

S.E. PROPERTIES

Multi-Family Residential Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

PERMIT ISSUANCE

PREPARED FOR:

SHAWNTEEK EVANS
13515 ST CLAIR AVE
CLEVELAND, OH 44110
P 347.650.1212 SHAWNTEEK.SE@GMAIL.COM

PREPARED BY:

ARCHITECT

UBIQUITOUS DESIGN, LTD.
ARCHITECTS
3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCA TEK@UDLTD.COM

City of Cleveland
Department of Building and Housing
Division of Construction Permitting

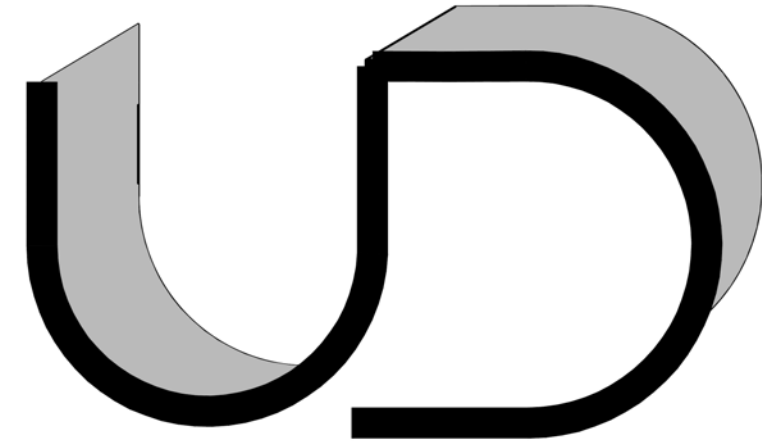


Approved Construction Drawings

Reviewed By: Ken Marriott

Approved Date: 04/22/2024

Approve Per: 



Approval: **X**
SHAWNTEEK EVANS Date

DRAWING INDEX

- GENERAL**
 - T1.0 TITLE SHEET
 - PD1.0 PROJECT DATA
 - GN1.0 GENERAL NOTES
 - GN1.1 TYPICAL DETAILS
- ARCHITECTURAL**
 - SP1.0 SITE AERIAL AND PARCEL MAP
 - SP2.0 EXISTING CONTEXT PHOTOS
 - SP3.0 EXISTING SITE PLAN
 - SP3.1 PROPOSED SITE PLAN
 - SP4.0 DETAILS - SITE PLAN
 - SP4.1 DETAILS - SITE PLAN
 - A1.0 EXIST./PROPOSED LOWER LEVEL
 - A1.1 EXIST./PROPOSED FIRST LEVEL
 - A1.2 EXIST./PROPOSED SECOND LEVEL
 - A1.3 PROPOSED FRAMING PLAN
 - A2.0 PROPOSED FAÇADES
 - A2.1 PROPOSED FAÇADES
 - A3.0 PROPOSED SECTION CUTS
 - A3.1 PROPOSED SECTION CUTS
 - A4.0 DOORS AND WINDOWS SCHEDULES
 - A5.0 SPECIFICATIONS
 - A5.1 SPECIFICATIONS
 - A5.2 SPECIFICATIONS
- ENGINEERING**
 - M1.0 LOWER AND FIRST LEVEL HVAC PLANS
 - M2.0 SECOND LEVEL HVAC PLAN, MECHANICAL SPECIFICATIONS AND DETAIL
 - M3.0 HVAC LEGEND, HVAC AND PLUMBING SCHEDULES AND DIAGRAMS
 - P1.0 LOWER AND FIRST LEVEL PLUMBING PLANS
 - P2.0 SECOND LEVEL PLUMBING PLAN AND STACK DIAGRAMS
 - E1.0 ELECTRICAL SITE PLAN
 - E2.0 ELECTRICAL LOWER AND FIRST LEVEL PLANS
 - E3.0 ELECTRICAL SECOND LEVEL PLAN AND DIAGRAMS
 - E4.0 SYMBOL, LEGEND & LUMINAIRE SCHEDULES AND SPECIFICATIONS



CODE INFORMATION	
A. PROJECT LOCATION:	13515 ST. CLAIR AVENUE CLEVELAND, OH 44110
B. PARCEL NUMBER:	111-24-007 OWNED 111-24-008 CITY OF CLEVELAND LAND BANK 111-24-009 CITY OF CLEVELAND LAND BANK
C. PROJECT DESCRIPTION:	WE ARE SEEKING TO REVITALIZE AN EXISTING TWO-STORY MULTI-FAMILY RESIDENTIAL BUILDING WHILE ALSO ADDING A NEW PARKING AREA
D. NATURE OF PROJECT:	INTERIOR AND EXTERIOR ALTERATION
E. USE GROUP:	[R-2] RESIDENTIAL
F. CONSTRUCTION TYPE:	III-B
G. WORK AREA LIMIT:	6,230 S.F. HABITABLE AREA
H. OCCUPANT LOAD:	30 PERSONS

REFERENCED CODES	
IN ALL CASES, IF THERE IS A DISCREPENCY BETWEEN CODE REQUIREMENTS, BETWEEN ANY REFERENCED CODES, THE MORE STRINGENT CODE ALWAYS APPLIES.	
2017 OHIO BUILDING CODE (OBC)	
2017 OHIO MECHANICAL CODE (OMC)	
2017 OHIO PLUMBING CODE (OPC)	
NFPA 70 NATIONAL ELECTRICAL CODE 2017	
LIFE SAFETY CODE, NFPA 101- 2000	
2010 NFPA 13 SPRINKLER CODE	
2010 DEPT. OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN	
2009 ICC/ANSI A117.1	



W. Daniel Bickerstaff, II, License No. 12608
Expires on December 31, 2024

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

City of Cleveland
Department of Building and Housing
Division of Construction Permitting



Approved Construction Drawings
Reviewed By: Ken Marriott
Approved Date: 04/22/2024
Approve Per: 

I. GENERAL DATA AND INFORMATION

1. LOT ZONING: PARCEL NUMBER: 111-24-007, 111-24-008, 111-24-009

2. BUILDING GENERAL DESCRIPTION: WE ARE SEEKING RENOVATE AN EXISTING 2 STORY BUILDING IN A SIX UNITS DWELLING

USE GROUP: [R] RESIDENTIAL OBC SECTION 310.4
TYPE OF CONSTRUCTION: TYPE V-B- OBC TABLE 601
UNSPRINKLERED OBC TABLE 903.2.1.3
AREA: 5,130 SF
BUILDING HEIGHT: EXIST. MASONRY
FOUNDATION: EXIST. MASONRY
EXTERIOR WALLS: EXIST. MASONRY
CONSTRUCTION OF FLOORS: EXIST. 2X10 JSTS
ROOF CONSTRUCTION: EXIST. 2X10 RAFTERS
ROOFING: EXIST. FLAT ROOF
HEATING: NEW FORCED AIR FURNACE WITH AC

II. DESIGN DATA AND CRITERIA

LOADS 30 PSF DEAD LOAD
ROOF- 30 PSF
SNOW- 115 MPH
WIND- 100 PSF
STAIRS- 50 PLF
HANDRAILS & GUARDS- 200 LBS
CONCENTRATED LOAD-

CONSTRUCTION LIMITATIONS:

TOTAL DWELLING	BASEMENT:	2,430 SF NON-HABITABLE
	FIRST FLOOR:	2,700 SF
	UNIT 1:	895 SF
	UNIT 2:	860 SF
	UNIT 3:	570 SF
	SECOND FLOOR:	2,430 SF
	UNIT 4:	895 SF
	UNIT 5:	860 SF
	UNIT 6:	570 SF
	TOTAL AREA:	5,130 SF

III. GENERAL NOTES

- A. GENERAL CRITERIA
1. Renovation
- B. Any additional Mechanical, Electrical, and Plumbing drawings, loads, etc... required by the City of Cleveland's Building Department shall be submitted and approved prior to the initiation of their work via the contractor.
- C. All work shall be performed in accordance with all applicable national, state and local codes and regulations.
- D. Contractor shall verify all conditions and dimensions at site prior to beginning construction. Any discrepancies shall be reported to the Architect for justification and/or correction before proceeding with work. Contractor shall assume responsibility for errors not reported.
- E. Contractor shall insure compatability of the building with all site requirements.
- F. All wood, concrete, and steel structural members shall be of a good grade and quality and meet all national state, and local building codes where applicable.
- G. Pedestrians and occupants, if present, shall be protected during construction, remodeling and demolition activites as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.
- H. Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure.
- I. No connections shall be made from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a plan approval and inspections are required, until approved by the building official.



Project Team:

UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATKX@UDLTD.COM




W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE	D.B.	01.18.2024
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

 COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved:	☒		Date
Consultant Project #	Drawn by:	Checked by:	
	N.N. - D.B	WBD, II	

PROJECT DATA

Scale:	Sheet:
1/8" = 1'-0"	PD1.0
Date:	
01.18.2024	

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.
3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

1. DRAWING IDENTIFICATION
2. DETAIL REFERENCE
3. SECTION REFERENCE
4. ELEVATION REFERENCE
5. NEW COLUMN CENTERLINE, GRID LINE
6. EXISTING COLUMN CENTERLINE, GRID LINE
7. NEW LEVEL LINE
8. EXISTING LEVEL LINE
9. NEW SPOT ELEVATION
10. EXISTING SPOT ELEVATION
11. TEST BORING LOCATION
12. NORTH ARROW

13. NEW DOOR
14. EXISTING DOOR, FRAME OR WALL TO REMAIN
15. EXISTING DOOR, FRAME OR WALL TO BE DEMOLISHED
16. ROOM TAG
17. PARTITION TAG
18. WINDOW TAG
19. EQUIPMENT TAG
20. SHEET NOTE
21. KEYNOTE
22. BREAKLINE
23. CENTERLINE, LEVEL LINE
24. ITEMS ABOVE OR BEYOND, NOT IN CONTRACT (N.I.C.)
25. CONTRACT LIMIT LINE
26. PROPERTY LINE
27. NEW CONTOUR LINE
28. EXISTING CONTOUR LINE
29. CAMERA LOCATION FOR 3D PERSPECTIVES

City of Cleveland
Department of Building and Housing
Division of Construction Permitting

Approved Construction Drawings

Reviewed By: Ken Marriott
Approved Date: 04/22/2024
Approve Per: [Signature]

SYMBOLS AND REFERENCES

1. IN MANY OF THE INTERIOR SPACES, THE ACTUAL DIMENSION MAY BE LESS IMPORTANT THAN IF TWO ELEMENTS IN THE BUILDING WERE TO BE EQUAL. IN THESE CASES, THE WORD "EQUAL" (OR "EQ") IS USED IN LIEU OF THE ACTUAL DIMENSIONS. THE OPENING WIDTH WILL BE GOVERNED BY THE CRITERIA OR SCHEDULES.
2. WHEN A ROOM CENTERLINE IS INDICATED, ONLY ONE SIDE OF THE ROOM'S ELEMENTS MAY BE DIMENSIONED.
3. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND NO DIMENSIONS WILL BE SHOWN ON SMALL SCALE PLANS.
4. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
5. PARTITIONS WITH A FINISHED FACE FLUSH WITH A FINISHED FACE OF COLUMN ENCLOSURE WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
6. FINISHED FACE OF PARTITION LOCATED ON GRID LINE WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
7. CURVED WALLS TO BE LOCATED WITH RADIUS INDICATION:
8. SPECIFIC POINT LOCATIONS MAY BE IDENTIFIED BY AN "X" Y" COORDINATE SYSTEM FROM A PLANS DIMENSIONAL START POINT:

	EARTH		ALUMINUM		BATT OR BLANKET INSULATION
	POROUS FILL, STONE OR GRAVEL		STEEL		RIGID INSULATION
	BRICK (COMMON OR FACE)		GLAZING (IN SECTION)		COMPRESSIBLE SEALANT
	CONCRETE MASONRY UNIT (CMU)		GLAZING (IN ELEVATION)		WOOD (FINISHED)
	CAST IN PLACE CONCRETE		GYPSUM BOARD, PLASTER OR GROUT		TERRAZZO
	PRECAST CONCRETE		WOOD (ROUGH AND BLOCKING)		
	STONE (CUT OR CAST)		PLYWOOD		

MATERIAL LEGEND

9. LOCATIONS OF UNFRAMED OPENINGS IN PARTITIONS OR WALLS:
 - A. WHEN ONE JAMB OCCURS AT A COLUMN OR GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE GOVERNED BY THE CRITERIA OR SCHEDULES.
 - B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, OR IS NOT GOVERNED BY THE STANDARD NOTE IN ITEM 9A, ONE JAMB WILL BE DIMENSIONED.
10. DOOR LOCATION:
 - A. AS DIMENSIONED
 - B. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE TYPICAL UNLESS INDICATED ON PLAN. TYPICAL DIMENSION TO BE 4" OFF WALL AS SHOWN IN "TYPICAL DETAILS" FOR PARTITIONS AND WALLS.
11. PARTITIONS ARE DIMENSIONED TO FACE OF GYPSUM BOARD OR FACE OF BLOCK UNLESS OTHERWISE NOTED. REFER TO PARTITION TYPES FOR THICKNESS.
12. ALL DIMENSIONS ARE INDICATED IN THE DOCUMENTS. THE DRAWINGS SHOULD NOT BE SCALED FOR DIMENSIONS.
13. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
14. FOR OPENINGS IN CONCRETE MASONRY WALLS, THE FOLLOWING DIAGRAM APPLIES:
15. MASONRY DIMENSIONS ARE NOMINAL DIMENSIONS FROM FACE OF ONE UNIT TO FACE OF THE NEXT UNIT AND WILL BE DRAWN ACCORDINGLY:
16. ALIGNMENT: ALIGN THE NEW FINISH SURFACE OF PARTITIONS FLUSH TO EXISTING WALLS WHERE INDICATED ACCORDINGLY:

DRAWING SET / ARCHITECTURAL GENERAL NOTES

1. THE WORK IS BASED ON A COMPLETE SET OF CONTRACT DOCUMENTS. CONTRACTORS ARE RESPONSIBLE TO COORDINATE INFORMATION CONTAINED IN SITE, ARCHITECTURAL, STRUCTURAL, FIRE SUPPRESSION, PLUMBING, HVAC, ELECTRICAL, TECHNOLOGY, CIVIL, LANDSCAPE DRAWINGS AND REFERENCE DRAWINGS, SPECIFICATIONS AND PROJECT MANUAL.
2. REFER TO OTHER SHEETS, DRAWINGS AND SCHEDULES FOR ADDITIONAL NOTES.
3. DRAWINGS ARE DIAGRAMMATIC REPRESENTATIONS OF DESIGN INTENT. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS. SIZES, LOCATIONS AND DETAILING SHALL BE AS REQUIRED BY THE INTENT OF THE CONTRACT DOCUMENTS. CONTRACTORS ARE RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND COORDINATE ALL WORK WITH ACTUAL FIELD CONDITIONS.
4. REPRESENTATIONS OF EQUIPMENT, FURNISHINGS, ETC. ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE ACTUAL SIZES WITH INTENDED LOCATIONS AND VERIFY FIT AND CLEARANCES. CONTRACTOR SHALL ADVISE ARCHITECT OF ANY DISCREPANCIES.
5. TYPICAL SECTIONS AND PLAN DETAILS APPLY TO SIMILAR CONDITIONS THAT MAY NOT BE SPECIFICALLY DRAWN.
6. FIRST FLOOR GRADE ELEVATION IS DESIGNATED ON ARCHITECTURAL DRAWINGS AS 0' 0". REFER TO SITE DRAWINGS FOR REFERENCE GRADE.
7. ABBREVIATION SYSTEM IDENTIFICATION: SEE BELOW FOR ALL ABBREVIATIONS, IDENTIFICATIONS AND DESCRIPTIONS. "TAGS" ARE ABBREVIATIONS FOLLOWED BY A DASH AND A NUMBER (TAG#). TAGS INDICATE A SPECIFIC FINISH, MATERIAL OR PRODUCT IDENTIFIED ON THE "FINISH, MATERIAL & PRODUCT LEGEND."
8. THE KEYNOTING SYSTEM CORRELATES THE DRAWINGS TO THE SPECIFICATIONS. THE KEYNOTE SYSTEM IS NOT INTENDED TO COMPLETELY DEFINE OR DELINEATE WORK PROCESS OR SCOPE FOR INDIVIDUAL CONTRACTORS / SUBCONTRACTORS.
9. KEYNOTES BEGIN WITH A SPECIFICATION SECTION FOLLOWED BY A PERIOD AND A LETTER. THE LETTER IS FOR INTERNAL USE AND IS TO BE DISREGARDED BY THE CONTRACTOR.
10. THIS SHEET INCLUDES TYPICAL REFERENCES, GRAPHICS, ETC. THAT MAY BE (BUT ARE NOT NECESSARILY) FOUND THROUGHOUT THE CONTRACT DOCUMENTS.

A/C air conditioning	FA fire alarm	M men	S south
AB air barrier	FAB fabric	MACH machine	SBR support bracket (for countertops)
ACF access flooring	FABC fabric ceiling system	MAS masonry	SCD seat cover dispenser
ACM aluminum composite material panel	FB face brick	MAX maximum	SCHED schedule
ACOL acoustic(cal)	FD floor drain	MB metal base	SCR shower curtain rod
ACT acoustical panel ceiling assembly /	FEC fire extinguisher cabinet	MBD markerboard	SCRF static control resilient flooring
AD adhesive	FEX fire extinguisher	MBH mop and broom holder	SD storm drain
ADH adjacent	FIN finish(ed)	MC medicine cabinet	SD soap dish
ADJ adjustable	FLG flashing	MCF multi colored finish	SDR soap dispenser
AESS steel architecturally exposed structural	FLUOR fluorescent	MECH mechanical(al)	SECT section
AFF above finish floor	FM framed mirror	MED medicine	SFRM spray() applied fire resistive material
AHU aluminum	FND foundation	MFR manufacture(r)	SG security glazing
AL alternate	FRG fire() rated glazing	MHR manhole	SHT sheet
ALUM aluminum	FRP fiberglass reinforced plastic panel	MIN minimum	SIM similar
ANOD anodized	FSP formed sheet metal, flashing and trim	MISC miscellaneous	SND sanitary napkin disposal receptacle
ARCH Architect(ural)	FSS folding shower seat	MOR masonry opening	SNV sanitary napkin vendor
ATCS acoustical tile ceilings	FT foot or feet	MRP metal roof panels	SPCC specification(s)
AUTO automatic	FTD facial tissue dispenser	MT metal	SQ square
B.O.S. Bottom of Steel	FTG footing	MTC metal ceiling system	SS stainless steel
B/O bottom of	FVC fire valve cabinet for fire department	MTD metal locker	SSM solid surface material
BLDG building	GYP BD gypsum board	MWP metal wall panel	ST stone
BR bumper rail	HB hose bibb	N north	STD standard
BRF brick flooring	HD hand dryer, electric	NIC not in contract	STL stone flooring
BSMT basement	HDWR hardware	NO number	STL structural
BUR built up roofing	HGT Height	NOB nominal	STRUC structural
CAB cabinet	HLB horizontal louver blinds	NRC noise reduction coefficient	SWE swissal water extractor
CAR sheet carpet	HM hollow metal	NTS not to scale	SWP sheet wall protection
CB catch basin	HOR horizontal	OPH opposite hand	SYM symmetry(cal)
CBD chalkboard	HP high point	OPNG opening	SYS system
CC cubicle curtain track system	HPC high performance coating	OPP opposite	T tread
CG corner guard	HR handrail	OVHD overhead	T&G tongue and groove
CJ control joint	HSKG housekeeping	PC precast architectural concrete	T.O.C. top of curb
CL center line	HTG heating	PCS partition mounted child seat	T.O.M. top of masonry
CLG ceiling	HVAC heating, ventilating, and air conditioning	PERF perforate(d)	T.O.S. top of steel
CMU concrete masonry unit	HWL hot water heater	PERIM perimeter	T.O. top of
COL column	ID inside diameter	PL property line or plate	TB towel bar
CONC concrete	IG insulating glass unit	PLAS plastic laminate	TBD tackboard
CONST construction	IMF intumescent mastic fireproofing	PLAS plaster	TEL toilet compartment
COORD coordinate	INCL include(d), (ing)	PLBG plumbing	TEL telephone
CPT carpet tile	INSUL insulate(d), (ion)	PLG plastic glazing	TERR terrazzo (portland cement or resinous matrix)
CR crash rail	INT interior	PLYVD plywood	TOIL tempered glass
CS concrete sealer	IP intumescent paint	PNT paint(ed)	TOIL toilet, or toilet room
CSM cast stone masonry	JAN janitor	PREFAB prefabricate(d)	TR towel ring
CT ceramic tile	JS joint sealant	PS purse shelf	TRK transition strip
CTC cementitious coatings	KO knockout	PSF pounds per square foot	TTD toilet tissue dispenser
CTW combination towel dispenser, waste receptacle	KS knee space	PSI pounds per square inch	TV television
CUH cabinet unit heater	L length	PT point	UCR under cabinet refrigerator
CWP cement waterproofing, polymer modified	LAB laboratory	PTN partition	UH unit heater
DCS diaper changing station	LAV lavatory	PTR paper towel receptacle	UNO unless noted otherwise
DEFS direct() applied exterior finish system	LDG leaded glass, for radiation protection	PVC poly(vinyl) chloride	US utility shelf
DEMO demolish, demolition	LH laminated glass	PVMT pavement	
DET detail	LIN linear or lineal	R riser	
DF drinking fountain	LKR locker	R radius	
DIA diameter	LLV long leg vertical	RA return air	
DIAG diagonal	LNLM low point	RB resilient base (vinyl or rubber)	
DIM dimension	LT light	RCP Reflected Ceiling Plan	
DIV division	LVR louver(s)	REF reference	
DR door		REQ() required	
DS dropout		REV reveal	
DWG drawing		REV revision(s), revised	
E east		REV remove existing	
EC elastomeric coatings		RH robe hook	
EF exhaust fan		RH right hand	
EFG entrance floor grille		RM room	
EFM expansion joint		RO rough opening	
EJ expansion joint		ROW right of way	
EJC expansion joint cover		RSA resilient stair accessories	
ELEC electric(al)		RSF resilient sheet flooring	
ELEV elevator cab		RTF resilient tile flooring	
EMBD electronic markerboard		RWS roller window shade	
EMER emergency			
EQ equal			
EQUIP equipment			
ERC epoxy resin countertop			
ES exposed structure			
ETR existing to remain			
EWC electric water cooler			
EXH exhaust			
EXIST existing			
EXP exposed			
EXT exterior			

ABBREVIATIONS



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

S.E. PROPERTIES

Multi-Family Residential Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT

2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OF RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Apprval:	Date:
X	

Consultant Project #	Drawn by:	Checked by:
	N.N. - D.B.	WBD, II

GENERAL NOTES

Scale:	Sheet:
3/64" = 1'-0"	
Date:	GN1.0
01.18.2024	

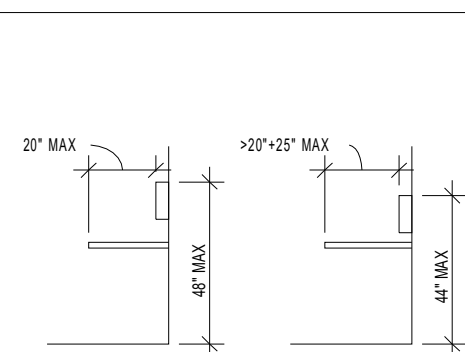
City of Cleveland
Department of Building and Housing
Division of Construction Permitting

