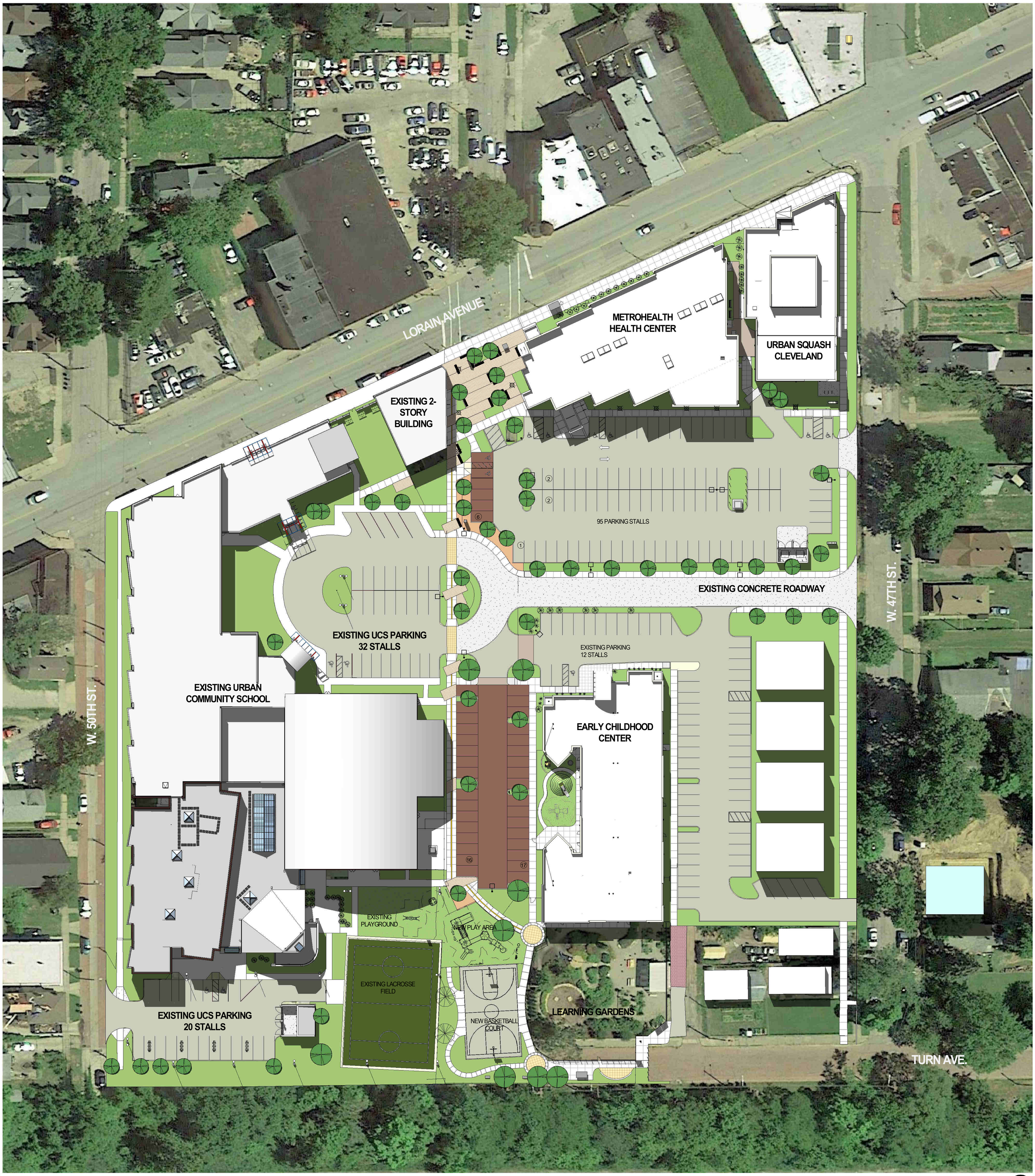
URBAN COMMUNITY SCHOOL
MASTER CAMPUS PLAN



Kaczmar architects incorporated
cleveland • ohio

James S. McKnight
LANDSCAPE ARCHITECTURE

Guide

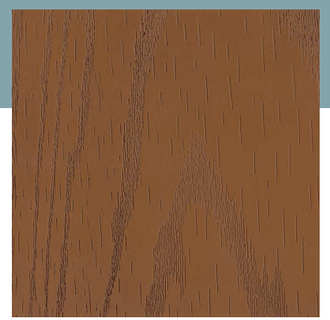
L | A | N | D studio
landscape art neighborhoods development

Rendering:

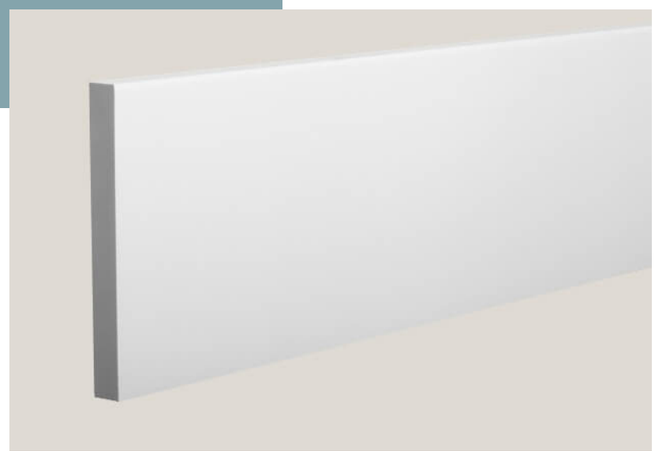
Materials:

CERTAINTEED - COLONIAL SLATE

ALSIDE SIDING - MYSTIC BLUE



MILIKEN - TEAK



AZEK TRIM - WHITE

UCS W. 47th St. Dvlpmt.

Bldg. 2: Refugee Response

West 47th Street, Cleveland, Ohio 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

B.R. Knez Construction Inc.
7555 FREDLE DRIVE, SUITE 210
CONCORD TOWNSHIP, OHIO 44077
TELEPHONE: (440) 710-0711
FAX: (440) 639-6485
www.knez.net

SITE LOCATION KEY
SCALE: N.T.S.
NORTH

SCOPE OF PROJECT:
THE SCOPE OF THIS PROJECT IS THE CONSTRUCTION OF FOUR NEW, WOOD-FRAMED OFFICE BUILDINGS ON A SINGLE LOT (EACH PERMITTED UNDER A SEPARATE COVER). THIS COVER IS FOR BUILDING ONE (FACING HISTORY), A 5,120 SQUARE FOOT, 1-1/2 STORY OFFICE BUILDING.

OWNER:
Urban Community School
4909 Lorain Avenue
Cleveland, Ohio 44102
Phone: 216-939-8441
Contact: John Hagerty
Email: jhagerty@urbancommunityschool.org

CIVIL ENGINEER:
The Riverstone Company
3800 Lakeside Avenue, Suite 100
Cleveland, Ohio 44114
Phone: 216-491-2000
Fax: 216-491-9640
President: Edward B. Dudley
Email: edudley@riverstonesurvey.com

BUILDING ARCHITECT:
RSA Architects, LLC
10 North Main Street
Chagrin Falls, Ohio 44022
Phone: 440-247-3990
Fax: 440-247-3285
Principal: Richard Siegfried
Email: rsiegfried@rsaarchitects.com

SITE ARCHITECT:
Kaczmar Architects Incorporated
1468 West 9th Street, Suite 400
Cleveland, Ohio 44113
Phone: 216-687-1555
Fax: 216-687-1558
Contact: Christine Raymond
Email: christine@kaczarch.com

BUILDER:
B.R. Knez Construction Inc.
7555 Fredle Drive, Suite 210
Concord Township, Ohio 44077
Phone: 440-710-0711
Fax: 440-639-6485

DRAWING INDEX:

GENERAL NOTES: THE CONTRACTOR REFERS TO THE GENERAL CONTRACTOR OR SUB-CONTRACTOR RESPECTIVELY FOR THE WORK REFERRED TO HEREIN.

DOCUMENT OWNERSHIP:
ALL DRAWINGS AND SPECIFICATIONS PREPARED AS PART OF THIS COMMISSION ARE THE PROPERTY OF RSA I ARCHITECTS, LLC AND WILL NOT BE TRANSFERRED OR USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT.

GENERAL REQUIREMENTS:
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
(1) PACKAGE CONTAINING BOTH SPECIFICATIONS AND DRAWINGS.
(2) APPLICABLE STATE CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AND SUBCONTRACTOR.
IT IS UNDERSTOOD AND AGREED THAT THE ARCHITECT'S BASIC SERVICES DO NOT INCLUDE MECHANICAL, PLUMBING OR ELECTRICAL ENGINEERING OR DESIGN AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY OTHERS. RSA ARCHITECTS, LLC ACCEPTS NO RESPONSIBILITY FOR THE MECHANICAL, PLUMBING OR ELECTRICAL ENGINEERING OR DESIGN, OR FOR ANY FAILINGS DUE TO OR INDUCED BY DEFICIENCIES OR ERRORS IN THE DESIGN, ENGINEERING OR CONSTRUCTION OF THESE SYSTEMS.

WORKMANSHIP:
ALL WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.

ON-SITE & EXISTING CONDITIONS VERIFICATION:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO REVIEW THE PROJECT WITH THE OWNER AND TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF THE DRAWINGS AND SPECIFICATIONS PRIOR TO BEGINNING OF CONSTRUCTION AND FOR THE WORK AND METHODS OF CONSTRUCTION.

INTERPRETATION OF CONTRACT DOCUMENTS:
ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS ARE FOUND, OR INQUIRIES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO DATE OF THE SIGNING OF THE AGREEMENT WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACTOR AND SUBCONTRACTOR. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK AND IN ACCORDANCE WITH 'BEST PRACTICES'.

SUBSTITUTIONS:
THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIALS OF NEW, AND FIRST QUALITY, AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR MAY SUBSTITUTE MATERIALS WHICH ARE SIMILAR IN CHARACTERISTICS AND PERFORMANCE ONLY IF THEY CONFORM TO THE CURRENT EDITION OF THE CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY SUBSTITUTIONS ARE SUITABLE FOR THE INTENDED USE AND COMPATIBLE WITH OTHER MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, MODIFICATIONS AND CHANGES WHICH MAY BE AFFECTED BY THE SUBSTITUTIONS.

MANUFACTURER'S PRODUCTS AND FABRICATIONS:
ALL MANUFACTURER'S AND FABRICATOR'S PRINTED WARNING FOR HANDLING OF THEIR PRODUCTS MUST BE STRICTLY OBSERVED. ALSO AS PER LOCAL CODES AND OTHER REQUIREMENTS.

ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

GUARANTEE:
CONTRACTOR SHALL GUARANTEE THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF ALL WORK AND THAT ALL DEFECTS ARISING WITHIN THIS PERIOD OF TIME SHALL BE CORRECTED, REPAIRED OR REPLACED WITHIN 30 DAYS OF NOTIFICATION OF SUCH DEFECTS BY OWNER OR ARCHITECT.

LIABILITY INSURANCE:
THE CONTRACTOR SHALL CARRY FOR THIS PROJECT CONTRACTORS PUBLIC LIABILITY INSURANCE (INCLUDING PRODUCT AND COMPLETED OPERATIONS) IN THE AMOUNT OF NOT LESS THAN $1,000,000.00 PER OCCURRENCE OF BODILY INJURY AND THE SAME AMOUNT FOR PROPERTY DAMAGE.

CONSTRUCTION MATERIALS:
ALL MATERIALS SHALL BE STORED ON THE SITE AS DIRECTED BY THE OWNER.

CONSTRUCTION DEBRIS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION AND CONSTRUCTION AS REQUIRED.

FIREPLACE NOTES:
PREFABRICATED FIREPLACES AND FLUES, IF REQ'D, ARE TO BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

MISCELLANEOUS NOTES:
THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, 'X' BRACING, AND EXTERIOR LOAD BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. THE CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

ALL ANGLED WALLS ON THE FLOOR PLANS ARE AT A 45 DEGREE ANGLE, UNLESS OTHERWISE NOTED.

NOTE: ADJUST OVERHANGS TO PROVIDE CLEARANCE FOR WINDOWS TO OPEN, IF REQUIRED. ADJUST OVERHANGS TO MAINTAIN CONSTANT LEVEL WHEN THE PLANS CALL FOR (2) DIFFERENT PITCHES AT A HIP.

FINISHED SQUARE FOOTAGES ARE MEASURED TO THE OUTSIDE OF ALL WALLS. THEY INCLUDE INTERIOR FIREPLACES AND EVERY LOCATION IN WHICH THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.

NOT INCLUDED IN SQUARE FOOTAGES: WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION, 2-STORY ENTRIES, GARAGE, DECKS, PORCHES, UNFINISHED STORAGE AREAS, BASEMENTS OR ANY OTHER UNFINISHED AREAS.

BETTERMENT
IF, DUE TO DESIGN PROFESSIONAL'S ERROR, ANY REQUIRED ITEM OR COMPONENT OF THE PROJECT IS OMITTED FROM DESIGN PROFESSIONAL'S CONSTRUCTION DOCUMENTS, DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR PAYING THE COST TO ADD SUCH ITEM OR COMPONENT TO THE EXTENT THAT SUCH ITEM OR COMPONENT WOULD HAVE BEEN OTHERWISE NECESSARY TO THE PROJECT OR OTHERWISE ADDS VALUE OR BETTERMENT TO THE PROJECT. IN NO EVENT WILL DESIGN PROFESSIONAL BE RESPONSIBLE FOR ANY COST OR EXPENSE THAT PROVIDES BETTERMENT, UPGRADE OR ENHANCEMENT OF THE PROJECT.

PROPERTY PROTECTION:
PRECAUTIONS SHALL BE TAKEN TO PROTECT THE GROUNDS, PLANTINGS, DRIVE, ETC. FROM ANY DAMAGE. DAMAGE INCURRED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING AT THE CONTRACTOR'S EXPENSE.

POST CONSTRUCTION NOTES:
AT THE COMPLETION OF THE PROJECT AND DURING THE PROJECT AS NECESSARY, CONTRACTOR SHALL THOROUGHLY CLEAN ALL WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

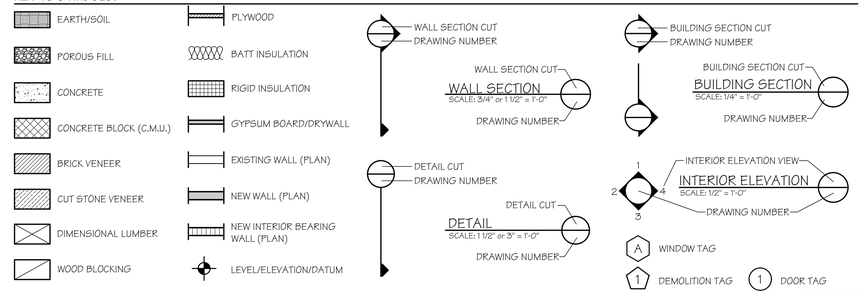
- REMOVAL OF MORTAR SPLATTERS OR STAINS FROM ALL INTERIOR AND EXTERIOR FINISHES
- REMOVAL OF MASONRY WATERPROOFING ABOVE FINISH GRADE
- REMOVAL OR ANY SPLATTERS OR STAINS FROM EXTERIOR SIDING, ROOFING, OR OTHER EXTERIOR MATERIALS
- REMOVAL OF ALL STAINS FROM ALL EXPOSED CONCRETE WORK, WITH EXCEPTION OF CRAWL SPACE CONCRETE.
- REMOVAL OF STAINS AND CLEANING OF ALL INTERIOR FINISHES (COUNTERTOPS, PLUMBING FIXTURES, FLOORING, ETC.)
- THOROUGH CLEANING OF FAUCET SCREENS AND PLUMBING TRAPS
- VACUUMING OF ALL FLOORS, FOLLOWED BY WET MOPPING OF ALL HARD SURFACE FLOORS
- DUSTING OF ALL WALLS, CEILINGS, TRIMS, DOORS, WINDOWS, CABINETS, ETC., INCLUDING THE INTERIOR SURFACES OF ALL CABINETS
- REMOVAL OF ALL WINDOW AND DOOR STICKERS, INCLUDING GLUE RESIDUE, PAINT OR STAIN OVERLAPPING ON GLASS AND OTHER GLASS SPATTERS
- POLISHING OF ALL WINDOWS, MIRRORS OR SURFACES WITH REFLECTIVE OR TRANSPARENT QUALITIES.
- ADDITIONALLY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, INCLUDING VACUUMING, OF ALL CONSTRUCTION, OR OTHER DEBRIS, FROM JOIST, RAFTER, STUD, OR OTHER CAVITIES, PRIOR TO GYPSUM BOARD, INSULATION, FINISH FLOORING OR SURFACING

RADON:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE OWNER (OR IF THE OWNER IS ACTING AS HIS OR HER OWN CONTRACTOR, TO KNOW) THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE GC AND/OR OWNER SHALL DECIDE WHAT ACTION, IF ANY, SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF RSA ARCHITECTS, LLC. TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED.

NOMINAL VERSUS ACTUAL DIMENSIONS
MANUFACTURED PRODUCTS MAY BE REFERENCED BY THEIR NOMINAL SIZE RATHER THAN ACTUAL DIMENSIONS. BELOW IS A PARTIAL SCHEDULE OF INDUSTRY-STANDARD, NOMINAL VERSUS ACTUAL DIMENSIONS AS USED HEREIN, PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL DIMENSIONS OF ALL MANUFACTURED PRODUCTS SPECIFIED HEREIN PRIOR TO COMMENCING THE WORK AND FOR ADJUSTING DIMENSIONS ACCORDINGLY SO AS TO MAINTAIN ALL REQUIRED CLEARANCES. REFER TO THE *AMERICAN SOFTWOOD LUMBER STANDARD PS 20* (LATEST EDITION) FOR MORE INFORMATION.

LUMBER DIMENSIONS:		LUMBER DIMENSIONS:		LUMBER DIMENSIONS:	
NOMINAL (INCHES)	ACTUAL (INCHES)	NOMINAL (INCHES)	ACTUAL (INCHES)	NOMINAL (INCHES)	ACTUAL (INCHES)
1 x 2	3/4 x 1-1/2	2 x 4	1-1/2 x 3-1/2	3 x 10	2-1/2 x 9-1/4
1 x 3	3/4 x 2-1/2	2 x 6	1-1/2 x 5-1/2	3 x 12	2-1/2 x 11-1/4
1 x 4	3/4 x 3-1/2	2 x 8	1-1/2 x 7-1/4	4 x 4	3-1/2 x 3-1/2
1 x 6	3/4 x 5-1/2	2 x 10	1-1/2 x 9-1/4	4 x 6	3-1/2 x 5-1/2
1 x 8	3/4 x 7-1/4	2 x 12	1-1/2 x 11-1/4	4 x 8	3-1/2 x 7-1/4
1 x 10	3/4 x 9-1/4	3 x 3	2-1/2 x 2-1/2	4 x 10	3-1/2 x 9-1/4
1 x 12	3/4 x 11-1/4	3 x 4	2-1/2 x 3-1/2	4 x 12	3-1/2 x 11-1/4
2 x 2	1-1/2 x 1-1/2	3 x 6	2-1/2 x 5-1/2	6 x 6	5-1/2 x 5-1/2
2 x 3	1-1/2 x 2-1/2	3 x 8	2-1/2 x 7-1/4	8 x 8	7-1/4 x 7-1/4

KEY TO SYMBOLS:



UCS W. 47th St. Dvlpmt.
BLDG. 2: REFUGEE RESPONSE
WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

SEAL:
STATE OF OHIO
RICHARD E. SIEGFRIED
7349
REGISTERED ARCHITECT
1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

COVER SHEET

SHEET NUMBER:
A-001

PROJECT CODE INFORMATION

PROJECT SCOPE:
CONSTRUCTION OF A 6,093 SQ. FT., V-B UNPROTECTED CONSTRUCTION, OFFICE BUILDING.

BUILDING CODE DATA - Cleveland, Ohio

- 2017 Ohio Building Code (OBC): Based on 2015 International Building Code with Ohio Amendments, Effective August 1, 2018.
- 2017 Ohio Mechanical Code (OMC): Based on 2015 International Mechanical Code with Ohio Amendments, Effective August 1, 2018.
- National Electric Code (NEC): 2017 Edition
- 2017 Ohio Plumbing Code (OPC): Based on 2015 International Plumbing Code with Ohio Amendments, Effective August 1, 2018
- Ohio Energy Code: 2012 IECC/ASHRAE 90.1 – 2010, as amended

BUILDING USE GROUP (PER SECTION 302)

- PRIMARY BUILDING USE: B (BUSINESS)

CONSTRUCTION TYPE: V-B UNPROTECTED

STRUCTURAL DESIGN CRITERIA:

FIRST FLOOR LIVE LOAD (TABLE 1607.1)	: 50 PSF	WIND LOAD	: DESIGN VELOCITY (V_{ULT}) – 115 MPH
SECOND FLOOR LIVE LOAD (TABLE 1607.1)	: 50 PSF		: EXPOSURE B
ROOF LIVE LOAD (TABLE 1607.1)	: 20 PSF		: IMPORTANCE FACTOR – 1.0
ROOF RAIN LOAD	: 5 PSF		: DESIGN PRESSURE – 17 PSF
GROUND SNOW LOAD	: 20 PSF		
FROST LINE DEPTH (BELOW GRADE)	: 42-INCHES	EARTHQUAKE	: S_{DS} = 0.057 S_{DL} = 0.043
SNOW IMPORTANCE FACTOR	: 1.0		: SITE CLASS – D
SNOW EXPOSURE FACTOR	: 0.7		: SEISMIC DESIGN CATEGORY – A
STAIR LOADS	: 100 PSF		: SEISMIC BASE SHEAR – 18 KIPS
GUARDRAIL LOADS			
(NOT APPLIED SIMULTANEOUSLY)	: 50 PLF ANY DIRECTION	DESIGN BASIS	: ALLOWABLE STRESS DESIGN (ASD) FOR ALL MEMBERS EXCEPT CONCRETE
	: 200 LBS ANY DIRECTION		: ULTIMATE STRENGTH DESIGN (USD) FOR REINFORCED CONCRETE MEMBERS
OCCUPANCY RISK CATEGORY	: II (TABLE 1604.5)		

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (PER TABLE 601):
TYPE 5-B CONSTRUCTION:

• PRIMARY STRUCTURAL FRAMING	0 HOUR
• INTERIOR BEARING WALLS	0 HOUR
• EXTERIOR BEARING WALLS	0 HOUR
• NON-BEARING WALLS AND PARTITIONS	0 HOUR
• FLOOR CONSTRUCTION	0 HOUR
• ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HOUR

ALLOWABLE BUILDING HEIGHT ABOVE GRADE (TABLE 504.3):
1. 40-FT. ALLOWED / < 27-FT. PROPOSED (MEAN ROOF HEIGHT)

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4):
1. 2 STORIES ALLOWED / 2 STORIES PROPOSED

ALLOWABLE BUILDING AREA (PER SECTION 506)

NOTE: BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING (PER SECTION 506.1.3).

1. CALCULATION FOR SINGLE OCCUPANCY, ONE-STORY BUILDING (PER 506.2.1)
   1. $A_a = A_s + (NS \times I_f)$

   ALLOWABLE AREA CALCULATION:
   $A_a = A_s + (NS \times I_f)$
   $A_a = 9{,}000 + (9{,}000 \times 0.13)$
   $A_a = 9{,}000 + 1{,}170$
   $A_a = 10{,}170$ SQUARE FEET

   1. SEE #2.2 BELOW FOR VARIABLE DEFINITIONS

2. CALCULATION FOR SINGLE OCCUPANCY, MULTI-STORY BUILDING (PER 506.2.3)
   1. $A_a = [A_s + (NS \times I_f)] \times S_a$

   ALLOWABLE AREA CALCULATION:
   $A_a = [A_s + (NS \times I_f)] \times S_a$
   $A_a = [9{,}000 + (9{,}000 \times 0.13)](2)$
   $A_a = [9{,}000 + 1{,}170](2)$
   $A_a = 20{,}340$ SQUARE FEET

   2. VARIABLE DEFINITIONS
      1. A_a = ALLOWABLE AREA
      2. A_s = TABULAR ALLOWABLE AREA FACTOR (NS) IN ACCORDANCE WITH TABLE 506.2
      3. NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NON-SPRINKLED BUILDING
      4. I_f = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
      5. S_a = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE

3. CALCULATION FOR AREA FACTOR INCREASE (PER 506.3.3)
   1. $I_f = [F/P - 0.25]W/30$

   2. VARIABLE DEFINITIONS
      1. I_f = AREA FACTOR INCREASE DUE TO FRONTAGE
      2. F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DISTANCE OF 20 FT.
      3. P = PERIMETER OF ENTIRE BUILDING
      4. W = WIDTH OF PUBLIC WAY OR OPEN SPACE IN ACCORDANCE WITH SECTION 506.3.2

   AREA FACTOR INCREASE CALCULATION:
   $I_f = [80/176 - 0.25](20/30)$
   $= [0.45 - 0.25](2/3)$
   $= 0.13$

4. TOTAL BUILDING AREA SUMMARY
   1. ALLOWED
      1. ONE-STORY ABOVE GRADE PLANE : 10,170 SQUARE FEET
      2. MULTI-STORY ABOVE GRADE PLANE : 20,340 SQUARE FEET
   2. PROPOSED
      1. TOTAL LOWER LEVEL BUILDING AREA PROPOSED : **1,920 SQUARE FEET** < 10,170 SQUARE FEET
      2. TOTAL FIRST AND SECOND FLOOR BUILDING AREA PROPOSED : **4,173 SQUARE FEET** < 20,340 SQUARE FEET
         1. FIRST FLOOR BUILDING AREA PROPOSED : 2,280 SQUARE FEET
         2. SECOND FLOOR BUILDING AREA PROPOSED : 1,893 SQUARE FEET

FIRE SUPPRESSION (SECTION 903.2):
BUSINESS OCCUPANCIES ARE NOT REQUIRED TO BE SPRINKLED PER SECTION 903.2. THE PROPOSED BUILDING IS NOT SPRINKLERED.

BUILDING EGRESS (CHAPTER 10):

1. OCCUPANT LOAD (SECTION 1004)

OCCUPANCY TYPE	MINIMUM OCCUPANT LOAD PER FLOOR AREA		PERMITTED OCCUPANT LOAD
	PER TABLE 1004.1.2	FLOOR AREA	
FIRST FLOOR			**57 OCCUPANTS**
• BUSINESS AREA	1 PER 100 SQ. FT. GROSS	1,050 SQ. FT.	11 OCCUPANTS
• ASSEMBLY AREA	1 PER 15 SQ. FT. NET	683 SQ. FT.	46 OCCUPANTS
SECOND FLOOR			**18 OCCUPANTS**
• BUSINESS AREA	1 PER 100 SQ. FT. GROSS	1,687 SQ. FT.	17 OCCUPANTS
• STORAGE AREA	1 PER 300 SQ. FT. GROSS	51 SQ. FT.	1 OCCUPANT
LOWER LEVEL			**25 OCCUPANTS**
• BUSINESS AREA	1 PER 100 SQ. FT. GROSS	592 SQ. FT.	6 OCCUPANTS
• ASSEMBLY AREA	1 PER 15 SQ. FT. NET	230 SQ. FT.	16 OCCUPANTS
• STORAGE / MECHANICAL AREAS	1 PER 300 SQ. FT. GROSS	839 SQ. FT	3 OCCUPANTS

TOTAL OCCUPANT LOAD: .....**100 OCCUPANTS**

2. EGRESS WIDTH REQUIRED (PER SECTION 1005.3)
   A. STAIRWAYS
      1. REQUIRED
         1. WORST CASE – 100 OCCUPANTS x 0.3-INCHES = 30-INCHES → 36-INCH MINIMUM (PER SECTION 1011.2, EXCEPTION #1)
      2. PROPOSED
         1. MINIMUM 38-INCHES CLEAR SHOWN BETWEEN HANDRAILS (SEE LIFE SAFETY PLAN)

   B. RAMPS
      1. REQUIRED
         1. 100 OCCUPANTS x 0.3-INCHES = 30-INCHES → 44-INCH MINIMUM (PER SECTION 1012.5.1)
      2. PROPOSED
         1. 45-INCH CLEAR SHOWN BETWEEN HANDRAILS (SEE LIFE SAFETY PLAN)

   C. AISLES
      1. REQUIRED
         1. FIRST FLOOR HALL, WORST CASE (100 OCCUPANTS x 0.2-INCHES = 20-INCHES) → 44-INCH MINIMUM (PER TABLE 1020.2 REFERENCED FROM SECTION 1018.3)
         2. ALL OTHER ACCESSIBLE ROOMS AND SPACES (LESS THAN 50 OCCUPANTS) → 36-INCH MINIMUM (PER TABLE 1020.2 REFERENCED FROM SECTION 1018.3)
         3. NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE NEED NOT EXCEED 28-INCHES IN WIDTH (PER SECTION 1018.3)
      2. PROPOSED
         1. MINIMUM 60-INCHES SHOWN AT HALLS (SEE LIFE SAFETY PLAN)
         2. MINIMUM 36-INCHES SHOWN AT ALL OTHER ACCESSIBLE ROOMS AND SPACES (SEE LIFE SAFETY PLAN)

   D. AISLE ACCESSWAYS
      1. REQUIRED
         1. 12-INCH MINIMUM AT ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES CONTAINING SEATING AT TABLES (PER SECTION 1029.12.1.1), MEASURED TO A LINE 19-INCHES AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE (PER SECTION 1029.12.1.)
      2. PROPOSED
         1. 26-INCHES SHOWN AT SECOND FLOOR MEETING ROOM

   E. DOORS
      1. REQUIRED
         1. FIRST FLOOR EXIT DOORS, WORST CASE (100 OCCUPANTS x 0.2-INCHES = 20-INCHES) → 32-INCH MINIMUM CLEAR (PER SECTION 1010.1.1)
      2. PROPOSED
         1. FIRST FLOOR : TWO EXITS SHOWN, MINIMUM 32-INCH CLEAR WIDTH (SEE LIFE SAFETY PLAN)
         2. LOWER LEVEL : ONE EXIT SHOWN, MINIMUM 32-INCH CLEAR WIDTH (SEE LIFE SAFETY PLAN)

3. MINIMUM NUMBER OF EXITS / ACCESS TO EXITS REQUIRED (PER SECTION 1006.3)
   A. FIRST FLOOR:
      1. REQUIRED : 2 EXITS (PER SECTION 1006.3.1)
      2. PROPOSED : 2 EXITS SHOWN

   B. SECOND FLOOR:
      1. REQUIRED : 1 EXIT ACCESS (PER SECTION 1006.3.2, EXCEPTION #1)
      2. PROPOSED : 1 EXIT ACCESS SHOWN (SEE *"COMMON PATH OF TRAVEL DISTANCE"* BELOW)

   C. LOWER LEVEL
      1. REQUIRED : 1 EXIT ACCESS (PER SECTION 1006.3.2, EXCEPTION #1)
      2. PROPOSED : 1 EXIT ACCESS SHOWN; 1 EXIT SHOWN

4. EXIT AND EXIT ACCESS DOORWAY CONFIGURATION (PER 1007.1.1)
   A. MAXIMUM BUILDING DIAGONAL : 69-FEET
   B. MINIMUM ALLOWABLE DISTANCE BETWEEN EXITS, UNSPRINKLED : 69/2 = 34.5-FEET
   C. DISTANCE FROM EXIT 'X1' TO 'X2' : 47-FEET

5. EXIT ACCESS TRAVEL DISTANCE (PER SECTION 1017)
   A. MAXIMUM DISTANCE PERMITTED (PER TABLE 1017.2) IS 200-FEET FOR UNSPRINKLED BUILDINGS
   B. MAXIMUM DISTANCE INDICATED IS 113-FEET AND 9-INCHES FROM OFFICE #4 TO 'X2'

6. COMMON PATH OF TRAVEL DISTANCE (PER TABLE 1006.3.3(2))
   A. MAXIMUM DISTANCE ALLOWED IS 75-FEET FOR SECOND STORIES ABOVE GRADE PLANE IN UNSPRINKLED BUILDINGS WITH A MAXIMUM OCCUPANT LOAD OF 29
   B. MAXIMUM DISTANCE INDICATED IS 75-FEET AT OFFICE #4

7. ELEVATORS (SECTION 1009.2.1) – NOT REQUIRED FOR LESS THAN FOUR STORIES

ACCESSIBILITY REQUIREMENTS (CHAPTER 11):

1. ACCESSIBLE ROUTE REQUIREMENTS (SECTION 1104.4 #1)
   A. REQUIRED
      1. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES AND MEZZANINES THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET PER STORY AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS
   B. PROPOSED
      1. ACCESSIBLE FIRST FLOOR SHOWN
      2. LOWER LEVEL AND SECOND FLOOR DO NOT REQUIRE AN ACCESSIBLE ROUTE AS EACH HAS AN AREA OF LESS THAN 3,000 SQUARE FEET, IS DIRECTLY ABOVE/BELOW THE ACCESSIBLE FIRST FLOOR, AND DOES NOT CONTAIN A REQUIRED ACCESSIBLE
2. ACCESSIBLE TOILET AND BATHING ROOMS (SECTION 1109.2)
   A. REQUIRED
      1. ALL TOILET AND BATHING ROOMS ARE REQUIRED TO BE ACCESSIBLE
      2. THE ONLY TOILET ROOMS OR BATHING ROOMS PROVIDED WITHIN THE FACILITY SHALL NOT BE LOCATED ON AN INACCESSIBLE FLOOR
   B. PROPOSED
      1. ACCESSIBLE TOILET AND BATHING ROOMS SHOWN (SEE FLOOR PLANS)
      2. THE ONLY BATHING ROOM PROVIDED HAS BEEN LOCATED ON AN ACCESSIBLE FLOOR

PLUMBING FIXTURE REQUIREMENTS (PER TABLE 2902.1):

FIXTURE TYPE (**1st FLOOR** – 29 occupants, each sex)	REQUIRED	SHOWN
WATER CLOSETS (1 per 50, each sex)	1 EA	2 (SINGLE USE PER 2902.2.1)
LAVATORIES (1 per 80, each sex)	1 EA	2 (SINGLE USE PER 2902.2.1)
SERVICE SINK	1	1 (AT LOWER LEVEL)
DRINKING FOUNTAIN (1 per 100)	1	1 (KITCHEN SINK)

FIXTURE TYPE (**2nd FLOOR** – 18 occupants total) 2902.2, Exception #4	REQUIRED	SHOWN
WATER CLOSETS (1 per 50)	1	1 (SINGLE USE PER 2902.2.1)
LAVATORIES (1 per 80)	1	1 (SINGLE USE PER 2902.2.1)
SERVICE SINK	1	1 (AT LOWER LEVEL)
DRINKING FOUNTAIN (1 per 100)	1	1

FIXTURE TYPE (**LOWER LEVEL** – 25 occupants total) 2902.2, Exception #4	REQUIRED	SHOWN
WATER CLOSETS (1 per 50)	1	1
LAVATORIES (1 per 80)	1	1
SERVICE SINK	1	1
DRINKING FOUNTAIN (1 per 100)	1	1 (AT FIRST FLOOR)

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

UCS W. 47th St. Dvlpmt.
BLDG. 2: REFUGEE RESPONSE

WEST 47TH STREET
CLEVELAND, OHIO 44102

SEAL:
STATE OF OHIO
7349
REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

PROJECT CODE INFORMATION

SHEET NUMBER:
A-002

SECTION 007200 - GENERAL CONDITIONS

1. GENERAL CONDITIONS: AIA DOCUMENT A201-2007

END OF SECTION

SECTION 007300 - SUPPLEMENTARY CONDITIONS

THE FOLLOWING SUPPLEMENTS MODIFY AIA DOCUMENT A201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. WHERE A PORTION OF THE GENERAL CONDITIONS IS MODIFIED OR DELETED BY THESE SUPPLEMENTARY CONDITIONS, THE UNALTERED PORTIONS OF THE GENERAL CONDITIONS SHALL REMAIN IN EFFECT.

ARTICLE 1 - GENERAL CONDITIONS

ADD THE FOLLOWING PARAGRAPH:

1.7 DOCUMENTS REQUIRED PRIOR TO SIGNING OF CONTRACT

A. IMMEDIATELY UPON THE AWARD OF, AND PRIOR TO THE SIGNING OF THE CONTRACT, THE SUCCESSFUL BIDDER SHALL FURNISH TO THE ARCHITECT:

1 SCHEDULE OF VALUES PER PARAGRAPH 9.2.

2 A CURRENT WORKERS' COMPENSATION CERTIFICATE FOR THE STATE OF OHIO

3 THE SUCCESSFUL BIDDER SHOULD BE A CORPORATION NOT INCORPORATED UNDER THE LAWS OF THE STATE OF OHIO, THERE SHALL ALSO BE FURNISHED:

a. CERTIFICATE FROM THE SECRETARY OF STATE, SHOWING THE RIGHT OF THE SUCCESSFUL BIDDER TO DO BUSINESS IN THE STATE OF OHIO

ARTICLE 3 - CONTRACTOR

3.5 WARRANTY: ADD THE FOLLOWING PARAGRAPH

3.5.2 THE CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR, OR FOR A LONGER PERIOD OF SO STIPULATED IN THE CONTRACT DOCUMENTS, FROM THE DATE OF ACCEPTANCE BY THE OWNER, AND SHALL LEAVE THE WORK IN PERFECT ORDER AT COMPLETION. UPON WRITTEN NOTICE, HE SHALL REMEDY ANY DEFECTS DUE THERETO AND PAY ALL COSTS FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM.

3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS: ADD THE FOLLOWING TO PARAGRAPH 3.7.1

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING AND ALL OTHER REQUIRED PERMITS FROM THE CERTIFIED LOCAL MUNICIPAL AND/OR COUNTY BUILDING DEPARTMENTS UNLESS SPECIFICALLY EXEMPTED FROM SECURING CERTAIN PERMITS BY THE CONTRACT DOCUMENTS.

3.9 SUPERINTENDENT: ADD THE FOLLOWING PARAGRAPH

3.9.4 ONCE THE PROJECT HAS BEGUN, THE GENERAL CONTRACTOR AGREES THAT NO WORK OF ANY SUBCONTRACTOR SHALL PROGRESS UNLESS THE GENERAL CONTRACTOR SUPERINTENDENT IS PRESENT AT THE JOB SITE OR UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE ARCHITECT.

3.15 CLEAN-UP: ADD THE FOLLOWING PARAGRAPH

3.15.3 THE PREMISES MUST BE CLEANED AFTER EACH DAY'S WORK BY THE CONTRACTOR, AND DEBRIS REMOVED FROM THE SITE EACH WEEK AND DISPOSED OF IN AN AREA DIRECTED AND APPROVED BY THE LOCAL GOVERNMENT AGENCY. EXISTING TRASH DISPOSAL SYSTEMS (DUMPSTERS, ETC) SHALL NOT BE USED.

ARTICLE 7 - CHANGES IN THE WORK

7.2 CHANGE ORDERS: SUPPLEMENT THE FOLLOWING

7.2.1 CHANGE ORDERS SHALL BE ISSUED ON AIA DOCUMENT G701 - CHANGE ORDER

ARTICLE 8 - TIME

8.2 PROGRESS AND COMPLETION: ADD THE FOLLOWING PARAGRAPH

8.2.4 IT IS HEREBY UNDERSTOOD AND MUTUALLY AGREED, BY AND BETWEEN THE CONTRACTOR AND THE OWNER, THE TIME FOR COMPLETION AS SPECIFIED IN THE CONTRACT OF THE WORK TO BE DONE HEREUNDER IS AN ESSENTIAL CONDITION OF THIS CONTRACT; AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED THAT THE WORK EMBRACED IN THIS CONTRACT SHALL BE COMMENCED ON A DATE TO BE SPECIFIED IN THE LETTER OF INTENT AND CONTRACT. THE CONTRACTOR AGREES THAT SAID WORK SHALL BE PROSECUTED REGULARLY, DILIGENTLY, AND UNINTERRUPTEDLY AT SUCH RATE OF PROGRESS AS WILL ENSURE FULL COMPLETION THEREOF WITHIN THE TIME SPECIFIED. IT IS EXPRESSLY UNDERSTOOD AND AGREED, BY AND BETWEEN THE CONTRACTOR AND THE OWNER, THAT THE TIME FOR THE COMPLETION AS STATED IN THE CONTRACT DOCUMENTS IS A REASONABLE TIME FOR THE COMPLETION OF SAME, TAKING INTO CONSIDERATION THE AVERAGE CLIMATIC RANGE AND USUAL INDUSTRIAL CONDITIONS PREVAILING IN THIS LOCALITY.

ARTICLE 9 - PAYMENTS AND COMPLETION

9.3.1 SUPPLEMENT THE FOLLOWING

9.3.1 CONTRACTOR SHALL SUBMIT PAY APPLICATION ON AIA G702 AND G703. APPLICATION FOR PAYMENT SHALL BE MADE NO LATER THAN THE 26TH DAY OF EACH MONTH. AFTER RECEIPT OF CONTRACTOR'S PAY APPLICATION, OWNER WILL MAKE SUCH PAYMENT TO THE CONTRACTOR WITHIN 15 DAYS OR AS SOON AS PRACTICAL THEREAFTER.

9.10.2 SUPPLEMENT THE FOLLOWING

9.10.2 WITH EACH PAY APPLICATION, CONTRACTOR SHALL SUBMIT A PARTIAL WAIVER OF LIEN FOR THE WORK. SUBMIT PARTIAL WAIVER OF LIEN FORMAT FOR OWNER APPROVAL PRIOR TO FIRST APPLICATION FOR PAYMENT.

ARTICLE 11 - INSURANCE

11.1 CONTRACTOR'S LIABILITY INSURANCE: SUPPLEMENT THE FOLLOWING

11.1.1 THE CONTRACTOR SHALL PURCHASE INSURANCE IN FROM A COMPANY LICENSED TO DO BUSINESS IN THE STATE OF OHIO AND IN SUCH FORM AS ACCEPTABLE TO THE OWNER.

11.1.2 THE INSURANCE REQUIRED BY SUBPARAGRAPH 11.1.1 SHALL BE IN TYPES AND AMOUNTS AS COORDINATED BETWEEN THE OWNER AND CONTRACTOR.

11.1.3 SUPPLEMENT THE FOLLOWING

11.1.3.1 THE CONTRACTOR SHALL SUBMIT ONE COPY OF WORKER'S COMPENSATION CERTIFICATE TO THE OWNER AND ONE COPY TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK

11.1.3.2 THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF CONTRACTOR'S LIABILITY INSURANCE TO THE OWNER FOR APPROVAL AND OBTAIN APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORK. THE OWNER SHALL BE AN ADDITIONAL NAMED INSURED ON THE REQUIRED POLICIES OF PUBLIC LIABILITY INSURANCE.

11.1.3.3 THE CONTRACTOR SHALL SUBMIT COPIES OF CERTIFICATES OF CONTRACTOR'S LIABILITY INSURANCE THAT HAVE BEEN APPROVED BY THE OWNER, TO THE ARCHITECT FOR HIS FILES TOGETHER WITH A WRITTEN STATEMENT THAT THE CERTIFICATES OF INSURANCE HAVE BEEN APPROVED BY AND ARE ACCEPTABLE TO THE OWNER. CERTIFICATES OF INSURANCE SHALL BE SUBMITTED ON AIA DOCUMENT G705 - CERTIFICATE FOR INSURANCE.

11.1.3.4 UNLESS OTHERWISE DIRECTED BY THE OWNER IN WRITING, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE INSURANCE CARRIED BY EACH OF HIS SUBCONTRACTORS AND SHALL, IF REQUESTED, FILE COPIES OF ALL SUBCONTRACTOR'S INSURANCE CERTIFICATES WITH THE OWNER AND THE ARCHITECT PRIOR TO THE RESPECTIVE SUBCONTRACTOR'S PARTICIPATION IN THE WORK.

11.1.3.5 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CHECKING AND/OR APPROVING THE CONTRACTOR AND SUBCONTRACTORS' LIABILITY INSURANCE CERTIFICATES. OWNER'S INSURANCE COUNSEL SHALL CHECK THE INSURANCE CERTIFICATES TO DETERMINE THEIR ADEQUACY IN COMPLYING WITH THE CONTRACT DOCUMENTS. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF THE INFORMATION CONTAINED IN THE CERTIFICATES OF INSURANCE IS ADEQUATE AND ACCEPTABLE.

11.1.3.6 THE CONTRACTOR AND ALL SUBCONTRACTORS AGREE TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY LIABILITY, DAMAGES, PENALTIES OR EXPENSES ARISING OUT OF OR IN CONNECTION WITH THE VIOLATION OF OR NON-COMPLIANCE WITH THE FEDERAL CONSTRUCTION SAFETY ACT AND THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ANY OTHER APPLICABLE FEDERAL OR OHIO LAWS.

11.3 PROPERTY INSURANCE: MODIFY AND SUPPLEMENT THE FOLLOWING

GENERAL THE CONTRACTOR IS REQUIRED TO PROVIDE THE BUILDER'S RISK POLICY. WHERE NECESSARY, SUBSTITUTE THE TEXT "CONTRACTOR" FOR "OWNER" TO REFLECT THIS INTENT.

GENERAL PROPERTY INSURANCE SHALL INCLUDE COVERAGE OF MACHINERY, TOOLS AND EQUIPMENT OWNED OR RENTED BY THE CONTRACTOR THAT ARE UTILIZED IN THE PERFORMANCE OF THE WORK, BUT NOT INCORPORATED INTO THE PERMANENT IMPROVEMENTS.

11.3.1 SUPPLEMENT THE FOLLOWING

11.3.1 IF THE OWNER IS DAMAGED BY THE FAILURE OF THE CONTRACTOR TO PURCHASE AND MAINTAIN SUCH INSURANCE, THEN THE CONTRACTOR SHALL SAVE, HOLD HARMLESS, AND INDEMNIFY OWNER FOR ANY SUCH DAMAGE.

11.3.1.2 DELETE THIS PARAGRAPH IN ITS ENTIRETY

END OF SECTION

SECTION 011000 - SUMMARY

1. PROJECT
   - 1.A. PROJECT NAME: URBAN COMMUNITY SCHOOL WEST 47th ST. DEVELOPMENT
   - 1.B. WORK GENERALLY INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
     - 1.B.A. NEW CONSTRUCTION OF (4) OFFICE BUILDINGS SUBMITTED UNDER SEPARATE COVERS

2. CONTRACT DESCRIPTION
   - 2.A. CONTRACT TYPE: AIA DOCUMENT A101-2007 OWNER/CONTRACTOR AGREEMENT - STIPULATED SUM

3. CONTRACTOR USE OF SITE AND PREMISES
   - 3.A. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
   - 3.B. PROVIDE ACCESS TO AND FROM SITE AS REQUIRED BY LAW AND BY OWNER.
     - 3.B.A. PROVIDE EMERGENCY ACCESS THROUGH WORK AREAS AT ALL TIMES.
     - 3.B.B. EMERGENCY BUILDING EXITS DURING CONSTRUCTION: KEEP ALL EXITS REQUIRED BY CODE OPEN DURING CONSTRUCTION PERIOD; PROVIDE TEMPORARY EXIT SIGNS IF EXIT ROUTES ARE TEMPORARILY ALTERED.
     - 3.B.C. DO NOT OBSTRUCT ROADWAYS, SIDEWALKS, OR OTHER PUBLIC WAYS WITHOUT PERMIT.
     - 3.B.D. UTILITY OUTAGES AND SHUTDOWN
       - 3.B.D.A. PREVENT ACCIDENTAL DISRUPTION OF UTILITY SERVICES TO OTHER FACILITIES.

4. TIME RESTRICTIONS
   - 4.A. CONTRACTOR SHALL COMPLY WITH CITY OF CLEVELAND WORK HOUR RESTRICTIONS, IF APPLICABLE.
   - 4.B. CONTRACTOR SHALL COMPLY WITH OWNER'S WORK HOUR RESTRICTIONS OR LOUD NOISE RESTRICTIONS. COORDINATE QUIET HOUR REQUIREMENTS WITH OWNER TO MINIMIZE DISRUPTIONS OF ADJACENT TENANTS

5. CONSTRUCTION COMPLETENESS
   - 5.A. COMPLETENESS OF WORK: CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS, LABOR AND EQUIPMENT NOT SPECIFICALLY MENTIONED HEREIN OR INDICATED ON DRAWINGS, BUT REQUIRED FOR COMPLETE INSTALLATIONS AND PROPER OPERATION OF ALL WORK AS IF CALLED FOR IN DETAIL BY SPECIFICATIONS OR DRAWINGS.

6. VISITING THE SITE
   - 6.A. BIDDERS SHALL VISIT THE SITE AND TAKE SUCH OTHER STEPS AS MAY BE NECESSARY TO ASCERTAIN THE NATURE AND LOCATION OF THE WORK, AND THE GENERAL AND LOCAL CONDITIONS WHICH CAN AFFECT THE WORK OR DOCUMENTS IN RELATION TO THE SITE, THE EXISTING STRUCTURES AND CONDITIONS OF THE GROUND, THE OBSTACLES WHICH MAY BE ENCOUNTERED AND ALL OTHER CONDITIONS HAVING A BEARING UPON THE PERFORMANCE OF THE WORK, COMPLETION AND ALL OTHER RELEVANT MATTERS. FAILURE TO TAKE SUCH STEPS SHALL NOT RELIEVE BIDDERS FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE OWNER SHALL ASSURE NO RESPONSIBILITY FOR ANY UNDERSTANDING OR REPRESENTATIONS CONCERNING CONDITIONS MADE BY AND OF ITS AGENTS, REPRESENTATIVES OR EMPLOYEES PRIOR TO THE EXECUTION OF THE CONTRACT, UNLESS INCLUDED IN THE CONTRACT DOCUMENTS.
   - 6.B. THE SUBMISSION OF A BID SHALL BE TAKEN AS PRIMA FACIE EVIDENCE OF COMPLIANCE WITH THE ABOVE PARAGRAPH.

7. BETTERMENT: IF, DUE TO DESIGN PROFESSIONAL'S ERROR, ANY REQUIRED ITEM OR COMPONENT OF THE PROJECT IS OMITTED FROM DESIGN PROFESSIONAL'S CONSTRUCTION DOCUMENTS, DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR PAYING THE COST TO ADD SUCH ITEM OR COMPONENT TO THE EXTENT THAT SUCH ITEM OR COMPONENT WOULD HAVE BEEN OTHERWISE NECESSARY TO THE PROJECT OR OTHERWISE ADDS VALUE OR BETTERMENT TO THE PROJECT. IN NO EVENT WILL DESIGN PROFESSIONAL BE RESPONSIBLE FOR ANY COST OR EXPENSE THAT PROVIDES BETTERMENT, UPGRADE OR ENHANCEMENT OF THE PROJECT.

END OF SECTION

SECTION 013000 - ADMINISTRATIVE REQUIREMENTS

1. SUBMITTALS FOR REVIEW
   - 1.1. FOR ALL SPECIFIED PRODUCTS AND MATERIALS, SUBMIT THE FOLLOWING ITEMS FOR FOR REVIEW
     - 1.1.1. PRODUCT DATA
     - 1.1.2. SHOP DRAWINGS
     - 1.1.3. SAMPLES FOR SELECTION
     - 1.1.4. SAMPLES FOR VERIFICATION
   - 1.2. SUBMIT TO ARCHITECT FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
   - 1.3. SAMPLES WILL BE REVIEWED ONLY FOR AESTHETIC, COLOR, OR FINISH SELECTION.
   - 1.4. AFTER REVIEW, PROVIDE COPIES AND DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE BELOW.

2. SUBMITTALS FOR INFORMATION
   - 2.1. FOR ALL SPECIFIED PRODUCTS AND MATERIALS, SUBMIT THE FOLLOWING ITEMS FOR INFORMATION:
     - 2.1.1. DESIGN DATA
     - 2.1.2. CERTIFICATES
     - 2.1.3. TEST REPORTS
     - 2.1.4. INSPECTION REPORTS
     - 2.1.5. MANUFACTURER'S INSTRUCTIONS
     - 2.1.6. MANUFACTURER'S FIELD REPORTS
     - 2.1.7. OTHER TYPES INDICATED
   - 2.2. SUBMIT FOR ARCHITECT'S KNOWLEDGE AS CONTRACT ADMINISTRATOR OR FOR OWNER. NO ACTION WILL BE TAKEN.

SECTION 013000 - ADMINISTRATIVE REQUIREMENTS (CONTINUED)

1. SEE PREVIOUS.
2. SEE PREVIOUS.
3. SUBMITTALS FOR PROJECT CLOSEOUT
   - 3.1. WHEN THE FOLLOWING ARE SPECIFIED IN INDIVIDUAL SECTIONS, SUBMIT THEM AT PROJECT CLOSEOUT:
     - 3.1.1. PROJECT RECORD DOCUMENTS
     - 3.1.2. OPERATION AND MAINTENANCE DATA
     - 3.1.3. WARRANTIES
     - 3.1.4. BONDS
     - 3.1.5. OTHER TYPES AS INDICATED
   - 3.2. SUBMIT FOR OWNER'S BENEFIT DURING AND AFTER PROJECT COMPLETION.

4. NUMBER OF COPIES OF SUBMITTALS
   - 4.1. DOCUMENTS FOR REVIEW:
     - 4.1.1. SMALL SIZE SHEETS, NOT LARGER THAN 8-1/2 X 11 INCHES: SUBMIT THE NUMBER OF COPIES THAT CONTRACTOR REQUIRES, PLUS TWO COPIES THAT WILL BE RETAINED BY ARCHITECT.
     - 4.1.2. LARGER SHEETS, NOT LARGER THAN 30 X 42 INCHES: SUBMIT ONE REPRODUCIBLE TRANSPARENCY AND ONE OPAQUE REPRODUCTION.
   - 4.2. DOCUMENTS FOR INFORMATION: SUBMIT TWO COPIES.
   - 4.3. SAMPLES: SUBMIT THE NUMBER SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS; ONE OF WHICH WILL BE RETAINED BY ARCHITECT.
     - 4.3.1. AFTER REVIEW, PRODUCE DUPLICATES.
     - 4.3.2. RETAINED SAMPLES WILL NOT BE RETURNED TO CONTRACTOR UNLESS SPECIFICALLY SO STATED.

5. SUBMITTAL PROCEDURES
   - 5.1. TRANSMIT EACH SUBMITTAL WITH APPROVED FORM
   - 5.2. SEQUENTIALLY NUMBER THE TRANSMITTAL FORM. REVISE SUBMITTALS WITH ORIGINAL NUMBER AND A SEQUENTIAL ALPHABETIC SUFFIX.
   - 5.3. IDENTIFY PROJECT, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER; PERTINENT DRAWING AND DETAIL NUMBER, AND SPECIFICATION SECTION NUMBER, AS APPROPRIATE ON EACH COPY.
   - 5.4. APPLY CONTRACTOR'S STAMP, SIGNED OR INITIALED CERTIFYING THAT REVIEW, APPROVAL, VERIFICATION OF PRODUCTS REQUIRED, FIELD DIMENSIONS, ADJACENT CONSTRUCTION WORK, AND COORDINATION OF INFORMATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
     - 5.4.1. ANY SUBMITTAL WITHOUT CONTRACTOR'S STAMP AS NOTED ABOVE SHALL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW.
   - 5.5. SCHEDULE SUBMITTALS TO EXPEDITE THE PROJECT, AND COORDINATE SUBMISSION OF RELATED ITEMS.
   - 5.6. FOR EACH SUBMITTAL FOR REVIEW, ALLOW 10 DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.
   - 5.7. IDENTIFY VARIATIONS FROM CONTRACT DOCUMENTS AND PRODUCT OR SYSTEM LIMITATIONS THAT MAY BE DETRIMENTAL TO SUCCESSFUL PERFORMANCE OF THE COMPLETED WORK.
   - 5.8. PROVIDE SPACE FOR CONTRACTOR AND ARCHITECT REVIEW STAMPS.
   - 5.9. WHEN REVISED FOR RESUBMISSION, IDENTIFY ALL CHANGES MADE SINCE PREVIOUS SUBMISSION.
   - 5.10. DISTRIBUTE REVIEWED SUBMITTALS AS APPROPRIATE. INSTRUCT PARTIES TO PROMPTLY REPORT ANY INABILITY TO COMPLY WITH REQUIREMENTS.
   - 5.11. SUBMITTALS NOT REQUESTED WILL NOT BE RECOGNIZED OR PROCESSED.

END OF SECTION

SECTION 014000 - QUALITY REQUIREMENTS

1. SUBMITTALS
   - 1.1. DESIGN DATA: SUBMIT FOR ARCHITECT'S KNOWLEDGE AS CONTRACT ADMINISTRATOR FOR THE LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS, OR FOR OWNER'S INFORMATION.
   - 1.2. CERTIFICATES: WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT CERTIFICATION BY THE MANUFACTURER AND CONTRACTOR TO ARCHITECT, IN QUANTITIES SPECIFIED FOR PRODUCT DATA.
     - 1.2.1. INDICATE MATERIAL OR PRODUCT CONFORMS TO OR EXCEEDS SPECIFIED REQUIREMENTS. SUBMIT SUPPORTING REFERENCE DATA, AFFIDAVITS, AND CERTIFICATIONS AS APPROPRIATE.
   - 1.3. MANUFACTURER'S INSTRUCTIONS: WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT PRINTED INSTRUCTIONS FOR DELIVERY, STORAGE, ASSEMBLY, INSTALLATION, ADJUSTING, AND FINISHING, FOR THE OWNER'S INFORMATION. INDICATE SPECIAL PROCEDURES, PERIMETER CONDITIONS REQUIRING SPECIAL ATTENTION, AND SPECIAL ENVIRONMENTAL CRITERIA REQUIRED FOR APPLICATION OR INSTALLATION.

2. REFERENCES AND STANDARDS
   - 2.1. FOR PRODUCTS AND WORKMANSHIP SPECIFIED BY REFERENCE TO A DOCUMENT OR DOCUMENTS NOT INCLUDED IN THE PROJECT MANUAL, ALSO REFERRED TO AS REFERENCE STANDARDS, COMPLY WITH REQUIREMENTS OF THE STANDARD, EXCEPT WHEN MORE RIGID REQUIREMENTS ARE SPECIFIED OR ARE REQUIRED BY APPLICABLE CODES.
   - 2.2. CONFORM TO REFERENCE STANDARD OF DATE OF ISSUE CURRENT ON DATE OF CONTRACT DOCUMENTS, EXCEPT WHERE A SPECIFIC DATE IS ESTABLISHED BY APPLICABLE CODE.
   - 2.3. OBTAIN COPIES OF STANDARDS WHERE REQUIRED BY PRODUCT SPECIFICATION SECTIONS.
   - 2.4. MAINTAIN COPY AT PROJECT SITE DURING SUBMITTALS, PLANNING, AND PROGRESS OF THE SPECIFIC WORK, UNTIL SUBSTANTIAL COMPLETION.
   - 2.5. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
   - 2.6. NEITHER THE CONTRACTUAL RELATIONSHIPS, DUTIES, OR RESPONSIBILITIES OF THE PARTIES IN CONTRACT NOR THOSE OF ARCHITECT SHALL BE ALTERED FROM THE CONTRACT DOCUMENTS BY MENTION OR INFERENCE OTHERWISE IN ANY REFERENCE DOCUMENT.

3. CONTROL OF INSTALLATION
   - 3.1. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
   - 3.2. COMPLY WITH MANUFACTURERS' INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.
   - 3.3. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
   - 3.4. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE MORE STRINGENT TOLERANCES, CODES, OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
   - 3.5. HAVE WORK PERFORMED BY PERSONS QUALIFIED TO PRODUCE REQUIRED AND SPECIFIED QUALITY.
   - 3.6. VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON SHOP DRAWINGS OR AS INSTRUCTED BY THE MANUFACTURER.
   - 3.7. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, AND DISFIGUREMENT.

4. TOLERANCES
   - 4.1. MONITOR FABRICATION AND INSTALLATION TOLERANCE CONTROL OF PRODUCTS TO PRODUCE ACCEPTABLE WORK. DO NOT PERMIT TOLERANCES TO ACCUMULATE.
   - 4.2. COMPLY WITH MANUFACTURERS' TOLERANCES. SHOULD MANUFACTURERS' TOLERANCES CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
   - 4.3. ADJUST PRODUCTS TO APPROPRIATE DIMENSIONS; POSITION BEFORE SECURING PRODUCTS IN PLACE.

5. DEFECT ASSESSMENT
   - 5.1. REPLACE WORK OR PORTIONS OF THE WORK NOT CONFORMING TO SPECIFIED REQUIREMENTS.
   - 5.2. IF, IN THE OPINION OF ARCHITECT, IT IS NOT PRACTICAL TO REMOVE AND REPLACE THE WORK, ARCHITECT WILL DIRECT AN APPROPRIATE REMEDY OR ADJUST PAYMENT.

END OF SECTION

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

1. SAFETY
   - 1.1. GIVE STRICT ATTENTION TO AND FULLY COMPLY WITH THE WILLIAMS-STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970, U.S. DEPARTMENT OF LABOR.

2. TEMPORARY UTILITIES - GENERAL
   - 2.1. MAINTAIN ALL TEMPORARY UTILITIES IN GOOD OPERATING CONDITION.

3. TEMPORARY WATER SUPPLY
   - 3.1. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR DISPENSING DRINKING WATER FOR HIS CONSTRUCTION PERSONNEL ON SITE. ON SITE DOMESTIC WATER PROCURED FROM EXISTING DOMESTIC WATER SUPPLY MAY BE USED FOR THIS PURPOSE.

4. TEMPORARY HEAT/COOLING
   - 4.A. GENERAL TRADES CONTRACTOR SHALL PROVIDE ALL TEMPORARY HEAT AND COOLING UNTIL WEATHER TIGHT ENCLOSURE OF BUILDING, AS DETERMINED BY THE ARCHITECT. MEP CONTRACTOR SHALL PROVIDE ALL TEMPORARY HEAT AND COOLING AFTER WEATHER TIGHT ENCLOSURE OF THE BUILDING. IF USE OF NEW EQUIPMENT IS PERMITTED FOR TEMPORARY HEAT AND COOLING, THE MEP CONTRACTOR SHALL PROVIDE A COMPLETE CLEANING OF THE SYSTEM AND EQUIPMENT, INCLUDING NEW FILTERS AT PROJECT COMPLETION. THE SPECIFIED WARRANTY FOR EQUIPMENT WILL COMMENCE AT THAT TIME.
   - 4.1. AS ASSIGNED, PROVIDE TEMPORARY HEATING AND COOLING REQUIRED BY CONSTRUCTION ACTIVITIES FOR CURING OR DRYING OF COMPLETED INSTALLATIONS, OR FOR PROTECTING INSTALLED CONSTRUCTION FROM ADVERSE EFFECTS OF LOW TEMPERATURES OR HIGH HUMIDITY. SELECT EQUIPMENT THAT WILL NOT HAVE A HARMFUL EFFECT ON COMPLETED INSTALLATIONS OR ELEMENTS BEING INSTALLED.

5. TEMPORARY LIGHT AND POWER
   - 5.A. MEP CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, SUPERVISION TO PROVIDE, CONNECT, DISTRIBUTE, DISCONNECT AND MAINTAIN ALL MEANS OF PROVIDING TEMPORARY LIGHTING AND POWER FOR THE WORK. MEP CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, AND PROVIDE REQUIRED CAPACITY, DISTRIBUTION AND CONNECTION POINTS.
   - 5.B. OWNER WILL PAY FOR THE TEMPORARY ELECTRICAL POWER USED DURING THE WORK.

6. TEMPORARY SANITARY FACILITIES
   - 6.1. PROVIDE AND MAINTAIN TEMPORARY TOILETS, WASH FACILITIES, AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION FOR TYPE, NUMBER, LOCATION, OPERATION AND MAINTENANCE OF FIXTURES AND FACILITIES.

7. BARRIERS
   - 7.1. PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS, TO PREVENT ACCESS TO AREAS THAT COULD BE HAZARDOUS TO WORKERS OR THE PUBLIC, TO ALLOW FOR OWNER'S USE OF SITE AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
   - 7.2. PROTECT NON-OWNED VEHICULAR TRAFFIC, STORED MATERIALS, SITE, AND STRUCTURES FROM DAMAGE.

8. EXTERIOR ENCLOSURES
   - 8.1. PROVIDE TEMPORARY INSULATED WEATHER TIGHT CLOSURE OF EXTERIOR OPENINGS TO ACCOMMODATE ACCEPTABLE WORKING CONDITIONS AND PROTECTION FOR PRODUCTS, TO ALLOW FOR TEMPORARY HEATING AND MAINTENANCE OF REQUIRED AMBIENT TEMPERATURES IDENTIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, AND TO PREVENT ENTRY OF UNAUTHORIZED PERSONS. PROVIDE ACCESS DOORS WITH SELF-CLOSING HARDWARE AND LOCKS.

9. INTERIOR ENCLOSURES
   - 9.1. PROVIDE TEMPORARY PARTITIONS AS INDICATED TO SEPARATE WORK AREAS FROM OWNER-OCCUPIED AREAS, TO PREVENT PENETRATION OF DUST AND MOISTURE INTO OWNER-OCCUPIED AREAS, AND TO PREVENT DAMAGE TO EXISTING MATERIALS AND EQUIPMENT.
   - 9.2. CONSTRUCTION: FRAMING AND GYPSUM BOARD SHEET MATERIALS WITH CLOSED JOINTS AND SEALED EDGES AT INTERSECTIONS WITH EXISTING SURFACES.
     - 9.2.1. PROVIDE GYPSUM BOARD OVER FRAMING TO 8 FEET ABOVE FLOOR, WITH REINFORCED POLYETHYLENE FROM TOP OF GYPSUM BOARD TO CEILING OR DECK.
     - 9.2.2. PROVIDE LOCKABLE DOOR ACCESS TO CONSTRUCTION AREA.
     - 9.2.3. PROVIDE WALK-OFF MATS AT EACH ENTRANCE THROUGH TEMPORARY PARTITION.

10. ISOLATION OF WORK AREAS IN OCCUPIED FACILITIES
    - 10.1. PREVENT DUST, FUMES AND ODORS FROM ENTERING OCCUPIED AREAS. PRIOR TO COMMENCING WORK, ISOLATE THE HVAC SYSTEM IN AREA WHERE WORK IS TO BE PERFORMED.
      - 10.1.1. DISCONNECT SUPPLY AND RETURN DUCTWORK IN WORK AREA FROM HVAC SYSTEMS SERVICING OCCUPIED AREAS.
      - 10.1.2. MAINTAIN NEGATIVE AIR PRESSURE WITHIN WORK AREA, STARTING WITH COMMENCEMENT OF TEMPORARY PARTITION CONSTRUCTION, AND CONTINUING UNTIL REMOVAL OF TEMPORARY PARTITIONS IS COMPLETE.
    - 10.2. MAINTAIN DUST PARTITIONS DURING THE WORK. USE VACUUM COLLECTION ATTACHMENTS ON DUST-PRODUCING EQUIPMENT. ISOLATE LIMITED WORK WITHIN OCCUPIED AREAS USING PORTABLE DUST-CONTAINMENT DEVICES.
    - 10.3. PERFORM DAILY CONSTRUCTION CLEANUP AND FINAL CLEANUP USING VACUUM EQUIPMENT.

7. VENTILATION AND HUMIDITY CONTROL
   - 7.1. PROVIDE TEMPORARY VENTILATION REQUIRED BY CONSTRUCTION ACTIVITIES FOR CURING OR DRYING OF COMPLETED INSTALLATIONS OR FOR PROTECTING INSTALLED CONSTRUCTION FROM ADVERSE EFFECTS OF HIGH HUMIDITY. SELECT EQUIPMENT THAT WILL NOT HAVE A HARMFUL EFFECT ON COMPLETED INSTALLATIONS OR ELEMENTS BEING INSTALLED. COORDINATE VENTILATION REQUIREMENTS TO PRODUCE AMBIENT CONDITION REQUIRED AND MINIMIZE ENERGY CONSUMPTION.
   - 7.2. PROVIDE DEHUMIDIFICATION SYSTEMS WHEN REQUIRED TO REDUCE SUBSTRATE MOISTURE LEVELS AS REQUIRED TO ALLOW INSTALLATION OR APPLICATION OF FINISHES.

8. SECURITY AND PROTECTION
   - 8.1. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT SITE AND ON ADJACENT PROPERTIES. REPAIR DAMAGE TO EXISTING FACILITIES.
   - 8.2. TEMPORARY FIRE PROTECTION: INSTALL AND MAINTAIN TEMPORARY FIRE-PROTECTION FACILITIES OF TYPES NEEDED TO PROTECT AGAINST REASONABLE PREDICTABLE AND CONTROLLABLE FIRE LOSSES. COMPLY WITH NFPA 241; MANAGE FIRE PREVENTION PROGRAM.
   - 8.3. SECURITY ENCLOSURE AND LOCKUP: INSTALL TEMPORARY ENCLOSURE AROUND PARTIALLY COMPLETED AREAS OF CONSTRUCTION. PROVIDE LOCKABLE ENTRANCES TO PREVENT UNAUTHORIZED ENTRANCE, VANDALISM, THEFT AND SIMILAR VIOLATIONS OF SECURITY.
   - 8.4. SITE ENCLOSURE FENCE: BEFORE CONSTRUCTION OPERATIONS BEGIN, FURNISH AND INSTALL SITE ENCLOSURE FENCE IN A MANNER THAT WILL PREVENT PEOPLE FROM EASILY ENTERING SITE EXCEPT BY ENTRANCE GATES.
   - 8.5. TEMPORARY EGRESS: MAINTAIN TEMPORARY EGRESS FROM EXISTING OCCUPIED FACILITIES.

9. VEHICULAR ACCESS AND PARKING
   - 9.1. COMPLY WITH REGULATIONS RELATING TO USE OF STREETS AND SIDEWALKS, ACCESS TO EMERGENCY FACILITIES, AND ACCESS FOR EMERGENCY VEHICLES.
   - 9.2. COORDINATE ACCESS AND HAUL ROUTES WITH GOVERNING AUTHORITIES AND OWNER.
   - 9.3. PREVENT SPREAD OF SOIL AND DEBRIS FROM CONSTRUCTION SITE TO PUBLIC WAY.
   - 9.4. PROVIDE AND MAINTAIN ACCESS TO FIRE HYDRANTS, FREE OF OBSTRUCTIONS.
   - 9.5. PARKING: COMPLY WITH OWNER'S PARKING REQUIREMENTS.

10. TEMPORARY USE OF PERMANENT ROADS AND PAVED AREAS
    - 10.1. LOCATE TEMPORARY ROADS AND PAVED AREAS IN SAME LOCATION AS PERMANENT ROADS AND PAVED AREAS. CONSTRUCT AND MAINTAIN TEMPORARY ROADS AND PAVED AREAS ADEQUATE FOR CONSTRUCTION OPERATIONS. EXTEND TEMPORARY ROADS AND PAVED AREAS, WITHIN CONSTRUCTION LIMITS INDICATED, AS NECESSARY FOR CONSTRUCTION OPERATIONS.
      - 10.1.1. COORDINATE ELEVATIONS OF TEMPORARY ROADS AND PAVED AREAS WITH PERMANENT ROADS AND PAVED AREAS.
      - 10.1.2. PREPARE SUBGRADE AND INSTALL SUBBASE AND BASE FOR TEMPORARY ROADS AND PAVED AREAS ACCORDING TO CONTRACT DOCUMENTS.
      - 10.1.3. RECONDITION BASE AFTER TEMPORARY USE, INCLUDING REMOVING CONTAMINATED MATERIAL, REGRADING, PROOFROLLING, COMPACTING AND TESTING.

11. LIFTS AND HOISTS: PROVIDE FACILITIES NECESSARY FOR HOISTING MATERIALS AND PERSONNEL.

12. WASTE REMOVAL
    - 12.1. PROVIDE WASTE REMOVAL FACILITIES AND SERVICES AS REQUIRED TO MAINTAIN THE SITE IN CLEAN AND ORDERLY CONDITION.
    - 12.2. PROVIDE CONTAINERS WITH LIDS. REMOVE TRASH FROM SITE PERIODICALLY.

13. FIELD OFFICES
    - 13.1. CONTRACTOR SHALL MAINTAIN A CLEAN OFFICE AT THE SITE FOR HIS USE, HIS SUBCONTRACTOR'S AGENTS AND THE ARCHITECT, AND AT WHICH LOCATION HE OR HIS AUTHORIZED AGENT SHALL BE PRESENT, OR TO WHICH EITHER MAY BE READILY CALLED AT ALL TIMES WHILE THE WORK IS IN PROGRESS.
      - 13.1.1. AN AREA FOR CONTRACTOR'S FIELD OFFICE SHALL BE DESIGNATED BY OWNER WITHIN EXISTING STRUCTURE. ALL EXPENSES IN CONNECTION WITH THE FIELD OFFICE, INCLUDING THE INSTALLATION, COST AND USE OF TELEPHONES, HEAT, AIR CONDITIONING, LIGHT, WATER AND JANITORIAL SERVICE SHALL BE BORNE BY THE CONTRACTOR.
      - 13.1.2. COPIES OF PERMITS, APPROVED SHOP DRAWINGS AND SPECIFICATIONS MARKED UP-TO-DATE WITH ALL REVISIONS AND ALL ADDENDA SHALL BE KEPT AT OFFICE READY FOR USE AT ALL TIMES.

END OF SECTION

SECTION 016000 - PRODUCT REQUIREMENTS

1. SUBSTITUTIONS
   - 1.A. SUBSTITUTIONS FOR SPECIFIED PRODUCTS MAY BE SUBMITTED IN THE FOLLOWING MANNER:
     - 1.A.A. DURING THE BID PERIOD, IN ACCORDANCE WITH INSTRUCTIONS TO BIDDERS. IF ACCEPTABLE, PRODUCTS SUBMITTED IN THIS MANNER WILL BE APPROVED VIA ADDENDUM.
     - 1.A.B. ON THE BID FORM, IN ACCORDANCE WITH INSTRUCTIONS TO BIDDERS AND SUPPLEMENTARY INSTRUCTIONS TO BIDDERS. IF ACCEPTABLE, PRODUCTS SUBMITTED IN THIS MANNER WILL BE APPROVED AFTER RECEIPT OF BIDS.

2. SUBMITTALS
   - 2.1. PRODUCT DATA SUBMITTALS: SUBMIT MANUFACTURER'S STANDARD PUBLISHED DATA. MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS, AND OTHER DATA. SUPPLEMENT MANUFACTURERS' STANDARD DATA TO PROVIDE INFORMATION SPECIFIC TO THIS PROJECT.
   - 2.2. SHOP DRAWING SUBMITTALS: PREPARED SPECIFICALLY FOR THIS PROJECT; INDICATE UTILITY AND ELECTRICAL CHARACTERISTICS, UTILITY CONNECTION REQUIREMENTS, AND LOCATION OF UTILITY OUTLETS FOR SERVICE FOR FUNCTIONAL EQUIPMENT AND APPLIANCES.
   - 2.3. SAMPLE SUBMITTALS: ILLUSTRATE FUNCTIONAL AND AESTHETIC CHARACTERISTICS OF THE PRODUCT, WITH INTEGRAL PARTS AND ATTACHMENT DEVICES. COORDINATE SAMPLE SUBMITTALS FOR INTERFACING WORK.
     - 2.3.1. FOR SELECTION FROM STANDARD FINISHES, SUBMIT SAMPLES OF THE FULL RANGE OF THE MANUFACTURER'S STANDARD COLORS, TEXTURES, AND PATTERNS.

3. NEW PRODUCTS: PROVIDE NEW PRODUCTS UNLESS SPECIFICALLY REQUIRED OR PERMITTED BY THE CONTRACT DOCUMENTS.

4. PRODUCT OPTIONS
   - 4.1. PRODUCTS SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY: USE ANY PRODUCT MEETING THOSE STANDARDS OR DESCRIPTION.
   - 4.2. PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS: USE A PRODUCT OF ONE OF THE MANUFACTURERS NAMED AND MEETING SPECIFICATIONS, NO OPTIONS OR SUBSTITUTIONS ALLOWED.

5. MAINTENANCE MATERIALS
   - 5.1. FURNISH EXTRA MATERIALS, SPARE PARTS, TOOLS, AND SOFTWARE OF TYPES AND IN QUANTITIES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.
   - 5.2. DELIVER TO PROJECT SITE; OBTAIN RECEIPT PRIOR TO FINAL PAYMENT.

6. TRANSPORTATION AND HANDLING
   - 6.1. COORDINATE SCHEDULE OF PRODUCT DELIVERY TO DESIGNATED PREPARED AREAS IN ORDER TO MINIMIZE SITE STORAGE TIME AND POTENTIAL DAMAGE TO STORED MATERIALS.
   - 6.2. TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
   - 6.3. TRANSPORT MATERIALS IN COVERED TRUCKS TO PREVENT CONTAMINATION OF PRODUCT AND LITTERING OF SURROUNDING AREAS.
   - 6.4. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
   - 6.5. PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT, OR DAMAGE.
   - 6.6. ARRANGE FOR THE RETURN OF PACKING MATERIALS, SUCH AS WOOD PALLETS, WHERE ECONOMICALLY FEASIBLE.

7. STORAGE AND PROTECTION
   - 7.1. DESIGNATE RECEIVING/STORAGE AREAS FOR INCOMING PRODUCTS SO THAT THEY ARE DELIVERED ACCORDING TO INSTALLATION SCHEDULE AND PLACED CONVENIENT TO WORK AREA IN ORDER TO MINIMIZE WASTE DUE TO EXCESSIVE MATERIALS HANDLING AND MISAPPLICATION.
   - 7.2. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
   - 7.3. STORE WITH SEALS AND LABELS INTACT AND LEGIBLE.
   - 7.4. STORE SENSITIVE PRODUCTS IN WEATHER TIGHT, CLIMATE CONTROLLED, ENCLOSURES IN AN ENVIRONMENT FAVORABLE TO PRODUCT.
   - 7.5. FOR EXTERIOR STORAGE OF FABRICATED PRODUCTS, PLACE ON SLOPED SUPPORTS ABOVE GROUND.
   - 7.6. COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET COVERING. PROVIDE VENTILATION TO PREVENT CONDENSATION AND DEGRADATION OF PRODUCTS.
   - 7.7. PREVENT CONTACT WITH MATERIAL THAT MAY CAUSE CORROSION, DISCOLORATION, OR STAINING.
   - 7.8. PROVIDE EQUIPMENT AND PERSONNEL TO STORE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT, OR DAMAGE.
   - 7.9. ARRANGE STORAGE OF PRODUCTS TO PERMIT ACCESS FOR INSPECTION. PERIODICALLY INSPECT TO VERIFY PRODUCTS ARE UNDAMAGED AND ARE MAINTAINED IN ACCEPTABLE CONDITION.

END OF SECTION

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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SEAL:

STATE OF OHIO — RICHARD SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

SPECIFICATIONS

SHEET NUMBER:

A-011

SECTION 017000 - EXECUTION AND CLOSEOUT REQUIREMENTS

1. PROJECT CONDITIONS
   - 1.1. VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.

2. COORDINATION
   - 2.1. COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF THE VARIOUS SECTIONS OF THE PROJECT MANUAL TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS.
   - 2.2. NOTIFY AFFECTED UTILITY COMPANIES AND COMPLY WITH THEIR REQUIREMENTS.
   - 2.3. VERIFY THAT UTILITY REQUIREMENTS AND CHARACTERISTICS OF NEW OPERATING EQUIPMENT ARE COMPATIBLE WITH BUILDING UTILITIES. COORDINATE WORK OF VARIOUS SECTIONS HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE, SUCH EQUIPMENT.
   - 2.4. COORDINATE SPACE REQUIREMENTS, SUPPORTS, AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK THAT ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS, AND CONDUIT, AS CLOSELY AS PRACTICABLE; PLACE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIRS.
   - 2.5. IN FINISHED AREAS, CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS.
   - 2.6. COORDINATE COMPLETION AND CLEAN-UP OF WORK OF SEPARATE SECTIONS.
   - 2.7. AFTER OWNER OCCUPANCY OF PREMISES, COORDINATE ACCESS TO SITE FOR CORRECTION OF DEFECTIVE WORK AND WORK NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS, TO MINIMIZE DISRUPTION OF OWNER'S ACTIVITIES.

3. PATCHING MATERIALS
   - 3.1. NEW MATERIALS: AS SPECIFIED IN PRODUCT SECTIONS; MATCH EXISTING PRODUCTS AND WORK FOR PATCHING AND EXTENDING WORK.
   - 3.2. TYPE AND QUALITY OF EXISTING PRODUCTS: DETERMINE BY INSPECTING AND TESTING PRODUCTS WHERE NECESSARY, REFERRING TO EXISTING WORK AS A STANDARD.

4. EXAMINATION
   - 4.1. VERIFY THAT EXISTING SITE CONDITIONS AND SUBSTRATE SURFACES ARE ACCEPTABLE FOR SUBSEQUENT WORK. START OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
   - 4.2. VERIFY THAT EXISTING SUBSTRATE IS CAPABLE OF STRUCTURAL SUPPORT OR ATTACHMENT OF NEW WORK BEING APPLIED OR ATTACHED.
   - 4.3. EXAMINE AND VERIFY SPECIFIC CONDITIONS DESCRIBED IN INDIVIDUAL SPECIFICATION SECTIONS.
   - 4.4. TAKE FIELD MEASUREMENTS BEFORE CONFIRMING PRODUCT ORDERS OR BEGINNING FABRICATION, TO MINIMIZE WASTE DUE TO OVER-ORDERING OR MISFABRICATION.
   - 4.5. VERIFY THAT UTILITY SERVICES ARE AVAILABLE, OF THE CORRECT CHARACTERISTICS, AND IN THE CORRECT LOCATIONS.
   - 4.6. PRIOR TO CUTTING: EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING EXISTING WORK, ASSESS CONDITIONS AFFECTING PERFORMANCE OF WORK. BEGINNING OF CUTTING OR PATCHING MEANS ACCEPTANCE OF EXISTING CONDITIONS.

5. PREPARATION
   - 5.1. CLEAN SUBSTRATE SURFACES PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE.
   - 5.2. SEAL CRACKS OR OPENINGS OF SUBSTRATE PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE.
   - 5.3. APPLY MANUFACTURER REQUIRED OR RECOMMENDED SUBSTRATE PRIMER, SEALER, OR CONDITIONER PRIOR TO APPLYING ANY NEW MATERIAL OR SUBSTANCE IN CONTACT OR BOND.

6. PREINSTALLATION MEETINGS
   - 6.1. WHEN REQUIRED IN INDIVIDUAL SPECIFICATION SECTIONS, CONVENE A PREINSTALLATION MEETING AT THE SITE PRIOR TO COMMENCING WORK OF THE SECTION.
   - 6.2. REQUIRE ATTENDANCE OF PARTIES DIRECTLY AFFECTING, OR AFFECTED BY, WORK OF THE SPECIFIC SECTION.
   - 6.3. NOTIFY ARCHITECT FOUR DAYS IN ADVANCE OF MEETING DATE.
   - 6.4. PREPARE AGENDA AND PRESIDE AT MEETING:
     - 6.4.1. REVIEW CONDITIONS OF EXAMINATION, PREPARATION AND INSTALLATION PROCEDURES.
     - 6.4.2. REVIEW COORDINATION WITH RELATED WORK.
     - 6.4.3. RECORD MINUTES AND DISTRIBUTE COPIES WITHIN TWO DAYS AFTER MEETING TO PARTICIPANTS, WITH TWO COPIES TO ARCHITECT, OWNER, PARTICIPANTS, AND THOSE AFFECTED BY DECISIONS MADE.

7. GENERAL INSTALLATION REQUIREMENTS
   - 7.1. IN ADDITION TO COMPLIANCE WITH REGULATORY REQUIREMENTS, CONDUCT CONSTRUCTION OPERATIONS IN COMPLIANCE WITH NFPA 241, INCLUDING APPLICABLE RECOMMENDATIONS IN APPENDIX A.
   - 7.2. INSTALL PRODUCTS AS SPECIFIED IN INDIVIDUAL SECTIONS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AND SO AS TO AVOID WASTE DUE TO NECESSITY FOR REPLACEMENT.
   - 7.3. MAKE VERTICAL ELEMENTS PLUMB AND HORIZONTAL ELEMENTS LEVEL, UNLESS OTHERWISE INDICATED.
   - 7.4. INSTALL EQUIPMENT AND FITTINGS PLUMB AND LEVEL, NEATLY ALIGNED WITH ADJACENT VERTICAL AND HORIZONTAL LINES, UNLESS OTHERWISE INDICATED.
   - 7.5. MAKE CONSISTENT TEXTURE ON SURFACES, WITH SEAMLESS TRANSITIONS, UNLESS OTHERWISE INDICATED.
   - 7.6. MAKE NEAT TRANSITIONS BETWEEN DIFFERENT SURFACES, MAINTAINING TEXTURE AND APPEARANCE.