Approved Construction Drawings

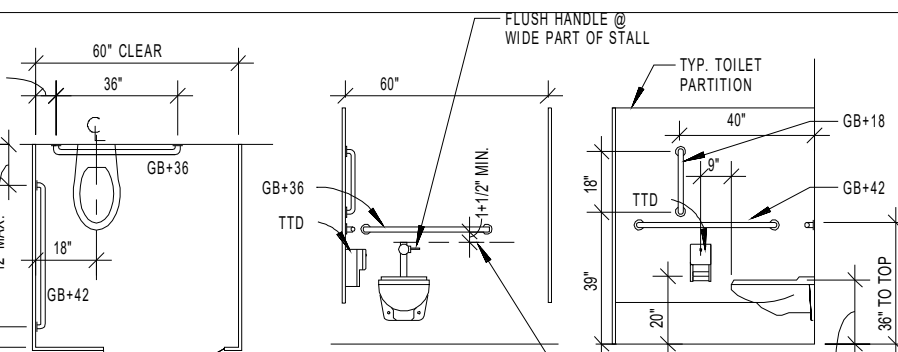
Reviewed By: Ken Marriott

Approved Date: 04/22/2024

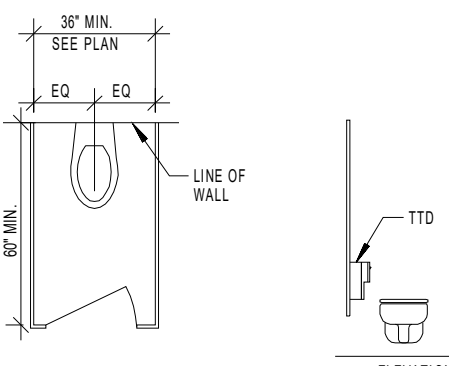
Approve Per:



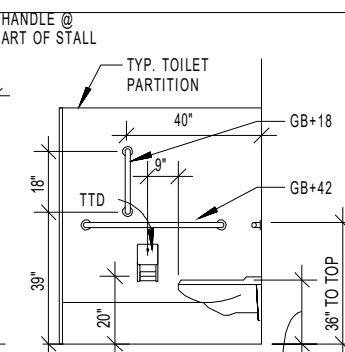
ADA OBSTRUCTED REACH LIMITS



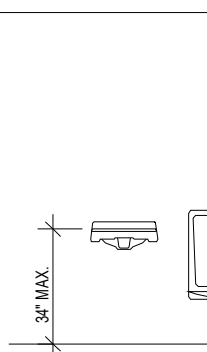
ADA TOILET STALL



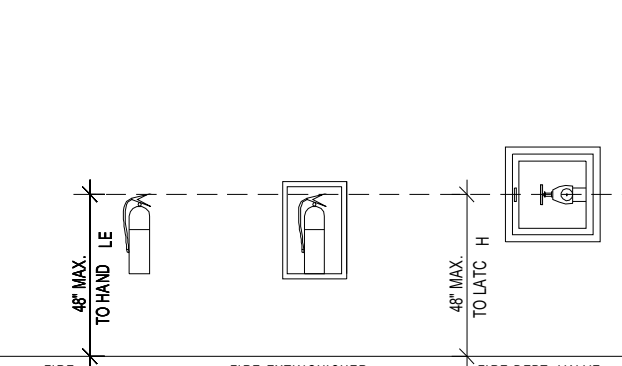
STANDARD TOILET STALL



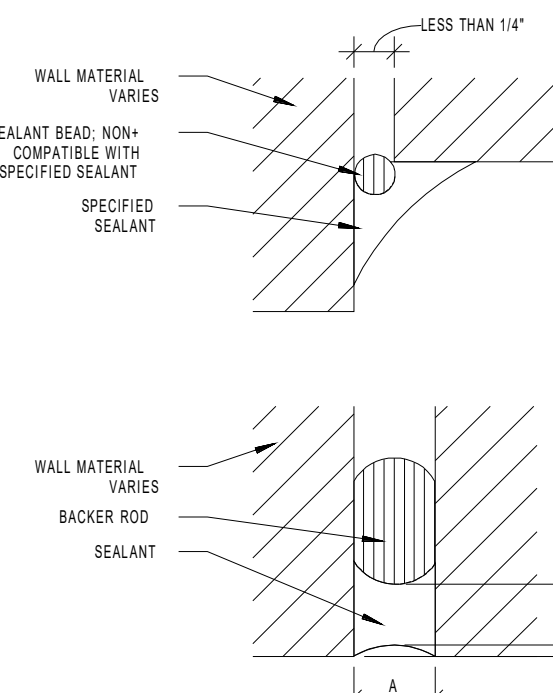
TYP. TOILET PARTITION



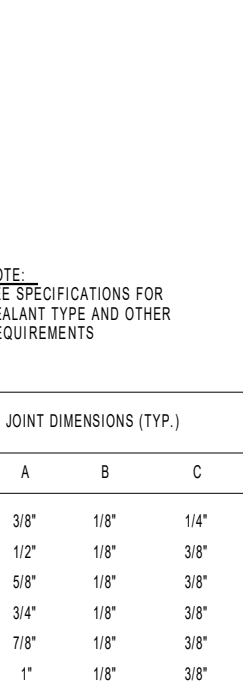
PLUMBING FIXTURES



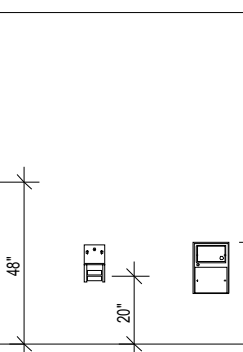
MECHANICAL/ELECTRICAL DEVICES



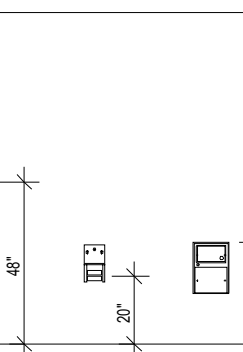
TYPICAL SEALANT DETAIL



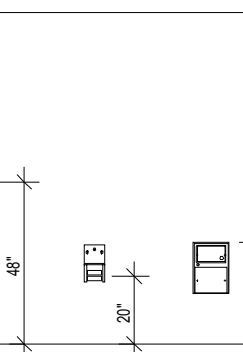
TYP. FRAME LOCATION



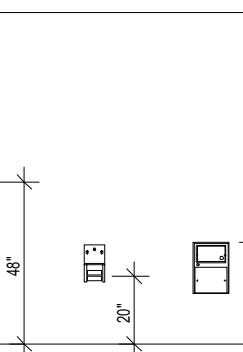
RATED & NON RATED FRAMING ANCHORAGE



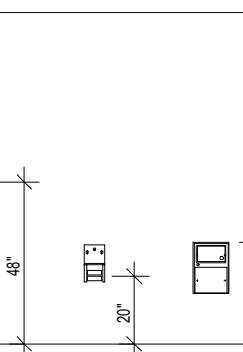
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



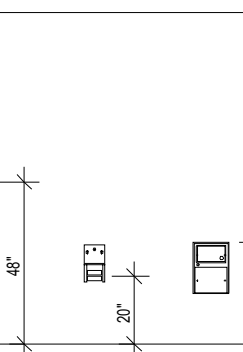
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



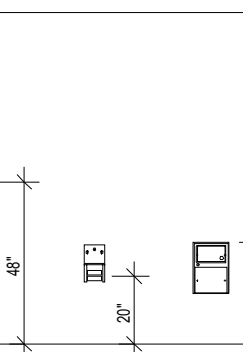
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



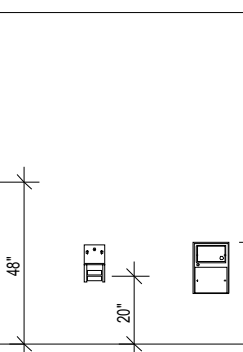
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



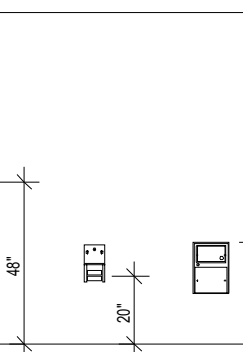
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



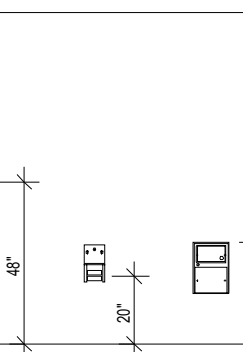
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



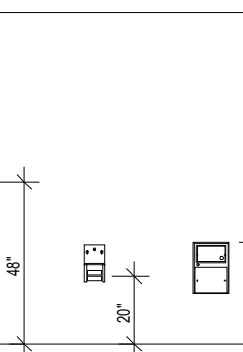
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



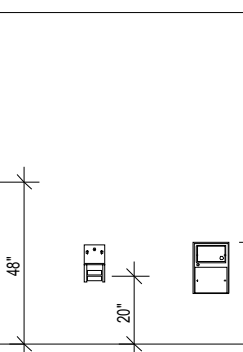
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



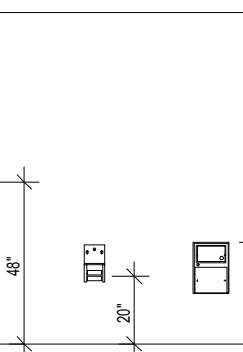
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



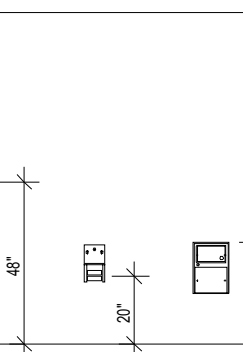
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



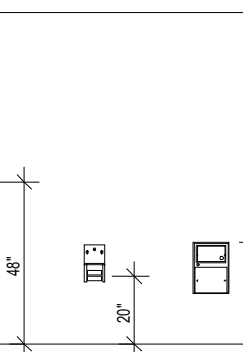
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



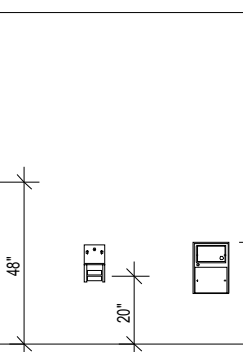
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



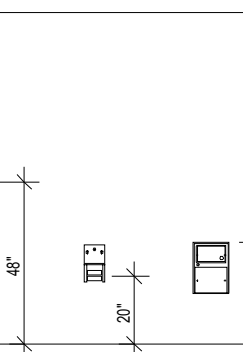
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



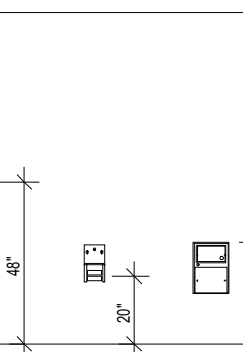
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



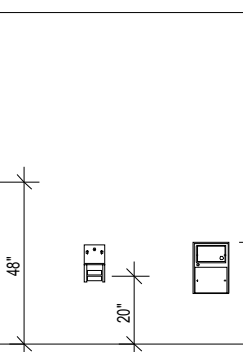
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



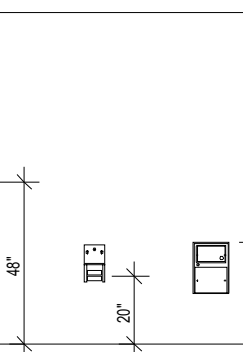
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



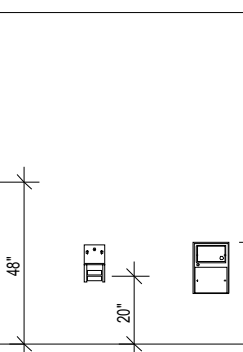
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



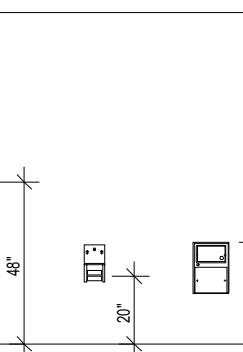
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



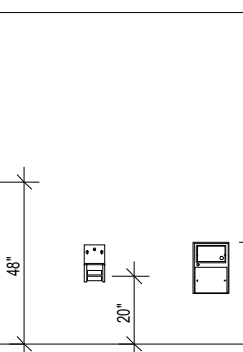
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



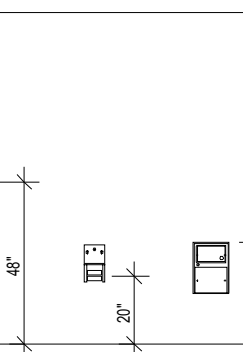
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



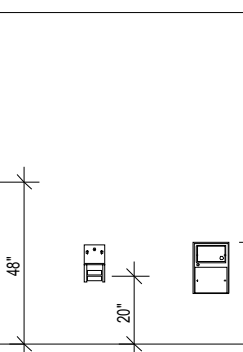
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



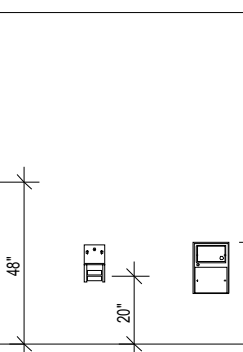
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



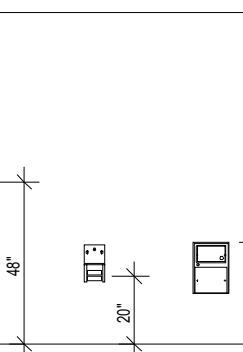
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



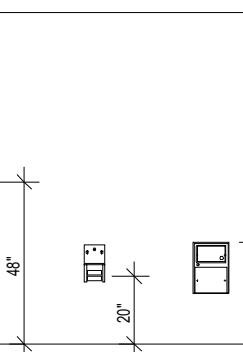
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



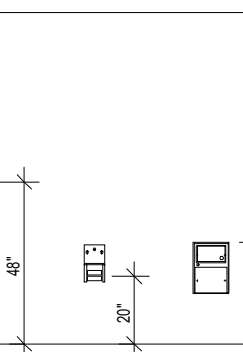
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



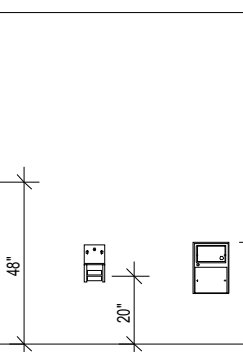
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



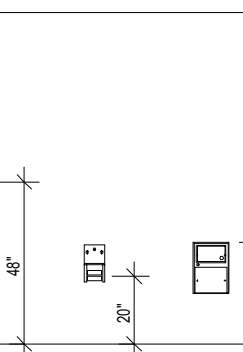
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



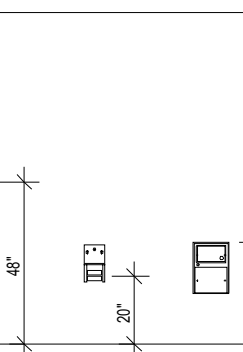
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



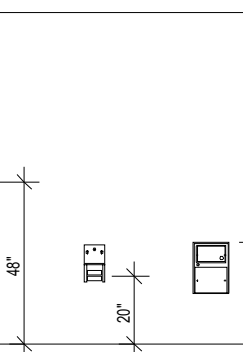
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



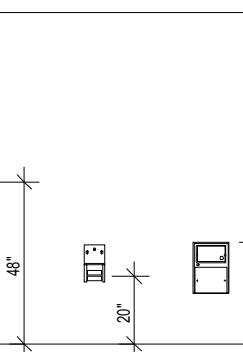
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



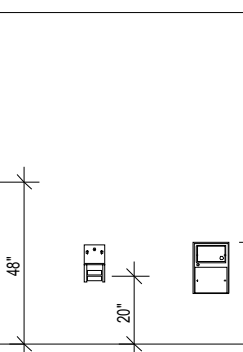
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



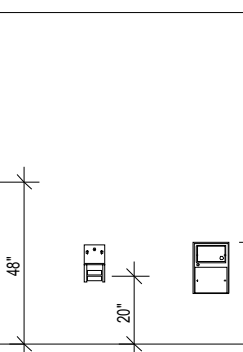
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



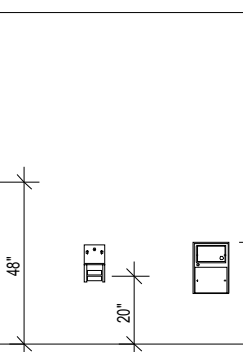
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



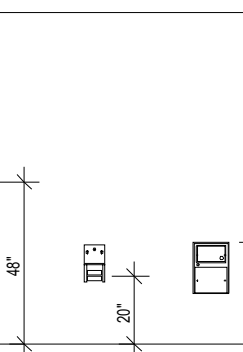
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



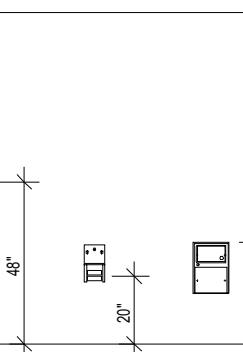
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



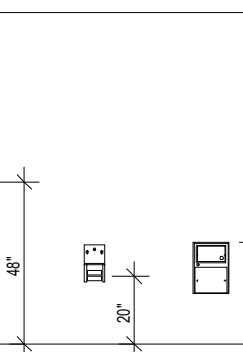
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



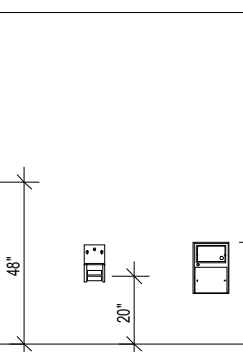
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



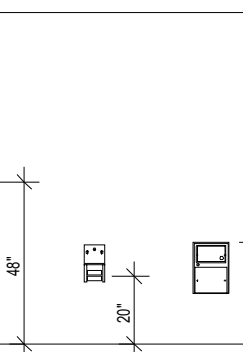
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



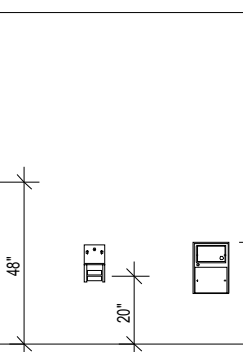
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



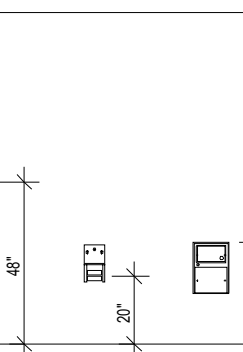
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



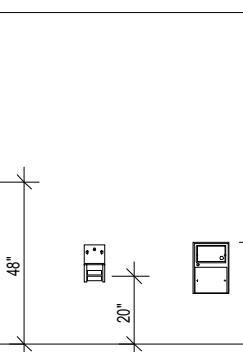
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



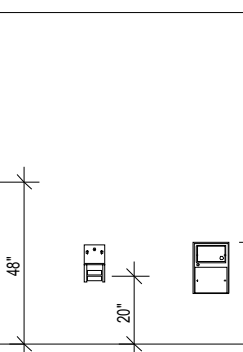
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



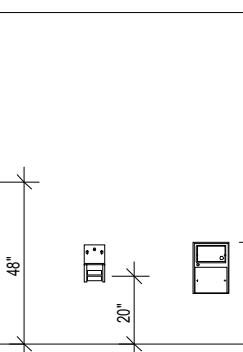
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



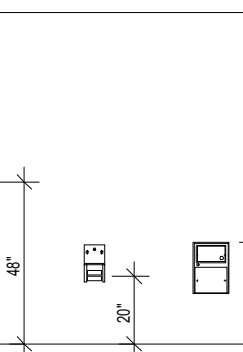
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



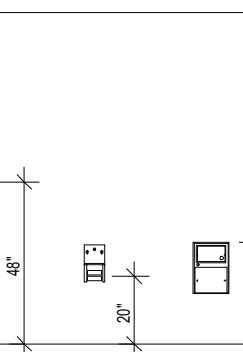
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



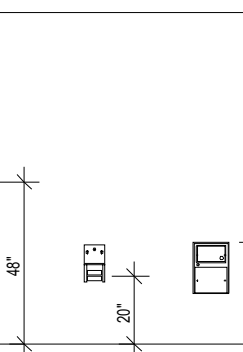
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



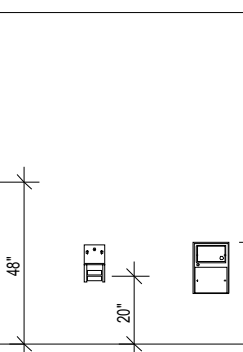
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



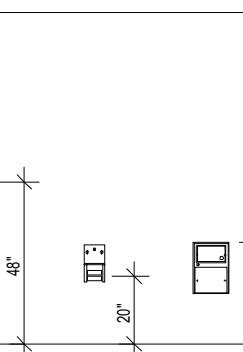
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



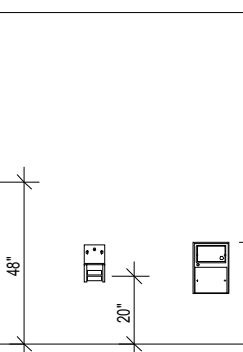
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



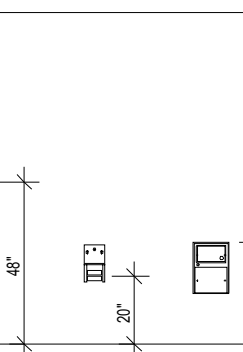
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



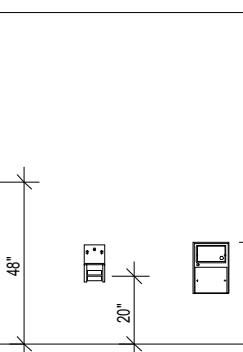
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



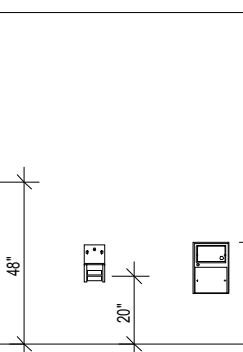
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



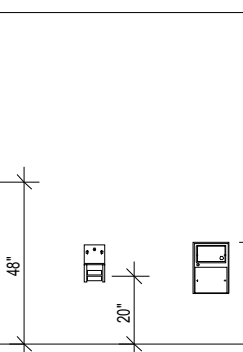
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



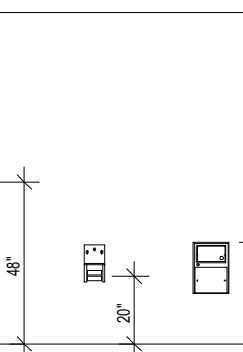
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



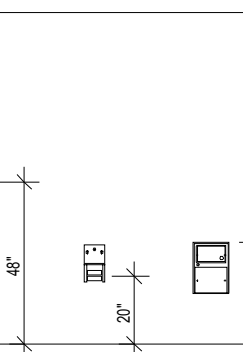
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



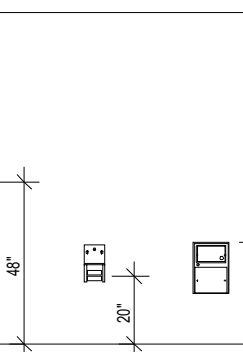
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



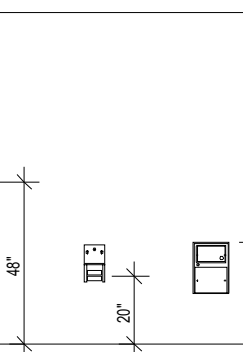
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



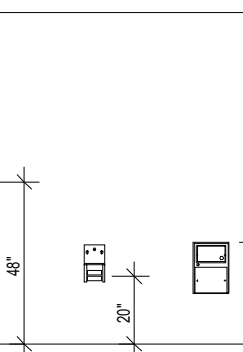
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