8. ALTERATIONS
   - 8.1. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
     - 8.1.1. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.
     - 8.1.2. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
     - 8.1.3. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.
   - 8.2. KEEP AREAS IN WHICH ALTERATIONS ARE BEING CONDUCTED SEPARATED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
     - 8.2.1. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF CONSTRUCTION SPECIFIED IN SECTION 015000 IN LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED TO MAINTAIN SEPARATION.
   - 8.3. MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS; TAKE CARE TO PREVENT WATER AND HUMIDITY DAMAGE.
     - 8.3.1. WHERE OPENINGS IN EXTERIOR ENCLOSURE EXIST, PROVIDE CONSTRUCTION TO MAKE EXTERIOR ENCLOSURE WEATHERPROOF.
     - 8.3.2. INSULATE EXISTING DUCTS OR PIPES THAT ARE EXPOSED TO OUTDOOR AMBIENT TEMPERATURES BY ALTERATIONS WORK.
   - 8.4. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.
     - 8.4.1. REMOVE ITEMS INDICATED ON DRAWINGS.
     - 8.4.2. RELOCATE ITEMS INDICATED ON DRAWINGS.
     - 8.4.3. WHERE NEW SURFACE FINISHES ARE TO BE APPLIED TO EXISTING WORK, PERFORM REMOVALS, PATCH, AND PREPARE EXISTING SURFACES AS REQUIRED TO RECEIVE NEW FINISH; REMOVE EXISTING FINISH IF NECESSARY FOR SUCCESSFUL APPLICATION OF NEW FINISH.
     - 8.4.4. WHERE NEW SURFACE FINISHES ARE NOT SPECIFIED OR INDICATED, PATCH HOLES AND DAMAGED SURFACES TO MATCH ADJACENT FINISHED SURFACES AS CLOSELY AS POSSIBLE.
   - 8.5. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, AND ELECTRICAL): REMOVE, RELOCATE, AND EXTEND EXISTING SYSTEMS TO ACCOMMODATE NEW CONSTRUCTION.
     - 8.5.1. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS; IF NECESSARY, MODIFY INSTALLATION TO ALLOW ACCESS OR PROVIDE ACCESS PANEL.
     - 8.5.2. WHERE EXISTING SYSTEMS OR EQUIPMENT ARE NOT ACTIVE AND CONTRACT DOCUMENTS REQUIRE REACTIVATION, PUT BACK INTO OPERATIONAL CONDITION; REPAIR SUPPLY, DISTRIBUTION, AND EQUIPMENT AS REQUIRED.
     - 8.5.3. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
       - 8.5.3.1. DISABLE EXISTING SYSTEMS ONLY TO MAKE SWITCHOVERS AND CONNECTIONS; MINIMIZE DURATION OF OUTAGES.
       - 8.5.3.2. SEE SECTION 01 10 00 FOR OTHER LIMITATIONS ON OUTAGES AND REQUIRED NOTIFICATIONS.
       - 8.5.3.3. PROVIDE TEMPORARY CONNECTIONS AS REQUIRED TO MAINTAIN EXISTING SYSTEMS IN SERVICE.
     - 8.5.4. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES.
     - 8.5.5. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION; PATCH HOLES LEFT BY REMOVAL USING MATERIALS SPECIFIED FOR NEW CONSTRUCTION.
   - 8.6. PROTECT EXISTING WORK TO REMAIN.
     - 8.6.1. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
     - 8.6.2. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
     - 8.6.3. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
   - 8.7. ADAPT EXISTING WORK TO FIT NEW WORK: MAKE AS NEAT AND SMOOTH TRANSITION AS POSSIBLE.
   - 8.8. PATCHING: WHERE THE EXISTING SURFACE IS NOT INDICATED TO BE REFINISHED, PATCH TO MATCH THE SURFACE FINISH THAT EXISTED PRIOR TO CUTTING. WHERE THE SURFACE IS INDICATED TO BE REFINISHED, PATCH SO THAT THE SUBSTRATE IS READY FOR THE NEW FINISH.
   - 8.9. REFINISH EXISTING SURFACES AS INDICATED:
     - 8.9.1. WHERE ROOMS OR SPACES ARE INDICATED TO BE REFINISHED, REFINISH ALL VISIBLE EXISTING SURFACES TO REMAIN TO THE SPECIFIED CONDITION FOR EACH MATERIAL, WITH A NEAT TRANSITION TO ADJACENT FINISHES.
     - 8.9.2. IF MECHANICAL OR ELECTRICAL WORK IS EXPOSED ACCIDENTALLY DURING THE WORK, RE-COVER AND REFINISH TO MATCH.
   - 8.10. CLEAN EXISTING SYSTEMS AND EQUIPMENT.
   - 8.11. REMOVE DEMOLITION DEBRIS AND ABANDONED ITEMS FROM ALTERATIONS AREAS AND DISPOSE OF OFF-SITE; DO NOT BURN OR BURY.
   - 8.12. DO NOT BEGIN NEW CONSTRUCTION IN ALTERATIONS AREAS BEFORE DEMOLITION IS COMPLETE.
   - 8.13. COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS SECTION.

9. CUTTING AND PATCHING
   - 9.1. WHENEVER POSSIBLE, EXECUTE THE WORK BY METHODS THAT AVOID CUTTING OR PATCHING.
   - 9.2. SEE ALTERATIONS ARTICLE ABOVE FOR ADDITIONAL REQUIREMENTS.
   - 9.3. PERFORM WHATEVER CUTTING AND PATCHING IS NECESSARY TO:
     - 9.3.1. COMPLETE THE WORK.
     - 9.3.2. FIT PRODUCTS TOGETHER TO INTEGRATE WITH OTHER WORK.
     - 9.3.3. PROVIDE OPENINGS FOR PENETRATION OF MECHANICAL, ELECTRICAL, AND OTHER SERVICES.
     - 9.3.4. MATCH WORK THAT HAS BEEN CUT TO ADJACENT WORK.
     - 9.3.5. REPAIR AREAS ADJACENT TO CUTS TO REQUIRED CONDITION.
     - 9.3.6. REPAIR NEW WORK DAMAGED BY SUBSEQUENT WORK.
     - 9.3.7. REMOVE SAMPLES OF INSTALLED WORK FOR TESTING WHEN REQUESTED.
     - 9.3.8. REMOVE AND REPLACE DEFECTIVE AND NON-CONFORMING WORK.
   - 9.4. EXECUTE WORK BY METHODS THAT AVOID DAMAGE TO OTHER WORK AND THAT WILL PROVIDE APPROPRIATE SURFACES TO RECEIVE PATCHING AND FINISHING. IN EXISTING WORK, MINIMIZE DAMAGE AND RESTORE TO ORIGINAL CONDITION.
   - 9.5. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS NOT ALLOWED WITHOUT PRIOR APPROVAL.
   - 9.6. RESTORE WORK WITH NEW PRODUCTS IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
   - 9.7. FIT WORK AIR TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT, AND OTHER PENETRATIONS THROUGH SURFACES.
   - 9.8. AT PENETRATIONS OF FIRE RATED WALLS, PARTITIONS, CEILING, OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL, TO FULL THICKNESS OF THE PENETRATED ELEMENT.
   - 9.9. PATCHING:
     - 9.9.1. FINISH PATCHED SURFACES TO MATCH FINISH THAT EXISTED PRIOR TO PATCHING. ON CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION OR NATURAL BREAK. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
     - 9.9.2. MATCH COLOR, TEXTURE, AND APPEARANCE.
     - 9.9.3. REPAIR PATCHED SURFACES THAT ARE DAMAGED, LIFTED, DISCOLORED, OR SHOWING OTHER IMPERFECTIONS DUE TO PATCHING WORK. IF DEFECTS ARE DUE TO CONDITION OF SUBSTRATE, REPAIR SUBSTRATE PRIOR TO REPAIRING FINISH.

10. PROGRESS CLEANING
    - 10.1. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION.
    - 10.2. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, ATTICS, CRAWL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO ENCLOSING THE SPACE.
    - 10.3. BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST.
    - 10.4. COLLECT AND REMOVE WASTE MATERIALS, DEBRIS, AND TRASH/RUBBISH FROM SITE PERIODICALLY AND DISPOSE OFF-SITE; DO NOT BURN OR BURY.
    - 10.5. CONDUCT DAILY INSPECTIONS TO VERIFY THAT PROGRESS CLEANING REQUIREMENTS ARE BEING MET.

11. PROTECTION OF INSTALLED WORK
    - 11.1. PROTECT INSTALLED WORK FROM DAMAGE BY CONSTRUCTION OPERATIONS.
    - 11.2. PROVIDE SPECIAL PROTECTION WHERE SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.
    - 11.3. PROVIDE TEMPORARY AND REMOVABLE PROTECTION FOR INSTALLED PRODUCTS. CONTROL ACTIVITY IN IMMEDIATE WORK AREA TO PREVENT DAMAGE.
    - 11.4. PROVIDE PROTECTIVE COVERINGS AT WALLS, PROJECTIONS, JAMBS, SILLS, AND SOFFITS OF OPENINGS.
    - 11.5. PROTECT FINISHED FLOORS, STAIRS, AND OTHER SURFACES FROM TRAFFIC, DIRT, WEAR, DAMAGE, OR MOVEMENT OF HEAVY OBJECTS, BY PROTECTING WITH DURABLE SHEET MATERIALS.
    - 11.6. PROHIBIT TRAFFIC OR STORAGE UPON WATERPROOFED OR ROOFED SURFACES. IF TRAFFIC OR ACTIVITY IS NECESSARY, OBTAIN RECOMMENDATIONS FOR PROTECTION FROM WATERPROOFING OR ROOFING MATERIAL MANUFACTURER.
    - 11.7. REMOVE PROTECTIVE COVERINGS WHEN NO LONGER NEEDED; REUSE OR RECYCLE PLASTIC COVERINGS IF POSSIBLE.

12. ADJUSTING
    - 12.1. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
    - 12.2. TEST, ADJUST AND BALANCE HVAC SYSTEMS IN ACCORDANCE WITH MECHANICAL DRAWINGS AND SPECIFICATIONS.

13. FINAL CLEANING
    - 13.1. EXECUTE FINAL CLEANING PRIOR TO FINAL PROJECT ASSESSMENT.
    - 13.2. USE CLEANING MATERIALS THAT ARE NONHAZARDOUS.
    - 13.3. CLEAN INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW; REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES.
    - 13.4. REMOVE ALL LABELS THAT ARE NOT PERMANENT. DO NOT PAINT OR OTHERWISE COVER FIRE TEST LABELS OR NAMEPLATES ON MECHANICAL AND ELECTRICAL EQUIPMENT.
    - 13.5. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION WITH CLEANING MATERIALS APPROPRIATE TO THE SURFACE AND MATERIAL BEING CLEANED.
    - 13.6. CLEAN FILTERS OF OPERATING EQUIPMENT.
    - 13.7. CLEAN DEBRIS FROM ROOFS, GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS.
    - 13.8. CLEAN SITE; SWEEP PAVED AREAS, RAKE CLEAN LANDSCAPED SURFACES.
    - 13.9. REMOVE WASTE, SURPLUS MATERIALS, TRASH/RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE; DISPOSE OF IN LEGAL MANNER; DO NOT BURN OR BURY.

14. CLOSEOUT PROCEDURES
    - 14.1. MAKE SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES.
    - 14.2. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED READY FOR SUBSTANTIAL COMPLETION.
    - 14.3. SUBMIT WRITTEN CERTIFICATION THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND READY FOR ARCHITECT'S REVIEW.
    - 14.4. CORRECT ITEMS OF WORK LISTED IN EXECUTED CERTIFICATES OF SUBSTANTIAL COMPLETION AND COMPLY WITH REQUIREMENTS FOR ACCESS TO OWNER-OCCUPIED AREAS.
    - 14.5. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE.
    - 14.6. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT'S FINAL INSPECTION.

END OF SECTION

SECTION 017800 - CLOSEOUT SUBMITTALS

1. PROJECT RECORD DOCUMENTS
   - 1.1. MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD DOCUMENTS; RECORD ACTUAL REVISIONS TO THE WORK:
     - 1.1.1. DRAWINGS
     - 1.1.2. SPECIFICATIONS
     - 1.1.3. ADDENDA
     - 1.1.4. CHANGE ORDERS AND OTHER MODIFICATIONS TO THE CONTRACT
     - 1.1.5. REVIEWED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES
   - 1.2. ENSURE ENTRIES ARE COMPLETE AND ACCURATE, ENABLING FUTURE REFERENCE BY OWNER.
   - 1.3. STORE RECORD DOCUMENTS SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION.
   - 1.4. RECORD INFORMATION CONCURRENT WITH CONSTRUCTION PROGRESS.
   - 1.5. SPECIFICATIONS: LEGIBLY MARK AND RECORD AT EACH PRODUCT SECTION DESCRIPTION OF ACTUAL PRODUCTS INSTALLED, INCLUDING THE FOLLOWING:
     - 1.5.1. CHANGES MADE BY ADDENDA AND MODIFICATIONS.
   - 1.6. RECORD DRAWINGS AND SHOP DRAWINGS: LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION INCLUDING:
     - 1.6.1. FIELD CHANGES OF DIMENSION AND DETAIL.
     - 1.6.2. DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS.

2. OPERATION AND MAINTENANCE DATA
   - 2.1. FOR EACH PRODUCT OR SYSTEM: LIST NAMES, ADDRESSES AND TELEPHONE NUMBERS OF SUBCONTRACTORS AND SUPPLIERS, INCLUDING LOCAL SOURCE OF SUPPLIES AND REPLACEMENT PARTS.
   - 2.2. PRODUCT DATA: MARK EACH SHEET TO CLEARLY IDENTIFY SPECIFIC PRODUCTS AND COMPONENT PARTS, AND DATA APPLICABLE TO INSTALLATION. DELETE INAPPLICABLE INFORMATION.
   - 2.3. DRAWINGS: SUPPLEMENT PRODUCT DATA TO ILLUSTRATE RELATIONS OF COMPONENT PARTS OF EQUIPMENT AND SYSTEMS, TO SHOW CONTROL AND FLOW DIAGRAMS.
   - 2.4. TYPED TEXT: AS REQUIRED TO SUPPLEMENT PRODUCT DATA. PROVIDE LOGICAL SEQUENCE OF INSTRUCTIONS FOR EACH PROCEDURE, INCORPORATING MANUFACTURER'S INSTRUCTIONS.

3. OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES
   - 3.1. FOR EACH PRODUCT, APPLIED MATERIAL, AND FINISH
   - 3.2. INSTRUCTIONS FOR CARE AND MAINTENANCE: MANUFACTURER'S RECOMMENDATIONS FOR CLEANING AGENTS AND METHODS, PRECAUTIONS AGAINST DETRIMENTAL CLEANING AGENTS AND METHODS, AND RECOMMENDED SCHEDULE FOR CLEANING AND MAINTENANCE.

4. OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS
   - 4.1. FOR EACH ITEM OF EQUIPMENT AND EACH SYSTEM:
     - 4.1.1. DESCRIPTION OF UNIT OR SYSTEM, AND COMPONENT PARTS.
     - 4.1.2. IDENTIFY FUNCTION, NORMAL OPERATING CHARACTERISTICS, AND LIMITING CONDITIONS.
     - 4.1.3. INCLUDE PERFORMANCE CURVES, WITH ENGINEERING DATA AND TESTS.
     - 4.1.4. COMPLETE NOMENCLATURE AND MODEL NUMBER OF REPLACEABLE PARTS.
   - 4.2. OPERATING PROCEDURES: INCLUDE START-UP, BREAK-IN, AND ROUTINE NORMAL OPERATING INSTRUCTIONS AND SEQUENCES. INCLUDE REGULATION, CONTROL, STOPPING, SHUT-DOWN, AND EMERGENCY INSTRUCTIONS. INCLUDE SUMMER, WINTER, AND ANY SPECIAL OPERATING INSTRUCTIONS.
   - 4.3. MAINTENANCE REQUIREMENTS: INCLUDE ROUTINE PROCEDURES AND GUIDE FOR PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY INSTRUCTIONS; AND ALIGNMENT, ADJUSTING, BALANCING, AND CHECKING INSTRUCTIONS.
   - 4.4. ADDITIONAL REQUIREMENTS: AS SPECIFIED IN INDIVIDUAL PRODUCT SPECIFICATION SECTIONS.

5. OPERATION AND MAINTENANCE MANUALS
   - 5.1. PREPARE INSTRUCTIONS AND DATA BY PERSONNEL EXPERIENCED IN MAINTENANCE AND OPERATION OF DESCRIBED PRODUCTS.
   - 5.2. PREPARE DATA IN THE FORM OF AN INSTRUCTIONAL MANUAL.

6. WARRANTIES AND BONDS
   - 6.1. OBTAIN WARRANTIES AND BONDS, EXECUTED IN DUPLICATE BY RESPONSIBLE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS, WITHIN 10 DAYS AFTER COMPLETION OF THE APPLICABLE ITEM OF WORK. EXCEPT FOR ITEMS PUT INTO USE WITH OWNER'S PERMISSION, LEAVE DATE OF BEGINNING OF TIME OF WARRANTY UNTIL THE DATE OF SUBSTANTIAL COMPLETION IS DETERMINED.
   - 6.2. VERIFY THAT DOCUMENTS ARE IN PROPER FORM, CONTAIN FULL INFORMATION, AND ARE NOTARIZED.
   - 6.3. CO-EXECUTE SUBMITTALS WHEN REQUIRED.
   - 6.4. RETAIN WARRANTIES AND BONDS UNTIL TIME SPECIFIED FOR SUBMITTAL.

7. ADDITIONAL CLOSEOUT SUBMITTALS
   - 7.1. CONTRACTOR SHALL ADDITIONALLY PROVIDE THE FOLLOWING CLOSEOUT SUBMITTALS:
     - 7.1.1. OCCUPANCY PERMIT/CERTIFICATE OF INSPECTIONS.
     - 7.1.2. AFFIDAVIT OF WAIVER OF LIEN.
     - 7.1.3. EQUIPMENT DEMONSTRATIONS TO OWNER.
     - 7.1.4. AS-BUILT DRAWINGS AND SUBMITTAL LOG ARE TO BE SUBMITTED IN CAD FORMAT UPON FINAL REVIEW OF THE CLOSEOUT MATERIALS. ONE FULL SIZE PAPER SET IS REQUIRED AND TWO (2) CD VERSIONS.

END OF SECTION

SECTION 012300 - ALTERNATES

1. ACCEPTANCE OF ALTERNATES
   - 1.A. ALTERNATES QUOTED ON BID FORM WILL BE REVIEWED AND ACCEPTED OR REJECTED AT OWNER'S OPTION. ACCEPTED ALTERNATES WILL BE IDENTIFIED IN THE OWNER-CONTRACTOR AGREEMENT.

END OF SECTION

SECTION 024100 - DEMOLITION

1. GENERAL PROCEDURES AND PROJECT CONDITIONS
   - 1.A. OBTAIN REQUIRED PERMITS.
   - 1.B. COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 241.
   - 1.C. PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
   - 1.D. USE PHYSICAL BARRIERS TO PREVENT ACCESS TO AREAS THAT COULD BE HAZARDOUS TO WORKERS OR THE PUBLIC.
   - 1.E. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS.
   - 1.F. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT PERMIT.
   - 1.G. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC AND PRIVATE ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME. PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS.

2. EXISTING UTILITIES
   - 2.A. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
   - 2.B. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
   - 2.C. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY BRANCHES OR TAKE-OFFS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
   - 2.D. REMOVE EXPOSED PIPING, VALVES, METERS, EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED UTILITIES.

3. SELECTIVE DEMOLITION FOR ALTERATIONS
   - 3.A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
     - 3.A.A. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.
     - 3.A.B. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
     - 3.A.C. BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS THAT WOULD BE APPARENT UPON EXAMINATION PRIOR TO STARTING DEMOLITION.
   - 3.B. SEPARATE AREAS IN WHICH DEMOLITION IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
     - 3.B.A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF CONSTRUCTION SPECIFIED IN SECTION 01 50 00 IN LOCATIONS INDICATED ON DRAWINGS.
   - 3.C. MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS; TAKE CARE TO PREVENT WATER DAMAGE, HUMIDITY DAMAGE AND TEMPERATURE FLUCTUATION.
   - 3.D. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.
     - 3.D.A. REMOVE ITEMS INDICATED ON DRAWINGS.
   - 3.E. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, FIRE PROTECTION, AND ELECTRICAL): REMOVE EXISTING SYSTEMS AND EQUIPMENT AS INDICATED.
     - 3.E.A. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS.
     - 3.E.B. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
     - 3.E.C. SEE SECTION 011000 SUMMARY FOR OTHER LIMITATIONS ON OUTAGES AND REQUIRED NOTIFICATIONS.
     - 3.E.D. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES BEFORE REMOVAL.
     - 3.E.E. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION.
   - 3.F. PROTECT EXISTING WORK TO REMAIN.
     - 3.F.A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
     - 3.F.B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
     - 3.F.C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
     - 3.F.D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.

4. DEBRIS AND WASTE REMOVAL
   - 4.A. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
   - 4.B. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
   - 4.C. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
   - 4.D. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

END OF SECTION

SECTION 042000 - UNIT MASONRY

1. SUBMITTALS
   - 1.A. PRODUCT DATA
     - 1.A.A. CONCRETE MASONRY UNITS
     - 1.A.B. BRICK UNITS
     - 1.A.C. REINFORCEMENT AND ANCHORAGE
     - 1.A.D. MORTAR
     - 1.A.E. ACCESSORIES
     - 1.A.F. FLASHING
   - 1.B. SAMPLES
     - 1.B.A. BRICK

2. QUALITY ASSURANCE
   - 2.A. COMPLY WITH PROVISIONS OF ACI 530/530.1/ERTA, EXCEPT WHERE EXCEEDED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS
   - 2.B. PROTECTION OF MASONRY: DURING ERECTION, COVER TOPS OF WALLS, PROJECTIONS AND SILLS WITH WATERPROOF SHEETING AT END OF EACH DAY'S WORK. COVER PARTIALLY COMPLETED MASONRY WHEN CONSTRUCTION IS NOT IN PROGRESS.

3. CONCRETE MASONRY UNITS
   - 3.A. SPECIAL SHAPES: PROVIDE BULLNOSE BLOCK AT ALL EXTERIOR CORNERS, MASONRY OPENINGS, AND WHERE INDICATED ON DRAWINGS.
   - 3.B. LOAD-BEARING UNITS: ASTM C90, NORMAL WEIGHT
   - 3.C. NON-LOADBEARING UNITS: ASTM C129

4. BRICK UNITS
   - 4.A. FACING BRICK: ASTM C652, TYPE HBA
   - 4.B. PRODUCT: GENERAL SHALE BRICK, BUCKINGHAM TUDOR MODULAR

5. MORTAR AND GROUT MATERIALS
   - 5.A. MASONRY CEMENT: ASTM C91, TYPE S
   - 5.B. PORTLAND CEMENT: ASTM C150, TYPE I
   - 5.C. HYDRATED LIME: ASTM C207, TYPE S
   - 5.D. MORTAR AGGREGATE: ASTM C144
   - 5.E. GROUT AGGREGATE: ASTM C404
   - 5.F. WATER: CLEAN AND POTABLE
   - 5.G. MORTAR PIGMENTS: COMPOUNDED FOR USE IN MORTAR MIXES AND COMPLYING WITH ASTM C979. USE ONLY PIGMENTS WITH A RECORD OF SATISFACTORY PERFORMANCE IN MASONRY MORTAR.
   - 5.H. COLORED CEMENT PRODUCT: PACKAGED BLEND MADE FROM PORTLAND CEMENT AND HYDRATED LIME AND MORTAR PIGMENTS, ALL COMPLYING WITH SPECIFIED REQUIREMENTS AND CONTAINING NO OTHER INGREDIENTS.

6. REINFORCEMENT AND ANCHORAGE
   - 6.A. SINGLE WITHE JOINT REINFORCEMENT: LADDER TYPE; ASTM A82 STEEL WIRE, HOT DIP GALVANIZED AFTER FABRICATION TO ASTM A153, CLASS B
   - 6.B. MULTIPLE WYTHE JOINT REINFORCEMENT: LADDER TYPE; FABRICATED WITH MOISTURE DRIP; ASTM A82 STEEL WIRE, HOT DIP GALVANIZED AFTER FABRICATION TO ASTM A153 CLASS B
   - 6.C. TWO-PIECE WALL TIES: FORMED STEEL WIRE, ADJUSTABLE, EYE AND PINTLE TYPE, HOT DIP GALVANIZED TO ASTM A153, CLASS B

7. FLASHINGS
   - 7.A. COPPER/KRAFT PAPER FLASHING: 3 OZ/SQ FT SHEET COPPER BONDED TO FIBER REINFORCED ASPHALT TREATED KRAFT PAPER

8. ACCESSORIES

SECTION 042000 - UNIT MASONRY *(continued)*

   - 8.A. PREFORMED CONTROL JOINTS: POLYVINYL CHLORIDE MATERIAL; PROVIDE WITH CORNER AND TEE ACCESSORIES, FUSED JOINTS
   - 8.B. JOINT FILLER: CLOSED CELL NEOPRENE; OVERSIZED 50 PERCENT OF JOINT WIDTH; SELF EXPANDING; MAXIMUM LENGTHS AVAILABLE
   - 8.C. CAVITY MORTAR CONTROL: SEMI-RIGID POLYETHYLENE OR POLYESTER MESH PANELS, SIZED TO THICKNESS OF WALL CAVITY, AND DESIGNED TO PREVENT MORTAR DROPPINGS FROM CLOGGING WEEPS AND CAVITY VENTS AND TO ALLOW PROPER CAVITY DRAINAGE
   - 8.D. WEEPS: ROUND PLASTIC WITH COTTON WICK AND STAINLESS SCREEN INSERT
   - 8.E. BITUMINOUS DAMPPROOFING: EMUSLIFIED ASPHALT; ASTM D1227; WITH FIBER REINFORCEMENT TYPE II
   - 8.F. ASPHALT PRIMER: ASTM D41, COMPATIBLE WITH SUBSTRATE
   - 8.G. SEALING MASTIC: ASPHALT ROOF CEMENT, ASTM D2822, TYPE I
   - 8.H. CLEANING SOLUTION: NON-ACIDIC, NOT HARMFUL TO MASONRY WORK OR ADJACENT MATERIALS

9. MORTAR AND GROUT MIXES
   - 9.A. MORTAR FOR UNIT MASONRY: ASTM C270 USING THE PROPERTY SPECIFICATION
     - 9.A.A. EXTERIOR, LOADBEARING MASONRY: TYPE S
     - 9.A.B. EXTERIOR, NON-LOADBEARING MASONRY: TYPE N
     - 9.A.C. EXTERIOR, POINTING MORTAR: TYPE N
     - 9.A.D. INTERIOR, LOADBEARING MASONRY: TYPE N
     - 9.A.E. INTERIOR, NON-LOADBEARING MASONRY: TYPE N
   - 9.B. PIGMENTED MORTAR: USE COLORED CEMENT PRODUCT OR SELECT AND PROPORTION PIGMENTS WITH OTHER INGREDIENTS TO PRODUCE COLOR REQUIRED. DO NOT ADD PIGMENTS TO COLORED CEMENT PRODUCTS.
     - 9.B.A. USE PIGMENTED MORTAR FOR EXPOSED MORTAR JOINTS UNLESS OTHERWISE NOTED.
   - 9.C. GROUT: ASTM C476: CONSISTENCY REQUIRED TO FILL COMPLETELY VOLUMES INDICATED FOR GROUTING; FINE GROUT FOR SPACES WITH SMALLEST HORIZONTAL DIMENSION OF 2 INCHES OR LESS; COARSE GROUT FOR SPACES WITH SMALLEST HORIZONTAL DIMENSION GREATER THAN 2 INCHES

10. EXAMINATION
    - 10.A. VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.
    - 10.B. VERIFY THAT BUILT-IN ITEMS ARE IN PROPER LOCATION, AND READY FOR ROUGHING INTO MASONRY WORK.

11. PREPARATION
    - 11.A. PROVIDE TEMPORARY BRACING DURING INSTALLATION OF MASONRY WORK. MAINTAIN IN PLACE UNTIL BUILDING STRUCTURE PROVIDES PERMANENT BRACING.
    - 11.B. HOT AND COLD WEATHER REQUIREMENTS: COMPLY WITH REQUIREMENTS OF ACI 530/530.1/ERTA OR APPLICABLE BUILDING CODE, WHICHEVER IS MORE STRINGENT.

12. COURSING
    - 12.A. ESTABLISH LINES, LEVELS AND COURSING INDICATED. PROTECT FROM DISPLACEMENT
    - 12.B. MAINTAIN MASONRY COURSES TO UNIFORM DIMENSION. FORM VERTICAL AND HORIZONTAL JOINTS OF UNIFORM THICKNESS.

13. PLACING AND BONDING
    - 13.A. LAY SOLID MASONRY UNITS IN FULL BED OF MORTAR, WITH FULL HEAD JOINTS, UNIFORMLY JOINTED WITH OTHER WORK.
    - 13.B. LAY HOLLOW MASONRY UNITS WITH FACE SHELL BEDDING ON HEAD AND BED JOINTS.
    - 13.C. REMOVE EXCESS MORTAR AND MORTAR SMEARS AS WORK PROGRESSES.
    - 13.D. INTERLOCK INTERSECTIONS AND EXTERNAL CORNERS.
    - 13.E. CUT MORTAR JOINTS FLUSH WHERE WALL TILE IS SCHEDULED OR RESILIENT BASE IS SCHEDULES
    - 13.F. ISOLATE MASONRY PARTITIONS FROM VERTICAL STRUCTURAL FRAMING MEMBERS WITH A CONTROL JOINT.
    - 13.G. ISOLATE TOP JOINT OF MASONRY PARTITIONS FROM HORIZONTAL STRUCTURAL FRAMING MEMBERS AND SLABS OR DECKS WITH COMPRESSIBLE JOINT FILLER.

14. WEEPS/CAVITY VENTS
    - 14.A. INSTALL WEEPS IN VENEER AND CAVITY WALLS AT 24 INCHES ON CENTER HORIZONTALLY ABOVETHROUGH-WALL FLASHING, ABOVE SHELF ANGLES AND LINTELS, AND AT BOTTOM OF WALLS.

15. CAVITY MORTAR CONTROL
    - 15.A. DO NOT PERMIT MORTAR TO DROP OR ACCUMULATE INTO CAVITY AIR SPACE OR TO PLUG WEEP/CAVITY VENTS.
    - 15.B. INSTALL CAVITY MORTAR NET AT BASE OF CAVITY AND AT OTHER FLASHING LOCATIONS AS RECOMMENDED BY MANUFACTURER.

16. REINFORCEMENT AND ANCHORAGE
    - 16.A. UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED UNDER SPECIFIC WALL TYPE, INSTALL HORIZONTAL JOINT REINFORCEMENT 16 INCHES ON CENTER
    - 16.B. PLACE MASONRY JOINT REINFORCEMENT IN FIRST AND SECOND HORIZONTAL JOINTS ABOVE AND BELOW OPENINGS. EXTEND MINIMUM 16 INCHES EACH SIDE OF OPENING.
    - 16.C. PLACE CONTINUOUS JOINT REINFORCEMENT IN FIRST AND SECOND JOINT BELOW TOP OF WALLS.
    - 16.D. LAP JOINT REINFORCEMENT ENDS MINIMUM 6 INCHES.

17. MASONRY FLASHINGS
    - 17.A. WHETHER OR NOT SPECIFICALLY INDICATED, INSTALL MASONRY FLASHING TO DIVERT WATER TO EXTERIOR AT ALL LOCATIONS WHERE DOWNWARD FLOW OF WATER WILL BE INTERRUPTED.
      - 17.A.A. EXTEND FLASHINGS FULL WIDTH AT SUCH INTERRUPTIONS AND AT LEAST 4 INCHES INTO ADJACENT MASONRY OR TURN UP AT LEAST 4 INCHES TO FORM WATERTIGHT PAN AT NON-MASONRY CONSTRUCTION
      - 17.A.B. REMOVE OR COVER PROTRUSIONS OR SHARP EDGES THAT COULD PUNCTURE FLASHINGS.
      - 17.A.C. SEAL LAPPED ENDS AND PENETRATIONS OF FLASHING BEFORE COVERING WITH MORTAR.

18. LINTELS
    - 18.A. INSTALL LOOSE LINTELS OVER OPENINGS. SIZE AS INDICATED ON DRAWINGS. MAINTAIN MINIMUM 6 INCH BEARING ON EACH SIDE OF OPENING.

19. GROUTED COMPONENTS
    - 19.A. SUPPORT AND SECURE REINFORCING BARS FROM DISPLACEMENT. MAINTAIN POSITION WITHIN 1/2 INCH OF DIMENSIONED POSITION.
    - 19.B. PLACE AND CONSOLIDATE GROUT FILL WITHOUT DISPLACING REINFORCING.
    - 19.C. AT BEARING LOCATIONS, FILL MASONRY CORES WITH GROUT FOR A MINIMUM 12 INCHES EITHER SIDE OF OPENING.
    - 19.D. IN ADDITION TO STRUCTURAL LOCATIONS, PROVIDE FULLY GROUTED MASONRY CORES AT THE FOLLOWING:
      - 19.D.A. ATTACHMENT OF WALL-MOUNTED ITEMS IN TOILET ROOMS
      - 19.D.B. MASONRY BELOW GRADE
      - 19.D.C. MASONRY CORES WHERE REINFORCING OCCURS
      - 19.D.D. OTHER LOCATIONS AS INDICATED ON DRAWINGS

20. CONTROL AND EXPANSION JOINTS
    - 20.A. DO NOT CONTINUE HORIZONTAL JOINT REINFORCEMENT THROUGH CONTROL AND EXPANSION JOINTS.
    - 20.B. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS INDICATED ON DRAWINGS.

21. BUILT-IN WORK
    - 21.A. AS WORK PROGRESSES, INSTALL BUILT-IN METAL DOOR FRAMES AND OTHER ITEMS TO BE BUILT INTO THE WORK AND FURNISHED UNDER OTHER SECTIONS. INSTALL BUILT-IN ITEMS PLUMB, LEVEL AND TRUE TO LINE.
    - 21.B. BED ANCHORS OF METAL DOOR AND GLAZED FRAMES IN ADJACENT MORTAR JOINTS. FILL FRAME VOIDS SOLID WITH GROUT.
      - 21.B.A. FILL ADJACENT MASONRY CORES WITH GROUT MINIMUM 12 INCHES FROM FRAMED OPENINGS.

22. PARGING
    - 22.A. DAMPEN MASONRY WALLS PRIOR TO PARGING.
    - 22.B. SCARIFY EACH PARGING COAT TO ENSURE FULL BOND TO SUBSEQUENT COAT.
    - 22.C. PARGE MASONRY WALLS IN TWO UNIFORM COATS OF MORTAR TO A TOTAL THICKNESS OF 3/4 INCH.
    - 22.D. STEEL TROWEL SURFACE SMOOTH AND FLAT WITH A MAXIMUM SURFACE VARIATION OF 1/8 INCH PER FOOT.
    - 22.E. STRIKE TOP EDGE OF PARGING AT 45 DEGREES.

23. DAMPPROOFING
    - 23.A. PRIME SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
    - 23.B. APPLY BITUMEN BY TROWEL.
    - 23.C. APPLY BITUMEN IN ONE COAT, CONTINUOUS AND UNIFORM, AT A RATE OF 12.5 SQ FT PER GALLON AT 1/8 INCH WET FILM THICKNESS.
    - 23.D. APPLY FROM 2 INCHES BELOW FINISH GRADE ELEVATION DOWN TO TOP OF FOOTINGS.

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CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

SPECIFICATIONS

SHEET NUMBER:

A-012

SECTION 042000 - UNIT MASONRY (continued)

23.E. SEAL ITEMS PROJECTING THROUGH DAMPPROOFING SURFACE WITH MASTIC.

24. CLEANING.
24.A. REMOVE EXCESS MORTAR AND MORTAR DROPPINGS.
24.B. REPLACE DEFECTIVE MORTAR. MATCH ADJACENT WORK.
24.C. CLEAN SOILED SURFACES WITH CLEANING SOLUTION.

END OF SECTION

SECTION 055000 - METAL FABRICATIONS

1. SUBMITTALS
1.A. SHOP DRAWINGS
1.A.A. PROFILES, SIZES, CONNECTION ATTACHMENTS, REINFORCING, ANCHORAGE, SIZE AND TYPE OF FASTENERS AND ACCESSORIES. INCLUDE ERECTION DRAWINGS, ELEVATIONS AND DETAILS WHERE APPLICABLE.

2. MATERIALS - STEEL
2.A. STEEL SECTIONS: ASTM A36
2.B. STEEL TUBING: ASTM A500, GRADE B COLD-FORMED STRUCTURAL TUBING
2.C. PLATES: ASTM A283
2.D. PIPE: ASTM A53
2.E. BOLTS, NUTS AND WASHERS: ASTM A325, TYPE 1, GALVANIZED TO ASTM A153 WHERE CONNECTING GALVANIZED COMPONENTS
2.F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
2.G. SHOP AND TOUCH-UP PRIMER: SSPC-PAINT 15, COMPLYING WITH VOC LIMITATIONS OF AUTHORITIES HAVING JURISDICTION
2.H. TOUGH-UP PRIMER FOR GALVANIZED SURFACES: SSPC-PAINT 20, TYPE I-INORGANIC, COMPLYING WITH VOC LIMITATIONS OF AUTHORITIES HAVING JURISDICTION

3. MATERIALS - OTHER
3.A. GROUT: CRD-C 621 AND ASTM C1107. CEMENT BASED, NON SHRINK, NON-STAINING AND NON-METALLIC

4. FABRICATED ITEMS
4.A. LADDERS: STEEL, IN COMPLIANCE WITH ANSIA14.3; WITH MOUNTING BRACKETS AND ATTACHMENTS; PRIME PAINT FINISH
4.A.A. SIDE RAILS: 1/2 X 2 INCHES MEMBERS SPACED AT 20 INCHES
4.A.B. RUNGS: 3/4 INCH DIAMETER SOLID ROUND BAR SPACED 12 INCHES ON CENTER; NON-SLIP FINISH. PLUG WELD AND GRIND SMOOTH.
4.A.C. SPACE RUNGS 7-1/2 INCHES FROM WALL SURFACE
4.A.D. SUPPORT LADDER AT TOP AND BOTTOM AND NOT MORE THAN 60 INCHES O.C. WITH WELDED OR BOLTED STEEL BRACKETS. SIZE BRACKETS TO SUPPORT DESIGN LOADS SPECIFIED IN ANSI A14.3.
4.B. BOLLARDS: STEEL PIPE, CONCRETE FILLED, CROWNED CAP, AS DETAILED; GALVANIZED FINISH
4.C. LINTELS: AS DETAILED; PRIME PAINT FINISH, GALVANIZED FINISH AT EXTERIOR
4.C.A. LOCATION: ALL NEW OPENINGS IN EXISTING AND NEW MASONRY WALLS
4.C.B. UNLESS OTHERWISE INDICATED, FOR EACH 4 INCH THICKNESS OF MASONRY PROVIDE (1) 4x3-1/2x3/8 STEEL ANGLE LLV
4.C.C. MINIMUM BEARING 6 INCH EACH END
4.D. HANDRAILS AND GUARDRAILS: STEEL PIPE, MANUFACTURE TO DETAILS AND DIMENSIONS INDICATED; GRIND BENDS AND WELDS SMOOTH AND FLUSH
4.D.A. PIPE: UNLESS OTHERWISE INDICATED, PROVIDE 1-1/4 INCH MINIMUM NOMINAL DIAMETER; 1.66 O.D.
4.D.B. CLOSE PIPE ENDS WITH 3/16 INCH CONTINUOUSLY WELDED STEEL PLATE
4.D.C. EXTERIOR HANDRAILS, GUARDRAILS AND BRACKETS SHALL BE HOT-DIPPED GALVANIZED.

5. FINISHES - STEEL
5.A. PRIME PAINT ALL STEEL ITEMS
5.A.A. EXCEPTIONS: GALVANIZE ALL EXTERIOR STEEL FABRICATIONS AND ACCESSORIES
5.B. PREPARE SURFACES TO BE PRIMED IN ACCORDANCE WITH SSPC-SP2
5.C. PRIME PAINTING: ONE COAT
5.D. GALVANIZING: GALVANIZE AFTER FABRICATION TO ASTM A123 REQUIREMENTS.

6. EXAMINATION
6.A. VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.

7. PREPARATION
7.A. CLEAN AND STRIP PRIMED STEEL ITEMS TO BARE METAL WHERE SITE WELDING IS REQUIRED.

8. INSTALLATION
8.A. INSTALL ITEMS PLUMB AND LEVEL, ACCURATELY FITTED, FREE FROM DISTORTION OR DEFECTS.
8.B. FIELD WELD COMPONENTS INDICATED. PERFORM FIELD WELDING IN ACCORDANCE WITH AWS D1.1.
8.C. AFTER ERECTION, PRIME WELDS, ABRASIONS AND SURFACES NOT SHOP PRIMED OR GALVANIZED.

END OF SECTION

SECTION 061000 - ROUGH CARPENTRY

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. TECHNICAL DATA ON WOOD PRESERVATIVE MATERIALS

2. DIMENSION LUMBER FOR CONCEALED APPLICATIONS
2.A. COMPLY WITH PS 20 AND REQUIREMENTS OF SPECIFIED GRADING AGENCIES
2.B. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S
2.C. MOISTURE CONTENT: S-DRY OR MC19

3. CONSTRUCTION PANELS
3.A. SHEATHING: PLYWOOD, PS1, GRADE C-C, EXTERIOR EXPOSURE.
3.B. PLYWOOD CONCEALED FROM VIEW BUT LOCATED WITHIN EXTERIOR ENCLOSURE: PS1, A-D OR BETTER
3.C. PLYWOOD AT BUILDING INTERIOR: CLASS C OR BETTER
3.D. OTHER LOCATIONS: PS1, C-D PLUGGED OR BETTER

4. ACCESSORIES
4.A. FASTENERS AND ANCHORS
4.A.A. METAL AND FINISH: HOT-DIPPED GALVANIZED STEEL PER ASTM A153 FOR HIGH HUMIDITY AND PRESERVATIVE TREATED WOOD LOCATIONS, UNFINISHED STEEL ELSEWHERE
4.A.B. ANCHORS: TOGGLE BOLT TYPE FOR ANCHORAGE TO HOLLOW MASONRY

5. FACTORY WOOD TREATMENT - GENERAL
5.A. COMPLY WITH REQUIREMENTS OF AWPA U1 - USE CATEGORY SYSTEM FOR WOOD TREATMENTS DETERMINED BY USE CATEGORIES, EXPECTED SERVICE CONDITIONS, AND SPECIFIC APPLICATIONS.

6. FIRE RETARDANT TREATMENT
6.A. KILN DRY WOOD AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 19 PERCENT FOR LUMBER AND 15 PERCENT FOR PLYWOOD.
6.B. CAPABLE OF PROVIDING A MAXIMUM FLAME SPREAD RATING OF 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84, WITH NO EVIDENCE OF SIGNIFICANT COMBUSTION WHEN TEST IS EXTENDED FOR AN ADDITIONAL 20 MINUTES, AND WITH THE FLAME FRONT NOT EXTENDING MORE THAN 10.5 FEET BEYOND THE CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST, BOTH BEFORE AND AFTER ACCELERATED WEATHERING TEST PERFORMED IN ACCORDANCE WITH ASTM D2898.
6.C. EXTERIOR TYPE: AWPA U1, CATEGORY UCFB, COMMODITY SPECIFICATION H
6.C.A. TREAT ALL EXTERIOR ROUGH CARPENTRY ITEMS
6.C.B. DO NOT USE TREATED WOOD IN DIRECT CONTACT WITH THE GROUND
6.C.C. USE TREATMENT THAT DOES NOT PROMOTE CORROSION OF METAL FASTENERS
6.D. INTERIOR TYPE A: AWPA U1, USE CATEGORY UCFA, COMMODITY SPECIFICATION H
6.D.A. TREAT ALL ROUGH CARPENTRY ITEMS AND BLOCKING UNLESS OTHERWISE NOTED
6.D.B. DO NOT USE FIRE RETARDANT TREATED WOOD IN APPLICATIONS EXPOSED TO WEATHER OR WHERE THE WOOD MAY BECOME WET.
6.D.C. USE TREATMENT THAT DOES NOT PROMOTE CORROSION OF METAL FASTENERS

7. PRESERVATIVE TREATMENT
7.A. USE AWPA U1, USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND, USE CATEGORY UC3B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND, AND USE CATEGORY UC4A FOR ITEMS IN CONTACT WITH THE GROUND.
7.B. PRESERVATIVE CHEMICALS: ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND CONTAINING NO ARSENIC OR CHROMIUM. DO NOT USE INORGANIC BORON (SBX) FOR SILL PLATES.

8. PREPARATION
8.A. COORDINATE INSTALLATION OF ROUGH CARPENTRY MEMBERS SPECIFIED IN OTHER SECTIONS.

SECTION 061000 - ROUGH CARPENTRY (CONTINUED)

9. INSTALLATION
9.A. PROVIDE FRAMING AND BLOCKING MEMBERS AS INDICATED AND AS REQUIRED TO SUPPORT FINISHES, FIXTURES, SPECIALTY ITEMS AND TRIM.
9.B. IN WALLS, PROVIDE SOLID BLOCKING ATTACHED TO STUDS AS BACKING AND SUPPORT FOR ALL WALL-MOUNTED AND WALL-ANCHORED ITEMS, UNLESS OTHER METHOD OF SUPPORT IS EXPLICITLY INDICATED.
9.C. WHERE CEILING MOUNTING IS INDICATED, PROVIDE SOLID WOOD BLOCKING AND SUPPLEMENTARY SUPPORTS ABOVE CEILING, UNLESS OTHER METHOD OF SUPPORT IS EXPLICITLY INDICATED.

END OF SECTION

SECTION 062000 - FINISH CARPENTRY

1. SUBMITTALS
1.A. SHOP DRAWINGS
1.A.A. MATERIALS, COMPONENT PROFILES, FASTENING METHODS, JOINTING DETAILS AND ACCESSORIES. PROVIDE INFORMATION REQUIRED BY AWI ARCHITECTURAL WOODWORK STANDARDS.
1.B. SAMPLES
1.B.A. WOOD TRIM

2. FINISH CARPENTRY - GENERAL
2.A. QUALITY GRADE: UNLESS OTHERWISE INDICATED, PROVIDE PRODUCTS OF QUALITY SPECIFIED BY AWI ARCHITECTURAL WOODWORK STANDARDS FOR CUSTOM GRADE.

3. LUMBER MATERIALS
3.A. SOFTWOOD LUMBER: PINE, MAXIMUM MOISTURE CONTENT OF 6 PERCENT; QUALITY SUITABLE FOR PAINTED FINISH.
3.B. HARDWOOD LUMBER: RED OAK, PLAIN SAWN, MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, QUALITY SUITABLE FOR TRANSPARENT FINISH.

4. FIRE RETARDANT TREATMENT (FR-S TYPE): CHEMICALLY TREATED AND PRESSURE IMPREGNATED; CAPABLE OF PROVIDING FLAME SPREAD INDEX OF 25 MAXIMUM, AND SMOKE DEVELOPED INDEX OF 450 MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E84.

5. EXAMINATION
5.A. VERIFY ADEQUACY OF BACKING AND SUPPORT FRAMING.

6. INSTALLATION
6.A. INSTALL WORK IN ACCORDANCE WITH AWI STANDARDS FOR CUSTOM GRADE.
6.B. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL.
6.C. ALL FINISH NAILS TO BE COUNTER SUNK INTO MATERIAL, PUTTY AND SAND SMOOTH TO MATCH MATERIAL BEING INSTALLED. AFTER FINISH STAIN/PAINT IS APPLIED, THERE IS TO BE NO EVIDENCE OF WHERE NAILS ARE INSTALLED.
6.D. ALL SCREWS ARE TO BE COUNTERSUNK AND PLUGGED WITH MATERIAL MATCHING THE ITEM BEING INSTALLED. SAND SMOOTH.
6.E. SITE FINISHING PER SECTION 099000 PAINTING AND COATING.

END OF SECTION

SECTION 064100 - ARCHITECTURAL WOOD CASEWORK

1.A. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL BLOCKING, UTILITIES AND ROUGH-INS REQUIRED FOR INSTALLATION.

2. SUBMITTALS
2.A. SHOP DRAWINGS
2.A.A. PLANS, ELEVATIONS, SECTIONS DETAILS AND ATTACHMENTS TO OTHER WORK. SHOW FABRICATION DETAILS, INCLUDING TYPES AND LOCATIONS OF HARDWARE. SHOW INSTALLATION DETAILS, INCLUDING FIELD JOINTS AND FILLER PANELS. SHOW LOCATIONS FOR SUPPORT AND BLOCKING IN WALLS.
2.B. PRODUCT DATA
2.B.A. HARDWARE AND ACCESSORIES

3. ARCHITECTURAL WOOD CASEWORK - GENERAL
3.A. QUALITY GRADE: UNLESS OTHERWISE INDICATED PROVIDE PRODUCTS OF QUALITY SPECIFIED BY AWI ARCHITECTURAL WOODWORK STANDARDS FOR CUSTOM GRADE.
3.B. CABINETS
3.B.A. EXPOSED INTERIOR SURFACES: PLASTIC LAMINATE
3.B.B. EXPOSED INTERIOR SURFACES: PLASTIC LAMINATE
3.B.C. SEMI-EXPOSED SURFACES: MELAMINE
3.B.D. CONCEALED SURFACES: MANUFACTURER'S OPTION
3.B.E. ADJUSTABLE SHELF LOADING: 50 LBS. PER SQ. FT.
3.B.E.A. DEFLECTION: L/144
3.B.F. DRAWER SIDE CONSTRUCTION: MULTIPLE-DOVETAILED OR DOWELED

4. PANEL MATERIALS
4.A. PLYWOOD, SOFTWOOD: PS1; FIVE PLY CONSTRUCTION FROM 1/2 INCH TO 1-1/8 INCH THICK; SEVEN PLY FOR 1-1/4 INCH THICK
4.B. PLYWOOD, HARDWOOD FACE VENEER: HPVA HP-1, PREMIUM GRADE PLAIN SLICED
4.C. MEDIUM DENSITY FIBERBOARD: ANSI A208.2
4.D. PARTICLEBOARD: ANSI A208.1, GRADE M-2
4.E. HARDBOARD: AHA A135.4, CLASS 1 TEMPERED

5. PLASTIC LAMINATE: NEMA LD3
5.A. HORIZONTAL SURFACES: HGS, 0.048 INCH
5.B. VERTICAL SURFACES: VGS, 0.028 INCH
5.C. POST-FORMED HORIZONTAL SURFACES: HGP, 0.039 INCH
5.D. POST-FORMED VERTICAL SURFACES: VGP, 0.028 INCH
5.E. DRAWER AND CABINET LINER: CLS, 0.020 INCH

6. HARDWARE: BHMA A156.9, TYPES AS INDICATED FOR QUALITY GRADE SPECIFIED
6.A. ADJUSTABLE SHELF SUPPORTS: STANDARD SIDE-MOUNTED SYSTEM USING MULTIPLE HOLES FOR PIN SUPPORTS AND COORDINATED SELF RESTS, POLISHED CHROME FINISH, FOR NOMINAL 1 INCH SPACING ADJUSTMENTS
6.B. DOOR AND DRAWER PULLS: U-SHAPED WIRE PULL, 5/16 INCH DIAMETER MINIMUM, 4 INCH CENTERS
6.C. CABINET LOCKS: KEYED CYLINDER, TWO KEYS PER LOCK, MASTER KEYED, STEEL WITH CHROME FINISH
6.D. CATCHES: GRADE 1, MAGNETIC, HEAVY-DUTY
6.E. DRAWER SLIDES
6.E.A. TYPE: FULL EXTENSION
6.E.B. BOX DRAWER SLIDES: GRADE 1 HD-100
6.E.C. FILE DRAWER SLIDES: GRADE 1 HD-200
6.E.D. PENCIL DRAWER SLIDES: GRADE 1
6.E.E. MOUNTING: SIDE MOUNT
6.E.F. STOPS: INTEGRAL TYPE
6.E.G. FEATURES: PROVIDE SELF CLOSING, STAY CLOSED TYPE
6.F. HINGES: GRADE 1, EUROPEAN STYLE CONCEALED TYPE, STEEL WITH SATIN FINISH
6.F.A. OPENING ANGLE: 120 DEGREES
6.F.B. QUANTITY: PER MANUFACTURER'S RECOMMENDATIONS FOR WEIGHT OF DOOR

7. ACCESSORIES
7.A. ADHESIVE: TYPE RECOMMENDED BY FABRICATOR TO SUIT APPLICATION
7.B. FASTENERS: SIZE AND TYPE TO SUIT APPLICATION
7.C. BOLTS, NUTS, WASHERS, LAGS, PINS AND SCREWS: SIZE AND TYPE TO SUIT APPLICATION; GALVANIZED OR CHROME-PLATED FINISH IN CONCEALED LOCATIONS; STAINLESS STEEL OR CHROME-PLATED FINISH IN EXPOSED LOCATIONS
7.D. GROMMETS: HIGH-IMPACT ABS CABLE HOLE COVER, 3 INCH INSIDE DIAMETER, WITH CLOSURE ON TOP; COLOR AS SELECTED

8. FABRICATION
8.A. EDGING: FIT SHELVES, DOORS AND EXPOSED EDGES WITH SPECIFIED EDGING. DO NOT USE MORE THAN ONE PIECE FOR ANY SINGLE LENGTH.
8.A.A. PLASTIC LAMINATE SELF EDGE: TYPICAL UNLESS OTHERWISE NOTED

SECTION 064100 - ARCHITECTURAL WOOD CASEWORK

9. EXAMINATION
9.A. VERIFY ADEQUACY OF BACKING AND SUPPORT FRAMING.

10. INSTALLATION
10.A. INSTALL WORK IN ACCORDANCE WITH AWI STANDARDS FOR CUSTOM GRADE.
10.B. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL.
10.C. USE FIXTURE ATTACHMENTS IN CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS.
10.D. CAREFULLY SCRIBE CASEWORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAPS OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM FOR THIS PURPOSE.
10.E. SECURE CABINETS TO FLOOR USING APPROPRIATE ANGLES AND ANCHORAGES.

END OF SECTION

SECTION 072100 - THERMAL INSULATION

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. INSULATION PRODUCT CHARACTERISTICS, PERFORMANCE CRITERIA AND PRODUCT LIMITATIONS

2. THERMAL INSULATION - GENERAL
2.A. THICKNESS AND R-VALUE AS INDICATED ON DRAWINGS WHEN TESTED IN ACCORDANCE WITH ASTM C518.
2.B. SIZE: MAX. SIZES AVAILABLE TO AVOID JOINTING TO GREATEST EXTENT POSSIBLE.

3. GLASS FIBER BLANKET INSULATION
3.A. GLASS FIBER BATT INSULATION: ASTM C665, TYPE III, CLASS A; FSK VAPOR RETARDER FACED
3.A.A. MAX. FLAME SPREAD: 75
3.A.B. MAX. SMOKE DEVELOPED: 150

4. ACOUSTIC INSULATION: AS SPECIFIED IN SECTION 092116 GYPSUM BOARD ASSEMBLIES.

5. EXAMINATION
5.A. VERIFY THAT SURFACES AND SITE CONDITIONS ARE READY TO RECEIVE WORK.

6. PREPARATION
6.A. CLEAN SUBSTRATES OF SUBSTANCES HARMFUL TO INSULATION OR VAPOR RETARDERS, INCLUDING REMOVING PROJECTIONS CAPABLE OF PUNCTURING VAPOR RETARDERS OR INTERFERING WITH INSULATION ATTACHMENT.

7. INSTALLATION - GENERAL
7.A. COMPLY WITH INSULATION MANUFACTURER'S INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATION INDICATED.
7.B. EXTEND INSULATION IN THICKNESS INDICATED TO ENVELOP ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION.
7.C. APPLY INSULATION TO SUBSTRATES BY METHOD INDICATED, COMPLYING WITH MANUFACTURER'S INSTRUCTIONS. IF NO SPECIFIC METHOD IS INDICATED, BOND UNITS TO SUBSTRATE WITH ADHESIVE OR USE MECHANICAL ANCHORAGE TO PROVIDE PERMANENT PLACEMENT AND SUPPORT OF UNITS.
7.D. INSTALL INSULATION WITH VAPOR BARRIER FACING THE HEATED SIDE UNLESS OTHERWISE NOTED.

8. INSTALLATION - GLASS FIBER BLANKET INSULATION
8.A. INSTALL IN ACCORDANCE WITH NAIMA "RECOMMENDATIONS FOR INSTALLING INSULATION IN RESIDENTIAL AND OTHER LIGHT-FRAME CONSTRUCTION" AND MANUFACTURER'S INSTRUCTIONS.
8.A. PACK INSULATION AROUND OPENINGS, IN EXPANSION JOINTS AND OTHER VOIDS. PACK BEHIND OUTLETS, AROUND PIPES, DUCTS AND SERVICES ENCASED IN WALLS. OPEN VOIDS ARE NOT PERMITTED.
8.B. FACED INSULATION WITH METAL STUDS: TAPE ATTACHMENT FLANGES TO FACE OF METAL FRAMING PRIOR TO APPLYING INTERIOR FINISH.

END OF SECTION

SECTION 073113 - ASPHALT SHINGLES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. CATALOG SHEETS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL SPECIFIED
1.B. SAMPLES
1.B.A. ROOF SHINGLES, CAP SHINGLE, RIDGE VENT, SOFFIT VENT, INSULATION BAFFLES

2. SHINGLES
2.A. FIRE RESISTANCE: UL790 CLASS A
2.B. TYPE: ASTM D3018 TYPE I
2.C. CONSTRUCTION: ASTM 3462 SQUARE BUTT FOR A MAXIMUM EXPOSURE OF 5 INCHES, HEADLAP MINIMUM 2 INCHES, WIND RESISTANT, SELF SEALING
2.D. MINIMUM WEIGHT: 210 LBS PER 100 S.F.
2.E. MINIMUM WARRANTY: 30-YEAR
2.F. PRODUCT: AS INDICATED ON DRAWINGS

3. SHEET MATERIALS
3.A. ASPHALT SATURATED FIBERGLASS FELT: ASTM D2178; 30#
3.B. SELF-ADHERING SHEET MEMBRANE ROOF UNDERLAYMENT: COLD APPLIED, SELF-ADHERING HIGH STRENGTH POLYETHYLENE FILM COATED ON ONE SIDE WITH RUBBERIZED ASPHALT ADHESIVE; 40 MIL MEMBRANE THICKNESS

4. ACCESSORIES
4.A. NAILS: ASTM F1667; TYPE I, GALVANIZED STEEL, DEFORMED SHANKS, WITH HEADS 3/8 INCH TO 7/16 INCH DIAMETER; 1-1/4 INCH LONG FOR SHINGLES AND 3/4 INCH LONG FOR FELT
4.B. ASPHALT ROOFING CEMENT: ASTM D4586, TYPE I OR II
4.C. RIDGE VENTS: COR-A-VENT V-600 OR APPROVED EQUAL
4.D. SOFFIT VENTS: COR-A-VENT, TYPE AS INDICATED ON DRAWINGS
4.E. PERIMETER EDGE METAL: PREFINISHED ALUMINUM, ASTM B209, 0.032 INCH THICK
4.E.A. FINISH: FLUOROCARBON COATING; REVERSE SIDE PRIMED; COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLORS

5. PREPARATION
5.A. DO NOT PROCEED WITH APPLICATION OF SHINGLES UNTIL SURFACES ARE DRY, FREE OF DEBRIS AND PROTRUDING NAILS, AND PROPERLY SUPPORTED FOR SHINGLE NAILING AND APPLICATION.
5.B. ROOF ACCESSORIES, VENT PIPES AND OTHER PROJECTIONS THROUGH THE ROOF MUST BE IN PLACE AND ROOF FLASHING INSTALLED OR READY FOR INSTALLATION BEFORE LAYING SHINGLES.

6. INSTALLATION
6.A. INSTALL SELF-ADHERING SHEET MEMBRANE ROOF UNDERLAYMENT PER MANUFACTURER'S WRITTEN DIRECTIONS AT ALL EAVES, VALLEYS AND ROOF/WALL INTERSECTIONS, INCLUDING DORMERS. APPLY AS FOLLOWS:
6.A.A. EAVES: TWO LAYERS OF 36 INCH WIDE ROLLS, TOTAL 72 INCH WIDE
6.A.B. VALLEYS: 36 INCH WIDE ROLL AT EACH SIDE OF THE VALLEY
6.A.C. ROOF/WALL INTERSECTIONS: 18 INCHES VERTICALLY AND HORIZONTALLY
6.B. INSTALL ONE LAYER OF 30# ASPHALT FIBERGLASS FELT; APPLY TWO LAYERS AT ROOF SLOPES LESS THAN 4:12. LAP FELT MINIMUM SIX INCHES AT ENDS, TWO INCHES AT HEAD AND 12 INCHES OVER RIDGE. EXTEND FELT 1/2 INCH BEYOND EDGES OF ROOF. NAIL FELT FIVE INCHES ON CENTERS ALONG LAPS.
6.C. LAY SHINGLES WITH MAXIMUM EXPOSURE OF 5 INCHES. NAIL SHINGLES IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED DIRECTIONS.
6.D. PERIMETER EDGE FLASHING: INSTALL IN LENGTHS NOT TO EXCEED 10 FEET. LAP ENDS A MINIMUM OF 3 INCHES.

END OF SECTION

SECTION 075200 - MODIFIED BITUMINOUS MEMBRANE ROOFING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. ALL MATERIALS INCLUDING BUT NOT LIMITED TO MODIFIED BITUMEN SHEETS, ASPHALT, FELT, COLD-APPLIED MEMBRANE ADHESIVE, PRIMER, ROOF CEMENT, FASTENERS AND PLATES
1.B. SHOP DRAWINGS
1.B.A. ROOF PLAN, INDICATING WIND LOADS AND BOUNDARIES OF ENHANCED PERIMETER AND CORNER ATTACHMENTS OF ROOF SYSTEM COMPONENTS, AS APPLICABLE
1.B.B. MANUFACTURER'S STANDARD DETAILS FOR SPECIFIED ROOF SYSTEM
1.C. SAMPLES
1.C.A. INSULATION, FASTENERS, MEMBRANE MATERIALS, ACCESSORIES
1.D. WARRANTY: 20 YEARS FROM DATE OF COMPLETION

2. MATERIALS
2.A. INSULATION: RIGID TAPERED POLYISOCYANURATE BOARD
2.B. BASE SHEET: ASTM D4601, TYPE II; STRONG GLASS MAT, COATED BOTH SIDES
2.B.A. PRODUCT: GAF #75 BASE SHEET
2.C. INTERPLY: ASTM D6163, TYPE I, GRADE S; MODIFIED BITUMEN SMOOTH SURFACE MEMBRANE; NON-WOVEN GLASS MAT COATED WITH FLEXIBLE POLYMER MODIFIED ASPHALT
2.C.A. PRODUCT: GAF HW 25 SMOOTH MEMBRANE
2.D. CAP: HEAVY-DUTY FIRE-RETARDING SBS MODIFIED BITUMEN MEMBRANE; NON-WOVEN POLYESTER MAT COATED WITH FIRE RETARDANT POLYMER MODIFIED ASPHALT AND SURFACED WITH MINERAL GRANULES
2.D.A. PRODUCT: GAF SBS HEAT-WELD PLUS FR

3. ACCESSORIES
3.A. FASTENERS AND PLATES: SUPPLIED BY ROOF MEMBRANE MANUFACTURER AS RECOMMENDED FOR USE IN SPECIFIED ASSEMBLY.

4. PREPARATION
4.A. VERIFY SURFACES AND SITE CONDITIONS ARE READY TO RECEIVE WORK.

5. INSTALLATION
5.A. INSTALL ALL ROOFING SYSTEM COMPONENTS ACCORDING TO MANUFACTURER'S CURRENT APPLICATION INSTRUCTIONS AND SPECIFIED WARRANTY REQUIREMENTS.

END OF SECTION

SECTION 076200 - SHEET METAL FLASHING AND TRIM

1. SUBMITTALS
1.A. SHOP DRAWINGS
1.A.A. INDICATE MATERIAL PROFILE, JOINTING PATTERN, JOINTING DETAILS, FASTENING METHODS, FLASHINGS, TERMINATIONS AND INSTALLATION DETAILS.
1.B. SAMPLES
1.B.A. METAL FINISH COLOR

2. SHEET MATERIALS
2.A. STAINLESS STEEL: ASTM A167, TYPE 302B, DEAD SOFT TEMPER
2.B. COPPER: ASTM B370, COLD-ROLLED TEMPER
2.C. BITUMINOUS COATED COPPER: MIN. COPPER ASTM B370, WEIGHT NOT LESS THAN 3 OZ/SF. BITUMINOUS COATING SHALL WEIGH NOT LESS THAN 6 OZ/SF. ALTERNATELY, COPPER SHEETS MAY BE BONDED BETWEEN TWO LAYERS OF COARSELY WOVEN BITUMEN-SATURATED COTTON FABRIC ASTM D173. EXPOSED FABRIC SURFACE SHALL BE CRIMPED.
2.D. POLYETHYLENE-COATED COPPER: COPPER SHEET ASTM B370, WEIGHING 3 OZ/SF BONDED BETWEEN TWO LAYERS OF THICK POLYETHYLENE SHEET.
2.E. ALUMINUM SHEET: ASTM B209, ALLOY 3003-H14, EXCEPT ALLOY USED FOR COLOR ANODIZED ALUMINUM SHALL BE AS REQUIRED TO PRODUCE SPECIFIED COLOR.
2.F. GALVANIZED SHEET: ASTM A653.

3. SHEET MATERIAL THICKNESS: MIN. THICKNESS UNLESS OTHERWISE NOTED
3.A. CONCEALED LOCATIONS
3.A.A. COPPER: 10 OZ MINIMUM 0.013 INCH
3.A.B. STAINLESS STEEL: 0.010 INCH
3.A.C. COPPER CLAD STAINLESS STEEL: 0.010 INCH
3.A.D. GALVANIZED STEEL: 0.021 INCH
3.B. EXPOSED LOCATIONS
3.B.A. ALUMINUM: .050 INCH
3.B.B. PRE-FINISHED ALUMINUM: .040 INCH
3.B.C. COPPER: 16 OZ
3.B.D. STAINLESS STEEL: 0.015 INCH
3.B.E. COPPER CLAD STAINLESS STEEL: 0.015 INCH

4. ACCESSORIES
4.A. SOLDER: ASTM B32; FLUX TYPE AND ALLOY COMPOSITION AS REQUIRED FOR USE WITH METALS TO BE SOLDERED.
4.B. BITUMINOUS PAINT: ASTM D1187, TYPE I
4.C. SEALANT: AS SPECIFIED IN SECTION 079005 JOINT SEALERS
4.D. ROOF CEMENT: ASTM D4586

5. PREFABRICATED ROOF EDGE AND COPING: AS SPECIFIED IN SECTION 077200 ROOF ACCESSORIES.

6. FABRICATION
6.A. FABRICATE SHEET METAL ITEMS TO COMPLY WITH RECOMMENDATIONS IN SMACNA ARCHITECTURAL SHEET METAL MANUAL THAT APPLY TO DESIGN, DIMENSIONS, METAL AND OTHER CHARACTERISTICS OF ITEM INDICATED. WHERE ARCHITECTURAL DRAWINGS EXCEED SMACNA REQUIREMENTS, THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS SHALL BE USED.
6.B. HEM EXPOSED EDGES ON UNDERSIDE 1/2 INCH; MITER AND SEAM CORNERS.
6.C. FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE OTHERWISE INDICATED. AT MOVING JOINTS, USED SEALED LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAMS.
6.D. FABRICATE CORNERS FROM ONE PIECE WITH MINIMUM 18 INCH LONG LEGS; SEAM FOR RIGIDITY, SEAL WITH SEALANT.
6.E. FABRICATE VERTICAL FACES WITH BOTTOM EDGE FORMED OUTWARD 1/4 INCH AND HEMMED TO FORM DRIP.

7. EXAMINATION
7.A. VERIFY OPENINGS, CURBS, PIPES, SLEEVES, DUCTS AND VENTS THROUGH ROOF ARE SOLIDLY SET, REGLETS IN PLACE, AND NAILING STRIPS LOCATED.
7.B. VERIFY ROOFING TERMINATION AND BASE FLASHINGS ARE IN PLACE, SEALED AND SECURE.

8. PREPARATION
8.A. INSTALL STARTER AND EDGE STRIPS AND CLEATS BEFORE STARTING INSTALLATION.

9. INSTALLATION
9.A. CONFORM TO DRAWING DETAILS. SECURE FLASHINGS IN PLACE USING CONCEALED FASTENERS. USE EXPOSED FASTENERS ONLY WHERE PERMITTED.

END OF SECTION

SECTION 078400 - FIRESTOPPING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA SHEETS ON EACH PRODUCT TO BE USED
1.B. SHOP DRAWINGS
1.B.A. DIMENSIONS, ANCHORING DETAILS, TRIM AND ACCESSORIES

2. FIRESTOPPING - GENERAL
2.A. PROVIDE FIRESTOPPING OF ALL JOINTS AND PENETRATIONS IN FIRE-RESISTANCE RATED AND SMOKE-RESISTANT ASSEMBLIES, WHETHER INDICATED ON DRAWINGS OR NOT, AND OTHER OPENINGS INDICATED.
2.B. USE EITHER FACTORY BUILT OR FIELD ERECTED FIRESTOPPING TO FORM A SPECIFIC BUILDING SYSTEM MAINTAINING REQUIRED INTEGRITY OF THE FIRE BARRIER AND STOP THE PASSAGE OF GASES OR SMOKE.
2.C. FIRESTOP SYSTEMS AND FIRESTOP DEVICES SHALL BE TESTED IN ACCORDANCE WITH ASTM E814 OR UL1479 USING THE F- OR T-RATING TO MAINTAIN THE SAME RATING AND INTEGRITY AS THE ASSEMBLY BEING SEALED.
2.D. FOR FIRESTOP SYSTEMS EXPOSED TO VIEW, TRAFFIC, MOISTURE AND PHYSICAL DAMAGE, PROVIDE PRODUCTS THAT AFTER CURING DO NOT DETERIORATE WHEN EXPOSED TO THESE CONDITIONS BOTH DURING AND AFTER CONSTRUCTION.

3. ACCESSORIES
3.A. PROVIDE AS REQUIRED TO INSTALL FILL MATERIALS THAT COMPLY WITH REQUIREMENTS OF TESTED ASSEMBLIES, ARE APPROVED BY QUALIFIED TESTING, AND ARE SPECIFIED BY MANUFACTURER OF TESTED ASSEMBLIES.

4. EXAMINATION
4.A. VERIFY THAT SUBSTRATE SURFACES AND OPENINGS ARE READY TO RECEIVE WORK.

5. PREPARATION
5.A. REMOVE ALL MATERIALS WHICH COULD INTERFERE WITH ADHESION OF FIRESTOP SYSTEMS.

6. INSTALLATION
6.A. FIRESTOP THROUGH-PENETRATION OF PARTITIONS IDENTIFIED ON THE DRAWINGS AS SMOKE PARTITIONS AND FIRE RATED ASSEMBLIES.
6.B. FIRESTOP THROUGH-PENETRATIONS OF FLOORS, WALLS, PARTITIONS, CEILINGS AND ROOFS IN ACCORDANCE WITH THE FIRE RESISTANCE RATING ASSIGNED TO THE WALLS, PARTITIONS, FLOOR, CEILINGS AND ROOFS ON THE DRAWINGS.
6.C. FIRESTOP JUNCTURES, CONTROL JOINTS, AND EXPANSION JOINTS ASSOCIATED WITH SMOKE PARTITIONS AND FIRE RATED CONSTRUCTION.
6.D. INSTALL MATERIALS IN MANNER DESCRIBED IN FIRE TEST REPORT AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6.E. DO NOT COVER INSTALLED FIRESTOPPING UNTIL INSPECTED BY AUTHORITY HAVING JURISDICTION.
6.F. INSTALL LABELING REQUIRED BY CODE.

END OF SECTION

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RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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SEAL:
STATE OF OHIO RICHARD SIEGFRIED 7349 REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

SPECIFICATIONS

SHEET NUMBER:
A-013

SECTION 079005 - JOINT SEALERS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA INDICATING SEALANT CHEMICAL CHARACTERISTICS
1.B. SAMPLES
1.B.A. SEALANT COLORS

2. SEALANTS
2.A. SEALANT TYPE 1: ONE COMPONENT, ACRYLIC LATEX, FOR INTERIOR NON-MOVING JOINTS
2.A.A. PRODUCT: SONNEBORN "SONOLAC" OR EQUAL.
2.B. SEALANT TYPE 2: ONE COMPONENT URETHANE, GUN-GRADE, NON-SAG, FOR INTERIOR OR EXTERIOR CONCEALED MOVING JOINTS, THRESHOLDS END ARCHITECTURAL SHEET METAL.
2.A.A. PRODUCT: SONNEBORN "NP1" OR EQUAL.
2.B. SEALANT TYPE 3: MULTI-COMPONENT URETHANE, GUN-GRADE NON-SAG, FOR INTERIOR OR EXTERIOR EXPOSED MOVING JOINTS (OTHER THAN PAVEMENTS), DOOR AND WINDOW FRAMES, AND OTHER WEATHERTIGHT LOCATIONS.
2.A.A. PRODUCT: SONNEBORN "NP2" OR EQUAL.
2.B. SEALANT TYPE 4: ONE COMPONENT, URETHANE, GUN-GRADES OR POURABLE, SELF-LEVELING FOR INTERIOR OR EXTERIOR HORIZONTAL JOINTS.
2.A.A. PRODUCT: SONNEBORN "SONALASTIC SL1" OR EQUAL.

3. ACCESSORIES
3.A. PRIMER: NON-STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION. UNPAINTED, POROUS SURFACES SHALL BE PRIMED.
3.B. JOINT CLEANER: NON-CORROSIVE AND NON-STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER; COMPATIBLE WITH JOINT FILLING MATERIALS.
3.C. JOINT FILLER: ASTM D1056, ROUND, CLOSED CELL POLYETHYLENE FOAM ROD, OVERSIZED 30 TO 50 PERCENT. POLYSTYRENE IS UNACCEPTABLE.
3.D. BOND BREAKER TAPE: PRESSURE SENSITIVE POLYETHYLENE TAPE RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION.

4. EXAMINATION
4.A. VERIFY THAT SUBSTRATE SURFACES ARE READY TO RECEIVE WORK. VERIFY THAT JOINT BACKING AND BOND BREAKER TAPE ARE COMPATIBLE WITH SEALANT.

5. PREPARATION
5.A. CLEAN, PREPARE AND SIZE JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE ANY LOOSE MATERIALS AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR ADHESION OF SEALANT. METAL SURFACES SHALL BE FREE OF CORROSION.

6. INSTALLATION
6.A. INSTALL IN ACCORDANCE WITH ASTM C1193.
6.A. INSTALL JOINT FILLER ROD TO PROPER DEPTH BY ROLLING MATERIAL INTO JOINT WITHOUT LENGTHWISE STRETCHING OR TWISTING. DO NOT PUNCTURE OR PRIME FILLER ROD.
6.B. SEALANT APPLICATIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS BY TRADESMEN SKILLED IN THE WORK. USE MASKING TAPE TO PROTECT ADJACENT SURFACES AS NECESSARY.
6.C. ALL SEALING SHALL BE DONE WITH NEAT, SMOOTH TOOLED BEADS, FREE OF ALT POCKETS, FOREIGN EMBEDDED MATTER, RIDGES AND SAGS, IN FIRM FULL CONTACT WITH INTERFACES.
6.D. WORK ADJACENT TO JOINTS SHALL BE CLEANED FREE OF SMEARS OF SEALANT COMPOUND AS WORK PROGRESSES.

END OF SECTION

SECTION 081113 - HOLLOW METAL FRAMES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. MATERIALS AND DETAILS OF DESIGN AND CONSTRUCTION, HARDWARE LOCATIONS, REINFORCEMENT TYPE AND LOCATIONS, ANCHORAGE AND FASTENING METHODS, FINISHES
1.B. SHOP DRAWINGS
1.B.A. DETAILS OF EACH OPENING, SHOWING ELEVATIONS, GLAZING, FRAME PROFILES AND IDENTIFYING LOCATION OF DIFFERENT FINISHES
1.C. SAMPLES
1.C.A. STANDARD FRAME INDICATING FACTORY FINISHED FRAME COLORS

2. DOORS AND FRAMES - GENERAL
2.A. ACCESSIBILITY: COMPLY WITH ANSI/ICC A117.1
2.B. DOOR TOP CLOSURES: FLUSH WITH TOP OF FACES AND EDGES
2.C. DOOR EDGE PROFILE: BEVELED ON BOTH EDGES
2.D. DOOR TEXTURE: SMOOTH FACES
2.E. HARDWARE PREPARATION: IN ACCORDANCE WITH BHMA A156.115, WITH REINFORCEMENT WELDED IN PLACE, IN ADDITION TO OTHER REQUIREMENTS SPECIFIED IN DOOR GRADE STANDARD.
2.F. GALVANIZING FOR UNITS IN WET AREAS AND EXTERIOR: ALL COMPONENTS HOT-DIPPED ZINC-IRON (GALVANNEALED), MANUFACTURER'S STANDARD COATING THICKNESS
2.G. FINISH: FACTORY PRIMED, FOR FIELD FINISHING

3. STEEL DOORS
3.A. INTERIOR DOORS, NON-FIRE-RATED
3.A.A. GRADE: ANSI A250.8 LEVEL 3, PHYSICAL PERFORMANCE LEVEL A, MODEL 2, SEAMLESS
3.A.B. THICKNESS: 1-3/4 INCHES
3.B. INTERIOR DOORS, FIRE-RATED
3.B.A. GRADE: ANSI A250.8 LEVEL 3, PHYSICAL PERFORMANCE LEVEL A, MODEL 2, SEAMLESS
3.B.B. THICKNESS: 1-3/4 INCHES
3.B.C. FIRE RATING: AS INDICATED ON DOOR SCHEDULE, TESTED IN ACCORDANCE WITH UL 10C POSITIVE PRESSURE
3.B.C.A. PROVIDE UNITS LISTED AND LABELED BY UL
3.B.C.B. ATTACH FIRE RATING LABEL TO EACH FIRE RATED UNIT

4. STEEL FRAMES
4.A. GENERAL: KNOCKED-DOWN, SITE ASSEMBLED PRE-FINISHED STEEL FRAMES FOR DOORS, SIDELIGHTS AND INTERIOR WINDOWS.
4.A.A. MATERIAL: COLD ROLLED STEEL; ELECTRO GALVANIZED STEEL IN ALL WET AREAS INCLUDING BUT NOT LIMITED TO TOILET ROOMS, BATHROOMS, JANITOR CLOSETS, KITCHEN, LAUNDRY.
4.A.B. THICKNESS: 18 GAGE
4.A.C. FIRE RATING: CONFORM TO ASTM E152, NFPA 252, UL 10B AND UL 10C
4.A.D. FRAME THROAT OPENING: TO SUIT FINISHED WALL THICKNESS.
4.A.E. FIRE RATED FRAMES TO HAVE KERF FORMED INTO FRAME PROFILE FOR INSTALLATION OF SMOKE GASKET.
4.A.F. CASINGS: STEEL, STYLE AS SELECTED BY OWNER
4.A.G. FRAME REINFORCEMENT AND ACCESSORIES: PROVIDE REINFORCEMENT, SMOKE GASKETING, SILENCERS, GLASS STOPS, STRIKES AND OTHER ACCESSORIES AS REQUIRED FOR INDICATED HARDWARE, FIRE RATING AND FOR COMPLETE INSTALLATION.
4.A.H. FINISH: PREFINISH WITH FACTORY-APPLIED IMPACT RESISTANT POLYESTER BAKED ENAMEL FINISH
4.A.H.A. COLOR: AS SELECTED FROM MANUFACTURER'S STANDARD COLORS.
4.B. PRODUCT: TIMELY INDUSTRIES PREFINISHED STEEL DOOR FRAME

5. ACCESSORIES
5.A. SILENCERS: RESILIENT RUBBER, 3 ON STRIKE SIDE OF SINGLE DOOR, 3 ON CENTER MULLION OF PAIRS, AND 2 ON HEAD OF PAIRS WITHOUT CENTER MULLION

6. FINISH MATERIALS
6.A. PRIMER: ANSI A250.10; RUST-INHIBITING.

7. EXAMINATION
7.A. VERIFY THAT OPENINGS FOR DOORS AND FRAMES ARE CORRECTLY SIZED AND WITHIN TOLERANCE.

8. INSTALLATION
8.A. INSTALL IN ACCORDANCE WITH REQUIREMENTS OF SPECIFIED DOOR GRADE STANDARD AND NAAM HMMA 840.
8.B. INSTALL FIRE RATED UNITS IN ACCORDANCE WITH NFPA 80.
8.C. ADJUST DOORS FOR SMOOTH OPERATION AFTER INSTALLATION.

END OF SECTION

SECTION 081416 - FLUSH WOOD DOORS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DOOR CORE MATERIALS AND CONSTRUCTION
1.A.B. VENEER SPECIES, TYPE AND CHARACTERISTICS
1.B. SHOP DRAWINGS
1.B.A. DOORS AND FRAMES, ELEVATIONS, SIZES, TYPES, SWINGS, UNDERCUTS, BEVELING, BLOCKING FOR HARDWARE, FACTORY MACHINING, FACTORY FINISHING, CUTOUTS FOR GLAZING AND OTHER DETAILS
1.C. SAMPLES
1.C.A. DOOR CONSTRUCTION
1.C.B. VENEER ILLUSTRATING WOOD GRAIN, STAIN COLOR AND SHEEN

2. WOOD DOORS: 5-PLY, WOOD VENEER FACES, CUSTOM GRADE, HEAVY DUTY PERFORMANCE IN ACCORDANCE WITH WDMA I.S. 1-A
2.A. CORE
2.A.A. NON-RATED AND 20-MINUTE RATED DOORS: PARTICLEBOARD CORE; ANSI A208.1
2.A.B. FIRE RATED DOORS: MINERAL CORE; WITH BLOCKING REQUIRED FOR ANCHORAGE OF HARDWARE
2.B. THICKNESS: 1-3/4 INCH
2.A. FIRE RATED DOORS: TESTED TO RATINGS INDICATED ON DRAWINGS; UL OR WH LABELED
2.B. FACINGS: RED OAK, GRADE A, PLAIN SLICED, BOOK VENEER MATCH, RUNNING ASSEMBLY MATCH. VERTICAL EDGES: SAME SPECIES AS FACE VENEER.
2.C. FINISH: WDMA TR-6 CATALYZED POLYURETHANE.

3. EXAMINATION
3.A. VERIFY THAT OPENINGS FOR WOOD DOORS ARE CORRECTLY SIZED AND WITHIN TOLERANCE.

4. INSTALLATION
4.A. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFIED QUALITY STANDARD.
4.B. INSTALL FIRE-RATED DOORS IN ACCORDANCE WITH NFPA 80 REQUIREMENTS.
4.C. ADJUST DOORS FOR SMOOTH OPERATION AFTER INSTALLATION.

END OF SECTION

SECTION 087100 - DOOR HARDWARE

1. SUBMITTALS
1.A. DOOR HARDWARE SCHEDULE
1.A.A. DOOR HARDWARE SCHEDULE SHALL BE PREPARED BY OR UNDER SUPERVISION OF A DHI CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC)
1.A.B. COMPLY WITH DHI SEQUENCE AND FORMAT FOR THE HARDWARE SCHEDULE, VERTICAL FORMAT.
1.A.C. SCHEDULE SHALL INCLUDE THE FOLLOWING INFORMATION:
1.A.C.A. TYPES, STYLE, FUNCTION, SIZE AND FINISH OF EACH HARDWARE ITEM
1.A.C.B. NAME AND MANUFACTURER OF EACH ITEM
1.A.C.C. FASTENINGS AND OTHER PERTINENT INFORMATION
1.A.C.D. LOCATION OF EACH HARDWARE SET CROSS REFERENCED TO INDICATIONS ON DRAWINGS
1.A.C.E. EXPLANATION OF ALL ABBREVIATIONS, SYMBOLS AND CODES CONTAINED IN THE SCHEDULE
1.A.C.F. MOUNTING LOCATIONS FOR HARDWARE
1.A.C.G. DOOR AND FRAME SIZES AND MATERIALS
1.B. PRODUCT DATA
1.B.A. MANUFACTURER'S TECHNICAL PRODUCT FACT SHEETS DESCRIBING EACH ITEM OF HARDWARE TO BE PROVIDED, INCLUDING MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES
1.C. MANUFACTURER'S INSTALLATION INSTRUCTIONS
1.C.A. INDICATE SPECIAL PROCEDURES, PERIMETER CONDITIONS REQUIRING SPECIAL ATTENTION
1.D. MAINTENANCE DATA
1.D.A. INCLUDE DATA ON OPERATING HARDWARE, LUBRICATION REQUIREMENTS, AND INSPECTION PROCEDURES RELATED TO PREVENTATIVE MAINTENANCE.
1.E. WARRANTY
1.E.A. SUBMIT MANUFACTURER'S WARRANTY AND ENSURE THAT FORMS HAVE BEEN COMPLETED IN OWNER'S NAME AND REGISTERED WITH MANUFACTURER.
1.F. SHOP DRAWINGS
1.F.A. SUBMIT FOR FABRICATION AND INSTALLATION OF HARDWARE. INCLUDE DETAILS, ELEVATIONS AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE.

2. WARRANTY
2.A. CLOSERS: MECHANICAL, 10 YEARS
2.B. EXIT DEVICES: MECHANICAL, 3 YEARS; ELECTRIFIED, 1 YEAR
2.C. LOCKSETS: MECHANICAL, 3 YEARS; ELECTRIFIED, 1 YEAR
2.D. CONTINUOUS HINGES: LIFETIME
2.E. KEY BLANKS: LIFETIME
2.F. ALL OTHER HARDWARE: ONE YEAR

3. GENERAL REQUIREMENTS FOR ALL DOOR HARDWARE PRODUCTS
3.A. DOOR HARDWARE MANUFACTURERS AND PRODUCTS ARE IDENTIFIED ON DRAWINGS. LISTED PRODUCTS FORM THE BASIS OF DESIGN.
3.A. PROVIDE PRODUCTS THAT COMPLY WITH THE FOLLOWING
3.A.A. APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL CODES
3.A.B. ANSI/ICC A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
3.A.C. APPLICABLE PROVISIONS OF NFPA 101, LIFE SAFETY CODE
3.B. ELECTRICALLY OPERATED AND/OR CONTROLLED HARDWARE: PROVIDE ALL POWER SUPPLIES, POWER TRANSFER HINGES, RELAYS AND INTERFACES REQUIRED FOR PROPER OPERATION. PROVIDE WIRING BETWEEN HARDWARE AND CONTROL COMPONENTS AND TO BUILDING POWER CONNECTION.

4. EXAMINATION
4.A. VERIFY THAT DOORS AND FRAMES ARE READY TO RECEIVE WORK, AND DIMENSIONS ARE AS INDICATED ON SHOP DRAWINGS.

5. INSTALLATION
5.A. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES.
5.B. MOUNTING HEIGHTS FOR HARDWARE FROM FINISHED FLOOR TO CENTER LINE OF HARDWARE ITEM
5.B.A. FOR STEEL FRAMES: COMPLY WITH DHI RECOMMENDED LOCATIONS FOR ARCHITECTURAL HARDWARE FOR STEEL DOORS AND FRAMES.
5.B.B. FOR WOOD DOORS: COMPLY WITH DHI RECOMMENDED LOCATIONS FOR ARCHITECTURAL HARDWARE FOR WOOD FLUSH DOORS.