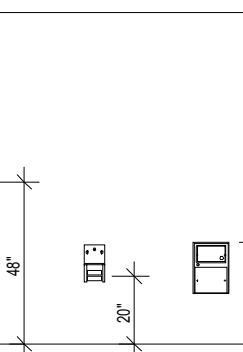
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



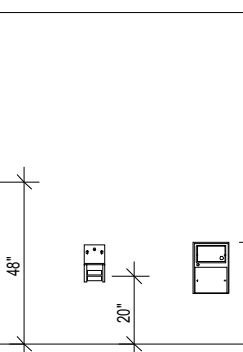
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



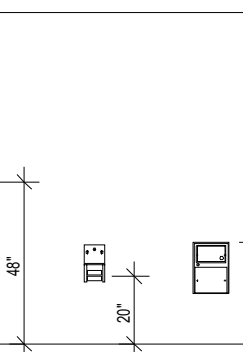
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



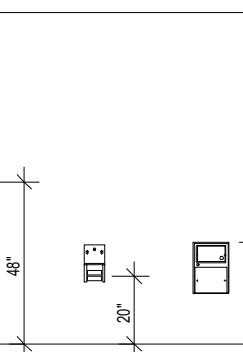
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



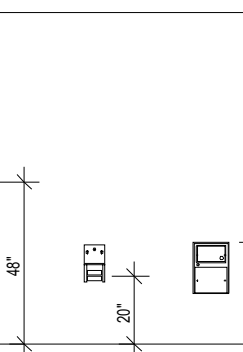
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



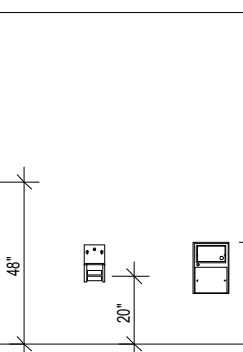
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



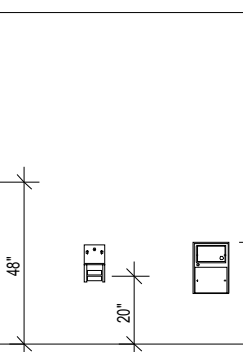
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



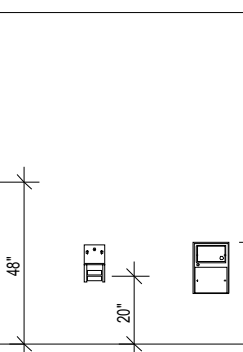
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



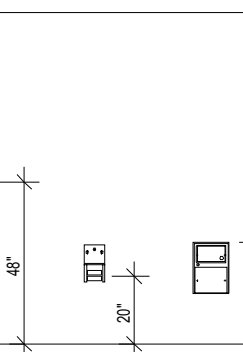
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



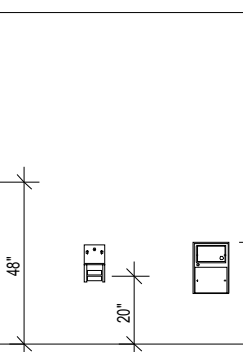
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



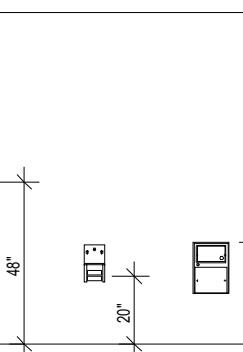
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



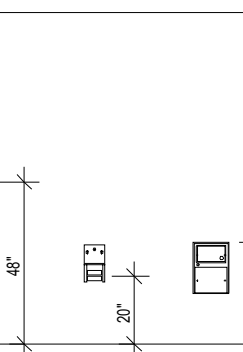
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



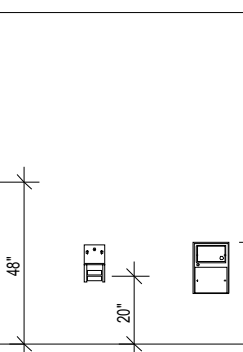
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



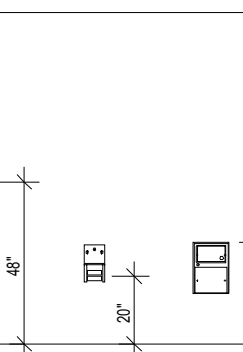
TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



TYPICAL DETAIL AT GYPSUM BOARD INTERIOR PARTITION



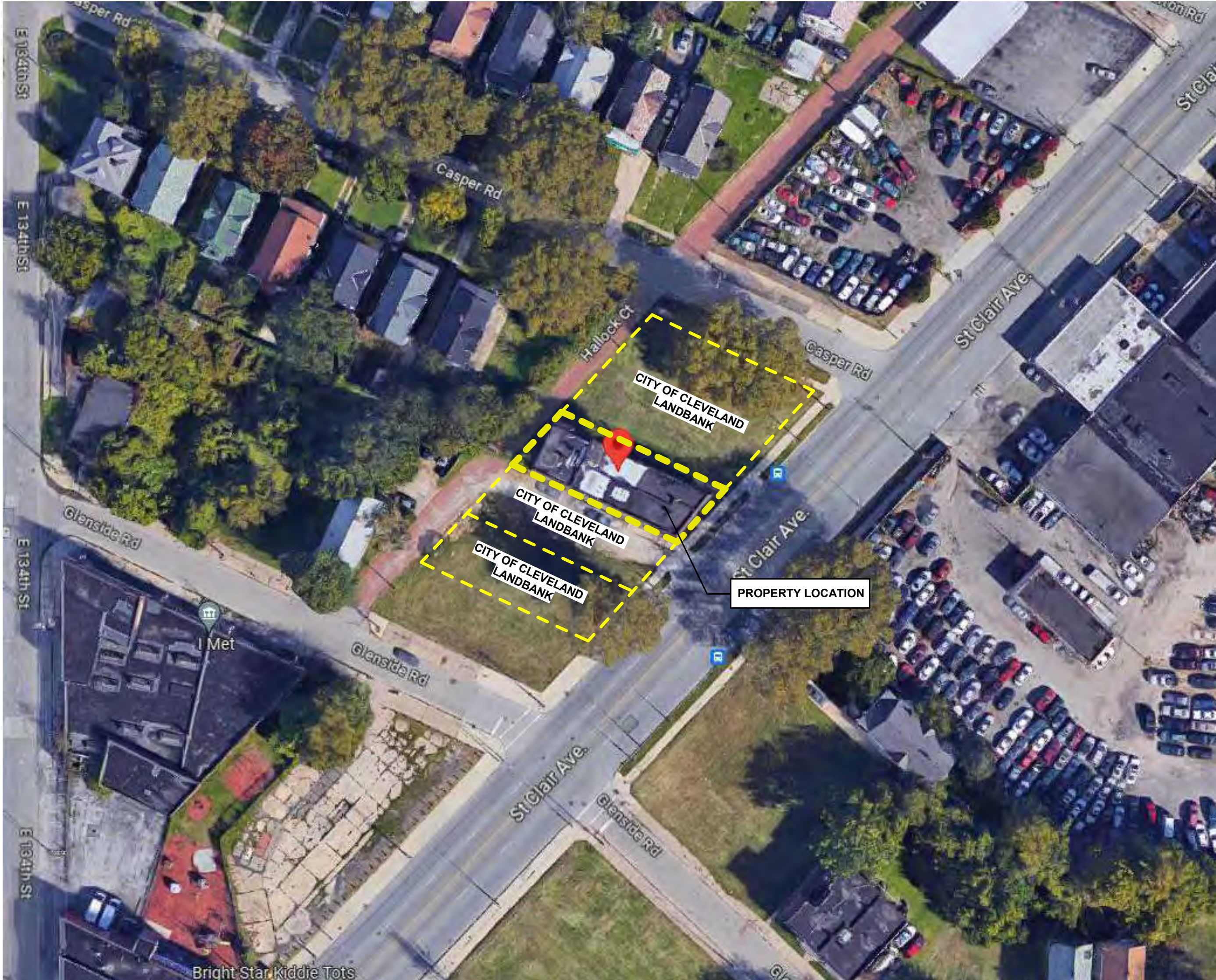
TYPICAL DETAIL AT GYPSUM BOARD INTER

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

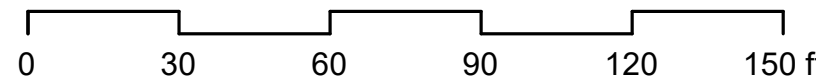
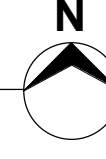
3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



1 SITE AERIAL
A.01 SCALE N.T.S.



2 PROPERTY PARAMETERS (PARCEL MAP)
A.01 SCALE 1" = 40'-0"



City of Cleveland
Department of Building and Housing
Division of Construction Permitting

Approved Construction Drawings
Reviewed By: Ken Marriott
Approved Date: 04/22/2024
Approve Per:



Project Team:

UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATKX@UDLTD.COM



W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE	D.B.	01.18.2024
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approve: 		Date: 01.18.2024
Consultant Project #	Drawn by: N.N. - D.B.	Checked by: WBD, II

SITE AERIAL AND
PARCEL MAP

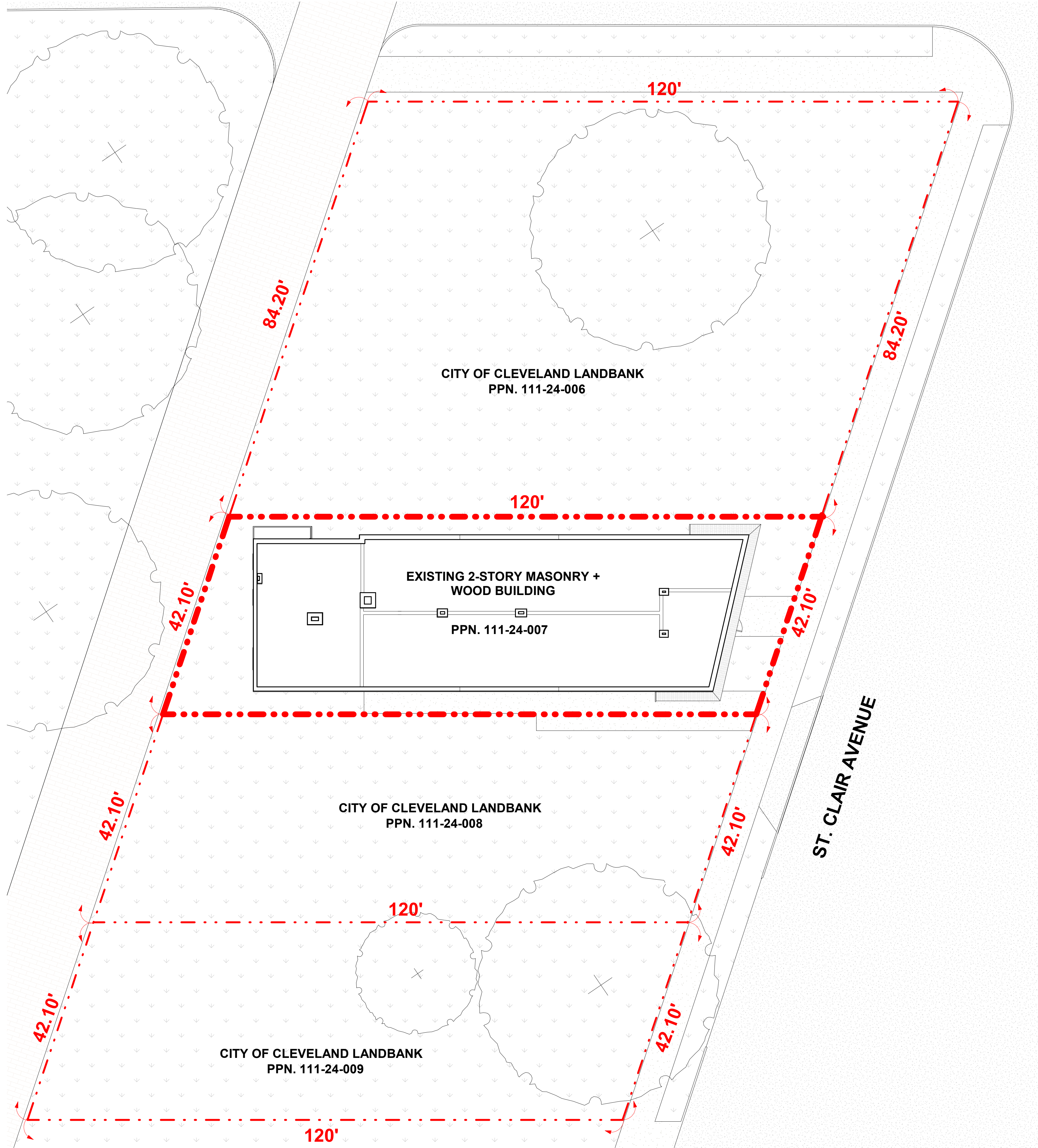
Scale: 12" = 1'-0"	Sheet: SP1.0
Date: 01.18.2024	

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



1 EXIST./DEMO SITE PLAN
SP3.0 SCALE 3/32" = 1'-0"

GENERAL NOTES

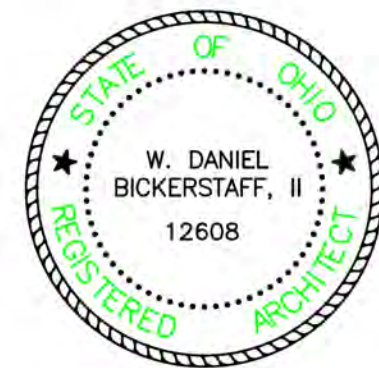
- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK. PRIOR TO STARTING OF WORK, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS AND SIZES, ETC. OR ITEMS NOT INDICATED ON DRAWINGS, THAT MAY REQUIRE DEMOLITION BUT NOT DESCRIBED OR SHOWN.
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE.
- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL DAMAGED EXISTING STRUCTURAL FIREPROOFING MATERIAL IS TO BE PATCHED/REPAIRED AS REQUIRED.
- REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY THROUGHOUT THE SPACE, PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING OBSOLETE PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. COORDINATE WITH NEW CONSTRUCTION.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND FLOOR LEVELING TO LEVEL FLOOR WITH ADJACENT SURFACES. FLOOR LEVELING MATERIAL SHALL BE COMPATIBLE WITH NEW FLOOR FINISH MATERIALS.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN GYPSUM BOARD WALLS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND LEVELING THE THE WALL WITH ADJACENT SURFACES. APPLY A SKIM COATING TO WALL SURFACES WITH EXTENSIVE VOIDS AND/OR UNEVENNESS.
- REMOVE ALL EXISTING FINISH FLOORING. ALL EXISTING CONCRETE FLOORS SHALL BE PREPARED TO RECEIVE NEW POLISHED CONC. FINISH. THIS SHALL CONSIST OF BUT NOT LIMITED TO SCRAPING,GRINDING, APPLYING FLOOR LEVELING MATERIAL, ETC.
- REMOVE ALL TEXTURED FINISHES ON EXISTING GYPSUM BOARD WALLS AND CEILINGS IN PREP. FOR NEW SMOOTH FINISHES THROUGHOUT.
- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.



Project Team:

UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01.18.2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OF RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approval: X Date:
Consultant Project # Drawn by: N.N. - D.B. Checked by: WBD, II

EXISTING SITE PLAN

Scale: As indicated Date: 01.18.2024 Sheet: SP3.0

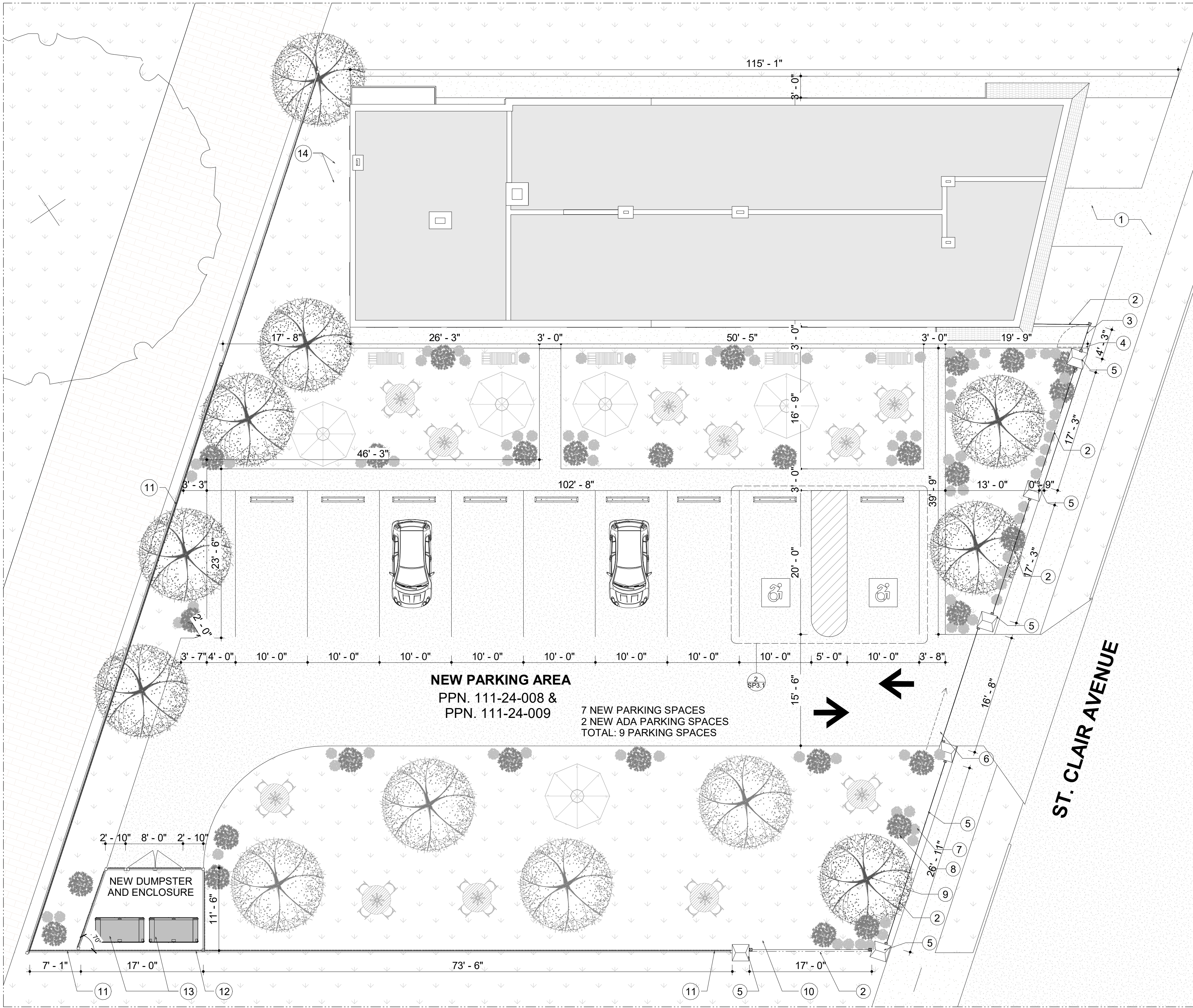
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

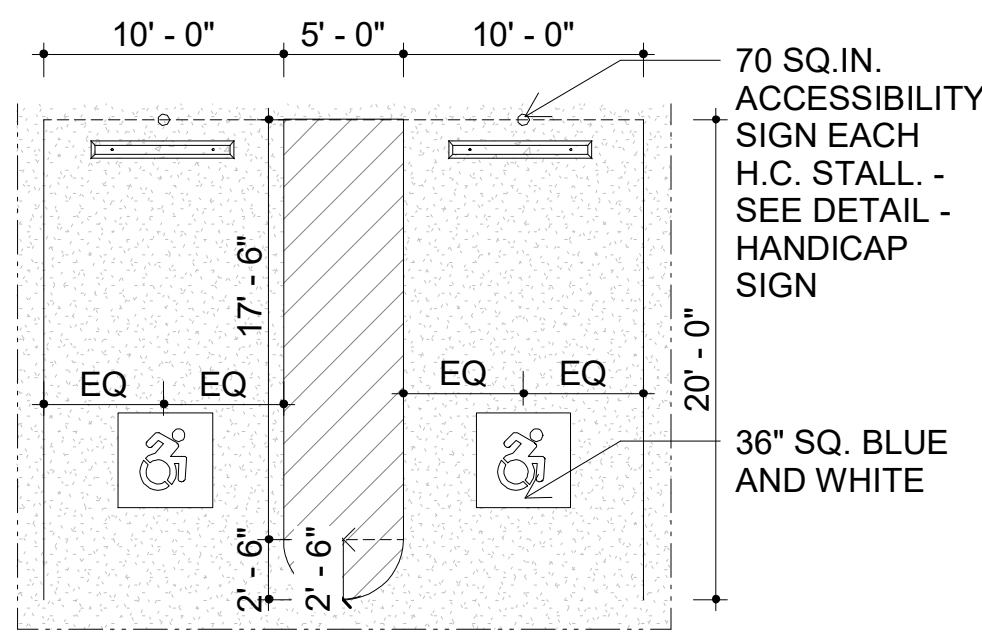


1 PROPOSED SITE PLAN
SP3.1 SCALE 1/8" = 1'-0"

PARCEL NUMBER / ADDRESS	AREA (SQFT)	OWNER
# 111-24-006	10,080	CLEVELAND CITY OF LB89
# 111-24-007	4,800	EVANS, SHAWNTEEEK
# 111-24-008	4,800	CLEVELAND CITY OF LB89
# 111-24-009	4,800	CLEVELAND CITY OF LB89



2 DET. ADA PARKING
SP3.1 SCALE 1/8" = 1'-0"



3 HANDICAP SIGN
SP3.3 SCALE NO SCALE

12" x 18" BLUE ON WHITE, CENTERLINE SIGNING 6'-0" ABOVE GRADE

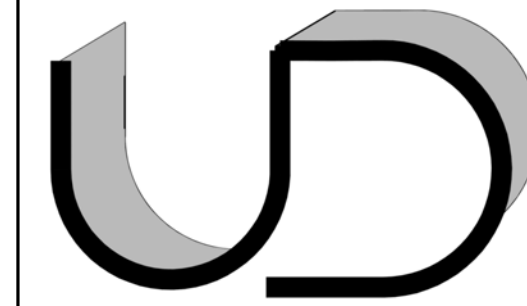
ALL REGULATORY SIGNS ARE SCOTCHLITE ENAMEL ON .080 ALUM. INSTALL ON STAND. GALV. STEEL CHANNEL POSTS, BOTTOM OF SIGN AT 4'-0" ABOVE GRADE UNLESS NOTED.