6. ADJUSTING
6.A. ADJUST WORK FOR SMOOTH OPERATION.

7. HARDWARE SETS - AS INDICATED ON DRAWINGS

END OF SECTION

SECTION 088000 - GLAZING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. GLASS TYPES AND GLASS UNITS: PROVIDE STRUCTURAL, PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS, SIZE LIMITATIONS, SPECIAL HANDLING OR INSTALLATION REQUIREMENTS
1.B. SAMPLES
1.B.A. 12 INCH SQUARE SAMPLE OF EACH GLASS TYPES AND GLASS UNIT

2. GLASS MATERIALS - FLOAT GLASS
2.A. ANNEALED: ASTM C1036, TYPE I, TRANSPARENT FLAT, CLASS 1 CLEAR, QUALITY Q3 (GLAZING SELECT)
2.B. HEAT-STRENGTHENED AND FULLY TEMPERED: ASTM C1048
2.C. THICKNESS: AS INDICATED; FOR EXTERIOR GLAZING COMPLY WITH SPECIFIED REQUIREMENTS FOR WIND LOAD DESIGN REGARDLESS OF SPECIFIED THICKNESS.

3. SINGLE SAFETY GLAZING: NON-FIRE-RATED
3.A. APPLICATION: PROVIDE IN THE FOLLOWING LOCATIONS:
3.A.A. GLAZED LITES IN DOORS, EXCEPT FIRE DOORS
3.A.B. GLAZED SIDELIGHTS TO DOORS, EXCEPT IN FIRE-RATED WALLS AND PARTITIONS
3.A.C. OTHER LOCATIONS REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS
3.A.D. OTHER LOCATIONS INDICATED ON DRAWINGS
3.B. TYPE: FULLY TEMPERED FLOAT GLASS
3.C. TINT: CLEAR
3.D. THICKNESS: 1/4 INCH

4. FIRE-PROTECTIVE GLAZING
4.A. APPLICATION: PROVIDE IN THE FOLLOWING LOCATIONS:
4.A.A. ALL GLAZING IN FIRE-RATED WALLS AND PARTITIONS
4.A.B. OTHER LOCATIONS REQUIRED BY APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS
4.A.C. OTHER LOCATIONS INDICATED ON DRAWINGS
4.B. TYPE: FIRE-PROTECTIVE GLAZING
4.C. THICKNESS:
4.C.A. 3/16 INCH TYPICAL
4.C.B. 5/16 INCH WHERE SAFETY GLAZING IS REQUIRED
4.D. FIRE RATING: AS INDICATED ON DRAWINGS
4.E. SURFACE FINISH: STANDARD
4.F. PRODUCT:
4.F.A. TECHNICAL GLASS PRODUCTS FIRELITE
4.F.B. TECHNICAL GLASS PRODUCTS FIRELITE PLUS WHERE SAFETY GLAZING IS REQUIRED

5. EXAMINATION
5.A. VERIFY THAT OPENINGS FOR GLAZING ARE CORRECTLY SIZED AND WITHIN TOLERANCE.

6. PREPARATION
6.A. SHOP FABRICATE AND CUT GLASS WITH SMOOTH, STRAIGHT EDGES OF FULL SIZE REQUIRED BY OPENINGS TO PROVIDE GANA RECOMMENDED EDGE CLEARANCES.

7. INSTALLATION
7.A. INSTALL IN ACCORDANCE WITH GANA-01 GLAZING MANUAL AND GANA-02 SEALANT MANUAL UNLESS SPECIFIED OTHERWISE.
7.B. GLAZE IN ACCORDANCE WITH RECOMMENDATIONS OF GLAZING AND FRAMING MANUFACTURERS.

END OF SECTION

SECTION 092116 - GYPSUM BOARD ASSEMBLIES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. METAL FRAMING, GYPSUM BOARD, ACCESSORIES, JOINT FINISHING SYSTEM

2. GYPSUM PANELS: ASTM C1396. TAPERED EDGES; ENDS SQUARE CUT.
2.A. REGULAR BOARD:
2.A.A. THICKNESS: 5/8 INCH
2.A.B. LOCATION: TYPICAL WALLS AND CEILINGS UNLESS OTHERWISE NOTED
2.B. FIRE RATED BOARD: TYPE X
2.B.A. THICKNESS: 5/8 INCH
2.B.B. LOCATION: FIRE RATED ASSEMBLIES AND WHERE NOTED
2.C. MOLD RESISTANT BOARD: MIN. SCORE OF 10 WHEN TESTED IN ACCORDANCE WITH ASTM D3273.
2.C.A. THICKNESS: 5/8 INCH
2.C.B. LOCATION: EXPOSED GYPSUM BOARD WALLS AND CEILINGS AT TOILET ROOMS, JANITOR CLOSETS AND WHERE NOTED
2.D. TILE BACKER BOARD:
2.D.A. THICKNESS: 5/8 INCH
2.D.B. LOCATION: SURFACES BEHIND TILE INCLUDING TILE BACKER AT ALL AREAS AND WHERE NOTED.
2.D.C. PRODUCT: GEORGIA PACIFIC DENS-SHIELD TILE BACKER.

3. METAL FRAMING MATERIALS
3.A. NON-LOADBEARING FRAMING SYSTEM COMPONENTS: ASTM C645; GALVANIZED SHEET STEEL, OF SIZE AND PROPERTIES NECESSARY TO COMPLY WITH ASTM C754 FOR SPACING INDICATED, WITH MAXIMUM DEFLECTION OF WALL FRAMING OF L/240 AT 5 PSF.
3.A.A. MAXIMUM DEFLECTION AT TILE FINISHES: L/360 OR LESS.
3.A.B. MINIMUM BASE METAL THICKNESS: 20 GA.
3.A.C. PROTECTIVE COATING AT INTERIOR APPLICATIONS: ASTM A653, G40 HOT-DIP GALVANIZED.

4. GYPSUM BOARD CEILING SUSPENSION SYSTEM
4.A. GENERAL: COMMERCIAL QUALITY, COLD-ROLLED STEEL, HOT-DIPPED GALVANIZED FINISH
4.B. MAIN TEES: FIRE RATED HEAVY DUTY; 1-1/2 INCH HIGH X 1-1/2 INCH FACE
4.C. CROSS MEMBERS: FIRE RATED MEMBERS; 1-1/2 INCH HIGH X 1-1/2 INCH FACE
4.D. CROSS TEES: FIRE RATED MEMBERS; 1-1/2 INCH HIGH X 1-1/2 INCH FACE
4.E. WALL MOLDINGS: 1-1/2 X 1 INCH
4.F. ACCESSORIES: HANGERS, SPLICE CLIPS AND OTHER ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION
4.G. PRODUCT: USG DRYWALL SUSPENSION SYSTEM

5. ACCESSORIES: ASTM C1047
5.A. ACOUSTIC INSULATION: ASTM C665; MINERAL WOOL BATTS WITHOUT MEMBRANE
5.A.A. THICKNESS: 2 INCH MIN.
5.A.B. PRODUCT: THERMAFIBER SAFB 2.5 PCF
5.B. CORNER BEADS: USG SHEETROCK #103 DUR-A-BEAD
5.C. CONTROL JOINTS: USG SHEETROCK ZINC #093
5.D. EDGE TRIM: USG SHEETROCK #200
5.E. REVEAL: EXTRUDED ALUMINUM, WITH CONTINUOUS TAPERED FIN; FACTORY PRIMED; REVEAL 1/2 INCH WIDE X 5/8 INCH DEPTH, WITH PREMANUFACTURED CORNERS AND INTERSECTIONS; PITTCON SWR SERIES
5.F. FASTENERS: SCREWS; ASTM C1002
5.F.A. WOOD FRAMING: 1-1/4 INCH TYPE 'W' BUGLE HEAD
5.F.B. STEEL FRAMING: 1-1/8 INCH TYPE 'S" BUGLE HEAD
5.F.C. STEEL TO STEEL FRAMING CONNECTIONS: 3/8 INCH TYPE "S-12" PAN (OR LOW PROFILE) HEAD
5.G. JOINT TREATMENT MATERIALS: ASTM C475
5.G.A. JOINT TAPE: MESHED-REINFORCING TAPE
5.G.B. JOINT COMPOUND: CHEMICAL HARDENING TYPE FOR BEDDING AND FILLING, AND READY-MIXED VINYL TYPE FOR TOPPING

6. GYPSUM PANEL INSTALLATION: PER ASTM C840, GA-216 AND MANUFACTURER'S INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS.
6.A. EXTEND ALL LAYERS OF GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF STRUCTURE OVERHEAD AT THE FOLLOWING:
6.A.A. FIRE RATED PARTITIONS
6.A.B. SMOKE PARTITIONS
6.A.C. SOUND RATED PARTITIONS
6.A.D. OTHER PARTITIONS AS INDICATED ON DRAWINGS
6.B. IN LOCATIONS OTHER THAN THOSE SPECIFIED, EXTEND GYPSUM BOARD FROM FLOOR TO NOT LESS THAN 6 INCHES ABOVE SUSPENDED ACOUSTICAL CEILINGS.
6.C. INSTALLATION ON METAL FRAMING: USE SCREWS FOR ATTACHMENT OF ALL GYPSUM BOARD.
6.D. INSTALL WALL/PARTITION BOARD VERTICALLY.
6.E. CEILINGS: INSTALL BOARDS IN DIRECTION AND MANNER WHICH WILL AVOID END JOINTS IN THE CENTRAL AREA OF EACH CEILING. STAGGER END JOINTS AT LEAST 4 FEET.

SECTION 092116 - GYPSUM BOARD ASSEMBLIES (CONTINUED)

1. SEE PREVIOUS.
2. SEE PREVIOUS.
3. SEE PREVIOUS.
4. SEE PREVIOUS.
5. SEE PREVIOUS.
6. SEE PREVIOUS.

7. METAL FRAMING INSTALLATION: PER ASTM C754 AND MANUFACTURER'S INSTRUCTIONS
7.A. STUDS: SPACE AT 16 INCH O.C. UNLESS OTHERWISE INDICATED ON DRAWINGS. WHERE STUDS ARE SHOWN TO TERMINATE ABOVE SUSPENDED CEILINGS, PROVIDE BRACING OR EXTEND STUDS TO UNDERSIDE OF STRUCTURE OVERHEAD. PROVIDE HORIZONTAL BRACING AT 4 FOOT O.C. MEASURED VERTICALLY.
7.B. OPENINGS: COMPLY WITH GA219. REINFORCE AS REQUIRED FOR WEIGHT OF DOORS OR OPERABLE PANELS, USING NOT LESS THAN DOUBLE STUDS AT JAMBS.
7.C. BLOCKING: INSTALL WOOD BLOCKING AT ALL FRAMED OPENINGS, WALL-MOUNTED ITEMS AND OTHER ITEMS AS INDICATED ON DRAWINGS OR AS SPECIFIED.

8. ACCESSORY INSTALLATION
8.A. CONTROL JOINTS: NOT MORE THAN 30 FEET APART ON WALLS AND CEILINGS OVER 50 FEET LONG.
8.B. CORNER BEADS: INSTALL AT EXTERNAL CORNERS.
8.C. EDGE TRIM: INSTALL AT LOCATIONS WHERE GYPSUM BOARD ABUTS DISSIMILAR MATERIALS AND AS INDICATED.

9. GYPSUM BOARD FINISH: PER ASTM C840 AND AS FOLLOWS:
9.A. LEVEL 5: ALL GYPSUM BOARD UNLESS OTHERWISE NOTED
9.B. LEVEL 2: TILE-FINISHED WALL
9.C. LEVEL 1: WALLS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.

END OF SECTION

SECTION 093000 - TILING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA SHEETS ON TILE, MORTAR, GROUT AND ACCESSORIES; INSTRUCTIONS FOR USING GROUTS AND ADHESIVES
1.B. SHOP DRAWINGS
1.B.A. TILE LAYOUT, PATTERNS, COLOR ARRANGEMENT, PERIMETER CONDITIONS, JUNCTIONS WITH DISSIMILAR MATERIALS, CONTROL AND EXPANSION JOINTS, THRESHOLDS AND SETTING DETAILS
1.C. SAMPLES
1.C.A. SAMPLE OF EACH TYPE OF TILE FOR EACH COLOR AND TEXTURE REQUIRED; FULL-SIZE SAMPLE OF EACH TYPE OF TRIM

2. FLOOR TILE: MATCH EXISTING

3. TILE BASE: MATCH EXISTING

4. WALL TILE: MATCH EXISTING

5. MORTAR AND GROUT MATERIALS
5.A. MORTAR: THIN-SET; LATEX-PORTLAND CEMENT TYPE: ANSI A118.4
5.B. GROUT: ANSI A118.6
5.B.A. MATCH EXISTING GROUT TYPE AND COLOR.

6. EXAMINATION
6.A. VERIFY THAT SUB-FLOOR AND WALL SURFACES ARE SMOOTH AND FLAT WITHIN THE TOLERANCES SPECIFIED, AND ARE READY TO RECEIVE TILE.
6.B. VERIFY THAT SUB-FLOOR SURFACES ARE FREE OF SUBSTRATES THAT COULD IMPAIR BONDING OF SETTING MATERIALS.

7. PREPARATION
7.A. MECHANICALLY SCARIFY EXISTING CONCRETE SURFACES TO REMOVE BOND BREAKERS AND CONTAMINANTS.
7.B. SEAL SUBSTRATE SURFACE CRACKS WITH FILLER. LEVEL EXISTING SUBSTRATE SURFACES TO ACCEPTABLE FLATNESS TOLERANCES.

8. INSTALLATION - GENERAL
8.A. STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSURFACE CONDITIONS.
8.B. INSTALL TILE AND GROUT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF ANSI A108.1 THROUGH A108.13, MANUFACTURER'S INSTRUCTIONS, AND TCNA RECOMMENDATIONS.
8.C. SEAL TILE AND GROUT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

9. INSTALLATION AT FLOORS - THIN-SET METHOD
9.A. INTERIOR FLOORS OVER CONCRETE: TCNA F113-13
9.A.A. LOCATION: FLOOR TILE UNLESS OTHERWISE NOTED

10. INSTALLATION AT WALLS
10.A. INTERIOR WALLS OVER GYPSUM WALLBOARD/TILE BACKER ON METAL STUDS: TCNA W243-13
10.A.A. LOCATION: WALL TILE AT METAL FRAMING UNLESS OTHERWISE NOTED

END OF SECTION

SECTION 095100 - ACOUSTICAL CEILINGS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON SUSPENSION SYSTEM COMPONENTS AND ACOUSTICAL UNITS
1.B. SAMPLES
1.B.A. ACOUSTICAL UNITS

2. ACOUSTICAL UNITS: MATCH EXISTING

3. SUSPENSION SYSTEMS: MATCH EXISTING

4. PERIMETER MOLDINGS: SAME MATERIAL AND FINISH AS GRID

5. SUPPORT CHANNELS AND HANGERS: GALVANIZED STEEL; SIZE AND TYPE TO SUIT APPLICATION

6. INSTALLATION - SUSPENSION SYSTEM
6.A. INSTALL IN ACCORDANCE WITH ASTM C636 AND MANUFACTURER'S INSTRUCTIONS.
6.B. RIGIDLY SECURE SYSTEM FOR MAXIMUM DEFLECTION OF L/360.
6.C. HANG SUSPENSION SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT.
6.D. SUPPORT FIXTURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6 INCHES OF EACH CORNER, OR SUPPORT COMPONENTS INDEPENDENTLY.

7. INSTALLATION - ACOUSTICAL UNITS
7.A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

SECTION 096500 - RESILIENT FLOORING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON ALL SPECIFIED PRODUCTS, DESCRIBING PHYSICAL AND PERFORMANCE CHARACTERISTICS, SIZES, PATTERNS AND COLORS AVAILABLE, INSTALLATION INSTRUCTIONS
1.B. SHOP DRAWINGS
1.B.A. LAYOUT, PATTERNS, COLOR ARRANGEMENT, AND JUNCTIONS WITH DISSIMILAR MATERIALS
1.C. SAMPLES
1.C.A. COMPLETE SET OF COLOR SAMPLES

2. VINYL COMPOSITION TILE: ASTM F1066
2.A. SEE INTERIOR DESIGN DRAWINGS FOR SELECTION

3. RESILIENT BASE: SEE INTERIOR DESIGN DRAWINGS FOR SELECTION

4. ACCESSORIES
4.A. VCT ADHESIVE: AS RECOMMENDED BY MANUFACTURER FOR SUBSTRATE
4.A. WALL BASE ADHESIVE: ARMSTRONG S-725.
4.B. MOLDINGS, TRANSITION AND EDGE STRIPS: VINYL; COLOR AND PROFILE AS DIRECTED BY ARCHITECT.
4.B.A. LOCATION: ALL TRANSITIONS BETWEEN VCT AND ADJACENT FLOOR MATERIAL.

5. EXAMINATION
5.A. VERIFY THAT SURFACES ARE FLAT TO TOLERANCES ACCEPTABLE TO FLOORING MANUFACTURER, FREE OF CRACKS, CLEAN, DRY AND FREE OF CURING COMPOUNDS, SURFACE HARDENERS AND OTHER CHEMICALS THAT MIGHT INTERFERE WITH BONDING OF FLOORING TO SUBSTRATE.
5.B. CEMENTITIOUS SUB-FLOOR SURFACES: VERIFY THAT SUBSTRATES ARE DRY AND READY FOR RESILIENT FLOORING INSTALLATION BY TESTING FOR MOISTURE AND pH.

6. PREPARATION
6.A. REMOVE EXISTING FLOORING AND FLOORING ADHESIVES; FOLLOW RECOMMENDATIONS OF RFCI RECOMMENDED WORK PRACTICES FOR REMOVAL OF RESILIENT FLOOR COVERINGS.
6.B. REMOVE SUBFLOOR RIDGES AND BUMPS. FILL LOW SPOTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS.
6.C. CLEAN SUBSTRATE.

7. INSTALLATION - GENERAL
7.A. STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSURFACE CONDITIONS.

8. INSTALLATION - VINYL COMPOSITION TILE
8.A. INSTALL FULL SPREAD IN ACCORDANCE WITH RFCI RECOMMENDED INSTALLATION PRACTICE FOR VINYL COMPOSITION TILE AND MANUFACTURER'S RECOMMENDATIONS.

9. INSTALLATION - VINYL WALL BASE
9.A. INSTALL FULL SPREAD PER MANUFACTURER'S RECOMMENDATIONS.

END OF SECTION

SECTION 096816 - BROADLOOM CARPETING

1. SUBMITTALS
1.A. SHOP DRAWINGS
1.A.A. LAYOUT OF SEAMS AND PATTERN OF CARPET
1.B. PRODUCT DATA
1.B.A. DATA ON SPECIFIED PRODUCTS, DESCRIBING PHYSICAL AND PERFORMANCE CHARACTERISTICS, SIZES, PATTERNS, COLORS AVAILABLE, AND METHOD OF INSTALLATION
1.B.B. SUBMIT CERTIFICATION VERIFYING CLASS II FLAME SPREAD RATING AND DOC-FF-1- PILL TEST
1.C. SAMPLES
1.C.A. CARPET SAMPLES ILLUSTRATING COLOR AND PATTERN DESIGN FOR EACH CARPET COLOR SELECTED

2. CARPET
2.A. SEE INTERIOR DESIGN DRAWINGS FOR SELECTION

3. ACCESSORIES
3.A. SUB-FLOOR FILLER: AS RECOMMENDED BY MANUFACTURER
3.B. MOLDINGS AND EDGE STRIPS: RUBBER, COLOR AND PROFILE AS SELECTED
3.A. ADHESIVE: AS RECOMMENDED BY MANUFACTURER FOR SUBSTRATE
3.B. SEAM ADHESIVE AND CONTACT ADHESIVE: AS RECOMMENDED BY MANUFACTURER

4. EXAMINATION
4.A. VERIFY THAT SURFACES ARE FLAT TO TOLERANCES ACCEPTABLE TO FLOORING MANUFACTURER, FREE OF CRACKS, CLEAN, DRY AND FREE OF CURING COMPOUNDS, SURFACE HARDENERS AND OTHER CHEMICALS THAT MIGHT INTERFERE WITH BONDING OF FLOORING TO SUBSTRATE.

5. PREPARATION
5.A. REMOVE SUBFLOOR RIDGES AND BUMPS. FILL LOW SPOTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS.
5.B. CLEAN SUBSTRATE.

6. INSTALLATION - GENERAL
6.A. STARTING INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSURFACE CONDITIONS.

7. INSTALLATION - CARPET
7.A. INSTALL IN ACCORDANCE WITH CRI CARPET INSTALLATION STANDARD AND MANUFACTURER'S RECOMMENDATIONS.
7.B. LAY OUT CARPET AND LOCATE SEAMS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.

END OF SECTION

SECTION 097200 - WALL COVERINGS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. EACH TYPE OF WALL COVERING, ADHESIVE AND PRIMER/SEALER
1.B. SAMPLES
1.B.A. EACH TYPE, PATTERN AND COLOR SPECIFIED

2. VINYL-COATED FABRIC WALL COVERING
2.1. WEIGHT: TYPE II, 20 OZ. PER LINEAL YARD
2.2. BACKING: OSNABURG
2.3. FIRE CLASSIFICATION: CLASS A

3. ACCESSORIES
3.A. ADHESIVE, PRIMER/SEALER: TYPE RECOMMENDED BY WALL COVERING MANUFACTURER TO SUIT APPLICATION. PROVIDE MATERIALS WHICH ARE MILDEW RESISTANT AND NON-STAINING TO THE WALL COVERING.

4. EXAMINATION
4.A. EXAMINE SURFACES TO RECEIVE WALL COVERING FOR DEFECTS THAT WILL ADVERSELY AFFECT THE EXECUTION AND QUALITY OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

5. PREPARATION
5.A. PRIOR TO SURFACE PREPARATIONS AND WALL COVERING APPLICATION, REMOVE SWITCH PLATES, WALL PLATES, SURFACE-MOUNTED FIXTURES AND ALL OTHER SIMILAR ITEMS.
5.B. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH WALL COVERING MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED.
5.C. REMOVE DIRT, GREASE, OLD ADHESIVE, LOOSE PAINT AND PLASTER FROM WALL. FILL CRACKS, CREVICES AND HOLES, AND SAND ROUGH SPOTS SMOOTH.

6. INSTALLATION
6.A. HANDLE AND APPLY WALL COVERING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

Knez HOMES Building Customers For Life

UCS Urban Community School

UCS W. 47th St. Dvlpmt.
BLDG. 2: REFUGEE RESPONSE

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:
STATE OF OHIO RICHARD SIEGFRIED 7349 REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

SPECIFICATIONS

SHEET NUMBER:
A-014

SECTION 099000 - PAINTING AND COATING

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON ALL FINISHING PRODUCTS, INCLUDING VOC CONTENT
1.B. SAMPLES
1.B.A. STANDARD COLOR RANGE FOR EACH PAINT SYSTEM REQUIRED

2. SCOPE
2.A. FINISH ALL NEW AND EXISTING INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW, UNLESS FULLY FACTORY-FINISHED OR OTHERWISE INDICATED. WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
2.A.A. CONCRETE BLOCK
2.A.B. GYPSUM BOARD
2.A.C. STEEL
2.A.D. ALUMINUM
2.A.E. MECHANICAL AND ELECTRICAL ITEMS: PIPING, INSULATION, SUPPORTS, CONDUIT, BOXES, PANELS

3. PAINT MATERIALS - GENERAL
3.A. COMPATIBILITY: PROVIDE BLOCK FILLERS, PRIMERS, AND FINISH COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION.
3.B. COMPLY WITH VOC LIMITS FOR STATE OF OHIO.
3.C. COLORS AND SHEEN: AS SELECTED BY OWNER.

4. EXTERIOR PAINT SYSTEMS

4.A. CONCRETE UNIT MASONRY: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER EXTERIOR CONCRETE UNIT MASONRY:
4.A.A. ACRYLIC FINISH: TWO FINISH COATS OVER A BLOCK FILLER.
4.A.A.A. BLOCK FILLER: PPG; 6-15 SPEEDHIDE INTERIOR/EXTERIOR ACRYLIC MASONRY BLOCK FILLER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 7.2 MILS (0.183 MM).
4.A.A.B. EXTERIOR LOW-LUSTER ACRYLIC FINISH: PPG; 6-2045XI SERIES SPEEDHIDE EXTERIOR HOUSE AND TRIM SATIN-ACRYLIC LATEX: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.0 MIL (0.025 MM).

4.B. UNPAINTED BRICK
4.B.A. ACRYLIC FINISH: TWO FINISH COATS OVER A MASONRY PRIMER
4.B.A.A. PRIMER: PPG PAINTS 4-809 MASONRY SEALER
4.B.A.B. FINISH: PPG PAINTS 6-2045 XI SPEEDHIDE EXTERIOR ACRYLIC SATIN

4.C. PAINTED STUCCO
4.C.A. ACRYLIC FINISH: TWO FINISH COATS OVER A MASONRY SEALER
4.C.A.A. PRIMER: PPG PAINTS 4-809 MASONRY SEALER
4.C.A.B. FINISH: 6-2045 XI SPEEDHIDE EXTERIOR ACRYLIC SATIN

4.D. ALUMINUM
4.D.A. ACRYLIC FINISH: TWO FINISH COATS OVER A DTM METAL PRIMER
4.D.A.A. PRIMER: PPG PAINTS 90-712 PITT TECH DTM METAL PRIMER
4.D.A.B. FINISH: PPG PAINTS 6-900 XI SPEEDHIDE EXTERIOR ACRYLIC SEMI-GLOSS

4.E. FERROUS METAL: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER EXTERIOR FERROUS METAL. PRIMER IS REQUIRED ON SHOP-PRIMED ITEMS.
4.E.A. ACRYLIC-ENAMEL FINISH: TWO FINISH COATS OVER A RUST-INHIBITIVE PRIMER
4.E.A.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
4.E.A.B. EXTERIOR FULL-GLOSS ACRYLIC ENAMEL FINISH FOR STEEL BOLLARDS IN SAFETY YELLOW: PPG; 90-374 SERIES PITT-TECH INTERIOR/EXTERIOR HIGH GLOSS DTM INDUSTRIAL ENAMELS: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 3.0 MILS (0.076 MM).

4.E.B. ALKYD-ENAMEL FINISH: TWO FINISH COATS OVER A RUST-INHIBITIVE PRIMER (PRIMER REQUIRED FOR ITEMS NOT SHOP-PRIMED).
4.E.B.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
4.E.B.B. EXTERIOR SEMI-GLOSS ALKYD ENAMEL FINISH FOR STEEL DOORS: PPG; SPEEDHIDE 6-1510 SEMI-GLOSS ALKYD WB INTERIOR/EXTERIOR ENAMEL: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MILS DFT).

5. INTERIOR PAINT SYSTEMS

5.A. GYPSUM BOARD: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER INTERIOR GYPSUM BOARD SURFACES:
5.A.A. ACRYLIC FINISH: TWO EGGSHELL FINISH COATS OVER A PRIMER.
5.A.A.A. PRIMER: PPG; 6-2 SPEEDHIDE INTERIOR QUICK-DRYING LATEX SEALER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.0 MIL (0.025 MM).
5.A.A.B. INTERIOR LOW-LUSTER ACRYLIC ENAMEL FINISH: PPG; 6-411 SERIES SPEEDHIDE EGGSHELL ACRYLIC LATEX ENAMEL: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.25 MILS (0.032 MM).

5.B. FERROUS METAL: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER FERROUS METAL:
5.B.A. ALKYD DRY FALL FINISH: TWO FINISH COATS OVER A PRIMER. FOR OVERHEAD STEEL, DECKING AND OVERHEAD SUPPORT STRUCTURE.
5.B.A.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
5.B.A.B. INTERIOR ALKYD DRY FALL FINISH: PPG; SPEEDHIDE ALKYD 6-714XI SEMI GLOSS

5.B.B. ALKYD WB ENAMEL FINISH: TWO FINISH COATS OVER A PRIMER FOR STEEL SURFACES, DOORS AND OTHER FERROUS METAL NOT INCLUDED IN OTHER SECTIONS.
5.B.B.A. PRIMER: PPG; 6-208 SPEEDHIDE ALKYD METAL PRIMER: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.3 MILS (0.059 MM).
5.B.B.B. INTERIOR SEMIGLOSS ALKYD ENAMEL FINISH: PPG; 6-1510 SERIES SPEEDHIDE ALKYD WB INTERIOR ENAMEL SEMI-GLOSS. APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MILS.
5.B.B.C. INTERIOR FULL-GLOSS ALKYD ENAMEL: PPG; 6-1610 SERIES PPG SPEEDHIDE ALKYD WB INTERIOR ENAMEL SEMI-GLOSS. APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MILS.

5.C. ZINC-COATED METAL DECKING AND STEEL SUPPORT STRUCTURE: PROVIDE THE FOLLOWING FINISH SYSTEMS OVER INTERIOR ZINC-COATED METAL SURFACES:
5.C.A. ACRYLIC ENAMEL FINISH: TWO FINISH COATS OR REQUIRED TO PROVIDE COMPLETE COVERAGE OVER A PRIMER.
5.C.A.A. PRIMER: PPG; 90-712 PITT-TECH INTERIOR/EXTERIOR PRIMER/FINISH DTM INDUSTRIAL ENAMEL: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.0 MILS (0.051MM).
5.C.A.B. INTERIOR SEMIGLOSS ACRYLIC DRY FALL: PPG; 6-714XI SERIES SPEEDHIDE INTERIOR SEMI-GLOSS LATEX: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.8 MIL DFT. OR INTERIOR FLAT ACRYLIC DRY FALL: PPG; 6-715XI SERIES SPEEDHIDE INTERIOR GLOSS LATEX: APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 2.0 MIL DFT. NOTE(SHEEN TO BE DETERMINED BY ARCHITECT PRIOR TO BIDDING)

6. INTERIOR STAIN AND NATURAL FINISH WOODWORK SYSTEMS

6.A. STAINED WOODWORK: PROVIDE THE FOLLOWING STAINED FINISHES OVER NEW INTERIOR WOODWORK:
6.A.A. WATERBORNE SATIN-VARNISH FINISH OVER STAIN: TWO FINISH COATS OF WATERBORNE CLEAR SATIN VARNISH OVER A SEALER COAT AND INTERIOR WOOD STAIN. WIPE WOOD FILLER BEFORE APPLYING STAIN.
6.A.A.A. FILLER COAT: OPEN-GRAIN WOOD FILLER.
6.A.A.B. STAIN COAT: OLYMPIC; 44500 LOW VOC INTERIOR WOOD STAIN OIL BASED.
6.A.A.C. SEALER COAT : OLYMPIC; 41061 INTERIOR WATER BASED SANDING SEALER.
6.A.A.D. FINISH COATS: OLYMPIC; 42786 INTERIOR WATER BASED SATIN POLYURETHANE.

7. INTERIOR CONCRETE FLOORS

7.A. CONCRETE FLOORS: PROVIDE THE FOLLOWING FLOOR FINISH AT EXPOSED CONCRETE FLOORS, BOTH NEW AND EXISTING.
7.A.A. PENETRATING EPOXY PRIMER SEALER: TWO FINISH COATS OVER CONCRETE SUBSTRATE.
7.A.A.A. FINISH COATS: PPG AMERLOCK SEALER

8. EXAMINATION
8.A. DO NOT BEGIN APPLICATION OF COATINGS UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.

9. PREPARATION
9.A. PREPARE NEW AND EXISTING SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS. DO NOT BEGIN APPLICATION OF COATINGS UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.
9.B. CLEAN NEW AND EXISTING SURFACES THOROUGHLY AND CORRECT DEFECTS PRIOR TO COATING APPLICATION.
9.C. PREPARATION AND CLEANING TECHNIQUES MAY INCLUDE BUT ARE NOT LIMITED TO: APPLICATION OF EMULSIFYING DETERGENTS, ABRASIVE BLAST CLEANING, SCARIFYING, POWER GRINDING, WIRE BRUSHING, IMPACT TOOLS, AND ACID ETCHING.
9.D. VERIFY SURFACES ARE READY TO RECEIVE WORK AS INSTRUCTED BY THE PRODUCT MANUFACTURER.

10. INSTALLATION - GENERAL
10.A. ENSURE SURFACE TEMPERATURES AND THE SURROUNDING AIR TEMPERATURE ARE ABOVE 50 DEGREES F. BEFORE APPLYING PAINT MATERIALS.
10.B. PROVIDE ADEQUATE CONTINUOUS VENTILATION AND SUFFICIENT HEATING FACILITIES TO MAINTAIN TEMPERATURE ABOVE 45 DEGREES F. FOR 24 HOURS BEFORE, DURING AND 48 HOURS AFTER APPLICATION OF PAINT AND MATERIALS.
10.C. PROVIDE MINIMUM 25-FOOT CANDLES OF LIGHTING ON SURFACES TO BE PAINTED.
10.D. REMOVE HARDWARE AND ACCESSORIES, FITTINGS, AND FASTENINGS, ELECTRICAL PLATES, LIGHTING FIXTURE AND SIMILAR ITEMS. REINSTALL REMOVED ITEMS AFTER COMPLETION OF PAINTING.
10.E. DO NOT PAINT OVER DIRT, DUST, STAINS, RUST, SCALE, OIL, GREASE, MOISTURE, SCUFFED SURFACES, OR OTHER CONTAMINATION OR CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM.
10.F. APPLY PAINT IN ACCORDANCE WITH PAINT MANUFACTURERS INSTRUCTIONS AND AS HEREIN SPECIFIED.
10.G. APPLY EACH COAT OF PAINT AT NO LESS THAN SPREADING RATE INDICATED IN MANUFACTURER'S INSTRUCTIONS.
10.H. SAND LIGHTLY BETWEEN ENAMEL COATS.
10.I. COMPLETELY COVER ITEMS/SURFACES SCHEDULED TO BE PAINTED, TO PROVIDE A SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE AND PAINT MATERIAL COVERAGE FREE FROM CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, STREAKS, SAGS, ROPINESS AND OTHER SURFACE IMPERFECTIONS.
10.J. TENTATIVE PAINT LIST: WHERE ANY PARTICULAR APPLICATION IS NOT MENTIONED IN THIS LIST, CONTRACTOR SHALL FIGURE ON APPLICATION OF MANUFACTURER'S SPECIFICATION FOR APPLICATION WHICH IS CONSISTENT WITH TYPES AND QUALITIES LISTED HEREIN.

END OF SECTION

SECTION 102800 - TOILET ACCESSORIES

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON ACCESSORIES DESCRIBING SIZE, FINISH, DETAILS OF FUNCTION, ATTACHMENT METHODS

2. TOILET ACCESSORIES - PUBLIC AND STAFF TOILET ROOMS
2.1. TOILET PAPER DISPENSER: AS SELECTED BY OWNER
2.2. PAPER TOWEL DISPENSER: AS SELECTED BY OWNER
2.3. MIRROR: AS SELECTED BY OWNER
2.4. GRAB BARS: AS SELECTED BY OWNER

3. UTILITY ROOM ACCESSORIES - PROVIDE (1) AT EACH JANITOR CLOSET
3.1. MOP AND BROOM HOLDER: AS SELECTED BY OWNER

4. EXAMINATION
4.1. VERIFY EXACT LOCATION OF ACCESSORIES FOR INSTALLATION. VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON DRAWINGS.
4.2. AT WALL-MOUNTED ITEMS, VERIFY THAT WOOD BLOCKING OCCURS AT STUD WALLS, AND THAT SOLID OR GROUTED MASONRY OCCURS AT MASONRY WALLS.

5. PREPARATION
5.1. PROVIDE ROUGH OPENINGS IN NEW AND EXISTING WALLS AS REQUIRED FOR RECESSED INSTALLATIONS.

6. INSTALLATION
6.1. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL PLUMB, LEVEL AND SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE.
6.2. MOUNTING HEIGHTS AND LOCATIONS: AS REQUIRED BY ACCESSIBILITY REGULATIONS AND AS INDICATED ON DRAWINGS.

END OF SECTION

SECTION 123262 - QUARTZ SURFACING COUNTERTOPS

1. NOTE: WORK OF THIS SECTION IS ALTERNATE WORK.

2. SUBMITTALS
2.A. SHOP DRAWINGS
2.A.A. INCLUDE LAYOUT, DIMENSIONS, MATERIALS, FINISHES, CUTOUTS, EDGE PROFILES AND ATTACHMENTS.
2.B. PRODUCT DATA
2.B.A. DATA ON QUARTZ SURFACING COUNTERTOP
2.C. SAMPLES
2.C.A. QUARTZ SURFACING

3. QUARTZ SURFACING COUNTERTOP
3.A. COMPOSITION: QUARTZ AGGREGATE, POLYESTER RESIN AND COLOR PIGMENTS FORMED INTO FLAT SLABS
3.B. COLOR: AS INDICATED ON DRAWINGS
3.C. SURFACE FINISH: POLISHED
3.D. THICKNESS: AS INDICATED ON DRAWINGS
3.E. PRODUCT: SILESTONE QUARTZ
3.E.A. LOCATION: REFER TO DRAWING FINISH LEGEND CT-1

4. ACCESSORIES
4.A. ADHESIVE: AS RECOMMENDED BY QUARTZ SURFACING MANUFACTURER
4.B. JOINT SEALER: TILE AND JOINT SEALER AS RECOMMENDED BY MANUFACTURER

5. PREPARATION
5.A. CLEAN SURFACES TO RECEIVE FABRICATIONS; REMOVE LOOSE AND FOREIGN MATTER THAT COULD INTERFERE WITH ADHESION.

6. INSTALLATION
6.A. INSTALL FABRICATIONS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
6.B. ADHERE FABRICATIONS WITH CONTINUOUS BEADS OF ADHESIVE.
6.C. SET PLUMB AND LEVEL; ALIGN ADJACENT PIECES IN SAME PLANE
6.D. INSTALL WITH HAIRLINE JOINTS
6.E. FILL JOINTS BETWEEN FABRICATIONS AND ADJACENT CONSTRUCTION WITH JOINT SEALER; FINISH SMOOTH AND FLUSH.
6.F. AFTER INSTALLATION, CLEAN FABRICATIONS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6.G. PROTECT INSTALLED FABRICATIONS WITH NONSTAINING SHEET COVERINGS.

END OF SECTION

SECTION 123600 - COUNTERTOPS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. DATA ON PHYSICAL PROPERTIES
1.B. SHOP DRAWINGS
1.B.A. THICKNESS, FINISH, LAYOUT AND ANCHORAGE DETAILS. INDICATE ATTACHMENT METHODS, JOINT TREATMENTS, AND SUPPORTS. INCLUDE PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.
1.B.B. SHOW LOCATIONS AND SIZES OF CUTOUTS AND HOLES FOR PLUMBING FIXTURES, FAUCETS AND OTHER ITEMS INDICATED ON DRAWINGS
1.C. SAMPLES
1.C.A. EACH TYPE OF COUNTERTOP

2. ACCESSORIES
2.A. GENERAL: USE ONLY ADHESIVES FORMULATED FOR STONE, AND RECOMMENDED BY MANUFACTURER FOR THE APPLICATION INDICATED
2.B. WATER-CLEANABLE EPOXY ADHESIVE: ANSI A118.3
2.C. WATER-CLEANABLE EPOXY GROUT: ANSI A118.3, CHEMICAL RESISTANT, TILE SETTING AND GROUTING EPOXY
2.D. STONE ADHESIVE: 2-PART ADHESIVE, FORMULATED SPECIFICALLY FOR BONDING STONE TO STONE, WITH AN INITIAL SET TIME OF NOT MORE THAN 2 HOURS AT 70 DEG F; COLOR TO MATCH STONE
2.E. COUNTERTOP SEALANT: PER SECTION 079005 JOINT SEALERS; PROVIDE SEALANT WHICH WILL NOT STAIN STONE.
2.E.A. SINGLE-COMPONENT, NEUTRAL CURING SILICONE SEALANT
2.F. STONE CLEANER: SPECIFICALLY FORMULATED FOR STONE TYPES, FINISHES AND APPLICATIONS, AS RECOMMENDED BY STONE PRODUCER.
2.G. STONE SEALER: COLORLESS, STAIN-RESISTANT SEALER AS RECOMMENDED BY STONE PRODUCER FOR APPLICATION INTENDED.

3. EXAMINATION
3.A. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.

4. INSTALLATION
4.A. GENERAL: UNLESS OTHERWISE INDICATED, INSTALL COUNTERTOPS OVER PLYWOOD 3/4 INCH SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.
4.B. DO NOT CUT STONE IN FIELD. IF STONE COUNTERTOPS OR SPLASHES REQUIRE ADDITIONAL FABRICATION, RETURN TO SHOP FOR ADJUSTMENT.
4.C. SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS.
4.D. SPACE JOINTS WITH 1/16 INCH GAP FOR FILLING WITH GROUT SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING.
4.E. MAKE CUTOUTS TO ACCURATELY FIT ITEMS TO BE INSTALLED.
4.F. INSTALL BACKSPLASH AND END SPLASH BY ADHERING TO WALL WITH WATER-CLEANABLE EPOXY ADHESIVE AND TO COUNTERTOPS WITH STONE ADHESIVE.
4.G. GROUT JOINTS TO COMPLY WITH ANSI A108.10.
4.H. CLEAN STONE AND INSTALL STONE SEALER PER STONE PRODUCER'S AND SEALER MANUFACTURER'S INSTRUCTIONS.

END OF SECTION

SECTION 312200 - GRADING

1. MATERIALS
1.A. TOPSOIL: FRIABLE LOAM; IMPORTED BORROW. GRADED, FREE OF ROOTS, ROCKS LARGER THAN 1/2 INCH, SUBSOIL, DEBRIS, LARGE WEEDS AND FOREIGN MATTER.

2. EXAMINATION
2.A. VERIFY THAT SURVEY BENCH MARKS AND INTENDED ELEVATIONS FOR THE WORK ARE AS INDICATED.

3. PREPARATION
3.A. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS AND DATUM.
3.B. STAKE AND FLAG LOCATIONS OF KNOWN UTILITIES.
3.C. LOCATE, IDENTIFY AND PROTECT FROM DAMAGE ABOVE- AND BELOW-GRADE UTILITIES TO REMAIN.
3.D. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO EXISTING STRUCTURES, FENCES, SIDEWALKS, PAVING AND CURBS FROM DAMAGE BY GRADING EQUIPMENT AND VEHICULAR TRAFFIC.
3.E. PROTECT TREES TO REMAIN BY PROVIDING SUBSTANTIAL FENCING AROUND ENTIRE TREE AT THE OUTER TIPS OF ITS BRANCHES; NO GRADING IS TO BE PERFORMED INSIDE THIS LINE.
3.F. PROTECT PLANTS AND LAWNS TO REMAIN AS A PORTION OF FINAL LANDSCAPING.

4. ROUGH GRADING
4.A. REMOVE SUBSOIL FROM AREAS TO BE FURTHER EXCAVATED, RE-LANDSCAPED, OR RE-GRADED.
4.B. DO NOT REMOVE WET SUBSOIL, UNLESS IT IS SUBSEQUENTLY PROCESSED TO OBTAIN OPTIMUM MOISTURE CONTENT.
4.C. WHEN EXCAVATING THROUGH ROOTS, PERFORM WORK BY HAND AND CUT ROOTS WITH SHARP AXE.
4.D. STABILITY: REPLACE DAMAGED OR DISPLACED SUBSOIL TO SAME REQUIREMENTS AS FOR SPECIFIED FILL.

5. FINISH GRADING
5.A. BEFORE FINISH GRADING:
5.A.A. VERIFY BUILDING AND TRENCH BACKFILLING HAVE BEEN INSPECTED.
5.A.B. VERIFY SUBGRADE HAS BEEN CONTOURED AND COMPACTED.
5.B. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1/2 INCH IN SIZE. REMOVE SOIL CONTAMINATED WITH PETROLEUM PRODUCTS.
5.C. IN AREAS WHERE VEHICLES OR EQUIPMENT HAVE COMPACTED SOIL, SCARIFY SURFACE TO DEPTH OF 3 INCHES.
5.D. PLACE TOPSOIL IN AREAS WHERE SEEDING AND PLANTING ARE INDICATED.
5.E. PLACE TOPSOIL DURING DRY WEATHER.
5.F. REMOVE ROOTS, WEEDS, ROCKS, AND FOREIGN MATERIAL WHILE SPREADING.
5.G. NEAR PLANTS SPREAD TOPSOIL MANUALLY TO PREVENT DAMAGE.
5.H. FINE GRADE TOPSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN PROFILES AND CONTOUR OF SUBGRADE.
5.I. LIGHTLY COMPACT PLACED TOPSOIL.

6. REPAIR AND RESTORATION
6.A. EXISTING FACILITIES, UTILITIES, AND SITE FEATURES TO REMAIN: IF DAMAGED DUE TO THIS WORK, REPAIR OR REPLACE TO ORIGINAL CONDITION.
6.B. TREES TO REMAIN: IF DAMAGED DUE TO THIS WORK, TRIM BROKEN BRANCHES AND REPAIR BARK WOUNDS; IF ROOT DAMAGE HAS OCCURRED, OBTAIN INSTRUCTIONS FROM ARCHITECT AS TO REMEDY.
6.C. OTHER EXISTING VEGETATION TO REMAIN: IF DAMAGED DUE TO THIS WORK, REPLACE WITH VEGETATION OF EQUIVALENT SPECIES AND SIZE.

7. CLEANING
7.A. LEAVE SITE CLEAN AND RAKED, READY TO RECEIVE LANDSCAPING.

END OF SECTION

SECTION 312316 - EXCAVATION

1. CONTRACTOR RESPONSIBILITY
1.A. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL UNSUITABLE AND SURPLUS EXCAVATED MATERIAL. IN THE EVENT THE CONTRACTOR DISPOSES OF TOO MUCH EXCAVATED MATERIAL, HE SHALL REPLACE THIS MATERIAL AS NECESSARY AND AT NO ADDITIONAL COST.
1.B. BEFORE EXCAVATION AND GRADING, CONTRACTOR SHALL ESTABLISH THE LOCATION AND EXTENT OF UNDERGROUND UTILITIES IN THE WORK AREA. EXERCISE CARE TO PROTECT EXISTING UTILITIES DURING EARTHWORK OPERATIONS. PERFORM EXCAVATION WORK NEAR UTILITIES BY HAND AND PROVIDE NECESSARY SHORING, SHEETING AND SUPPORTS AS THE WORK PROGRESSES.

2. EXCAVATING
2.A. EXCAVATE TO ACCOMMODATE NEW STRUCTURES AND CONSTRUCTION OPERATIONS.
2.B. NOTIFY ARCHITECT OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME WORK.
2.C. SLOPE BANKS OF EXCAVATIONS DEEPER THAN 4 FEET TO ANGLE OF REPOSE OR LESS UNTIL SHORED.
2.D. DO NOT INTERFERE WITH 45 DEGREE BEARING SPLAY OF FOUNDATIONS.
2.E. CUT UTILITY TRENCHES WIDE ENOUGH TO ALLOW INSPECTION OF INSTALLED UTILITIES.
2.F. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATTER.
2.G. CORRECT AREAS THAT ARE OVER-EXCAVATED AND LOAD-BEARING SURFACES THAT ARE DISTURBED
2.H. GRADE TOP PERIMETER OF EXCAVATION TO PREVENT SURFACE WATER FROM DRAINING INTO EXCAVATION.
2.I. REMOVE EXCAVATED MATERIAL THAT IS UNSUITABLE FOR RE-USE FROM SITE.
2.J. REMOVE EXCESS EXCAVATED MATERIAL FROM SITE.

3. DEWATERING
3.A. ALL EXCAVATION, CONSTRUCTION, AND BACKFILL OF PIPES, OR OTHER FACILITIES TO BE CONSTRUCTED UNDER THIS CONTRACT SHALL BE CONSTRUCTED UNDER DRY CONDITIONS. CONSTANTLY MAINTAIN ALL EXCAVATIONS IN A DE-WATERED, WORKABLE CONDITION, AND INSTALL, OPERATE, MAINTAIN, AND REMOVE SUCH DE-WATERING SYSTEMS AS REQUIRED.

4. PROTECTION
4.A. PREVENT DISPLACEMENT OF BANKS AND KEEP LOOSE SOIL FROM FALLING INTO EXCAVATION; MAINTAIN SOIL STABILITY.
4.B. PROTECT BOTTOM OF EXCAVATIONS AND SOIL ADJACENT TO AND BENEATH FOUNDATION FROM FREEZING.

END OF SECTION

SECTION 312323 - FILL

1. FILL MATERIALS
1.A. GENERAL FILL: IMPORTED BORROW.
1.A.A. LOCATION: TYPICAL UNLESS OTHERWISE NOTED.
1.A.B. GRADED.
1.A.C. FREE OF LUMPS LARGER THAN 2 INCHES, ROCKS LARGER THAN 2 INCHES, AND DEBRIS.
1.A.D. CONFORMING TO ASTM D2487 GROUP SYMBOL GW, GP, GM, SW, SP AND SM OR A COMBINATION OF THESE GROUPS.
1.B. SUBBASE COURSE - PAVING: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE.
1.B.A. LOCATION: BASE COURSE AT ASPHALT PAVING AND CONCRETE PAVING.
1.C. SUBBASE COURSE - INTERIOR:
1.C.A. LOCATION: BASE COURSE AT INTERIOR SLAB-ON-GRADE.
1.C.B. COMPOSITION: #10 STONE; OVER 3 INCH #10, #57 OR #467 STONE.
1.C.C. THICKNESS: AS INDICATED ON DRAWINGS.
1.D. SUBBASE COURSE - UNIT PAVING:
1.D.A. LOCATION: BASE COURSE AT PRECAST CONCRETE UNIT PAVING.
1.D.B. COMPOSITION: #8 OR #9 STONE; OVER #57 STONE; OVER #1 STONE.
1.D.C. THICKNESS: AS INDICATED ON DRAWINGS.
1.E. SAND: NATURAL RIVER OR BANK SAND, WASHED, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS, AND ORGANIC MATTER.

SECTION 312323 - FILL (CONTINUED)

2. FILLING
2.A. GENERAL:
2.A.A. BACKFILL AS SOON AS PERMANENT WORK HAS BEEN COMPLETED.
2.A.B. BACKFILLING SHALL BE DONE WITH ACCEPTABLE MATERIALS AND DONE PROMPTLY SO AS TO PROTECT THE UTILITY FROM FROST.
2.A.C. BACKFILLING MATERIALS SHALL BE FREE FROM TRASH, LUMBER, OTHER FOREIGN MATERIALS, OR FROZEN MATERIALS. PLACE BACKFILL IN 6 INCH LAYERS. COMPACT USING MECHANICAL COMPACTOR TO THE REQUIRED DENSITY BEFORE PLACING SUCCEEDING LAYERS. WHEN SHEETING, BRACING, SHORING IS REMOVED, FILL VOIDS.
2.A.D. COMPACT FILL AS INDICATED ABOVE UNDER COMPACTION REQUIREMENTS.
2.A.E. PLACE A POROUS FILL (FREE DRAINING AGGREGATE) OVER COMPACTED FILL AND COMPACT FILL TO 95 PERCENT OPTIMUM DENSITY UNLESS OTHERWISE INDICATED. POROUS FILL SHALL BE FINISHED TO THE FINISH FLOOR ELEVATION MINUS SLAB THICKNESS.
2.A.F. ANY TRENCHES OR EMBEDMENTS CAUSED BY OTHER TRADES SHALL BE RESTORED BY THOSE TRADES TO THE LEVEL AND STATE OF COMPACTION SPECIFIED HEREIN.
2.B. FILL TO CONTOURS AND ELEVATIONS INDICATED USING UNFROZEN MATERIALS.
2.C. EMPLOY A PLACEMENT METHOD THAT DOES NOT DISTURB OR DAMAGE OTHER WORK.
2.D. SYSTEMATICALLY FILL TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT FILL OVER POROUS, WET, FROZEN OR SPONGY SUBGRADE SURFACES.
2.E. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY.
2.F. SLOPE GRADE AWAY FROM BUILDING MINIMUM 2 INCHES IN 10 FT, UNLESS NOTED OTHERWISE. MAKE GRADUAL GRADE CHANGES. BLEND SLOPE INTO LEVEL AREAS.
2.G. CORRECT AREAS THAT ARE OVER-EXCAVATED.
2.G.A. OTHER AREAS: USE GENERAL FILL, FLUSH TO REQUIRED ELEVATION, COMPACTED TO MINIMUM 97 PERCENT OF MAXIMUM DRY DENSITY.
2.H. RESHAPE AND RE-COMPACT FILLS SUBJECTED TO VEHICULAR TRAFFIC.
2.I. PLACEMENT AND COMPACTION OF TRENCH BACKFILL: THE PLACEMENT AND COMPACTION OF ALL TRENCH BACKFILL SHALL CONFORM TO THE FOLLOWING METHOD: MECHANICALLY COMPACTED BACKFILL:
2.I.A. MECHANICALLY COMPACT BACKFILL BY MEANS OF TAMPING ROLLERS, SHEEPSFOOT ROLLERS, PNEUMATIC TIRE ROLLERS, VIBRATING ROLLERS, OR OTHER MECHANICAL TAMPERS TO 95 PERCENT RELATIVE COMPACTION.
2.I.B. ALL SUCH EQUIPMENT SHALL BE OF SIZE AND TYPE APPROVED BY THE CONSTRUCTION MANAGER. IMPACT-TYPE PAVEMENT BREAKERS (STOMPERS) WILL NOT BE PERMITTED OVER CLAY, CAST IRON, OR NON-REINFORCED CONCRETE PIPE.
2.I.C. PERMISSION TO USE SPECIFIC COMPACTION EQUIPMENT SHALL NOT BE CONSTRUED AS GUARANTEEING OR IMPLYING THAT THE USE OF SUCH EQUIPMENT WILL NOT RESULT IN DAMAGE TO ADJACENT GROUND, EXISTING IMPROVEMENTS, OR IMPROVEMENTS INSTALLED UNDER THE CONTRACT. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION IN THIS REGARD.
2.J. COMPACTION REQUIREMENTS:
2.J.A. PAVED PEDESTRIAN WALKS AND COURTS: TOP 1 FOOT OF SUBGRADE SHALL BE COMPACTED TO 100 PERCENT OF MAXIMUM DRY DENSITY
2.J.B. FOUNDATION BACKFILL UNDER PAVEMENTS: 100 PERCENT.
2.J.C. PLANTING BEDS AND SOD ADJACENT TO BUILDING:
2.J.C.A. UPPER 2 FEET OF SOIL BELOW FINISH GRADE - 90 PERCENT MAXIMUM
2.J.C.B. REMAINDER - 95 PERCENT TO 10 FEET OF DEPTH, 100 PERCENT BEYOND 10 FEET OF DEPTH.
2.J.D. PLANTING BEDS AND SOD IN OPEN AREAS:
2.J.D.A. UPPER 1 FOOT OF SOIL BELOW FINISH GRADE - 90 PERCENT MAXIMUM
2.J.D.B. REMAINDER - 95 PERCENT.

END OF SECTION

SECTION 321300 - CONCRETE WALKS

1. SUBMITTALS
1.A. PRODUCT DATA
1.A.A. CONCRETE DESIGN MIX
1.A.B. INFORMATION ON PORTLAND CEMENT, AIR-ENTRAINING ADMIXTURE, CURING AND ANTI-SPALLING COMPOUND, WATER-REDUCING ADMIXTURE, HIGH-RANGE WATER-REDUCING ADMIXTURES

2. MATERIALS
2.A. CAST-IN-PLACE CONCRETE: NORMAL WEIGHT, AIR ENTRAINED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI
2.A.A. DESIGN AIR CONTENT: ASTM C260, 6 PERCENT BY VOLUME PLUS OR MINUS 1.5 PERCENT
2.A.B. CEMENT: ASTM C150 TYPE I OR II PORTLAND CEMENT
2.A.C. WATER: POTABLE
2.A.D. SLUMP: MAXIMUM 4 INCHES; MINIMUM 2 INCHES BEFORE THE ADDITION OF ANY WATER-REDUCING ADMIXTURES OR HIGH-RANTE WATER-REDUCING ADMIXTURES AT THE SITE
2.A.E. WATER-REDUCING ADMIXTURE: ASTM C494, TYPE A
2.A.F. HIGH RANGE WATER-REDUCING ADMIXTURE: ASTM C494, TYPE F
2.A.G. RETARDING ADMIXTURE: ASTM C494, TYPE D
2.A.H. CURING AND ANTI-SPALLING COMPOUND: ASTM C309, TYPE 1D, CLASS B
2.A.I. TYPE 1 EXPANSION JOINT FILLER: PERFORMED, RESILIENT, NONEXTRUDING CORK UNITS COMPLYING WITH ASTM D1752, TYPE II

3. PREPARATION
3.A. DO NOT USE ITEMS OF ALUMINUM FOR MIXING, CHUTING, CONVEYING, FORMING OR FINISHING CONCRETE.
3.B. SET FORMS TRUE TO LINE AND GRADE AND ANCHOR RIGIDLY IN POSITION.

4. PLACING CONCRETE
4.A. CONSOLIDATE CONCRETE BY SPADING, RODDING, FORKING OR USING AN APPROVED VIBRATOR ELIMINATING ALL AIR POCKETS, STONE POCKETS AND HONEYCOMBING. WORK AND FLOAT CONCRETE SURFACE TO PRODUCE UNIFORM TEXTURE.
4.B. LOCATE CONSTRUCTION JOINTS, IF ANY, AT EXPANSION JOINTS.

5. FINISHING AND CURING
5.A. KEEP SURFACE DAMP BUT NOT WET BETWEEN INITIAL STRIKE OFF AND FINAL FINISH.
5.B. USE MINIMAL WORKING OF THE SURFACE DURING FINISHING.
5.C. FINISH EDGES OF WALK AND EXPANSION AND CONTROL JOINTS WITH A 1/4 INCH RADIUS EDGING TOOL.
5.D. PROVIDE BROOM FINISH FOR WALK SURFACES.
5.E. APPLY CURING AND ANTI-SPALLING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
5.F. HOT WEATHER CONCRETING: COMPLY WITH ACI 305R.
5.G. PROVIDE TOOLED CONTROL JOINTS ONE INCH DEEP. SPACE CONTROL JOINTS EQUALLY BETWEEN EXPANSION JOINTS APPROXIMATELY 5 FEET ON CENTER, EXCEPT WHERE A DIFFERENT SPACING IS INDICATED ON DRAWINGS.

END OF SECTION

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BLDG. 2: REFUGEE RESPONSE

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:
STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

SPECIFICATIONS

SHEET NUMBER:
A-015

GENERAL STRUCTURAL NOTES (GSN)

GENERAL

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

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

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

4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: OHIO BLDG CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.

5. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL, OR PLUMBING FIXTURES. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

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

7. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION. NOTIFY ARCHITECT IF ANY ASTM SPECIFICATIONS REFERENCED HEREIN HAVE BEEN WITHDRAWN.

8. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERN ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

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

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

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

CONSTRUCTION SUBMITTALS

1. THE STRUCTURAL SUBMITTAL REVIEW IS INTENDED TO HELP THE ARCHITECT VERIFY HIS DESIGN CONCEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK HIS OWN SUBMITTALS. THE ARCHITECT WILL REVIEW THE SUBMITTALS FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS, GENERAL DIMENSIONS, MEMBERS, ELEVATIONS AND CONNECTIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DIMENSIONS IN SUBMITTALS AND COORDINATIONS WITH OTHER TRADES.

2. SHOP DRAWINGS ARE THE CONTRACTOR'S AND FABRICATOR'S WORK PRODUCT. THE CONTRACTOR AND FABRICATOR ARE SOLELY RESPONSIBLE FOR ANY ERRORS IN THEIR SHOP DRAWINGS. THE ARCHITECT IS NOT ENGAGED TO PERFORM DETAIL CHECKING OF THE SHOP DRAWINGS NOR WILL BE RESPONSIBLE FOR ANY ERRORS IN OR MISSING MATERIALS FROM THE SHOP DRAWINGS.

3. FOR PRINT COPIES CONTRACTOR IS TO SUBMIT ONLY 3 SETS OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW. ANY ADDITIONAL SETS WILL BE RETURNED UNMARKED . FOR ELECTRONIC SUBMITTALS, CONTRACTOR WILL BE RESPONSIBLE FOR PRINTING CHARGES FOR ONE SET OF EACH SUBMITTAL. CORRECTIONS WILL BE RETURNED ELECTRONICALLY.

4. ALL SUBMITTALS ARE TO BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR AND CHECKED BY THE FABRICATOR OR VENDOR PRIOR TO SUBMITTAL FOR REVIEW BY ARCHITECT.

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

6. THE FOLLOWING SUBMITTALS, WHEN APPLICABLE, ARE REQUIRED FOR SUBMITTAL FOR STRUCTURAL REVIEW

ITEM	PROD. DATA	DRAWINGS	CALC'S	PE SEAL
a. SPLICED REINFORCING.		X		
b. CONCRETE MIX DESIGNS.	X			
c. STRUCTURAL STEEL.		X		

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

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

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

10. SUBMITTALS ARE TO BE RECEIVED BY THE ARCHITECT A MINIMUM OF 10 WORKING DAYS PRIOR TO CONSTRUCTION SCHEDULING. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION DELAYS DUE TO INADEQUATE SCHEDULING OF SUBMITTAL REVIEW.

11. ANY ALTERNATE PRODUCTS ARE TO BE SUBMITTED IN ADVANCE OF PRODUCT'S INSTALLATION FOR APPROVAL BY ENGINEER OF RECORD. PRODUCT MUST EQUAL OR EXCEED SPECIFICATIONS AND QUALITY OF PRODUCTS SPECIFIED BY ARCHITECT OF RECORD. ARCHITECT OF RECORD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PRODUCT SUBSTITUTION WITHOUT CAUSE.

FOUNDATION

1. GENERAL CONTRACTOR TO RETAIN GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY AND ADEQUACY OF SOILS FOR PROJECT. SUBMIT WRITTEN REPORT TO BOTH ENGINEER OF RECORD AND LOCAL BUILDING AUTHORITY.
2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION: ALLOWABLE BEARING = 2000 PSF FOOTINGS SHALL BEAR ON COMPACTED FILL OR NATIVE SOILS TESTED.
3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE, IF REQUIRED.
4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT A LETTER OF COMPLIANCE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH.
7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY CHANGE ORDER.
8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE INSPECTOR. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE PER CODE SECTION 1704.
9. ALL ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NEW FOOTINGS SHALL EXTEND INTO UNDISTURBED SOILS.
10. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL AS PER THE RECOMMENDATIONS OF THE SOILS REPORT. PROOF ROLL PRIOR TO PLACING BASE. REPLACE SOFT AREAS WITH COMPACTED FILL.
11. PLACE FILLS TO BE COMPACTED IN MAX 8" LOOSE LIFTS. COMPACT TO MINIMUM 98% OF MAXIMUM DENSITY AT +/-2% OPTIMUM MOISTURE WHEN TESTED IN ACCORDANCE WITH ASTM D-698.
12. COMPACT UNDERSLAB GRANULAR FILL TO 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
13. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FLOOR STRUCTURE IS COMPLETE OR WALL IS ADEQUATELY BRACED. USE STRUCTURAL PIPE BRACING. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF BRACING.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. REINFORCED CONCRETE IS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD".
3. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ARCHITECT. MIX DESIGN METHODS (TEST HISTORY OR TRIAL BATCH METHOD) PER ACI SECTION 5.3 SHALL BE USED TO PROPORTION CONCRETE. SUBMIT MIX DESIGN METHOD DATA. IF 3-POINT CURVES ARE USED, GC TO CLEARLY IDENTIFY WHICH POINT ON CURVE IS USED AND MIX DESIGN ON 3-POINT CURVE.
4. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES (SLUMP LISTED IS MAX):

LOCATION IN STRUCTURE	STRENGTH	W/C RATIO	SLUMP	DENSITY
FOUNDATIONS	3000 PSI	0.55	4"	145 PCF
WALLS, BEAMS				
SLABS ON GRADE	4000 PSI	0.45	4"	145 PCF

CONTRACTOR AT HIS OPTION MAY INCREASE SLUMP WITH USE OF HRWR ADMIXTURE. LIMIT SLUMP INCREASE TO 2" GREATER THAN THAT ALLOWED WITHOUT HRWRA.

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II.
6. AGGREGATE FOR CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS.
7. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.
8. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI CODE CHAPTER 5 AND PROJECT SPECIFICATIONS.
9. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
10. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
11. CUT JOINTS FOR SLABS ON GRADE A MAXIMUM OF 12'-0" O.C., UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. CUT JOINTS WITHIN 8 (EIGHT) HOURS AFTER PLACING CONCRETE.
12. CONCRETE EXPOSED TO THE WEATHER, FREEZE-THAW, DEICING CHEMICALS, AND OR PARKED VEHICLES SHALL CONTAIN 6% (+/-1%) ENTRAINED AIR EITHER BY USING TYPE "A" PORTLAND CEMENTS OR ADMIXTURES CONFORMING TO ASTM C-260.
13. CURE CONCRETE BY WET CURING OR LIQUID SPRAY CONFORMING TO ASTM C-309. CONTRACTOR TO VERIFY CURING AGENT IS COMPATIBLE WITH ANY FLOOR ADHESIVES SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
14. ALL ADMIXTURES SHALL BE COMPATIBLE WITH ONE ANOTHER. PREFERABLY ONE MANUFACTURER SHALL BE USED FOR ALL ADMIXTURES.
15. CALCIUM CHLORIDE OR CHLORIDE CONTAINING ADMIXTURES **WILL NOT** BE PERMITTED UNDER ANY CIRCUMSTANCES.
16. FLYASH CONTENT, IF APPROVED IN ADVANCE BY ARCHITECT, SHALL BE LIMITED TO 20% OF TOTAL CEMENTITIOUS MATERIAL OR 25% OF PORTLAND CEMENT CONTENT. IF FLYASH IS USED, CONTRACTOR SHALL TAKE ADDITIONAL CONCRETE TEST CYLINDERS FOR 56 DAY BREAKS.
17. DURING HOT WEATHER PLACE CONCRETE IN ACCORDANCE WITH ACI 305. DURING COLD WEATHER PLACE CONCRETE IN ACCORDANCE WITH ACI 306.

CONCRETE FLOOR FINISH AND FLOOR FLATNESS/LEVELNESS REQUIREMENTS

1. PLACE AND FINISH CONCRETE FLOOR SLABS IN ACCORDANCE WITH ACI 302.1R (LATEST EDITION) "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" AND TO ACI 302.2R (LATEST EDITION) "GUIDE FOR CONCRETE SLABS THAT RECEIVE MOISTURE-SENSITIVE FLOORING MATERIALS."
2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH SCHEDULE.
3. FLOOR FLATNESS/LEVELNESS SCHEDULE:

	FLATNESS		LEVELNESS	
	SPECIFIED OVERALL	MIN. LOCAL	SPECIFIED OVERALL	MIN LOCAL
• MECH ROOMS, PARKING AREAS, MORTAR SET TILE FLOORS	20	15	15	10
• CARPETED FLOORS, RETAIL LIGHT STORAGE	25	17	20	15
• THINSET TILE FLOORS, VINYL TILE/SHEET FLOORS, FORKLIFT OR PALLET MOVER FLOORS	35	24	25	17

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 OF THE ACI CODE, ASTM A615, GRADE 60 U.N.O.

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

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (MATS ONLY). PROVIDE LAPS PER THE ACI CODE SECTION 12.8, 9" MINIMUM. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.

4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE 40 BAR DIAMETERS, 24" MINIMUM. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER THE ACI CODE SECTION 12. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. DOWEL ALL VERTICAL REBAR TO FOUNDATIONS. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL BY STRUCTURAL ENGINEER. PROVIDE REQUIRED SHOP DRAWINGS AND FABRICATE AFTER ENGINEER'S APPROVAL.

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

6. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS (MAX 2" HIGH) OR METAL CHAIRS, PRIOR TO PLACING CONCRETE.

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

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

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

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

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

		COVER
A.	CONCRETE CAST AGAINST AND PERMANENTLY 3" EXPOSED TO EARTH:	3"
B.	CONCRETE EXPOSED TO EARTH OR WEATHER:	
	NO. 6 THROUGH NO. 18 BAR 1 1/2"	2"
	NO. 5 BAR, W31 OR D31 WIRE AND SMALLER	1 1/2"
C.	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	1 1/2"
D.	SLABS, WALLS, JOISTS: NO. 11 BAR AND SMALLER	3/4"

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

STRUCTURAL STEEL

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

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

ALL WF SHAPES, U.N.O.	ASTM A992 (ASTM A572, GR50)
BASE PLATES, CONNECTION PLATES, ANGLES, CHANNELS,	ASTM A-36
AND MISCELLANEOUS	ASTM A-36
PIPE COLUMNS	A-53, GRADE B
TUBE SECTIONS	A-500, GRADE B
H.S. BOLTS	A-325, S.C. U.N.O.
NON-STRUCTURAL BOLTS	A-307

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

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

5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, OR SPRAY ON FIREPROOFING, OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.

6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (U.N.O.). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTION SECTION AND STEEL DETAIL DRAWINGS FOR WELDING INSPECTION REQUIREMENTS.

7. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.

8. PAINT STRUCTURAL STEEL WITH FABRICATOR'S STANDARD LIGHT GRAY RUST INHIBITIVE OXIDE PRIME PAINT UNLESS DIRECTED OTHERWISE BY ARCHITECT

MASONRY

1. CONSTRUCT ALL MASONRY WALLS IN ACCORDANCE WITH ACI 530 AND ACI 530.1 UNLESS OTHERWISE SHOWN OR NOTED.

2. MATERIALS:

LOAD BEARING UNITS:	ASTM C-90
CONCRETE BRICK:	ASTM C-55 ASTM C-216, TYPE FBS, GRADE SW
FACING BRICK:	ASTM C-216, TYPE FBS, GRADE SW
NON LOAD BEARING UNITS:	ASTM C-129
MORTAR (TYPE M, S, N, or O):	ASTM C-270 (PROPORTION METHOD) .
GROUT :	ASTM C-476 (2000 PSI, PROPORTION METHOD)
ASTM REINFORCING STEEL BARS:	A-615 GRADE 60

3. MASONRY PRISM STRENGTH (f'm) = 1,800 PSI AT 28 DAYS, UNLESS NOTED

4. MORTAR USAGE FOR ABOVE AND BELOW GRADE WALLS:

5. REINFORCED MASONRY:

REINFORCED MASONRY:	TYPE S
LOAD BEARING (INTERIOR AND EXTERIOR):	TYPE S
NON-LOAD BEARING (EXTERIOR):	TYPE N
NON-LOAD BEARING PARTITIONS (INTERIOR):	TYPE N

ACCELERATING ADMIXTURES MAY BE USED IN MORTAR FOR COLD WEATHER CONST, EXCEPT ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS. EUCLID CHEMICAL "ACCELGARD 80" OR EQUAL WILL BE ACCEPTABLE.

6. CONCRETE MASONRY UNITS AND MORTAR ARE TO CONTAIN AN INTEGRAL WATER REPELLENT ADMIXTURE, GRACE "DRY-BLOCK", DEGUSSA 'RHEOPEL WR" OR EQUAL. ADD DOSAGES TO BLOCK MIX AND MORTAR MIX PER MANUFACTURER'S WRITTEN RECOMMENDATIONS

7. IN MASONRY WALLS, NO CHASES, RISERS, CONDUITS OR TOOTHING OF MASONRY SHALL OCCUR WITHIN 17" OF CENTERLINE OF BEAM BEARING OR CONCENTRATED LOADS.

8. DO NOT INSTALL ANY BEAM, JOIST, BEARING PL OR CONT ANGLE ACROSS CONTROL OR EXPANSION JOINT. SHIFT BEAM, JOIST OR BRG PL TO ONE SIDE, ADJUST SPACING AS NEEDED. CUT CONT ANGLES AT JOINTS. GC TO COORD JOINT LOCATIONS WITH BEAM/JOIST BEARING

9. USE TWO COURSES (16") OF SOLID OR GROUTED SOLID MASONRY BELOW EACH BEAM BEARING MINIMUM UNLESS NOTED OTHERWISE..

10. PROVIDE HORIZONTAL JOINT REINFORCING IN ALL MASONRY WALLS AT 16" O.C. VERTICALLY. JOINT REINFORCING SHALL BE DUR-O-WAL LADDER TYPE, 9 GA. GALVANIZED WIRE, OR EQUAL. LAP SPLICES MINIMUM 6"

11. VENEER ANCHORS TO BE TWO PIECE, PINTEL AND EYE RECTANGULAR TYPE OR ADJUSTABLE WITH TRIANGULAR TIES. TIES ARE TO BE MIN 3/16" GALVANIZED WIRE. SPACE TIES AT 16" O.C. VERT AND 24" O.C. HORZ STAGGER ROWS. CORRUGATED TIES WILL NOT BE PERMITTED

12. PROVIDE UNITS APPROPRIATE FOR THE USE, I.E., SASH, BULLNOSE, BOND, ETC..

13. PROVIDE FIRE RATED OR EQUIVALENT MASONRY UNITS AT FIREWALLS, STAIRWELLS AND ELEVATOR SHAFT. CERTIFICATES OF COMPLIANCE SHALL BE FURNISHED UPON REQUEST.

14. DURING CONSTRUCTION, BRACE MASONRY WALLS IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" BY THE COUNCIL FOR MASONRY WALL BRACING. CONTRACTOR IS SOLELY RESPONSIBLE TO MEET THESE REQUIREMENTS.

15. CONSTRUCT MASONRY IN ACCORDANCE WITH ACI 530.1 SECTION 1.8 DURING COLD OR HOT WEATHER. USE OF 100% CHLORIDE FREE ACCELERATING ADMIXTURE IS SUBJECT TO APPROVAL BY ENGINEER. SUBMIT PRODUCT DATA PRIOR TO APPLICATION.

STEEL LINTEL SCHEDULE

1. PROVIDE STEEL LINTELS AS PER THE FOLLOWING SCHEDULE IN ALL MASONRY WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

FOR OPENINGS UP TO 4'-0"	L3 1/2x3 1/2x1/4
FOR OPENINGS FROM 4'-1" TO 6'-0" :	L5x3 1/2x5/16
FOR OPENINGS FROM 6'-1" TO 7'-0" :	L6x3 1/2x5/16
FOR OPENINGS FROM 7'-1" TO 10'-0":	W8x18 with 5/16" Plate

FOR OPENINGS GREATER THAN 10'-0" AND NOT SHOWN ON PLANS ALLOW FOR A MINIMUM BEAM WEIGHT OF 36 PLF PLUS A 5/16" x 11" BOT PLATE

2. ALL LINTELS SHALL BEAR ON 8" OF SOLID MASONRY, U.N.O..

3. USE ONE ANGLE FOR EACH 4" WYTHE OF MASONRY. PLATES ARE TO BE 1" LESS THAN NOMINAL WALL THICKNESS.

4. MINIMUM THICKNESS OF LINTELS IN EXTERIOR WALLS TO BE 5/16".

5. ANGLES OR PLATES IN EXTERIOR WIDTHS OF MASONRY WALLS ARE TO BE HOT DIPPED GALVANIZED.

ROUGH CARPENTRY

1. DETAIL, FABRICATE, AND ERECT ALL STRUCTURAL LUMBER IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION BY NATIONAL FOREST PRODUCTS ASSOCIATION AND TIMBER CONSTRUCTION MANUAL BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION
2. MATERIALS:
   S4S LUMBER (ASLS PS 20)
   SPECIES: DOUGLAS FIR, HEM FIR OR S-P-F OR AS SELECTED BY ARCHITECT
   GRADE: NO. 2 OR BETTER, 19% MC, KILN DRIED

   LAMINATED VENEER LUMBER (LVL) (ASTM D 5456)
   Fb = 2800 PSI Fv = 105 PSI E = 2,000,000 PSI

   SHEATHING - APA RATED FOR APPLICATION:
   EXTERIOR GRADE AT ROOFS
   EXPOSURE 1 FOR WALLS AND FLOORS
   PLYWOOD - APA VOLUNTARY STANDARD PS-1
   ORIENTATED STRAND BOARD - VOLUNTARY STANDARD PS-2

   TREATED LUMBER - TO BE FACTORY PRESSURE APPLIED AS FOLLOWS:
   EXTERIOR EXPOSURES GROUND CONTACT, AWPA UC3B OR UC4B
   FIRE RESISTANT: AWPA UCFA FOR INTERIOR AND UCFB FOR EXTERIOR.
   SEE ARCHITECTURAL DRAWINGS FOR FIRE TREATED LUMBER LOCATIONS.
3. LUMBER SUPPLIER SHALL FURNISH ALL APPROPRIATE CONNECTIONS FOR ATTACHING LUMBER FRAMING AND ANCHORING TO ADJACENT CONSTRUCTION. CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM 18 OR 20 GA. SHEET METAL FOR SINGLE OR DOUBLE 2x LUMBER MEMBERS OR 7, 12 OR 14 GA. STEEL PLATE FOR MULTIPLE PLY, GLULAM OR LVL MEMBERS, AS AS MANUFACTURED BY CLEVE STL SPEC, U S P, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO AITC STANDARD NO. 104.
4. BOLTS, NAILS, SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO FIRE-TREATED LUMBER, CHEMICAL FUMES, WEATHER AND/OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED. UNLESS INDICATED OTHERWISE ON DRAWINGS.
5. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND SPIKES USED FOR PRESSURE TREATED LUMBER CONNECTIONS SHALL BE FABRICATED FROM STAINLESS STEEL, TYPE 304 OR 316.
6. DESIGN, FABRICATE AND ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES." SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. DRAWINGS ARE TO INCLUDE: DESIGN LOADS, REACTIONS, MEMBER SIZES, STRESSES, PLATE SIZES, DIMENSIONS, AND ERECTION DRAWINGS AS REQUIRED. TRUSS MANUFACTURER TO PROVIDE CERTIFIED DOCUMENTS INDICATING THE MANUFACTURER HAS A MINIMUM OF 5 YEARS EXPERIENCE IN DESIGNING AND PRODUCING TRUSSES FOR NON-RESIDENTIAL CONSTRUCTION. FAILURE TO SUBMIT THIS DOCUMENT WILL BE CAUSE FOR REJECTION OF TRUSS MANUFACTURER AND ANY TRUSS SUBMITTALS.
7. ERECT PRE-ENGINEERED WOOD TRUSSES IN ACCORDANCE WITH TRUSS PLATE INSTITUTE DSB-89 "TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" INCLUDING GROUND BRACE, LATERAL BRACES AND DIAGONAL 'X' BRACES. IF NOT SHOWN OTHERWISE ON CONSTRUCTION DOCUMENTS, TEMPORARY BRACING IS TO BE LEFT PERMANENTLY IN PLACE. PROVIDE WOOD HEADERS AS PER THE FOLLOWING SCHEDULE IN ALL STUD WALL
8. OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
   FOR OPENINGS LESS THAN 4'-0": 2-2x10's w/ 1/2" PLYWOOD BETWEEN
   FOR OPENINGS FROM 4'-0" TO 6'-0": 2-2x12's w/ 1/2" PLYWOOD BETWEEN

9. STUD SCHEDULE - USE THE FOLLOWING SCHEDULE, UNLESS NOTED OTHERWISE ON PLANS. PROVIDE TWO ADDITIONAL KING STUDS EACH SIDE, FULLY NAILED TO JACK STUDS.

MAX OPENING SIZE	BEARING WALLS	NON-BEARING WALLS
UP TO 4'	ONE	ONE
OVER 4' TO 8'	2	ONE
OVER 8' TO 12'	3	2
OVER 12'	SEE PLAN	2

10. ADD ONE 2x MEMBER FOR EACH 2" NOMINAL WALL WIDTH.
11. PROVIDE BEARING JACK-STUDS EQUAL TO NUMBER OF BEAM LAMINATIONS PLUS ONE KING-STUD AT ALL BEAM BEARING LOCATIONS. STUDS ARE TO EXTEND DOWN TO SOLID OR BEAM BEARING OR AS NEEDED. BLOCK SOLID AS NEEDED.

CONNECTION NAILING SCHEDULE

1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8d (1) 2.
2.	BRIDGING TO JOIST, TOENAIL EACH END	2-8d 3.
3.	1" x 6" (25 mm x 152 mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
	WIDER THAN 1" x 6" (25 mm x 152 mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
	2" (51 mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
4.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" (406 mm) O.C. .
5.	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d PER 16" (406 mm) O.C.
6.	TOP PLATE TO STUD, END NAIL	2-16d 7.
7.	STUD TO SOLE PLATE	4-8d TOENAIL, OR 2-16d END NAIL
8.	DOUBLED STUDS, FACE NAIL	16d @ 24" (610 mm) O.C.
9.	DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d @ 16" (406 mm) O.C.
10.	DOUBLE TOP PLATES, LAP SPLICE	8-16d
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12.	RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152 mm) O.C.
13.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14.	CONTINUOUS HEADER, TWO PIECES ALONG EACH EDGE.	16d AT 16" (406 mm) O.C.
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8d
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19.	RAFTER TO PLATE, TOENAIL	3-8d
20.	1" (25 mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21.	1" x 8" (25 mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22.	WIDER THAN 1" x 8" (25 mm x 203 mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23.	BUILT-UP CORNER STUDS	16d @ 24" (610 mm)O.C.
24.	BUILT-UP GIRDER AND BEAMS	20d @ 32" (813 mm)O.C.
	AT TOP AND BOTTOM AND STAGGERED,	2-20d AT ENDS AND AT EA SPLICE.
25.	2" (51 mm) PLANKS	2-16d AT EACH BEARING
26.	WOOD STRUCTURAL PANELS AND PARTICLE BOARD: (2)	
	SUBROOF, ROOF AND WALL SHEATHING, (TO FRAMING):	
	1/2" AND LESS	6d (3)
	19/32" - 3/4"	8d (4) OR 5d (5)
	7/8" - 1"	8d (3)
	1 1/8" - 1 1/4"	10d (4) OR 8d (5)
	COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
	3/4" AND LESS	6d (5)
	7/8" - 1"	8d (5)
	1 1/8" - 1 1/4"	10d (4) OR 8d (5)
	PANEL SIDING (TO FRAMING):	
	1/2" (13 mm) OR LESS	6d (6)
	5/8" (16 mm)	8d (6)
	FIBERBOARD SHEATHING: (7)	
	1/2" (13 mm) THICKNESS	6d (4)
	25/32" (20 mm) THICKNESS	No. 16 GA (9)
	INTERIOR PANELING	
	1/4" THICKNESS	6d (10)
	3/8" THICKNESS	8d (11)

NOTES (AS IDENTIFIED IN PARENTHESES ABOVE):

A. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

B. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2314.3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

C. COMMON OR DEFORMED SHANK.
D. COMMON.
E. DEFORMED SHANK.

F. CORROSION-RESISTANT SIDING AND CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.

G. FASTENERS SPACED 3 INCHES (76 mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 mm) ON CENTER AT INTERMEDIATE SUPPORTS.

H. CORROSION-RESISTANT ROOFING NAILS WITH 7/16"-DIAMETER-HEAD AND 1-1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH. FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1. 9.

I. STAPLES OF ANY TYPE MAY NOT BE USED UNDER ANY CIRCUMSTANCES.

J. PANEL SUPPORTS AT 16 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

K. PANEL SUPPORTS AT 24 INCHES CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE EDGES.

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:
STATE OF OHIO RICHARD SIEGFRIED 7349 REGISTERED ARCHITECT
1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

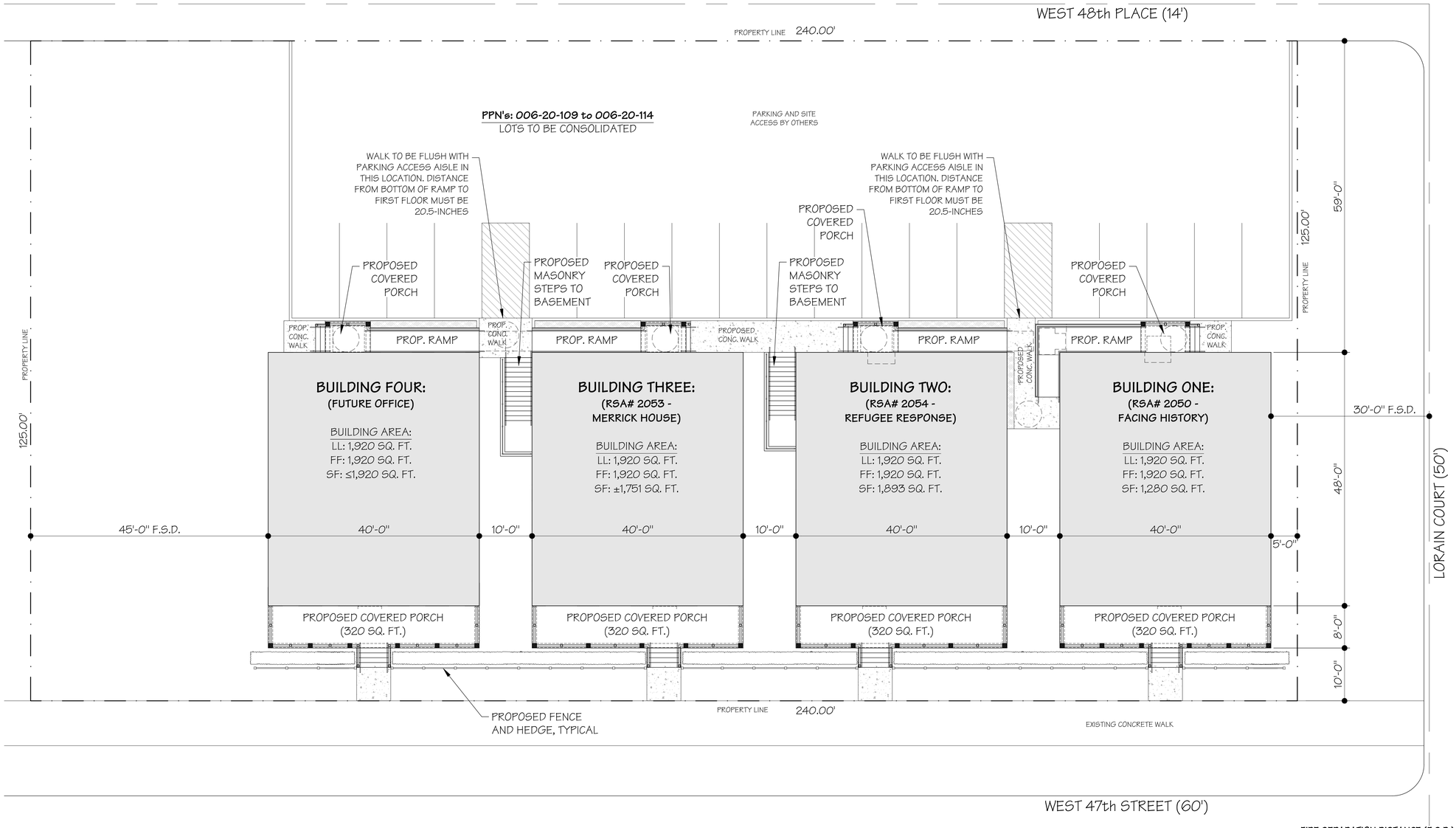
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

GENERAL STRUCTURAL NOTES

SHEET NUMBER:

A-016



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

FIRE SEPARATION DISTANCE (F.S.D.) CALCULATIONS:

1. FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (PER TABLE 602)

   1.1. FIRE SEPARATION DISTANCE = 30-FT SHOWN FROM BUILDING ONE TO LORAIN COURT CENTERLINE: **0-HOUR RATING REQUIRED**

   1.2. FIRE SEPARATION DISTANCE > 30-FT SHOWN FROM BUILDING FOUR TO ADJACENT PROPERTY LINE: **0-HOUR RATING REQUIRED**

2. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDINGS ON THE SAME LOT (SECTION 705.3)

   2.1. BUILDINGS ONE THROUGH FOUR MAY BE CONSIDERED AS PORTIONS OF ONE BUILDING SINCE THEIR AGGREGATE AREA IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING: **0-HOUR RATING REQUIRED BETWEEN BUILDINGS[1]**

   2.1.1. MAXIMUM AGGREGATE LOWER LEVEL AREA ALLOWED: 10,170 SQUARE FEET[2]

   2.1.1.1. AGGREGATE AREA = 1,920 x 4 = 7,680 < 10,170 SQUARE FEET

   2.1.2. MAXIMUM AGGREGATE FIRST AND SECOND FLOOR AREA ALLOWED: 20,340 SQUARE FEET[2]

   2.1.2.1. AGGREGATE AREA = (1,920 x 4) + 1,280 + 1,893 + 1,751 + 1,920 = 14,524 SQUARE FEET < 20,340 SQUARE FEET

1. PER *OBC SECTION 705.8.1 EXCEPTION #2*, BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE-RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.
2. SEE SHEET A-002 FOR CALCULATIONS.

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

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ARCHITECTURAL SITE PLAN

SHEET NUMBER:

A-021

GENERAL NOTES

1. SIGNAGE
   - 1.1. G.C. TO PROVIDE AND INSTALL OCCUPANT LOAD SIGNS IN CONSPICUOUS LOCATIONS AT REQUIRED ASSEMBLY SPACES AND OVERALL BUILDING OCCUPANCY NEAR MAIN ENTRY.
   - 1.2. OCCUPANT LOAD SIGNS TO READ "MAXIMUM OCCUPANT LOAD _____ PEOPLE" FOR EACH REQUIRED ASSEMBLY SPACE WITH AN OCCUPANT LOAD OF 50 OR GREATER. CONFIRM WITH FIRE MARSHAL.
   - 1.3. POSTED OCCUPANT SIGNS ARE TO BE AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. OCCUPANT LOAD SIGNS SHALL BE PRINTED WITH LETTERS AT LEAST 3/4" HIGH ON A CONTRASTING BACKGROUND.
   - 1.4. GC IS TO PROVIDE SIGNAGE WITHIN THE BUILDING IN ACCORDANCE WITH 2009 ANSI CHAPTER 7; INCLUDING BUT NOT LIMITED TO RESTROOMS.
   - 1.5. GC IS TO PROVIDE TACTILE EXIT SIGNS PER ACCESSIBILITY GUIDELINES 2009 ANSI CHAPTER AT EXIT DOORS "X1," "X2 AND "X3" IN ACCORDANCE w/ OBC 1011.4
   - 1.6. GC TO PROVIDE ROOM IDENTIFICATION SIGNS AT REQUIRED ROOMS INCLUDING, BUT NOT LIMITED TO, ALL RESTROOMS.

2. FIRE EXTINGUISHERS
   - 2.1. G.C. TO PROVIDE & INSTALL FIRE EXTINGUISHERS MOUNTED AT 48" AFF TO TOP OF HANDLE, TYP. EXCEPT FOR TYPE "K" FIRE EXTINGUISHERS. CONFIRM FINAL LOCATIONS WITH FIRE MARSHAL & OWNER'S PROJECT MANAGER.
   - 2.2. G.C. TO PROVIDE & INSTALL TYPE "K" FIRE EXTINGUISHERS MOUNTED AT 42" AFF TO TOP OF HANDLE, TYP. CONFIRM FINAL LOCATIONS WITH FIRE MARSHAL & OWNER'S PROJECT MANAGER.
   - 2.3. G.C. IS TO LOCATE FIRE EXTINGUISHERS SO AS TO NOT HAVE MORE THAN 75ft TRAVEL DISTANCE BETWEEN THEM, EXCEPT FOR TYPE "K" FIRE EXTINGUISHERS.
   - 2.4. G.C. IS TO LOCATE TYPE "K" FIRE EXTINGUISHERS SO AS TO NOT HAVE MORE THAN 30ft TRAVEL DISTANCE TO ANOTHER FIRE EXTINGUISHER AND NOT MORE THAN 10ft TRAVEL DISTANCE TO THE FIRE SUPPRESSION MANUAL PULL STATION.
   - 2.5. G.C. TO HAVE ALL INSTALLED FIRE EXTINGUISHERS CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY
   - 2.6. FIRE EXTINGUISHER LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. VERIFY FINAL LOCATIONS w/ FIRE MARSHALL

3. G.C. IS TO PROVIDE & INSTALL A FLUSH MOUNTED 4400 SERIES KNOX BOX FOR ACCESS TO FIRE ALARM PANEL. IT IS TO BE MOUNTED 5 FEET A.F.F. NEXT TO THE MAIN ENTRANCE. COORDINATE FINAL LOCATION WITH OWNER'S PROJECT MANAGER AND FIRE MARSHAL.

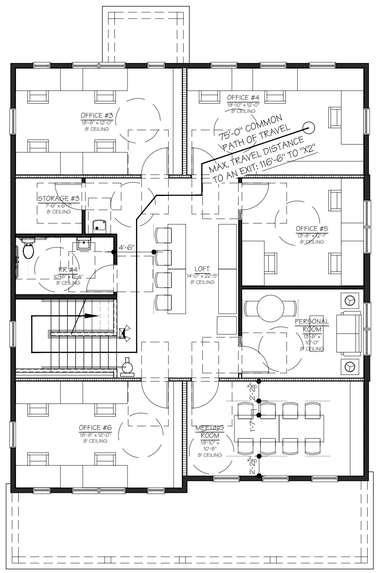
4. ACCESSIBILITY
   - 4.1. PROVIDE ACCESSIBLE CLEARANCE REQUIREMENTS IN ACCORDANCE WITH *ICC/ANSI A 117.1-2009*.
   - 4.2. EGRESS AISLE IS TO BE A MIN. OF 44" WIDE AT ENTRY HALL. MAINTAIN MIN. 36" AISLES IN ALL OTHER ROOMS AND 28" AISLES IN ALL WORK AREAS, UNLESS NOTED OTHERWISE.
   - 4.3. AISLE ACCESSWAYS AT ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES CONTAINING SEATING AT TABLES TO BE MINIMUM 12" WIDE MEASURED FROM A LINE 19" AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE.
   - 4.4. ACCESSIBLE ROUTES AND EXITS HAVE BEEN PROVIDED FOR ALL EGRESS AND CIRCULATION.
   - 4.5. ALL TOILET ROOMS HAVE BEEN DESIGNED TO PROVIDE ACCESSIBLE CLEARANCE TO AND IN EACH STALL AND AT EACH FIXTURE IN ACCORDANCE WITH WITH *2009 ANSI CHAPTER 6*.
   - 4.6. PARKING, UNLOADING ACCESSIBILITY AND SITE ACCESSIBILITY SHALL CONFORM WITH *2009 ANSI CHAPTER 5*.

5. EMERGENCY LIGHTING - REFER TO ELECTRICAL SCHEMATIC DRAWINGS FOR EMERGENCY LIGHT FIXTURE & EXIT SIGN LOCATIONS & SPECIFICATIONS

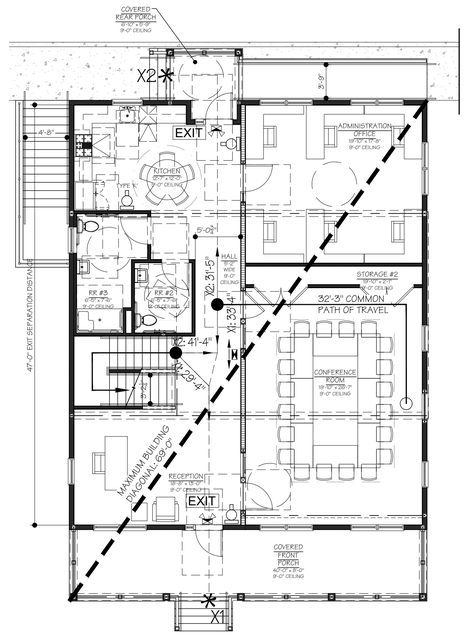
6. FIRE SPRINKLER SYSTEM: NOT PROVIDED

7. FIRE ALARM SYSTEM: NOT PROVIDED

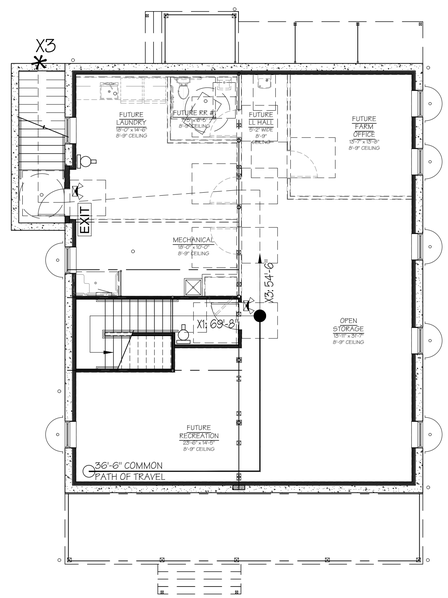
8. MAXIMUM OCCUPANCY: **100 OCCUPANTS**



SECOND FLOOR LIFE SAFETY PLAN | 1/8" = 1'-0" | 3



FIRST FLOOR LIFE SAFETY PLAN | 1/8" = 1'-0" | 2



LOWER LEVEL LIFE SAFETY PLAN | 1/8" = 1'-0" | 1

FLOOR PLAN LEGEND

- ✳ BUILDING EXTERIOR DOOR (X1, X2, X3)
- ● POINT OF EXIT OPTION
- ○ POINT OF TRAVEL ORIGIN
- ▬ ▬ BUILDING DIAGONAL
- — — EGRESS PATH
- ▬▬ COMMON PATH OF TRAVEL
- DIRECTIONAL EXIT SIGN
- EXIT SIGN / EMERGENCY LIGHT WITH DIRECTION ARROW
- TYPE ABC FIRE EXTINGUISHER - SURFACE MOUNT (U.N.O.)
- ### OCCUPANT LOAD SIGN

EXIT DISTANCES

BUILDING DIAGONAL: 69-FT
1/2 BLDG. DIAGONAL: 34.5-FT
X1 TO X2: 47-FT

MAX. TRAVEL DISTANCE:
OFFICE #4 TO "X1" --
116-FT AND 6-INCHES

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

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PROJECT #: 2054

LIFE SAFETY PLANS

SHEET NUMBER:

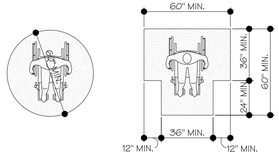
A-031

2009 ANSI ACCESSIBLE BUILDING STANDARDS

FLOOR & GROUND SURFACES

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH (13 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE.
3. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN ½ INCH (13 MM) DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
4. CHANGES IN LEVEL OF ¼ INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
5. CHANGES IN LEVEL BETWEEN ¼ INCH (6.4 MM) HIGH MINIMUM AND ½ INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2
6. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48
7. CIRCULAR TURNING SPACE: TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1525 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE

   T-SHAPED TURNING SPACE: THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1525 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (915 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE ONLY @ THE END OF EITHER THE BASE OR ONE ARM.

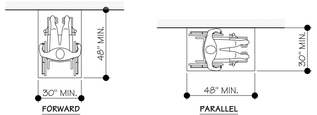


CIRCULAR TURNING SPACE — T-SHAPED TURNING SPACE

8. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
9. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, MANEUVERING CLEARANCES AT DOORS, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP

CLEAR FLOOR SPACE

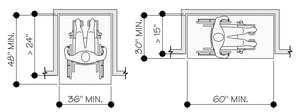
1. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
2. THE CLEAR FLOOR SPACE SHALL BE 48 INCHES MINIMUM IN LENGTH & 30 INCHES MINIMUM IN WIDTH.



FORWARD — PARALLEL

3. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE.
4. UNLESS OTHERWISE SPECIFIED, THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
5. ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE.
6. IF A CLEAR SPACE IS IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED, AS APPLICABLE.
7. FORWARD APPROACH: WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, THE ALCOVE SHALL BE 36 INCHES MINIMUM IN WIDTH WHERE THE DEPTH EXCEED 24 INCHES.

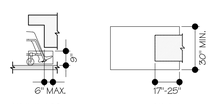
   PARALLEL: WHERE THE CLEAR SPACE IS POSITIONED FOR A PARALLEL APPROACH, THE ALCOVE SHALL BE 60 INCHES MINIMUM IN WIDTH WHERE THE DEPTH EXCEED 15 INCHES.



(A) FORWARD APPROACH — (B) PARALLEL APPROACH

TOE CLEARANCE

1. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE.
2. TOE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT.
3. WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (430 MM) MINIMUM UNDER THE ELEMENT.
4. SPACE EXTENDING GREATER THAN 6 INCHES (150 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.
5. TOE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM.

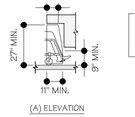


(A) ELEVATION — (B) PLAN

2009 ANSI ACCESSIBLE BUILDING STANDARDS

KNEE CLEARANCE

1. SPACE UNDER AN ELEMENT BETWEEN 9 INCHES (230 MM) AND 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE
2. KNEE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND.
3. WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES (280 MM) DEEP MINIMUM AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES (205 MM) DEEP MINIMUM AT 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND.
4. BETWEEN 9 INCHES (230 MM) AND 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH (25 MM) IN DEPTH FOR EACH 6 INCHES (150 MM) IN HEIGHT.
5. KNEE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM.

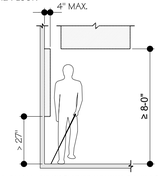


(A) ELEVATION — (B) PLAN

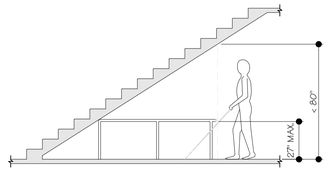
PROTRUDING OBJECTS

1. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (100 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

   EXCEPTIONS:
   1. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4½ INCHES MAXIMUM
   2. DOOR CLOSERS & DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FLOOR



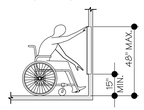
2. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT CLEARANCE IS LESS THAN 80 INCHES ABOVE THE FLOOR. THE LEADING EDGE OF THE GUARDRAIL SHALL BE 27 INCHES MAXIMUM ABOVE THE FLOOR.



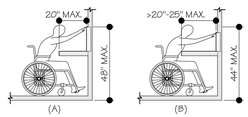
3. PROTRUDING OBJECT SHALL NOT REDUCE THE CLEAR WIDTH FOR ACCESSIBLE ROUTES.

REACH RANGES

1. WHERE A FORWARD REACH IS **UNOBSTRUCTED**, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

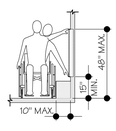


2. WHERE A HIGH FORWARD REACH IS OVER AN **OBSTRUCTION**, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (510 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (510 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1120 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM. 308.3 SIDE



(A) — (B)

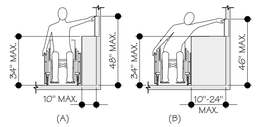
3. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.



2009 ANSI ACCESSIBLE BUILDING STANDARDS

4. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (865 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (255 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES (255 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1170 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM.

   EXCEPTION: EXISTING ELEMENTS UNALTERED SHALL BE PERMITTED AT 54 INCHES MAXIMUM ABOVE THE FLOOR



(A) — (B)

EXCEPTION: WASHING AND DRYING MACHINES ARE ALLOWED 36" MAX.

OPERABLE PARTS

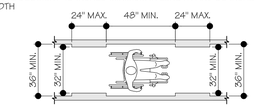
1. A CLEAR FLOOR SPACE SHALL BE PROVIDED
2. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED (REACH RANGES LISTED ABOVE).
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 LBS. MAXIMUM.

ACCESSIBLE ROUTES

1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
2. THE CLEAR WIDTH OF WALKING SURFACES SHALL COMPLY W/ THE FOLLOWING TABLE:

SEGMENT LENGTH	MINIMUM SEGMENT WIDTH
< OR = 24 INCHES	32 INCHES [1]
> 24 INCHES	36 INCHES

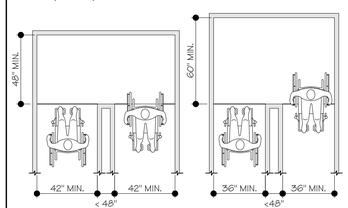
1. CONSECUTIVE SEGMENTS OF 32 INCHES IN WIDTH MUST BE SEPERATED BY A ROUTE SEGMENT 48 INCHES MINIMUM IN LENGTH AND 36 INCHES MINIMUM IN WIDTH



ACCESSIBLE ROUTES (CONTINUED)

2. WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES (1220 MM) WIDE, CLEAR WIDTH SHALL BE 42 INCHES (1065 MM) MINIMUM APPROACHING THE TURN, 48 INCHES (1220 MM) MINIMUM AT THE TURN AND 42 INCHES (1065 MM) MINIMUM LEAVING THE TURN.

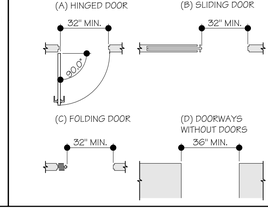
   EXCEPTION: WHERE THE CLEAR WIDTH AT THE TURN IS 60 INCHES (1525 MM) MINIMUM COMPLIANCE SHALL NOT BE REQUIRED.



(A) 180 DEGREE TURN — (B) 180 DEGREE TURN (EXCEPTION)

3. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES (1525 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (61 M) MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1220 MM) MINIMUM BEYOND THE INTERSECTION.
4. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS, DOORS & DOORWAYS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 S (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).

   EXCEPTIONS:
   1. IN *ALTERATIONS*, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
   2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.



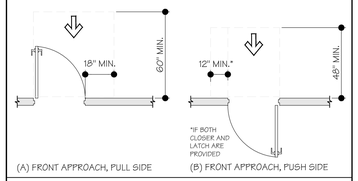
2009 ANSI ACCESSIBLE BUILDING STANDARDS

5. SWINGING DOOR MANEUVERING CLEARANCES SHALL EXTEND THE FULL CLEAR OPENING WIDTH OF THE DOORWAY, COMPLYING WITH THE FOLLOWING TABLE:

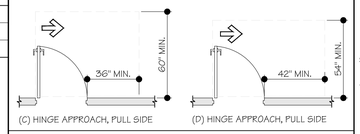
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60"	18"
FROM FRONT	PUSH	48"	0" [3]
FROM HINGE SIDE	PULL	60"	36"
FROM HINGE SIDE	PULL	54"	42"
FROM HINGE SIDE	PUSH	42" [1]	22" [3, 4]
FROM LATCH SIDE	PULL	48" [2]	24"
FROM LATCH SIDE	PUSH	42" [2]	24"

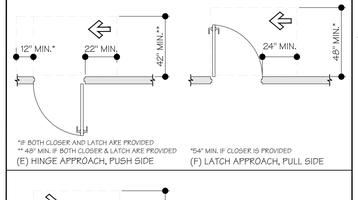
1. ADD 6" IF CLOSER & LATCH PROVIDED
2. ADD 6" IF CLOSER PROVIDED
3. ADD 12" BEYOND LATCH IF CLOSER & LATCH PROVIDED
4. BEYOND HINGE SIDE



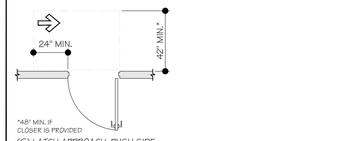
(A) FRONT APPROACH, PULL SIDE — (B) FRONT APPROACH, PUSH SIDE



(C) HINGE APPROACH, PULL SIDE — (D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE — (F) LATCH APPROACH, PULL SIDE



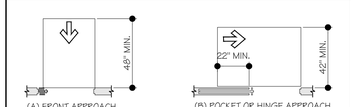
(G) LATCH APPROACH, PUSH SIDE

6. SLIDING DOORS & FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES, COMPLYING WITH THE FOLLOWING TABLE:

MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)
FROM FRONT	48"	0"
FROM NON-LATCH SIDE	42"	22" [1]
FROM LATCH SIDE	42"	24"

1. BEYOND POCKET OR HINGE SIDE



(A) FRONT APPROACH — (B) POCKET OR HINGE APPROACH — (C) STOP OR LATCH APPROACH

7. DOORWAYS WITHOUT DOORS THAT ARE LESS THAN 36 INCHES IN WIDTH SHALL HAVE MANEUVERING CLEARANCES, COMPLYING WITH THE FOLLOWING TABLE:

MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE PERPENDICULAR TO DOORWAY
FROM FRONT	48"
FROM SIDE	42"

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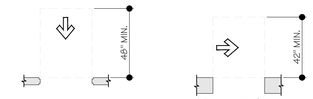
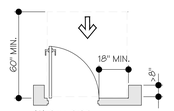
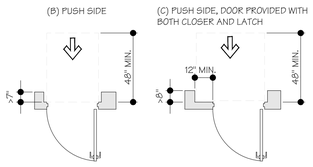


(A) FRONT APPROACH — (B) SIDE APPROACH

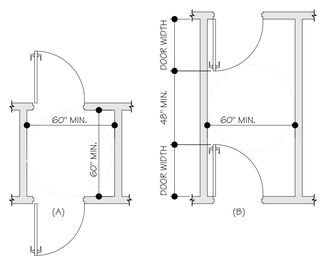
8. WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED



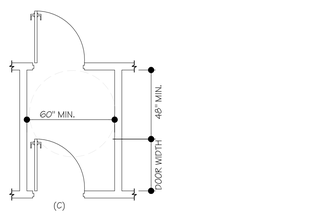
(A) PULL SIDE



9. FLOOR SURFACE WITHIN THE MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48
10. IF PROVIDED, THRESHOLDS @ DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL @ DOORWAYS SHALL COMPLY WITH FLOOR SURFACES AND CHANGE IN LEVEL REQUIREMENTS.
    EXCEPTION: EXISTING OR ALTERED THRESHOLDS 3/4" MAXIMUM IN HEIGHT THAT HAVE A BEVELED EDGE ON EACH SIDE W/ A MINIMUM SLOPE OF 1:2 FOR THE HEIGHT EXCEEDING 1/4".
11. DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 INCHES MINIMUM PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE AN ACCESSIBLE TURNING SPACE.



(A) — (B)



(C)

12. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOORS. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
    EXCEPTION:
    1. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
13. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
14. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
15. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE *APPROPRIATE ADMINISTRATIVE AUTHORITY*. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
    1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
    2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.

    THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

ACCESSIBLE ROUTES (CONTINUED)

16. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (255 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
    EXCEPTIONS:
    1. SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY.
    2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH (255 MM) BOTTOM RAIL HEIGHT REQUIREMENT.
    3. DOORS THAT DO NOT EXTEND TO WITHIN 10 INCHES (255 MM) OF THE FLOOR SHALL NOT BE REQUIRED TO COMPLY.
17. DOORS AND SIDE LIGHTS ADJACENT TO DOORS, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL, ON EITHER THE DOOR OR AN ADJACENT SIDELIGHT, 43 INCHES (1090 MM) MAXIMUM ABOVE THE FLOOR.
    EXCEPTION: VISION LIGHTS WITH THE LOWEST PART MORE THAN 66 INCHES (1675 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY
18. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10.
    LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION).
19. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (815 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR OPENING WIDTH FOR AUTOMATIC DOOR SYSTEMS SHALL BE BASED ON THE CLEAR OPENING PROVIDED WITH ALL LEAVES IN THE OPEN POSITION.

BUILT-IN FURNISHINGS AND EQUIPMENT

BUILT-IN FURNISHINGS AND EQUIPMENT REQUIRED TO BE ACCESSIBLE BY THE SCOPING PROVISIONS ADOPTED BY THE ADMINISTRATIVE AUTHORITY SHALL COMPLY WITH THE APPLICABLE PROVISIONS AS FOLLOWS.

DINING SURFACES AND WORK SURFACES

1. A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES (710 MM) MINIMUM AND 34 INCHES (865 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR.

BENCHES / BOOTHS

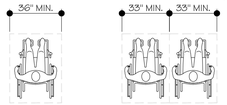
1. A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH TO AN END OF THE BENCH SEAT, SHALL BE PROVIDED.
2. BENCHES SHALL HAVE SEATS 42 INCHES (1065 MM) MINIMUM IN LENGTH, AND 20 INCHES (510 MM) MINIMUM AND 24 INCHES (610 MM) MAXIMUM IN DEPTH.
3. THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL BE 42 INCHES (1065 MM) MINIMUM IN LENGTH AND SHALL EXTEND FROM A POINT 2 INCHES (51 MM) MAXIMUM ABOVE THE SEAT SURFACE TO A POINT 18 INCHES (455 MM) MINIMUM ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 21/2 INCHES (64 MM) MAXIMUM FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY.
4. THE TOP OF THE BENCH SEAT SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT.
5. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
6. WHERE PROVIDED IN WET LOCATIONS THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.

SALES AND SERVICE COUNTERS

1. ALL PORTIONS OF COUNTERS REQUIRED TO BE ACCESSIBLE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE WALKING SURFACE.
2. THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE SALES AND SERVICE COUNTERTOP AND MEET ONE OF THE FOLLOWING:
3. A PORTION OF THE COUNTER SURFACE 36 INCHES (915 MM) MINIMUM IN LENGTH AND 36 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES (915 MM) IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR. A CLEAR FLOOR SPACE (30" X 42") POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED.
4. A PORTION OF THE COUNTER SURFACE 30 INCHES (760 MM) MINIMUM IN LENGTH AND 36 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE (30" X 42", POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.

WHEELCHAIR SPACES

WIDTH: A SINGLE WHEELCHAIR SPACE SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE TWO ADJACENT WHEELCHAIR SPACES ARE PROVIDED, EACH WHEELCHAIR SPACE SHALL BE 33 INCHES (840 MM) MINIMUM IN WIDTH.



(A) SINGLE SPACE — (B) MULTIPLE ADJACENT SPACES

DEPTH: WHERE A WHEELCHAIR SPACE CAN BE ENTERED FROM THE FRONT OR REAR, THE WHEELCHAIR SPACE SHALL BE 48 INCHES (1220 MM) MINIMUM IN DEPTH. WHERE A WHEELCHAIR SPACE CAN BE ENTERED ONLY FROM THE SIDE, THE WHEELCHAIR SPACE SHALL BE 60 INCHES (1525 MM) MINIMUM IN DEPTH.

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

UCS W. 47th St. Dvlpmt.
BLDG. 2: REFUGEE RESPONSE

WEST 47TH STREET
CLEVELAND, OHIO 44102

SEAL:

RICHARD E. SIEGFRIED, LICENSE #8307349
EXPIRATION DATE 12/31/21

1/29/21

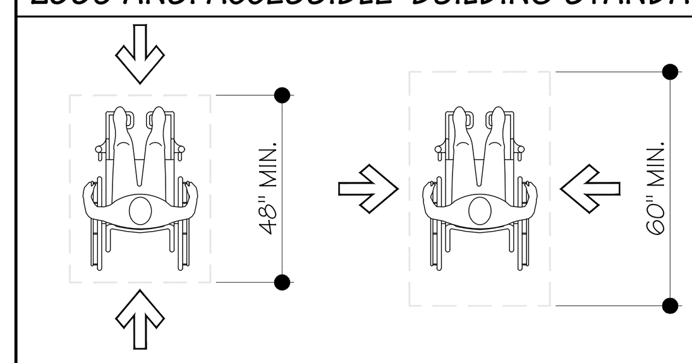
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

ANSI NOTES

SHEET NUMBER: A-041

2009 ANSI ACCESSIBLE BUILDING STANDARDS



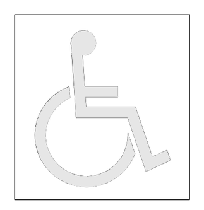
(A)FRONT OR REAR ACCESS (B) SIDE ACCESS

THE WHEELCHAIR SPACE LOCATION SHALL ADJOIN AN ACCESSIBLE ROUTE. THE ACCESSIBLE ROUTE SHALL NOT OVERLAP THE WHEELCHAIR SPACE LOCATION.

A COMPANION SEAT SHALL BE PROVIDED BESIDE EACH WHEELCHAIR SPACE

SYMBOLS

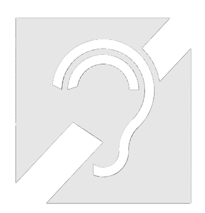
1. GLOBAL SYMBOL OF ACCESSIBILITY



3. VOLUME CONTROL TELEPHONES

2. INTERNATIONAL SYMBOL OF TTY

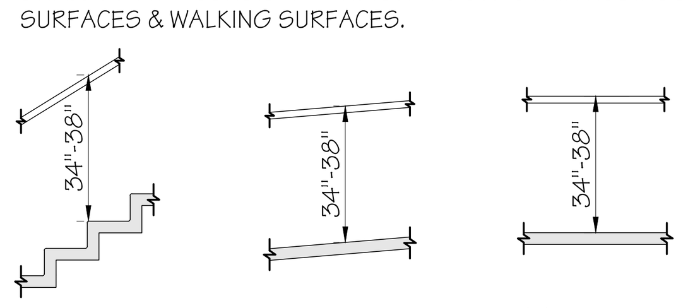
4. ASSISTIVE LISTENING SYSTEMS



HANDRAILS

1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

   EXCEPTION: HANDRAIL IN AISLES SERVING SEATING.
3. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS, RAMP SURFACES & WALKING SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS, RAMP SURFACES & WALKING SURFACES.



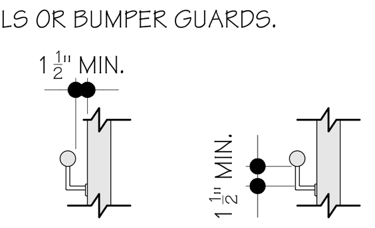
(A) STAIRS (B) RAMPS (C) WALKING SURFACES

4. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1½ INCHES (38 MM) MINIMUM.
5. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.

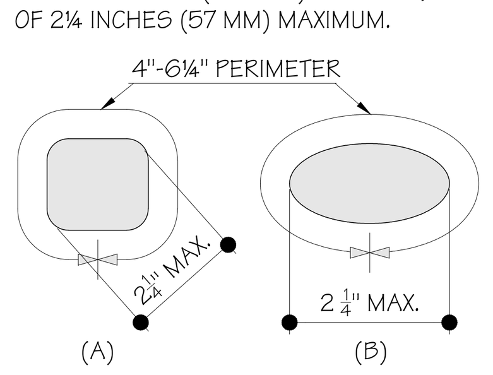
   EXCEPTIONS:
   1. HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS, PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:

      A). NOT MORE THAN 20 PERCENT OF THE HAND RAIL LENGTH IS OBSTRUCTED.
      B). HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR $1\frac{1}{2}$ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL, AND PROVIDED THAT FOR EACH INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION ABOVE 4 INCHES, THE VERTICAL CLEARANCE DIMENSION OF $1\frac{1}{2}$ INCH CAN BE REDUCED BY $\frac{1}{8}$ INCH AND
      C). EDGES SHALL BE ROUNDED

   2. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1:20, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS.



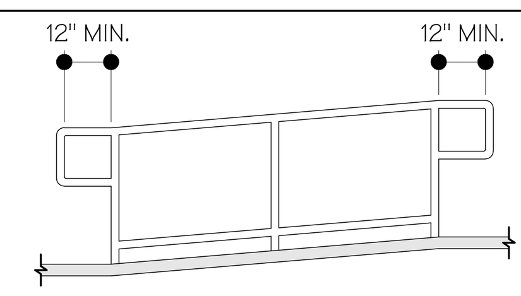
6. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1¼ INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM.
7. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (100 MM) MINIMUM AND 6¼ INCHES (160 MM) MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2¼ INCHES (57 MM) MAXIMUM.



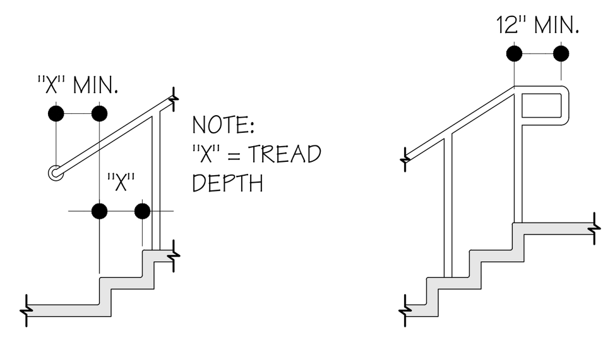
(A) (B)

8. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.
9. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
10. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS.
    EXCEPTIONS:
    1. CONTINUOUS HANDRAILS @ THE INSIDE TURN OF STAIRS & RAMP RUNS
    2. EXTENSIONS ARE NOT REQUIRED IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN AISLE.
    3. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.
11. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

2009 ANSI ACCESSIBLE BUILDING STANDARDS



12. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
13. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

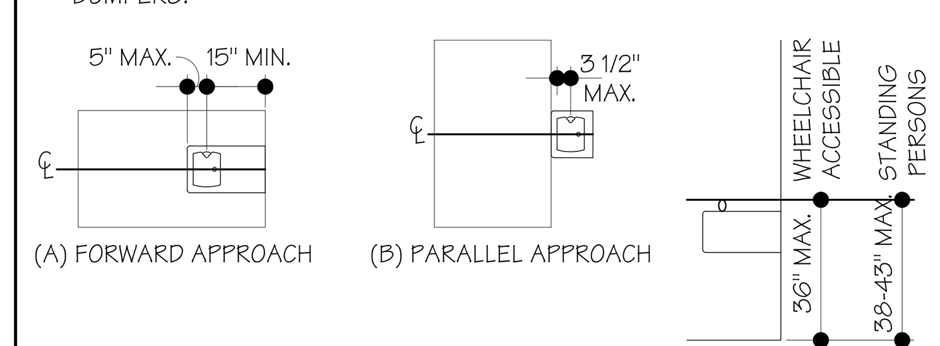


TOP HANDRAIL EXTENSIONS @ STAIRS BOTTOM HANDRAIL EXTENSIONS @ STAIRS

DRINKING FOUNTAINS

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN SHALL BE PROVIDED. KNEE AND TOE SPACE SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN.

   EXCEPTIONS:
   1. DRINKING FOUNTAINS FOR STANDING PERSONS ONLY.
   2. DRINKING FOUNTAINS FOR CHILDREN'S USE SHALL BE PERMITTED WHERE THE SPOUT IS 30 INCHES MAX. ABOVE THE FLOOR, AND A PARALLEL APPROACH, CENTERED ON THE DRINKING FOUNTAIN, IS PROVIDED.
   3. IN EXISTING BUILDINGS, EXISTING DRINKING FOUNTAINS PROVIDING A PARALLEL APPROACH, CENTERED ON THE DRINKING FOUNTAIN, SHALL BE PERMITTED.
   4. WHERE SPECIFICALLY PERMITTED BY THE ADMINISTRATIVE AUTHORITY, A PARALLEL APPROACH CENTERED ON THE DRINKING FOUNTAIN, SHALL BE PERMITTED FOR DRINKING FOUNTAINS THAT REPLACE EXISTING DRINKING FOUNTAINS WITH A PARALLEL APPROACH.
2. SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE DRINKING FOUNTAINS SHALL BE 36 INCHES (915 MM) MAXIMUM ABOVE THE FLOOR. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FLOOR.
3. THE SPOUT SHALL BE LOCATED 15 INCHES (380 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (125 MM) MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS. WHERE ONLY A PARALLEL APPROACH IS PROVIDED, THE SPOUT SHALL BE LOCATED 3 1/2" MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS.



(A) FORWARD APPROACH (B) PARALLEL APPROACH

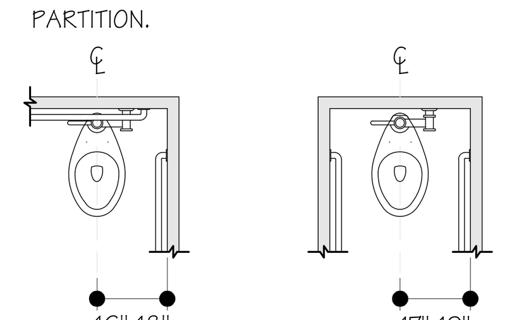
4. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" MIN. IN HEIGHT. THE ANGLE OF THE WATER STREAM FROM SPOUTS WITHIN 3 INCHES OF THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 30 DEGREES MAXIMUM, AND FROM SPOUTS 3 INCHES AND 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 15 DEGREES MAXIMUM, MEASURED HORIZONTALLY RELATIVE TO THE FRONT OF THE DRINKING FOUNTAIN.

TOILET & BATHING ROOMS

1. TURNING SPACE SHALL BE PROVIDED WITHIN THE ROOM.
2. CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.
   EXCEPTION:
   1. WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
4. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM ABOVE THE FLOOR. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FLOOR.
5. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES. SHELVES SHALL BE LOCATED 40 INCHES (1015 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR.

WATER CLOSETS & TOILET COMPARTMENTS

1. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES (405 MM) MINIMUM TO 18 INCHES (455 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION. WATER CLOSETS LOCATED IN AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE THE CENTERLINE OF THE WATER CLOSET 17 INCHES MINIMUM TO 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.

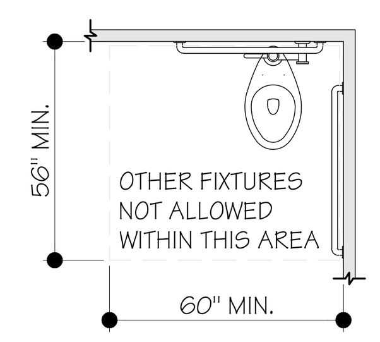


(A) ACCESSIBLE WATER CLOSETS (B) AMBULATORY ACCESSIBLE WATER CLOSETS

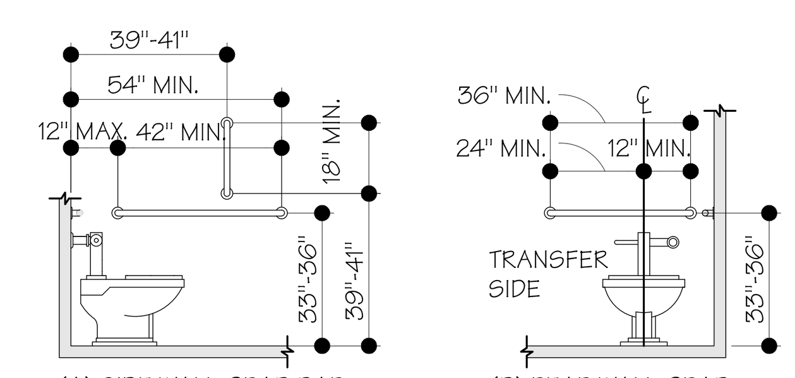
2. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1525 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1420 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

2009 ANSI ACCESSIBLE BUILDING STANDARDS

WATER CLOSETS & TOILET COMPARTMENTS (CONTINUED)

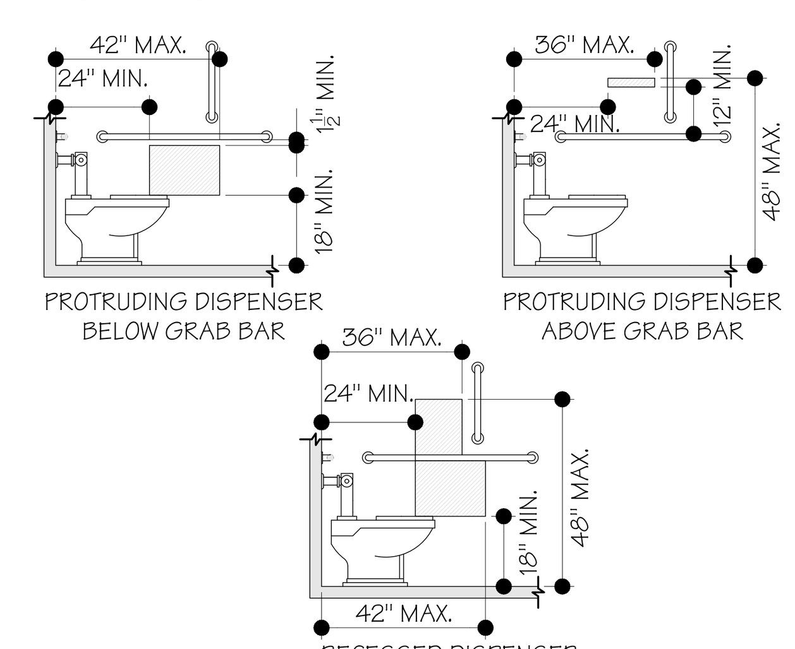


3. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.
4. THE HEIGHT OF WATER CLOSET SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
5. GRAB BARS FOR WATER CLOSETS SHALL BE PROVIDED ON THE REAR WALL AND THE SIDE WALL CLOSEST TO THE WATER CLOSET.
6. FIXED, SIDE WALL GRAB BAR SHALL BE 42 INCHES (1065 MM) IN LENGTH MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1370 MM) MINIMUM FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
7. THE REAR WALL GRAB BAR SHALL BE 36 INCHES (915 MM) MINIMUM IN LENGTH AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON THE SIDE CLOSEST TO THE WALL, AND 24 INCHES (610 MM) MINIMUM ON THE TRANSFER SIDE.
   EXCEPTIONS:
   1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES (610 MM) MINIMUM IN LENGTH, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES (915 MM) MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
   2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

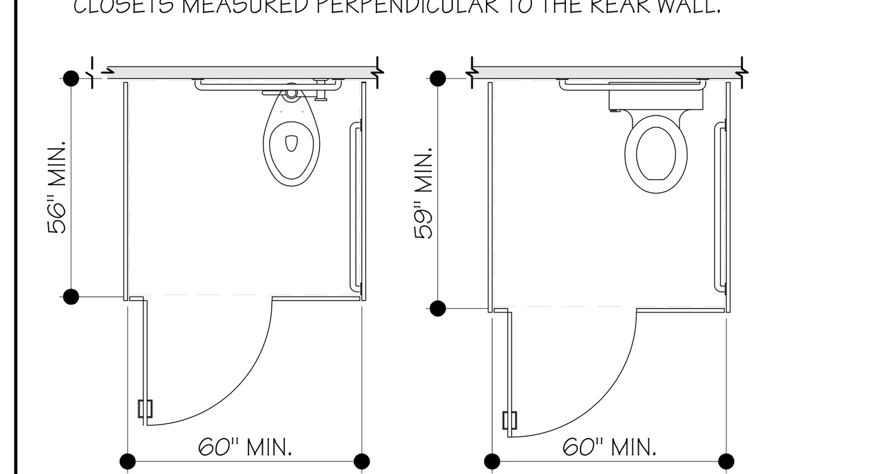


(A) SIDE WALL GRAB BAR FOR WATER CLOSET (B) REAR WALL GRAB BAR FOR WATER CLOSET

8. WHERE SWING-UP GRAB BARS ARE INSTALLED, A CLEARANCE OF 18 INCHES MINIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO ANY SIDE WALL OR OBSTRUCTION SHALL BE PROVIDED. A SWING-UP GRAB BAR SHALL BE INSTALLED WITH THE CENTERLINE OF THE GRAB BAR 15 3/4" FROM THE CENTERLINE OF THE WATER CLOSET. SWING-UP GRAB BARS SHALL BE 28" MINIMUM IN LENGTH, MEASURED FROM THE WALL TO THE END OF THE HORIZONTAL PORTION OF THE GRAB BAR.
9. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET
   EXCEPTION: IN AMBULATORY ACCESSIBLE COMPARTMENTS, FLUSH CONTROLS SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE WATER CLOSET.
10. TOILET PAPER DISPENSERS SHALL BE 7 INCHES (180 MM) MINIMUM AND 9 INCHES (230 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES (380 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.



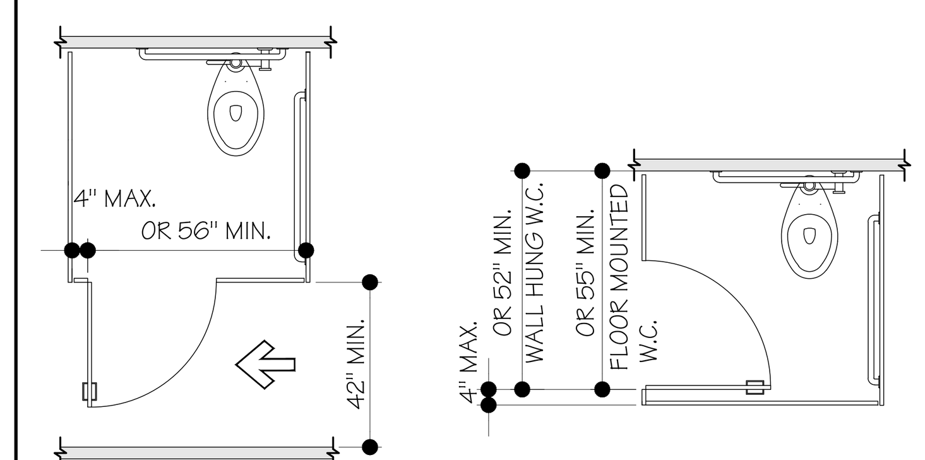
10. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES (1420 MM) DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES (1500 MM) DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES (1500 MM) DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.



(A) ADULT WALL HUNG WATER CLOSET (B) ADULT FLOOR MOUNTED WATER CLOSET AND CHILDREN'S WATER CLOSET

2009 ANSI ACCESSIBLE BUILDING STANDARDS

11. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH DOORS, DOORWAYS & GATEWAYS REQUIREMENTS, EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES (1065 MM) MINIMUM. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (100 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (100 MM) MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

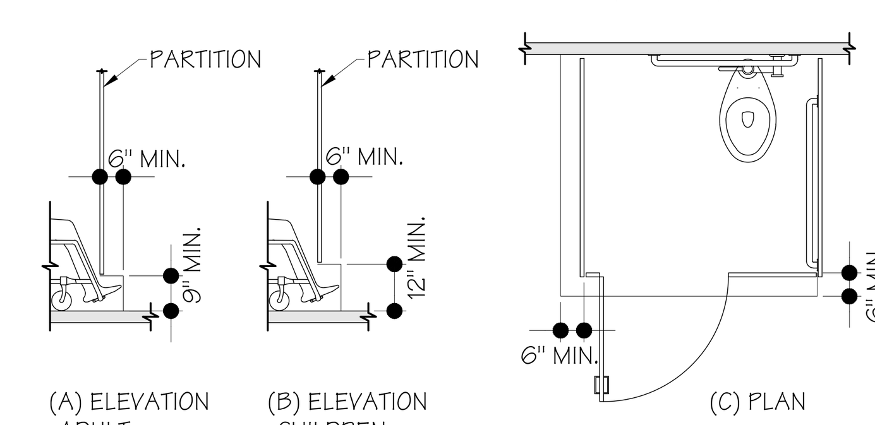


12. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

DOOR OPENING LOCATION	MEASURED FROM	DIMENSION
FRONT WALL OR PARTITION	FROM THE SIDE WALL OR PARTITION CLOSEST TO THE WATER CLOSET	56 INCHES MINIMUM
	OR	
	FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET	4 INCHES MAXIMUM
SIDE WALL OR PARTITION WALL-HUNG WATER CLOSET	FROM THE REAR WALL	52 INCHES MINIMUM
	OR	
	FROM THE FRONT WALL OR PARTITION	4 INCHES MAXIMUM
SIDE WALL OR PARTITION FLOOR - HUNG WATER CLOSET	FROM THE REAR WALL	55 INCHES MINIMUM
	OR	
	FROM THE FRONT WALL OR PARTITION	4 INCHES MAXIMUM

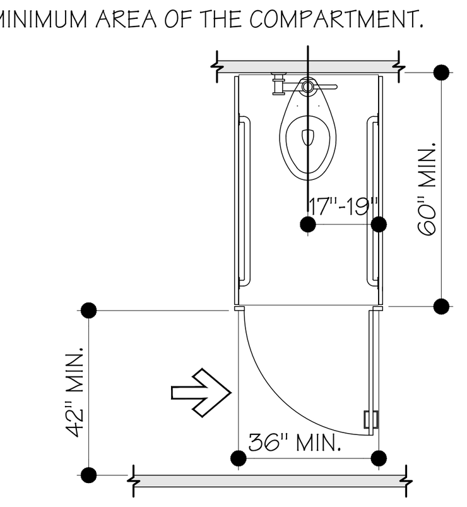
13. THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES (230 MM) MINIMUM ABOVE THE FLOOR AND 6 INCHES (150 MM) DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES (305 MM) MINIMUM ABOVE THE FLOOR AND EXTENDING 6 INCHES BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.
    EXCEPTION:
    1. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62 INCHES (1575 MM) DEEP WITH A WALL-HUNG WATER CLOSET OR GREATER THAN 65 INCHES (1650 MM) IN DEPTH WITH A FLOOR-MOUNTED WATER CLOSET. IN A COMPARTMENT GREATER THAN 65 INCHES IN DEPTH, TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED.

    2. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES (1675 MM) IN WIDTH.



(A) ELEVATION -ADULT (B) ELEVATION -CHILDREN (C) PLAN

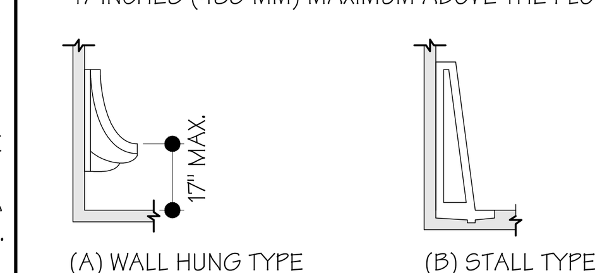
14. A SIDE-WALL GRAB BAR SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR SHALL BE PROVIDED.
15. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1525 MM) MINIMUM IN DEPTH AND 36 INCHES (890 MM) MINIMUM IN WIDTH.
16. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH ANSI REQUIREMENTS, EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, THE CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT.



2009 ANSI ACCESSIBLE BUILDING STANDARDS

URINALS

1. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (430 MM) MAXIMUM ABOVE THE FLOOR.



(A) WALL HUNG TYPE (B) STALL TYPE

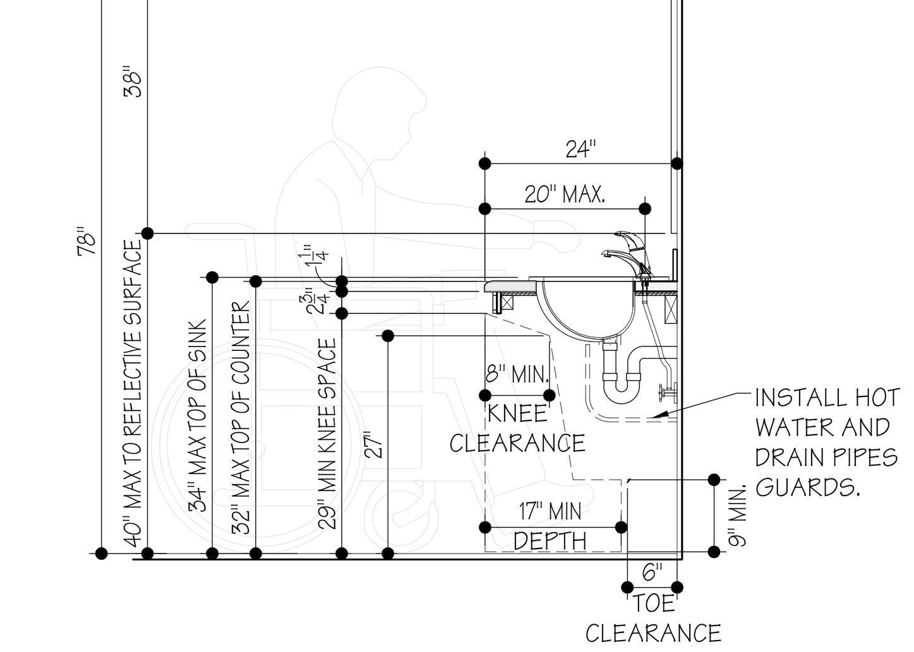
2. A CLEAR FLOOR OR GROUND SPACE POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
3. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED SHALL COMPLY WITH THE OPERABLE PARTS REQUIREMENTS

LAVATORIES & SINKS

1. A CLEAR FLOOR SPACE COMPLYING WITH ANSI REQUIREMENTS, POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH ANSI REQUIREMENTS SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.
   EXCEPTIONS:
   1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCE SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTI-BOWL SINK.
   2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS.
2. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES (865 MM) MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
3. FAUCETS SHALL COMPLY WITH ANSI "OPERABLE PARTS" REQUIREMENTS. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
4. WHERE ENHANCED REACH RANGE IS REQUIRED AT LAVATORIES, FAUCETS AND SOAP DISPENSER CONTROLS SHALL HAVE A REACH DEPTH OF 11 INCHES MAXIMUM OR, IF AUTOMATIC, SHALL BE ACTIVATED WITHIN A REACH DEPTH OF 11 INCHES MAXIMUM. WATER AND SOAP FLOW SHALL BE PROVIDED WITH A REACH DEPTH OF 11 INCHES MAXIMUM.
5. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
6. OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH THE FOLLOWING TABLE:
7. COVER WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

MAXIMUM REACH DEPTH AND HEIGHT FOR TOWEL DISPENSERS AND HAND DRYERS

MAXIMUM REACH DEPTH	1 INCH	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES
MAXIMUM REACH HEIGHT	48 INCHES	46 INCHES	42 INCHES	40 INCHES	36 INCHES	34 INCHES



MIRRORS

1. WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM ABOVE THE FLOOR. WHERE MIRRORS ARE LOCATED ABOVE COUNTERS THAT DO NOT CONTAIN LAVATORIES, THE MIRROR SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015) MAXIMUM ABOVE THE FLOOR.

   EXCEPTION: OTHER THAN WITHIN ACCESSIBLE DWELLING OR SLEEPING UNITS, MIRRORS ARE NOT REQUIRED OVER THE LAVATORIES OR COUNTERS IF A MIRROR IS LOCATED WITHIN THE SAME TOILET OR BATHING ROOM AND MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FLOOR.

LOCKERS

1. AMOUNT. WHERE FIXED OR BUILT-IN LOCKERS ARE PROVIDED IN REQUIRED ACCESSIBLE SPACES, AT LEAST 5%, BUT NOT LESS THAN ONE OF EACH TYPE, SHALL BE ACCESSIBLE.
2. SHELVES AND COAT HOOKS IN ACCESSIBLE LOCKERS SHALL BE MOUNTED NO HIGHER THAN 48 INCHES.
3. ACCESSIBLE LOCKERS SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
4. NO BENCH SHALL BE PROVIDED IN FRONT OF AN ACCESSIBLE LOCKER TO ALLOW WHEELCHAIR ACCESSIBLE REACH INTO LOCKER.
5. THE CENTER OF AN ACCESSIBLE LOCKER SHALL BE LOCATED AT LEAST 24" FROM WALL OR OTHER OBSTRUCTIONS TO ALLOW PARALLEL APPROACH WHICH IS CENTERED ON THE 48 INCH WHEELCHAIR CLEAR FLOOR OR GROUND SPACE.

2009 ANSI ACCESSIBLE BUILDING STANDARDS

SIGNS

VISUAL CHARACTERS:

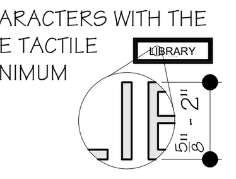
1. CHARACTERS SHALL BE UPPERCASE, LOWERCASE, OR A COMBINATION OF BOTH.
2. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
3. THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF CHARACTERS OF A FONT. THE UPPERCASE LETTER "I" SHALL HAVE A MINIMUM HEIGHT COMPLYING WITH THE FOLLOWING TABLE. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN.
4. THE UPPERCASE LETTER "O" SHALL BE USED TO DETERMINE THE ALLOWABLE WIDTH OF ALL CHARACTERS OF A FONT.THE WIDTH OF THE UPPERCASE LETTER "O" OF THE FONT SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.
5. THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE STROKE WIDTH OF ALL CHARACTERS OF A FONT. THE STROKE WIDTH SHALL BE 10% MINIMUM AND 30% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.
6. SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10% MINIMUM AND 35% MAXIMUM OF THE CHARACTER HEIGHT.
7. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135% MINIMUM TO 170% MAXIMUM OF THE CHARACTER HEIGHT.
8. VISUAL CHARACTERS SHALL BE 40 INCHES MINIMUM ABOVE THE FLOOR OF THE VIEWING POSITION, MEASURED TO THE BASELINE OF THE CHARACTER. HEIGHTS SHALL COMPLY WITH THE FOLLOWING TABLE, BASED ON THE SIZE AND CHARACTERS ON THE SIGN.
9. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.

VISUAL CHARACTER HEIGHT

HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINUMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 6 FEET	5/8 INCH
	6 FEET AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 6 FEET
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 15 FEET	2 INCHES
	15 FEET AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

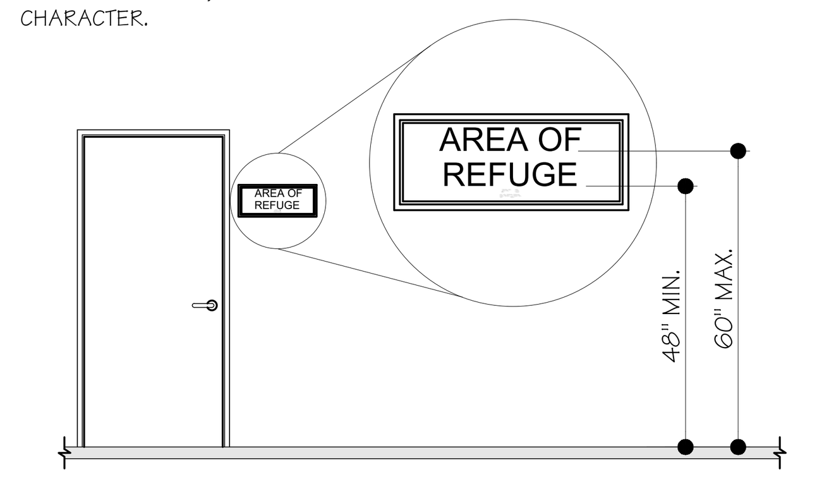
TACTILE CHARACTERS:

1. TACTILE CHARACTERS SHALL BE RAISED 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND
2. CHARACTERS SHALL BE UPPERCASE
3. CHARACTERS SHALL BE SAN SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
4. THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF ALL CHARACTERS OF A FONT. THE HEIGHT OF THE UPPERCASE LETTER "I" OF THE FONT, MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM.
   EXCEPTION: WHERE SEPARATE TACTILE AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, THE HEIGHT OF THE TACTILE UPPERCASE "I" SHALL BE PERMITTED TO BE 1/2 INCH MINIMUM

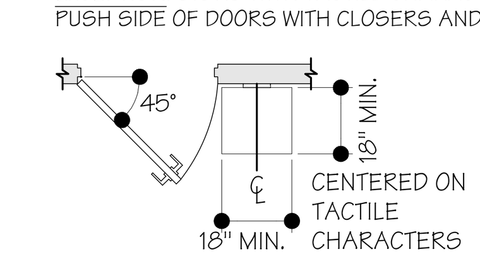


5. THE UPPERCASE LETTER "O" SHALL BE USED TO DETERMINE THE ALLOWABLE WIDTH OF ALL CHARACTERS OF A FONT. THE WIDTH OF THE UPPERCASE LETTER "O" OF THE FONT SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.
6. THE UPPERCASE LETTER "I" OF THE FONT SHALL BE USED TO DETERMINE THE ALLOWABLE STROKE WIDTH OF ALL CHARACTERS OF A FONT.
7. THE STROKE WIDTH SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE TOP SURFACE OF THE CHARACTER, AND 30% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE BASE OF THE CHARACTER.

   WHEN CHARACTERS ARE BOTH VISUAL AND TACTILE, THE STROKE WIDTH SHALL BE 10% MINIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I"
8. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT TACTILE CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES.
9. SPACING BETWEEN INDIVIDUAL TACTILE CHARACTER SHALL BE 1/8 INCH MINIMUM MEASURED AT THE TOP SURFACE OF THE CHARACTERS, 1/16 INCH MINIMUM MEASURED AT THE BASE OF THE CHARACTERS, AND FOUR TIMES THE TACTILE CHARACTER STROKE WIDTH MAXIMUM. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM.
10. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF TACTILE CHARACTERS WITHIN A MESSAGE SHALL BE 135% MINIMUM AND 170% MAXIMUM OF THE TACTILE CHARACTER HEIGHT.
11. TACTILE CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.



12. WHERE A TACTILE SIGN IS PROVIDED AT THE DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
    EXCEPTION: SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.



13. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
    EXCEPTION: WHERE SEPARATE TACTILE CHARACTERS AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, TACTILE CHARACTERS ARE NOT REQUIRED TO HAVE NON-GLARE FINISH OR TO CONTRAST WITH THEIR BACKGROUND.

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

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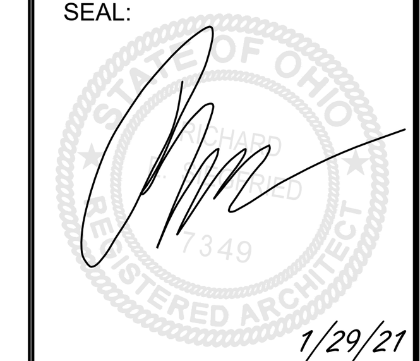


1/29/21
RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

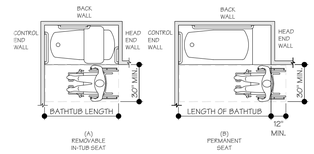
ANSI NOTES

SHEET NUMBER:

A-042

2009 ANSI ACCESSIBLE BUILDING STANDARDS

BATHTUBS



1. CLEARANCE.

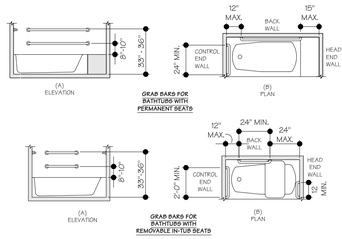
1.1. A CLEARANCE IN FRONT OF BATHTUBS EXTENDING THE LENGTH OF THE BATHTUB AND 30 INCHES MINIMUM IN DEPTH SHALL BE PROVIDED.

1.2. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.

2. SEAT.

2.1. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.

2.2. THE HEIGHT OF BATHTUB SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. REMOVABLE IN-TUB SEATS SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM IN DEPTH AND BE CAPABLE OF SECURE PLACEMENT. PERMANENT SEATS SHALL BE 15 INCHES MINIMUM IN DEPTH AND SHALL EXTEND FROM THE BACK WALL TO OR BEYOND THE OUTER EDGE OF THE BATHTUB. PERMANENT SEATS SHALL BE POSITIONED AT THE HEAD END OF THE BATHTUB.



3. GRAB BARS.

3.1. NOTE: GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN A BATHING FACILITY FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE, PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.

3.2. GRAB BARS AT BATHTUBS WITH PERMANENT SEATS.

3.2.1. BACK WALL. TWO HORIZONTAL GRAB BARS SHALL BE PROVIDED ON THE BACK WALL, ONE SHALL BE INSTALLED 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FLOOR MEASURED AT THE TOP OF THE GRIPPING SURFACE AND THE OTHER 8 INCHES MINIMUM AND 20 INCHES MAXIMUM ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE LOCATED 15 INCHES MAXIMUM FROM THE HEAD END WALL AND EXTEND TO 12 INCHES MAXIMUM FROM THE CONTROL END WALL

3.2.2. CONTROL END WALL.

3.2.2.1. NOTE: AN L-SHAPED CONTINUOUS GRAB BAR OF EQUIVALENT DIMENSIONS AND POSITIONING SHALL BE PERMITTED TO SERVE THE FUNCTION OF SEPARATE VERTICAL AND HORIZONTAL GRAB BARS.

3.2.2.2. A HORIZONTAL GRAB BAR 24 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL BEGINNING NEAR THE FRONT EDGE OF THE BATHTUB AND EXTENDING TOWARD THE INSIDE CORNER OF THE BATHTUB.

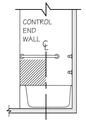
3.2.2.3. A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL 3 INCHES MINIMUM AND 6 INCHES MAXIMUM ABOVE THE HORIZONTAL GRAB BAR, AND 4 INCHES MAXIMUM INWARD FROM THE FRONT EDGE OF THE BATHTUB.

3.3. GRAB BARS AT BATHTUBS WITHOUT PERMANENT SEATS.

3.3.1. BACK WALL. TWO HORIZONTAL GRAB BARS SHALL BE PROVIDED ON THE BACK WALL, ONE COMPLYING WITH SECTION 609.4 AND THE OTHER LOCATED 8 INCHES MINIMUM AND 10 INCHES MAXIMUM ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 24 INCHES MINIMUM IN LENGTH, LOCATED 24 INCHES MAXIMUM FROM THE HEAD END WALL AND EXTEND TO 12 INCHES MAXIMUM FROM THE CONTROL END WALL.

3.3.2. CONTROL END WALL. SEE SECTION 3.2.2 ABOVE.

3.3.3. HEAD END WALL. A HORIZONTAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.



4. CONTROLS.

4.1. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTER LINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH "OPERABLE PARTS" REQUIREMENTS LISTED ABOVE.

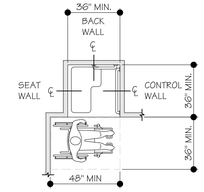
5. HAND SHOWER. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

6. BATHTUB ENCLOSURES. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE TRIM OF THE BATHTUB.

7. WATER TEMPERATURE. BATHTUBS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

2009 ANSI ACCESSIBLE BUILDING STANDARDS

TRANSFER-TYPE SHOWER COMPARTMENTS

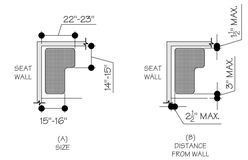


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

1. CLEARANCE.

1.1. TRANSFER-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 36 INCHES IN WIDTH AND 36 INCHES IN DEPTH, MEASURED AT THE CENTER POINT OF OPPOSING SIDES. AN ENTRY 36 INCHES MINIMUM IN WIDTH SHALL BE PROVIDED.

1.2. A CLEARANCE OF 48 INCHES MINIMUM IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL WALL, AND 36 INCHES MINIMUM IN DEPTH SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE COMPARTMENT.



2. SEATS.

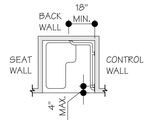
2.1. A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED ON THE WALL OPPOSITE THE CONTROL WALL.

2.1.1. **EXCEPTION:** A SEAT IS NOT REQUIRED TO BE INSTALLED IN A SHOWER FOR A SINGLE OCCUPANT, ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE, PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF A SHOWER SEAT.

2.2. THE HEIGHT OF SHOWER COMPARTMENT SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT. THE SEAT SHALL EXTEND ALONG THE SEAT WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY.

2.3. L-SHAPED SEATS. THE REAR EDGE OF AN L-SHAPED SEAT SHALL BE 2½ INCHES MAXIMUM AND THE FRONT EDGE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM FROM THE SEAT WALL. THE REAR EDGE OF THE "L" PORTION OF THE SEAT SHALL BE 1½ INCHES MAXIMUM FROM THE WALL AND THE FRONT EDGE SHALL BE 1.4 INCHES MINIMUM AND 15 INCHES MAXIMUM FROM THE WALL. THE END OF THE "L" SHALL BE 22 INCHES MINIMUM AND 23 INCHES MAXIMUM FROM THE MAIN SEAT WALL.

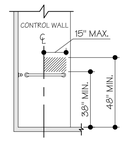
2.4. STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.



3. GRAB BARS.

3.1. HORIZONTAL GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND ON THE BACK WALL TO A POINT 18 INCHES FROM THE CONTROL WALL. WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FLOOR.

3.2. A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL 3 INCHES MINIMUM AND 6 INCHES MAXIMUM ABOVE THE HORIZONTAL GRAB BAR, AND 4 INCHES MAXIMUM INWARD FROM THE FRONT EDGE OF THE SHOWER.



4. HAND SHOWERS.

4.1. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

4.2. THE CONTROLS AND HAND SHOWER SHALL BE LOCATED:

4.3. ON THE CONTROL WALL OPPOSITE THE SEAT.

4.4. AT A HEIGHT OF 38 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE SHOWER FLOOR, AND

4.5. 15 INCHES MAXIMUM, FROM THE CENTERLINE OF THE CONTROL WALL TOWARD THE SHOWER OPENING.

5. THRESHOLDS. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT AND SHALL BE BEVELED, ROUNDED, OR VERTICAL.

2009 ANSI ACCESSIBLE BUILDING STANDARDS

KITCHENS AND KITCHENETTES

1. CLEARANCE.

1.1. WHERE A PASS-THROUGH KITCHEN IS PROVIDED, CLEARANCES SHALL COMPLY WITH SECTION 804.2.1. WHERE A U-SHAPED KITCHEN IS PROVIDED, CLEARANCES SHALL COMPLY WITH SECTION 804.2.2.

EXCEPTION: SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 804.2 PROVIDED THERE IS A 40-INCH MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN WORK AREAS.

1.2. IN PASS-THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK ARES SHALL BE 40 INCHES MINIMUM. PASS-THROUGH KITCHEN SHALL HAVE TWO ENTRIES.

1.3. IN KITCHEN ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.

2. WORK SURFACE

2.1 AT LEAST ONE WORK SURFACE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 902.

EXCEPTION: SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO PROVIDE AN ACCESSIBLE WORK SURFACE.

3. SINKS

3.1 THE SINK SHALL COMPLY WITH SECTION 606.

4. APPLIANCES

4.1 WHERE APPROVED, KITCHEN APPLIANCES SHALL COMPLY WITH SECTION 804.5

4.2 A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

4.3 ALL APPLIANCE CONTROLS SHALL COMPLY WITH SECTION 309.

EXCEPTIONS: 1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.4.

2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.3

4.4 A CLEAR FLOOR SPACE POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE ADJACENT SINK.

4.5 COOKTOPS SHALL COMPLY SECTION 804.5.4

4.5.1 A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE COOKTOP, SHALL BE PROVIDED.

4.5.2 WHERE THE CLEAR FLOOR IS POSITIONED FOR A FORWARD APPROACH, KNEE AND TOE CLEARANCES COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK.

4.5.3 WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A PARALLEL APPROACH, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE.

4.5.4 THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

4.6 OVEN SHALL COMPLY WITH SECTION 804.5.5

4.6.1 A CLEAR FLOOR SPACE SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN.

4.6.2 SIDE-HINGED DOOR OVEN SHALL HAVE A WORK SURFACE COMPLYING WITH SECTION 804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.

4.6.3 BOTTOM-HINGED DOOR OVEN SHALL HAVE A WORK SURFACE COMPLYING WITH SECTION 804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.

4.7 COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54 INCHES MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE.

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO
RICHARD E. SIEGFRIED
E-8307349
REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

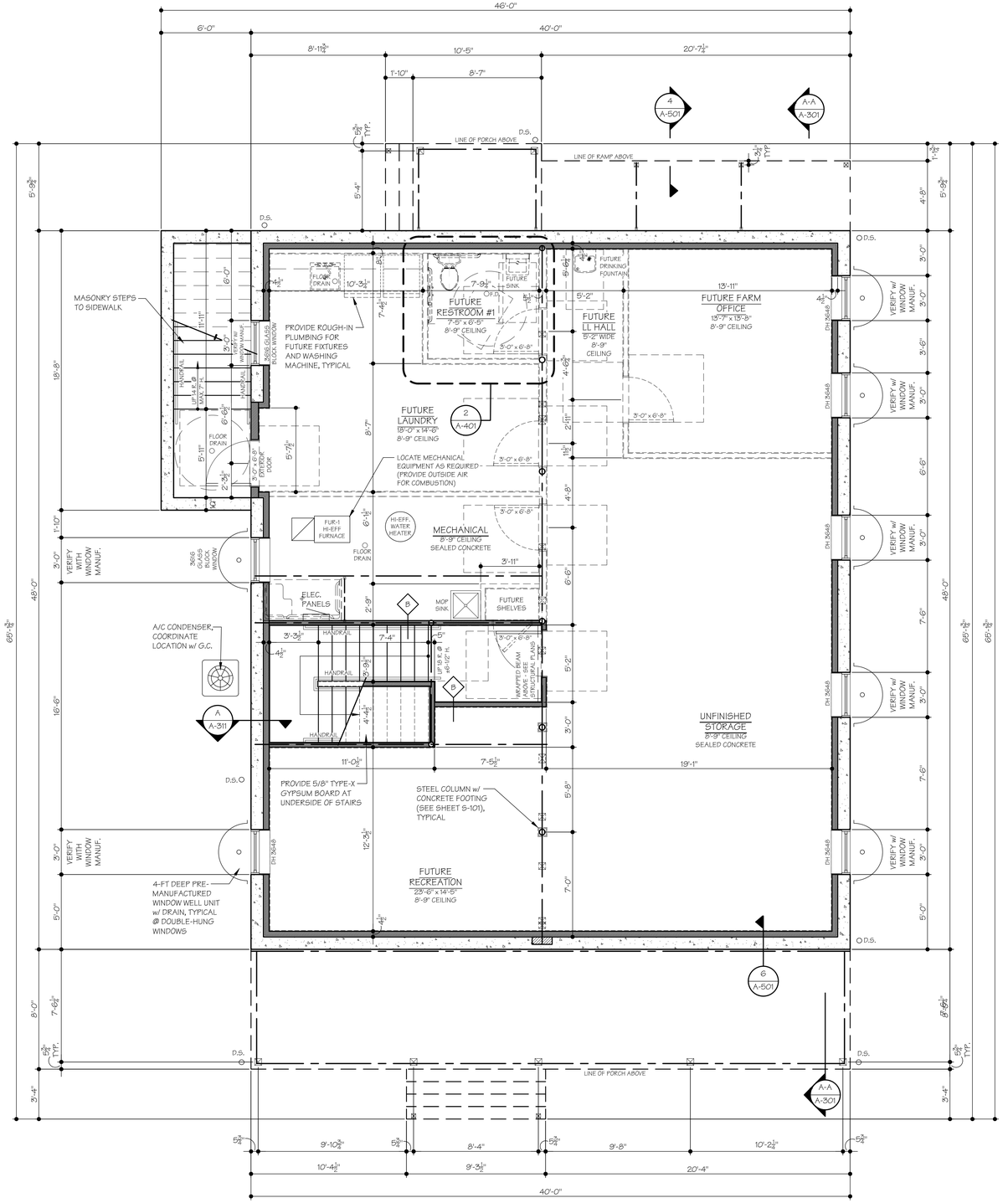
DATE	SET ISSUANCE
01.29.21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

ANSI NOTES

SHEET NUMBER:

A-043



NOTE: SEE SHEET S-101 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

LOWER LEVEL PLAN

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

NORTH

FOUNDATION GENERAL NOTES:

A. DIMENSIONS ARE TO FACE OF FOUNDATION WALL, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AND/OR TO THE CENTERLINE OF STRUCTURAL BEAMS AND COLUMNS.

B. FROST DEPTH FOOTINGS TO BE MINIMUM 42" BELOW GRADE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

C. DOWNSPOUT DRAINS TO TIE INTO STORM DRAINS AS REQUIRED.

FLOOR PLAN GENERAL NOTES:

A. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE EDGE OF WALL SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. REFER TO STRUCTURAL SHEETS (S-SERIES) FOR MORE INFORMATION. REFER TO SPECIFICATIONS FOR STANDARD DOOR AND WINDOW HEADER SIZES NOT LISTED SPECIFICALLY ON THE STRUCTURAL DRAWINGS.

C. G.C. TO INSTALL SOUND ATTENUATION INSULATION IN RESTROOM WALLS. VERIFY ADDITIONAL LOCATIONS WITH OWNER.

D. COORDINATE TYPE OF WINDOW CASINGS, DOOR CASINGS AND BASEBOARDS WITH OWNER/G.C.

E. COORDINATE FLOOR AND WALL FINISHES WITH G.C. PROVIDE PROPER UNDERLAYMENTS - REFER TO SPECIFICATIONS. SEE SHEET A-401 FOR ADDITIONAL INFORMATION.

F. SUB-CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR THE LOCATION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT PRIOR TO INSTALLATION.

G. SEE COVER SHEET A-001 FOR GUARDRAIL, HANDRAIL AND GUARDRAIL IN-FILL COMPONENT LOADING REQUIREMENTS.

H. ALL HANDRAILS TO BE MOUNTED AT 36" A.F.F. ABOVE STAIR TREAD NOSING AND TO BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL. HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN WALL AND RAIL. GRIP SIZE TO BE TYPE I OR TYPE II. INSTALL PER OHIO BUILDING CODE. PROVIDE SOLID BLOCKING IN WALLS AS REQUIRED. SEE STAIR DETAILS FOR ADDITIONAL INFORMATION.

I. ALL GUARDRAILS TO BE LOCATED ALONG OPEN-SIDED WALKING SURFACES AND LANDINGS WHERE SHOWN ON THE DRAWINGS. GUARD HEIGHT TO BE 42" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE LEADING EDGE OF THE TREADS. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. PROVIDE SOLID BLOCKING AS REQUIRED TO SECURE GUARD POST.

J. PROVIDE INSULATION AT ALL KNEE-WALLS TO THE EQUIVALENT R-VALUE OF THE EXTERIOR WALLS, IF APPLICABLE.

K. G.C. TO INSTALL BLOCKING IN WALL AS REQUIRED FOR EQUIPMENT, COUNTERS, CABINETS, ACCESSORIES, SIGNAGE, AWNINGS, ARTWORK, CURTAINS, DRAPERY, MIRRORS, ETC. G.C. TO COORDINATE WITH PROJECT MANAGER AND VENDORS FOR THEIR BLOCKING REQUIREMENTS.

L. ALL PRODUCTS, APPLIANCES, SYSTEMS, CABINETRY, FIXTURES, ETC. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

M. ALL BUILDING ENVELOPE PENETRATIONS, INCLUDING CEILINGS, WALLS AND FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.

N. ATTIC ACCESS PANEL SHALL BE CAULKED, SEALED OR GASKETED AS REQUIRED TO PROVIDE AN AIR-TIGHT SEAL. PROVIDE INSULATION AT ATTIC SIDE OF PANEL TO EQUAL ADJACENT INSULATION. PROVIDE LIGHT IN THE ATTIC AND A SWITCH IN THE CLOSET. VERIFY LOCATION WITH OWNER/G.C.

O. OWNER TO SPECIFY FINISH SELECTIONS AND COLORS.

P. SEE ENLARGED RESTROOM PLANS, SHEET A-401, FOR ADDITIONAL FINISH INFORMATION AND DOOR NOTES.

TAG TYPES

A — WALL TAG - SEE INTERIOR WALL TYPES BELOW

FLOOR PLAN LEGEND

- LOW WALL
- FULL-HEIGHT WALL (INTERIOR NONBEARING AND EXTERIOR)
- FULL-HEIGHT WALL (INTERIOR BEARING)

INTERIOR WALL TYPES (0-HR. RATING)

A — TYPICAL INTERIOR BEARING WALL: 2x6 STUD WALL @ 16" O.C. WITH 5/8" GYPSUM BOARD, BOTH SIDES, U.N.O. OMIT GYPSUM BOARD @ UNFINISHED LOCATIONS. WALL HEIGHT TO UNDERSIDE OF STRUCTURE.

B — TYPICAL INTERIOR NON-BEARING WALL: 2x4 STUD WALL @ 16" O.C. WITH 5/8" GYPSUM BOARD, BOTH SIDES, U.N.O. WALL HEIGHT TO UNDERSIDE OF STRUCTURE.

C — TYPICAL INTERIOR LOW WALL: 2x4 STUD WALL @ 16" O.C. WITH 5/8" GYPSUM BOARD, BOTH SIDES, U.N.O. WALL HEIGHT AS NOTED ON DRAWINGS.

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UCS W. 47th St. Dvlpmt.
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RSA ARCHITECTS, LLC
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CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

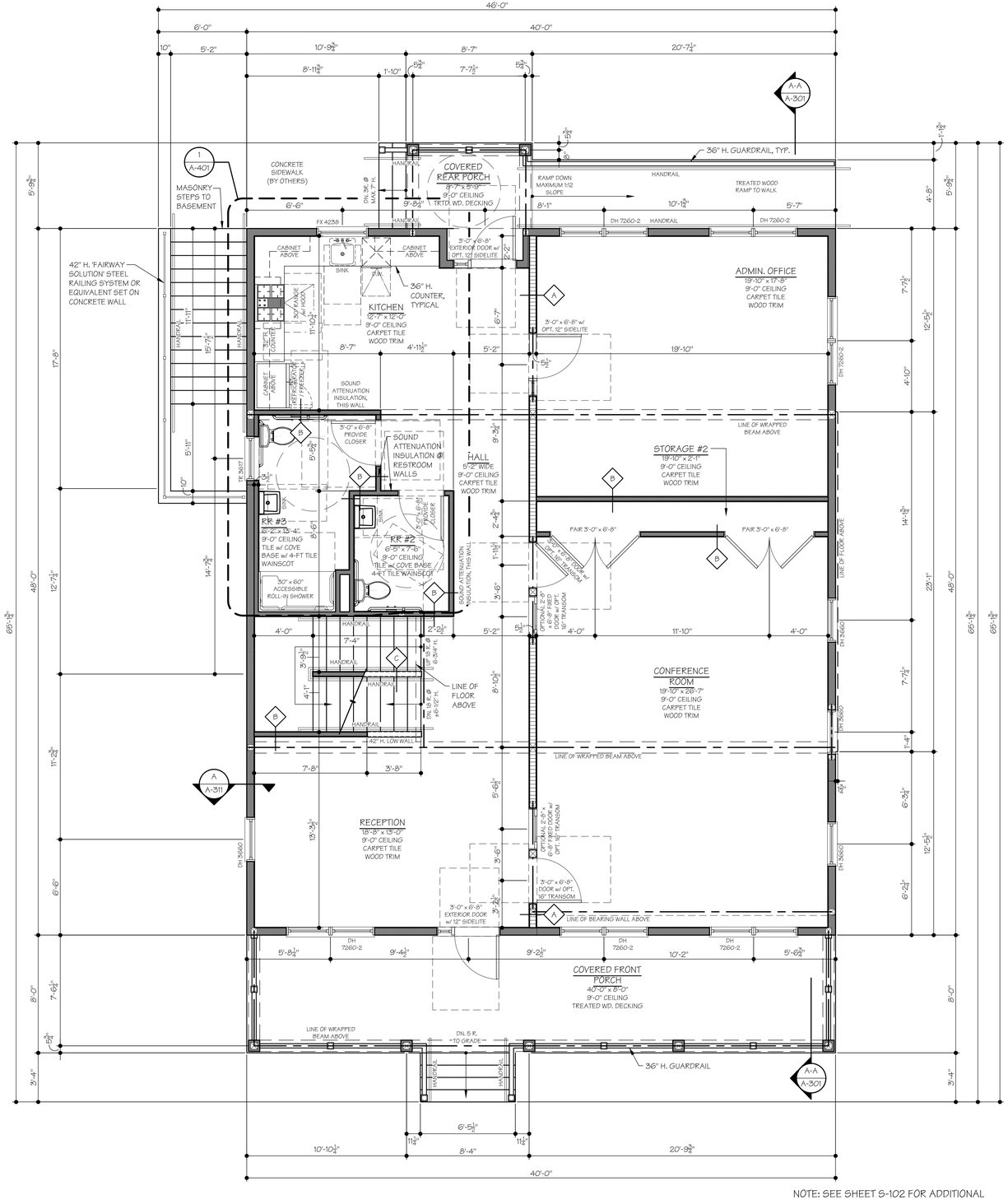
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

LOWER LEVEL PLAN

SHEET NUMBER:

A-101



NOTE: SEE SHEET S-102 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

FIRST FLOOR PLAN

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

NORTH

FLOOR PLAN GENERAL NOTES:

A. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE EDGE OF WALL SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

B. REFER TO STRUCTURAL SHEETS (S-SERIES) FOR MORE INFORMATION. REFER TO SPECIFICATIONS FOR STANDARD DOOR AND WINDOW HEADER SIZES NOT LISTED SPECIFICALLY ON THE STRUCTURAL DRAWINGS.

C. G.C. TO INSTALL SOUND ATTENUATION INSULATION IN RESTROOM WALLS. VERIFY ADDITIONAL LOCATIONS WITH OWNER.

D. COORDINATE TYPE OF WINDOW CASINGS, DOOR CASINGS AND BASEBOARDS WITH OWNER/G.C.

E. COORDINATE FLOOR AND WALL FINISHES WITH G.C. PROVIDE PROPER UNDERLAYMENTS - REFER TO SPECIFICATIONS. SEE SHEET A-401 FOR ADDITIONAL INFORMATION.

F. SUB-CONTRACTORS TO COORDINATE WITH THE GENERAL CONTRACTOR THE LOCATION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT PRIOR TO INSTALLATION.

G. SEE COVER SHEET A-001 FOR GUARDRAIL, HANDRAIL AND GUARDRAIL IN-FILL COMPONENT LOADING REQUIREMENTS.

H. ALL HANDRAILS TO BE MOUNTED AT 36" A.F.F. ABOVE STAIR TREAD NOSING AND TO BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL. HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN WALL AND RAIL. GRIP SIZE TO BE TYPE I OR TYPE II. INSTALL PER OHIO BUILDING CODE. PROVIDE SOLID BLOCKING IN WALLS AS REQUIRED. SEE STAIR DETAILS FOR ADDITIONAL INFORMATION.

I. ALL GUARDRAILS TO BE LOCATED ALONG OPEN-SIDED WALKING SURFACES AND LANDINGS WHERE SHOWN ON THE DRAWINGS. GUARD HEIGHT TO BE 42" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE LEADING EDGE OF THE TREADS. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. PROVIDE SOLID BLOCKING AS REQUIRED TO SECURE GUARD POST.

J. PROVIDE INSULATION AT ALL KNEE-WALLS TO THE EQUIVALENT R-VALUE OF THE EXTERIOR WALLS, IF APPLICABLE.

K. G.C. TO INSTALL BLOCKING IN WALL AS REQUIRED FOR EQUIPMENT, COUNTERS, CABINETS, ACCESSORIES, SIGNAGE, AWNINGS, ARTWORK, CURTAINS, DRAPERY, MIRRORS, ETC. G.C. TO COORDINATE WITH PROJECT MANAGER AND VENDORS FOR THEIR BLOCKING REQUIREMENTS.