GENERAL NOTES

- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK. PRIOR TO STARTING OF WORK, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS AND SIZES, ETC. OR ITEMS NOT INDICATED ON DRAWINGS, THAT MAY REQUIRE DEMOLITION BUT NOT DESCRIBED OR SHOWN.
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE.
- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL DAMAGED EXISTING STRUCTURAL FIREPROOFING MATERIAL IS TO BE PATCHED/REPAIRED AS REQUIRED.
- REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY THROUGHOUT THE SPACE. PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING OBSOLETE PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. COORDINATE WITH NEW CONSTRUCTION.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND FLOOR LEVELING TO LEVEL FLOOR WITH ADJACENT SURFACES. FLOOR LEVELING MATERIAL SHALL BE COMPATIBLE WITH NEW FLOOR FINISH MATERIALS.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN GYPSUM BOARD WALLS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND LEVELING THE WALL WITH ADJACENT SURFACES. APPLY A SKIM COATING TO WALL SURFACES WITH EXTENSIVE VOIDS AND/OR UNEVENNESS.
- REMOVE ALL EXISTING FINISH FLOORING. ALL EXISTING CONCRETE FLOORS SHALL BE PREPARED TO RECEIVE NEW POLISHED CONC. FINISH. THIS SHALL CONSIST OF BUT NOT LIMITED TO SCRAPING, GRINDING, APPLYING FLOOR LEVELING MATERIAL, ETC.
- REMOVE ALL TEXTURED FINISHES ON EXISTING GYPSUM BOARD WALLS AND CEILINGS IN PREP. FOR NEW SMOOTH FINISHES THROUGHOUT.
- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

CODED NOTES

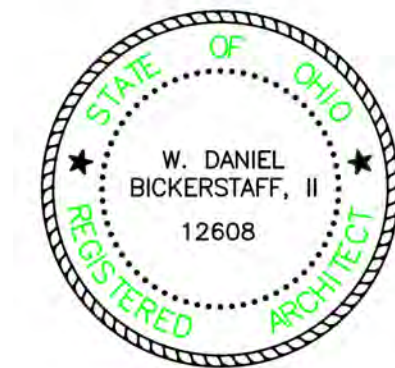
- RENOVATED CONCRETE ENTRY
- NEW DECORATIVE MTL FENCE
- NEW DECORATIVE MTL GATE SWING SIDE GATE
- NEW SIDEWALK
- NEW 12x12 MSY. PIER WITH NEW PRECAST SANDSTONE PIER CAP
- NEW DECORATIVE MTL SLIDING GATE
- 50% OPACITY LANDSCAPE STRIP: PERENNIAL
- 50% OPACITY LANDSCAPE STRIP: SHRUB
- 50% OPACITY LANDSCAPE STRIP: TREE
- NEW WHEELSTOP
- NEW 6'-0" HIGH BOARD ON BOARD FENCE
- NEW 6'-0" HIGH BOARD ON BOARD DUMPSTER ENCLOSURE
- NEW 4,800 LB. DUMPSTER
- NEW HVAC COMPRESSOR



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCADEK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01.18.2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

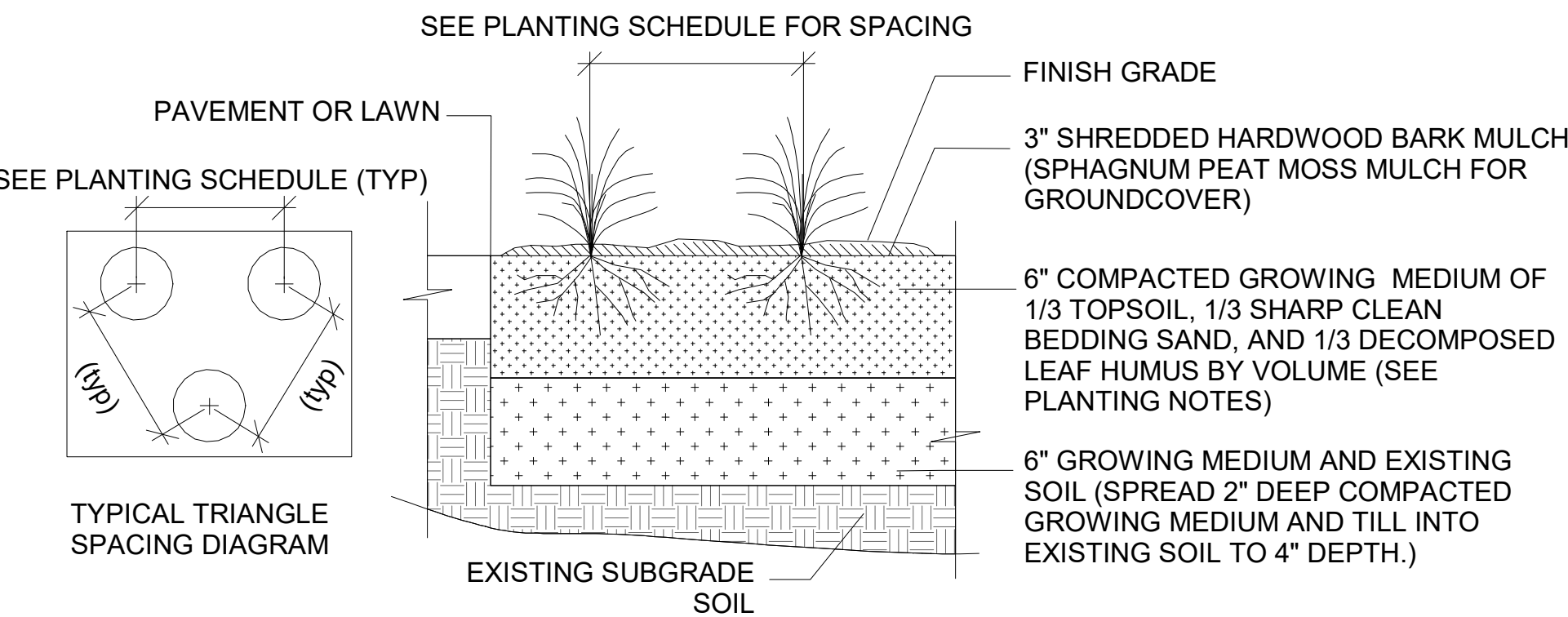
13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OF RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X
Date: _____
Consultant Project # _____ Drawn by: N.N. - D.B. Checked by: WBD, II

PROPOSED SITE PLAN

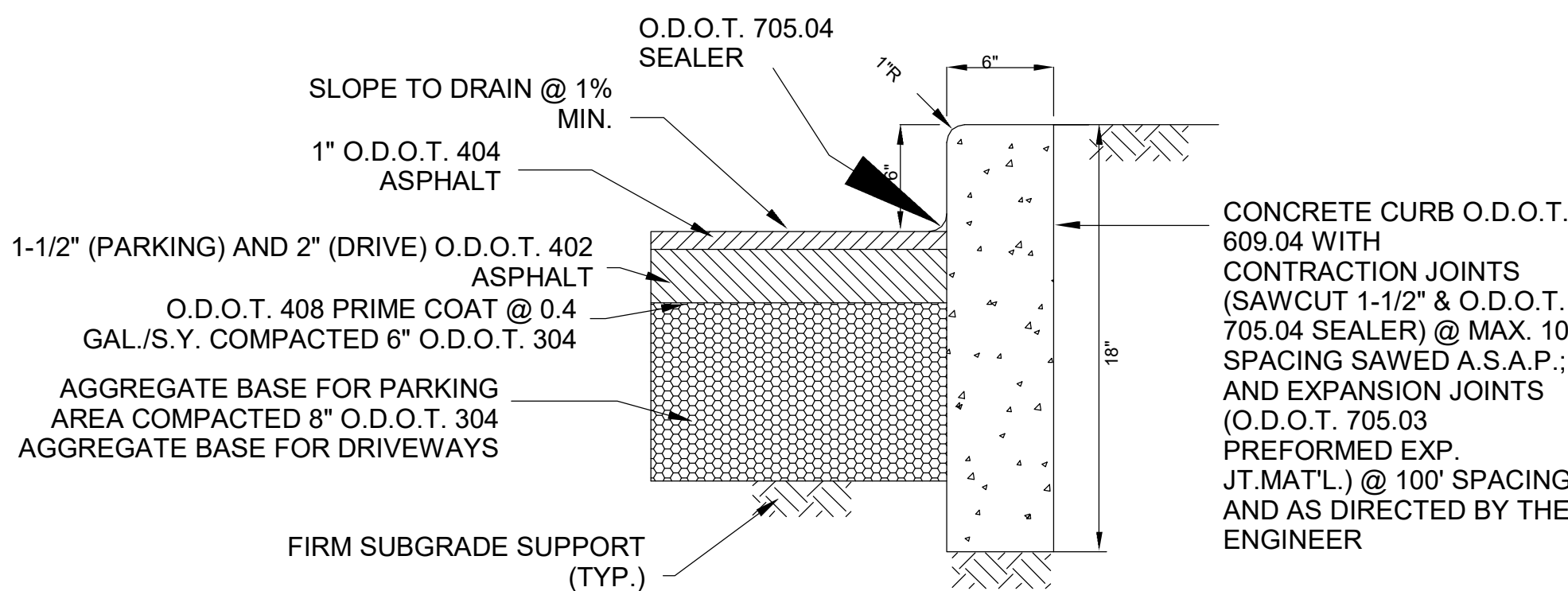
Scale: As indicated
Date: 01.18.2024
Sheet: **SP3.1**



BREAK UP ROOT BALL FOR CONTAINER GROWN PLANTS.
SET ALL PLANTS SO THAT THEY BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID TO THE NATURAL GRADE AT THE PLANT NURSERY.

3 PERENNIAL PLANTING/ BED PREP

SP4.0 SCALE: NO SCALE



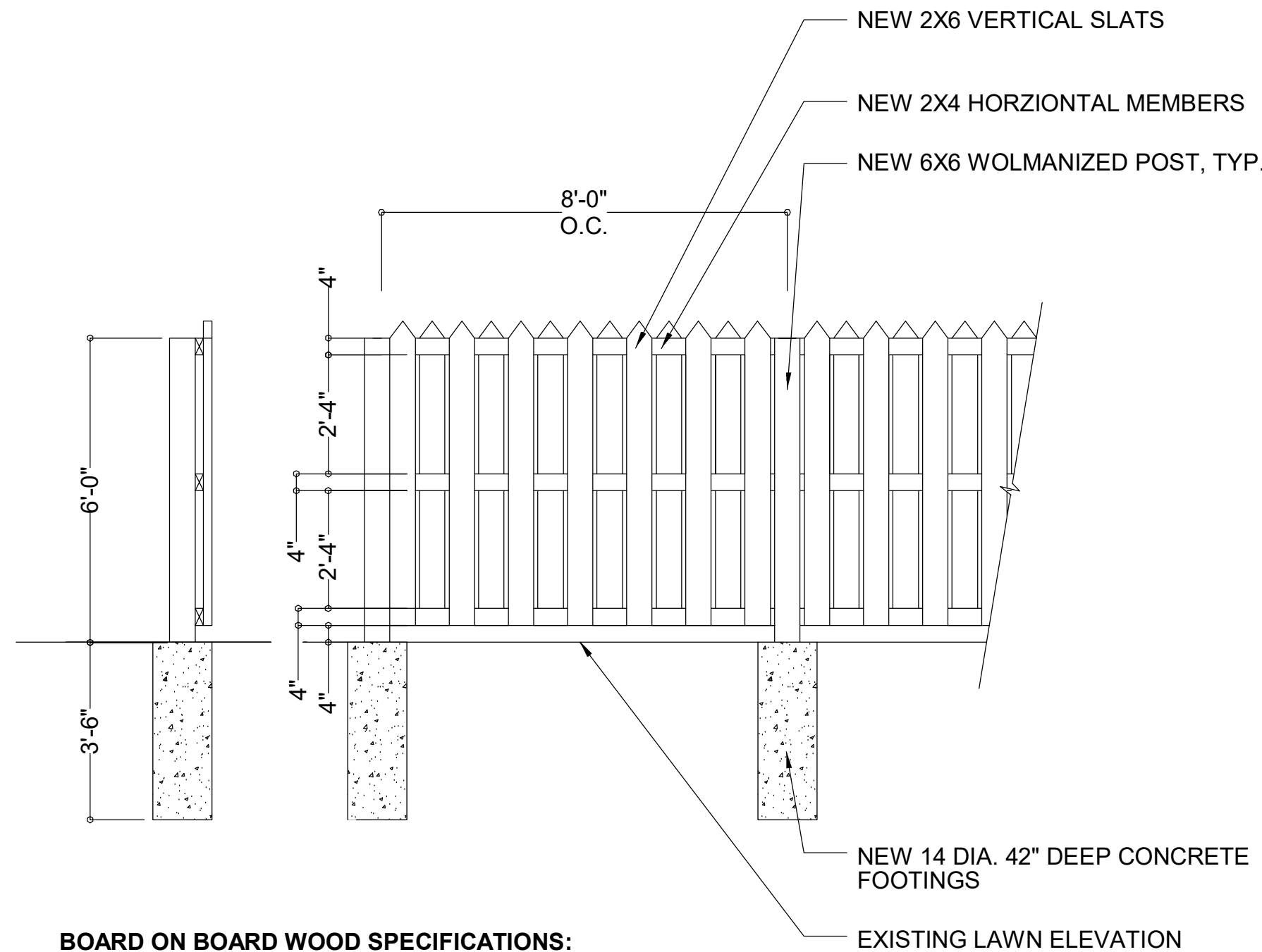
2 TYP. REGULAR ASPHALT PAVEMENT SECTION

SP4.0 SCALE: NO SCALE

- BOARD ON BOARD WOOD SPECIFICATIONS:**
- 72" H FENCE; MEASUREMENTS LISTED ARE TOT HE TOP OF POST
 - DOG EAR WATER SEAL/WOLMANIZED SLATS ARE 3/4"x6"
 - REQUIRED (3) HORIZONTAL STRINGERS ARE PRESSURE TREATED PINE OR APPROVED EQUAL FULL CUT 1"x4"
 - ONLY GALVANIZED RING SHANK NAILS SHALL BE USED
 - 6"x6" PRESSURE TREATED PINE POSTS SHALL BE LOG STOCK
 - POSTS SHALL BE 8'-0" L
 - 6"x6" GATE HINGE AND LOCKABLE LATCH POST INSTALLED 36" BELOW GRADE WITHIN CONC. FOOTING

1 NEW BOARD ON BOARD FENCING

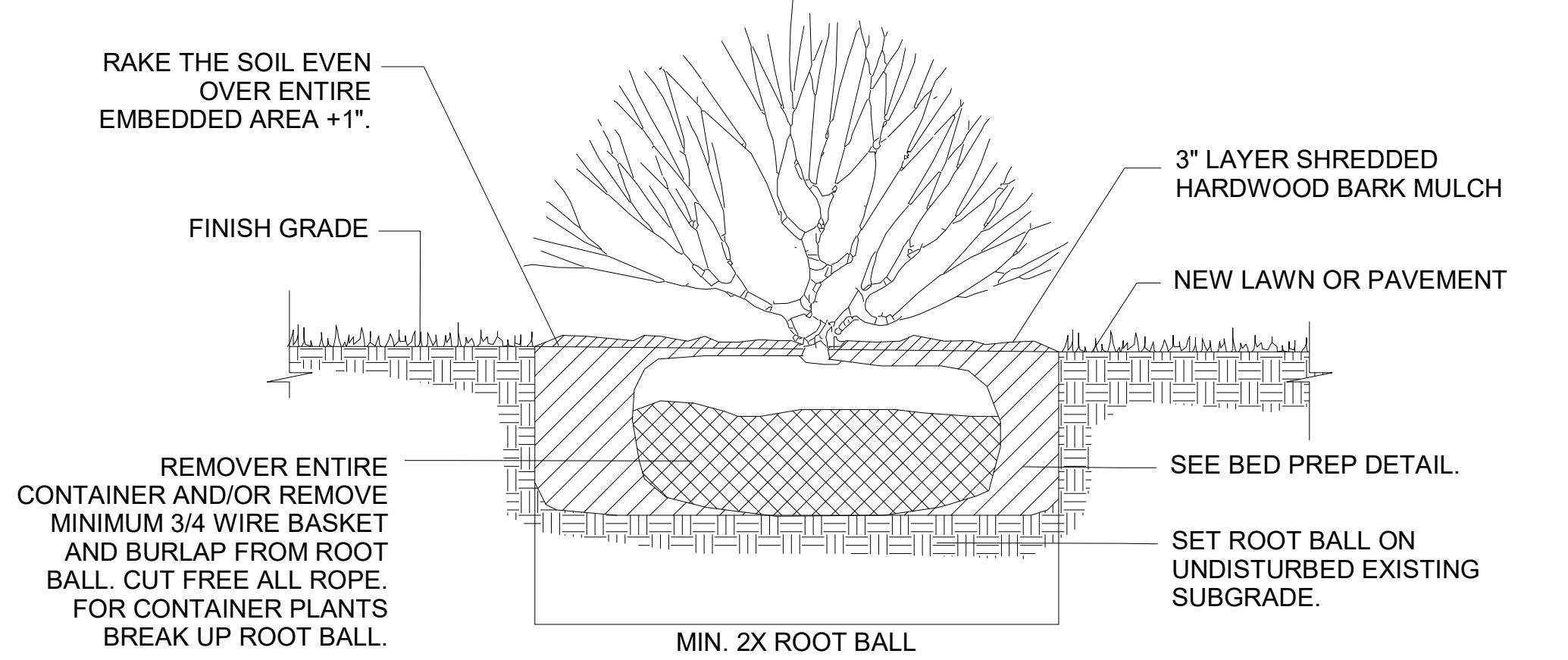
SP4.0 SCALE: 1/2" = 1'-0"



- THOROUGHLY COMBINE 50% NATIVE SOIL WITH 50% GROWING MEDIUM, BACKFILL AND LIGHTLY COMPACT. AMEND SOIL TO THE DEPTH OF THE TREE BALL. PRIOR TO AMENDING SOIL, REMOVE ANY EXISTING LAWN OR OTHER VEGETATION. 'WATER IN' BACKFILL IN LAYERS TO SETTLE BACKFILL.
- SET ALL PLANTS SO THAT THEY BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID TO THE NATURAL GRADE AT THE PLANT NURSERY AFTER SETTLEMENT OF BACKFILL. INSTALL BACKFILL 1" HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
- DO NOT STAKE OR WRAP TREE UNLESS NOTED.

5 TREE PLANTING

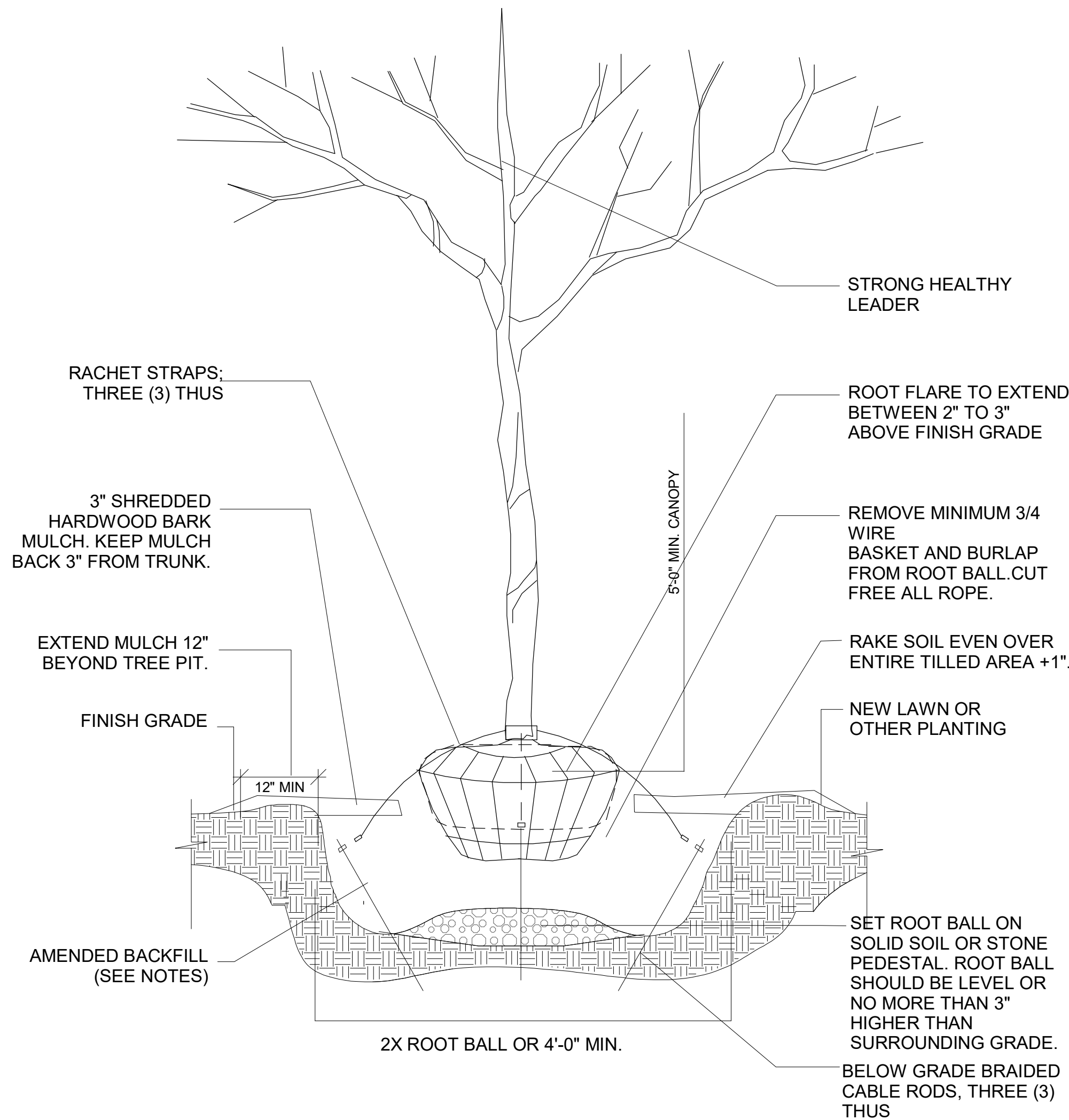
SP4.0 SCALE: NO SCALE



SET PLANTS SO THAT THEY WILL BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID TO THE NATURAL GRADE AT THE PLANT NURSERY AFTER SETTLEMENT OF BACKFILL. INSTALL BACKFILL 1" HIGHER THAN THE SURROUNDING GRADE TO ALLOW FOR SETTLEMENT. CONTRACTOR HAS THE OPTION TO PREPARE ENTIRE SHRUB BED, AS DESCRIBED ABOVE, FOR LARGE SHRUB PLANTING BEDS. SEE BED PREP DETAIL.