L. ALL PRODUCTS, APPLIANCES, SYSTEMS, CABINETRY, FIXTURES, ETC. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

M. ALL BUILDING ENVELOPE PENETRATIONS, INCLUDING CEILINGS, WALLS AND FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.

N. ATTIC ACCESS PANEL SHALL BE CAULKED, SEALED OR GASKETED AS REQUIRED TO PROVIDE AN AIR-TIGHT SEAL. PROVIDE INSULATION AT ATTIC SIDE OF PANEL TO EQUAL ADJACENT INSULATION. PROVIDE LIGHT IN THE ATTIC AND A SWITCH IN THE CLOSET. VERIFY LOCATION WITH OWNER/G.C.

O. OWNER TO SPECIFY FINISH SELECTIONS AND COLORS.

P. SEE ENLARGED RESTROOM PLANS, SHEET A-401, FOR ADDITIONAL FINISH INFORMATION AND DOOR NOTES.

WINDOW NOTES:

1. ALL NEW WINDOWS ARE JELD-WEN® "FLAT CASING VINYL" (C) LOW "E" WINDOW AT ALL SIDING LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. U-FACTOR MAXIMUM 0.35.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
5. PRE-FINISHED VINYL EXTERIOR AND INTERIOR.
6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.

TAG TYPES

A — WALL TAG - SEE INTERIOR WALL TYPES BELOW

FLOOR PLAN LEGEND

- LOW WALL
- FULL-HEIGHT WALL (INTERIOR NONBEARING AND EXTERIOR)
- FULL-HEIGHT WALL (INTERIOR BEARING)

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RSA ARCHITECTS

SEAL:

STATE OF OHIO — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
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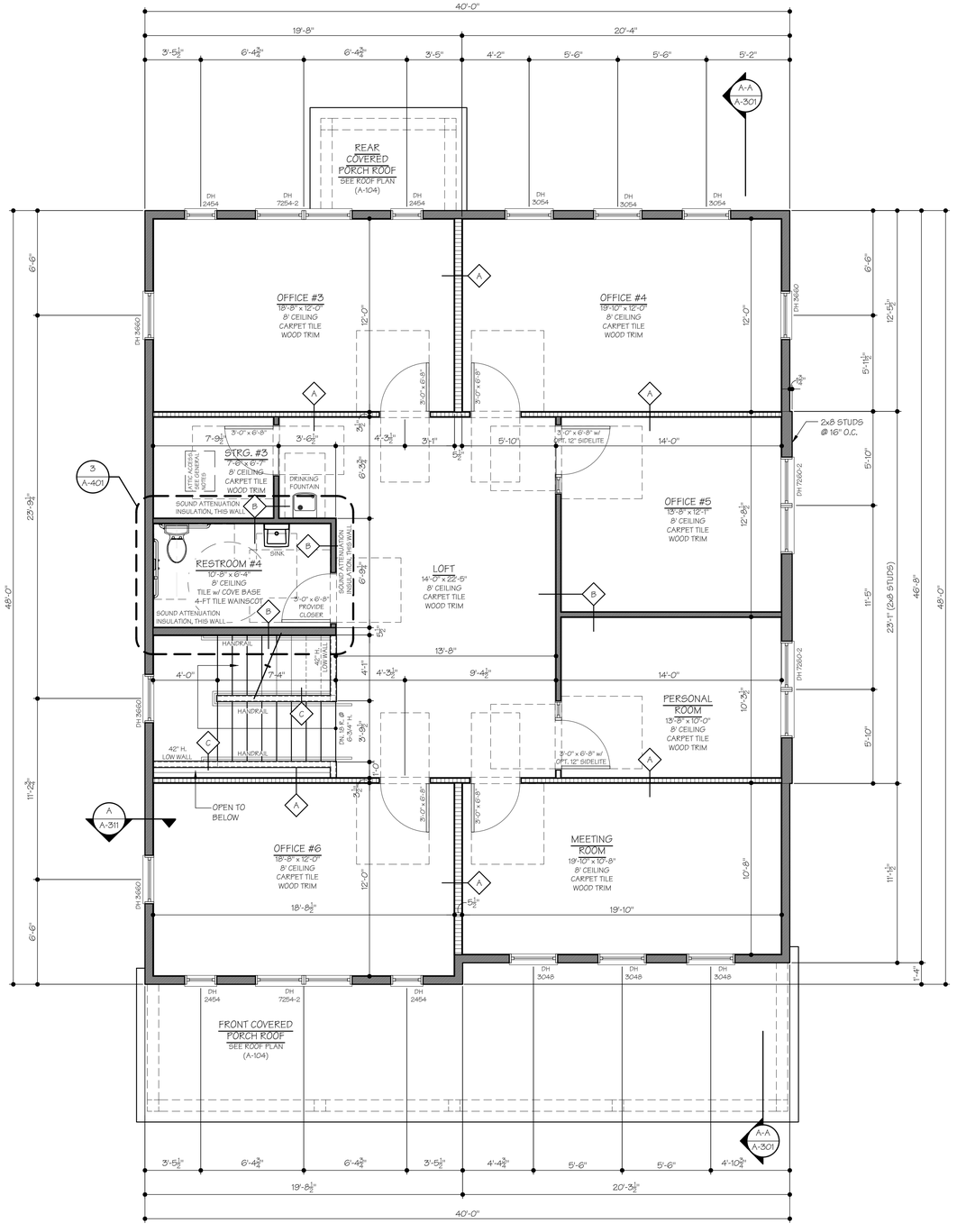
PROJECT #: 2054

FIRST FLOOR PLAN

SHEET NUMBER:

A-102



NOTE: SEE SHEET S-103 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

SECOND FLOOR PLAN

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

NORTH

FLOOR PLAN GENERAL NOTES:

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B. REFER TO STRUCTURAL SHEETS (S-SERIES) FOR MORE INFORMATION. REFER TO SPECIFICATIONS FOR STANDARD DOOR AND WINDOW HEADER SIZES NOT LISTED SPECIFICALLY ON THE STRUCTURAL DRAWINGS.

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O. OWNER TO SPECIFY FINISH SELECTIONS AND COLORS.

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3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
5. PRE-FINISHED VINYL EXTERIOR AND INTERIOR.
6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.

TAG TYPES

A — WALL TAG - SEE INTERIOR WALL TYPES BELOW

FLOOR PLAN LEGEND

- LOW WALL
- FULL-HEIGHT WALL (INTERIOR NONBEARING AND EXTERIOR)
- FULL-HEIGHT WALL (INTERIOR BEARING)

INTERIOR WALL TYPES (0-HR. RATING)

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FAX (440) 247-3285
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RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
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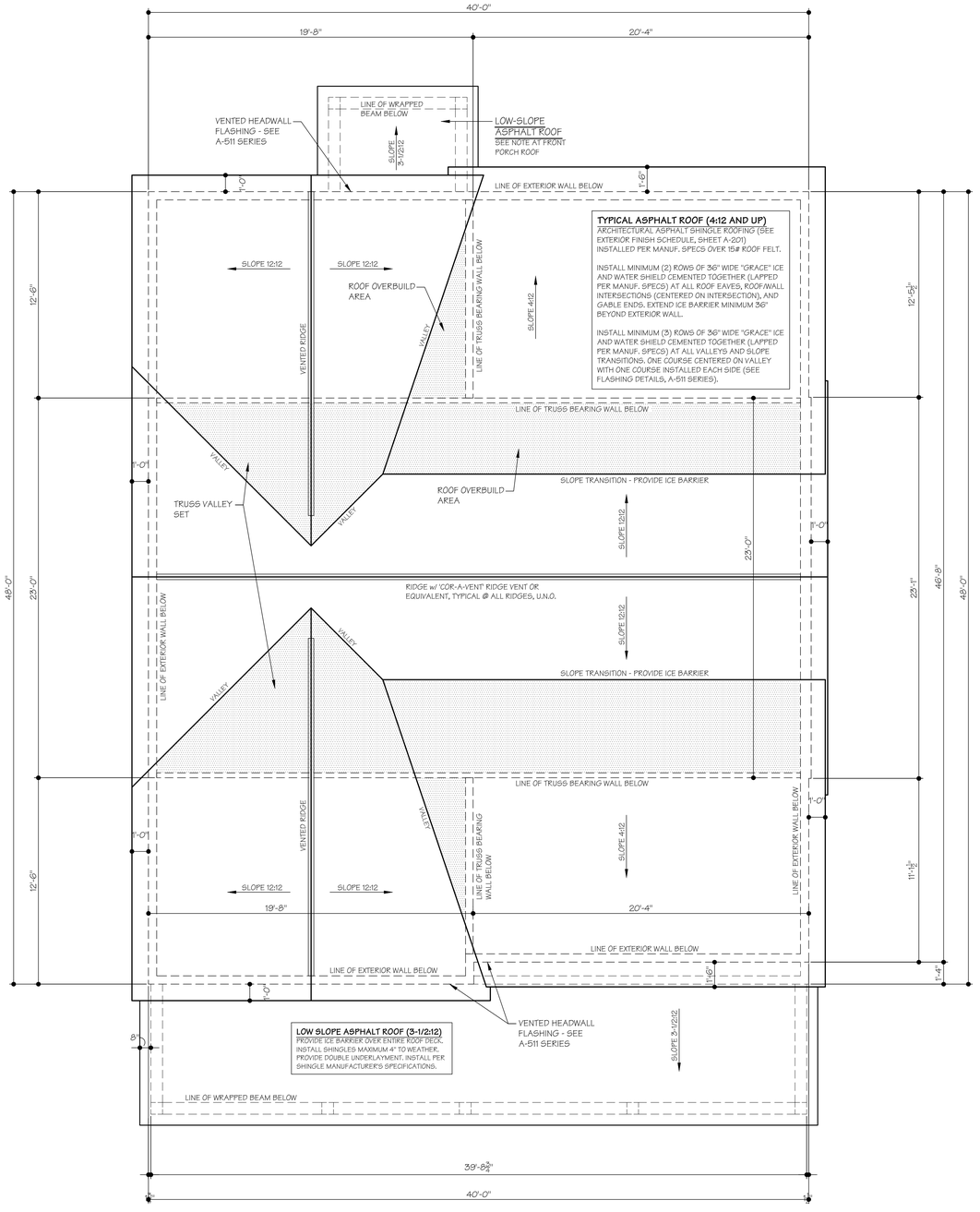
PROJECT #: 2054

SECOND FLOOR PLAN

SHEET NUMBER:

A-103



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

NORTH

GENERAL ROOF NOTES:

A. MINIMUM 200# ARCHITECTURAL STYLE ASPHALT ROOFING SHINGLES OR EQUIVALENT ON MINIMUM 15# ROOF FELT UNDERLAYMENT OR EQUIVALENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE ROOF PITCH IS 2:12 UP TO 4:12 SLOPES - SHINGLES TO HAVE EXPOSURE OF MAXIMUM 4" TO WEATHER & DOUBLE UNDERLAYMENT.

B. MINIMUM (2) ROWS OF 36" WIDE GRACE® "ICE AND WATER SHIELD" OR EQUIVALENT CEMENTED TOGETHER AT ALL SLOPED ROOF EAVES AND GABLE ENDS, AND MINIMUM 72" WIDE @ EACH SIDE OF ALL VALLEYS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. NOTE: ICE BARRIER TO EXTEND MINIMUM 36" UP ROOF BEYOND EXTERIOR SIDE OF EXTERIOR WALL.

C. INSTALL GRACE® "ICE AND WATER SHIELD" AT ALL ROOF/WALL INTERSECTIONS. CONTINUE UP SIDE WALLS MINIMUM 18" AND FLASH AS REQUIRED, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

D. INSTALL ALUMINUM VALLEY FLASHING UNDER SHINGLES AT ALL NEW VALLEYS. COORDINATE FLASHING TO MATCH ROOF COLOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

E. PROVIDE METAL DRIP EDGE AT ALL FASCIA AND GABLE ENDS.

F. ALL EAVE OVERHANGS TO BE 1'-0" FROM OUTSIDE FACE OF WALL SHEATHING TO OUTSIDE EDGE OF GUTTER BOARD, TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL GABLE END OVERHANGS TO BE 1'-0" FROM OUTSIDE FACE OF WALL SHEATHING TO OUTSIDE EDGE OF GUTTER BOARD, TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G. REFER TO ELEVATIONS AND FOUNDATION PLAN FOR GUTTER & DOWNSPOUT LOCATIONS.

H. REFER TO SPECIFICATIONS FOR ROOF VENTILATION REQUIREMENTS THAT ARE NOT SPECIFIED ON THIS DRAWING.

I. REFER TO SECTIONS AND FLASHING DETAILS FOR MORE INFORMATION.

ROOF VENTILATION:

1. ROOF VENTILATION IS REQUIRED AT ALL ENCLOSED ATTICS AND ENCLOSED RAFTER/TRUSS SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS/TRUSSES.
2. CROSS VENTILATION SHALL BE PROVIDED AT EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
3. RIDGE VENTS TO BE INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS.
4. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1:300, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION BY EAVE OR SOFFIT.
5. FOR ANY OVERBUILT ROOF CONDITIONS - CONTRACTOR TO PROVIDE A MIN. (3) SQUARE FOOT OPENING THRU THE ROOF SHEATHING TO PROVIDE ADEQUATE VENTILATION IN OVERBUILT SPACES.

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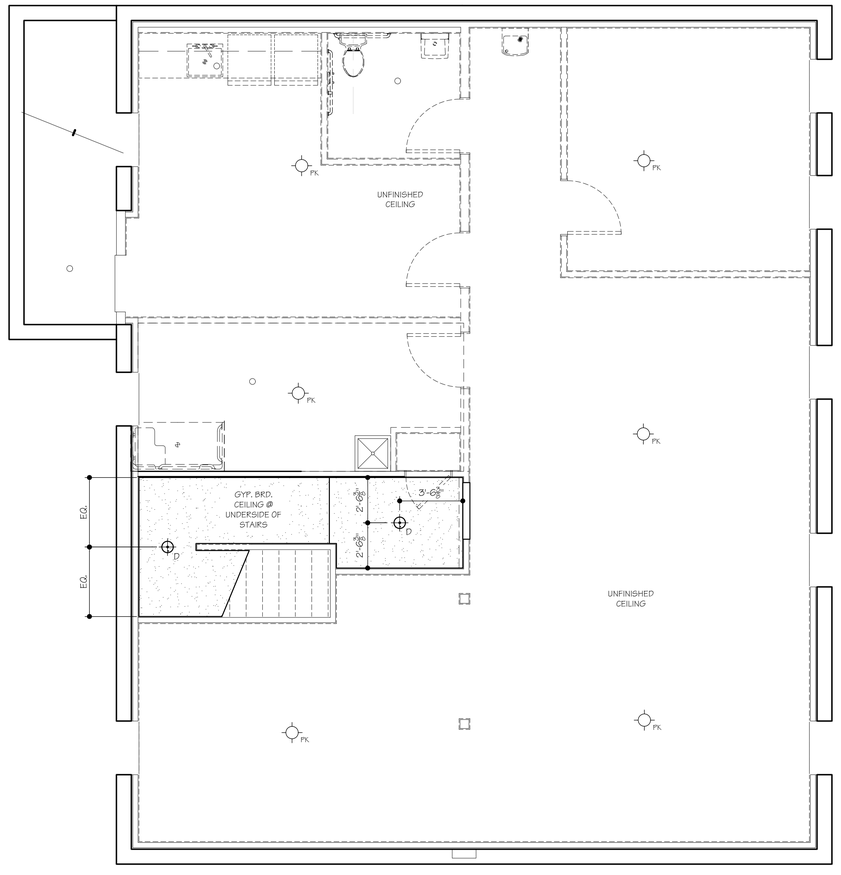
ROOF PLAN

SHEET NUMBER:

A-104



REFLECTED CEILING PLAN GENERAL NOTES:

A. CEILING HEIGHTS INDICATE DISTANCE TAKEN FROM FINISH FLOOR UNLESS NOTED OTHERWISE AND SHALL BE CONSIDERED NOMINAL. REFER TO SECTIONS AND DETAILS FOR SPECIFIC DIMENSIONS TO FRAMING MEMBERS

B. FURNISH AND INSTALL ALL NECESSARY ITEMS INCLUDING BUT NOT LIMITED TO HANGERS, SUPPORTS, FRAMING, BLOCKING, AND FITTINGS TO SUPPORT FIXTURES AND FIXTURE OUTLETS. ALL SUPPORTS SHALL BE SECURELY ANCHORED TO THE CEILING AND/OR BUILDING CONSTRUCTION ABOVE AND SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE FIXTURE.

C. SUPPORTS FOR LIGHTS, HVAC, ETC. ARE NOT PERMITTED TO BE ATTACHED TO ELECTRICAL, PLUMBING, SPRINKLER LINE PIPING, OR MECHANICAL EQUIPMENT ABOVE.

D. WHERE LUMINAIRE WEIGHS MORE THAN 50 POUNDS, SUPPORT LUMINAIRE INDEPENDENTLY OF CEILING OUTLET BOX, OR PROVIDE LISTED AND MARKED OUTLET BOX DESIGNED TO SUPPORT INCREASED LOAD.

E. G.C. SHALL VERIFY THE CEILING SUSPENSION SYSTEM TO BE INSTALLED AND SHALL PROVIDE THE PROPER FIXTURE SUSPENSION STRAPS, RETAINING CLIPS, SUPPORTING HOOKS, ETC., AS REQUIRED TO PROPERLY SUPPORT THE FIXTURE. FLANGE TYPE, SNAP-IN OR LAY-IN FIXTURE TRIMS SHALL BE FURNISHED, AS REQUIRED, FOR THE CEILING SYSTEM INSTALLED.

F. FLUSH TYPE PENDANT FIXTURES SHALL BE SECURELY FASTENED TO THE CEILING FRAMEWORK, AND SUPPLIED WITH FINISHED METAL TRIM FOR CEILING TYPE GYP/ACT.

G. INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED. DETERMINE THE LOCATIONS, NUMBER, AND SIZES OF THE PANELS TO PROVIDE ACCESS TO ALL UTILITIES AND EQUIPMENT AS REQUIRED.

H. SOFFIT LOCATION DIMENSIONS MEASURE FROM FINISHED EDGE TO FINISHED EDGE UNLESS NOTED OTHERWISE.

I. LIGHTING LOCATION DIMENSIONS MEASURE TO FINISHED EDGE/ CENTERLINES UNLESS OTHERWISE NOTED.

J. REFER TO THE ELECTRICAL SCHEMATIC DRAWINGS FOR LIGHTING INFORMATION AND FIXTURE SPECIFICATIONS.

K. REFER TO MECHANICAL SCHEMATIC DRAWINGS FOR SUPPLY AND RETURN DUCT & DIFFUSER LOCATIONS.

L. REFER TO PLANS, EXTERIOR ELEVATIONS, AND ELECTRICAL SCHEMATIC DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.

M. REFER TO FINISH SCHEDULE FOR CEILING FINISH SPECIFICATIONS AND FOR MECHANICAL DIFFUSER PAINT FINISH.

N. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LIGHTING LEGEND

REFER TO REFLECTED CEILING PLAN SPECIFICATIONS ON THIS SHEET. ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

CEILING TYPE SEE FIN. SCHED. — CEILING FINISH SEE FIN. SCHED.

GYP-1 | P-1 | 10'-8" — CEILING HEIGHT A.F.F.

A1 — FIXTURE "A1": NOT USED

A2 — FIXTURE "A2": 2x2 SURFACE MOUNT LOW PROFILE LED LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION WITH OWNER.

B — FIXTURE "B": HORIZONTAL HEAD AND TRACK LIGHTING

C — FIXTURE "C": WALL MOUNTED VANITY FIXTURE

D — FIXTURE "D": 6" LED RECESSED DOWN LIGHTING FIXTURE. VERIFY FINAL FIXTURE SELECTION W/ OWNER

E — FIXTURE "E": PENDANT LIGHTING FIXTURE

F — FIXTURE "F": PENDANT LIGHTING FIXTURE

G PK — FIXTURE "G": 125 V. CEILING MOUNT LIGHT (PORCELAIN KEYLESS WHERE NOTED AS "PK")

CEILING TYPE: GYPSUM BOARD (GYP)

CEILING TYPE: EXTERIOR BEAD BOARD (BEAD) PER EXTERIOR FINISH SCHEDULE

NORTH

LOWER LEVEL REFLECTED CEILING PLAN	1/4" = 1'-0"	1

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BLDG. 2: REFUGEE RESPONSE

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10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — RICHARD E. SIEGFRIED — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

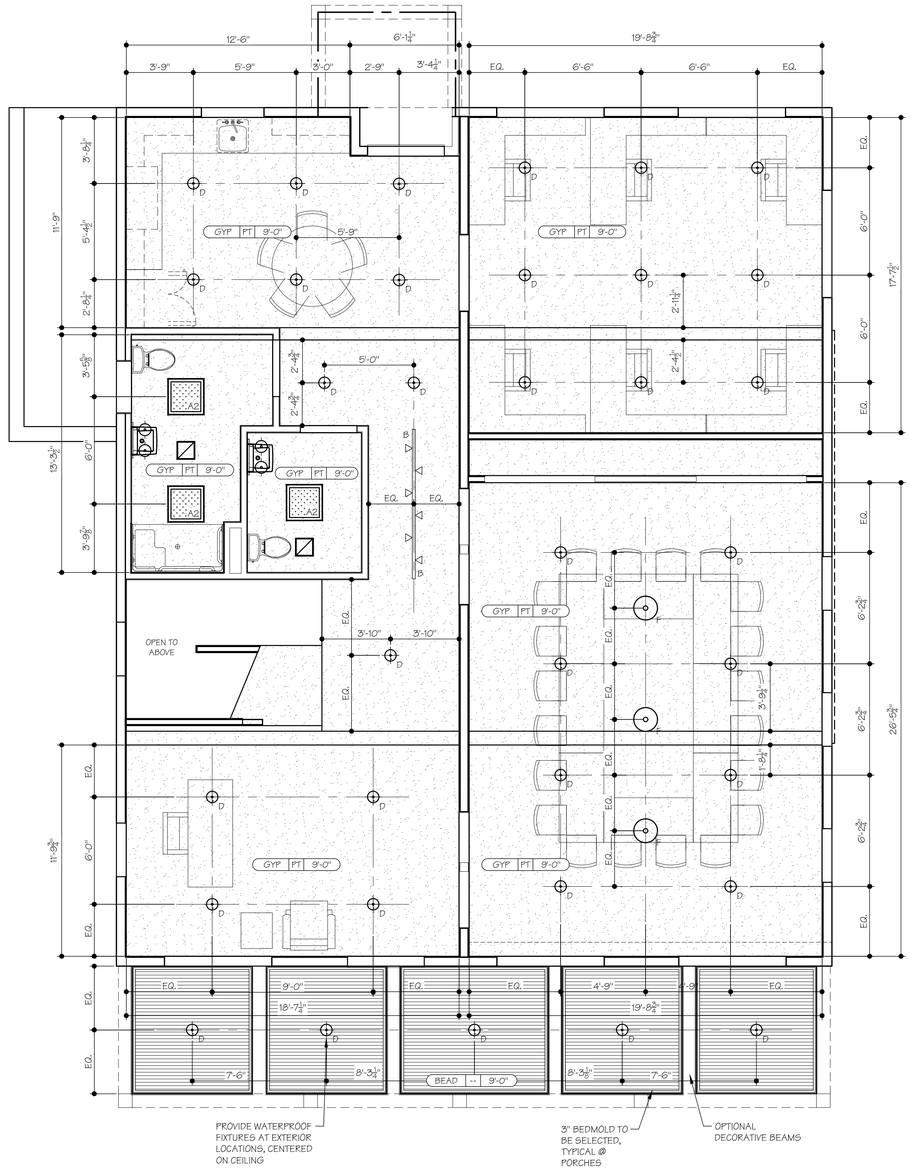
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

LOWER LEVEL REFLECTED CEILING PLAN

SHEET NUMBER:

A-121



FIRST FLOOR REFLECTED CEILING PLAN | 1/4" = 1'-0" | 1

REFLECTED CEILING PLAN GENERAL NOTES:

A. CEILING HEIGHTS INDICATE DISTANCE TAKEN FROM FINISH FLOOR UNLESS NOTED OTHERWISE AND SHALL BE CONSIDERED NOMINAL. REFER TO SECTIONS AND DETAILS FOR SPECIFIC DIMENSIONS TO FRAMING MEMBERS

B. FURNISH AND INSTALL ALL NECESSARY ITEMS INCLUDING BUT NOT LIMITED TO HANGERS, SUPPORTS, FRAMING, BLOCKING, AND FITTINGS TO SUPPORT FIXTURES AND FIXTURE OUTLETS. ALL SUPPORTS SHALL BE SECURELY ANCHORED TO THE CEILING AND/OR BUILDING CONSTRUCTION ABOVE AND SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE FIXTURE.

C. SUPPORTS FOR LIGHTS, HVAC, ETC. ARE NOT PERMITTED TO BE ATTACHED TO ELECTRICAL, PLUMBING, SPRINKLER LINE PIPING, OR MECHANICAL EQUIPMENT ABOVE.

D. WHERE LUMINAIRE WEIGHS MORE THAN 50 POUNDS, SUPPORT LUMINAIRE INDEPENDENTLY OF CEILING OUTLET BOX, OR PROVIDE LISTED AND MARKED OUTLET BOX DESIGNED TO SUPPORT INCREASED LOAD.

E. G.C. SHALL VERIFY THE CEILING SUSPENSION SYSTEM TO BE INSTALLED AND SHALL PROVIDE THE PROPER FIXTURE SUSPENSION STRAPS, RETAINING CLIPS, SUPPORTING HOOKS, ETC., AS REQUIRED TO PROPERLY SUPPORT THE FIXTURE. FLANGE TYPE, SNAP-IN OR LAY-IN FIXTURE TRIMS SHALL BE FURNISHED, AS REQUIRED, FOR THE CEILING SYSTEM INSTALLED.

F. FLUSH TYPE PENDANT FIXTURES SHALL BE SECURELY FASTENED TO THE CEILING FRAMEWORK, AND SUPPLIED WITH FINISHED METAL TRIM FOR CEILING TYPE GYP/ACT.

G. INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED. DETERMINE THE LOCATIONS, NUMBER, AND SIZES OF THE PANELS TO PROVIDE ACCESS TO ALL UTILITIES AND EQUIPMENT AS REQUIRED.

H. SOFFIT LOCATION DIMENSIONS MEASURE FROM FINISHED EDGE TO FINISHED EDGE UNLESS NOTED OTHERWISE.

I. LIGHTING LOCATION DIMENSIONS MEASURE TO FINISHED EDGE/ CENTERLINES UNLESS OTHERWISE NOTED.

J. REFER TO THE ELECTRICAL SCHEMATIC DRAWINGS FOR LIGHTING INFORMATION AND FIXTURE SPECIFICATIONS.

K. REFER TO MECHANICAL SCHEMATIC DRAWINGS FOR SUPPLY AND RETURN DUCT & DIFFUSER LOCATIONS.

L. REFER TO PLANS, EXTERIOR ELEVATIONS, AND ELECTRICAL SCHEMATIC DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.

M. REFER TO FINISH SCHEDULE FOR CEILING FINISH SPECIFICATIONS AND FOR MECHANICAL DIFFUSER PAINT FINISH.

N. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LIGHTING LEGEND

REFER TO REFLECTED CEILING PLAN SPECIFICATIONS ON THIS SHEET. ALSO REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

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1/29/21

RICHARD E. SIEGFRIED,
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EXPIRATION DATE 12/31/21

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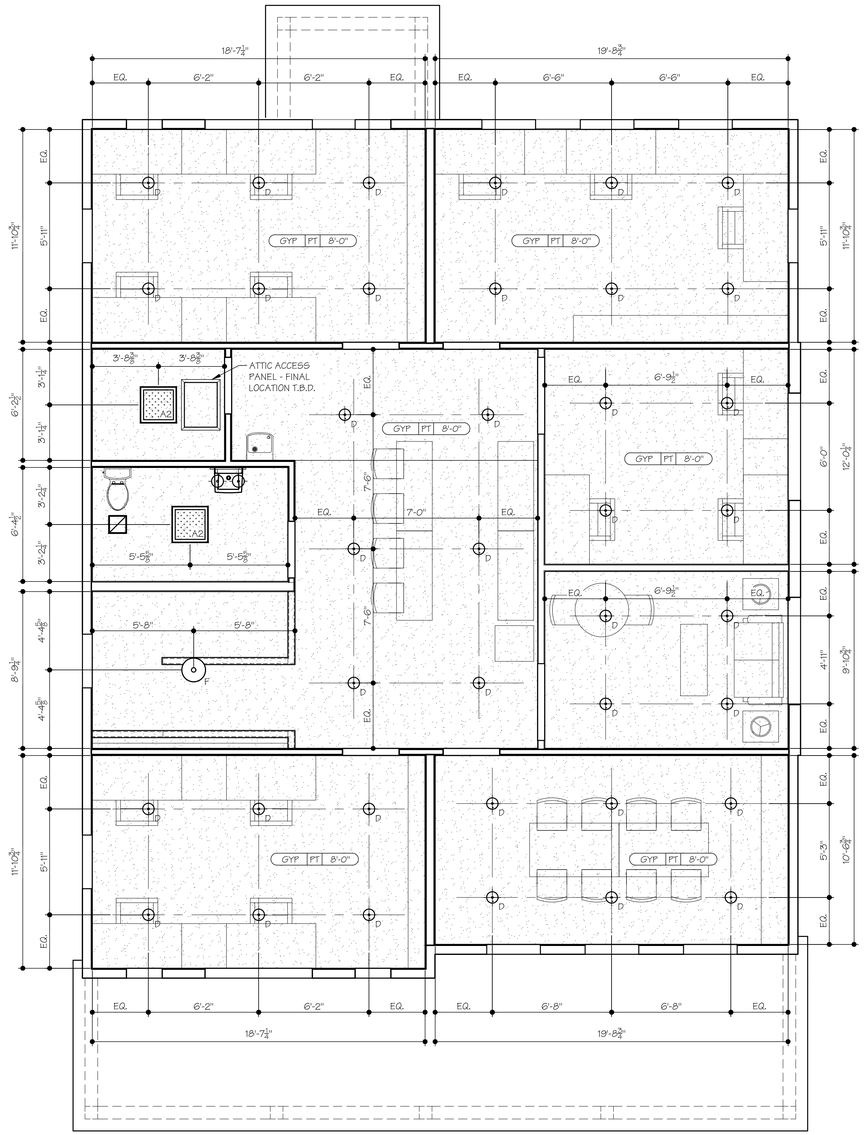
PROJECT #: 2054

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:

A-122



NORTH

SECOND FLOOR REFLECTED CEILING PLAN	1/4" = 1'-0"	1

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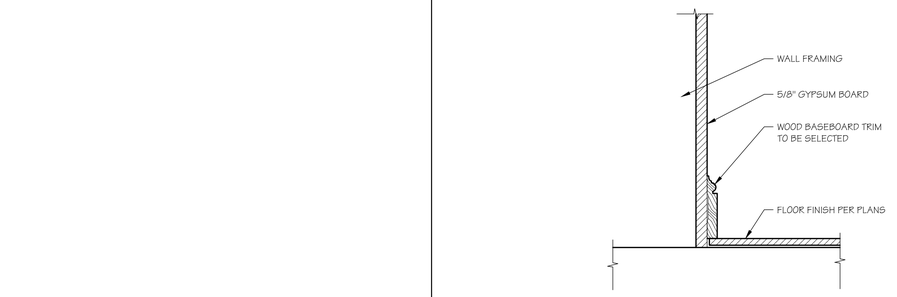
PROJECT #: 2054

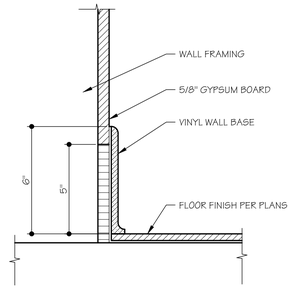
SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:

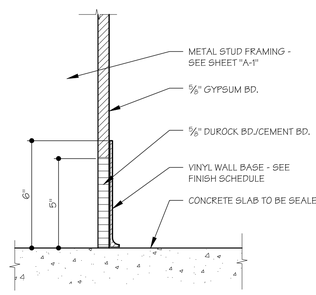
A-123



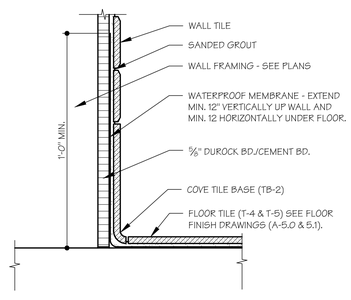
WALL BASE DETAIL: WOOD	N.T.S.	4



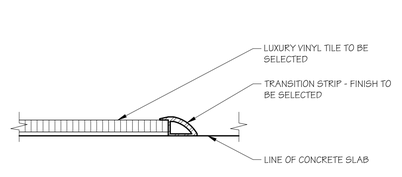
WALL BASE DETAIL: VINYL @ FINISH FLR.	N.T.S.	3



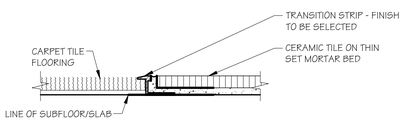
WALL BASE DETAIL: VINYL @ CONCRETE	N.T.S.	2



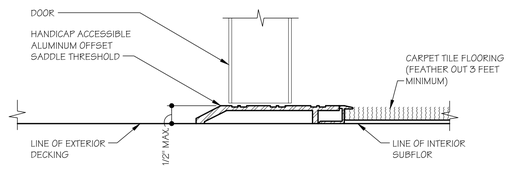
WALL BASE DETAIL: CERAMIC TILE	N.T.S.	1



TRANSITION DETAIL: LVT TO CONCRETE	N.T.S.	7



TRANSITION DETAIL: CARPET TO TILE	N.T.S.	6



TYPICAL THRESHOLD DETAIL	N.T.S.	5

FINISH MATERIAL NOTES

1. VERIFY ALL FINISHES WITH OWNER PRIOR TO INSTALLATION.
2. INTERIOR FINISHES TO COMPLY WITH THE OHIO BUIDLING CODE (OBC) CHAPTER 8 - SEE ADDITIONAL NOTES BELOW
3. WALL AND CEILING FINISHES TO COMPLY WITH SECTION 803 FOR FIRE PERFORMANCE & SMOKE DEVELOPMENT.
   CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
   CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
   CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.
4. FINISH CLASS RATINGS PER TABLE 803.11 FOR USE GROUP B, NON-SPRINKLERED:
   EXIT ENCLOSURES & EXIT PASSAGEWAYS - 'A'
   CORRIDORS CLASS 'B'
   ROOMS AND ENCLOSED SPACES = CLASS 'C'
5. FLOOR FINISHES TO COMPLY WITH SECTION 804.
6. CARPET SUPPLIER SHALL SUBMIT CERTIFICATION VERIFYING CLASS II FLAME SPREAD RATING AND DOC-FF-1 "PILL TEST".
7. DECORATIVE MATERIALS AND TRIM TO COMPLY WITH OBC SECTION 806.
8. COMBUSTIBLE DECORATIVE MATERIALS AND TRIM (PER SECTION 806.4) MEETING FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH IT IS ATTACHED. (THE PERMISSIBLE AMOUNT OF NONCOMBUSTIBLE DECORATIVE MATERIAL SHALL NOT BE LIMITED).
9. INTERIOR TRIM (PER SECTION 806.7) MATERIAL OTHER THAN FOAM PLASTIC USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS 'C' FLAME SPREAD AND SMOKE DEVELOPED INDEX WHEN TESTED IN ACCORDANCE w/ ASTM E 84.
10. ACOUSTIC CEILING TILE, IF APPLICABLE, TO COMPLY WITH OBC SECTION 808.
11. CERTIFICATION OF "FIRE- RATING" SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR CARPETING AND OTHER INTERIOR FINISH MATERIALS REQUIRED BY OBC PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
12. INTERIOR PARTITION SOUND BATTS SHALL BE MIN. 2" THICK SEMI-RIGID MINERAL FIBER SOUND ATTENUATION BLANKET INSULATION WITHOUT MEMBRANE; CLASS A FLAMESPREAD (25 OR LESS) TO COMPLY WITH ASTM C 665.
13. ALL FLOORS TO BE LEVELED (EXCEPT AT FLOOR DRAIN LOCATIONS) PRIOR TO RECEIVING FINISH MATERIAL. PROVIDE A SELF-LEVELING COMPOUND AS NECESSARY TO ACHIEVE A TRUE AND LEVEL FLOOR AS REQUIRED TO RECEIVE FLOOR FINISH.
14. FLOORING MUST SLOPE TO DRAINS, TOP OF DRAINS TO BE RECESSED MIN. ¼" BELOW TOP OF SLAB/SUBSTRATE AND FLOORING SLOPED MIN. 1% TO DRAINS. CONTRACTOR TO PERFORM A WATER TEST AFTER INSTALLATION TO CONFIRM POSITIVE DRAINAGE.
15. COVE WALL BASE (MINIMUM 4" HIGH) TO BE PROVIDED IN ALL WET AREAS, INCLUDING, BUT NOT LIMITED TO, ALL RESTROOMS.
16. RESTROOMS TO HAVE SMOOTH CLEANABLE SURFACES TO COMPLY WITH OBC SECTION 1210 - WALLS AND PARTITIONS WITHIN 2 FEET OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE, TO A MIN. HEIGHT OF 4 FEET ABOVE THE FINISHED FLOOR. PAINTED WALLS TO HAVE A SMOOTH DURABLE GLOSS FINISH PAINT.
17. A WATERPROOFING MEMBRANE ("NOBLE SEAL", "SCHLUTER", OR APPROVED EQUAL) IS TO BE USED IN ALL WET LOCATIONS, INCLUDING BUT NOT LIMITED TO, THE RESTROOMS. THE MEMBRANE IS TO BE INSTALLED A MIN. OF 12" VERTICALLY AT ALL WALLS OF THE SPACES LOCATED ON SLAB CONSTRUCTION.
18. APPLY SEALANTS AS REQUIRED AND RECOMMENDED BY MANUFACTURER(S) TO PREVENT WATER INFILTRATION. SUBMIT CAULKING AND SEALANT COLOR SAMPLE TO ARCHITECT FOR APPROVAL.
19. MILLWORK CONTRACTOR TO PROVIDE CONTROL STAIN COLORS FOR ALL STAINS FOR APPROVAL TO G.C., OWNER & ARCHITECTS.
20. ALL FABRICS TO HAVE FIRE RETARDANT COATINGS IN ACCORDANCE WITH NFPA 252.
21. ALL CEILING DEVICES TO BE PAINTED TO MATCH CEILING (DIFFUSERS, EXIT SIGNS-BODY ONLY NOT LENS, ETC.) UNLESS NOTED OTHERWISE. VERIFY WITH OWNER. EXTERIOR EMERGENCY LIGHTS AND WALL PACKS TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS NOTED OTHERWISE. VERIFY WITH OWNER.
22. COORDINATE PLANS, DETAILS, WORK BY OTHER TRADES, AND SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE
23. DETAILS SHOWN ARE TYPICAL AND MAY VARY PER SURFACE FINISH MATERIALS. PROVIDE SURFACE FINISH MANUFACTURER'S/ VENDOR'S RECOMMENDED TERMINATION AND TRIM DETAILS (FRP, STAINLESS STEEL, ETC.) WHERE ABUTTING DOOR/WINDOW FRAMES, AT FINISH MATERIAL CHANGES, AT CORNERS AND JOINTS ETC. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
24. RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY THE CONTRACTOR
25. AT COMPLETION OF INSTALLATION OF FINISHES, SPOTS AND LABELS SHALL BE REMOVED AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK OF THIS CONTRACTOR IS RESPONSIBLE FOR KEEPING AREA CLEAN AS WORK PROGRESSES.
26. ALL WALLS TO BE FINISHED WITH 5/8" THICK GYPSUM BOARD, UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT WET LOCATIONS (INCLUDING RESTROOMS AND KITCHEN) PER OBC SECTION 1210.2.2.
27. INTERIOR GYPSUM BD FINISH LEVELS (VERIFY w/ OWNER/GC):

27.1.	PAINTED CL'GS./SOFFITS (GLOSS/SEMI-GLOSS)	: LEVEL 5
27.2.	PAINTED WALLS	: LEVEL 5
27.3.	PAINTED CEILINGS/SOFFITS (FLAT)	: LEVEL 4
27.4.	MECHANICAL ROOM WALLS & CEILINGS	: LEVEL 1
27.5.	FRP WALLS	: LEVEL 1

GENERAL DOOR NOTES

1. ALL DOORS AND ASSOCIATED APPARATUS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. A COMPREHENSIVE DOOR AND HARDWARE SCHEDULE SHALL BE PREPARED BY A CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC) AND SCHEDULE SHALL BE SUPPLIED TO OWNER FOR REVIEW AND APPROVAL.
3. VERIFY ALL DOOR TYPES AND HARDWARE WITH OWNER PRIOR TO INSTALLATION.
4. ALL DOOR GLAZING AND ADJACENT SIDELIGHT GLASS TO BE SAFETY GLAZING (TEMPERED OR APPROVED EQUAL).
5. REFER TO FLOOR PLANS AND EXTERIOR ELEVATIONS FOR DOOR SWING HANDING & DIRECTION. DOOR, HARDWARE AND FRAME FINISH INFORMATION TO BE SELECTED BY OWNER.
6. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
7. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
8. ALL EGRESS DOORS SHALL BE EQUIPPED WITH APPROVED PANIC HARDWARE. SUCH HARDWARE SHALL CAUSE THE DOOR TO RELEASE AND THE LEAF TO OPEN WHEN A FORCE OF 5 POUNDS IS APPLIED IN THE DIRECTION OF EGRESS, PER STATE AND LOCAL CODES.
9. REFER TO SHEETS A-041 SERIES FOR ADDITIONAL INFORMATION ON ANSI REQUIREMENTS.
10. QUALITY ASSURANCE:
    - 10.1. MANUFACTURER'S QUALIFICATIONS: ENGAGE QUALIFIED MANUFACTURERS WITH A MINIMUM (5) YEARS OF DOCUMENTED EXPERIENCE IN PRODUCING HARDWARE AND EQUIPMENT SIMILAR TO THAT INDICATED FOR THIS PROJECT AND THAT HAVE A PROVEN RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
    - 10.2. INSTALLER QUALIFICATIONS: INSTALLERS, TRAINED BY THE PRIMARY PRODUCT MANUFACTURERS, WITH A MINIMUM (3) YEARS DOCUMENTED EXPERIENCE INSTALLING BOTH STANDARD AND ELECTRIFIED BUILDERS HARDWARE SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WHOSE WORK HAS RESULTED IN CONSTRUCTION WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
    - 10.3. DOOR HARDWARE SUPPLIER QUALIFICATIONS: EXPERIENCED COMMERCIAL DOOR HARDWARE DISTRIBUTORS WITH A MINIMUM (5) YEARS DOCUMENTED EXPERIENCE SUPPLYING BOTH MECHANICAL AND ELECTROMECHANICAL HARDWARE INSTALLATIONS COMPARABLE IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT. SUPPLIER RECOGNIZED AS A FACTORY DIRECT DISTRIBUTOR IN GOOD STANDING BY THE MANUFACTURERS OF THE PRIMARY MATERIALS WITH A WAREHOUSING FACILITY IN PROJECT'S VICINITY. SUPPLIER TO HAVE ON STAFF A CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC) AVAILABLE DURING THE COURSE OF THE WORK TO CONSULT WITH CONTRACTOR, ARCHITECT, AND OWNER CONCERNING BOTH STANDARD AND ELECTROMECHANICAL DOOR HARDWARE AND KEYING.
    - 10.4. SOURCE LIMITATIONS: OBTAIN EACH TYPE AND VARIETY OF DOOR HARDWARE SPECIFIED IN THE RELATED SECTIONS FROM A SINGLE SOURCE, QUALIFIED SUPPLIER UNLESS OTHERWISE INDICATED.
    - 10.5. REGULATORY REQUIREMENTS: COMPLY WITH NFPA 70, NFPA 80, NFPA 101 AND ANSI A117.1 REQUIREMENTS AND GUIDELINES AS DIRECTED IN THE APPLICABLE MODEL BUILDING CODE.
    - 10.6. PRE-SUBMITTAL CONFERENCE: CONDUCT COORDINATION CONFERENCE IN COMPLIANCE WITH REQUIREMENTS IN DIVISION 01 SECTION "PROJECT MEETINGS" WITH ATTENDANCE BY REPRESENTATIVES OF SUPPLIER(S), INSTALLER(S), AND CONTRACTOR(S) TO REVIEW PROPER METHODS AND THE PROCEDURES FOR RECEIVING, HANDLING, AND INSTALLING DOOR HARDWARE.

EXTERIOR DOOR NOTES:

1. ALL EXTERIOR DOORS TO INCLUDE ALL HARDWARE, INCLUDING:
   - 1.1. ENTRY LOCKSET
   - 1.2. PANIC DEVICE
   - 1.3. CLOSER
   - 1.4. ACCESSIBLE THRESHOLD (PER ANSI REQUIREMENTS) - SEE DETAILS, THIS SHEET
   - 1.5. FLOOR OR WALL STOP AS REQUIRED
2. ALL EXTERIOR DOORS TO BE FULLY WEATHERSTRIPPED.
3. ALL EXTERIOR DOORS TO BE INSULATED (MAXIMUM 0.37 U-VALUE); ALL GLASS TO BE INSULATED LOW-E.
4. ALL ENTRY DOORS TO BE "MILLIKEN" FIBERGLASS DOORS UNLESS NOTED OTHERWISE. DOOR STYLE PER ELEVATIONS.

INTERIOR DOOR NOTES:

1. UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING LOCKSETS:
   - 1.1. PRIVATE OFFICE DOORS: ENTRY LOCKSET
   - 1.2. CONFERENCE ROOM SWING DOOR: PASSAGE LOCKSET
   - 1.3. SLIDING BARN DOOR: FIXED HANDLE
   - 1.4. WORKROOM DOOR: PASSAGE LOCKSET
   - 1.5. RESTROOMS: ENTRY LOCKSET
   - 1.6. STORAGE / CLOSETS / I.T. / UTILITY ROOMS : STOREROOM LOCKSET
   - 1.7. WORKSHOP: ENTRY LOCKSET
2. ALL SINGLE DOORS TO RECEIVE 1-1/2 PAIR OF HINGES. DOUBLE DOORS TO RECEIVE 3-PAIR HINGES.
3. PROVIDE FLOOR OR WALL STOPS FOR ALL DOORS.
4. DOORS TO MECHANICAL ROOMS TO BE FULLY WEATHERSTRIPPED (VERIFY WITH G.C.).
5. ALL INTERIOR DOORS TO RECEIVE ROOM IDENTIFICATION SIGNS (PER ANSI REQUIREMENTS).
6. IF APPLICABLE, SLIDING BARN DOOR TO RECEIVE TOP-MOUNT DOOR TRACK AND HARDWARE KIT INCLUDING TRACKS, PULLEYS, DOOR STOPS, FLOOR GUIDE AND ANTI-JUMPERS.

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RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
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1/29/21

RICHARD E. SIEGFRIED,
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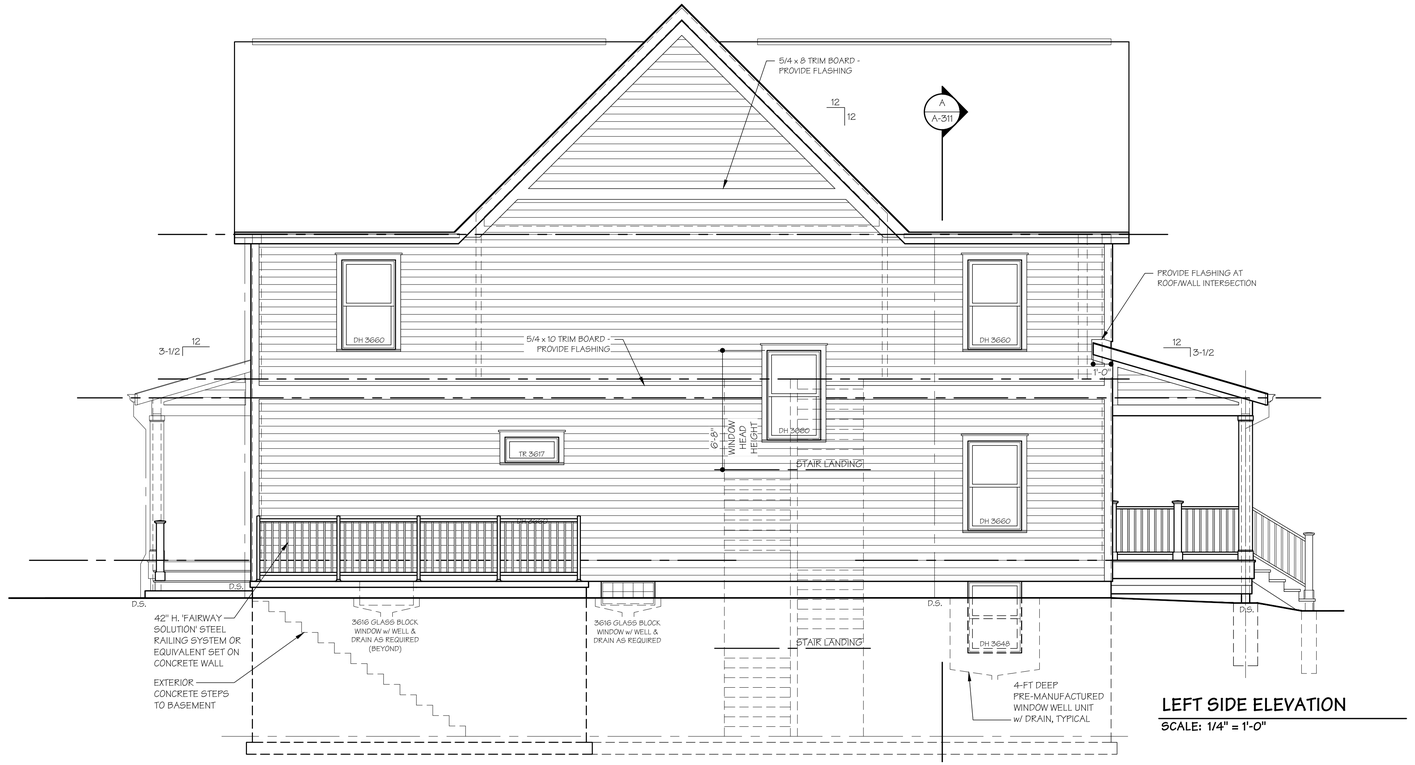
PROJECT #: 2054

DOOR & FLOOR FINISH NOTES & DETAILS

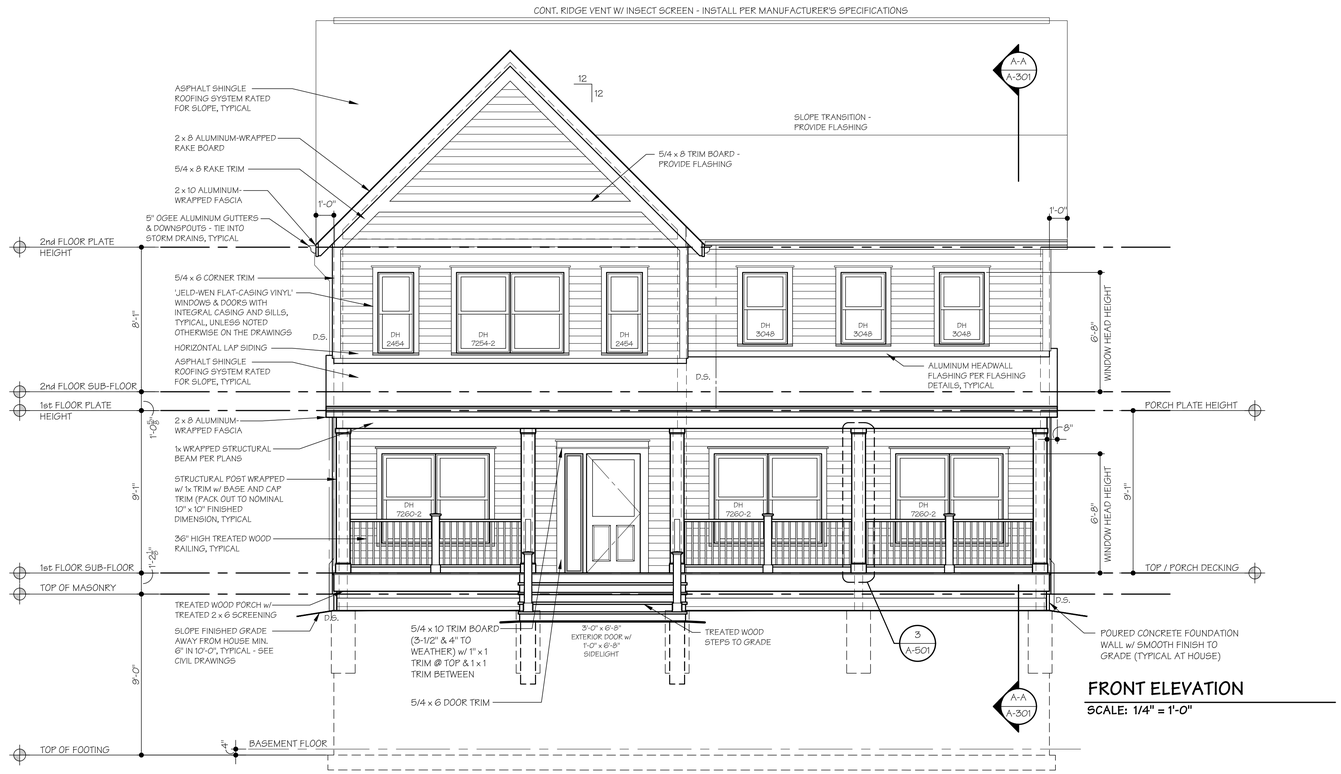
SHEET NUMBER:

A-141



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

GENERAL ELEVATION NOTES:

1. INSTALL BLOCKING AND/OR STRUCTURAL SHEATHING AS REQUIRED FOR ALL ACCESSORIES (LIGHT FIXTURES, SIGNAGE, ETC). COORDINATE THE MOUNTING REQUIREMENTS AND DETAILS OF THE ACCESSORIES WITH RESPECTIVE SUPPLIER AND/OR INSTALLERS.
2. ALL EXTERIOR FINISHES, DOORS, WINDOWS AND LIGHTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE COVER, IF APPLICABLE.
4. REFER TO FLOOR PLANS FOR WALL SECTION TAG REFERENCES.
5. REFER TO SHEET A-401 FOR DOOR NOTES.

WINDOW NOTES:

1. ALL NEW WINDOWS ARE JELD-WEN® "FLAT CASING VINYL" (C) LOW "E" WINDOW AT ALL SIDING LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. U-FACTOR MAXIMUM 0.35.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
5. PRE-FINISHED VINYL EXTERIOR AND INTERIOR.
6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.
7. CALL OUT NUMBERS ARE EXPRESSED IN INCHES AND EXPRESS ROUGH OPENING SIZE (3660 = 36" WIDE x 60" HIGH).

EXTERIOR FINISH SCHEDULE

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed Landmark®	t.b.d.
Soffits	Alside® vented vinyl	color to match windows
Porch Ceilings	Alside® unvented vinyl	color to match windows
Fascia & Rake Board	Aluminum Wrap	color to match windows
Rake, Door Trim, Column Wrap, Corner Trim	Azek® trim boad, smooth finish	color to match windows
Gutters/Downspouts	Aluminum	color to match windows
Railings @ Front Porch	Fairway Solutions® Aluminum "PTP" railing system	White
Railings @ Rear	Treated Wood	Painted White
Railings @ Exterior Stair	Fairway Solutions® Steel "PTP" railing system	Black
Windows	Jeld-Wen® 'Flat Casing Vinyl' with Integral Casing and Sill	White
Exterior Entry Doors	Milliken Millwork® fiberglass door or equivalent	t.b.d.
Horizontal Lap Siding	Alside® Vinyl Siding (6" Exposure)	

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10 NORTH MAIN STREET
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TELEPHONE: (440) 247-3990
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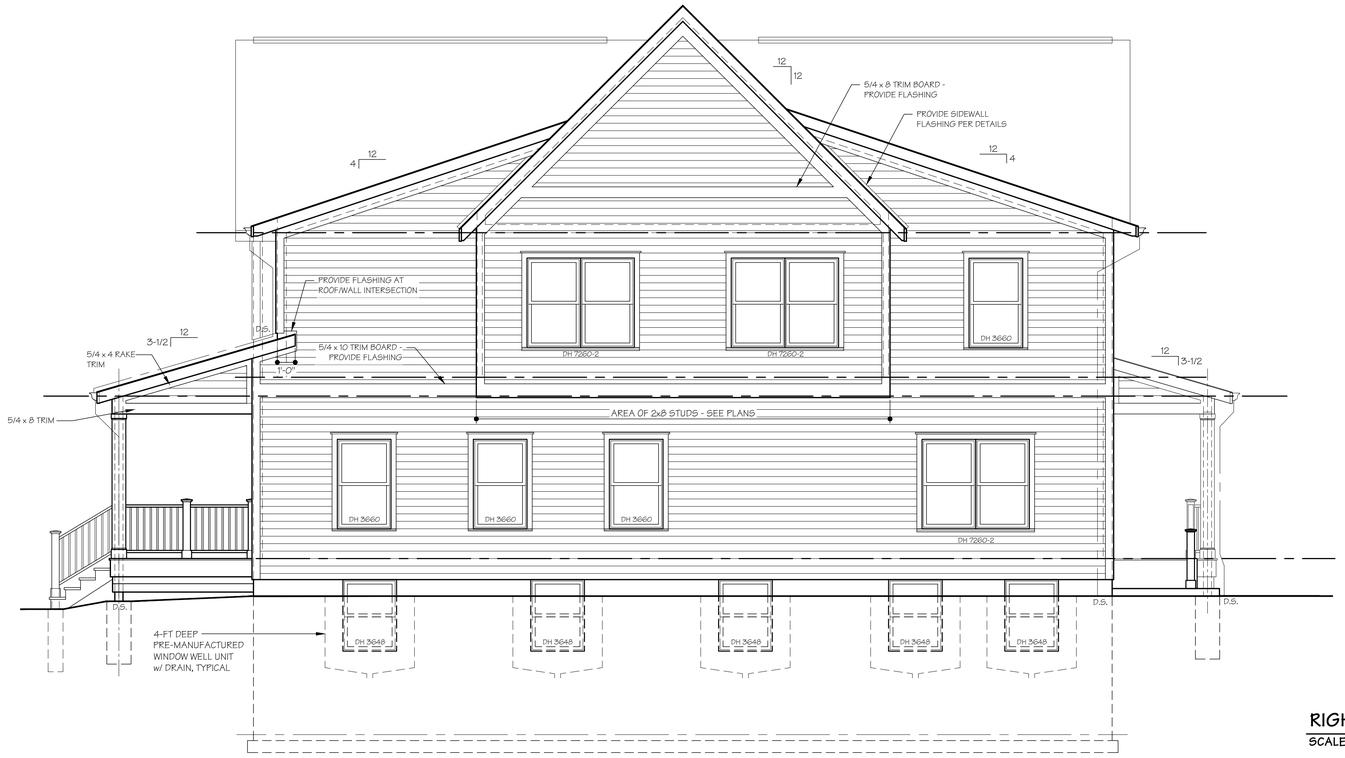
FRONT & LEFT SIDE ELEVATIONS

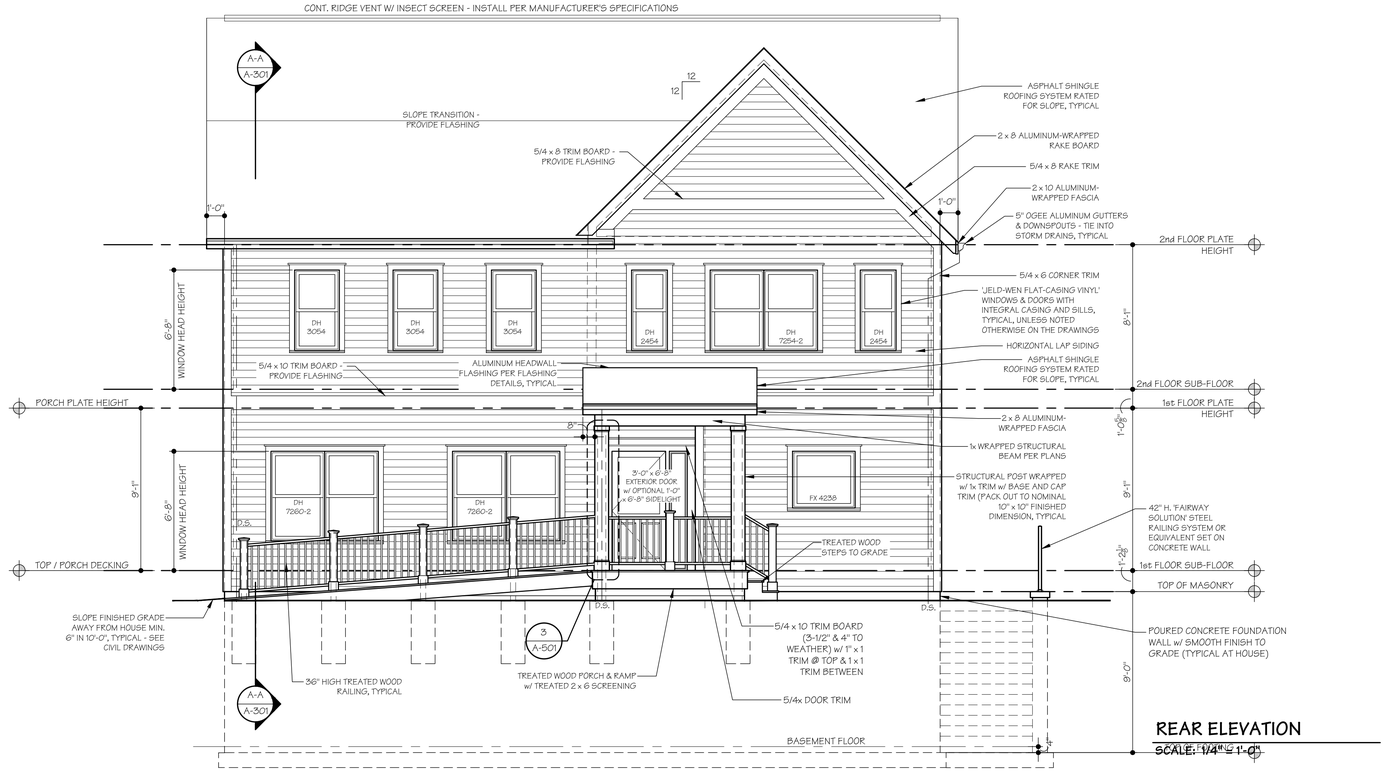
SHEET NUMBER:

A-201



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

GENERAL ELEVATION NOTES:

1. INSTALL BLOCKING AND/OR STRUCTURAL SHEATHING AS REQUIRED FOR ALL ACCESSORIES (LIGHT FIXTURES, SIGNAGE, ETC). COORDINATE THE MOUNTING REQUIREMENTS AND DETAILS OF THE ACCESSORIES WITH RESPECTIVE SUPPLIER AND/OR INSTALLERS.
2. ALL EXTERIOR FINISHES, DOORS, WINDOWS AND LIGHTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE COVER, IF APPLICABLE.
4. REFER TO FLOOR PLANS FOR WALL SECTION TAG REFERENCES.
5. REFER TO SHEET A-401 FOR DOOR NOTES.

WINDOW NOTES:

1. ALL NEW WINDOWS ARE JELD-WEN® "FLAT CASING VINYL" (C) LOW "E" WINDOW AT ALL SIDING LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. U-FACTOR MAXIMUM 0.35.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. ALL WINDOWS ARE DOUBLE-HUNG (DH), TRANSOM (TR) OR FIXED (FX) AS NOTED ON THE DRAWINGS. SOME WINDOWS MAY REQUIRE TEMPERING, VERIFY WITH SUPPLIER.
5. PRE-FINISHED VINYL EXTERIOR AND INTERIOR.
6. ALL OPERABLE WINDOWS TO BE PROVIDED W/ INSECT SCREENS.
7. CALL OUT NUMBERS ARE EXPRESSED IN INCHES AND EXPRESS ROUGH OPENING SIZE (3660 = 36" WIDE x 60" HIGH).

EXTERIOR FINISH SCHEDULE

FINISH TYPE	MANUFACTURER / PRODUCT	COLOR
Roof Shingles	Certainteed Landmark®	t.b.d.
Soffits	Alside® vented vinyl	color to match windows
Porch Ceilings	Alside® unvented vinyl	color to match windows
Fascia & Rake Board	Aluminum Wrap	color to match windows
Rake, Door Trim, Column Wrap, Corner Trim	Azek® trim boad, smooth finish	color to match windows
Gutters/Downspouts	Aluminum	color to match windows
Railings @ Front Porch	Fairway Solutions® Aluminum "PTP" railing system	White
Railings @ Rear	Treated Wood	Painted White
Railings @ Exterior Stair	Fairway Solutions® Steel "PTP" railing system	Black
Windows	Jeld-Wen® 'Flat Casing Vinyl' with Integral Casing and Sill	White
Exterior Entry Doors	Milliken Millwork® fiberglass door or equivalent	t.b.d.
Horizontal Lap Siding	Alside® Vinyl Siding (6" Exposure)	

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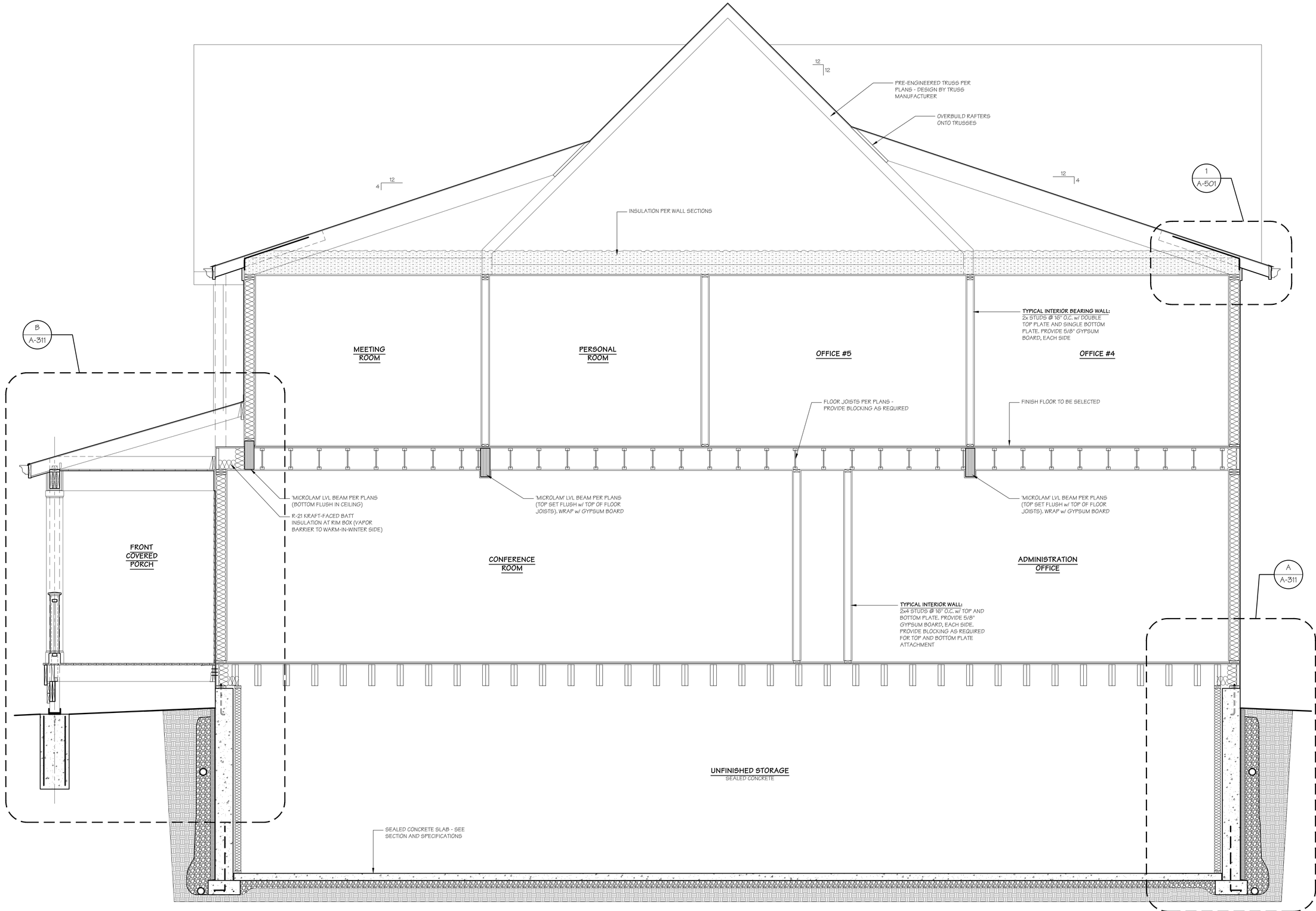
REAR & RIGHT SIDE ELEVATIONS

SHEET NUMBER:

A-202



BUILDING SECTION A-A | 1/2" = 1'-0" | A-A

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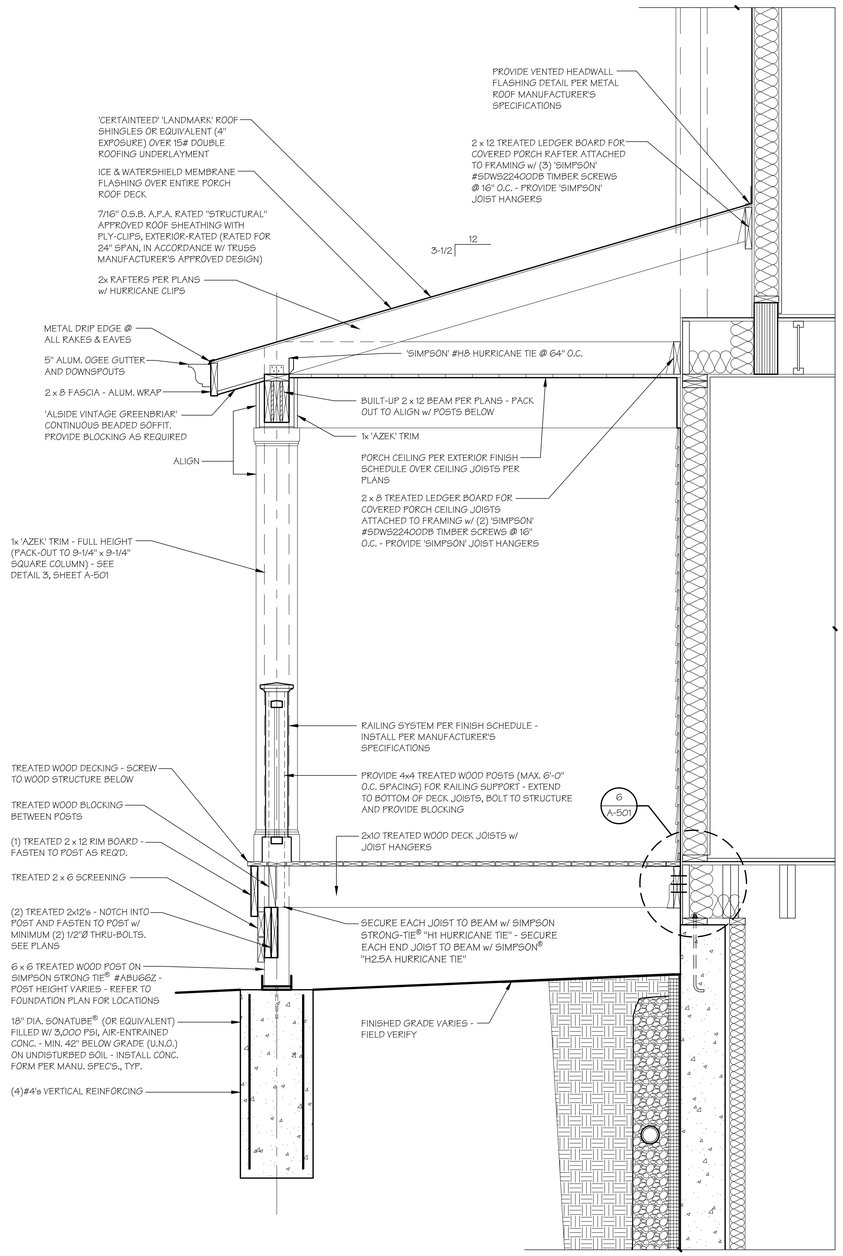
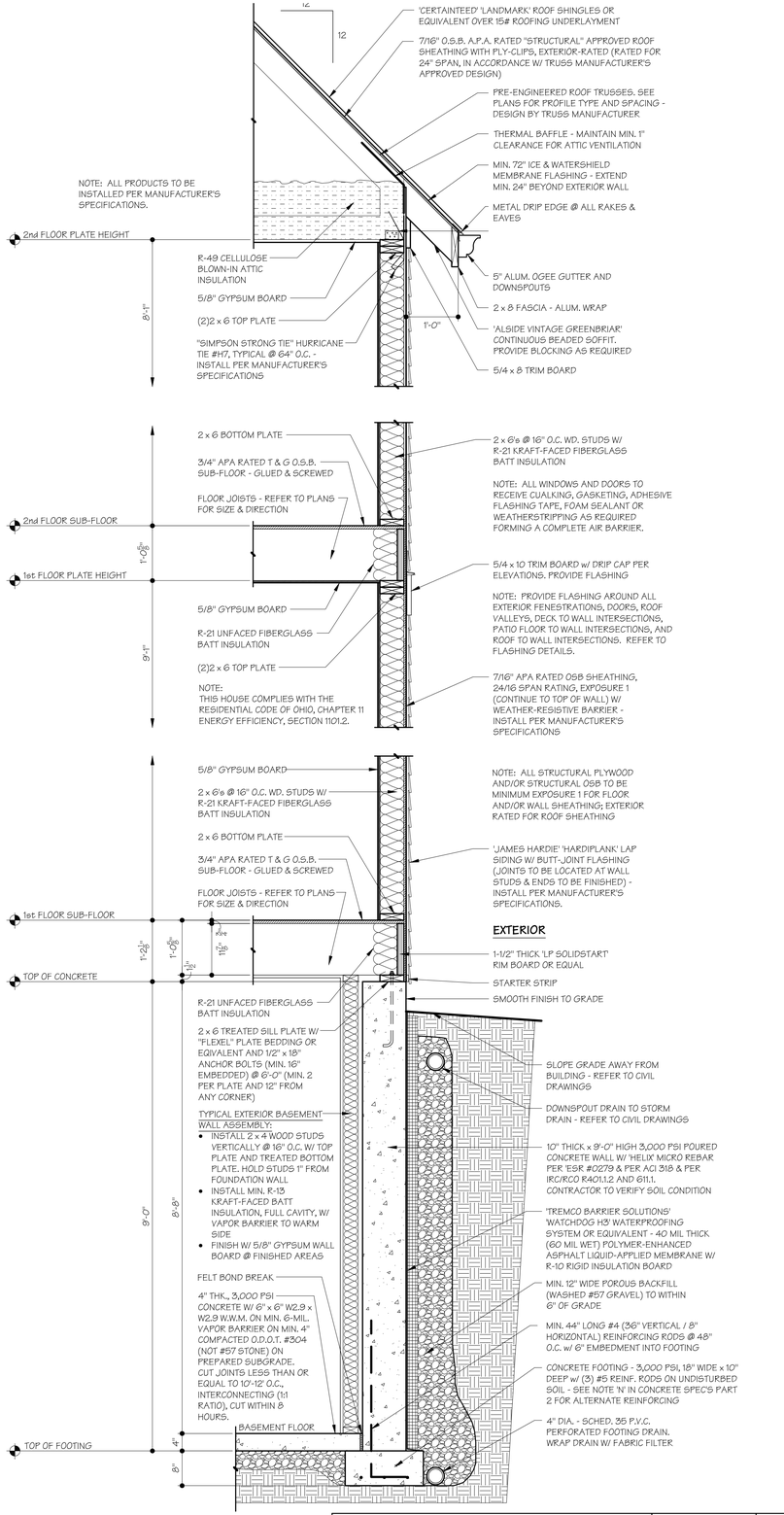
BUILDING SECTION

SHEET NUMBER:

A-301



FRONT PORCH WALL SECTION | 3/4" = 1'-0" | B



TYPICAL WALL SECTION | 3/4" = 1'-0" | A

GENERAL SECTION NOTES:

1. REFER TO FLOOR PLANS AND STRUCTURAL SHEETS FOR STRUCTURAL INFORMATION.
2. ALL MATERIALS, FINISHES, SYSTEMS, WINDOWS, DOORS, ETC. TO BE INSTALLED STRICTLY PER MANUFACTURER'S SPECIFICATIONS.
3. ALL STRUCTURAL PLYWOOD AND/OR STRUCTURAL O.S.B. USED FOR FLOOR, WALL AND ROOF SHEATHING TO BE MINIMUM EXPOSURE 1.
4. PROVIDE FLASHING AROUND ALL EXTERIOR FENESTRATION, ROOF TO WALL INTERSECTIONS AND AT FINISH CHANGES AS REQUIRED BY THE MANUFACTURER. SEE FLASHING DETAIL SHEETS FOR ADDITIONAL INFORMATION.
5. ALL WINDOWS AND DOORS TO RECEIVE CAULKING, GASKETING, ADHESIVE FLASHING TAPE, FOAM SEALANT OR WEATHERSTRIPPING AS REQUIRED TO FORM A COMPLETE AIR BARRIER. SEE FLASHING DETAILS FOR MORE INFORMATION.
6. UNDERSLAB RIGID INSULATION TO BE INSTALLED PER SECTIONS.
7. ALL WALL/FLOOR/ROOF FRAMING INTERSECTIONS TO BE CONTINUOUSLY CAULKED FROM THE INTERIOR.
8. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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TELEPHONE: (440) 247-3990
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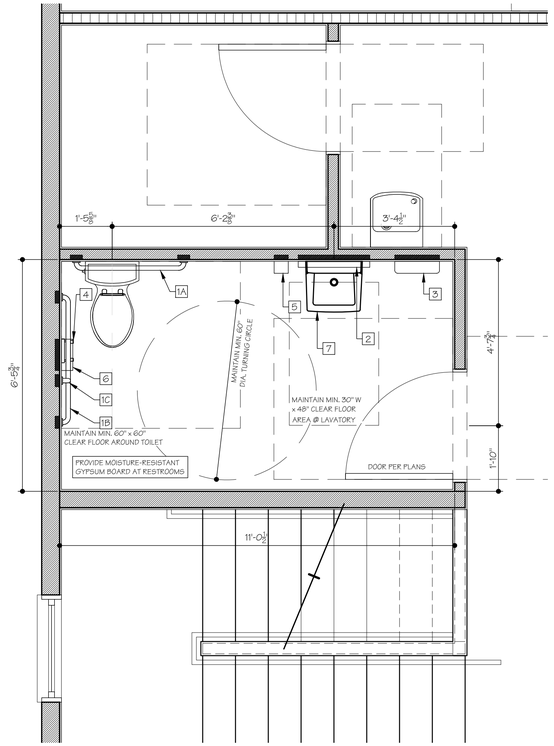
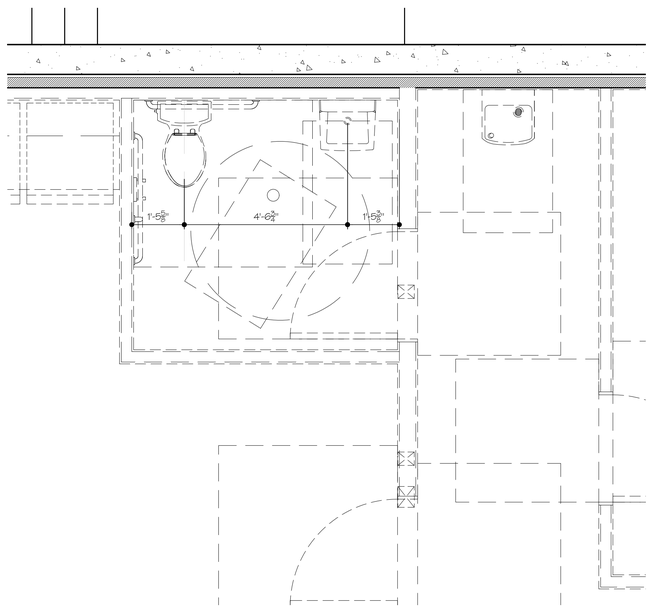
WALL SECTIONS

SHEET NUMBER:

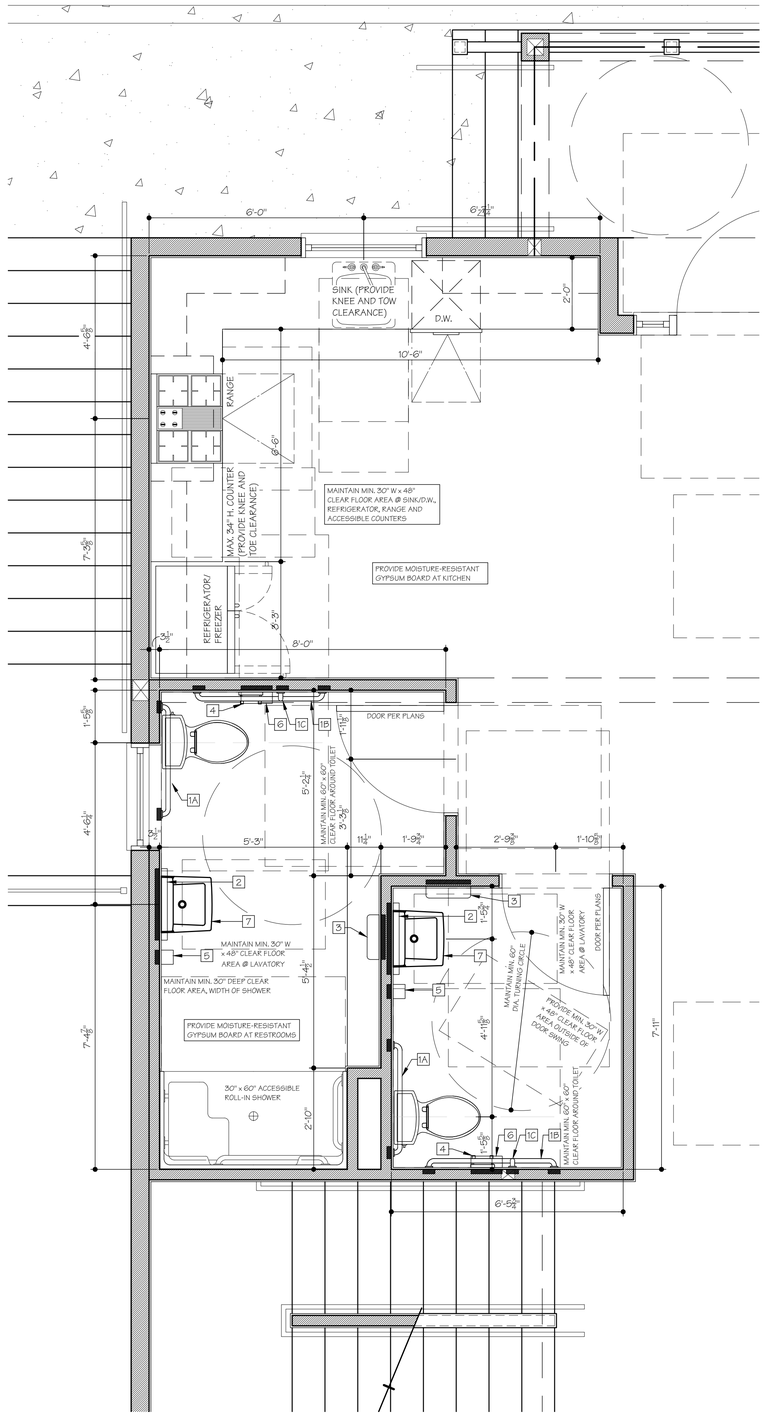
A-311



ENLARGED RESTROOM PLAN: SECOND FLOOR | 1/2" = 1'-0" | 3



ENLARGED RESTROOM PLAN: LOWER LEVEL (FUTURE) | 1/2" = 1'-0" | 2



ENLARGED RESTROOM/KITCHEN PLAN: FIRST FLOOR | 1/2" = 1'-0" | 1

RESTROOM PLAN LEGEND

ACCESSORY TAG - SEE ACCESSORY SCHEDULE, THIS SHEET

GENERAL NOTES

1. SEE "ROUGH CARPENTRY: WOOD ANCHOR REINFORCEMENT" SECTION OF SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. SEE "DOOR NOTES," SHEET A-141, FOR DOOR INFORMATION.
3. SEE "FINISH NOTES," SHEET A-141, FOR RESTROOM FINISH NOTES.
4. PROTECT ADJACENT OR ADJOINING FINISHED SURFACES AND WORK FROM DAMAGE DURING INSTALLATION OF WORK OF THIS SECTION. PROVIDE STEEL ANCHOR PLATES AND ANCHOR COMPONENTS FOR INSTALLATION ON BUILDING FINISHES.
5. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE OF PARTITIONS, AND/OR CENTERLINE OF PARTITIONS & FIXTURES, UNLESS NOTED OTHERWISE.
6. GC TO INSTALL BLOCKING AND/OR STRUCTURAL SHEATHING IN WALL AS REQUIRED FOR EQUIPMENT, COUNTERS, CABINETS, SHELVING, ACCESSORIES, SIGNAGE, AWNINGS, ARTWORK, CURTAINS, DRAPERY, MIRRORS, ETC. GC TO COORDINATE WITH PROJECT MANAGER AND VENDORS FOR THEIR BLOCKING REQUIREMENTS. COORDINATE FINAL MIRROR AND ARTWORK LAYOUT WITH OWNER.
7. INSTALL LAVATORY GUARDS AT ALL EXPOSED HOT WATER AND DRAIN PIPING IN RESTROOMS.
8. ALL WALL-MOUNTED RESTROOM WATER CLOSETS, URINALS, AND MIRRORS TO RECEIVE CONTINUOUS PERIMETER SILICONE. APPLY WHITE SILICONE CAULK AT ITEM TOUCHING WALL FINISH.
9. INSTALL FIXTURES, ACCESSORIES AND ITEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. SEE A-40 SERIES FOR MOUNTING HEIGHTS.
10. INSTALL TRUE, PLUMB, LEVEL, SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE/BLOCKING.
11. SLOPE SLAB AT DRAINS 1/8" PER 12" MIN. IN ALL DIRECTIONS. DRAINS TO BE SET 1/2" BELOW TYP. CONCRETE SLAB ELEVATION.
12. RESTROOM SIGNAGE LETTERS SHALL BE 5/8" TO 1" HIGH RAISED 1/32" UPPER-CASE SANS AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. MOUNT SIGNAGE 60" MAX. A.F.F. TO CENTERLINE OF SIGN AND 10" MAX. FROM DOOR JAMB ON WALL ADJACENT TO LATCH SIDE OF DOOR. FINISH SHALL BE MATTE WITH WHITE CHARACTERS ON BLACK BACKGROUND. SIGNAGE TO MEET CURRENT ANSI OR LOCAL CODES. (SUPPLIED AND INSTALLED BY G.C.)
13. G.C. TO PROVIDE ACCESS PANELS AS REQUIRED
14. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
15. VERIFY ADDITIONAL RESTROOM ACCESSORIES WITH OWNER. VERIFY IF ACCESSORIES AND PLUMBING FIXTURES ARE TO BE MANUAL OR AUTOMATIC OPERATION.