4 SHRUB PLANTING

SP4.0 SCALE: NO SCALE



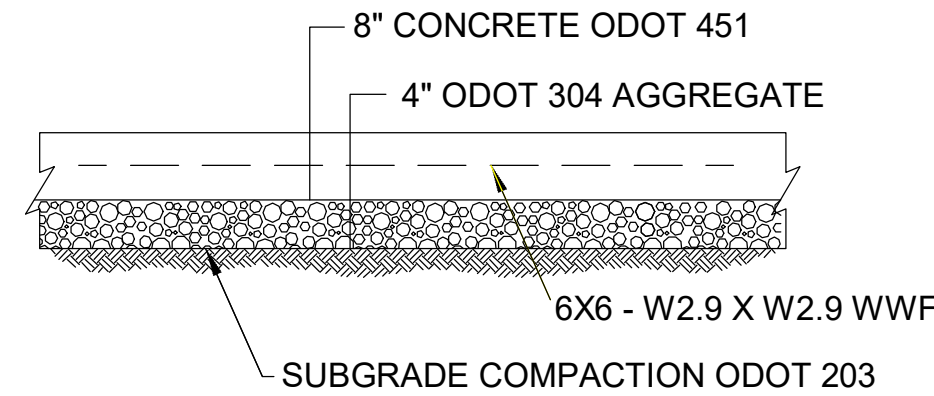
- ALL PLANTING & SEEDING SHALL BE INSTALLED BY AN OHIO CERTIFIED NURSERY TECHNICIAN(S) OR NATIONALLY CERTIFIED LANDSCAPE TECHNICIAN(S).
- CONTRACTOR TO STAKE LOCATIONS OF TREES AND LARGE SHRUBS AND OUTLINE BED AREAS OF PERENNIALS AND GROUNDCOVER FOR ACCEPTANCE BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- GROWING MEDIUM SHALL CONSIST OF 1/3 TOPSOIL, 1/3 SHARP, CLEAN BEDDING SAND, 1/3 DECOMPOSED LEAF HUMUS BY VOLUME. GROWING MEDIUM SHALL BE MECHANICALLY COMBINED BY A SUPPLIER. GROWING MEDIUM SHALL HAVE A PH BETWEEN 6.2 AND 6.8. FINAL BLEND FROM PART 'A' SHALL BE CLASSIFIED IN THE "SANDY LOAM" PORTION OF THE U.S.D.A SOIL TEXTURAL TRIANGLE.
- DECOMPOSED LEAF MULCH: DECOMPOSED, NITROGEN-TREATED, OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIALS. SHALL CONFORM TO THE FOLLOWING:
 - 100% SHALL PASS THROUGH A 1" SCREEN.
 - PATHOGEN FREE; TIME AND TEMPERATURE TESTS MINIMUM 55 DEGREE CELSIUS FOR A MINIMUM OF THREE DAYS.
 - HEAVY METAL CONTENT SHALL NOT EXCEED OHIO EPA CLASS 1
 - ORGANIC CONTENT SHALL BE BETWEEN 35% AND 75%; EACH SOURCE SHALL NOT VARY MORE THAN 5%.
 - INERT CONTAMINATION SHALL BE LESS THAN 1% BY WEIGHT.
 - MATERIAL SHALL BE CURED FOR AT LEAST 90 DAYS.
 - SOLUBLE SALTS SHALL BE BETWEEN 1 - 5 MMHOLS.
 - PH SHALL BE BETWEEN 6.0 AND 8.0
- CONTRACTOR MAY REUSE SURFACE SOIL STOCKPILED ON THE SITE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
- SEEDING & MULCHING PER ODOT ITEM 659. SEED MIXTURE AS PER NOTE 8.
- SEED: PROVIDE CERTIFIED GRASS SEED BLENDS OR MIXES, PROPORTIONED BY WEIGHT FOR APPROVAL BY OWNER'S REP. SEED SHALL BE PROFESSIONALLY MIXED WITH 30% KENTUCKY BLUEGRASS; 35% FESCUE (FESTUCA CVLT.) SUCH AS PENNLAWN, 'FINELAWN PETITE' OR 'CROSS FIRE'; 35% PERENNIAL RYE GRASS SUCH AS CITATION II OR MANHATTAN. SOW SEED AT A MINIMUM OF 5 LBS. PER 1000 SF. MINIMUM 90% GERMINATION.
- DITCHES WITH GRADES GREATER THAN 1.5% AND ALL OTHER SLOPES GREATER THAN 5:1 WILL HAVE EROSION CONTROL BLANKETS/MATTING INSTALLED AS PER ODOT 671. MATTING TO BE ODOT ITEM 712.11 SEE ODOT DRAWING DM-4.2 FOR INSTALLATION.
- CONTRACTOR TO GUARANTEE AND WARRANT ALL PLANT MATERIAL FOR 1 YEAR (12 MONTHS) STARTING THE DAY OF FINAL ACCEPTANCE FROM THE OWNER. THE GUARANTEE RESERVES THE RIGHT OF THE OWNER TO HAVE ANY PLANT MATERIAL REPLACED AT THE OWNER'S DISCRETION SHOULD THE OWNER DETERMINE THAT A PARTICULAR PLANT HAS DIED OR IS IN DECLINE AT THE SOLE COST OF THE CONTRACTOR AND AT NO COST TO THE OWNER.
- THE CONTRACTOR IS TO MAINTAIN ALL PLANTINGS FOR A PERIOD OF ONE YEAR (12 MONTHS) STARTING THE DAY OF FINAL ACCEPTANCE FROM THE OWNER. THE MAINTENANCE IS TO INCLUDE, BUT NOT LIMITED TO: ALL WATERING, MOWING, FERTILIZING, PRUNING, WEEDING, AND GENERAL CLEAN UP OF THE PLANTING AREAS. THIS MAINTENANCE IS TO BE DONE ON A REGULAR BASIS TO BE AGREED UPON WITH THE OWNER.
- CONTRACTOR IS TO REGRADE AND SEED ANY DISTURBED AREAS.



PLANTING NOTES

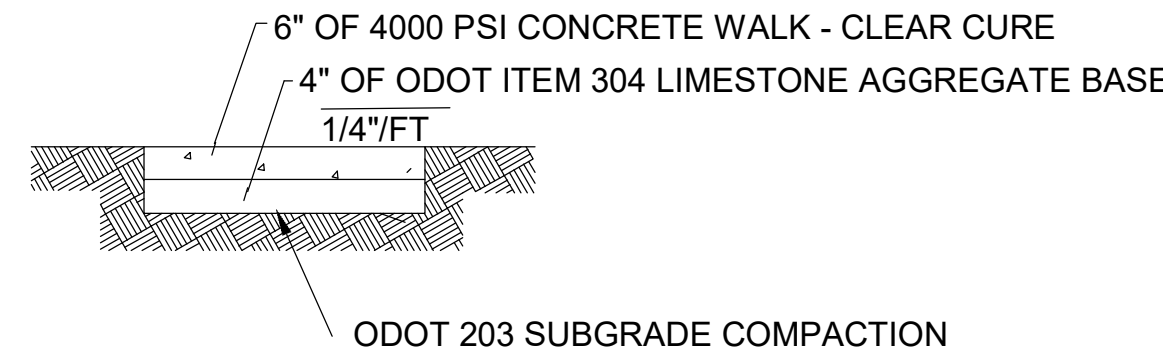
7 CONCRETE APRON AND PAD DETAIL

SP4.0 SCALE: NO SCALE



6 DRIVEWAY

SP4.0 SCALE: NO SCALE



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE	D.B.	01/18/2024
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

UD COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: *X* Date: _____
Consultant Project # _____ Drawn by: N.N. - D.B. Checked by: WBD, II

DETAILS - SITE PLAN

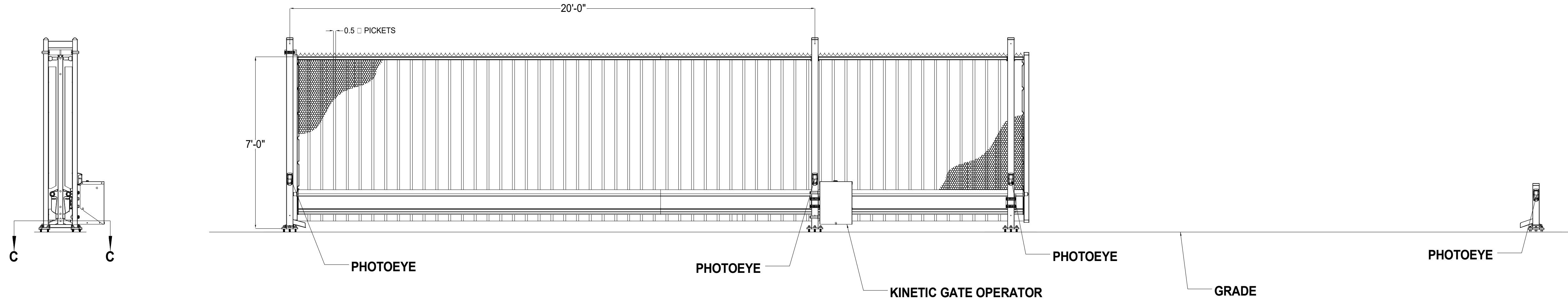
Scale: As indicated	Sheet: SP4.0
Date: 01.18.2024	

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

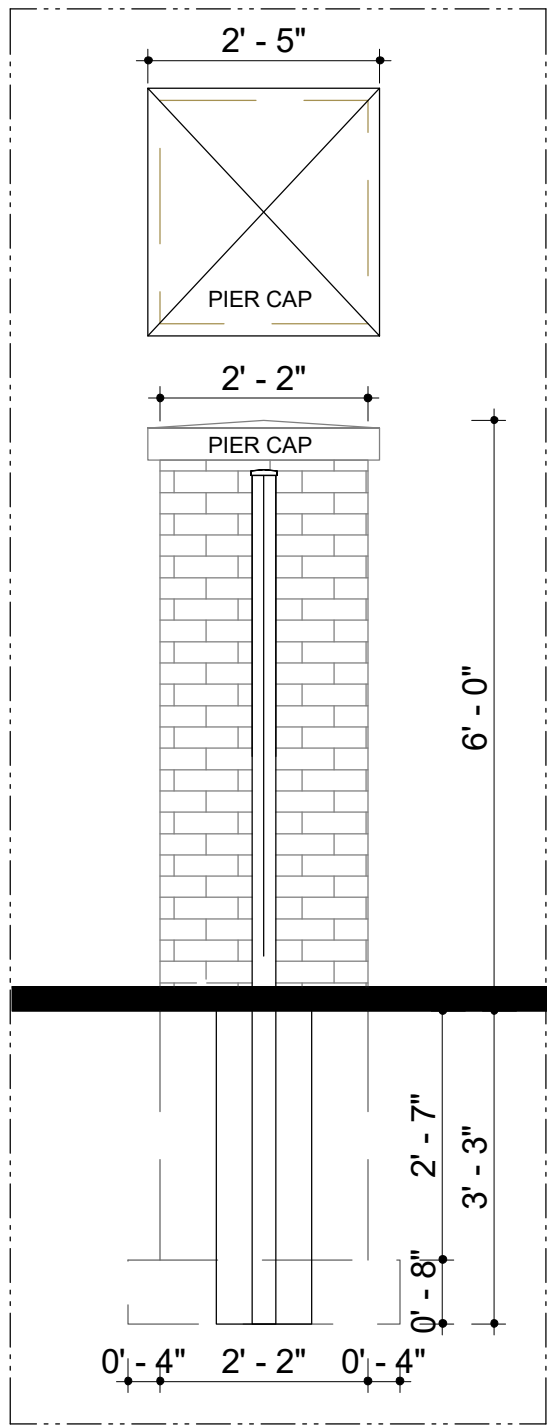
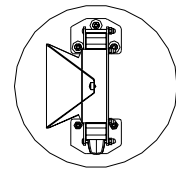
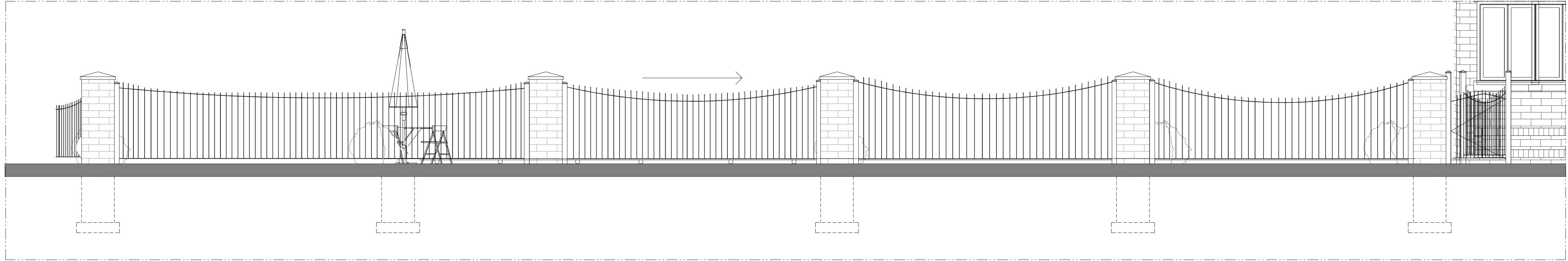
3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



2
SP4.0
SCALE NO SCALE
DETAIL - MTL SLIDING GATE



1
SP4.1
SCALE 1/4" = 1'-0"
DETAIL - DECORATIVE METAL FENCE AND POSTS



3
SP4.1
SCALE 1/2" = 1'-0"
DETAIL - PIER



Project Team:

UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATKX@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE	D.B.	01.18.2024
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

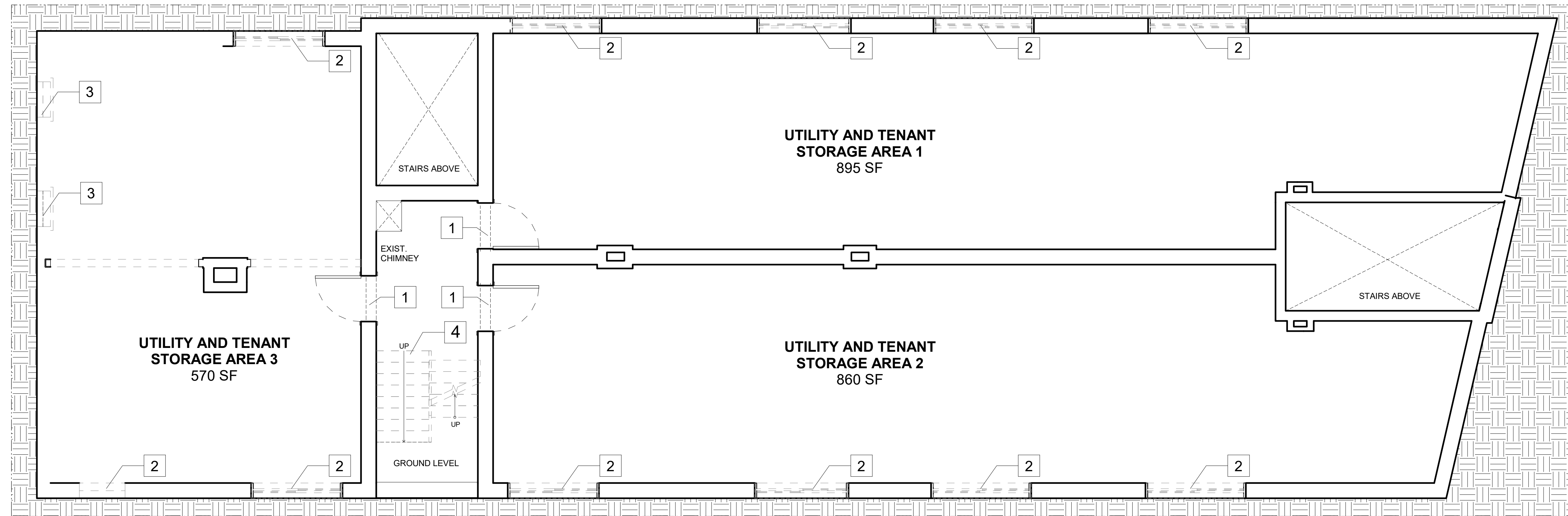
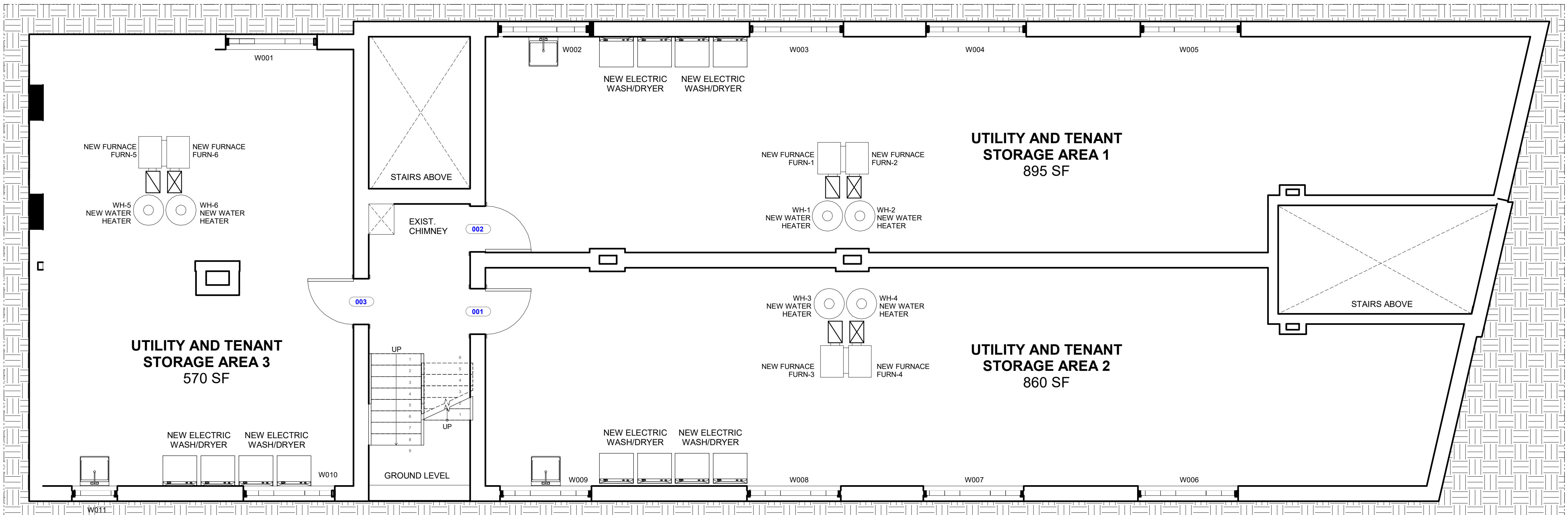
13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OF RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X
Date:
Consultant Project # N.N. - D.B. Drawn by: WBD, II. Checked by:

DETAILS - SITE PLAN

Scale: As indicated
Date: 01.18.2024
Sheet: SP4.1

1 EXIST./DEMO LOWER LEVEL
A1.0 SCALE 1/4" = 1'-0"2 PROPOSED LOWER LEVEL
A1.0 SCALE 1/4" = 1'-0"

FINISHES

FLOOR	BASE	WALL	CEILING	NOTES	SYMBOLS
1. HARDWOOD 2. CERAMIC TILES	A. WOOD B. NONE	1. GYP. BD. PAINTED W/ 2" x 6" WALL STUDS 2. GYP. BD. PAINT. - SINGL. MOIST. RESISTANT W/ 2" x 6" STUDS 3. GYP. BD. PAINTED - DOUBLE MOIST. RESISTANT 2" x 6" STUDS 4. INSULATION ON EXIST. WALL 5. GYP. BD. PAINTED W/ 2" x 4" WALL STUDS SEE WALL TYPES AT A5.1	A. GYP. BD. PAINTED B. GYP. BD. PAINTED - MOISTURE RESISTANT	DOORS INDICATED BY WALLS INDICATED BY	X X X X X FLOOR BASE NOTE CEILING WALL

GENERAL NOTES

- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK. PRIOR TO STARTING OF WORK, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS AND SIZES, ETC. OR ITEMS NOT INDICATED ON DRAWINGS, THAT MAY REQUIRE DEMOLITION BUT NOT DESCRIBED OR SHOWN.
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE.
- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL DAMAGED EXISTING STRUCTURAL FIREPROOFING MATERIAL IS TO BE PATCHED/REPAIRED AS REQUIRED.
- REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY THROUGHOUT THE SPACE, PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING OBSOLETE PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. COORDINATE WITH NEW CONSTRUCTION.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND FLOOR LEVELING TO LEVEL FLOOR WITH ADJACENT SURFACES. FLOOR LEVELING MATERIAL SHALL BE COMPATIBLE WITH NEW FLOOR FINISH MATERIALS.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND LEVELING THE THE WALL WITH ADJACENT SURFACES. APPLY A SKIM COATING TO WALL SURFACES WITH EXTENSIVE VOIDS AND/OR UNEVENNESS.
- REMOVE ALL EXISTING FINISH FLOORING. ALL EXISTING CONCRETE FLOORS SHALL BE PREPARED TO RECEIVE NEW POLISHED CONC. FINISH. THIS SHALL CONSIST OF BUT NOT LIMITED TO SCRAPING, GRINDING, APPLYING FLOOR LEVELING MATERIAL, ETC.
- REMOVE ALL TEXTURED FINISHES ON EXISTING GYPSUM BOARD WALLS AND CEILINGS IN PREP. FOR NEW SMOOTH FINISHES THROUGHOUT.
- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

CODED NOTES

- REMOVE AND REPLACE EXISTING DOOR.
- REMOVE AND REPLACE EXISTING WINDOW
- REPLACE EXISTING STAIRS IN KIND



- NEW WALL (SEE TYPES)
- EXIST. CONCRETE MASONRY UNIT (CMU)
- INSULATION ON EXIST. WALL



Project Team:

UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDTLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X Date: N.N. - D.B. WBD, II

EXIST./PROPOSED
LOWER LEVEL

Scale: As indicated
Date: 01.18.2024
Sheet: A1.0

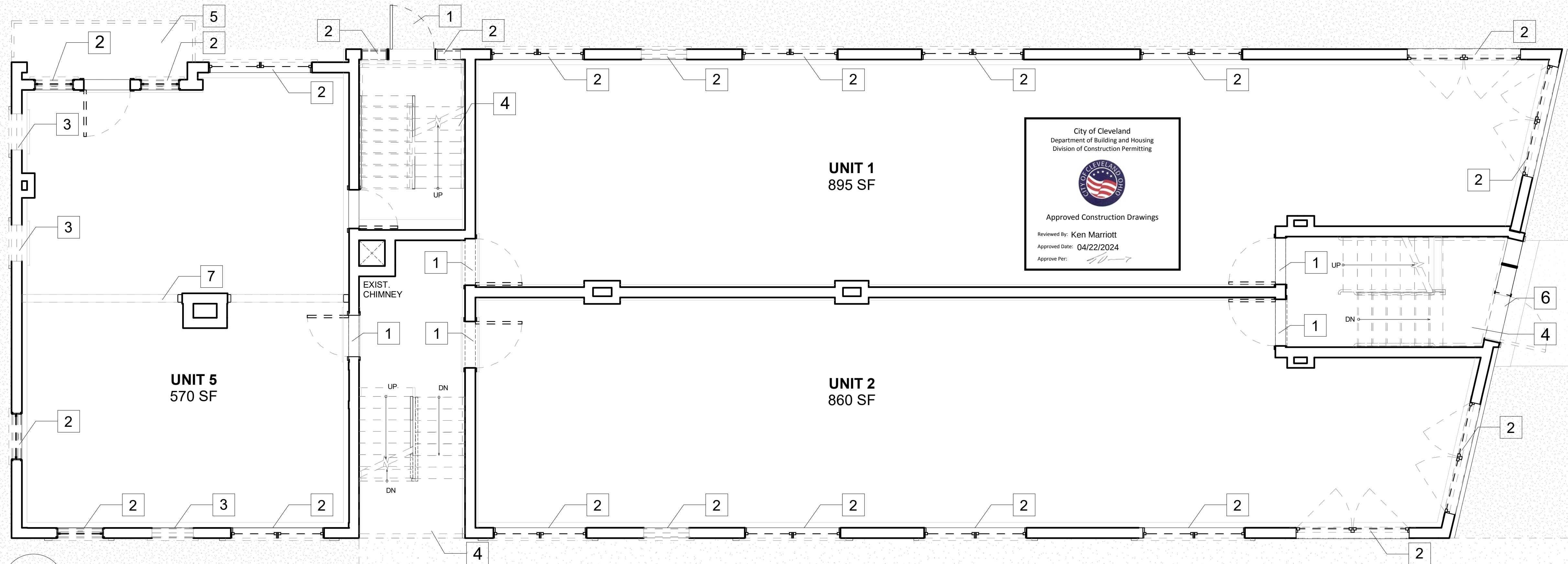
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



GENERAL NOTES

- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK. PRIOR TO STARTING OF WORK, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS AND SIZES, ETC. OR ITEMS NOT INDICATED ON DRAWINGS, THAT MAY REQUIRE DEMOLITION BUT NOT DESCRIBED OR SHOWN.
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE.
- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL DAMAGED EXISTING STRUCTURAL FIREPROOFING MATERIAL IS TO BE PATCHED/REPAIRED AS REQUIRED.
- REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY THROUGHOUT THE SPACE, PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING OBSOLETE PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. COORDINATE WITH NEW CONSTRUCTION.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND FLOOR LEVELING TO LEVEL FLOOR WITH ADJACENT SURFACES. FLOOR LEVELING MATERIAL SHALL BE COMPATIBLE WITH NEW FLOOR FINISH MATERIALS.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN GYPSUM BOARD WALLS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND LEVELING THE WALL WITH ADJACENT SURFACES. APPLY A SKIM COATING TO WALL SURFACES WITH EXTENSIVE VOIDS AND/OR UNEVENNESS.
- REMOVE ALL EXISTING FINISH FLOORING. ALL EXISTING CONCRETE FLOORS SHALL BE PREPARED TO RECEIVE NEW POLISHED CONC. FINISH. THIS SHALL CONSIST OF BUT NOT LIMITED TO SCRAPING, GRINDING, APPLYING FLOOR LEVELING MATERIAL, ETC.
- REMOVE ALL TEXTURED FINISHES ON EXISTING GYPSUM BOARD WALLS AND CEILINGS IN PREP. FOR NEW SMOOTH FINISHES THROUGHOUT.
- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01-18-2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

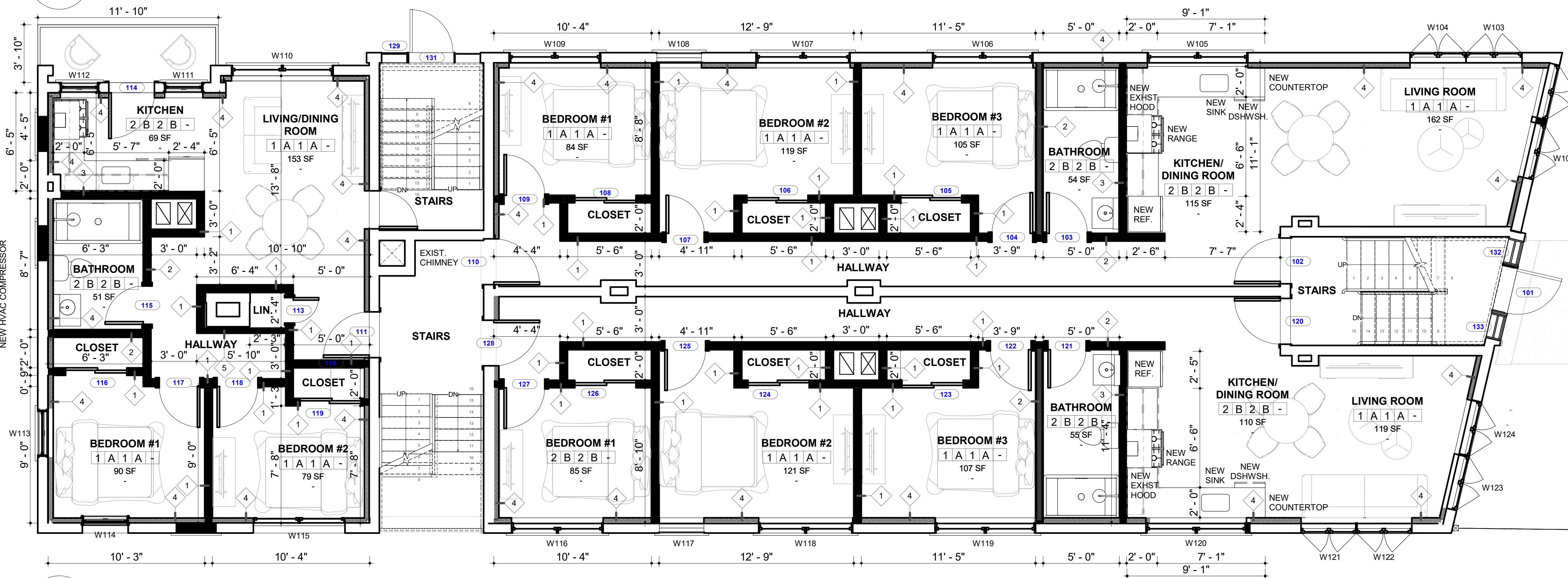
COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: **X** Date: _____
Consultant Project # _____ Drawn by: **N.N. - D.B.** Checked by: **WBD, II**

EXIST./PROPOSED FIRST LEVEL

Scale: As indicated Date: **01.18.2024** Sheet: **A1.1**

1 EXIST./DEMO FIRST LEVEL A1.1 SCALE 1/4" = 1'-0"



2 PROPOSED FIRST LEVEL A1.1 SCALE 1/4" = 1'-0"

FINISHES

FLOOR	BASE	WALL	CEILING	NOTES	SYMBOLS
1. HARDWOOD 2. CERAMIC TILES	A. WOOD B. NONE	1. GYP. BD. PAINTED W/ 2" x 6" WALL STUDS 2. GYP. BD. PAINT. - SINGL. MOIST. RESISTANT W/ 2" x 6" STUDS 3. GYP. BD. PAINTED - DOUBLE MOIST. RESISTANT 2" x 6" STUDS 4. INSULATION ON EXIST. WALL 5. GYP. BD. PAINTED W/ 2" x 4" WALL STUDS SEE WALL TYPES AT A5.1	A. GYP. BD. PAINTED B. GYP. BD. PAINTED - MOISTURE RESISTANT	DOORS INDICATED BY XXX WALLS INDICATED BY X	X X X X X FLOOR BASE NOTE CEILING WALL

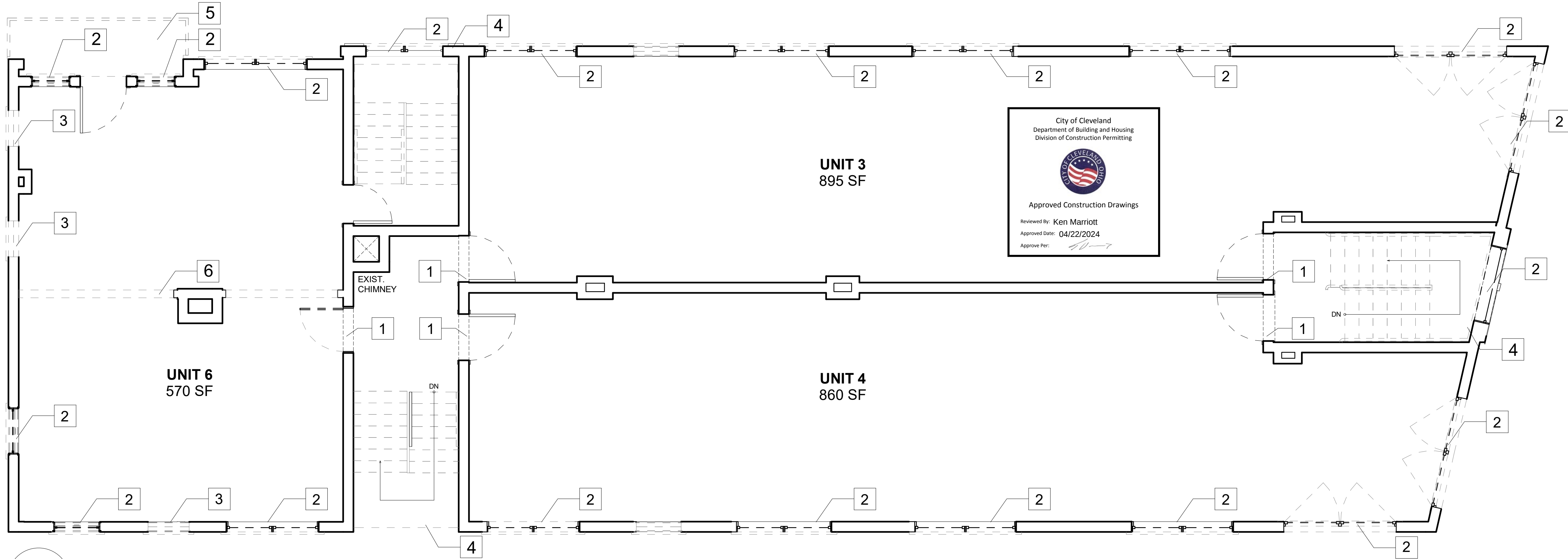
- NEW WALL (SEE TYPES)
- EXIST. CONCRETE MASONRY UNIT (CMU)
- INSULATION ON EXIST. WALL

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

NOTES:



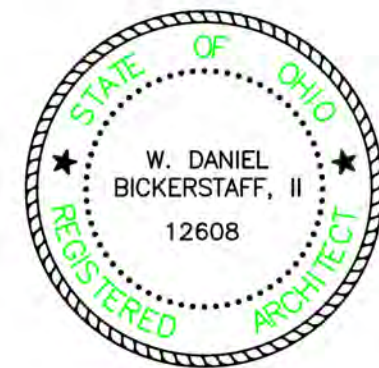
GENERAL NOTES

- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK. PRIOR TO STARTING OF WORK, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS AND SIZES, ETC. OR ITEMS NOT INDICATED ON DRAWINGS, THAT MAY REQUIRE DEMOLITION BUT NOT DESCRIBED OR SHOWN.
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE.
- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL DAMAGED EXISTING STRUCTURAL FIREPROOFING MATERIAL IS TO BE PATCHED/REPAIRED AS REQUIRED.
- REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY THROUGHOUT THE SPACE, PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING OBSOLETE PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. COORDINATE WITH NEW CONSTRUCTION.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND FLOOR LEVELING TO LEVEL FLOOR WITH ADJACENT SURFACES. FLOOR LEVELING MATERIAL SHALL BE COMPATIBLE WITH NEW FLOOR FINISH MATERIALS.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN GYPSUM BOARD WALLS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND LEVELING THE WALL WITH ADJACENT SURFACES. APPLY A SKIM COATING TO WALL SURFACES WITH EXTENSIVE VOIDS AND/OR UNEVENNESS.
- REMOVE ALL EXISTING FINISH FLOORING. ALL EXISTING CONCRETE FLOORS SHALL BE PREPARED TO RECEIVE NEW POLISHED CONC. FINISH. THIS SHALL CONSIST OF BUT NOT LIMITED TO SCRAPING, GRINDING, APPLYING FLOOR LEVELING MATERIAL, ETC.
- REMOVE ALL TEXTURED FINISHES ON EXISTING GYPSUM BOARD WALLS AND CEILINGS IN PREP. FOR NEW SMOOTH FINISHES THROUGHOUT.
- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT

2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OF RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

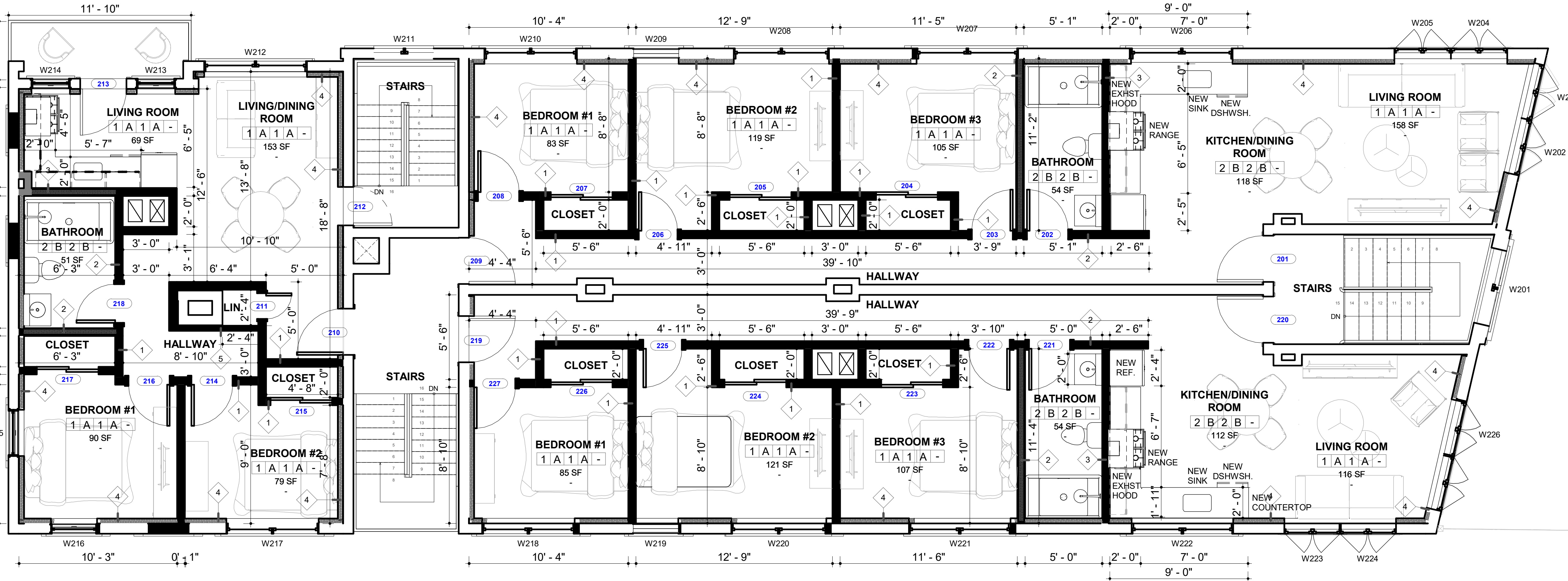
Approved: X
Date:

Consultant Project # Drawn by: N.N. - D.B. Checked by: WBD, II

EXIST./PROPOSED SECOND LEVEL

Scale:
As indicated
Date:
01.18.2024

A1.2



CODED NOTES

- REMOVE AND REPLACE EXISTING DOOR
- REMOVE AND REPLACE EXISTING WINDOW
- REMOVE EXISTING WINDOW
- REPLACE EXISTING STAIRS IN KIND
- REMOVE AND REPLACE EXISTING DECK
- REMOVE EXISTING WOOD STUDS

FINISHES

FLOOR	BASE	WALL	CEILING	NOTES	SYMBOLS
1. HARDWOOD 2. CERAMIC TILES	A. WOOD B. NONE	1. GYP. BD. PAINTED W/ 2" x 6" WALL STUDS 2. GYP. BD. PAINT. - SINGL. MOIST. RESISTANT W/ 2" x 6" STUDS 3. GYP. BD. PAINTED - DOUBLE MOIST. RESISTANT 2" x 6" STUDS 4. INSULATION ON EXIST. WALL 5. GYP. BD. PAINTED W/ 2" x 4" WALL STUDS SEE WALL TYPES AT A5.1	A. GYP. BD. PAINTED B. GYP. BD. PAINTED - MOISTURE RESISTANT	DOORS INDICATED BY XXX WALLS INDICATED BY	FLOOR BASE NOTE CEILING WALL X X X X X NEW WALL (SEE TYPES) EXIST. CONCRETE MASONRY UNIT (CMU) INSULATION ON EXIST. WALL

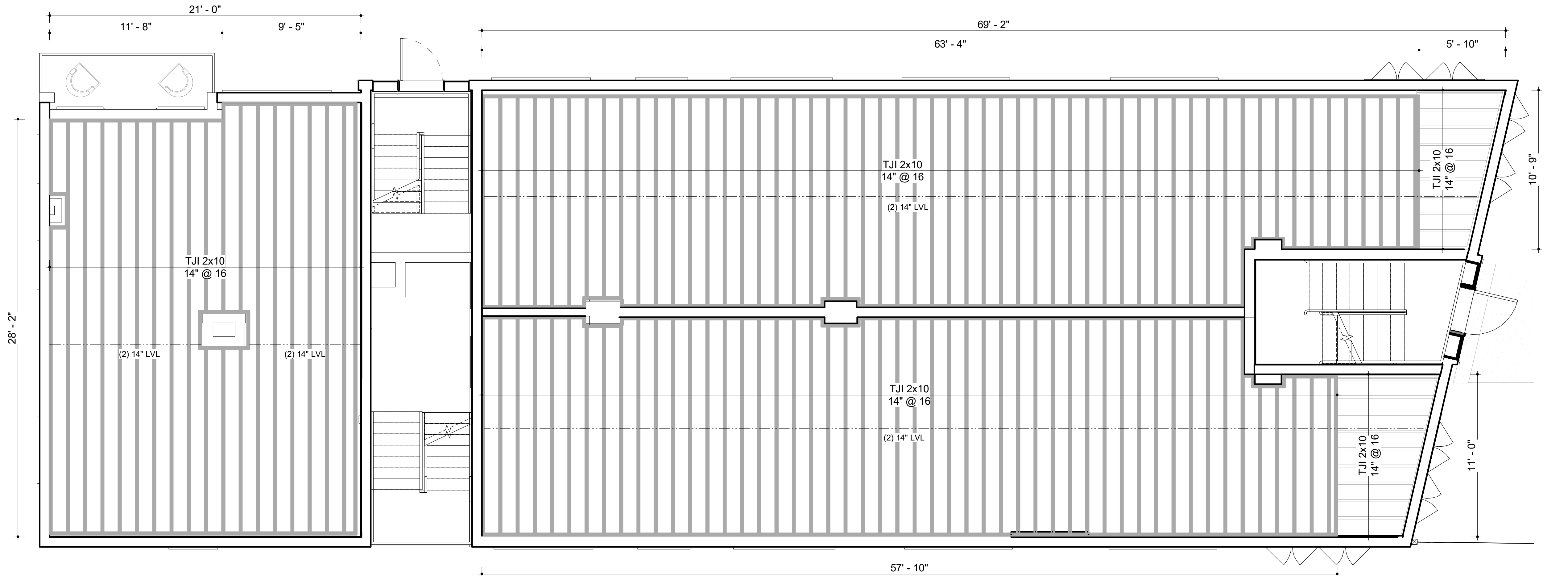
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

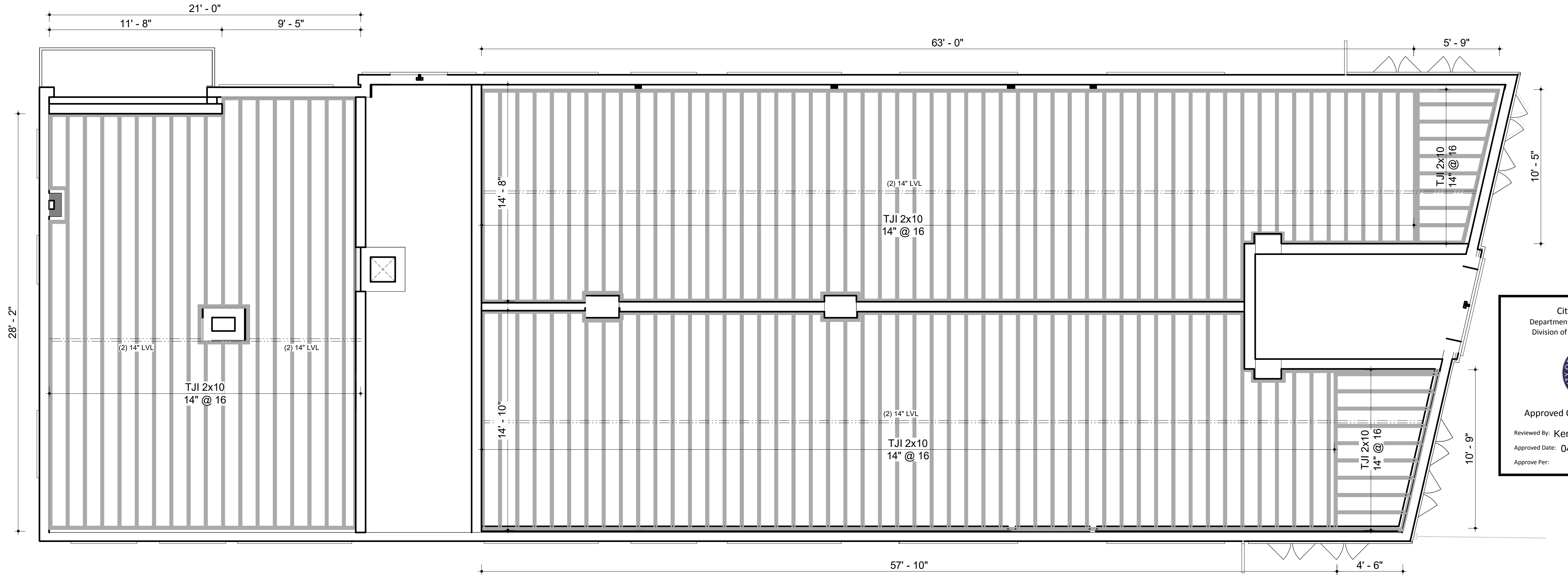
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

1
A1.3
PROPOSED FIRST LEVEL - FRAMING
SCALE 1/4" = 1'-0"



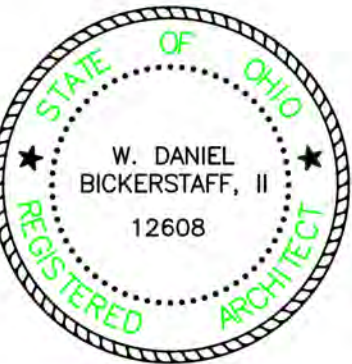
2
A1.3
PROPOSED SECOND LEVEL - FRAMING PLAN
SCALE 1/4" = 1'-0"



Project Team:

UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE	D.B.	01.18.2024
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110



COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approve:	X	Date:
Consultant Project #	Drawn by: N.N. - D.B.	Checked by: WBD, II

PROPOSED FRAMING
PLAN

Scale:	Sheet:
1/4" = 1'-0"	A1.3
Date:	
01.18.2024	

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

NOTES:



GENERAL NOTES

- OWNER SHALL SELECT ALL NEW FINISHES, FURNITURE AND FIXTURES
- ALL GYP. BD. SURFACES SHALL HAVE SMOOTH NON-TEXTURED FINISH
- THE METHOD OF ATTACHMENT FOR ALL ITEMS THAT ARE TO BE SUSPENDED ARE TO BE SUSPENDED FROM THE JSTS. ABOVE. NO ATTACHMENTS TO THE DECKING ABOVE IS PERMITTED.
- REFER ARCH. DWGS. FOR LOCATION OF PLUMBING AND HEATING EQUIPMENT, FIXTURES AND OTHER ENGINEERING INSTALLATION COMPONENTS
- HVAC CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF HVAC SYSTEM
- PLUMBING CONTRACTOR SHALL PROVIDE ITH ALL NECESSARY CALCULATIONS AND AYOUT OF PLUMBING SYSTEM
- ALL FRAMING MEMBERS SHALL BE SPACED 6", UNLESS OTHERWISE INDICATED
- ALL LOAD BEARING HEADERS OVER WINDOW AND DOOR OPENINGS SHALL BE OF DBL. 2 x 10, UNLESS OTHERWISE INDICATED
- ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.
- TENANT TO PROVIDE OPERABLE HOUSE DOORBELLS FOR EACH SUITE
- ALL EXISTING DOORS WILL BE REPLACED WITH NEW ONES
- ALL EXISTING WINDOWS WILL BE REPLACED WITH NEW ONES