RESTROOM ACCESSORY SCHEDULE[1,2,4]

TAG	ITEM	MFG	MODEL/SIZE	FINISH	NOTES
1A	36" GRAB BAR	BOBRICK*	B-6086.99x36	SS	1 & 2
1B	42" GRAB BAR	BOBRICK*	B-6806.99x42	SS	1 & 2
1C	18" GRAB BAR	BOBRICK*	B-6806.99x18	SS	1 & 2
2	MIRROR	BOBRICK*	B-290 2436	SS	1 & 2
3	PAPER TOWEL DISPENSER OR AUTOMATIC HAND DRYER	BOBRICK*	B-262	SS	1 & 2
4	TOILET TISSUE DISPENSER	BOBRICK*	B-4288	SS	1 & 2
5	SOAP DISPENSER	BOBRICK*	B-824	SS	1 & 2
6	SANITARY NAPKIN DISPOSAL	BOBRICK*	B-254	--	1 & 2
7	LAVATORY SHROUD	KOHLER*	PINOIR K-2057-0	SS	1 & 2
8	ACCESSIBLE RESTROOM SIGNAGE			SS	1, 2 & 3

*OR EQUIVALENT MANUFACTURER - COORDINATE SELECTION WITH OWNER

RESTROOM ACCESSORY SCHEDULE NOTES

1. VERIFY AND COORDINATE WITH OWNER.
2. REFER TO SHEETS A-041 & A-042 FOR MOUNTING HEIGHTS AND ADDITIONAL ACCESSIBILITY INFORMATION.
3. RESTROOM SIGNAGE TO COMPLY WITH ICC/ANSI A117.1-2009 REGULATIONS
4. MOUNT (1) COAT HOOK ON DOOR MIN. 42" A.F.F.; MOUNT (1) PURSE HOOK ON DOOR MIN. 15" A.F.F.

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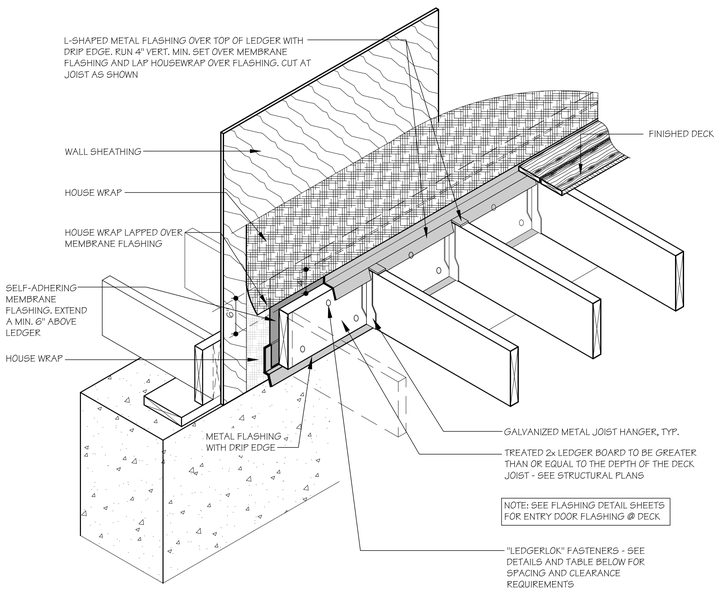
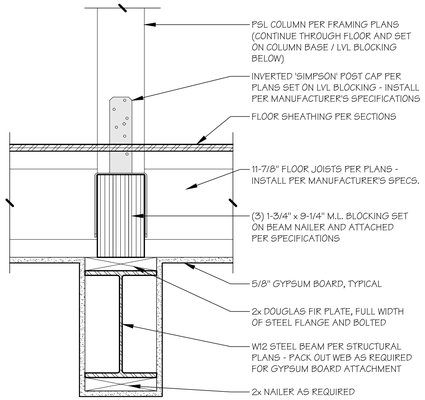
ENLARGED RESTROOM & KITCHEN PLANS

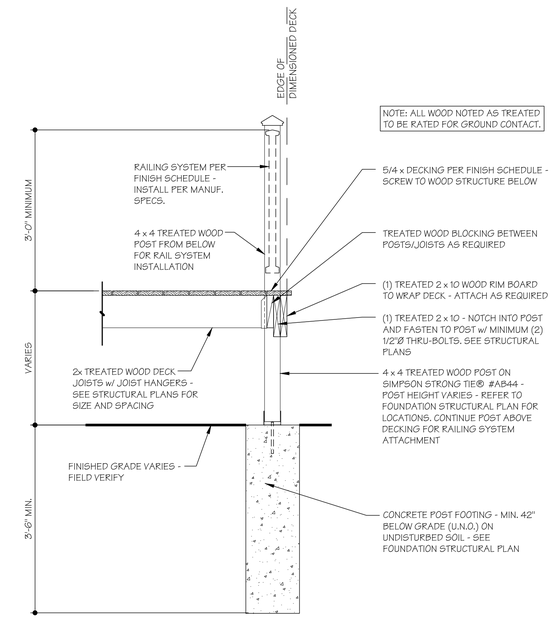
SHEET NUMBER:

A-401

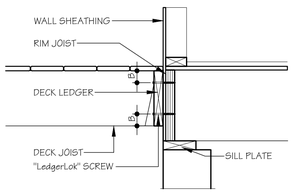




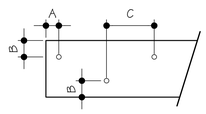
POST BASE DETAIL @ STEEL BEAM | 1-1/2" = 1'-0" | 5



RAMP DETAIL | 3/4" = 1'-0" | 4



DECK LEDGER ATTACHMENT DETAIL



DECK LEDGER ELEVATION DETAIL

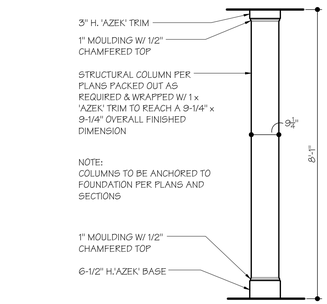
SPACING REQUIREMENTS

FASTENERS SHOULD BE STAGGERED IN A "V" PATTERN AND SPACED AS FOLLOWS:
A. MINIMUM END DISTANCE = 3-3/4"
B. MINIMUM EDGE DISTANCE = 2"
C. ON-CENTER SPACING = PER TABLE 1

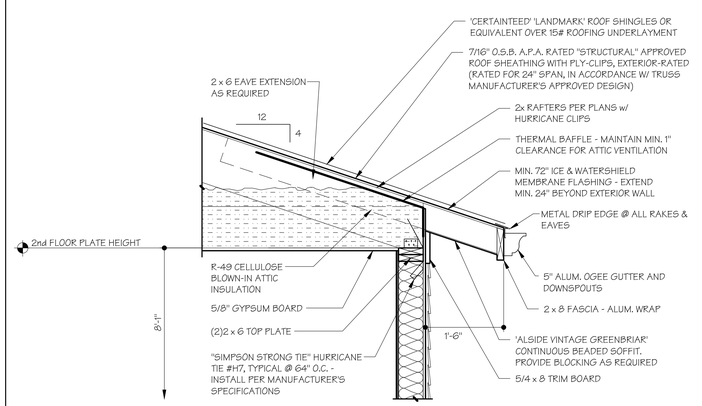
Table 1: Fastening pattern for attachment of ledger to rim board using LedgerLOK

Live Load	Ledger Material	Rim Material	Spacing between fasteners (in inches) based on Joist Spans of:						
			6' or Less	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	Up to 18'
60 PSF	Doug. Fir or S. Pine	2x Lumber	14	11	8	7	6	5	4
	Hem Fir	2x Lumber	17	13	10	8	7	6	5

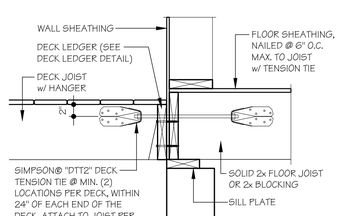
Note: Verify installation requirements with manufacturer's specifications



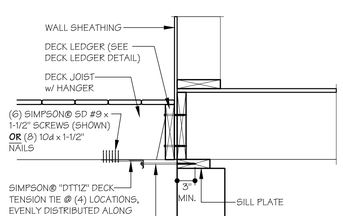
COLUMN DETAIL | 3/4" = 1'-0" | 3



EAVE DETAIL @ 2x FRAMING | 3/4" = 1'-0" | 2

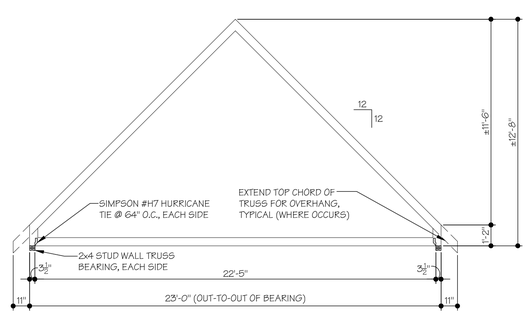


LATERAL LOAD DECK ATTACHMENT DETAIL - OPTION 1

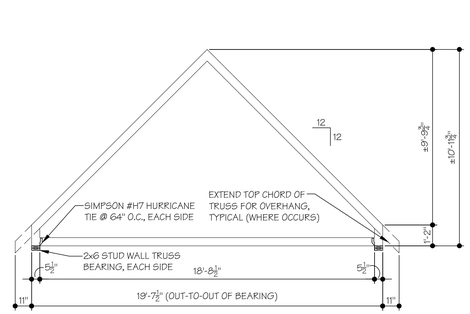


LATERAL LOAD DECK ATTACHMENT DETAIL - OPTION 2

PORCH LEDGER DETAILS | N.T.S. | 6



TRUSS PROFILE 'B'



TRUSS PROFILE 'A'

TRUSS PROFILES | 1/2" = 1'-0" | 1

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

UCS W. 47th St. Dvlpmt.
BLDG. 2: REFUGEE RESPONSE

WEST 47TH STREET
CLEVELAND, OHIO 44102

SEAL:

1/29/21

RICHARD E. SIEGFRIED, LICENSE #8307349
EXPIRATION DATE 12/31/21

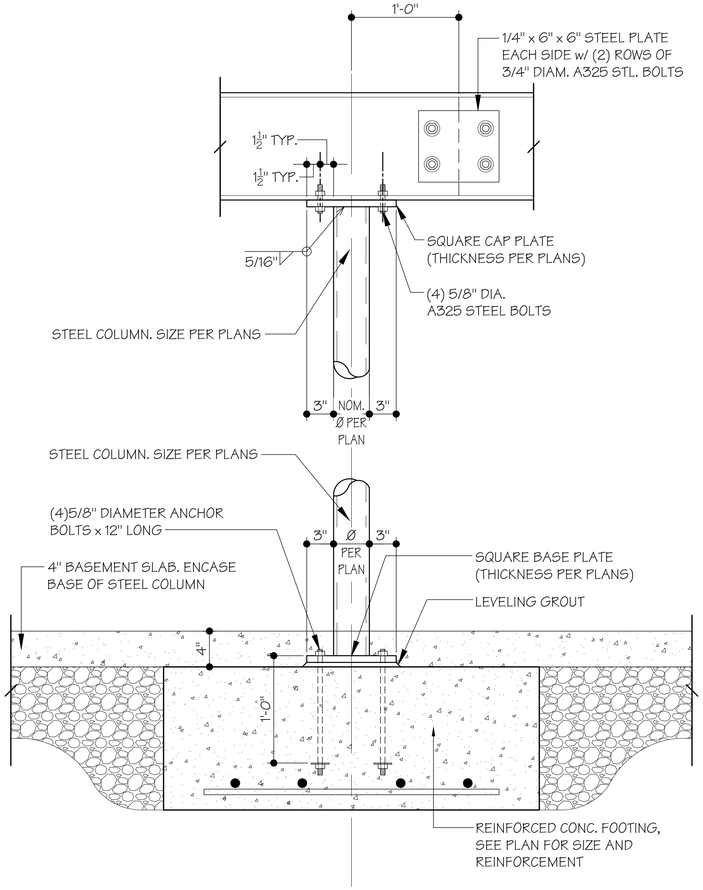
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

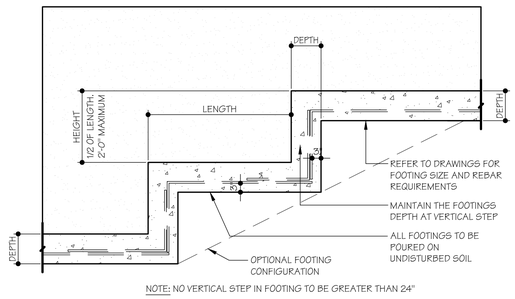
DETAILS

SHEET NUMBER:

A-501

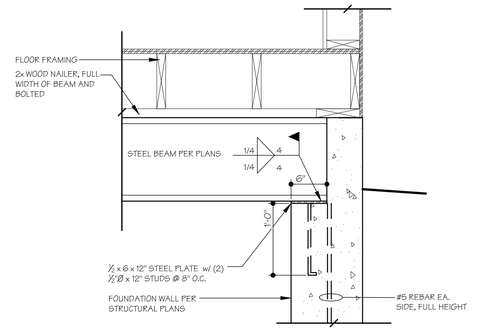


TYPICAL STEEL COLUMN DETAIL	1-1/2" = 1'-0"	11

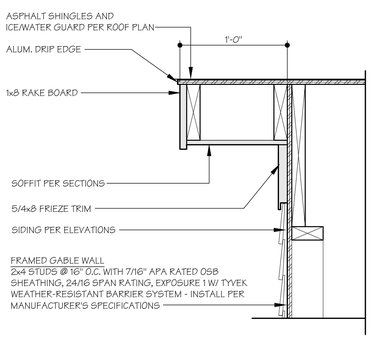


NOTE: NO VERTICAL STEP IN FOOTING TO BE GREATER THAN 24"

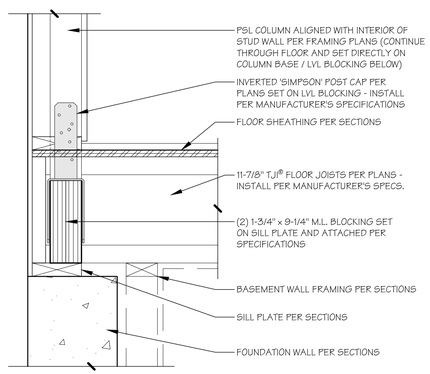
FOOTING STEP DETAIL	1/2" = 1'-0"	9



STEEL BEAM POCKET DETAIL	1" = 1'-0"	8



TYPICAL RAKE DETAIL	1-1/2" = 1'-0"	10



POST BASE DETAIL @ EXTERIOR WALL	1-1/2" = 1'-0"	7

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CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
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www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO
7349
REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

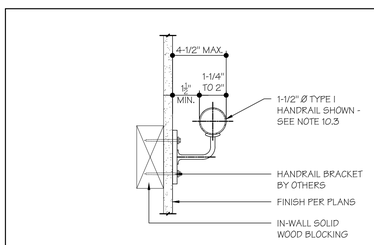
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

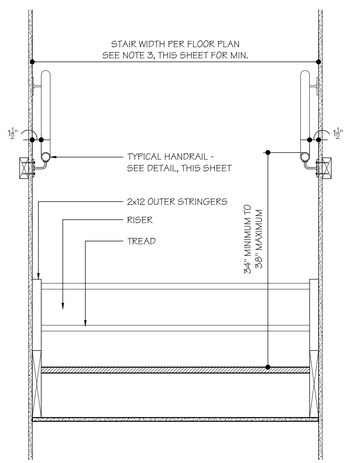
DETAILS

SHEET NUMBER:

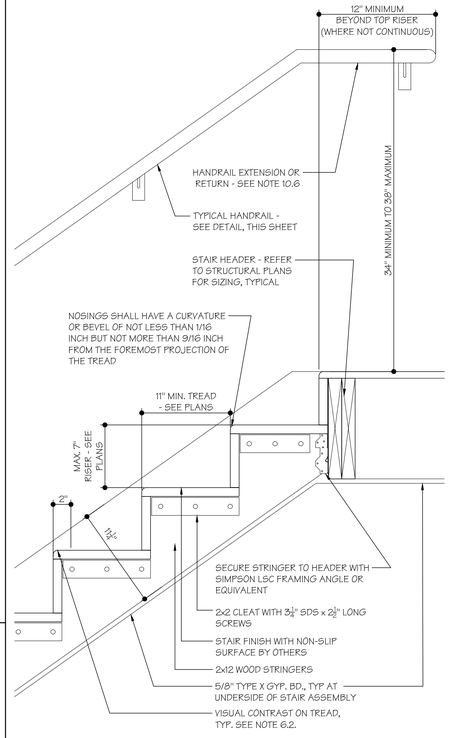
A-502



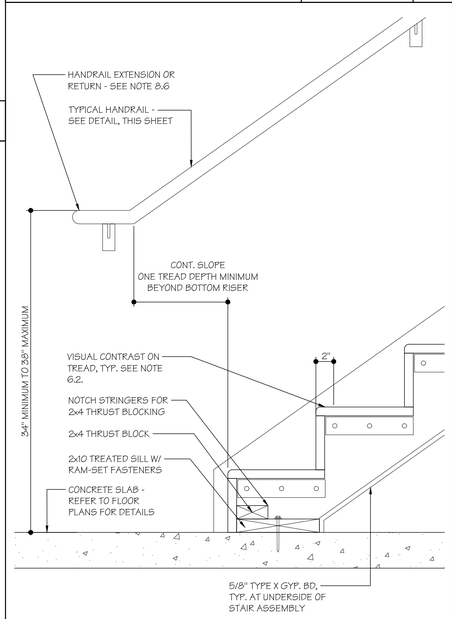
HANDRAIL DETAIL | 3" = 1'-0" | 4



STAIR CROSS-SECTION | 1" = 1'-0" | 3



STAIR DETAIL @ LANDING | 1-1/2" = 1'-0" | 2



STAIR DETAIL @ BASEMENT | 1-1/2" = 1'-0" | 1

STAIR GENERAL NOTES:

1. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO PLAN SHEETS FOR STRUCTURAL INFORMATION.
3. **WIDTH:**
   - 3.1. THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN OBC SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (PER OBC 1011.2)
     - **3.1.A. EXCEPTION:** STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (PER OBC 1011.2.1)
4. **HEADROOM:**
   - 4.1. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (PER OBC 1011.3)
5. **RISERS:**
   - 5.1. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. (PER OBC 1011.5.2).
   - 5.2. RISERS SHALL BE SOLID (PER 1011.5.5.3).
6. **TREADS:**
   - 6.1. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. (PER OBC 1011.5.2).
   - 6.2. VISUAL CONTRAST. THE LEADING 2 INCHES OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD (PER ICC A117.1 SECTION 504.5.1).
7. **NOSING:**
   - 7.1. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH BUT NOT MORE THAN 9/16 INCH FROM THE FOREMOST PROJECTION OF THE TREAD. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL (PER OBC 1011.5.5).
   - 7.2. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1-1/4 INCHES BEYOND THE TREAD BELOW (PER OBC 1011.5.5.1).
8. **HANDRAILS:**
   - 8.1. HANDRAILS SHALL BE PROVIDED ON EACH SIDE OF STAIRWAY (PER OBC 1011.11).
   - 8.2. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES (PER OBC 1014.2).
   - 8.3. ALL REQUIRED HANDRAILS SHALL BE EITHER TYPE I OR TYPE II, OR PROVIDE EQUIVALENT GRASPABILITY (PER OBC 1014.2).
     - 8.3.1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6-1/4 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2-1/4 INCHES AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH . (PER OBC 1014.3.1)
     - 8.3.2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1-3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1¼ INCHES TO NOT GREATER THAN 2-3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH
   - 8.4. CONTINUITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. (PER OBC 1014.3.2)
   - 8.5. FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS (PER OBC 1014.5)
   - 8.6. HANDRAIL EXTENSIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS. (PER OBC 1014.6)
   - 8.7. CLEARANCE. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1-1/2 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS (PER OBC 1014.7).
   - 8.8. PROJECTIONS. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH SIDE SHALL NOT EXCEED 4-1/2 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1011.3. (PER OBC 1014.8).
9. ***GUARDS:***
   - 9.1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30 INCHES ABOVED FINISHED GRADE. (PER OBC 1015.2)
   - 9.2. REQUIRED GUARDS SHALL NOT BE LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY FROM: (1) ADJACENT WALKING SURFACES, (2) THE LINE CONNECTING THE LEADING EDGES OF THE NOSING TREADS ON STAIRWAYS, OR (3) FROM THE RAMP SURFACE.
   - 9.3. OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT (PER OBC 1015.4)
10. **LANDINGS:**
    - 10.1. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY (PER OBC 1011.6).
    - 10.2. THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. WHERE THE STAIRWAY HAS A STRAIGHT RUN THE DEPTH NEED NOT EXCEED 48 INCHES (PER OBC 1011.6).
    - 10.3. VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS (PER OBC 1011.8).
11. **WALKING SURFACE:**
    - 11.1. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED (PER OBC 1011.7.1).

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO — 7349 — REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

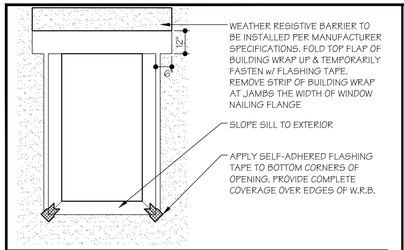
DATE	SET ISSUANCE
01.29.21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

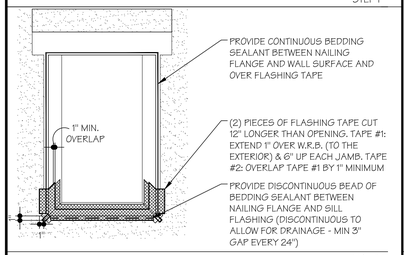
STAIR DETAILS

SHEET NUMBER:

A-503



STEP 1



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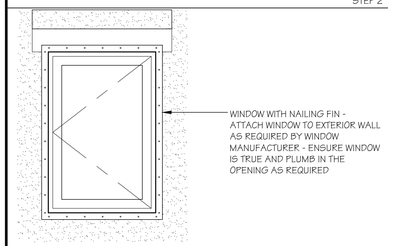

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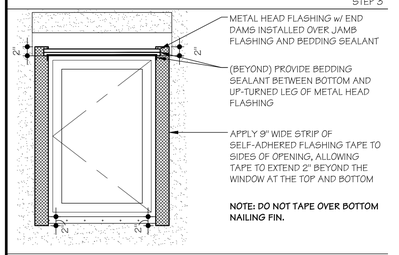

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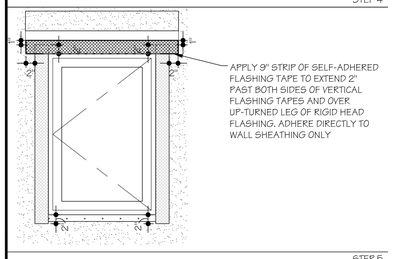

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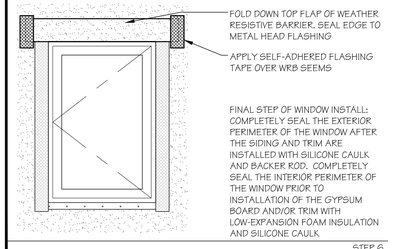
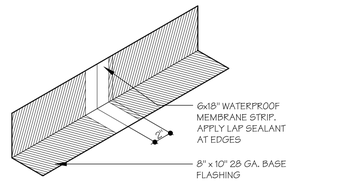


STEP 6

WINDOW FLASHING DETAIL

SCALE: N.T.S.

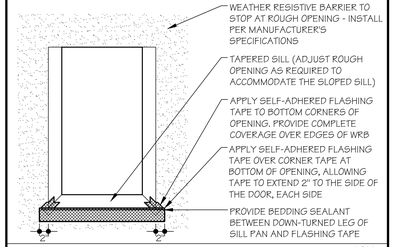
10 / A-511



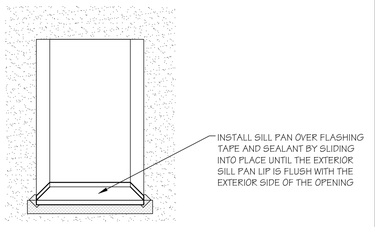
FLASHING LAP DETAIL

SCALE: N.T.S.

9 / A-511



STEP 1



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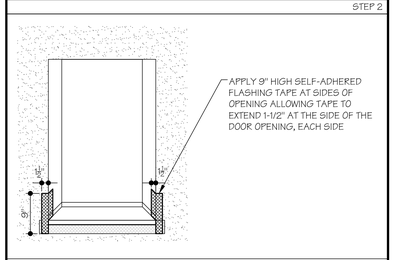

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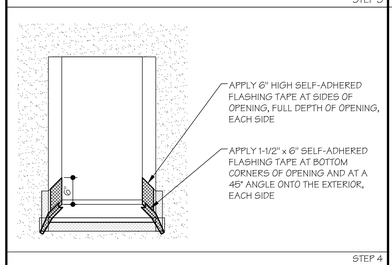

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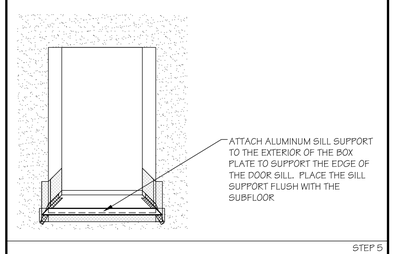
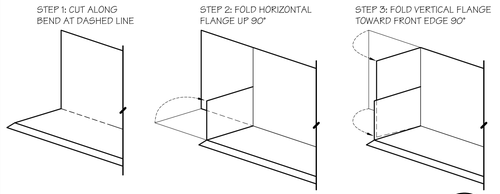


STEP 5

DOOR FLASHING DETAIL

SCALE: N.T.S.

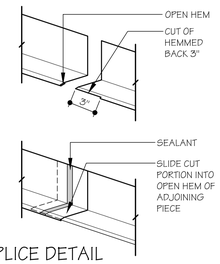
9 / A-511



FLASHING END DAM DETAIL

SCALE: N.T.S.

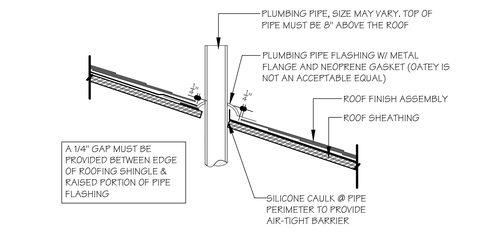
7 / A-511



FLASHING SPLICE DETAIL

SCALE: N.T.S.

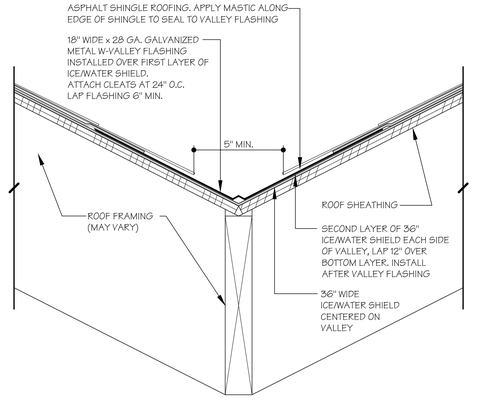
6 / A-511



ROOF VENT FLASHING DETAIL

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

5 / A-511



VALLEY FLASHING DETAIL

SCALE: 3" = 1'-0"

4 / A-511

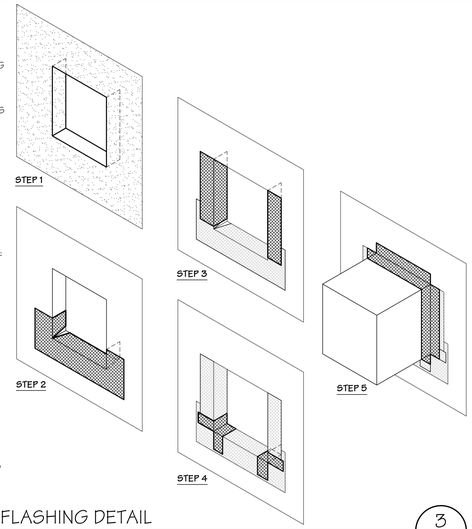
STEP 1: WEATHER RESISTIVE BARRIER TO BE INSTALLED AROUND BEAM POCKET OPENING PER MANUFACTURER'S SPECIFICATIONS, INCLUDING COUNTER-FLASHING AS REQUIRED.

STEP 2: INSTALL SELF-ADHERED SILL FLASHING, CUT AND FOLD INTO BEAM POCKET PER MANUFACTURER'S RECOMMENDATIONS.

STEP 3: INSTALL SELF-ADHERED JAMB FLASHING AT SIDES OF BEAM POCKET, LAP OVER SILL FLASHING AS INDICATED AND RETURN INTO BEAM POCKET.

STEP 4: INSTALL SELF-ADHERED CORNER FLASHING OVER JAMB AND SILL FLASHING AS INDICATED.

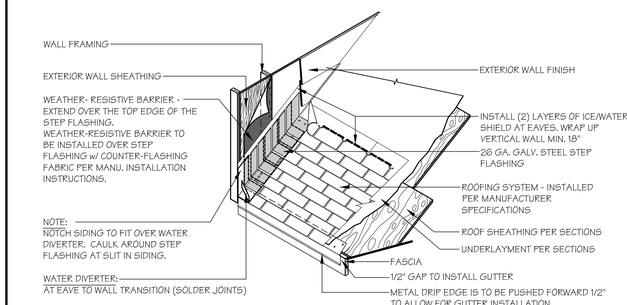
STEP 5: SET BEAM AND WRAP WITH STRIPS OF SELF-ADHERED FLASHING AS INDICATED; FLASHING TO EXTEND MINIMUM 2" ONTO BEAM.



BEAM POCKET FLASHING DETAIL

SCALE: N.T.S.

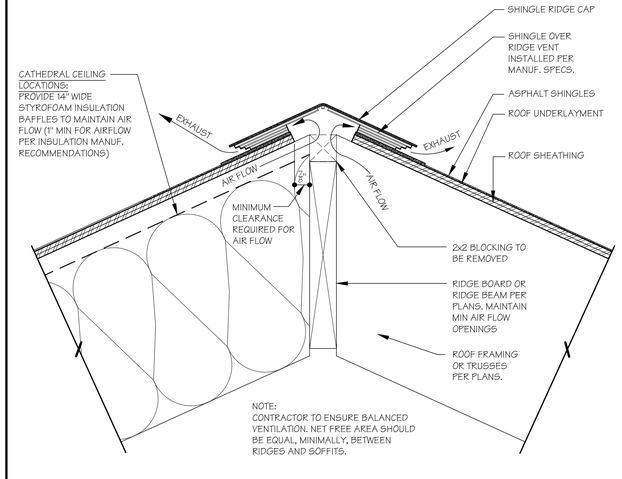
3 / A-511



SIDEWALL FLASHING - ASPHALT ROOF

SCALE: N.T.S.

2 / A-511



RIDGE VENT DETAIL

SCALE: 3" = 1'-0"

1 / A-511

GENERAL FLASHING NOTES:

A. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

B. REFER TO WALL SECTIONS FOR BUILDING CONSTRUCTION INFORMATION NOT IDENTIFIED ON FLASHING DETAILS.

C. REFER TO ELEVATIONS & EXTERIOR FINISH SCHEDULE FOR EXTERIOR FINISH INFORMATION.

D. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL INFORMATION.

E. UNLESS NOTED OTHERWISE, ALL DOORS AND WINDOWS TO BE FLASHED IN ACCORDANCE WITH ASTM E2112 A1 FLASHING INSTALLATION INSTRUCTIONS.

F. ADHERED MANUFACTURED STONE VENEER TO BE INSTALLED PER ASTM C1780.

GENERAL WINDOW AND DOOR SEALING NOTES:

A. WINDOWS AND DOORS TO RECEIVE PROPER FLASHING, CAULKING, GASKETING, ADHESIVE, FLASHING TAPE, FOAM INSULATION OR WEATHER STRIPPING AS REQUIRED FOR A COMPLETE AIR BARRIER AND AS RECOMMENDED BY THE WINDOW AND DOOR MANUFACTURER.

B. PROVIDE PAN FLASHING AT ALL EXTERIOR DOORS AND SLIDING GLASS DOORS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

C. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENT EXPANSION AND CONTRACTION.

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WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX (440) 247-3285
www.rsaarchitects.com

RSA ARCHITECTS

SEAL:

STATE OF OHIO · RICHARD E. SIEGFRIED · 7349 · REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

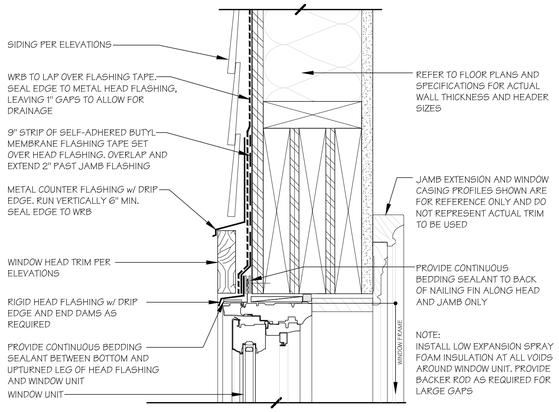
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

FLASHING DETAILS

SHEET NUMBER:

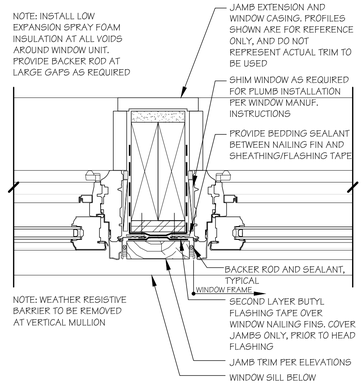
A-511



WINDOW HEAD DETAIL - TRIM @ SIDING

SCALE: 3" = 1'-0"

8 / A-512



WINDOW MULLION DETAIL

SCALE: 3" = 1'-0"

5 / A-512

GENERAL FLASHING NOTES:

A. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

B. REFER TO WALL SECTIONS FOR BUILDING CONSTRUCTION INFORMATION NOT IDENTIFIED ON FLASHING DETAILS.

C. REFER TO ELEVATIONS & EXTERIOR FINISH SCHEDULE FOR EXTERIOR FINISH INFORMATION.

D. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL INFORMATION.

E. UNLESS NOTED OTHERWISE, ALL DOORS AND WINDOWS TO BE FLASHED IN ACCORDANCE WITH ASTM E2112 A1 FLASHING INSTALLATION INSTRUCTIONS.

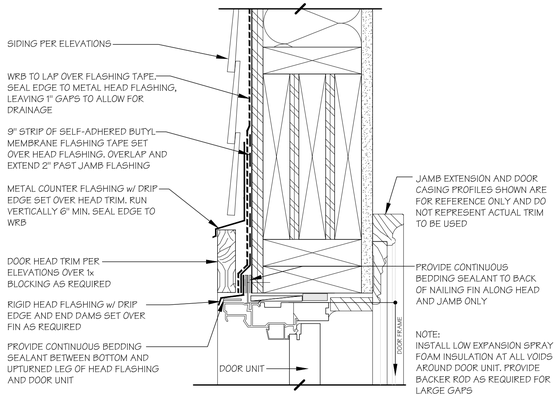
F. ADHERED MANUFACTURED STONE VENEER TO BE INSTALLED PER ASTM C1780.

GENERAL WINDOW AND DOOR SEALING NOTES:

A. WINDOWS AND DOORS TO RECEIVE PROPER FLASHING, CAULKING, GASKETING, ADHESIVE, FLASHING TAPE, FOAM INSULATION OR WEATHER STRIPPING AS REQUIRED FOR A COMPLETE AIR BARRIER AND AS RECOMMENDED BY THE WINDOW AND DOOR MANUFACTURER.

B. PROVIDE PAN FLASHING AT ALL EXTERIOR DOORS AND SLIDING GLASS DOORS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

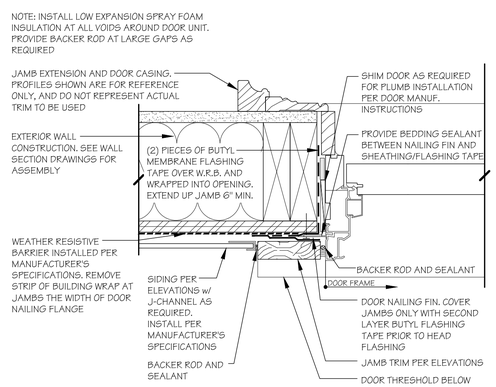
C. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENT EXPANSION AND CONTRACTION.



DOOR HEAD (FLANGED) - SIDING

SCALE: 3" = 1'-0"

10 / A-512



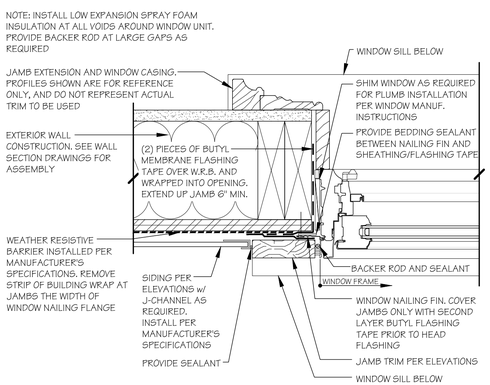
DOOR JAMB (FLANGED) - SIDING

SCALE: 3" = 1'-0"

9 / A-512

DOOR DETAIL (SIDING)

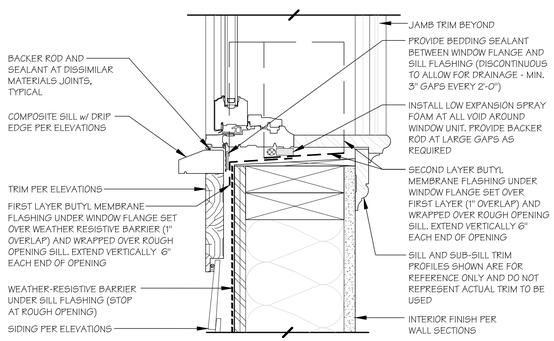
SCALE: AS NOTED



WINDOW JAMB DETAIL - TRIM @ SIDING

SCALE: 3" = 1'-0"

7 / A-512



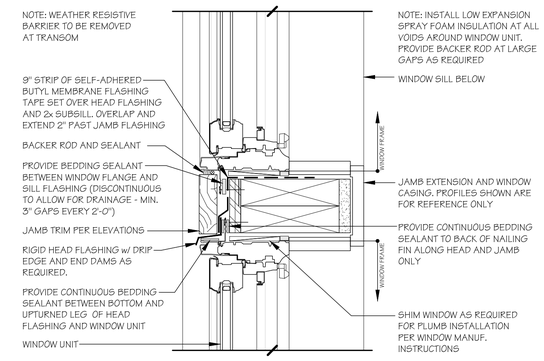
WINDOW SILL DETAIL - TRIM @ SIDING

SCALE: 3" = 1'-0"

6 / A-512

WINDOW DETAIL (SIDING)

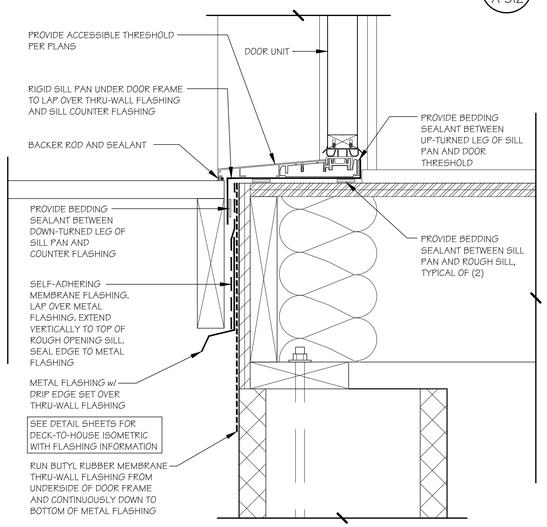
SCALE: AS NOTED



WINDOW TRANSOM DETAIL

SCALE: 3" = 1'-0"

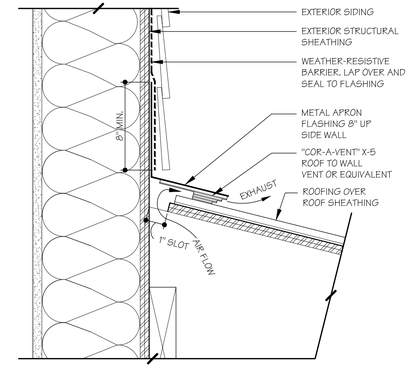
4 / A-512



DOOR SILL @ COVERED DECK DETAIL

SCALE: 3" = 1'-0"

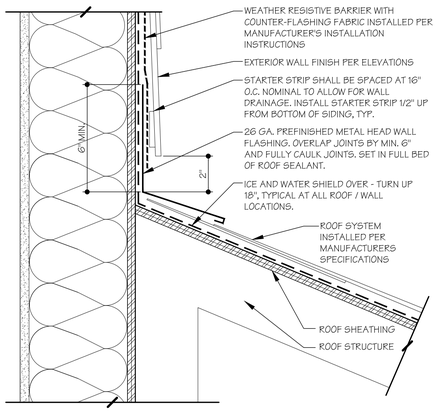
3 / A-512



HEADWALL DETAIL - VENTED

SCALE: 3" = 1'-0"

2 / A-512



HEADWALL DETAIL - UNVENTED

SCALE: 3" = 1'-0"

1 / A-512

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UCS W. 47th St. Dvlpmt.
BLDG. 2: REFUGEE RESPONSE
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RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
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TELEPHONE: (440) 247-3990
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1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

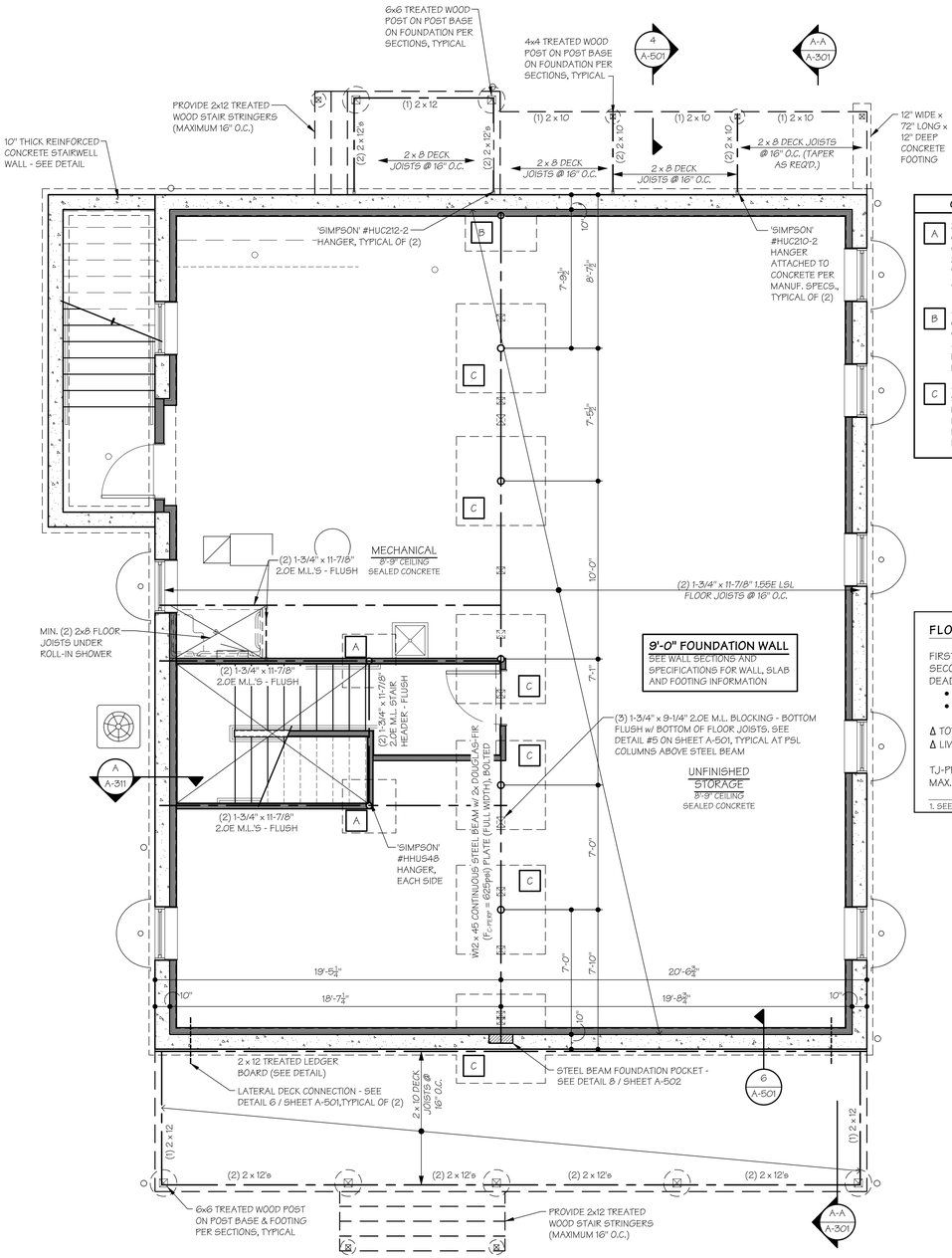
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

FLASHING DETAILS

SHEET NUMBER:

A-512



COLUMN / FOOTING SCHEDULE

A	3" DIAMETER x 11 GA. ADJUSTABLE STEEL COLUMN w/ 1/2" THICK CAP AND BASE PLATES w/ (4) 1/2"Ø BOLTS, EACH PLATE, ON 3'-0" x 3'-0" x 1'-0" 3,000 PSI CONCRETE FOOTING WITH (4)#5 REBAR EACH WAY, BOTTOM. ATTACH CAP PLATE TO BEAM w/ 'SIMPSON #LCC3.5-4 COLUMN CAP PER MANUF. SPECS.
B	4" DIAMETER x 11 GA. ADJUSTABLE STEEL COLUMN w/ 5/8" THICK CAP & BASE PLATES w/ (4) 5/8"Ø BOLTS EACH PLATE ON 4'-0" x 4'-0" x 2'-0" DEEP 3,000 PSI CONCRETE FOOTING WITH (5)#5 REBAR EACH WAY, BOTTOM
C	4" DIAMETER STANDARD WEIGHT (10.8PLF) STEEL PIPE COLUMN w/ 5/8" THICK CAP & BASE PLATES w/ (4) 5/8"Ø BOLTS EACH PLATE ON 5'-0" x 5'-0" x 2'-6" DEEP 3,000 PSI CONCRETE FOOTING w/ (6)#5 REBAR EACH WAY, BOTTOM

FLOOR JOIST DESIGN CRITERIA:

FIRST FLOOR LIVE LOAD.....100 PSF
SECOND FLOOR LIVE LOAD.....50 PSF
DEAD LOAD
- TYPICAL.....15 PSF
- TILE LOCATIONS.....25 PSF[1]

Δ TOTAL LOAD DEFL.....L/480
Δ LIVE LOAD DEFL.....L/480

TJ-PRO™ RATING (MIN.).....45
MAX. JOIST SPACING.....16" O.C.

1. SEE PLANS FOR TILE FLOOR LOCATIONS

NOTE: SEE SHEET A-101 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

FOUNDATION PLAN & FIRST FLOOR FRAMING PLAN

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

NORTH

GENERAL STRUCTURAL NOTES:

1. SEE COVER SHEET AND SPECIFICATIONS FOR WOOD SPECIFICATIONS, DESIGN LOADS AND MATERIAL DESIGN STRESSES.
2. CONNECT FOUNDATION SILL PLATES TO RIM JOIST/BAND BOARD AT WALLS PARALLEL TO JOISTS W/ SIMPSON A35 OR L90 @ 24" O.C. PROVIDE FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACES.
3. ALONG RIM JOIST, INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H8 @ 64" O.C. ATTACHED TO RIM BOARD AND WALL STUD - INSTALL PER MANUFACTURER'S SPECIFICATIONS. TYPICAL.
4. ALL WOOD POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SOLID 2x MATERIAL, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FINGER JOINT WOOD NOT ACCEPTABLE.
5. ALL STRUCTURAL POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SET ON SOLID BLOCKING FOR A CONTINUOUS LOAD PATH. POST SET ONLY ON FLOOR SHEATHING IS NOT ACCEPTABLE.
6. GENERAL CONTRACTOR TO COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT'S OFFICE OF ANY DISCREPANCIES.
7. ALL STEEL POSTS, IF APPLICABLE, TO HAVE STEEL TOP AND BOTTOM PLATES. SEE STRUCTURAL DETAILS IF APPLICABLE.
8. WALL SHEATHING EDGES TO FALL ON A STUD OR PROVIDE CONTINUOUS STUD AT PANEL EDGE.
9. REFER TO SPECIFICATIONS, SHEET SPEC-1 FOR MANUFACTURED TRUSS INFORMATION, IF APPLICABLE.
10. ROOF RAFTERS AND/OR TRUSSES : INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H2.5T AT EACH END OF EACH ROOF RAFTER/TRUSS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
11. ROOF GIRDER TRUSSES, IF APPLICABLE : INSTALL "SIMPSON STRONG TIE" LGT SERIES HURRICANE ANCHORS AT EACH END OF EACH ROOF GIRDER TRUSS. COORDINATE FINAL SIZE OF ANCHOR WITH GIRDER TRUSS WIDTH.
12. REFER TO SPECIFICATION, SHEET A-011 FOR TYPICAL WINDOW AND DOOR HEADERS NOT SPECIFICALLY NOTED ON THE STRUCTURAL SHEETS.

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BLDG. 2: REFUGEE RESPONSE

WEST 47TH STREET
CLEVELAND, OHIO 44102

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
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RSA ARCHITECTS

SEAL:

STATE OF OHIO
7349
REGISTERED ARCHITECT

1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

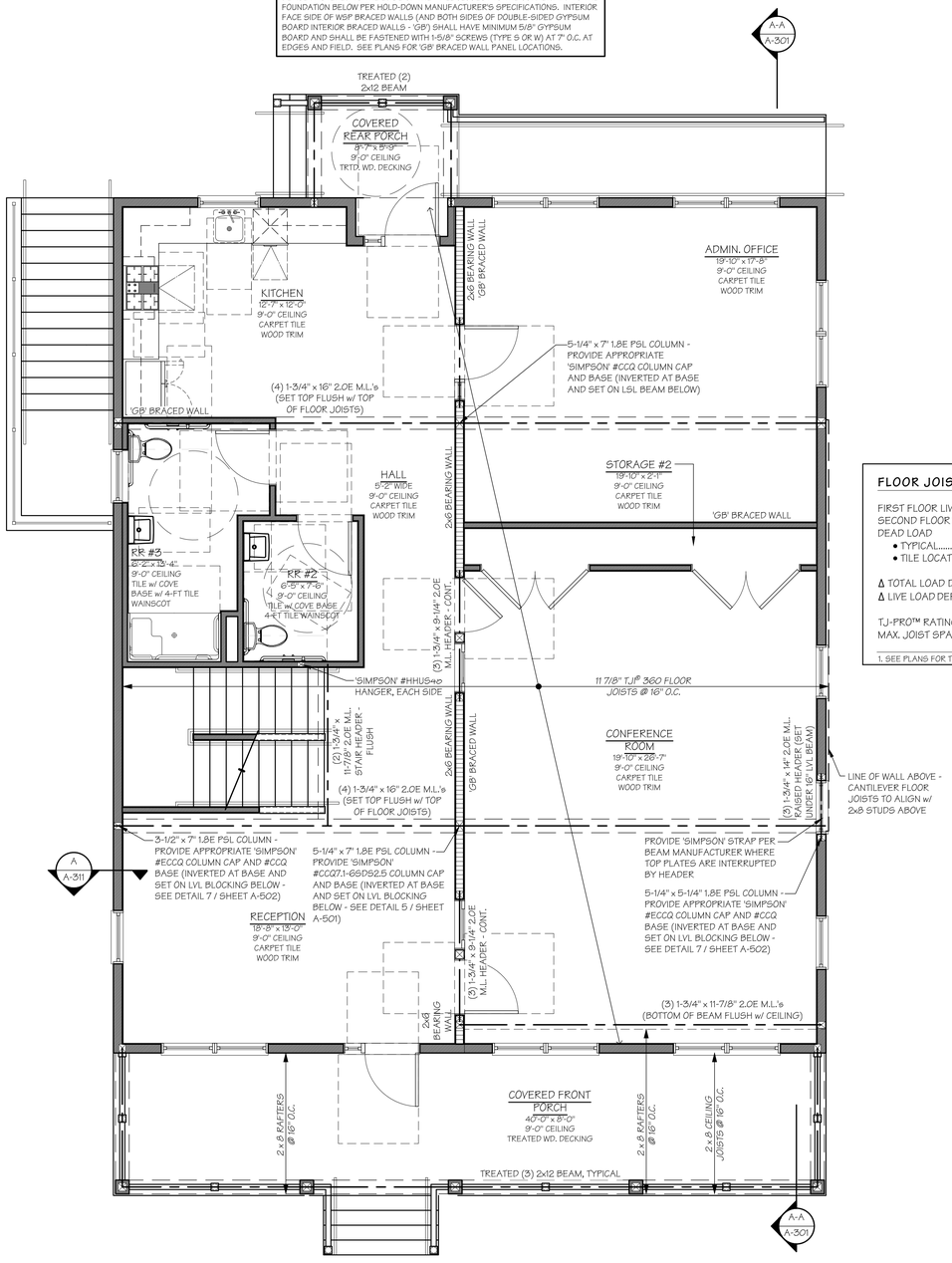
PROJECT #: 2054

FOUNDATION PLAN & FIRST FLOOR FRAMING PLAN

SHEET NUMBER:

S-101

NOTE: ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED BRACED WALLS WITH WOOD STRUCTURAL PANELS (WSP) PER OBC SECTION 2308.6, U.N.O. BRACED WALLS INCLUDE AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS (UNLESS NOTED OTHERWISE) AND SHALL BE IN COMPLIANCE WITH 'DOC PST AND/OR 'DOC PS2'. BRACED WALLS SHALL BE FASTENED WITH 8d COMMON NAILS (2.5" x 0.131") WITH NAIL SPACING AT 6" O.C. AT EDGES AND 12" O.C. FIELD. PROVIDE DOUBLE STUDS AT ALL OUTSIDE AND INSIDE CORNERS OF ALL EXTERIOR WALLS. SECURE END WALLS TO FOUNDATION WITH MINIMUM 800# CAPACITY HOLD-DOWN DEVICE FASTENED TO THE EDGE OF THE WALL CLOSEST TO THE CORNER AND TO THE FOUNDATION BELOW PER HOLD-DOWN MANUFACTURER'S SPECIFICATIONS. INTERIOR FACE SIDE OF WSP BRACED WALLS (AND BOTH SIDES OF DOUBLE-SIDED GYPSUM BOARD INTERIOR BRACED WALLS - 'GB') SHALL HAVE MINIMUM 5/8" GYPSUM BOARD AND SHALL BE FASTENED WITH 1-5/8" SCREWS (TYPE S OR W) AT 7" O.C. AT EDGES AND FIELD. SEE PLANS FOR 'GB' BRACED WALL PANEL LOCATIONS.



NOTE: SEE SHEET A-102 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

SECOND FLOOR FRAMING PLAN

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

NORTH

FLOOR JOIST DESIGN CRITERIA:

FIRST FLOOR LIVE LOAD.....100 PSF
SECOND FLOOR LIVE LOAD.....50 PSF
DEAD LOAD
- TYPICAL.....15 PSF
- TILE LOCATIONS.....25 PSF[1]

Δ TOTAL LOAD DEFL.....L/480
Δ LIVE LOAD DEFL.....L/480

TJ-PRO™ RATING (MIN.).....45
MAX. JOIST SPACING.....16" O.C.

1. SEE PLANS FOR TILE FLOOR LOCATIONS

GENERAL STRUCTURAL NOTES:

1. SEE COVER SHEET AND SPECIFICATIONS FOR WOOD SPECIFICATIONS, DESIGN LOADS AND MATERIAL DESIGN STRESSES.
2. CONNECT FOUNDATION SILL PLATES TO RIM JOIST/BAND BOARD AT WALLS PARALLEL TO JOISTS W/ SIMPSON A35 OR L90 @ 24" O.C. PROVIDE FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACES.
3. ALONG RIM JOIST, INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H8 @ 64" O.C. ATTACHED TO RIM BOARD AND WALL STUD - INSTALL PER MANUFACTURER'S SPECIFICATIONS. TYPICAL.
4. ALL WOOD POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SOLID 2x MATERIAL, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FINGER JOINT WOOD NOT ACCEPTABLE.
5. ALL STRUCTURAL POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SET ON SOLID BLOCKING FOR A CONTINUOUS LOAD PATH. POST SET ONLY ON FLOOR SHEATHING IS NOT ACCEPTABLE.
6. GENERAL CONTRACTOR TO COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT'S OFFICE OF ANY DISCREPANCIES.
7. ALL STEEL POSTS, IF APPLICABLE, TO HAVE STEEL TOP AND BOTTOM PLATES. SEE STRUCTURAL DETAILS IF APPLICABLE.
8. WALL SHEATHING EDGES TO FALL ON A STUD OR PROVIDE CONTINUOUS STUD AT PANEL EDGE.
9. REFER TO SPECIFICATIONS, SHEET SPEC-1 FOR MANUFACTURED TRUSS INFORMATION, IF APPLICABLE.
10. ROOF RAFTERS AND/OR TRUSSES : INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H2.5T AT EACH END OF EACH ROOF RAFTER/TRUSS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
11. ROOF GIRDER TRUSSES, IF APPLICABLE : INSTALL "SIMPSON STRONG TIE" LGT SERIES HURRICANE ANCHORS AT EACH END OF EACH ROOF GIRDER TRUSS. COORDINATE FINAL SIZE OF ANCHOR WITH GIRDER TRUSS WIDTH.
12. REFER TO SPECIFICATION, SHEET A-011 FOR TYPICAL WINDOW AND DOOR HEADERS NOT SPECIFICALLY NOTED ON THE STRUCTURAL SHEETS.

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RICHARD E. SIEGFRIED
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1/29/21

RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

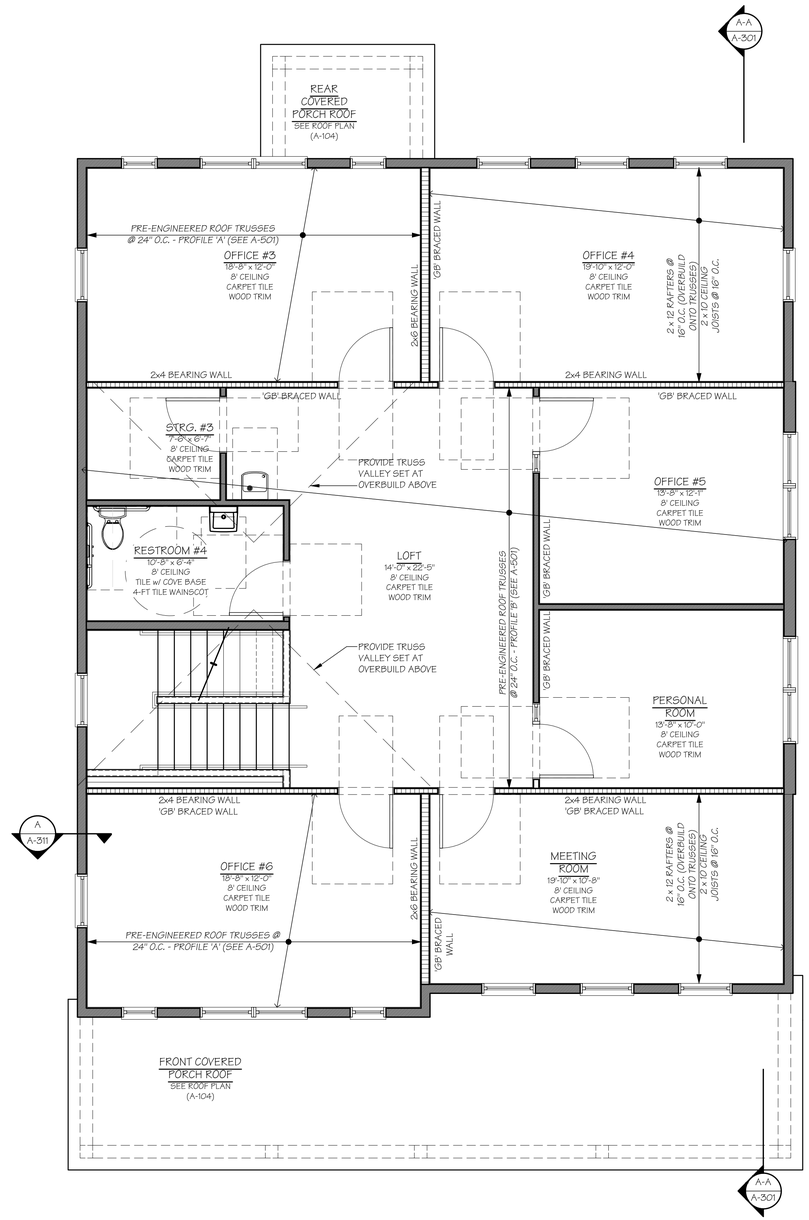
DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

SECOND FLOOR FRAMING PLAN

SHEET NUMBER:

S-102



NOTE: ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED BRACED WALLS WITH WOOD STRUCTURAL PANELS (WSP) PER OBC SECTION 2308.6, U.N.O. BRACED WALLS INCLUDE AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS (UNLESS NOTED OTHERWISE) AND SHALL BE IN COMPLIANCE WITH 'DOC PS1' AND/OR 'DOC PS2'. BRACED WALLS SHALL BE FASTENED WITH 8d COMMON NAILS (2.5" x 0.131") WITH NAIL SPACING AT 6" O.C. AT EDGES AND 12" O.C. FIELD. PROVIDE DOUBLE STUDS AT ALL OUTSIDE AND INSIDE CORNERS OF ALL EXTERIOR WALLS. SECURE END WALLS TO FOUNDATION WITH MINIMUM 800# CAPACITY HOLD-DOWN DEVICE FASTENED TO THE EDGE OF THE WALL CLOSEST TO THE CORNER AND TO THE FOUNDATION BELOW PER HOLD-DOWN MANUFACTURER'S SPECIFICATIONS. INTERIOR FACE SIDE OF WSP BRACED WALLS (AND BOTH SIDES OF DOUBLE-SIDED GYPSUM BOARD INTERIOR BRACED WALLS - 'GB') SHALL HAVE MINIMUM 5/8" GYPSUM BOARD AND SHALL BE FASTENED WITH 1-5/8" SCREWS (TYPE S OR W) AT 7" O.C. AT EDGES AND FIELD. SEE PLANS FOR 'GB' BRACED WALL PANEL LOCATIONS.

NOTE: SEE SHEET A-103 FOR ADDITIONAL INFORMATION NOT NOTED ON THIS PLAN

ATTIC & ROOF FRAMING PLAN

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

NORTH

GENERAL STRUCTURAL NOTES:

1. SEE COVER SHEET AND SPECIFICATIONS FOR WOOD SPECIFICATIONS, DESIGN LOADS AND MATERIAL DESIGN STRESSES.
2. CONNECT FOUNDATION SILL PLATES TO RIM JOIST/BAND BOARD AT WALLS PARALLEL TO JOISTS W/ SIMPSON A35 OR L90 @ 24" O.C. PROVIDE FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACES.
3. ALONG RIM JOIST, INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H8 @ 64" O.C. ATTACHED TO RIM BOARD AND WALL STUD - INSTALL PER MANUFACTURER'S SPECIFICATIONS. TYPICAL.
4. ALL WOOD POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SOLID 2x MATERIAL, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FINGER JOINT WOOD NOT ACCEPTABLE.
5. ALL STRUCTURAL POSTS SUPPORTING STRUCTURAL BEAMS ARE TO BE SET ON SOLID BLOCKING FOR A CONTINUOUS LOAD PATH. POST SET ONLY ON FLOOR SHEATHING IS NOT ACCEPTABLE.
6. GENERAL CONTRACTOR TO COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT'S OFFICE OF ANY DISCREPANCIES.
7. ALL STEEL POSTS, IF APPLICABLE, TO HAVE STEEL TOP AND BOTTOM PLATES. SEE STRUCTURAL DETAILS IF APPLICABLE.
8. WALL SHEATHING EDGES TO FALL ON A STUD OR PROVIDE CONTINUOUS STUD AT PANEL EDGE.
9. REFER TO SPECIFICATIONS, SHEET SPEC-1 FOR MANUFACTURED TRUSS INFORMATION, IF APPLICABLE.
10. ROOF RAFTERS AND/OR TRUSSES : INSTALL "SIMPSON STRONG TIE" HURRICANE TIE #H2.5T AT EACH END OF EACH ROOF RAFTER/TRUSS - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
11. ROOF GIRDER TRUSSES, IF APPLICABLE : INSTALL "SIMPSON STRONG TIE" LGT SERIES HURRICANE ANCHORS AT EACH END OF EACH ROOF GIRDER TRUSS. COORDINATE FINAL SIZE OF ANCHOR WITH GIRDER TRUSS WIDTH.
12. REFER TO SPECIFICATION, SHEET A-011 FOR TYPICAL WINDOW AND DOOR HEADERS NOT SPECIFICALLY NOTED ON THE STRUCTURAL SHEETS.

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RICHARD E. SIEGFRIED,
LICENSE #8307349
EXPIRATION DATE 12/31/21

DATE	SET ISSUANCE
01-29-21	ISSUED FOR PLANNING COMMISSION

PROJECT #: 2054

ATTIC & ROOF FRAMING PLAN

SHEET NUMBER:

S-103

East Design Review Case

February 19, 2021

EAST2020-026 – Woodland Branch Library and Central Distribution Facility
New Construction: Seeking Final Approval
Project Address: 5802 Woodland Avenue
Project Representative: Dan Polak, Bostwick Design Partnership
Note: this project received Conceptual Approval by the Planning Commission on January 15, 2021.

City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.city.cleveland.oh.us

Design Review Submittals Checklist

Level of Review:

- ☐ Conceptual Approval *(general idea of uses, scale, relationship among uses, and context)*
- ☒ Schematic Design Approval *(placement and configurations of footprints, site layout, structure massing, general texture and design of facades)*
- ☐ Final Design Development Approval *(details of structures and site layout including placement, materials, colors, dimensions, etc.)*

- ☐ *Any of the above levels of design may be presented as "Information Only" with no approval action requested*

Items Required:

Submissions are required in electronic form as well as hardcopy unless City Planning staff indicates otherwise electronic submissions up to 20 megabytes can be accepted.

- ☒ Application Form
- ☒ Written Project Summary *(including location, scale, investment; number of units, square feet, residents, employees, parking spaces; potential code issues; and any other pertinent information including but not limited to sustainable features.)*
- ☒ Site Location Map *(district level)*
- ☒ Site Context Plan *(i.e., site plan showing adjoining properties, buildings and street names)*
- ☒ Existing Conditions Plan *(color photographs; site context, including nearby buildings)*
- ☒ Site Plan *(include: north arrow, scale, legend and key dimensions and notes)*
- ☒ Landscape and or Streetscape Plan *(with plant list)*
- ☒ Furnishings and Site Amenities *(locations, details incl. cut sheets)*
- ☒ Section / Elevation Drawings *(including color versions, if requested)*
- ☒ Floor Plans *(typical floors)*
- ☒ Illustrative Renderings *(perspective or photo simulations to scale)*
- ☐ Signage Plan (*including wall signs, freestanding signs, illumination, method of attachment, colors, etc.*)
- ☒ Lighting Plan (*including locations, fixtures, heights, etc.*)
- ☒ Material, Color and Finish Samples and Lists *(for final approval only)*
- ☐ Determination letter from Northeast Ohio Regional Sewer District [NEORSD] for Combined Sewer Coverage

Due Dates:

Design proposals should be submitted to staff for preliminary review at least 3 days prior to submittal deadline

Electronic and Hard Copy Handout submittals are required 7 days prior to the Design Review Advisory Committee meeting *(electronic: pdf or power point)*

Presentation boards to be used at Design Review Advisory Committee may be brought directly to the meeting *(and must accurately reflect colors that are proposed are required)*

Note:

All drawings must be legible in both digital and hard copy format. Non-legible submissions are subject to rejection.

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Frank G. Jackson, Mayor
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Cleveland, Ohio 44114
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Planning Commission/Design Review Application

DATE: 02/02/2021

PROJECT NAME: Woodland Branch Library and Central Distribution Facility

PROJECT ADDRESS: 5806 Woodland Avenue, Cleveland, Ohio 44104

PROJECT LOCATION (if no address)**:**

CONTACT PERSON *(for design review):* Dan Polak

COMPANY: Bostwick Design Partnership

PHONE: 2166217900 ***EMAIL:*** polakd@bostwickdesign.com

OWNER: Cleveland Public Library

ARCHITECT/ CONTRACTOR: Bostwick Design Partnership and Ubiquitous Design / Gilbane

PROJECT TYPE: ☑ New Building ☑ Rehabilitation ☑ Addition ☐ Sign ☐ Fence ☐ Parking ☐ Storefront

USE TYPE: ☐ Residential ☐ Commercial ☐ Industrial ☑ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☑ Schematic Design ☐ Final Design Development

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

02/02/2021

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

Bostwick
Design
Partnership

22 December 2020

City of Cleveland
City Planning Commission
Ms. Nichol Calhoun, City Planner
601 Lakeside Avenue, Room 501
Cleveland, OH 44114

RE: CPL Woodland Branch and CDF
Project Summary
Bostwick Design Partnership Project No: 19047

Dear Ms. Calhoun,

We are pleased to present project information in this summary and attached documents for your review for the Cleveland Public Library Woodland Branch and Central Distribution Facility (CDF).

The overall project encompasses a campus of two buildings that includes: 1) the renovation, addition, and repurposing to the existing Woodland Branch Library, maintenance garage, and book mobile building; 2) a new, larger, Branch Library to serve the community; and 3) a new plaza/park will be located between the two buildings to complete the site and create a community environment.

The total project budget is just over $12 million. The CDF will be housed in the existing building with an infill addition of approximately 1,000 SF to create better workflow and support overall site safety. The total building including basement is approximately 27,000 SF. The new branch is 10,000 SF and offers physical and programmatic enhancements that surpass the current branch. There will be just over 50 parking spaces to accommodate both Cleveland Public Library employees and branch patrons.

A note regarding code compliance: consistent with the Library's goal to make the facilities open and inclusive to all, they are committed to providing Gender Inclusive toilet facilities only in both buildings. These facilities will all be single/family use toilet rooms, and all will be designed to meet ADAAG standards. The total fixture count will meet or exceed code requirements.

The Site
The current CPL property will be expanded through the acquisition of Landbank and City-owned properties, to allow the project to achieve project and community goals. The existing site includes three curb cuts directly off Woodland Avenue that serve existing parking lots. This creates a large

zone of vehicular and pedestrian traffic crossover. The new site as designed will remove all three vehicular access points and relocate parking to the southeast, accessible from both East 61st Street and Griswold Avenue. This separation of vehicular and pedestrian traffic creates a safer arrival to the site for all. For those arriving by public transit, CPL is working with the RTA to consolidate stops on Kinsman to be closer to Griswold, facilitating access to the site from the southwest for both employees and patrons. The site will include a new lighted path that connects from Griswold to the entrances of both the new branch and the CDF.

The site also boasts a new plaza that will be accessible to the community, library patrons, and CPL employees. The plaza will have grassy areas, seating, trees, walking paths and other amenities designed for both library programming and overall community use. This positions the Woodland site as a community destination, promoting more activity and encouraging a safer site. The site is designed to maximize visual connectivity and avoids development that limits views.

The Central Distribution Facility (CDF)
The CDF will combine and consolidate programs and processes that are currently housed at two separate CPL locations. The Woodland location is at the geographical heart of the CPL system and will provide an efficient service to the community. This will bring new CPL employees to the Woodland Campus and is part of providing more activity to the site. The CDF will process and sort materials to all the CPL branch locations as well as other affiliated library sites. The existing service drive from Griswold will remain and an additional drive is proposed to serve the facility.

The Branch
The new Woodland Branch will be a sustainable building, with a goal to achieve LEED Silver Certification. The branch and site together are designed to support wellness, and new amenities will provide outdoor learning and reading spaces not currently available to patrons in this location. The building is designed with additional educational gathering spaces, the heart of which is a new Community Room. This space is the focal point to those arriving to the building; it symbolizes that gathering as a community is central to positive change and growth in the neighborhood. This space will be used by the library for educational and other presentation purposes and can be reserved for use by the community. This space will be able to function during and after library hours.

The main public space of the building will be open and inviting and offers more space than the existing Woodland Branch. There will also be small and medium study rooms for group work, family visitations, as well as many other uses. There will be spaces for children, teens, and adults. The after-school lunch program that is currently provided will continue in this building. The indoor spaces will be filled with daylight, include expansive views, and are designed as an inviting environment. These views and connections to the newly design plaza and site will allow for both a visual connection and the ability to expand library services out of the building and to the site. CPL will also be providing book lockers with after-hours access to allow patrons to pick up their materials when it is most convenient.

The entire team thanks you for your consideration of our project and we look forward to our presentation and further dialogue.