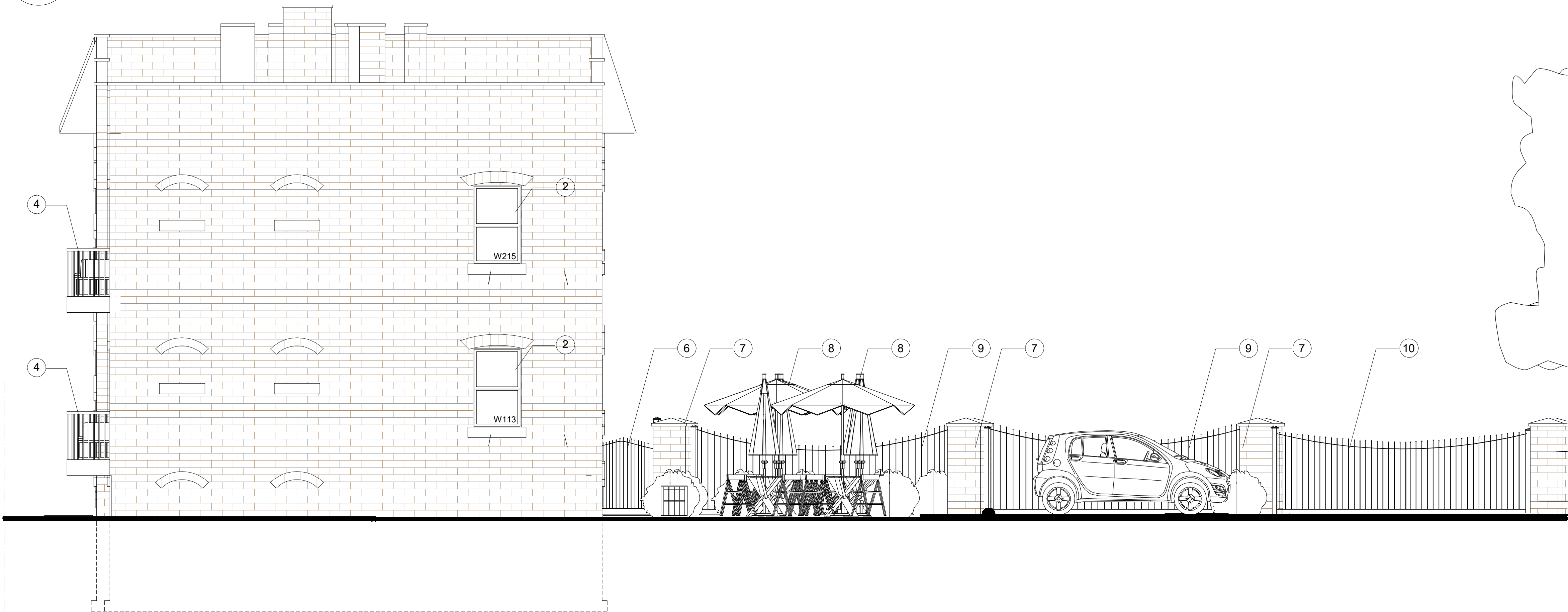
PLAN CODED NOTES

INDICATED BY

- REPLACE EXISTING WINDOW WITH A NEW ONE
- REPLACE EXISTING DOUBLE AWNING WINDOWS WITH NEW 4 CASEMENT WINDOWS
- REPLACE EXISTING DOOR WITH NEW CENTRALIZED DOOR AND SIDE DOORS
- RENEWED BALCONY WITH NEW RAILINGS
- NEW HVAC COMPRESSOR
- NEW 6'-0" HIGH BOARD ON BOARD FENCE
- NEW DECORATIVE MTL GATE SWING SIDE GATE
- NEW 12x12 MSY. PIER WITH NEW PRECAST SANDSTONE PIER CAP
- NEW TABLES WITH UMBRELLAS, BY OWNER
- NEW DECORATIVE MTL FENCE

1 PROPOSED WEST FACADE

A2.0 SCALE 1/4" = 1'-0"



2 PROPOSED EAST FACADE

A2.0 SCALE 1/4" = 1'-0"



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATKX@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01.18.2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OF RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: **X** Date:
Consultant Project # Drawn by: N.N. - D.B. Checked by: WBD, II

PROPOSED FAÇADES

Scale: As indicated Sheet:
Date: 01.18.2024 **A2.0**

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

NOTES:



1 PROPOSED NORTH FACADE
A2.1 SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH FACADE
A2.1 SCALE 1/4" = 1'-0"

PLAN CODED NOTES

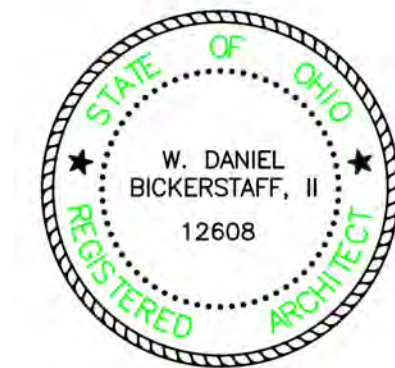
- REPLACE EXISTING DOUBLE AWNING WINDOWS WITH NEW 4 CASEMENT WINDOWS
- REPLACE EXISTING WINDOW WITH A NEW ONE WITH NEW 4 CASEMENT WINDOWS
- REPLACE EXISTING DOOR WITH NEW CENTRALIZED DOOR AND SIDE DOORS
- RENEWED STAIRS AND BALCONY WITH NEW RAILINGS
- NEW HVAC COMPRESSOR
- NEW DECORATIVE MTL SLIDING GATE
- NEW 12x12 MSY. PIER WITH NEW PRECAST SANDSTONE PIER CAP
- NEW 6'-0" HIGH BOARD ON BOARD FENCE
- NEW DECORATIVE MTL FENCE
- NEW GLASS BLOCKS WITH AWNING WINDOW



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATKX@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01.18.2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X Date: _____
Consultant Project # N.N. - D.B. Checked by: WBD, II

PROPOSED FAÇADES

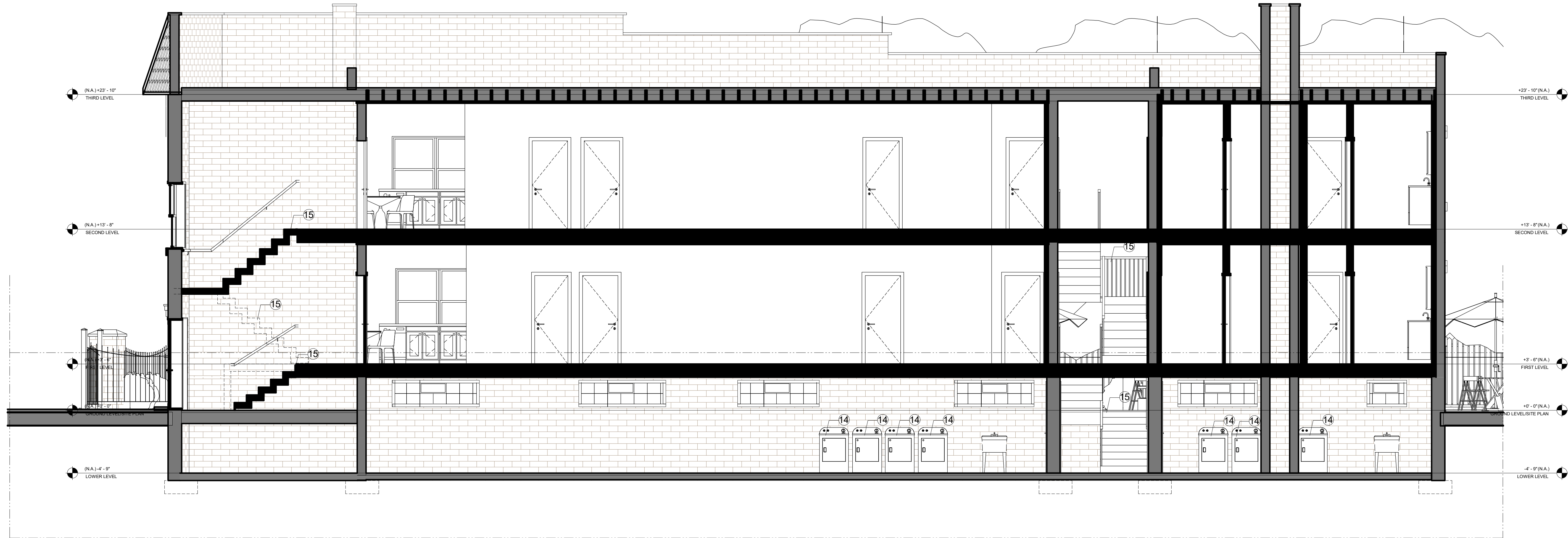
Scale: As indicated Date: 01.18.2024 Sheet: A2.1

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

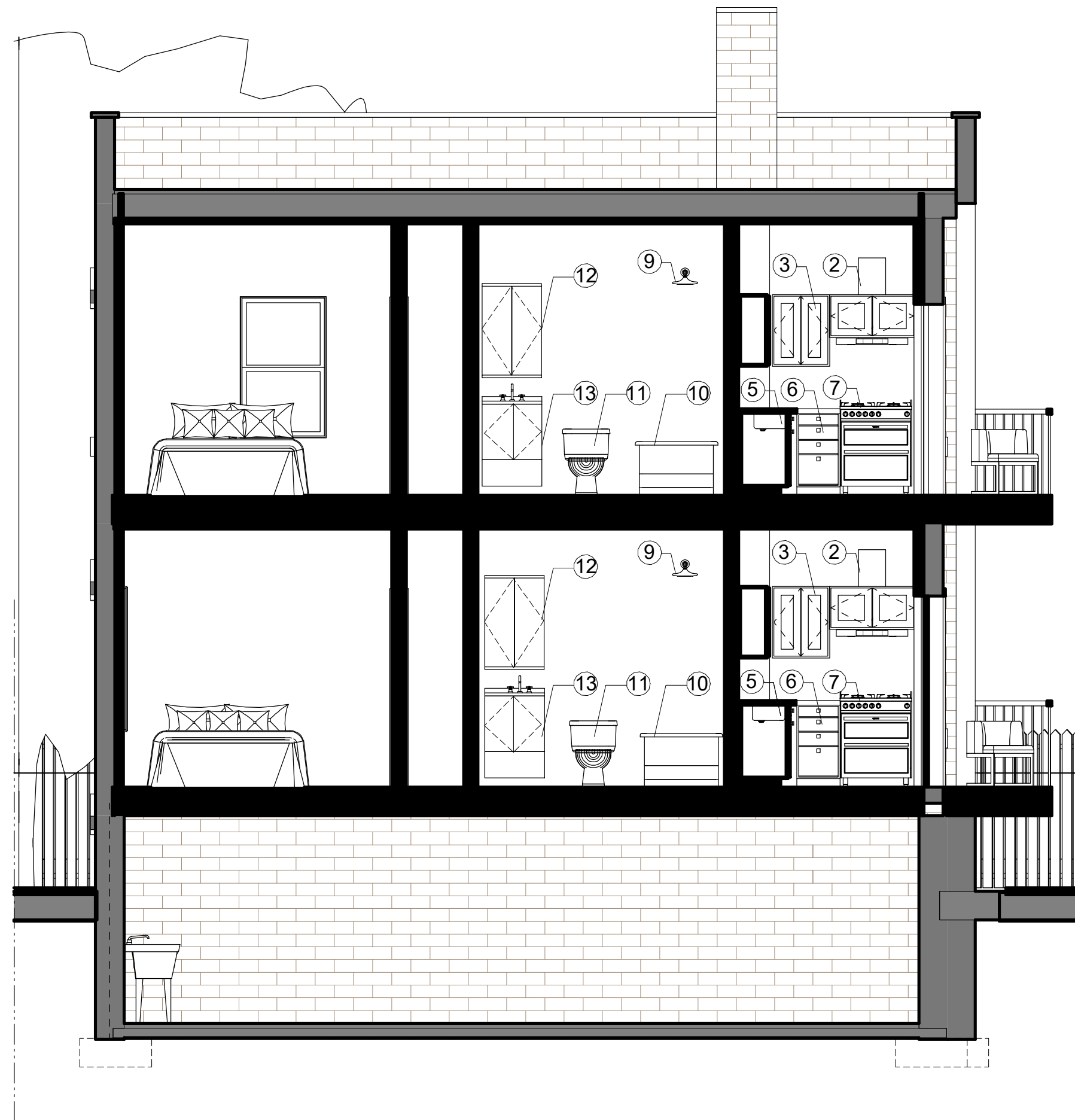
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

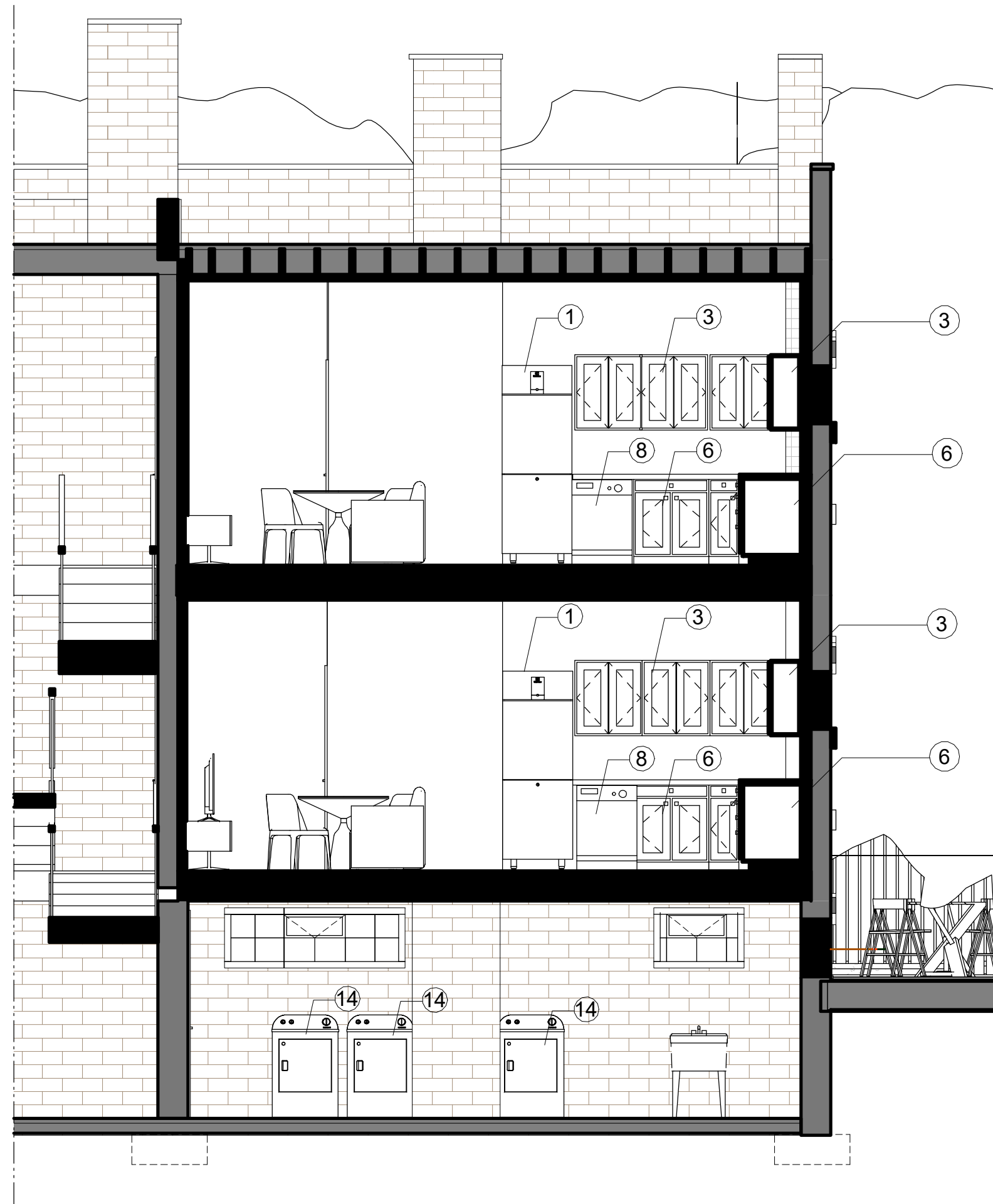
NOTES:



1 PROPOSED LONGITUDINAL SECTION - ALL UNITS
A3.1 SCALE 1/4" = 1'-0"



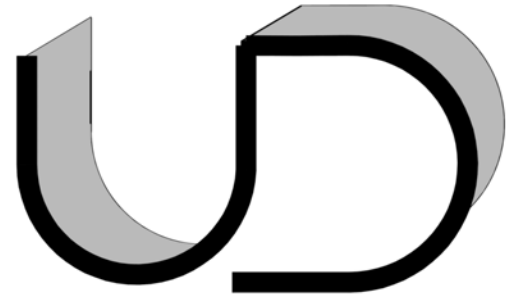
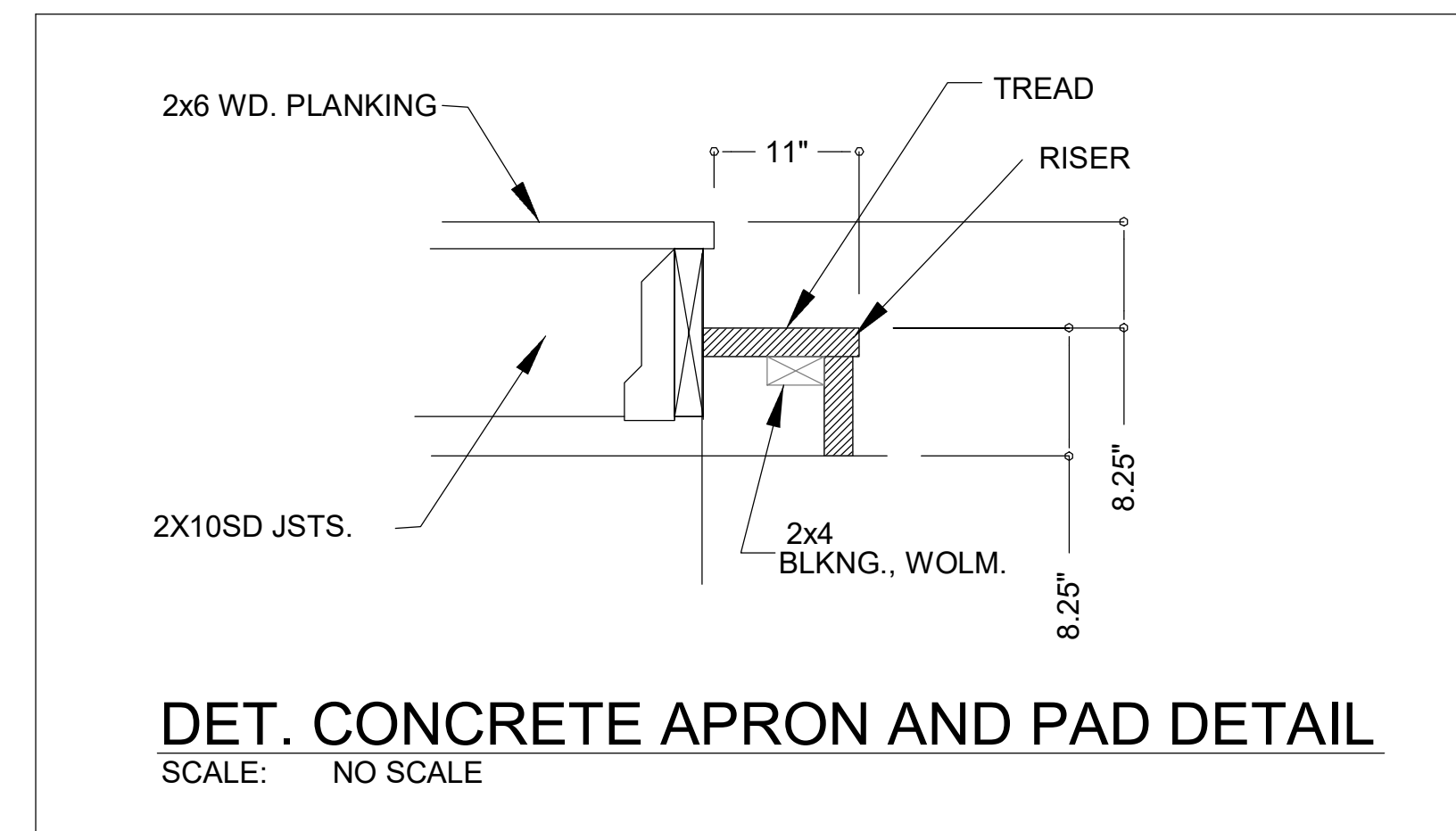
2 PROPOSED CROSS SECTION - UNIT 1 - KITCHEN/BATH
A3.1 SCALE 1/4" = 1'-0"



3 PROPOSED CROSS SECTION - UNIT 1 - KITCHENS
A3.1 SCALE 1/4" = 1'-0"

PLAN CODED NOTES

1. NEW REFRIGERATOR
2. NEW EXHAUST HOOD
3. NEW WALL MOUNTED UPPER CABINET
4. NEW COUNTERTOP
5. NEW SINGLE BASIN UNDERMOUNTED STEEL KITCHEN SINK
6. NEW WALL MOUNTED BASE CABINET
7. NEW UNDER MOUNTED ELECTRIC STOVE WITH MICROWAVE
8. NEW DISHWASHER
9. NEW WALL MOUNTED SHOWER
10. NEW 5'-0" BATHTUB
11. NEW TOILET
12. NEW WALL MOUNTED DOUBLE DOOR HINGE FRAMELESS MIRROR MEDICINE CABINET
13. NEW WALL MOUNTED SINGLE BASIN VANITY SET WITH CABINET
14. NEW ELECTRIC WASHER/DRYER
15. REPLACE EXISTING STAIRS IN KIND - SEE DETAIL



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCADEK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01.18.2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X Date: _____
Consultant Project # _____ Drawn by: N.N. - D.B. Checked by: WBD, II