Sincerely,
BOSTWICK DESIGN PARTNERSHIP

Daniel Polak
Project Manager

Attachments: See Design Review Checklist

CC: John Lang, CPL
Kathleen Sonnhalter, CPL
Rick Ortmeyer, Bostwick
Dan Bickerstaff, Ubiquitous

CPL Woodland Branch and CDF

East Design Review SD Presentation

February 09, 2021

CLEVELAND PUBLIC LIBRARY

Bostwick
Design
Partnership

Cleveland Public Library
Woodland Branch

DERU landscape architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

Landscape Plan
02.02.21

DERUlandscape architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

Overall Plan
CPL Woodland Site Plan
02.02.2021

DERUlandscape architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

Library Green Plan
CPL Woodland Site Plan
02.02.2021

Grove of Linden Trees

Meadow Plantings

Story Circle Bench - Vera Solo Wood Bench

Glow Aggregate at Red Carpet

Vera Benches - Backed and Backless

Meadow Plantings

Speakers Bench - Harris Isola Bench

Lacebark Elm Street Trees

Rauster Picnic Tables

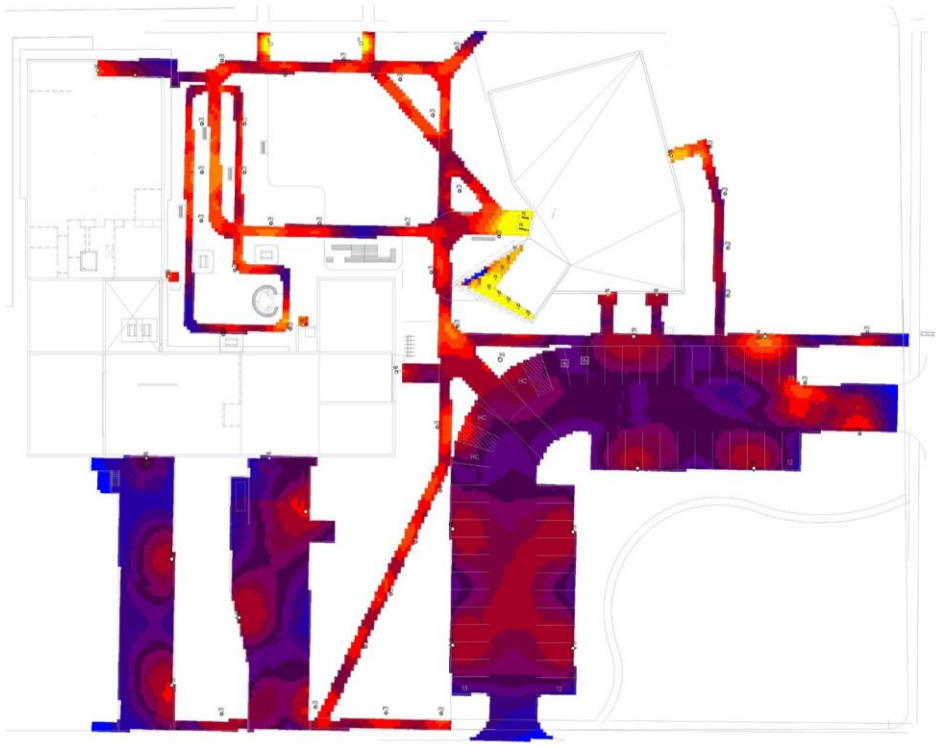
Solar Power Station

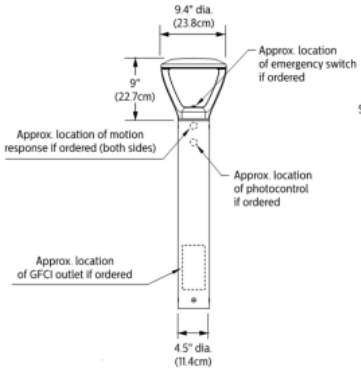
Bike Racks

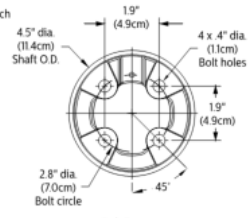
Wausau Concrete Benches

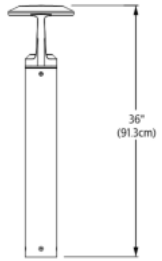
Precedents and Furnishings
CPL Woodland Site Plan
02.02.2021

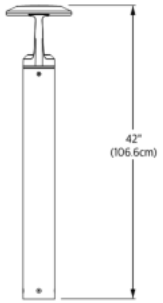
DERUlandscape architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

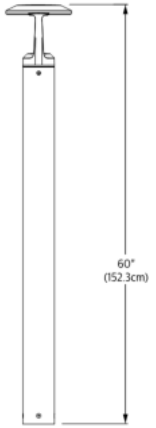


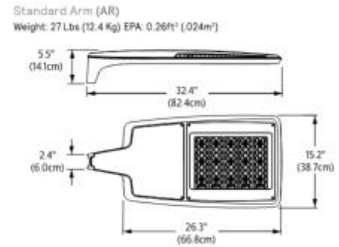


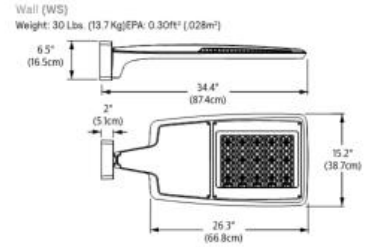


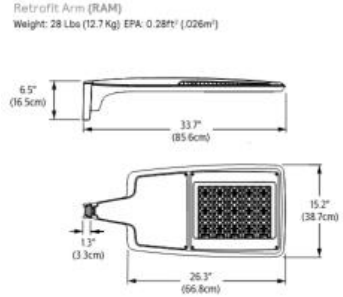


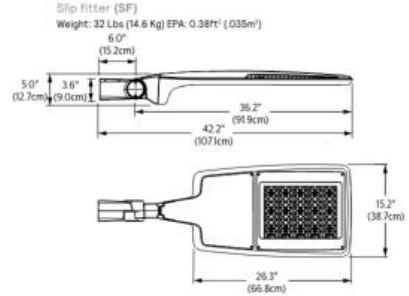












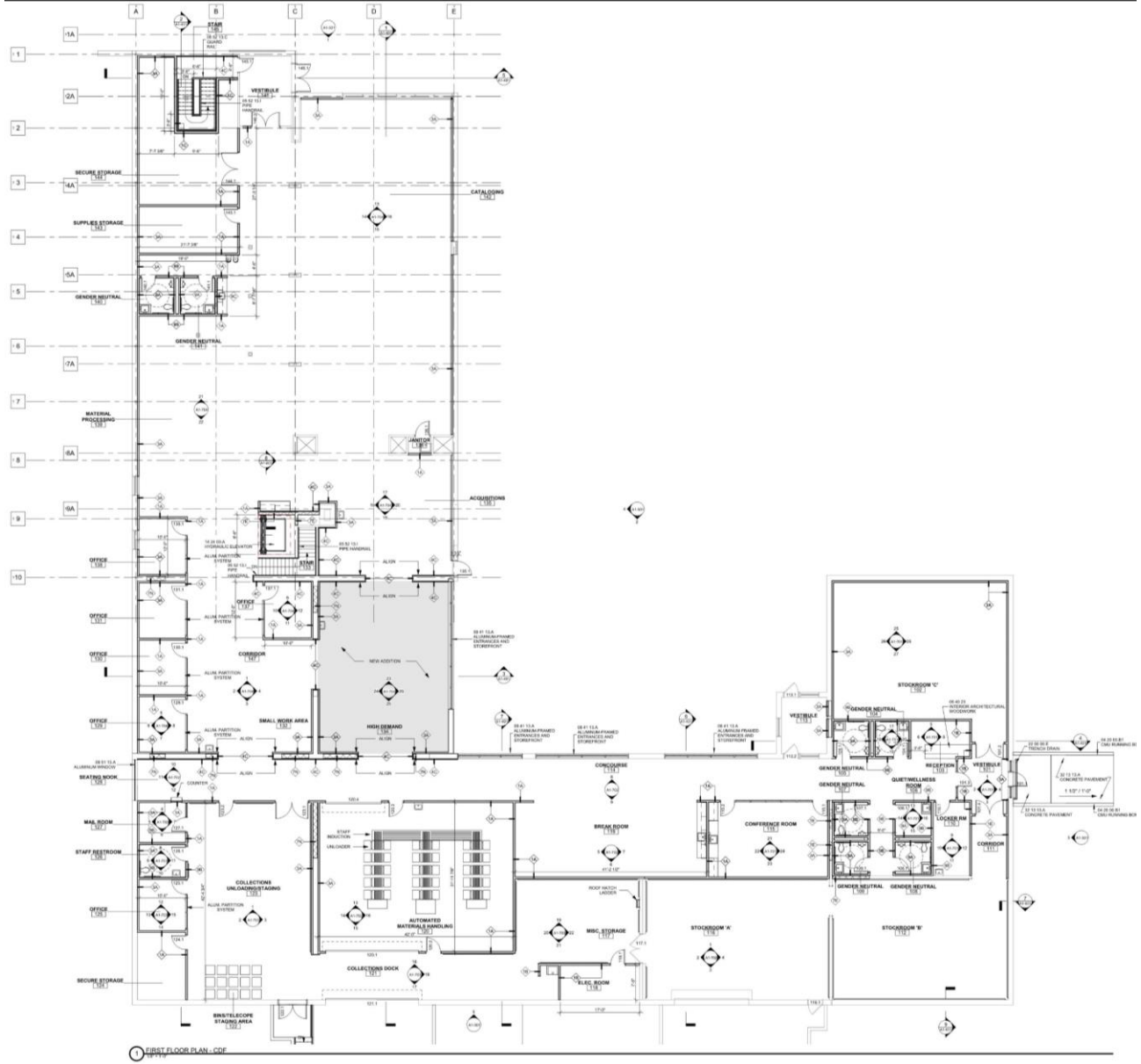
CPL Woodland Branch and CDF

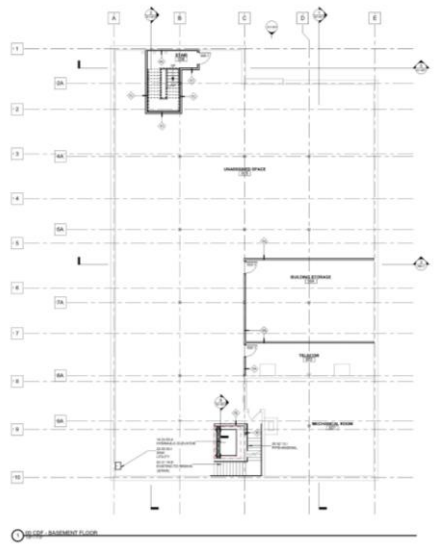
East Design Review SD Presentation

February 09, 2021

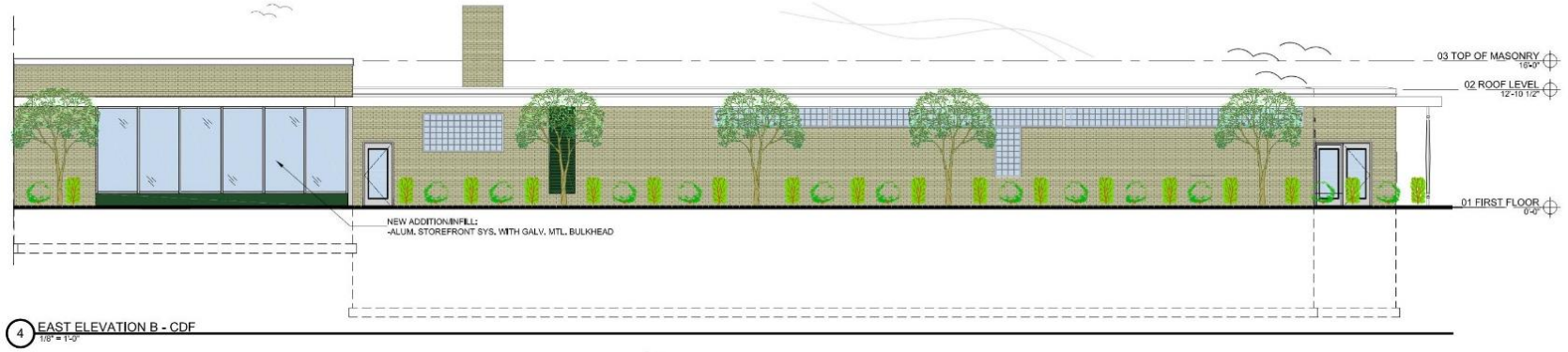
Cleveland Public Library

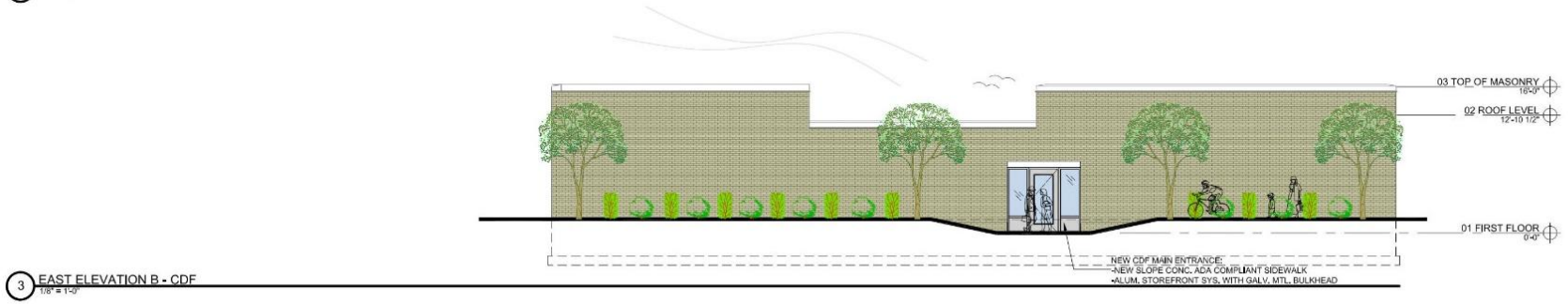
Bostwick Design Partnership


VESTIBULE
SECURE STORAGE
CATALOGING
SUPPLIES STORAGE
GENDER NEUTRAL
GENDER NEUTRAL
MATERIAL PROCESSING
JANITOR
ACQUISITIONS
OFFICE
STAIR
OFFICE
OFFICE
CORRIDOR
NEW ADDITION
OFFICE
SMALL WORK AREA
HIGH DEMAND
SEATING NOOK
COUNTER
CONCOURSE
MAIL ROOM
STAFF RESTROOM
BREAK ROOM
CONFERENCE ROOM
COLLECTIONS UNLOADING/STAGING
AUTOMATED MATERIALS HANDLING
MISC. STORAGE
STOCKROOM 'A'
STOCKROOM 'B'
OFFICE
COLLECTIONS DOCK
ELEC. ROOM
SECURE STORAGE
BINS/TELESCOPE STAGING AREA
STOCKROOM 'C'
GENDER NEUTRAL
VESTIBULE
RECEPTION
VESTIBULE
GENDER NEUTRAL
QUIET/WELLNESS ROOM
LOCKER RM
CORRIDOR
GENDER NEUTRAL
GENDER NEUTRAL
FIRST FLOOR PLAN - CDF

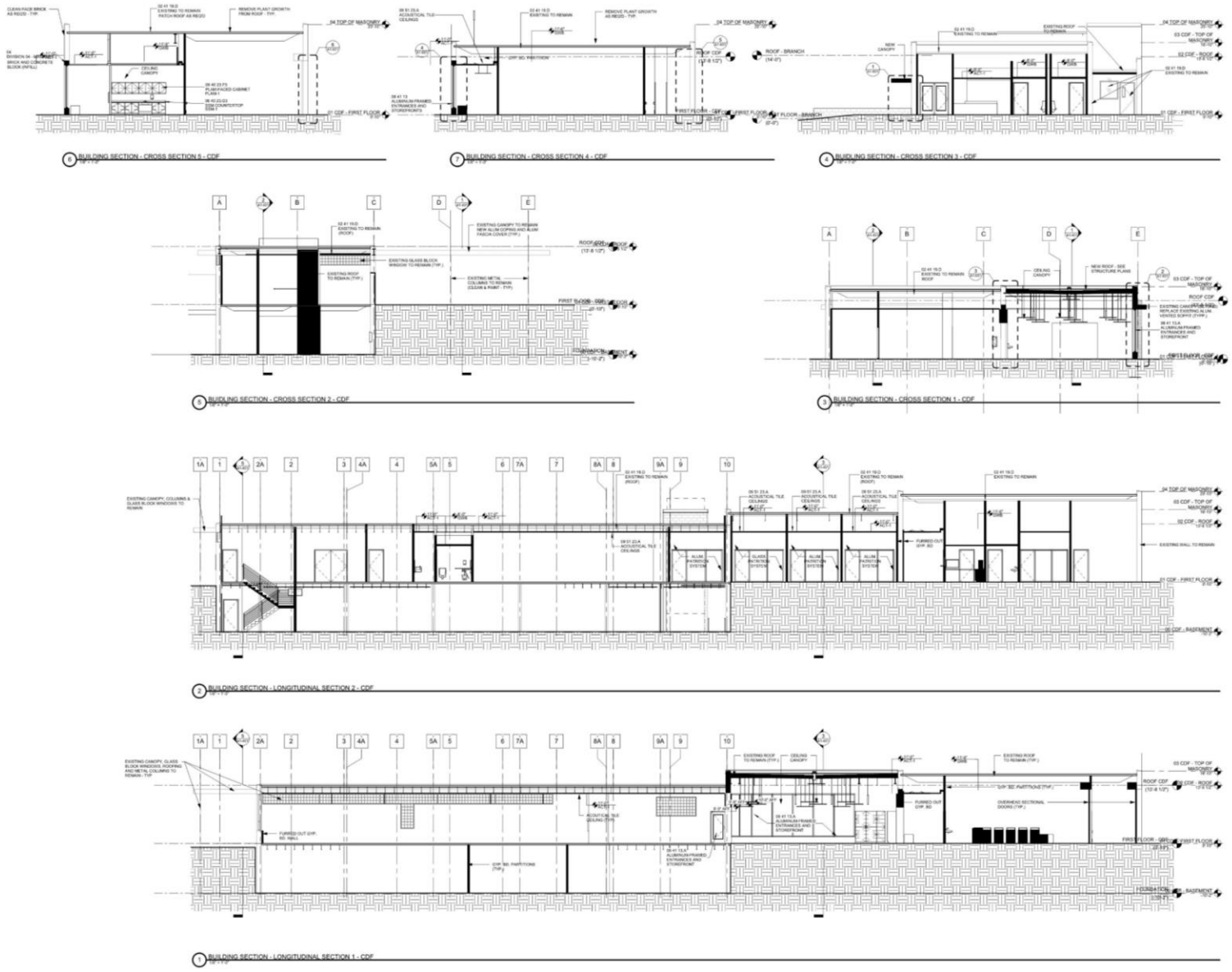



04 TOP OF MASONRY
20'-0"
03 TOP OF MASONRY
16'-0"
NEW CANOPY
01 FIRST FLOOR
0'-0"
NEW GALV. MTL. DOOR AND FRAME
NEW GALV. MTL. LANDING AND STAIR
BEYOND NEW CONC. RETAINING WALL
NEW 20'X14' OVERHEAD DOOR
WITH DOCK LEVEL
NEW 10" CONC. RETAINING WALL
AND FOOTERS
NEW 6" CONC. SLOPE LOADING DOCK DRIVE
5 SOUTH ELEVATION - CDF
1/8" = 1'-0"


03 TOP OF MASONRY
16'-0"
02 ROOF LEVEL
12'-10 1/2"
01 FIRST FLOOR
0'-0"
NEW ADDITION/INFILL:
-ALUM. STOREFRONT SYS. WITH GALV. MTL. BULKHEAD
4 EAST ELEVATION B - CDF
1/8" = 1'-0"


03 TOP OF MASONRY
16'-0"
02 ROOF LEVEL
12'-10 1/2"
01 FIRST FLOOR
0'-0"
NEW CDF MAIN ENTRANCE:
-NEW SLOPE CONC. ADA COMPLIANT SIDEWALK
-ALUM. STOREFRONT SYS. WITH GALV. MTL. BULKHEAD
3 EAST ELEVATION B - CDF
1/8" = 1'-0"


NEW 8" METAL CANOPY
04 TOP OF MASONRY
20'-0"
03 TOP OF MASONRY
18'-0"
02 ROOF LEVEL
12'-10 1/2"
01 FIRST FLOOR
0'-0"
NEW NFILL:
-ALUM. STOREFRONT SYS. WITH GALV. MTL. BULKHEAD
2 NORTH ELEVATION B - CDF
1/8" = 1'-0"
02 ROOF LEVEL
12'-10 1/2"
CLEVELAND PUBLIC LIBRARY
CENTRAL
DISTRIBUTION
FACILITY
01 FIRST FLOOR
0'-0"
NEW DIGITAL
MESASGING PANEL
1 NORTH ELEVATION A - CDF
1/8" = 1'-0"


6 BUILDING SECTION - CROSS SECTION 5 - CDF
7 BUILDING SECTION - CROSS SECTION 4 - CDF
4 BUILDING SECTION - CROSS SECTION 3 - CDF
5 BUILDING SECTION - CROSS SECTION 2 - CDF
3 BUILDING SECTION - CROSS SECTION 1 - CDF
2 BUILDING SECTION - LONGITUDINAL SECTION 2 - CDF
1 BUILDING SECTION - LONGITUDINAL SECTION 1 - CDF

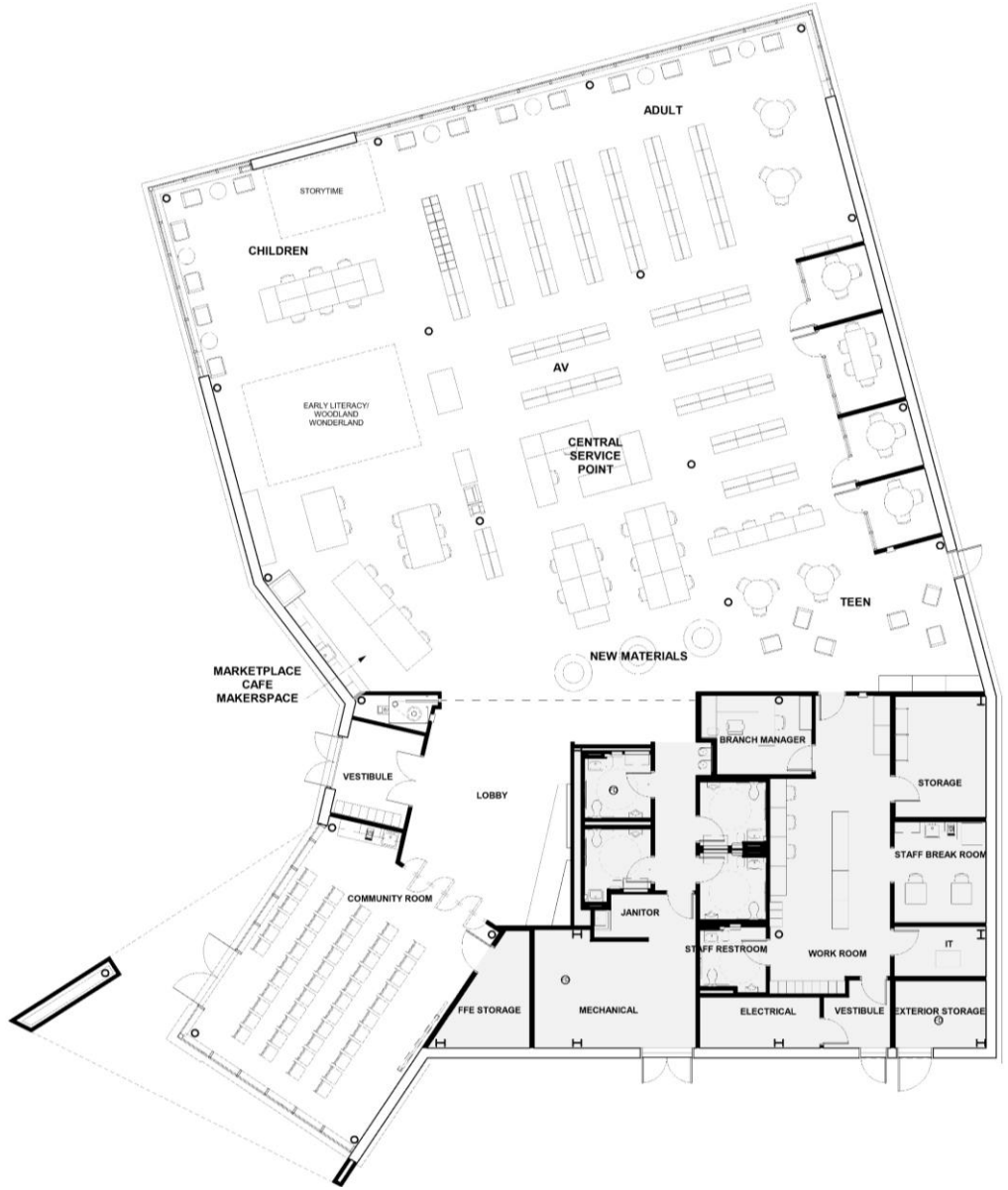
CPL Woodland Branch and CDF

East Design Review SD Presentation

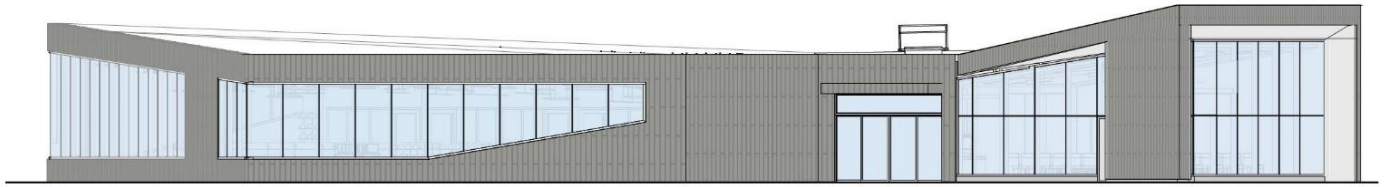
February 09, 2021

Cleveland Public Library

Bostwick Design Partnership

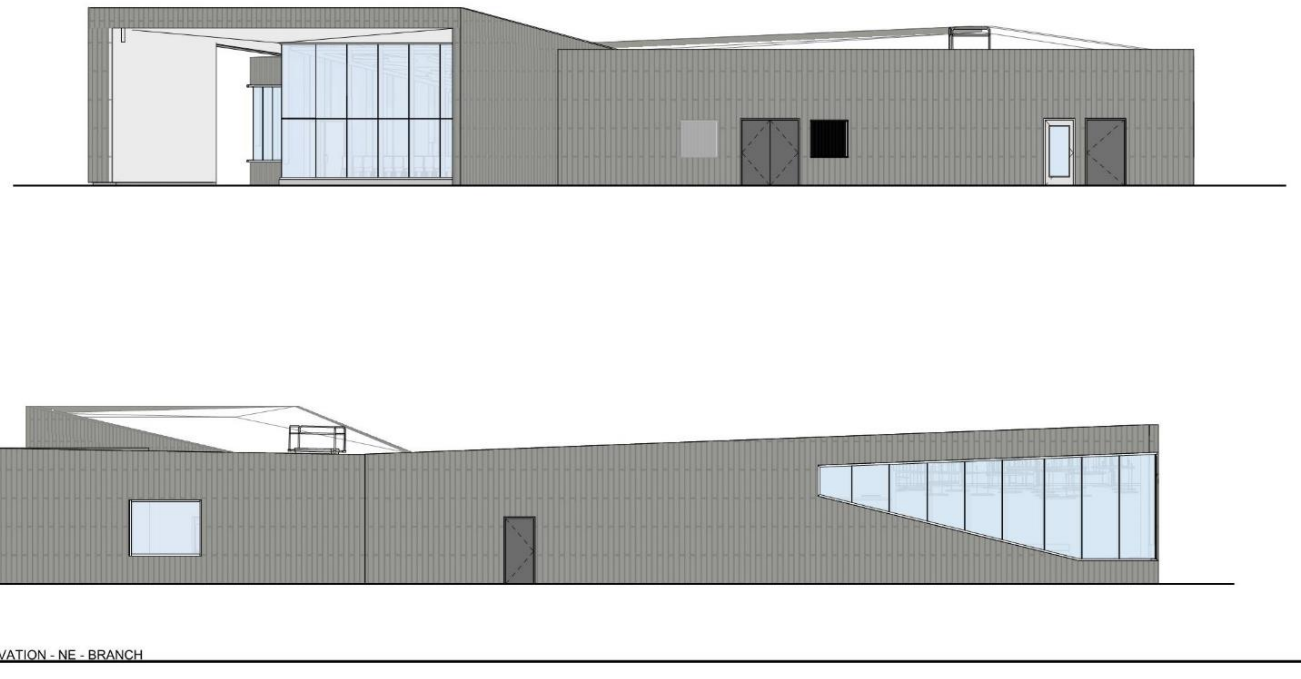

ADULT
STORYTIME
CHILDREN
AV
EARLY LITERACY/
WOODLAND
WONDERLAND
CENTRAL
SERVICE
POINT
TEEN
NEW MATERIALS
MARKETPLACE
CAFE
MAKERSPACE
VESTIBULE
LOBBY
BRANCH MANAGER
STORAGE
STAFF BREAK ROOM
COMMUNITY ROOM
JANITOR
STAFF RESTROOM
WORK ROOM
IT
FFE STORAGE
MECHANICAL
ELECTRICAL
VESTIBULE
EXTERIOR STORAGE

5 EXTERIOR ELEVATION - NORTH - BRANCH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST - BRANCH
1/8" = 1'-0"

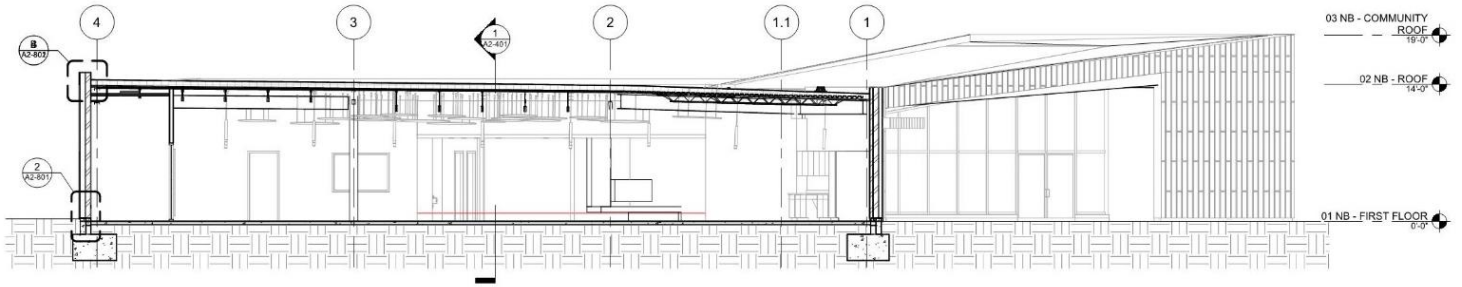
3 EXTERIOR ELEVATION - SOUTHWEST - BRANCH
1/8" = 1'-0"



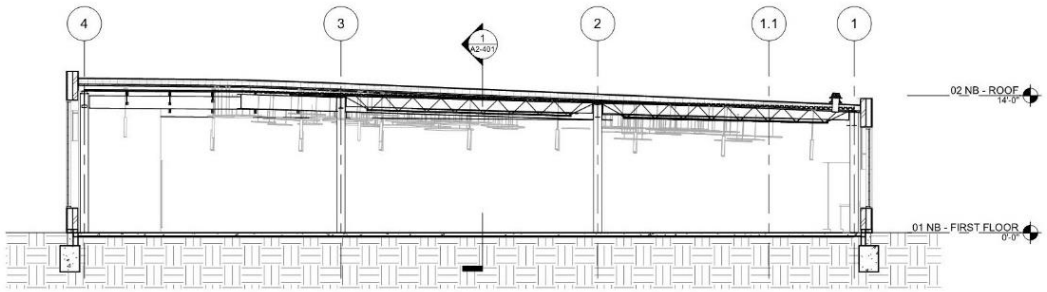
1 EXTERIOR ELEVATION - NE - BRANCH
1/8" = 1'-0"

Cleveland Public Library

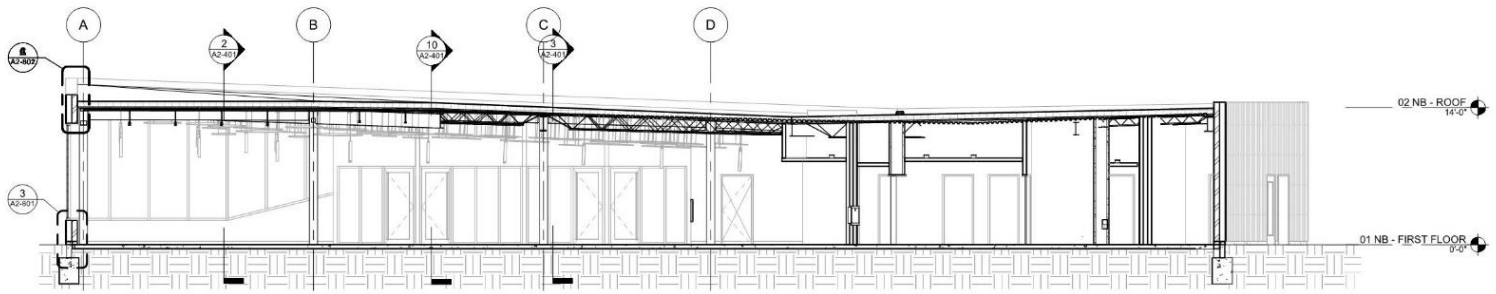
Bostwick Design Partnership



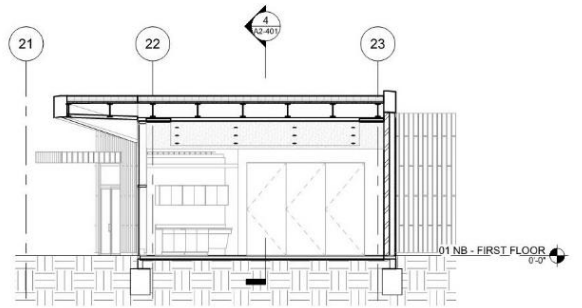
3 BUILDING SECTION 3
1/8" = 1'-0"



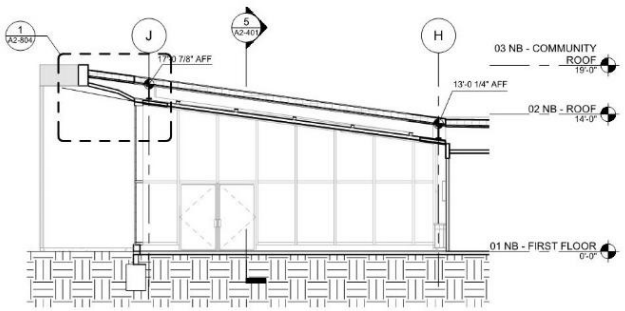
2 BUILDING SECTION 2
1/8" = 1'-0"



1 BUILDING SECTION 1
1/8" = 1'-0"



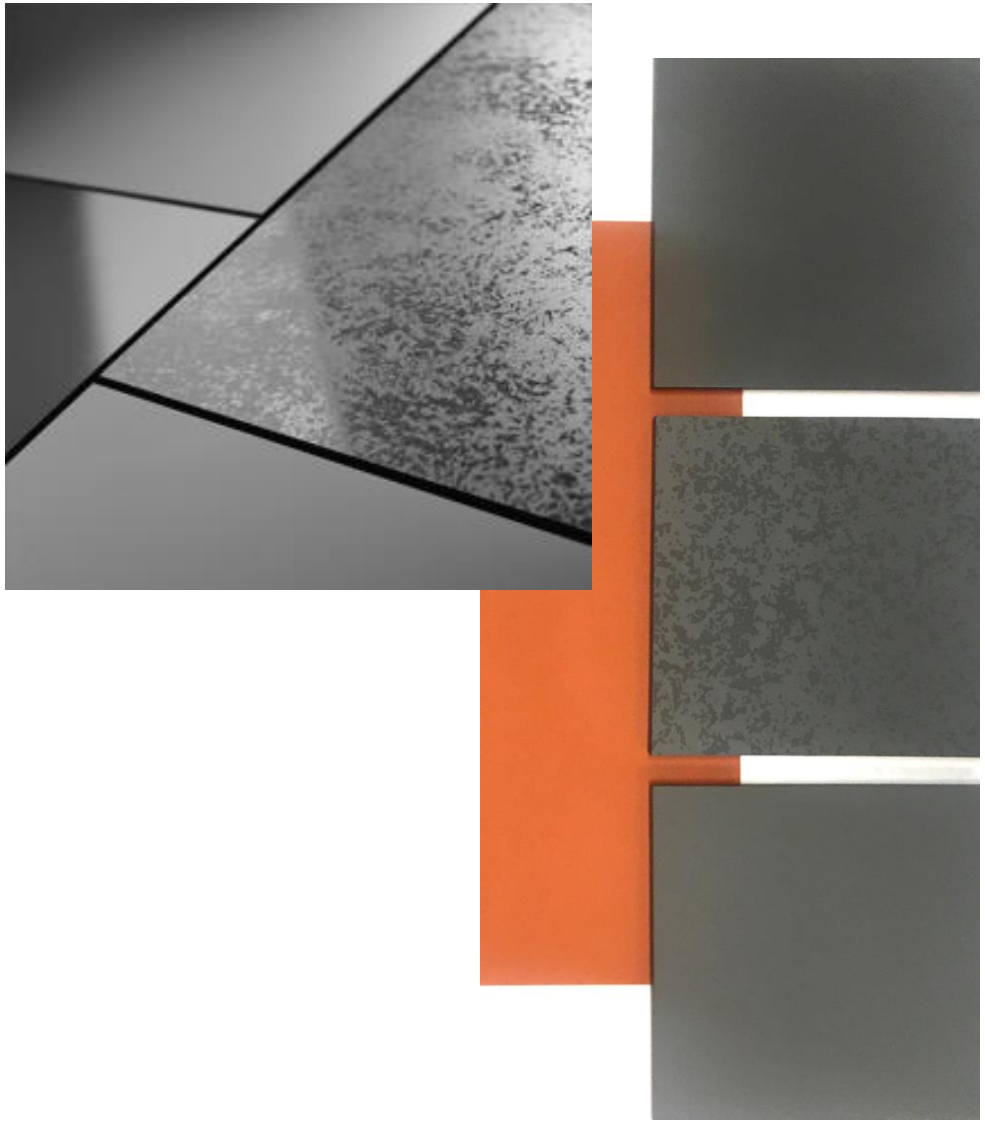
5 BUILDING SECTION - COMMUNITY ROOM 2
1/8" = 1'-0"

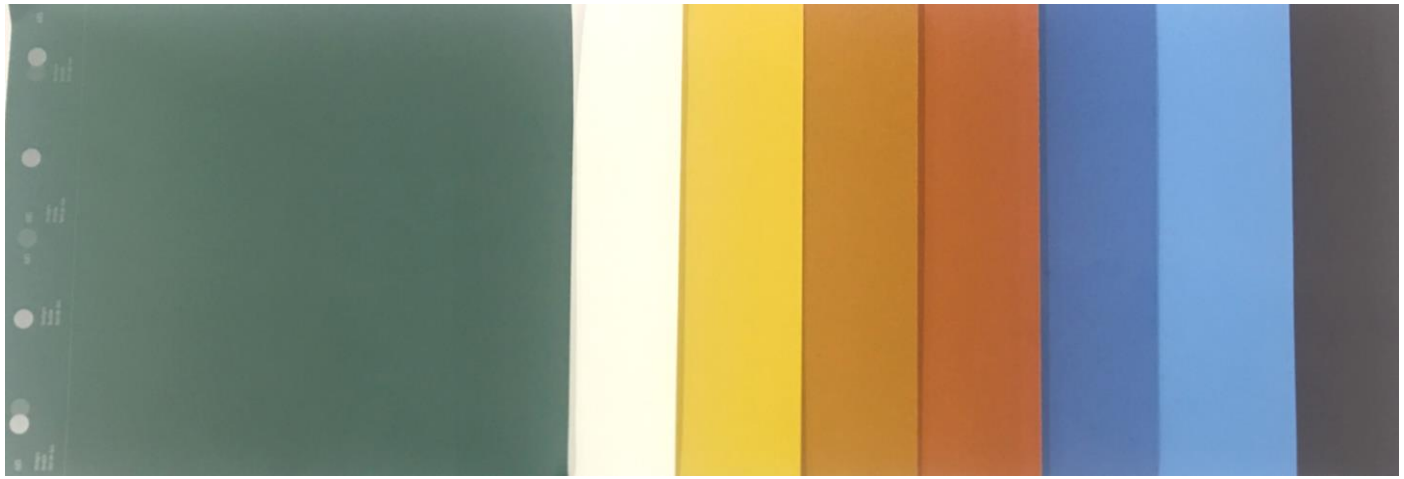


4 BUILDING SECTION - COMMUNITY ROOM 1
1/8" = 1'-0"

Cleveland Public Library

Bostwick Design Partnership





CPL Woodland Branch and CDF

East Design Review SD Presentation

February 09, 2021

Cleveland Public Library

Bostwick Design Partnership

CPL Woodland Branch and CDF

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East Design Review SD Presentation

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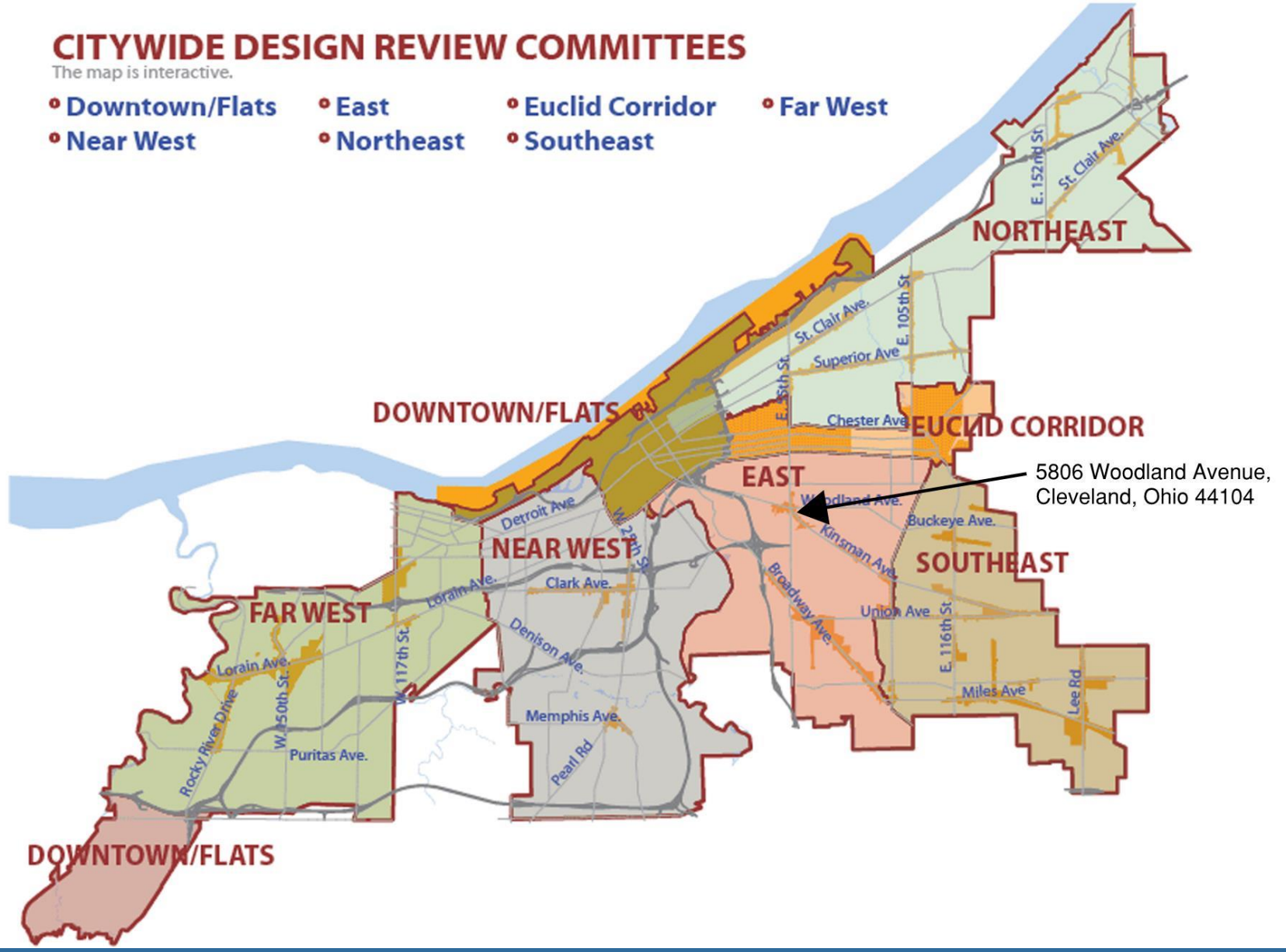
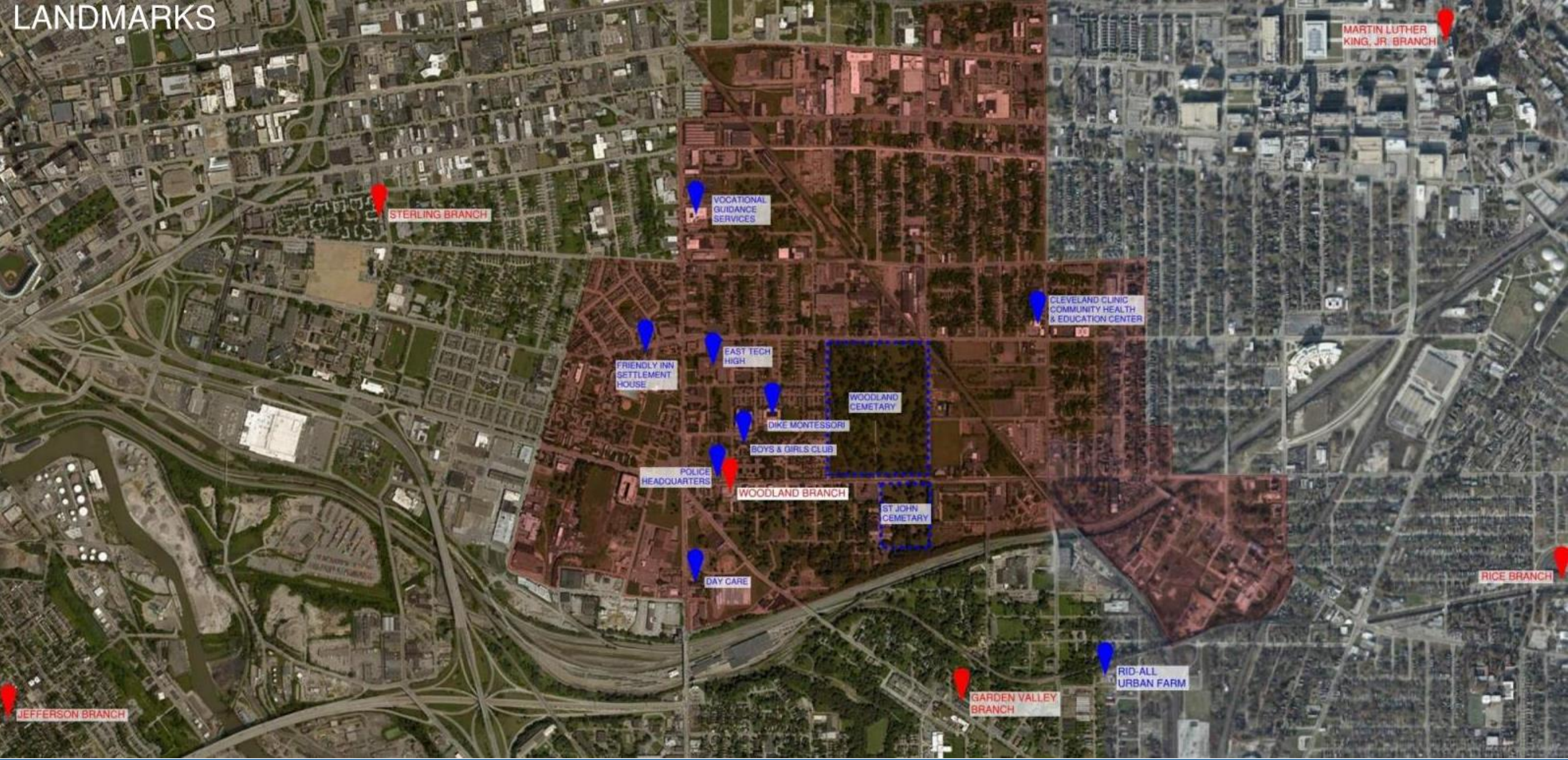
Cleveland Public Library

Bostwick Design Partnership


CITYWIDE DESIGN REVIEW COMMITTEES
The map is interactive.
Downtown/Flats
East
Euclid Corridor
Far West
Near West
Northeast
Southeast
NORTHEAST
DOWNTOWN/FLATS
EUCLID CORRIDOR
EAST
NEAR WEST
SOUTHEAST
FAR WEST
DOWNTOWN/FLATS
5806 Woodland Avenue,
Cleveland, Ohio 44104
St. Clair Ave.
E. 152nd St
E. 105th St
Superior Ave
Chester Ave
Detroit Ave
W. 25th St
Clark Ave.
Lorain Ave.
Denison Ave.
Memphis Ave.
Pearl Rd
W. 117th St.
W. 150th St.
Rocky River Drive
Puritas Ave.
Buckeye Ave.
Kinsman Ave.
Broadway Ave.
Union Ave
E. 116th St
Miles Ave
Lee Rd



CPL Woodland Branch and CDF

East Design Review SD Presentation

February 09, 2021

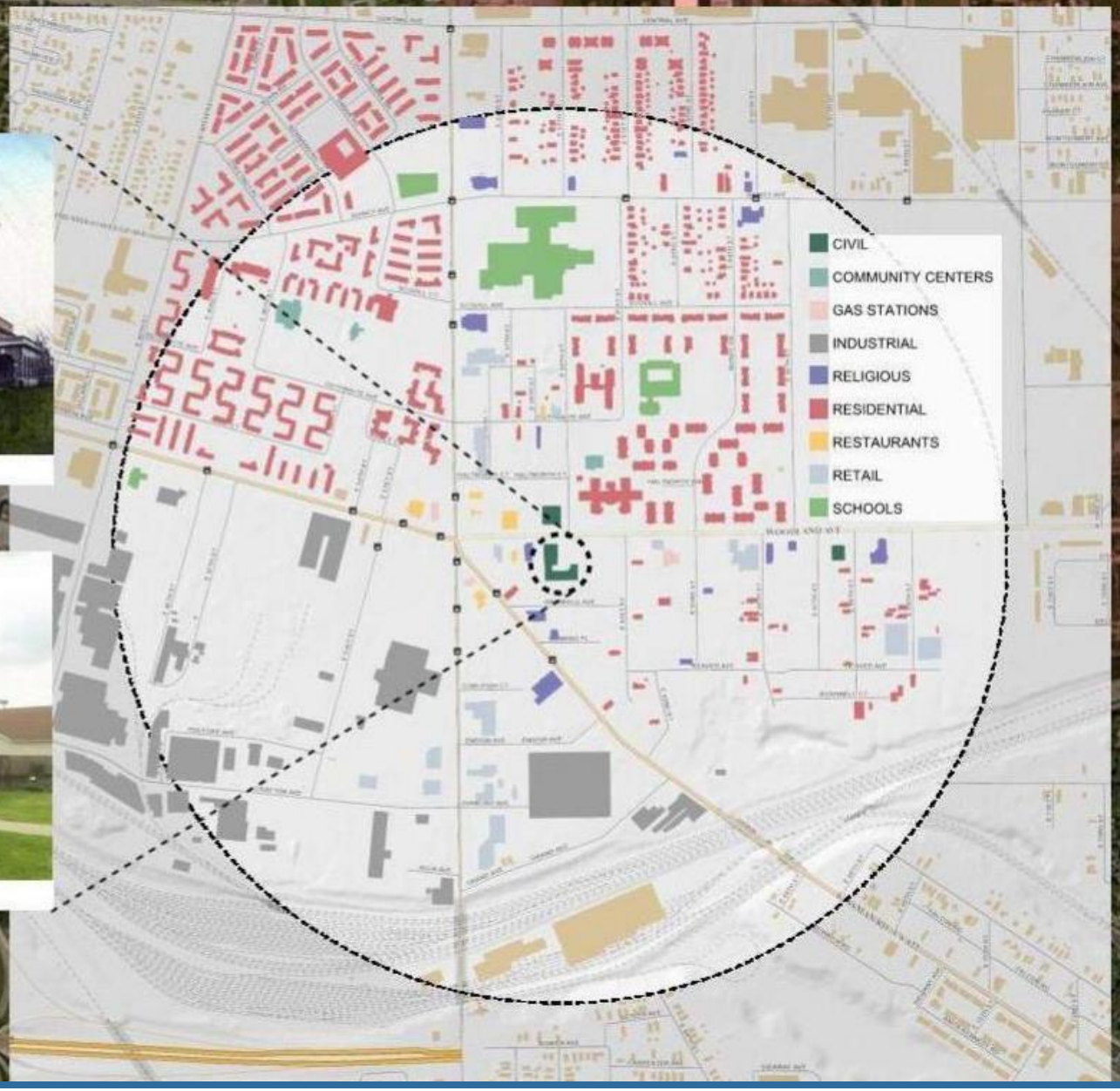
Cleveland Public Library

Bostwick Design Partnership

BUILDING USE

ORIGINAL 1904 WOODLAND BRANCH

1961 REBUILT WOODLAND BRANCH



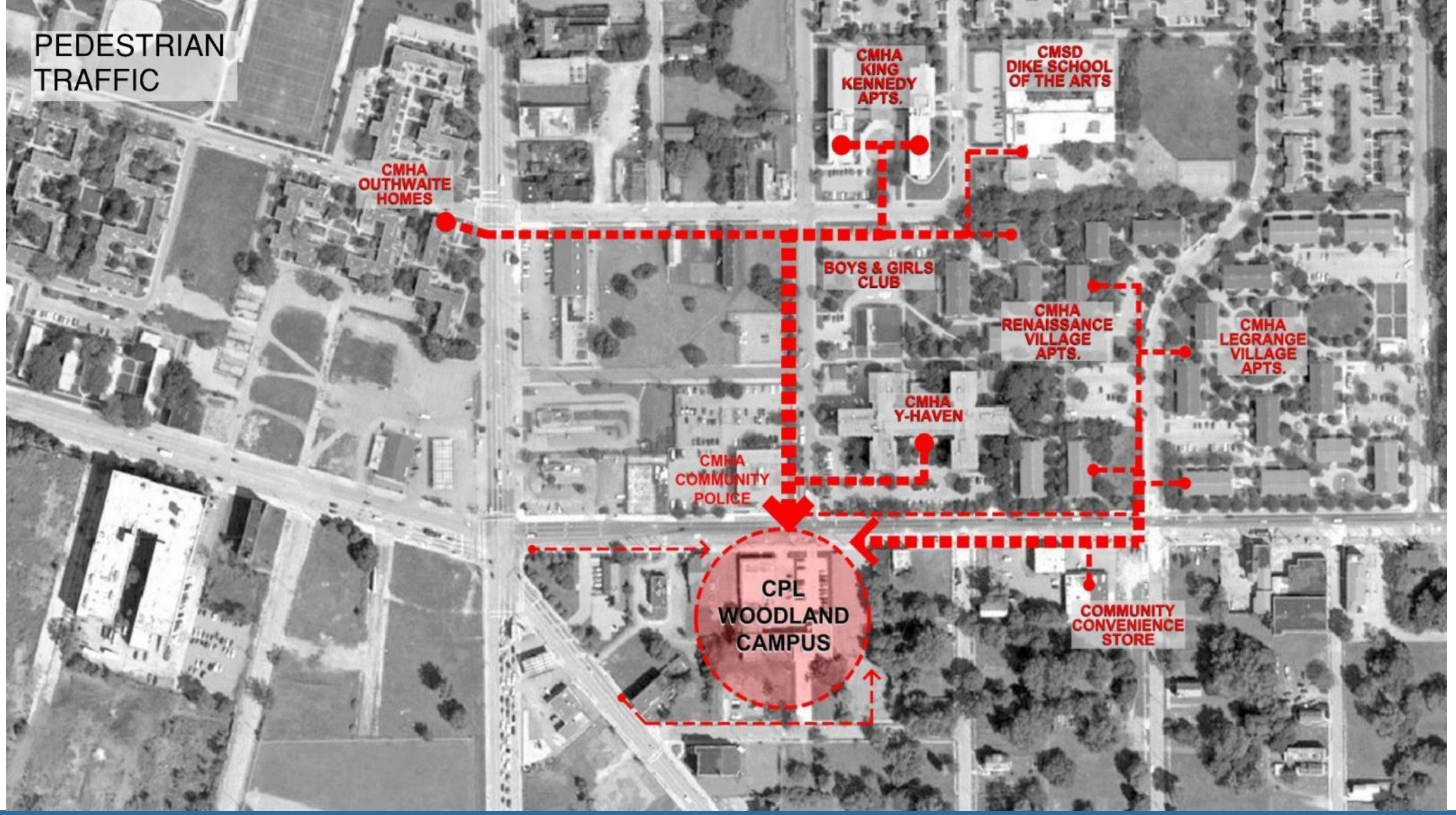
CPL Woodland Branch and CDF

East Design Review SD Presentation

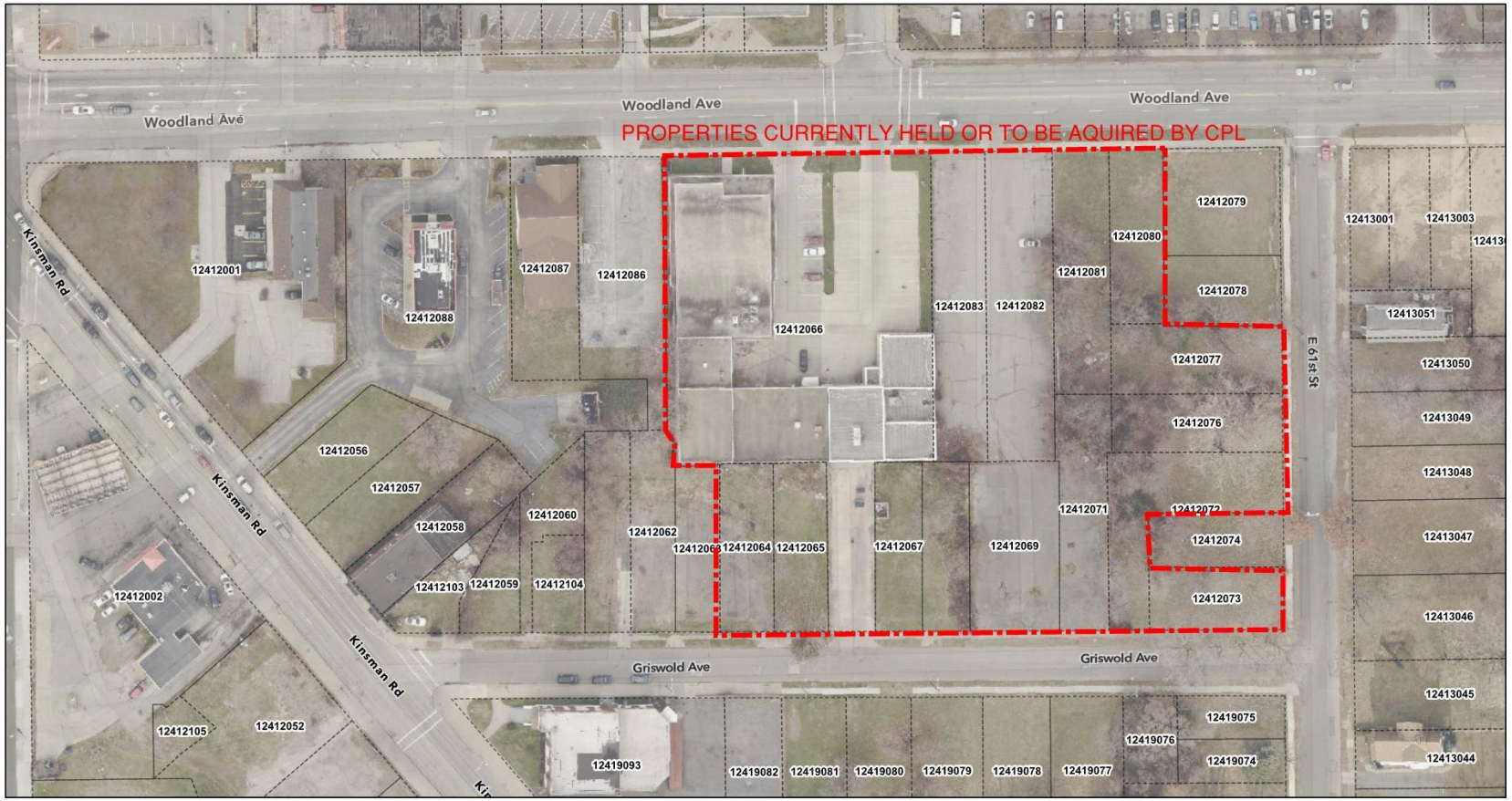
February 09, 2021

CLEVELAND PUBLIC LIBRARY

Bostwick Design Partnership


PEDESTRIAN TRAFFIC
CMHA KING KENNEDY APTS.
CMSD DIKE SCHOOL OF THE ARTS
CMHA OUTHWAITE HOMES
BOYS & GIRLS CLUB
CMHA RENAISSANCE VILLAGE APTS.
CMHA LEGRANGE VILLAGE APTS.
CMHA Y-HAVEN
CMHA COMMUNITY POLICE
CPL WOODLAND CAMPUS
COMMUNITY CONVENIENCE STORE

ArcGIS Web Map



12/20/2020, 11:23:23 AM

Cleveland Parcels (Cuyahoga GIS)

1:1,128

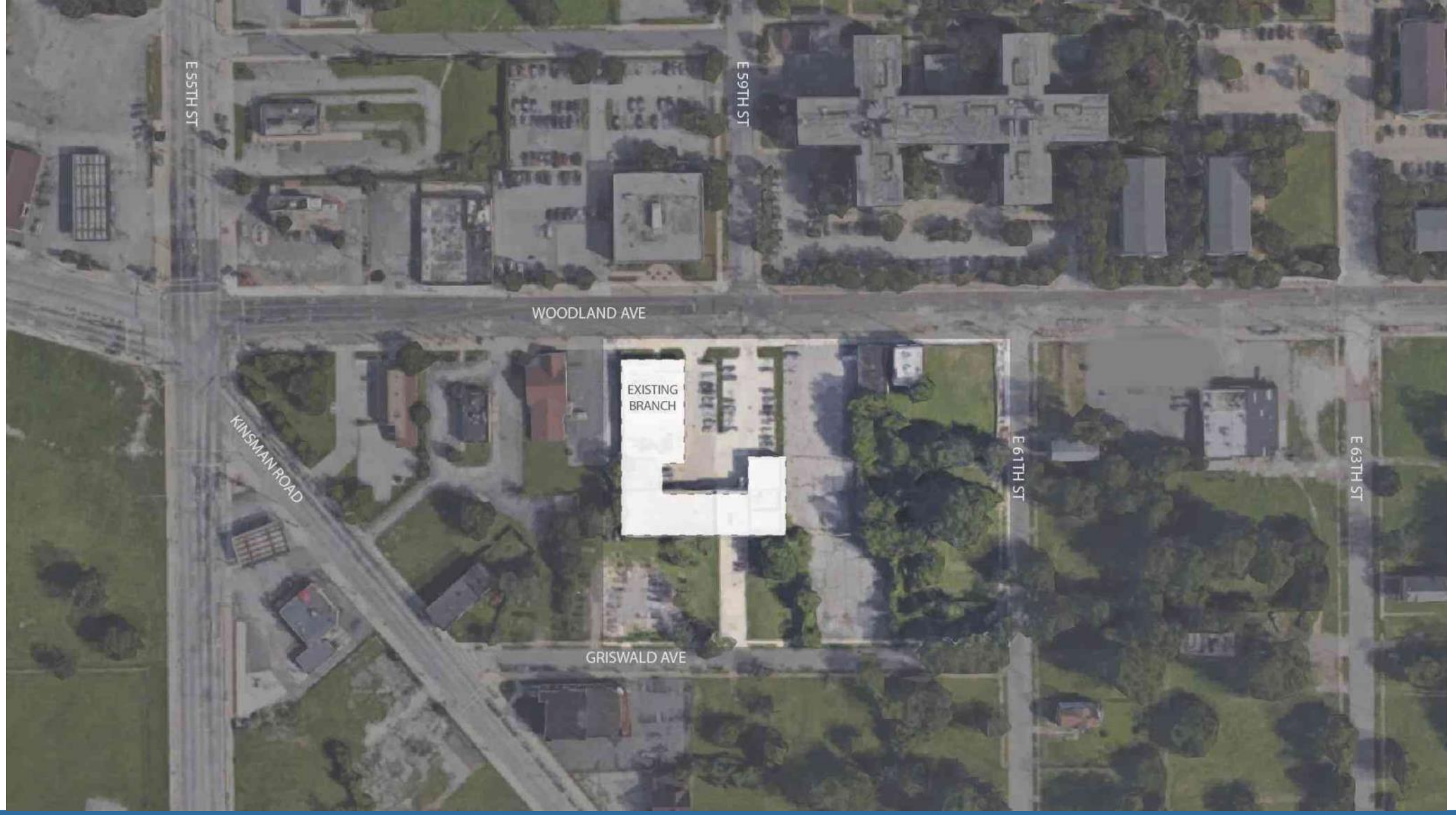
0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

CCFO, CEGIS, Esri Community Maps Contributors, Cuyahoga County, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

City Planning Commission

Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS | CCFO, CEGIS | cleveland | GIS | CuyahogaGIS | F. L. Krause; Flynn, Thomas; Cleveland Public Library | Cleveland Public Library | CCGIS, CCFO | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS |



CPL Woodland Branch and CDF

East Design Review SD Presentation

February 09, 2021

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CPL Woodland Branch and CDF

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CPL Woodland Branch and CDF

East Design Review SD Presentation

February 09, 2021

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Bostwick Design Partnership

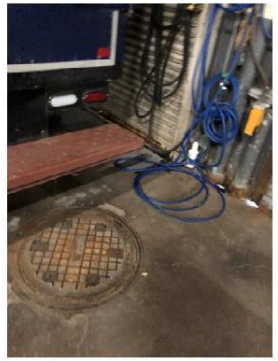
Site Existing Conditions

DATE: 24 JULY 2020

CLIENT: CLEVELAND PUBLIC LIBRARY
PROJECT NAME: WOODLAND BRANCH AND CDF
BDP PROJECT NUMBER: 19047

Site

Image 1 – Existing manhole cover in existing garage. This would ideally be removed and relocated. We are not sure an any further info, however this could also receive a new manhole cover and have an access panel incorporated with the specified flooring material and remain on the interior. Further info will be needed as to required access and if there are any current easements to access this manhole. Not sure if this is access to the existing trench drain, which is to be removed and filled to receive new flooring, or if it is access to an oil separator. Design could not locate but has concerns there could/should be an oil separator associated with the existing trench drain.



Images 2 and 3 – Existing storm (assumed) sewer located where the infill addition to the CDF is being planned. This will need to be relocated and will be part of the new storm water site drainage plan. A new floor slab will also be a part of this new addition.

Images 4 and 5 – The images highlight the grade change on the site without the benefit of survey information. The two paved parking areas slope towards the existing garage, creating an increasing site topography as you move from woodland south on the east edge of the existing building. To the eye the grade of this area is effectively flat, the depression appears to happen on the current library and garage site. This does create a difference of grade at the proposed CDF entry where a ramp or step will need to be incorporated. The Book Storage are will likely need excavated to align with finished floor of existing. The new Branch finished floor level does not need to align with this, it may be higher dependent on soil quality and required amount of cut and fill that could potentially be needed on a site with this history. If the branch sits higher a ramp or if room permits a more gradual slope from parking at the south to the plaza in the north.

Image 6 – A partial existing CMU wall is still in place on the east end of the asphalt paving extent. There is a small visible portion of this wall and foundation extending further east. Full extent unknown. This will need to be removed.

Image 7 – View looking back to woodland to highlight some of the existing asphalt paving to be removed. In addition to AS-101 see L01 for extents of new work.

Image 8 – Existing access drive for deliveries from Griswold. This will be demolished as part of current scope. New book storage finished floor level should align with existing adjacent building.

Potential Alternate/cost savings: Current access drive from Griswold to remain, keep existing garage door in place, re-plan new CDF functions, move or eliminate Book Storage. This would also allow incoming electrical service to remain in place. This could impact phasing of electrical service as well.

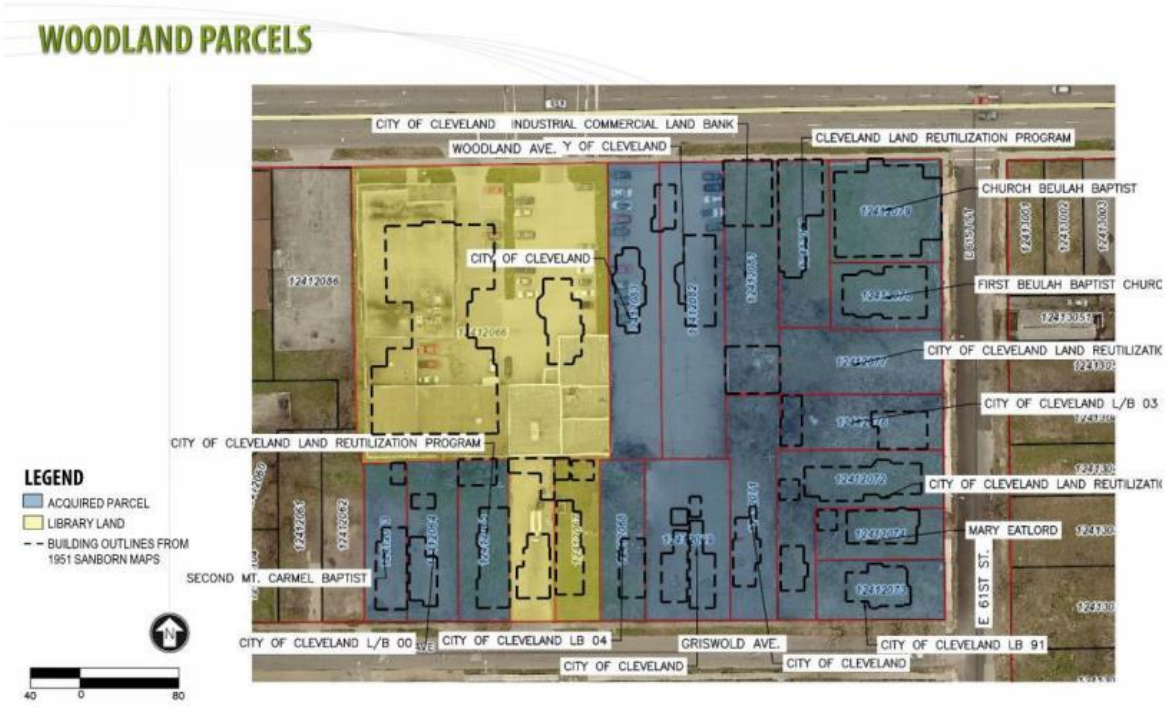
Image 9 – View of growth at and on back of existing building. This will need to be further assessed but will likely need removed in whole. We have concerns of growth into existing mortar and potential degradation. In relation to site cleanup further discussion is needed whether CPL will take on any of the site prep or if that will be all bid with Gilbane. Removal could also increase site security and safety.

Image 10 – View in more detail of growth on and near existing building. The hole located in the foreground shows remains of an existing foundation. Extent is unknown, but there is potential for this based on site history. See Woodland Parcel Diagram at the end of this narrative about potential existing buried foundations

Image 11 – view looking towards Griswold. Growth will need fully removed from existing Power/Utility Lines. This should also be discussed as potential early work and who owns the scope for this. Existing bollards and paving to be removed.

Image 12 – View from Woodland back to existing building. Curb cuts will need to be filled and match with adjacent tree lawn and street curb. Extent of new versus existing to be further evaluated. Sidewalk looks to be in decent condition; a more formal assessment will be needed as to required patching, repairing or full replacement as it relates to the streetscape, new plaza and entry sequence.

Site Existing Conditions
Cleveland Public Library
Woodland Branch and CDF
24 July 2020
Page **9** of **9**



END OF NARRATIVE

East Design Review Case

February 19, 2021

EAST2021-006 – Innovation Square Phase 1: Seeking Schematic Design Approval

Project Address: 2260 East 105th Street

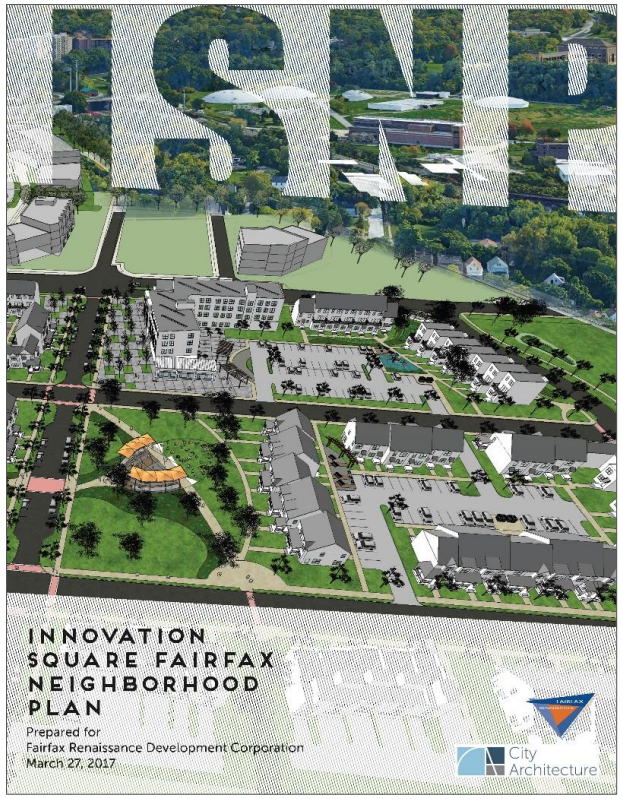
Project Representative: Krysta Pesarchick, City Architecture

INNOVATION SQUARE PHASE 1

McCormack Baron Salazar

FAIRFAX RENAISSANCE DEVELOPMENT CORPORATION

City Architecture

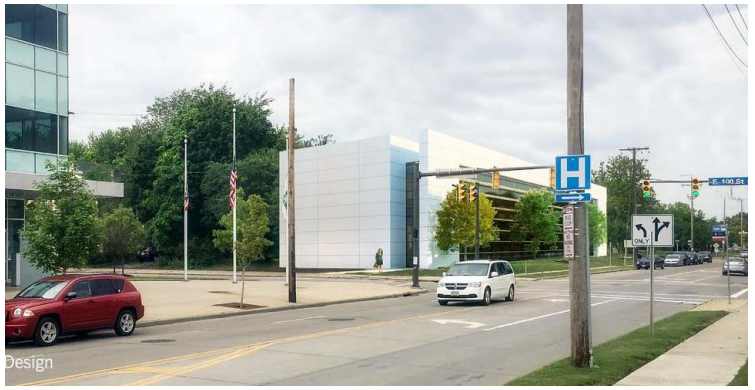


INNOVATION SQUARE PHASE 1

NEIGHBORHOOD MASTER PLAN

February 9, 2021 – Schematic Design Presentation

McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture



INNOVATION SQUARE PHASE 1

NEIGHBORHOOD MASTER PLAN

February 9, 2021 – Schematic Design Presentation

McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture

INNOVATION SQUARE PHASE 1

SITE CONTEXT PLAN

February 9, 2021 – Schematic Design Presentation

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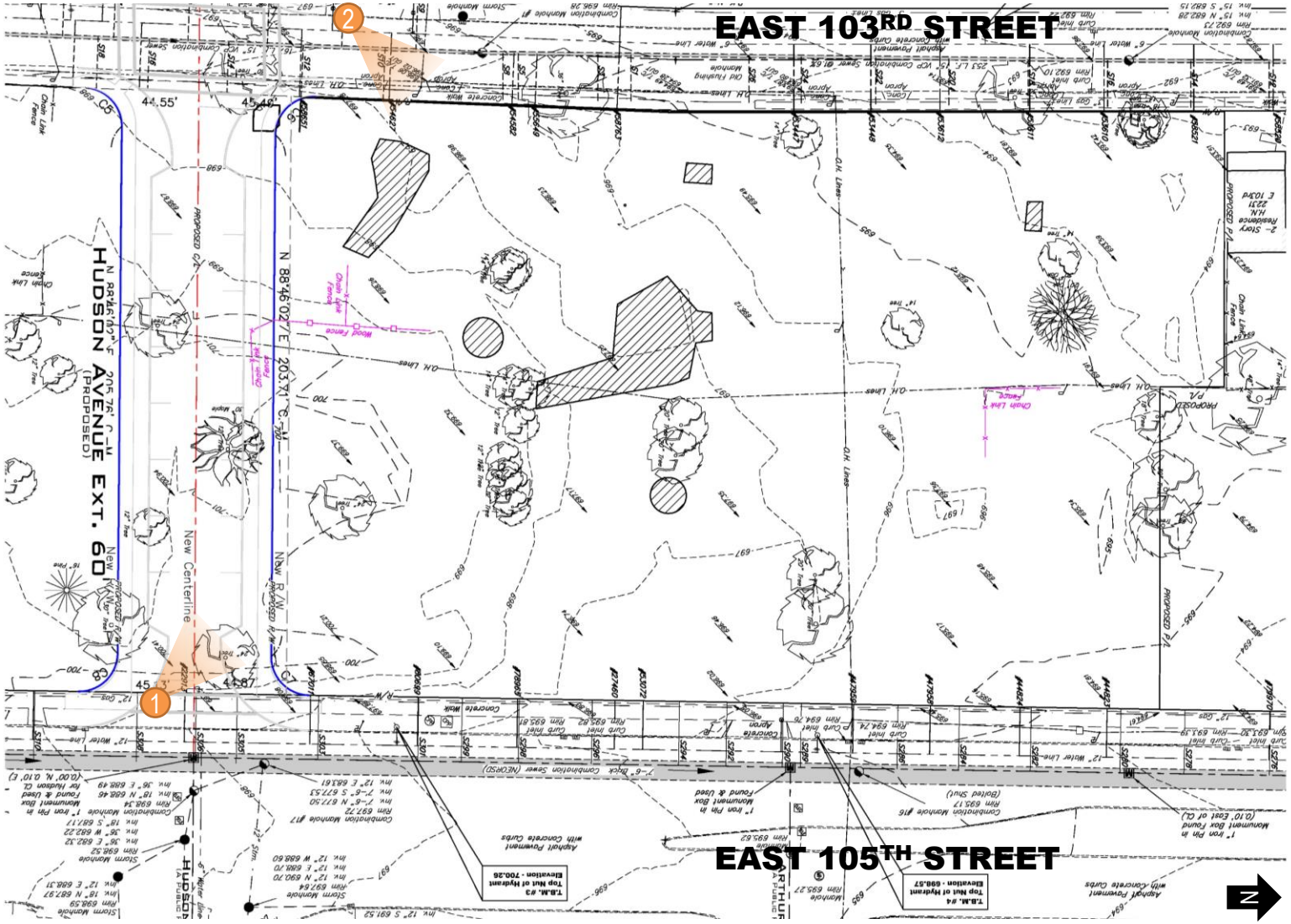
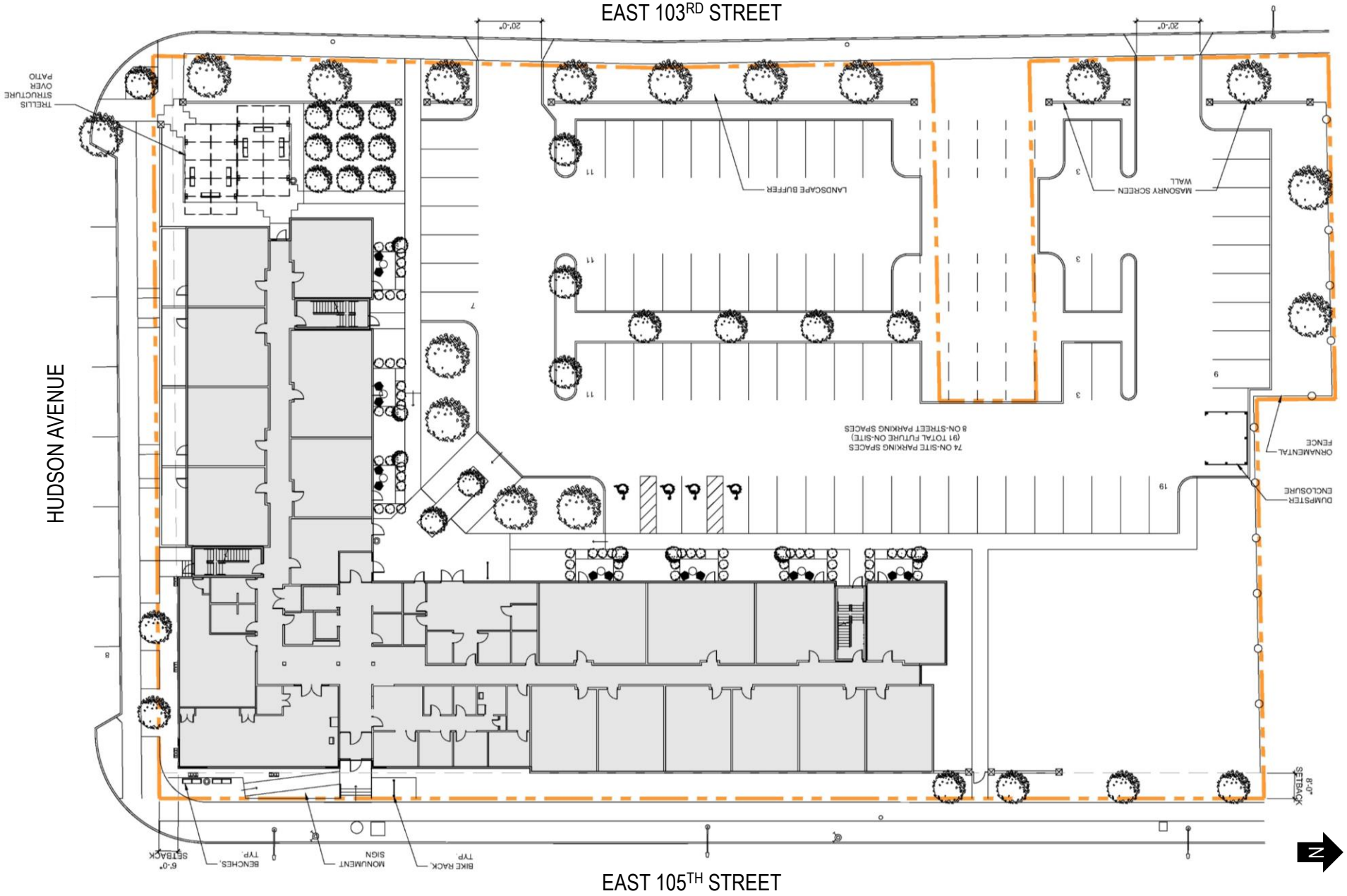
Fairfax Renaissance Development Corporation
City Architecture



INNOVATION SQUARE PHASE 1

EXISTING CONDITIONS

February 9, 2021 – Schematic Design Presentation



INNOVATION SQUARE PHASE 1

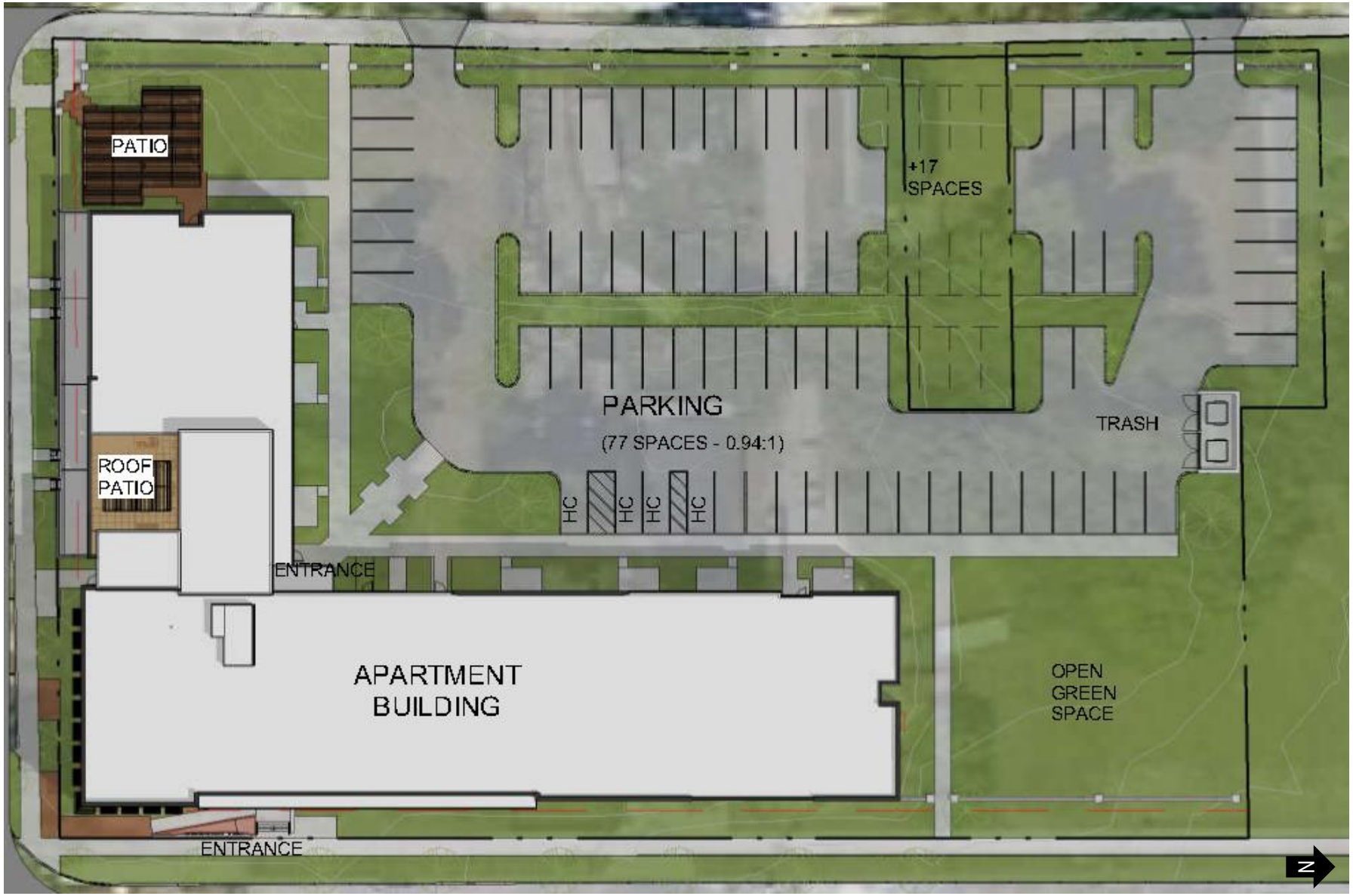
SITE PLAN

February 9, 2021 – Schematic Design Presentation

McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture

EAST 103RD STREET

HUDSON AVENUE



EAST 105TH STREET

INNOVATION SQUARE PHASE 1

SITE PLAN

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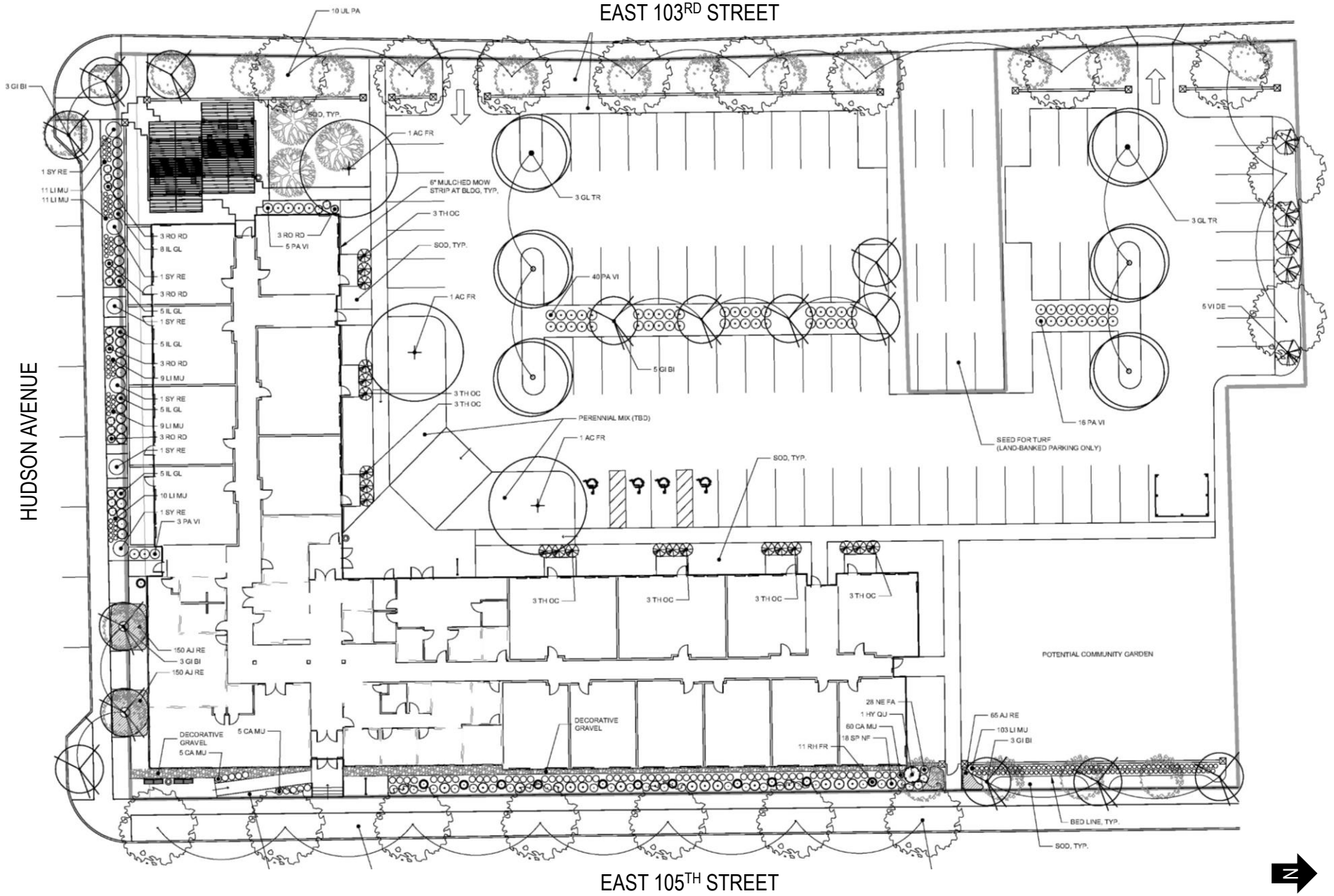
Fairfax Renaissance Development Corporation
City Architecture



INNOVATION SQUARE PHASE 1

SITE LANDSCAPE PLAN

February 9, 2021 – Schematic Design Presentation

McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture

HY QU
HYDRANGEA QUERICIFOLIA 'RUBY SLIPPERS'
RUBY SLIPPERS OAKLEAF HYDRANGEA
NO. 5 CONT.

CA MU*
CAREX MUSKINGUMENSIS 'OEHME'
VARIEGATED PALM SEDGE
8" CONT.

RH FR
RHAMNUS FRANGULA 'FINE LINE'
FINE LINE FERNLEAF BUCKTHORN
30" HT. NO. 3 CONT.

NE FA
NEPETA FAASSENII 'WALKER'S LOW
WALKER'S LOW CATMINT
NO. 3 CONT.

SP NF
SPIREA x 'NEON FLASH'
NEON FLASH SPIRAEA
NO. 3 CONT.

AJ RE
AJUGA REPTANS
BUGLEWEED
50 CT. FLAT

PA VI*
PANICUM VIRGATUM 'PRAIRIE SKY'
PRAIRIE SKY SWITCHGRASS
NO. 3 CONT.

SY PA
SYRINGA PATULA 'MISS KIM'
MISS KIM LILAC
36" B&B

IL GL*
ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY
NO. 5 CONT.

RO RD
ROSA 'RED DRIFT'
RED DRIFT ROSE
NO. 3 CONT.

LI MU
LIRIOPE MUSCARI 'ROYAL PURPLE'
ROYAL PURPLE LILYTURF
NO. 1 CONT.

UL PA
ULMUS PARVIFOLIA
LACEBARK ELM
2" CAL. B&B

AC FR*
ACER x FREEMANII 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE
2" CAL. B&B

VI DE*
VIBURNUM DENTATUM 'CHICAGO LUSTRE'
CHICAGO LUSTRE ARROWWOOD VIBURNUM
30" HT. B&B

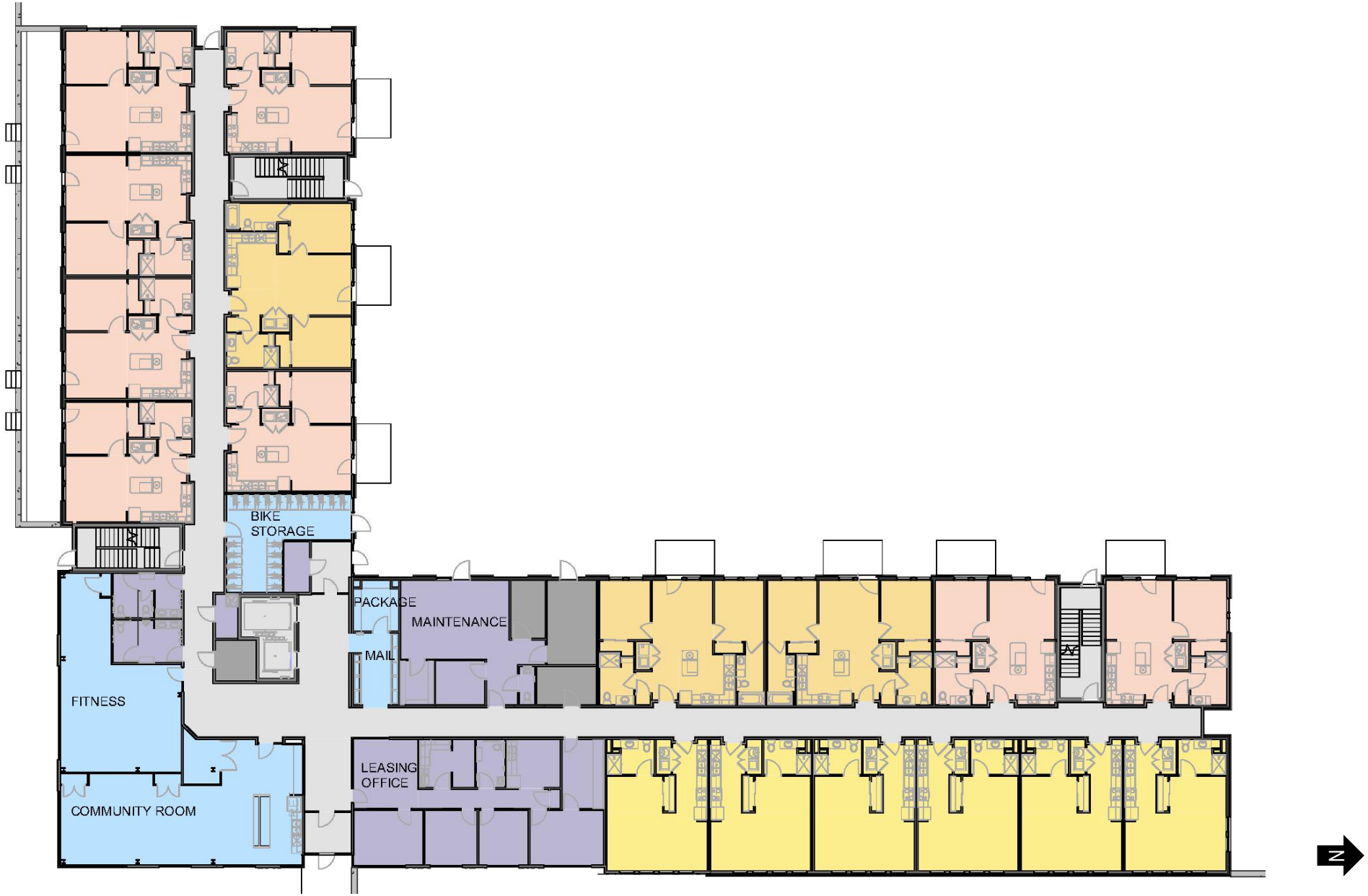
GI BI
GINKGO BILOBA 'PRINCETON SENTRY'
PRINCETON SENTRY GINKGO
2" CAL. B&B

INNOVATION SQUARE PHASE 1

SITE LANDSCAPE & FURNITURE PALETTE

February 9, 2021 – Schematic Design Presentation

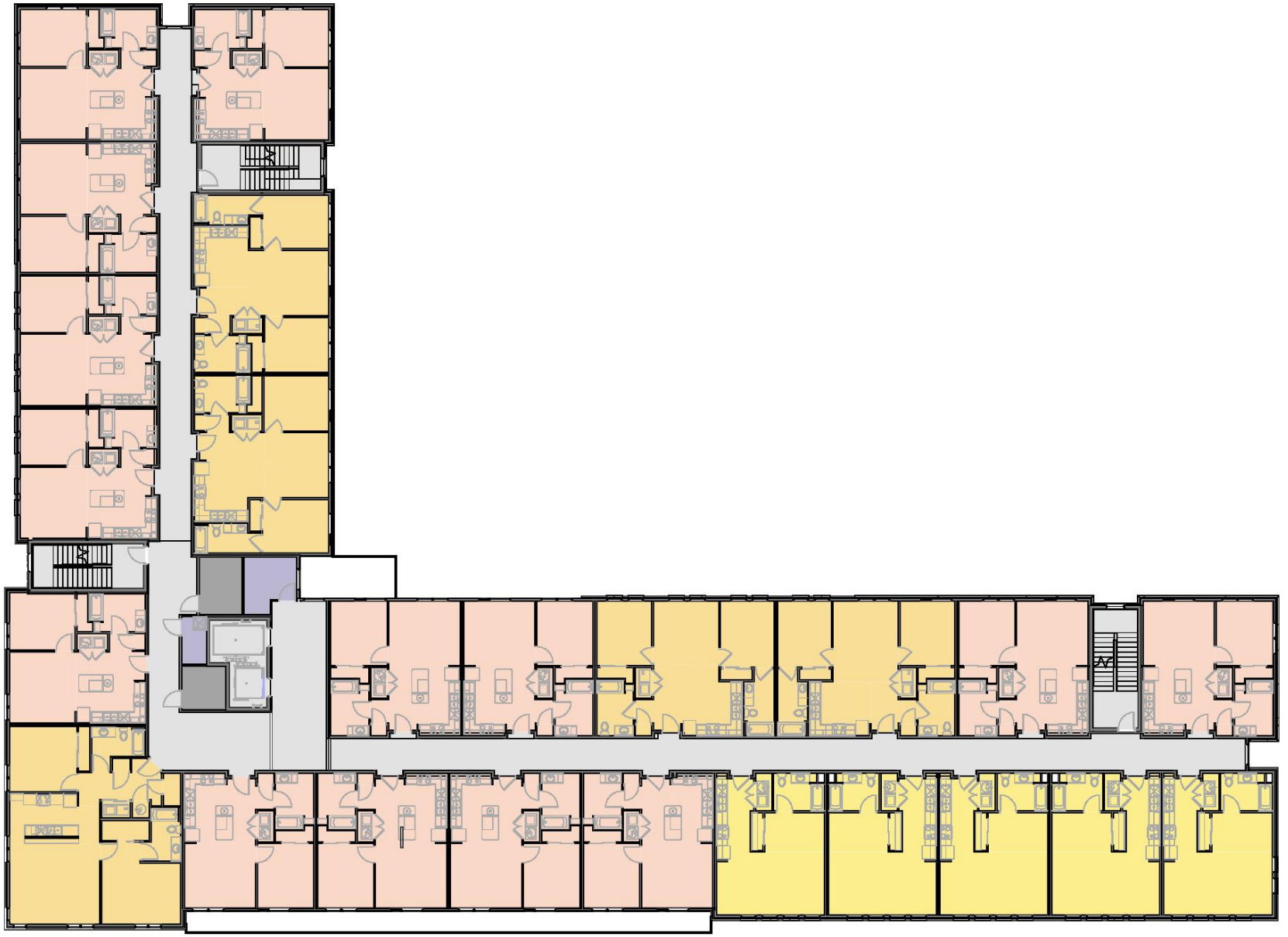
McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture



INNOVATION SQUARE PHASE 1

BUILDING PLANS – FIRST FLOOR

February 9, 2021 – Schematic Design Presentation

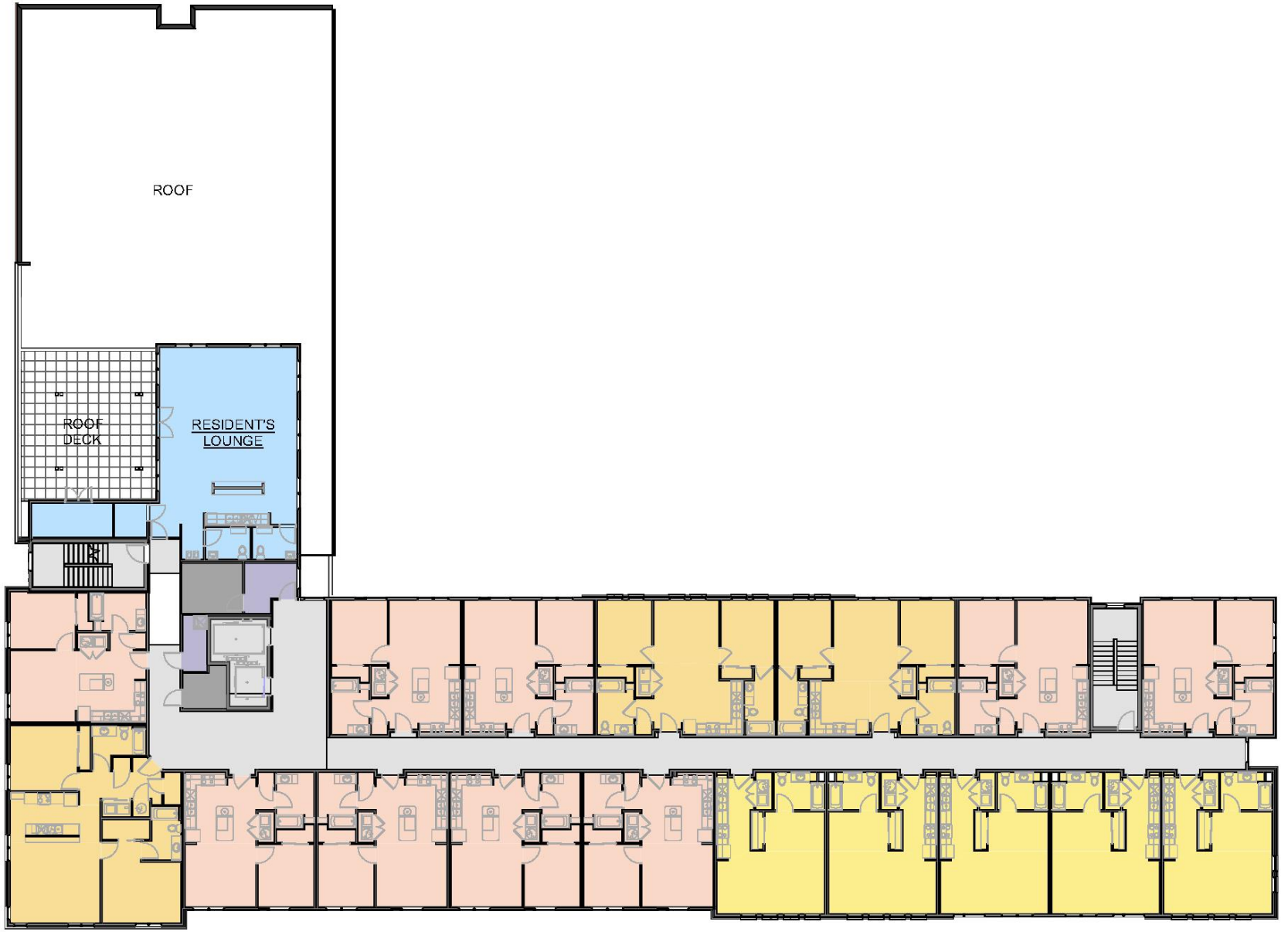


INNOVATION SQUARE PHASE 1

BUILDING PLANS – SECOND & THIRD FLOORS

February 9, 2021 – Schematic Design Presentation

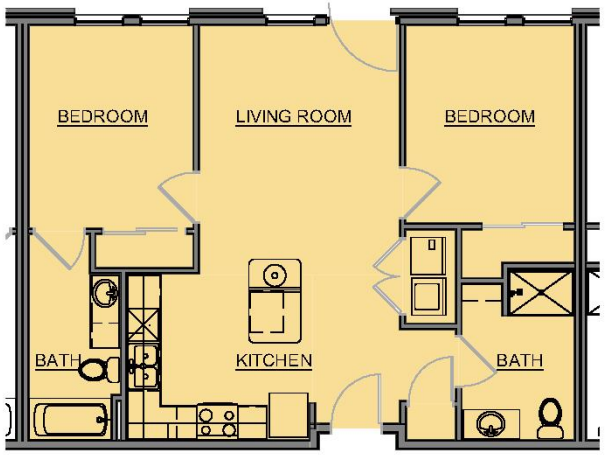
McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture

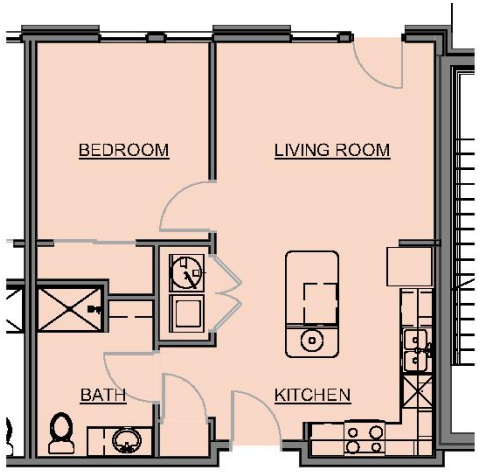


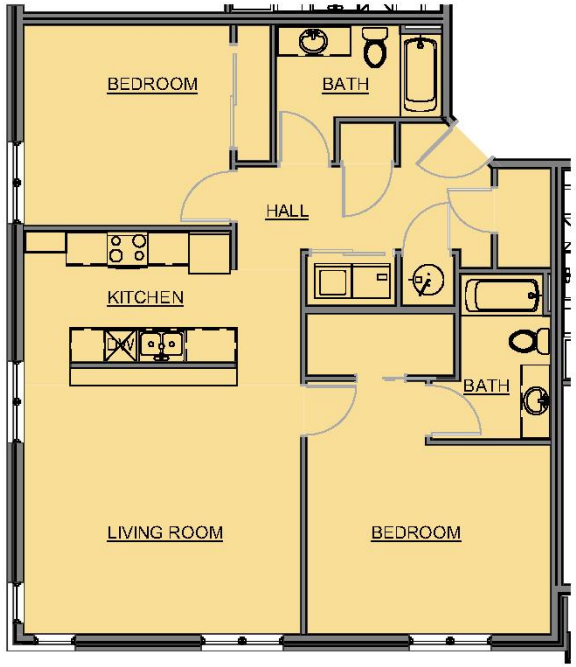
INNOVATION SQUARE PHASE 1

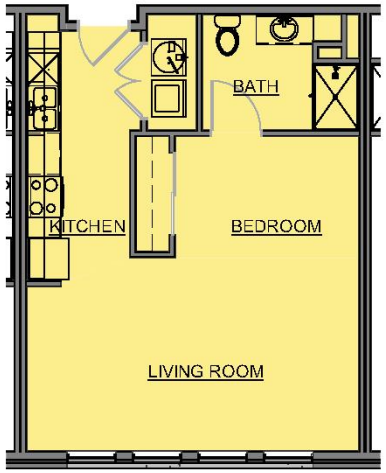
BUILDING PLANS – FOURTH FLOOR

February 9, 2021 – Schematic Design Presentation









INNOVATION SQUARE PHASE 1

UNIT PLANS

February 9, 2021 – Schematic Design Presentation

McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture

MATERIAL KEY

01 BRICK MASONRY	04 TRELLIS STRUCTURE - STEEL AND STAINED LUMBER	07 ALUM. STOREFRONT	10 METAL CANOPIES
02 PRECAST SILL / HEADER	05 SMOOTH METAL PANEL - DARK GRAY	08 VINYL / FIBERGLASS WINDOWS	11 LOW MASONRY WALL W/ ORNAMENTAL ALUM. PICKET FENCE & GATE
03 CORRUGATED METAL - VERTICAL	06 METAL SIDING WITH WOOD APPEARANCE (LONG BOARD)	09 ALUM. SUNSCREENS	12 MONUMENT SIGN

HUDSON ELEVATION

SCALE: 3/32" = 1'-0"

2

E105TH ELEVATION

SCALE: 3/32" = 1'-0"

1

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL KEY

01 BRICK MASONRY	04 TRELLIS STRUCTURE - STEEL AND STAINED LUMBER	07 ALUM. STOREFRONT	10 METAL CANOPIES
02 PRECAST SILL / HEADER	05 SMOOTH METAL PANEL - DARK GRAY	08 VINYL / FIBERGLASS WINDOWS	11 LOW MASONRY WALL W/ ORNAMENTAL ALUM. PICKET FENCE & GATE
03 CORRUGATED METAL - VERTICAL	06 METAL SIDING WITH WOOD APPEARANCE (LONG BOARD)	09 ALUM. SUNSCREENS	12 MONUMENT SIGN

WEST ELEVATION

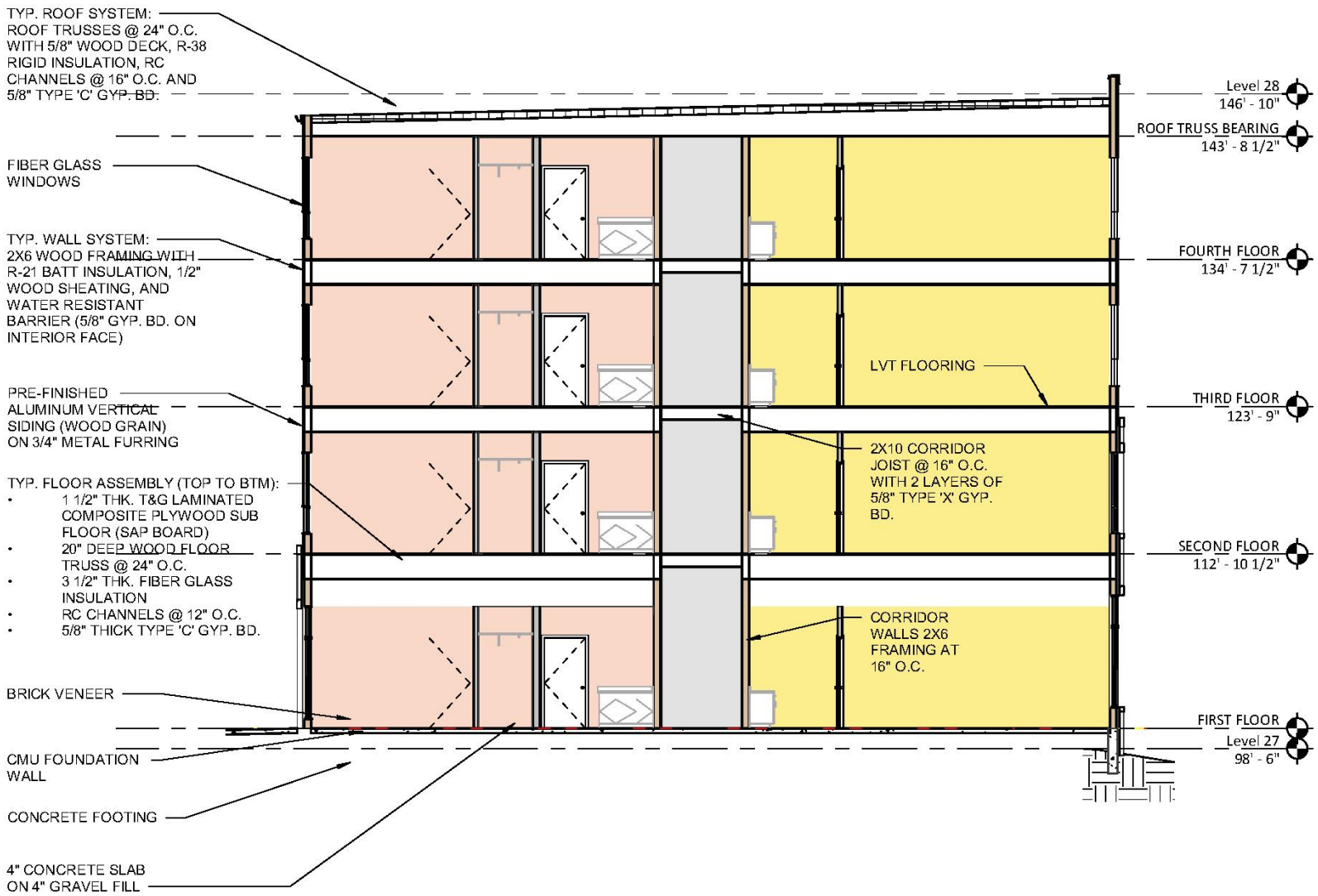
SCALE: 3/32" = 1'-0"

INNOVATION SQUARE PHASE 1

RENDERING – E105 STREET & HUDSON AVENUE

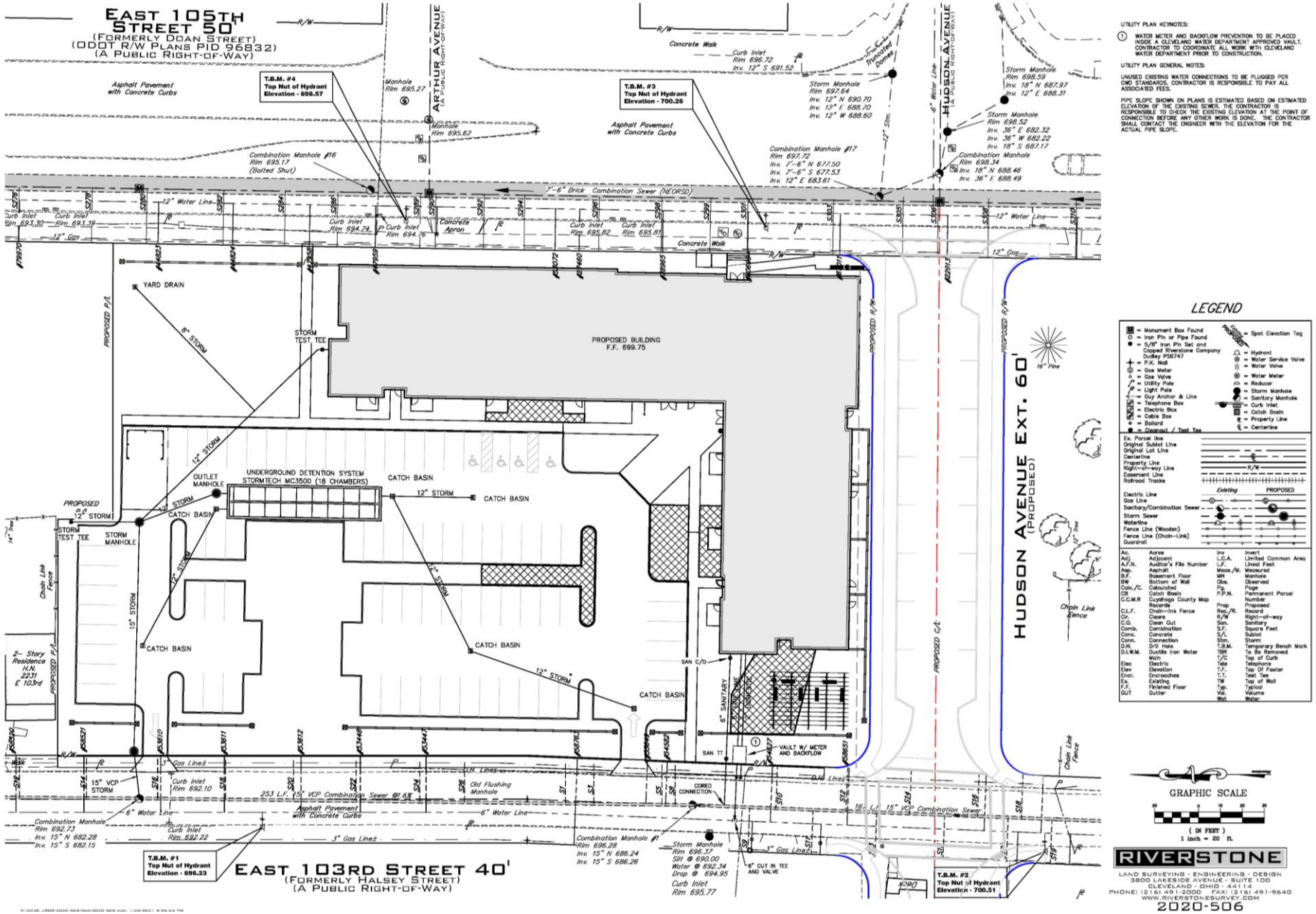
February 9, 2021 – Schematic Design Presentation

McCormack Baron Salazar
Fairfax Renaissance Development Corporation
City Architecture



INNOVATION SQUARE PHASE 1

SCHEMATIC BUILDING SECTION



INNOVATION SQUARE PHASE 1

SCHEMATIC UTILITY PLAN

February 9, 2021 – Schematic Design Presentation

Far West Design Review Case

February 19, 2021

FW2021-004 - Park Place Townhouses: seeking Schematic Design Approval

Project Location: West 73rd Street and Father Frascati

Project Representatives: Mike Marous, Marous Development

Jeff Foster, Payto Architects

PLANNING COMMISSION & DESIGN REVIEW SUBMISSION FOR:

PARK PLACE at BATTERY PARK
WEST 73rd & FATHER FRASCATI AVE.
CLEVELAND, OH 44102

DEVELOPER:

BATTERY PARK PLACE LLC
38119 STEVENS BLVD.
WILLOUGHBY, OH 44094

LOCATOR MAP - BATTERY PARK DEVELOPMENT

REVISED PLANNING COMMISSION &
DESIGN REVIEW APPROVAL
FEBRUARY 15, 2021

PAYTO Architects

405 Bradley Building 1220 West Sixth Street Cleveland, Ohio 44113 (216)241-6800 WWW.PAYTOARCHITECTS.COM

ISSUE DATE: 02.01.21
PLAN REVISIONS 02.15.21

PRELIMINARY
NOT FOR CONSTRUCTION
PRINTS FULL SCALE
ON 24"X36" SHEET

PARK PLACE at BATTERY PARK
BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

TITLE SHEET

PA PROJECT NO.	2020-35
CURRENT DATE	02.15.21

TS100

DESIGN REVIEW
SUBMISSION

CATLIN COURT

EXISTING ELECTRICAL

ROW LINE

PROPERTY LINE

BUILDING A

UNIT TYPE A-1

UNIT TYPE B-2

UNIT TYPE B-2

UNIT TYPE B-2

UNIT TYPE B-2

UNIT TYPE A-1

4'-0"

18'-0"
ACCESS DRIVE

25'-0 3/8"

WALK THRU SITE

17'-1 3/4"

10'-1 3/4"

UNIT TYPE A-2

UNIT TYPE A-2

UNIT TYPE B-1

UNIT TYPE B-1

UNIT TYPE A-1

33'-7 1/4"

BUILDING B
(5) UNIT TYPE B-1

WEST 74TH STREET

BUILDING D

WEST 73RD STREET

UNIT TYPE A-1

UNIT TYPE A-1

UNIT TYPE A-1

UNIT TYPE A-1

UNIT TYPE A-1

18'-0"
ACCESS DRIVE

PARK PLACE COURT (NEW)

28'-0"

BUILDING C
(5) UNIT TYPE A-1

4'-0"

18'-0"
ACCESS DRIVE

9'-0"
SET BACK

DECORATIVE FENCE

ROW LINE

EXISTING TREE

FATHER FRASCATI DRIVE

(25) TOTAL UNITS SHOWN
(14) TYPE A & (11) TYPE B

1 SP101 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

0 5' 10' 20'

ISSUE DATE: 01.26.21
PLAN REVISIONS 02.15.21

PRELIMINARY
NOT FOR CONSTRUCTION
PRINTS FULL SCALE
ON 24"X36" SHEET

PARK PLACE at BATTERY PARK

BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

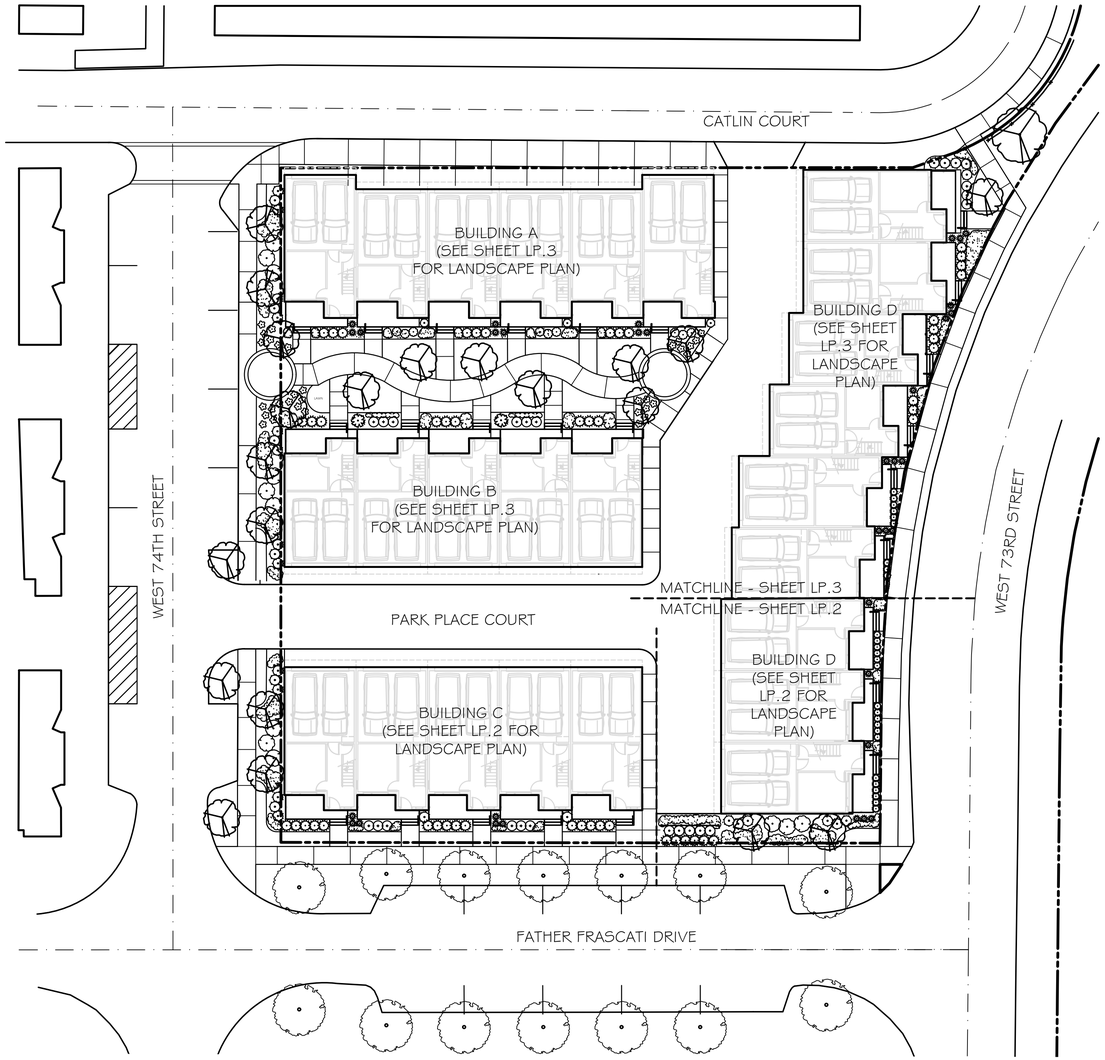
PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

PROPOSED SITE PLAN

PA PROJECT NO. 2020-35
CURRENT DATE 02.15.21

SP101

DESIGN REVIEW SUBMISSION



2 WORKING DAYS
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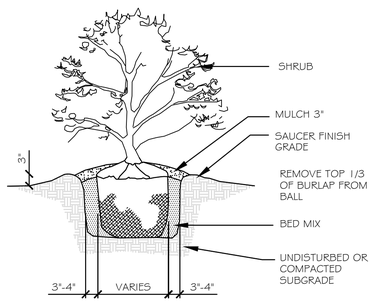
OHIO UTILITIES PROTECTION SERVICE

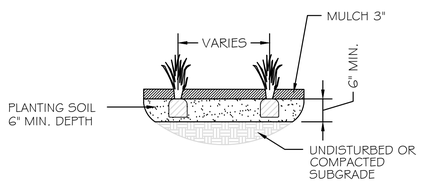
GENERAL NOTES

1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
4. ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
6. ALL SITE INFORMATION BASED ON CLIENT'S ARCHITECTURAL SITE PLAN PROVIDED BY PAYTO ARCHITECTS, INC. 405 BRADLEY BLDG, 1220 W. 6TH STREET, CLEVELAND, OHIO 44113, DATED JANUARY 21, 2021 AND REVISED FEBRUARY 15, 2021.
7. ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
8. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
9. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, IRRIGATION SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECTS APPROVAL.
10. CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
11. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
12. ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
13. IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
14. CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
15. THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS ON THEIR PROPERTY.
16. FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6", ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" 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 GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
17. PREPARE PLANTING BEDS BY APPLYING HERBICIDE PER MANUFACTURER'S SPECIFICATIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES. TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
18. LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
19. APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
20. ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE. CONTRACTOR RESPONSIBLE FOR EDGING THE BEDS AFTER LAWN ESTABLISHMENT. THIS MAY REQUIRE THE CONTRACTOR TO EDGE THE BEDS TWICE DURING THE INSTALLATION PERIOD. NEWLY ESTABLISHED LAWN THAT IS COMING UP WITHIN THE BED AREAS AS A RESULT OF OVERSPRAY/OVERSEEDING SHALL ALSO BE REMOVED AT THIS TIME IN A MANNER THAT PROTECTS LAWN AND PLANTINGS.
21. ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP TO BE REMOVED FROM THE TOP HALF OF THE ROOTBALL.
22. MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH
23. ALL PLANT MATERIALS AND GROUNDCOVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
24. ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
25. LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
26. RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
27. ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW OR HYDROSEED.
28. CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

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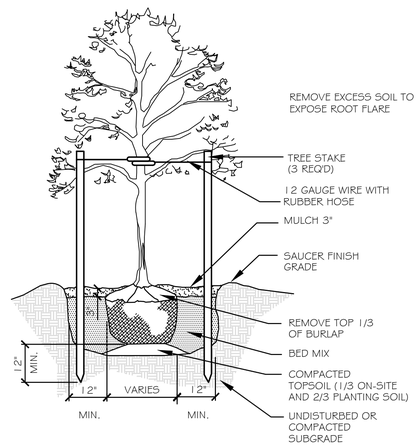

DECIDUOUS TREE PLANTING

NOT TO SCALE

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LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
info@mccuedesigngroup.com

OVERALL LANDSCAPE PLAN

PARK PLACE AT BATTERY PARK

WEST 73RD ST. & FATHER FRASCATI DR.
CLEVELAND, OH

DATE	NOTES
1.22.21	CLIENT REVIEW
1.29.21	CITY SUBMITTAL
2.15.21	REV'D CITY SUB

LP.1

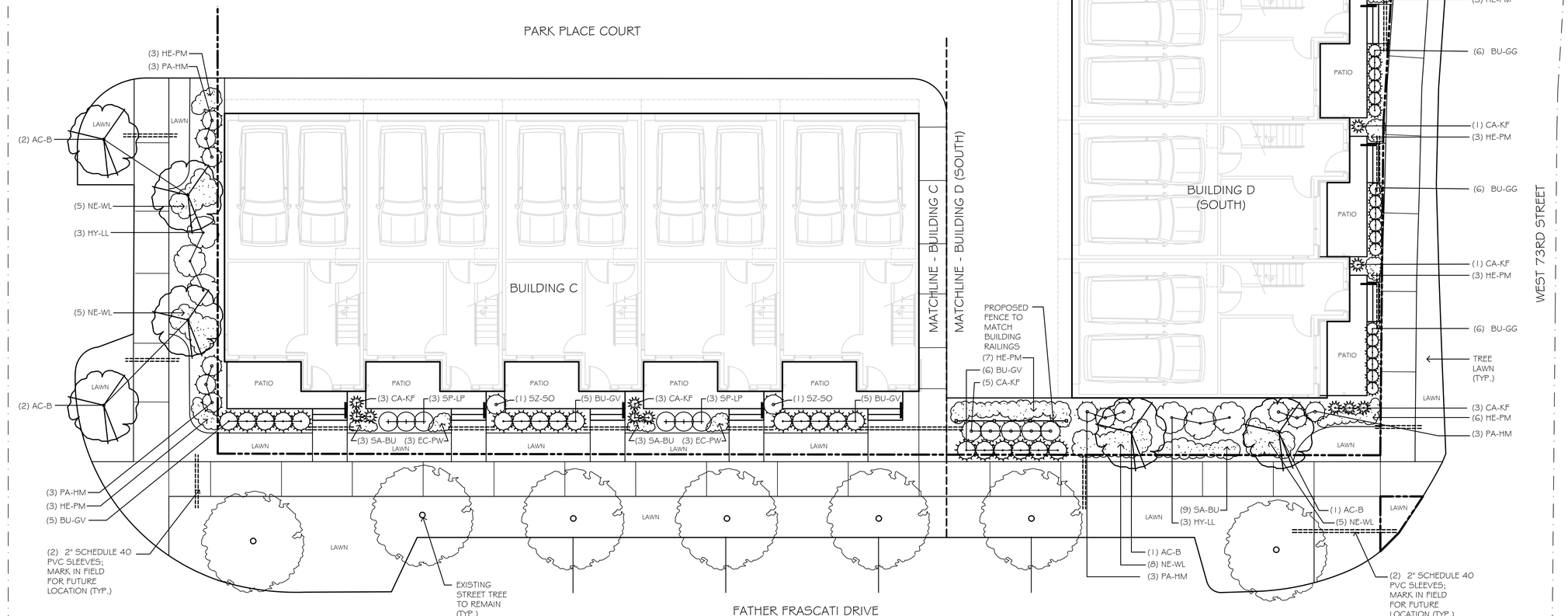
SHEET 1 OF 3

BUILDING C PLANTING SCHEDULE

Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Height	Mature Width
AC-B	4	Acer r. 'Bowhall'	Bowhall Maple	2-1/2" Cal.	B&B	40'	15'
BU-GV	15	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	B&B	3'	3'
CA-KF	6	Calamagrostis x ac. 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3'-5'	3'
EC-PW	6	Echinacea 'Pow Wow White'	Pow Wow White Coneflower	#1 Cont.	24" o.c.	2'-3'	2'
HE-PM	6	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1 Cont.	24" o.c.	1'-2'	1'-2'
HY-LL	3	Hydrangea pan. ' Little Lime'	Little Lime Hydrangea	18"	Cont.	3'-5'	3'-5'
NE-WL	10	Nepeta x f. 'Walker's Low'	Walker's Low Catmint	#1 Cont.	24" o.c.	15"-24"	2'
PA-HM	6	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#2 Cont.		3'-4'	3'-4'
SA-BU	6	Salvia n. 'Bumblebee'	Bumblebee Salvia	#1 Cont.	24" o.c.	1'-2'	1'-2'
SP-LP	6	Spiraea j. 'Little Princess"	Little Princess Spiraea	18"	Cont.	18"-24"	3'
SZ-SO	2	Schizachyrium s. 'Standing Ovation'	Standing Ovation Little Bluestem	#2 Cont.		2'-3'	2'

BUILDING D (SOUTH) PLANTING SCHEDULE

Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Height	Mature Width
AC-B	2	Acer r. 'Bowhall'	Bowhall Maple	2-1/2" Cal.	B&B	40'	15'
BU-GG	18	Buxus x 'Green Gem'	Green Gem Boxwood	15"	Cont.	2'	2'
BU-GV	6	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	B&B	3'	3'
CA-KF	11	Calamagrostis x ac. 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3'-5'	3'
HE-PM	22	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1 Cont.	24" o.c.	1'-2'	1'-2'
HY-LL	3	Hydrangea pan. ' Little Lime'	Little Lime Hydrangea	18"	Cont.	3'-5'	3'-5'
NE-WL	13	Nepeta x f. 'Walker's Low'	Walker's Low Catmint	#1 Cont.	24" o.c.	15"-24"	2'
PA-HM	6	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#2 Cont.		3'-4'	3'-4'
SA-BU	9	Salvia n. 'Bumblebee'	Bumblebee Salvia	#1 Cont.	24" o.c.	1'-2'	1'-2'



NORTH

0' 8' 16' 24'

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LANDSCAPE PLAN - BUILDINGS C & D (SOUTH)

PARK PLACE AT BATTERY PARK

WEST 73RD ST. & FATHER FRASCATI DR.
CLEVELAND, OH

DATE	NOTES
1.22.21	CLIENT REVIEW
1.29.21	CITY SUBMITTAL
2.15.21	REV'D CITY SUB

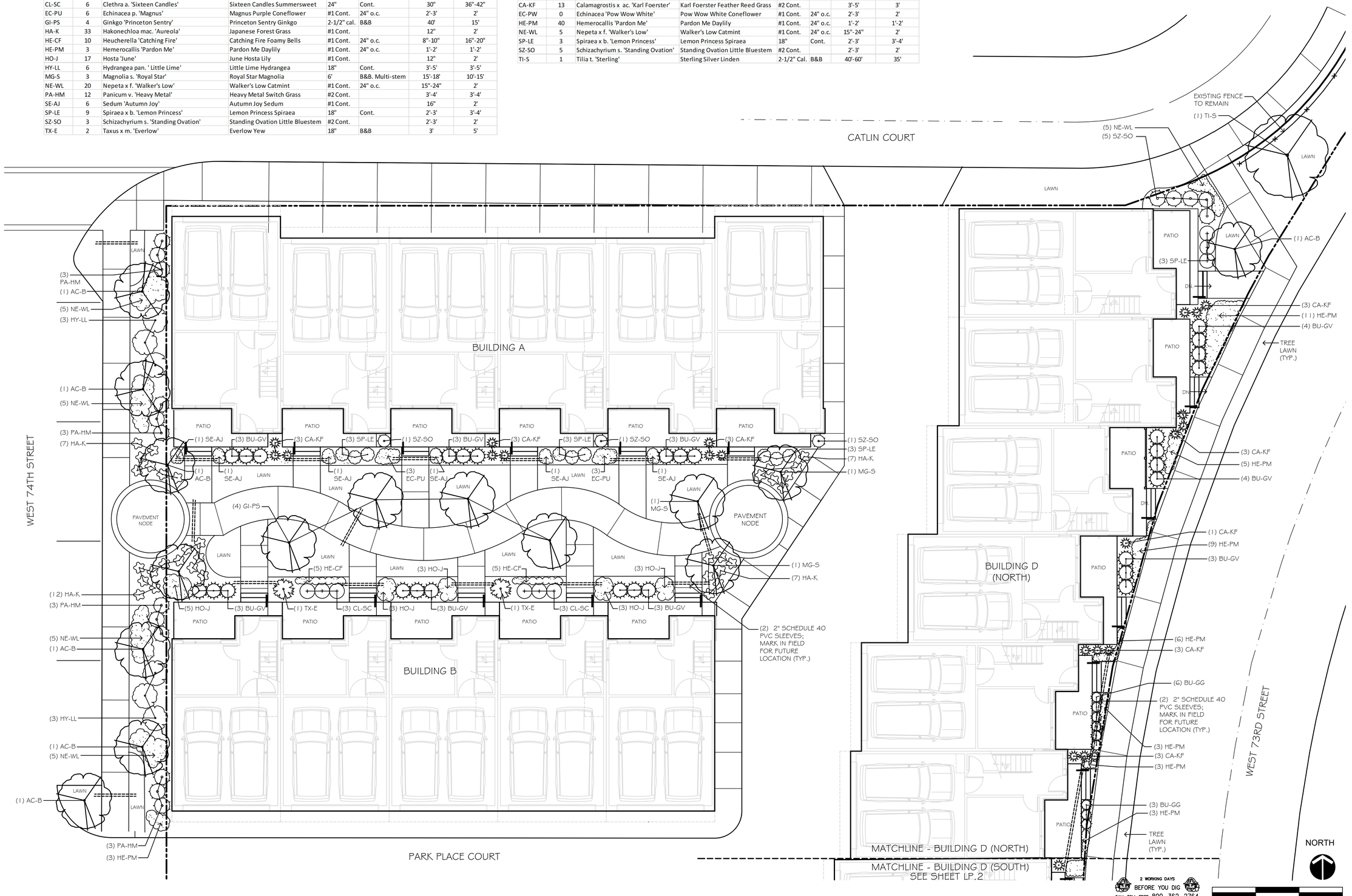
LP.2

BUILDINGS A & B PLANTING SCHEDULE

Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Height	Mature Width
AC-B	6	Acer r. 'Bowhall'	Bowhall Maple	2-1/2" Cal.	B&B	40'	15'
BU-GV	18	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	B&B	3'	3'
CA-KF	9	Calamagrostis x ac. 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3'-5'	3'
CL-SC	6	Clethra a. 'Sixteen Candles'	Sixteen Candles Summersweet	24"	Cont.	30"	36"-42"
EC-PU	6	Echinacea p. 'Magnus'	Magnus Purple Coneflower	#1 Cont.	24" o.c.	2'-3'	2'
GI-PS	4	Ginkgo 'Princeton Sentry'	Princeton Sentry Ginkgo	2-1/2" cal.	B&B	40'	15'
HA-K	33	Hakonechloa mac. 'Aureola'	Japanese Forest Grass	#1 Cont.		12"	2'
HE-CF	10	Heucherella 'Catching Fire'	Catching Fire Foamy Bells	#1 Cont.	24" o.c.	8"-10"	16"-20"
HE-PM	3	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1 Cont.	24" o.c.	1'-2'	1'-2'
HO-J	17	Hosta 'June'	June Hosta Lily	#1 Cont.		12"	2'
HY-LL	6	Hydrangea pan. ' Little Lime'	Little Lime Hydrangea	18"	Cont.	3'-5'	3'-5'
MG-S	3	Magnolia s. 'Royal Star'	Royal Star Magnolia	6'	B&B. Multi-stem	15'-18'	10'-15'
NE-WL	20	Nepeta x f. 'Walker's Low'	Walker's Low Catmint	#1 Cont.	24" o.c.	15"-24"	2'
PA-HM	12	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#2 Cont.		3'-4'	3'-4'
SE-AJ	6	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1 Cont.		16"	2'
SP-LE	9	Spiraea x b. 'Lemon Princess'	Lemon Princess Spiraea	18"	Cont.	2'-3'	3'-4'
SZ-SO	3	Schizachyrium s. 'Standing Ovation'	Standing Ovation Little Bluestem	#2 Cont.		2'-3'	2'
TX-E	2	Taxus x m. 'Everlow'	Everlow Yew	18"	B&B	3'	5'

BUILDING D (NORTH) PLANTING SCHEDULE

Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Height	Mature Width
AC-B	1	Acer r. 'Bowhall'	Bowhall Maple	2-1/2" Cal.	B&B	40'	15'
BU-GG	9	Buxus x 'Green Gem'	Green Gem Boxwood	15"	Cont.	2'	2'
BU-GV	11	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	B&B	3'	3'
CA-KF	13	Calamagrostis x ac. 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3'-5'	3'
EC-PW	0	Echinacea 'Pow Wow White'	Pow Wow White Coneflower	#1 Cont.	24" o.c.	2'-3'	2'
HE-PM	40	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1 Cont.	24" o.c.	1'-2'	1'-2'
NE-WL	5	Nepeta x f. 'Walker's Low'	Walker's Low Catmint	#1 Cont.	24" o.c.	15"-24"	2'
SP-LE	3	Spiraea x b. 'Lemon Princess'	Lemon Princess Spiraea	18"	Cont.	2'-3'	3'-4'
SZ-SO	5	Schizachyrium s. 'Standing Ovation'	Standing Ovation Little Bluestem	#2 Cont.		2'-3'	2'
TI-S	1	Tilia t. 'Sterling'	Sterling Silver Linden	2-1/2" Cal.	B&B	40'-60'	35'



NORTH

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LANDSCAPE PLAN - BUILDINGS A, B, & D (NORTH)

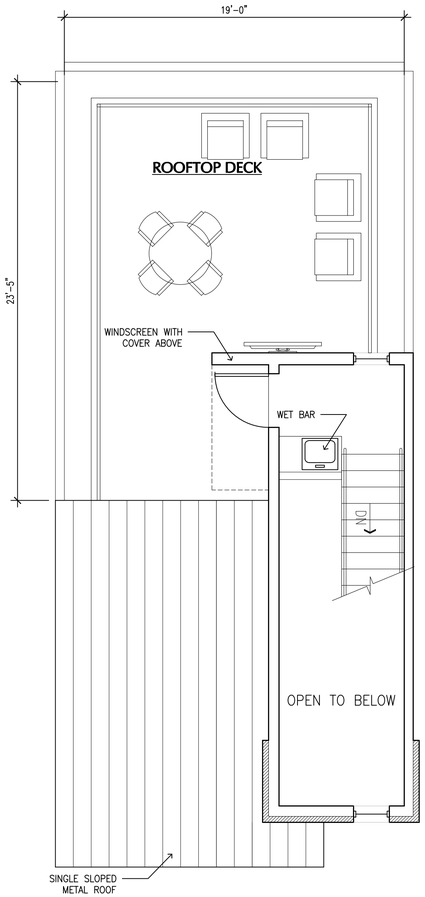
PARK PLACE AT BATTERY PARK

WEST 73RD ST. & FATHER FRASCATI DR.
CLEVELAND, OH

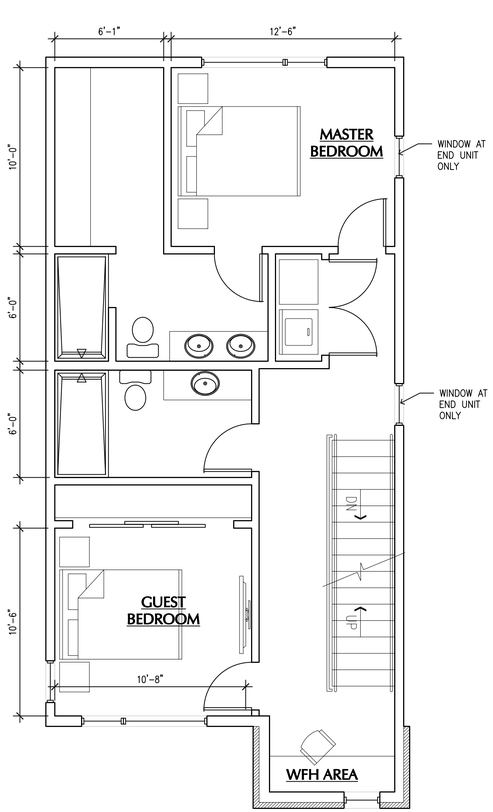
DATE	NOTES
1.22.21	CLIENT REVIEW
1.29.21	CITY SUBMITTAL
2.15.21	REV'D CITY SUB

LP.3

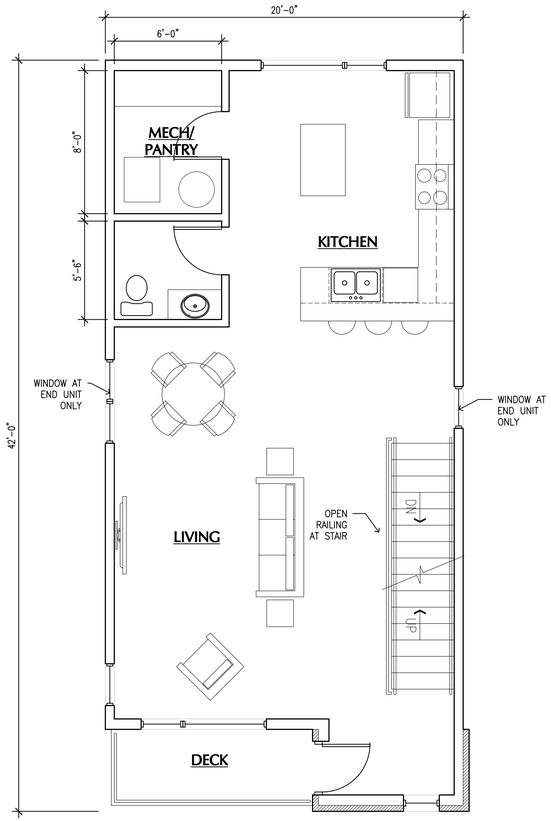
SUMMARY OF LIVING AREA:	
LEVEL 1 LIVING SPACE:	296 SF
LEVEL 2 LIVING SPACE:	722 SF
LEVEL 3 LIVING SPACE:	722 SF
TOTAL LIVING SPACE:	1,740 SF



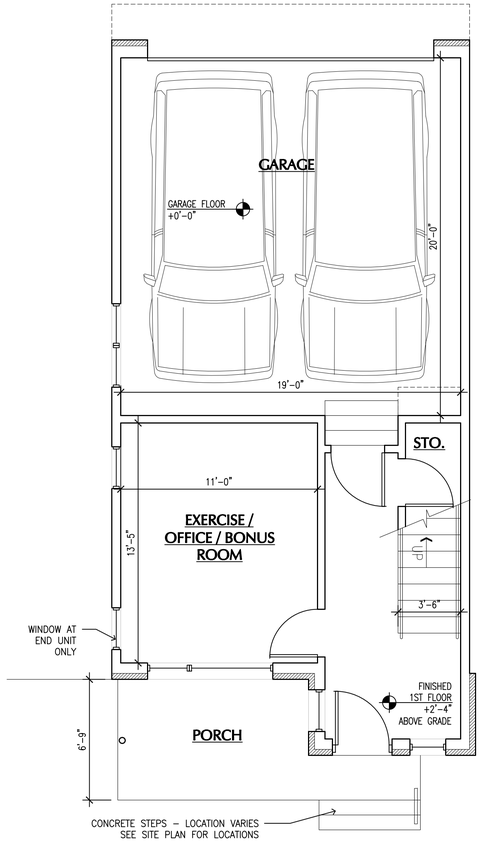
4 A101A-1 **ROOF LEVEL PLAN - TYPE A-1**
SCALE: 1/4" = 1'-0"



3 A101A-1 **THIRD FLOOR PLAN - TYPE A-1**
SCALE: 1/4" = 1'-0"



2 A101A-1 **SECOND FLOOR PLAN - TYPE A-1**
SCALE: 1/4" = 1'-0"



1 A101A-1 **FIRST FLOOR PLAN - TYPE A-1**
SCALE: 1/4" = 1'-0"

ISSUE DATE: 02.01.21
1 PLAN REVISIONS 02.15.21

PRELIMINARY
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PRINTS FULL SCALE ON 24"X36" SHEET

PARK PLACE at BATTERY PARK

BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM
PAYTO Architects

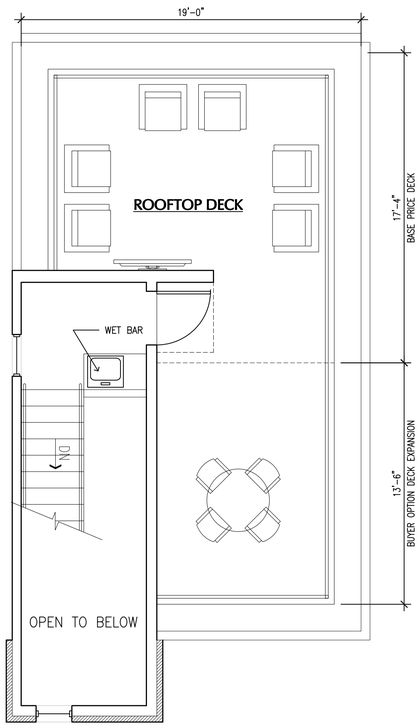
PROPOSED FLOOR PLANS - UNIT TYPE A-1

PA PROJECT NO. 2020-35
CURRENT DATE 02.15.21

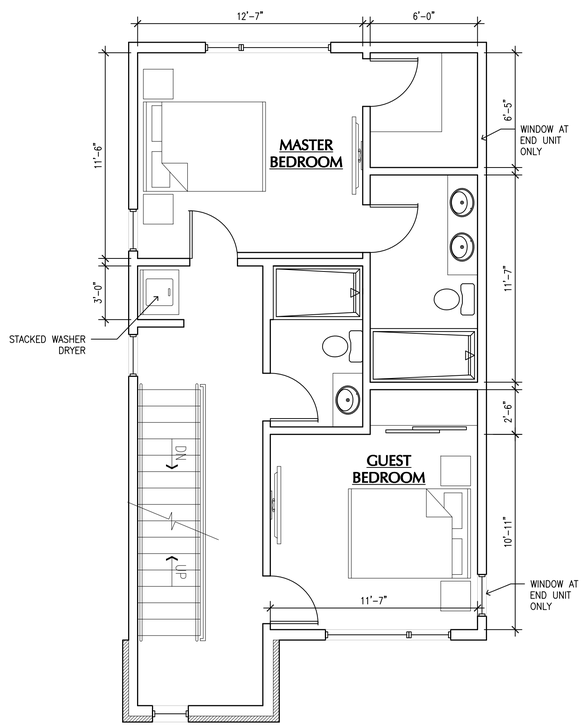
A101A-1

DESIGN REVIEW SUBMISSION

SUMMARY OF LIVING AREA:	
LEVEL 1 LIVING SPACE:	216 SF
LEVEL 2 LIVING SPACE:	642 SF
LEVEL 3 LIVING SPACE:	642 SF
LEVEL 4 LIVING SPACE:	1,500 SF



4 A101B–1 **ROOF PLAN - TYPE B-1**
SCALE: 1/4" = 1'–0"



3 A101B–1 **THIRD FLOOR PLAN - TYPE B-1**
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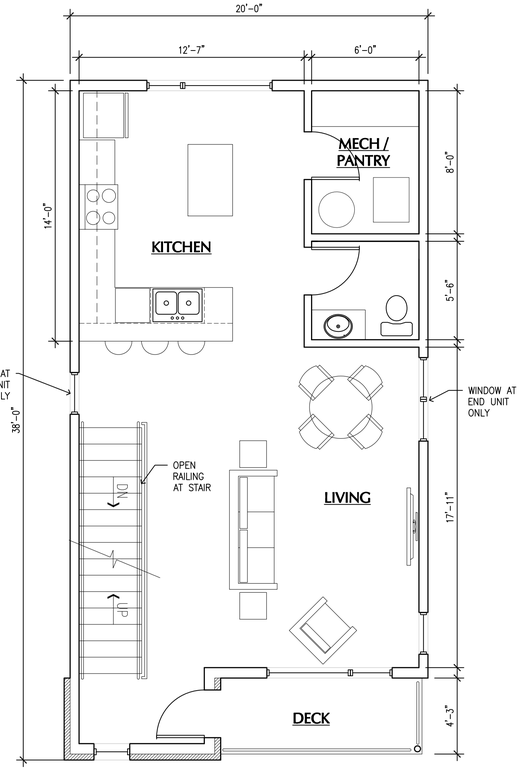
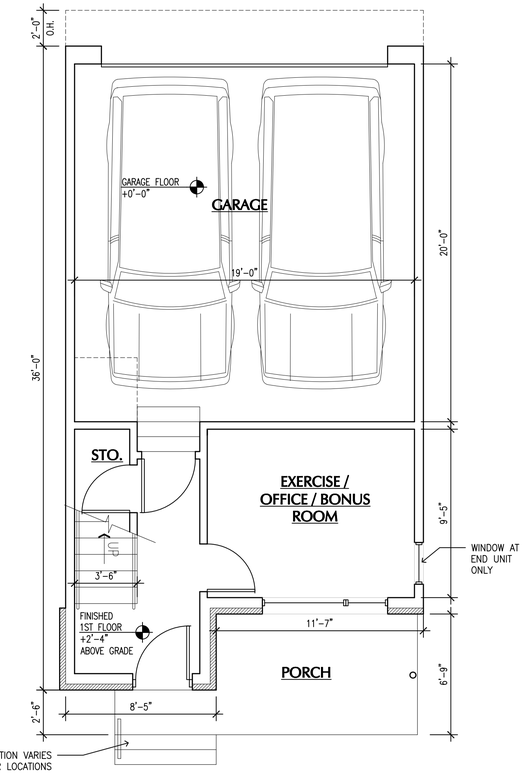


2 A101B–1 **SECOND FLOOR PLAN - TYPE B-1**
SCALE: 1/4" = 1'–0"



1 A101B–1 **FIRST FLOOR PLAN - TYPE B-1**
SCALE: 1/4" = 1'–0"

ISSUE DATE:	02.01.21
1 PLAN REVISIONS	02.15.21

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PARK PLACE at BATTERY PARK

BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

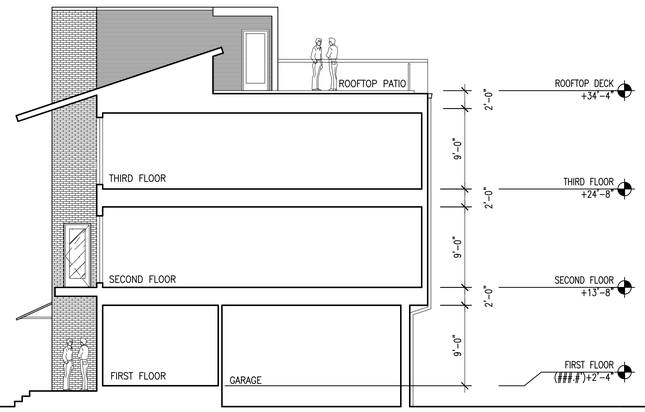
PROPOSED FLOOR PLANS - UNIT TYPE B-1

PA PROJECT NO.	2020-35
CURRENT DATE	02.15.21

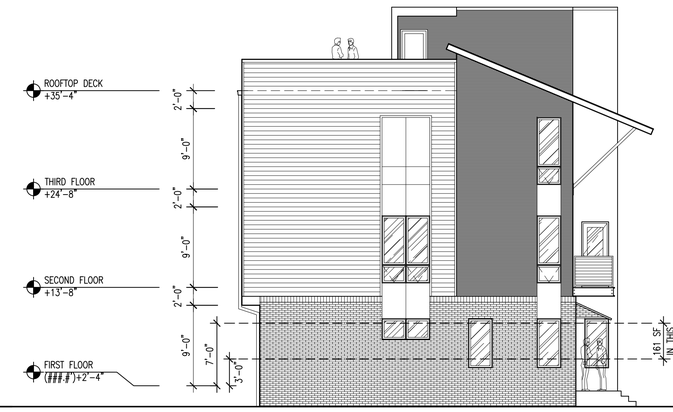
A101B1

DESIGN REVIEW SUBMISSION

5 A200 **NORTH ELEVATION - BUILDING C**
SCALE: 1/8" = 1'-0"



4 A200 **BUILDING SECTION - UNIT A-1**
SCALE: 1/8" = 1'-0"



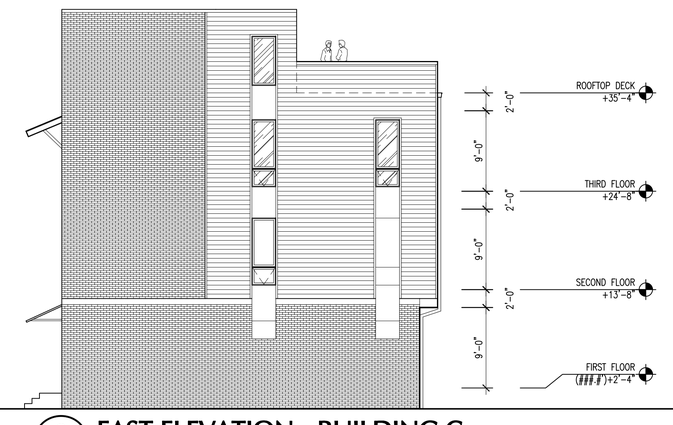
3 A200 **WEST ELEVATION - BUILDING C**
SCALE: 1/8" = 1'-0"

FIRST FLOOR GLAZING, SECONDARY ELEVATION, 25% MIN. REQUIRED BETWEEN 3' AND 7' AFF. = 40.25 SF REQUIRED < 41.74 SF PROVIDED

ELEVATION MATERIAL LEGEND:

- KRONOSPAN COMPOSITE PANELS
- FACE BRICK
- VINYL SIDING
- EXPOSED FASTENER METAL PANEL SYSTEM

1 A200 **SOUTH ELEVATION - BUILDING C**
SCALE: 1/8" = 1'-0"



2 A200 **EAST ELEVATION - BUILDING C**
SCALE: 1/8" = 1'-0"

ISSUE DATE: 02.01.21
1 PLAN REVISIONS 02.15.21

PRELIMINARY
NOT FOR CONSTRUCTION
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PARK PLACE at BATTERY PARK

BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

EXTERIOR ELEVATIONS

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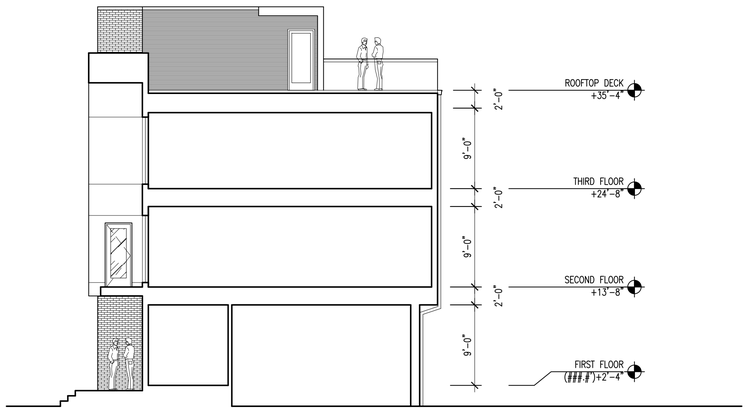
PA PROJECT NO. 2020-35
CURRENT DATE 02.01.21

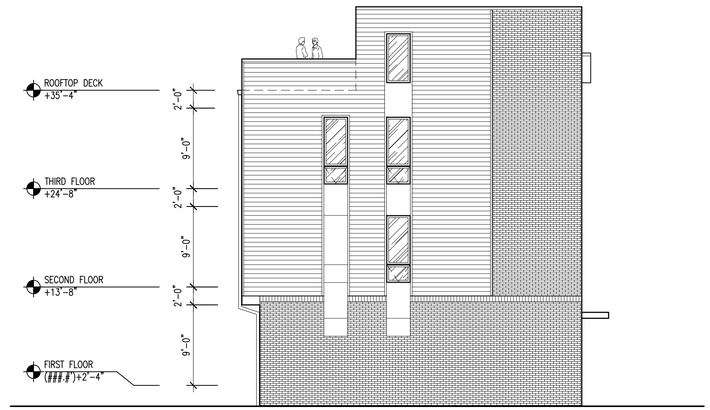
A200

DESIGN REVIEW SUBMISSION

5 A201 **SOUTH ELEVATION - BUILDING B**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



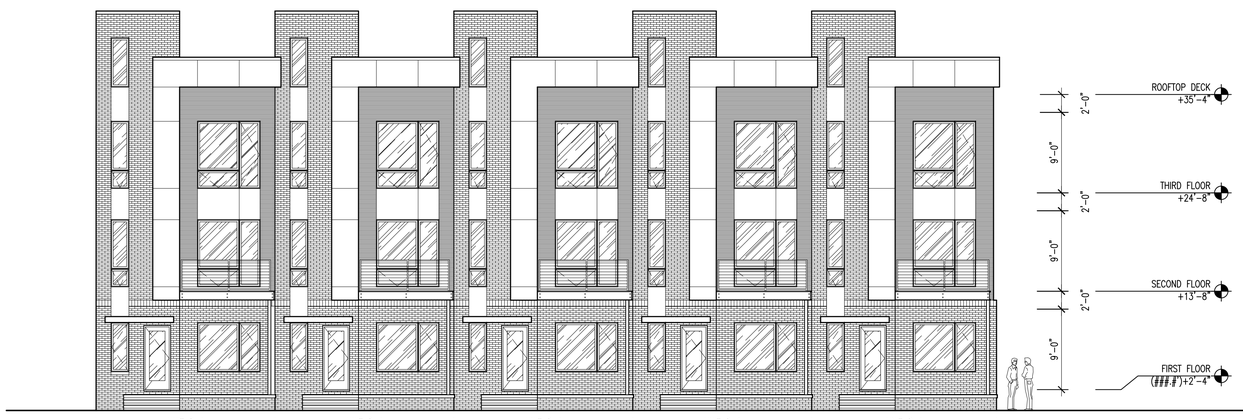
4 A201 **BUILDING SECTION - UNIT B**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



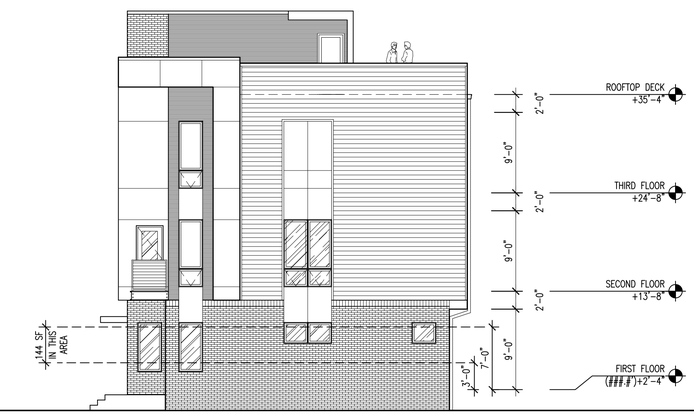
3 A201 **EAST ELEVATION - BUILDING B**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

ELEVATION MATERIAL LEGEND:

- KRONOSPAN COMPOSITE PANELS
- FACE BRICK
- VINYL SIDING
- EXPOSED FASTENER METAL PANEL SYSTEM



1 A201 **NORTH ELEVATION - BUILDING B**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 A201 **WEST ELEVATION - BUILDING B**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

FIRST FLOOR GLAZING, SECONDARY ELEVATION, 25% MIN. REQUIRED BETWEEN 3' AND 7' AFF. = 36 SF REQUIRED = 36 SF PROVIDED

ISSUE DATE: 02.01.21
1 PLAN REVISIONS 02.15.21

PRELIMINARY
NOT FOR CONSTRUCTION
PRINTS FULL SCALE ON 24"X36" SHEET

PARK PLACE at BATTERY PARK

BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113 PHONE : (216) 241-6800 WWW.PAYTOARCHITECTS.COM

EXTERIOR ELEVATIONS
BUILDING B

PA PROJECT NO.	2020-35
CURRENT DATE	02.01.21

A201

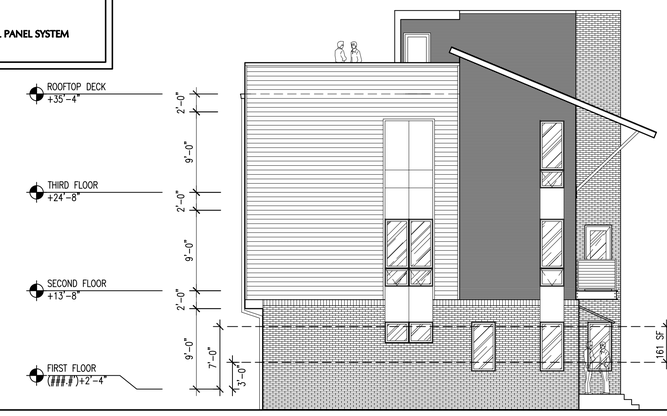
DESIGN REVIEW SUBMISSION

4 A202 **NORTH ELEVATION - BUILDING A**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

1 A202 **SOUTH ELEVATION - BUILDING A**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

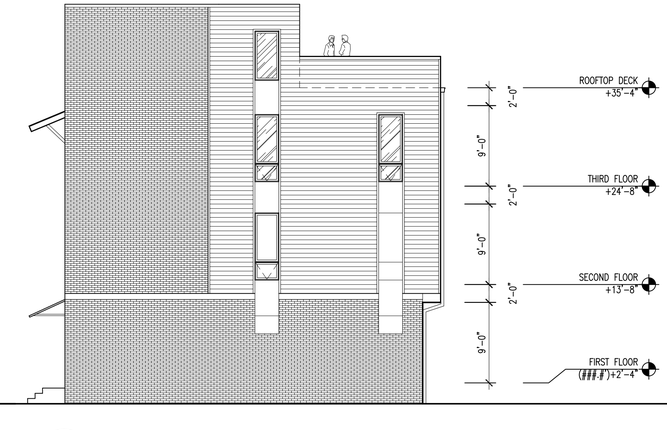
ELEVATION MATERIAL LEGEND:

- KRONOSPAN COMPOSITE PANELS
- FACE BRICK
- VINYL SIDING
- EXPOSED FASTENER METAL PANEL SYSTEM



3 A202 **WEST ELEVATION - BUILDING A**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

FIRST FLOOR GLAZING, SECONDARY ELEVATION, 25% MIN. REQUIRED BETWEEN 3' AND 7' AFF. = 40.25 SF REQUIRED < 41.74 SF PROVIDED



2 A202 **EAST ELEVATION - BUILDING A**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

ISSUE DATE: 02.01.21
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EXTERIOR ELEVATIONS
BUILDING A

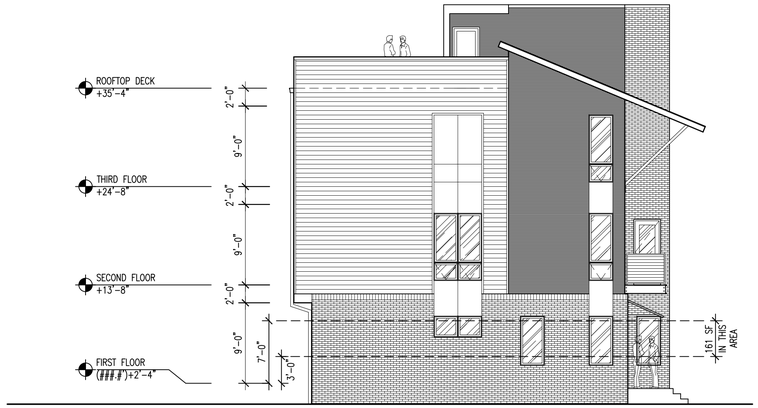
PA PROJECT NO. 2020-35
CURRENT DATE 02.01.21

A202

DESIGN REVIEW SUBMISSION

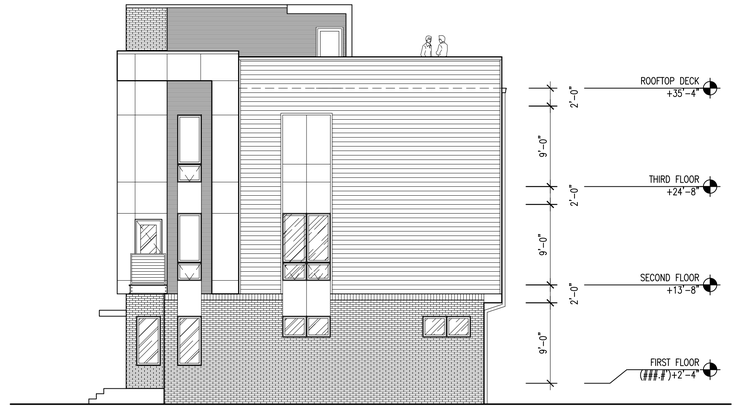
ELEVATION MATERIAL LEGEND:

- KRONOSPAN COMPOSITE PANELS
- FACE BRICK
- VINYL SIDING
- EXPOSED FASTENER METAL PANEL SYSTEM



4 / A203 **SOUTH ELEVATION - BUILDING D**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

FIRST FLOOR GLAZING, SECONDARY ELEVATION, 25% MIN. REQUIRED BETWEEN 3' AND 7' AFF. = 40.25 SF REQUIRED < 41.74 SF PROVIDED



3 / A203 **NORTH ELEVATION - BUILDING D**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

2 / A203 **WEST ELEVATION - BUILDING D**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

1 / A203 **EAST ELEVATION - BUILDING D**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

ISSUE DATE: 02.01.21
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PARK PLACE at BATTERY PARK

BATTERY PARK PLACE LLC
WEST 73RD ST & FATHER FRASCATI AVE.
CLEVELAND, OH

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EXTERIOR ELEVATIONS BUILDING D

PA PROJECT NO. 2020-35
CURRENT DATE 02.01.21

A203

DESIGN REVIEW SUBMISSION

FB-2

FACE BRICK 2 - GLEN-GERY OLDE DETROIT

FB-1

FACE BRICK 1 - GLEN-GERY TOASTED FINE ART VELOUR

MP-1

EXPOSED FASTENER METAL PANELS - ATAS 7" CORRUGATED IN (13) DOVE GREY PAINTED FINISH

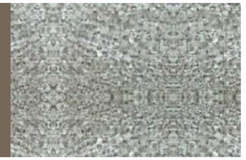
WP-1

KRONOSPAN COLOR 7031 CREME FLAT PANELS AT FACADES AND BETWEEN WINDOWS

WP-2

KRONOSPAN TO MATCH WINDOWS - BETWEEN WINDOWS AT VERTICAL BRICK ELEMENTS

MP-2



METAL ROOFING - GALVALUME FINISH

LAP SIDING - CERTAIN-TEED MONOGRAM SAVANNAH WICKER - DOUBLE 5"

WINDOWS - LINDSAY TERRATONE

COLONIAL RED MEDIUM BRONZE

ENTRY CANOPIES

4 A210 MATERIAL PALETTE
NO SCALE

3 A210 EAST FACING VIEW - BUILDINGS D (WEST 73RD ST.)
NO SCALE

2 A210 WEST FACING VIEW - BUILDINGS A/B/C (WEST 74TH ST.)
NO SCALE

1 A210 SOUTH FACING VIEW - BUILDING C (FATHER FRASCATI DR.)
NO SCALE

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PARK PLACE at BATTERY PARK

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EXTERIOR RENDERED VIEWS & MATERIAL PALETTE

PA PROJECT NO. 2020-35
CURRENT DATE 02.15.21

A210-A

SCHEMATIC DESIGN DOCUMENTS

Southeast Design Review Case

February 19, 2021

SE2020-013 - Buckeye Plaza Freestanding Sign: Seeking Final Approval

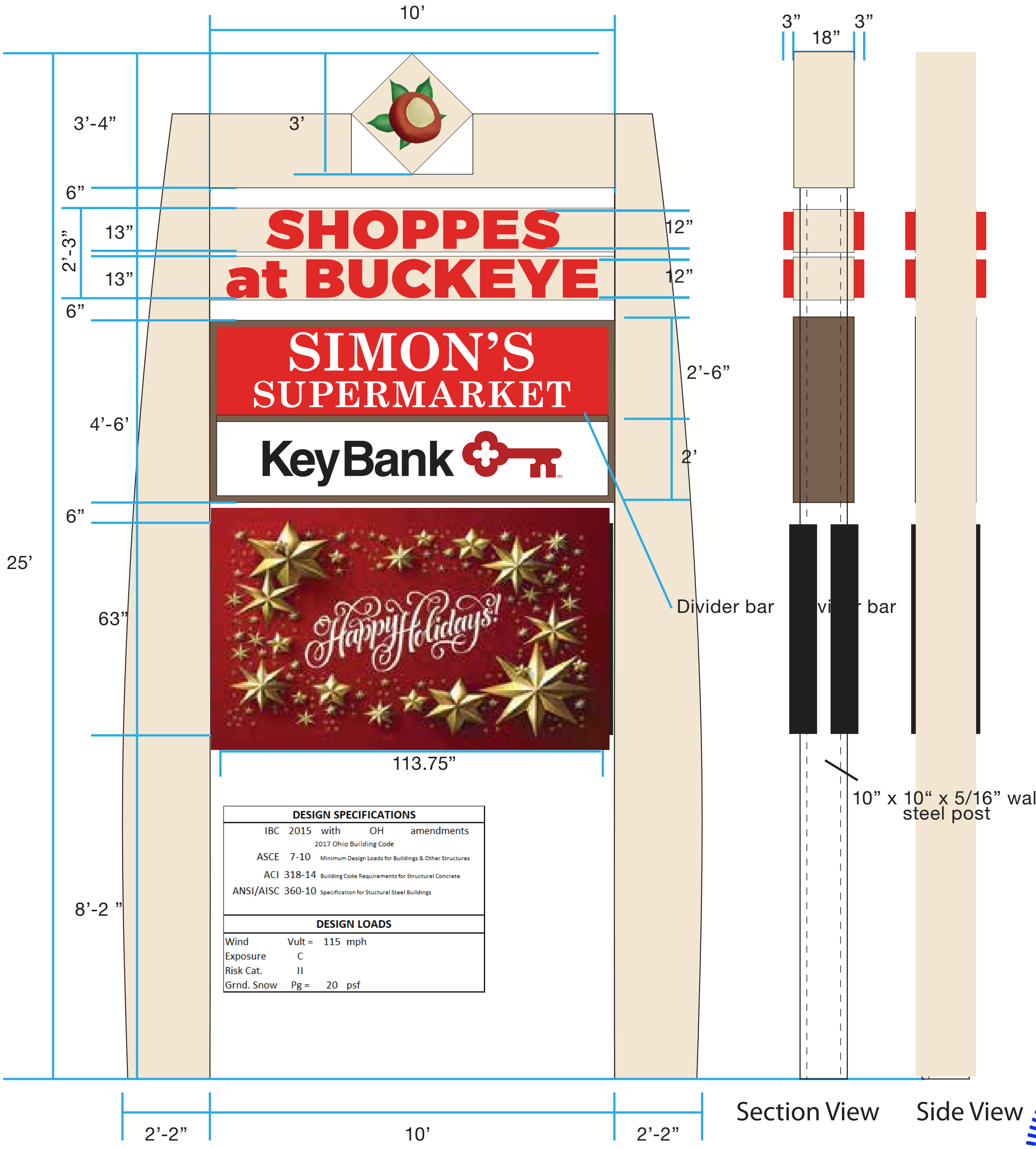
Project Address: 11301 Buckeye Road

Project Representative: Marka Fields, Staff Planner

VIS Signs

Suite 100
517 Milbeth Drive
Pittsburgh, PA 15228
Phone: (412) 306-7446 (SIGN)
Fax: (412) 306-7453
Email: sgerson@vissigns.com
Website: www.vissigns.com

Client: Buckeye Plaza
Address:
File Name: Shoppes At Buckeye
Phone & Fax:
Drawing #: 1 of 3
Date: 12/15/20 Rev. 16
Customer Approval:



DESIGN SPECIFICATIONS		
IBC	2015	with OH amendments
		2017 Ohio Building Code
ASCE	7-10	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-10	Specification for Stuctural Steel Buildings

DESIGN LOADS		
Wind	Vult =	115 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	20 psf

VIS Signs will design, manufacture and install one (1) double sided pylon sign. Top ID section to be LED lighted channel letters on raceways. Logo on top to have LED illumination. Top tenant sign to be two single faced LED illuminated cabinets with a 2” retainer. Two single sided LED displays to be mounted back to back.19mm with a matrix of 80 x 144. Flat black aluminum added to both

Scale: 1/4" = 1'

STATE OF OHIO
JERE MURDOCH E-76569
REGISTERED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 570-8215

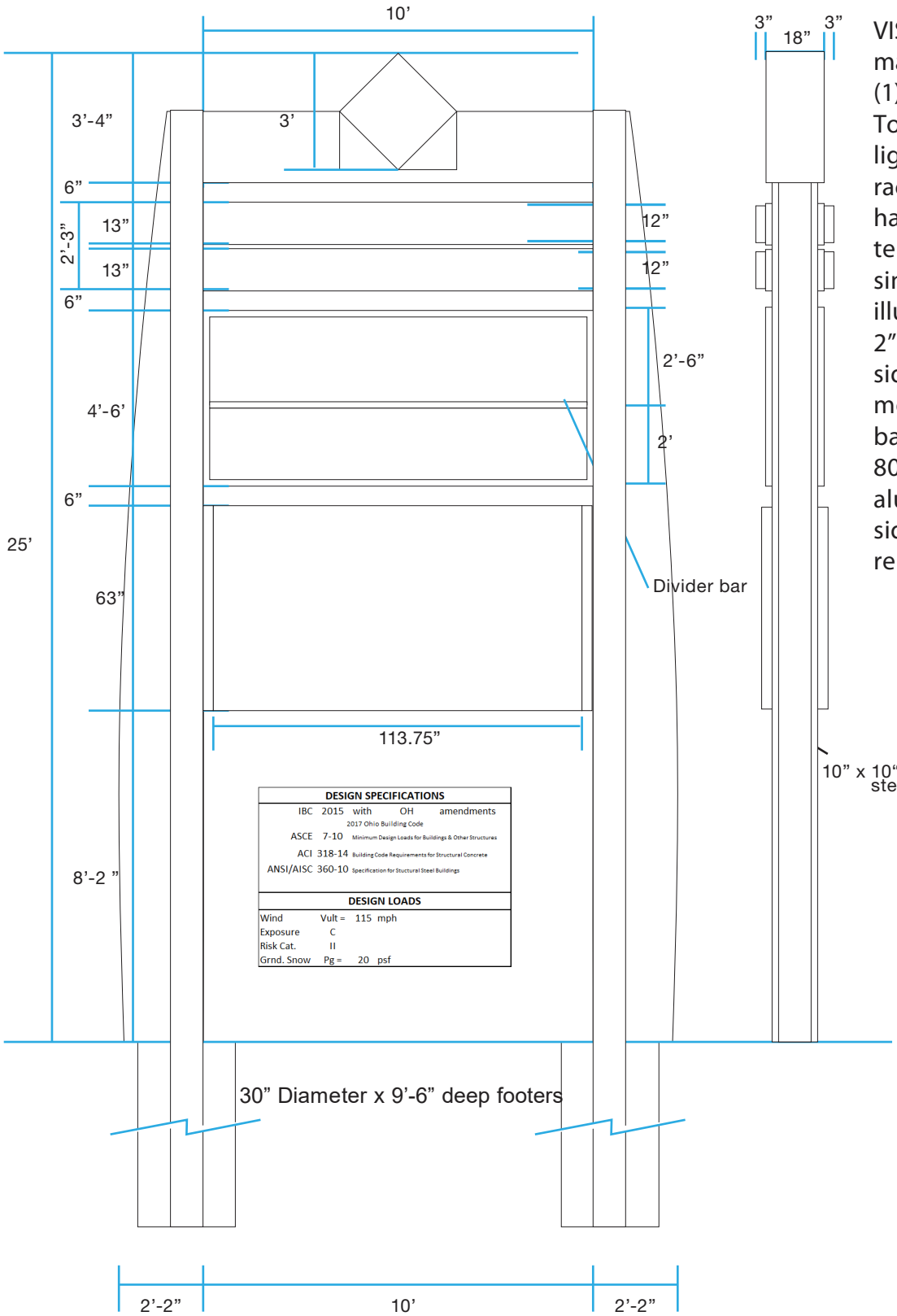
Jere Murdoch 12/18/2020
Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

VIS Signs

Suite 100
517 Milbeth Drive
Pittsburgh, PA 15228
Phone: (412) 306-7446 (SIGN)
Fax: (412) 306-7453
Email: sgerson@vissigns.com
Website: www.vissigns.com

Client: Buckeye Plaza
Address:
File Name: Shoppes At Buckeye

Phone & Fax:
Drawing #: 2 of 3
Date: 12/15/20 Rev. 16
Customer Approval:



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12/18/2020
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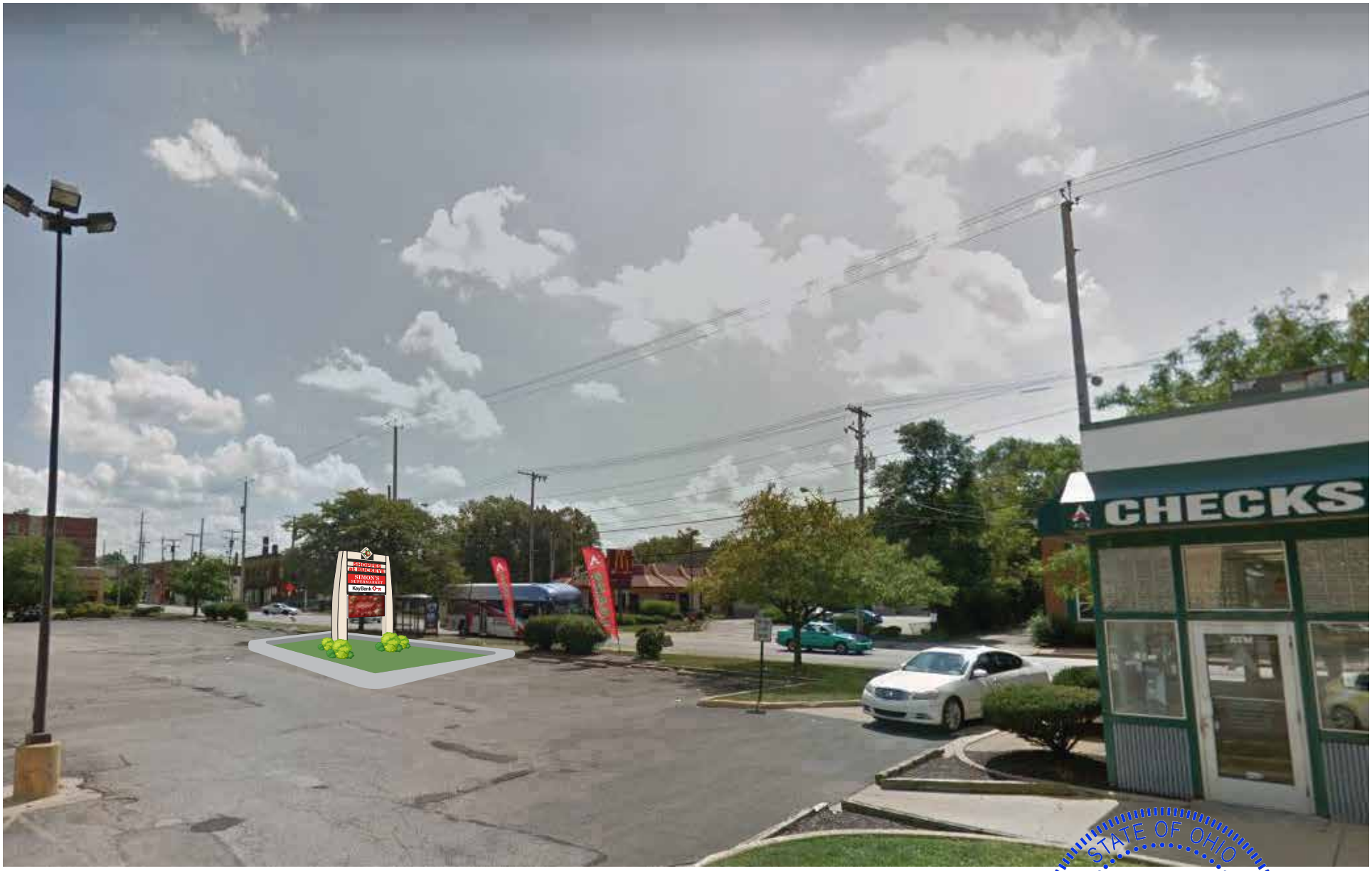

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VISION STRUCTURE PROFESSIONALS
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GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $^{1}4$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2 ⁻
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS

murdochengineering.com
(973) 570-8215
73 Paterson St. 2nd Floor
New Brunswick, NJ 08901

PREPARED FOR:

VIS Signs

PROJECT TITLE:

Buckeye Plaza
Pylon Revised

PROJECT ADDRESS:

11301 - 11501 Buckeye Road
Cleveland, OH 44104

DESIGN SPECIFICATIONS		
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MURDOCH ENGINEERING
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PROFESSIONAL ENGINEER

2 HUMMINGBIRD CT.
HOWELL, NJ 07731
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12/18/2020
Jere Murdoch, PE
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OH PE Lic. # PE.76569

DWG TITLE:
GENERAL NOTES

SHEET: **S.1**

SIZE: **B**

Cleveland City Planning Commission

Special Presentations

February 19, 2021

Special Presentation

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

DRAC New Member Nominations

February 19, 2021

New Member Nomination

February 19, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Director's Report

February 19, 2021

Cleveland City Planning Commission

Adjournment

February 19, 2021