PROPOSED SECTION CUTS

Scale: As indicated
Date: 01.18.2024
Sheet: **A3.1**

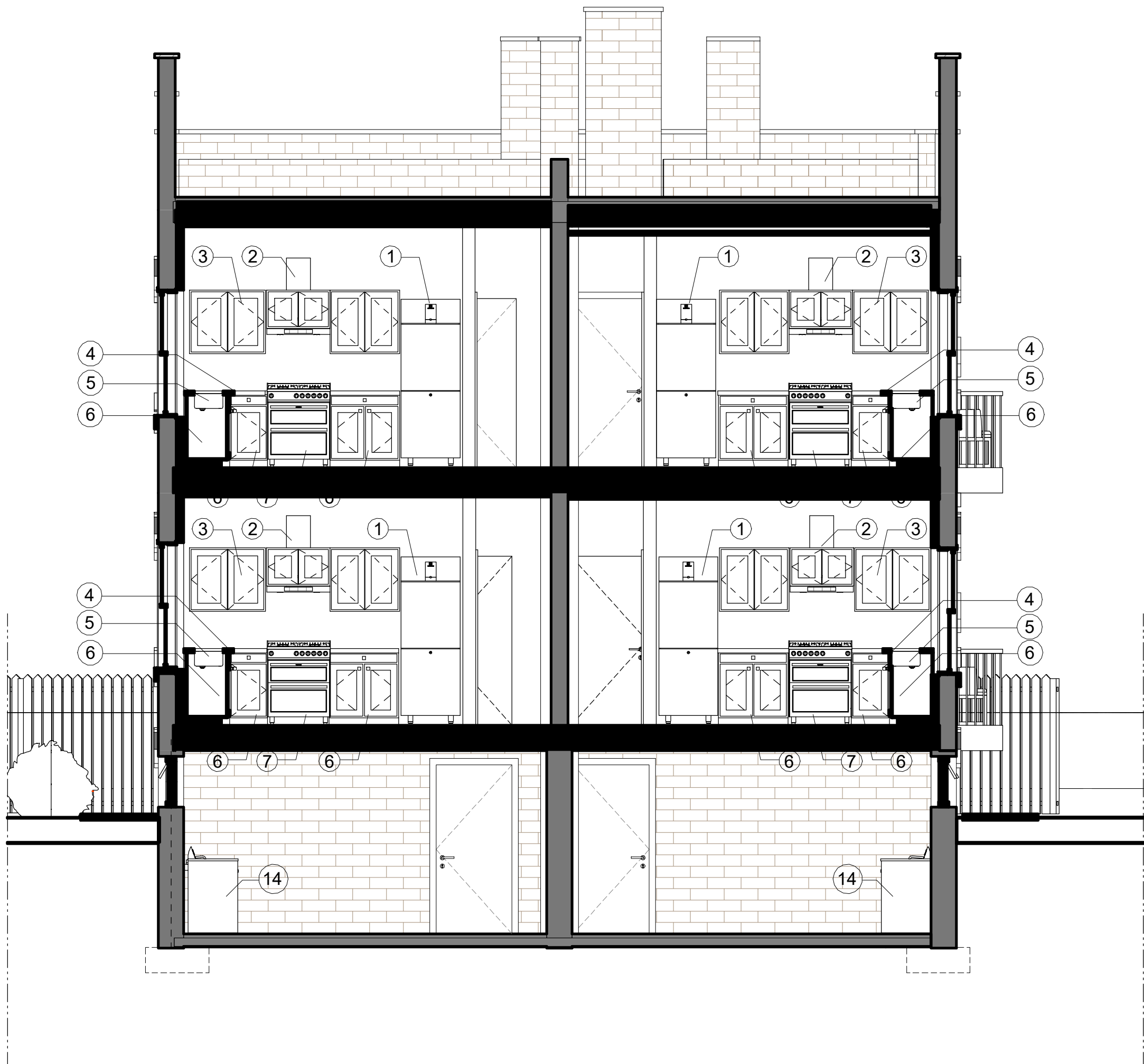
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

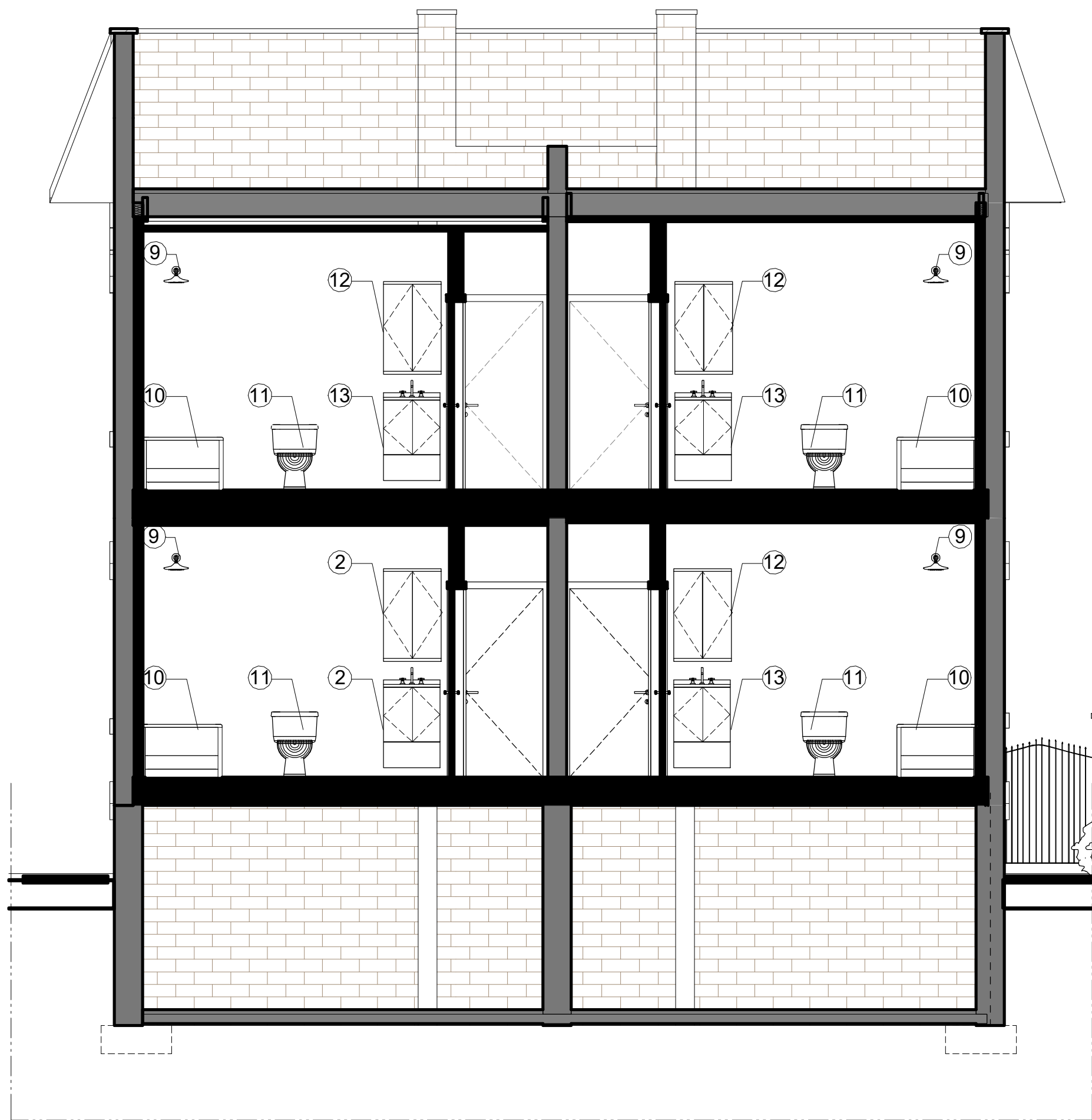
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

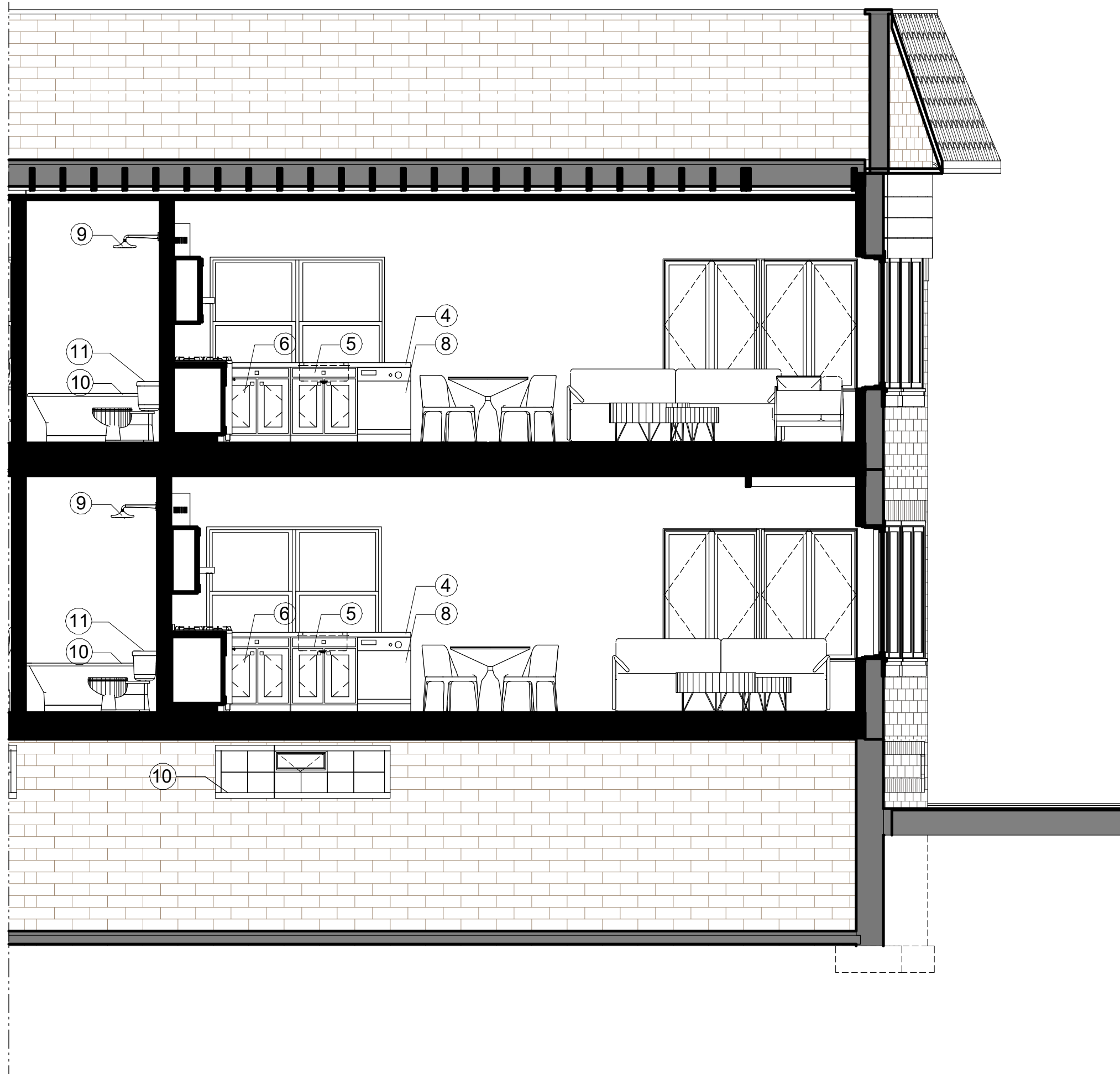
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



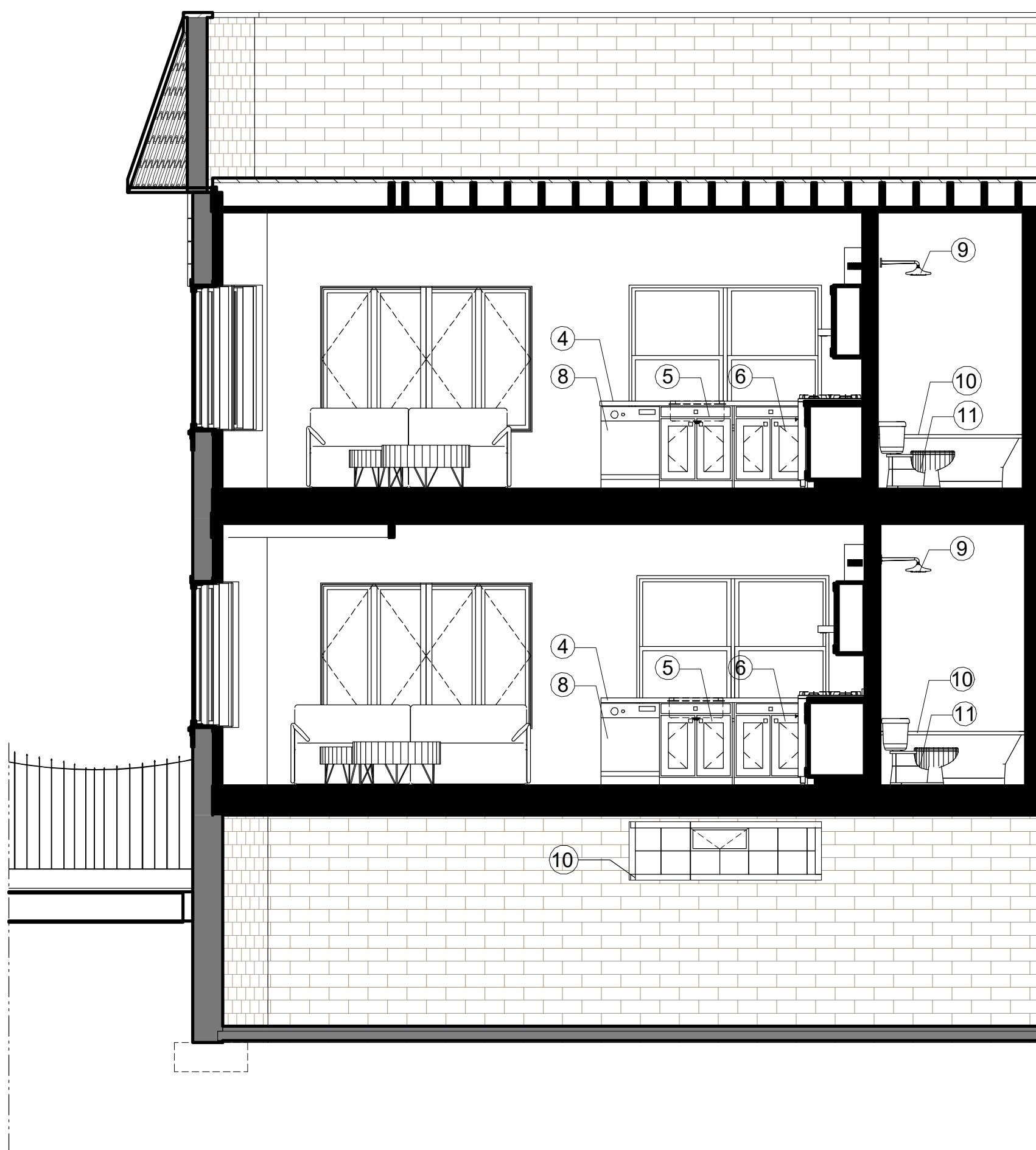
1 PROPOSED CROSS SECTION - UNIT 2 & 3 - KITCHENS
A3.0 SCALE 1/4" = 1'-0"



4 PROPOSED CROSS SECTION - UNIT 2 & 3 - BATH
A3.0 SCALE 1/4" = 1'-0"



2 PROPOSED CROSS SECTION - UNIT 2 - KITCHENS
A3.0 SCALE 1/4" = 1'-0"



3 PROPOSED CROSS SECTION - UNIT 3 - KITCHENS
A3.0 SCALE 1/4" = 1'-0"

GENERAL NOTES

- OWNER SHALL SELECT ALL NEW FINISHES, FURNITURE AND FIXTURES
- ALL GYP. BD. SURFACES SHALL HAVE SMOOTH NON-TEXTURED FINISH
- THE METHOD OF ATTACHMENT FOR ALL ITEMS THAT ARE TO BE SUSPENDED ARE TO BE SUSPENDED FROM THE JSTS. ABOVE. NO ATTACHMENTS TO THE DECKING ABOVE IS PERMITTED.
- REFER ARCH. DWGS. FOR LOCATION OF PLUMBING AND HEATING EQUIPMENT, FIXTURES AND OTHER ENGINEERING INSTALLATION COMPONENTS
- HVAC CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF HVAC SYSTEM
- PLUMBING CONTRACTOR SHALL PROVIDE ITH ALL NECESSARY CALCULATIONS AND AYOUT OF PLUMBING SYSTEM
- ALL FRAMING MEMBERS SHALL BE SPACED 6", UNLESS OTHERWISE INDICATED
- ALL LOAD BEARING HEADERS OVER WINDOW AND DOOR OPENINGS SHALL BE OF DBL. 2 x 10, UNLESS OTHERWISE INDICATED
- ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.
- TENANT TO PROVIDE OPERABLE HOUSE DOORBELLS FOR EACH SUITE
- ALL EXISTING DOORS WILL BE REPLACED WITH NEW ONES
- ALL EXISTING WINDOWS WILL BE REPLACED WITH NEW ONES

PLAN CODED NOTES

INDICATED BY ○

- NEW REFRIGERATOR
- NEW EXHAUST HOOD
- NEW WALL MOUNTED UPPER CABINET
- NEW COUNTERTOP
- NEW SINGLE BASIN UNDERMOUNTED STEEL KITCHEN SINK
- NEW WALL MOUNTED BASE CABINET
- NEW UNDER MOUNTED ELECTRIC STOVE WITH MICROWAVE
- NEW DISHWASHER
- NEW WALL MOUNTED SHOWER
- NEW 5'-0 BATHTUB
- NEW TOILET
- NEW WALL MOUNTED DOUBLE DOOR HINGE FRAMELESS MIRRORED MEDICINE CABINET
- NEW WALL MOUNTED SINGLE BASIN VANITY SET WITH CABINET
- NEW ELECTRIC WASHER/DRYER



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATKX@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01-18-2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT

2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X Date:

Consultant Project # N.N. - D.B. Drawn by: WBD, II. Checked by:

PROPOSED SECTION CUTS

Scale: As indicated
Date: 01.18.2024
Sheet: A3.0

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

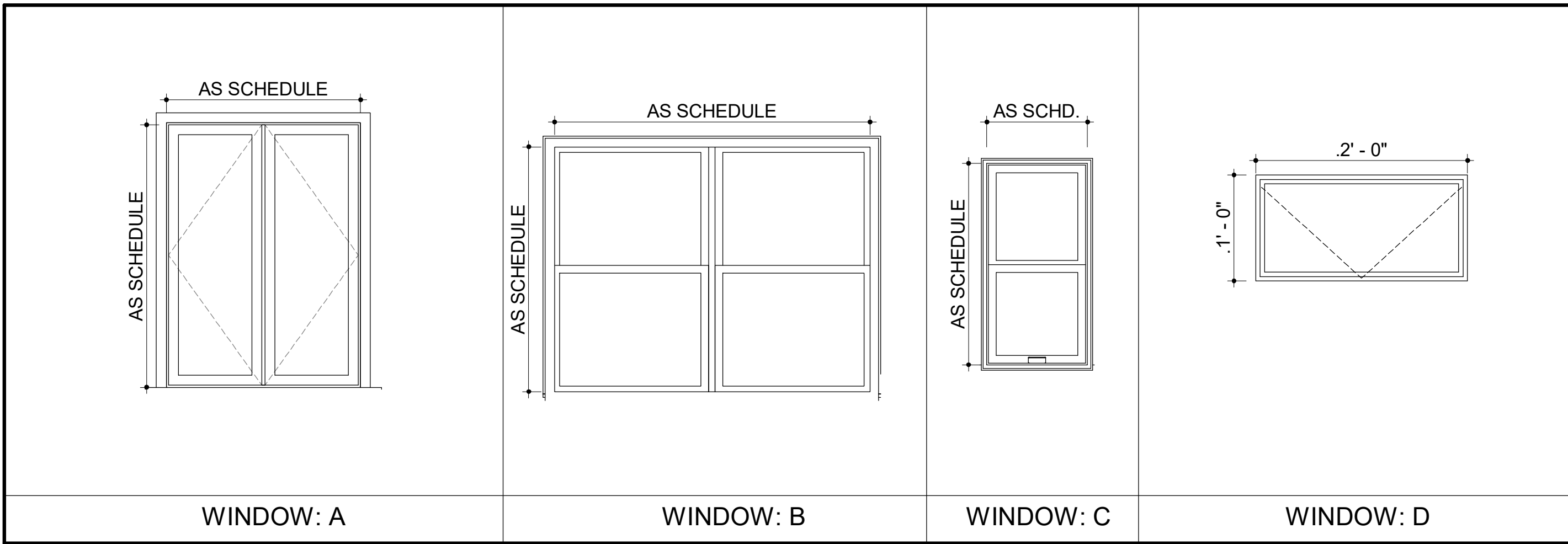
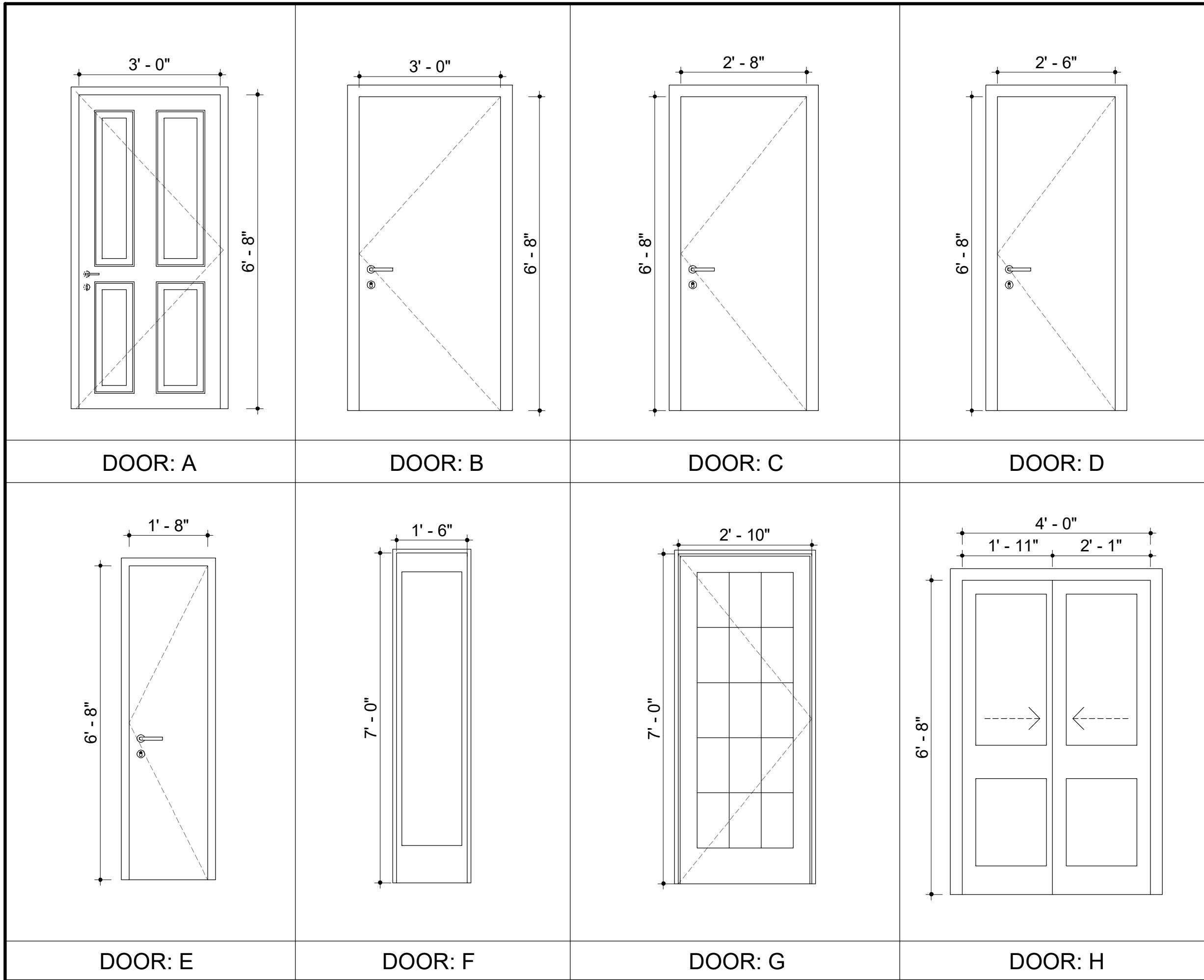
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

DOORS SCHEDULE							
OPEN' G NO.	MARK	TYPE	MEASUREMENTS			MATERIAL	GLAZING
			Width	Height	Thickness		
LOWER LEVEL							
001	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
002	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
003	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
235	G	FIXED	1' - 6"	7' - 0"	0' - 2"	WOOD AND GLASS	YES
236	G	FIXED	1' - 6"	7' - 0"	0' - 2"	WOOD AND GLASS	YES
GROUND LEVEL/SITE PLAN							
101	A	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
129	G	FIXED	1' - 6"	7' - 0"	0' - 2"	WOOD AND GLASS	YES
131	H	SWING	2' - 10"	6' - 8"	0' - 2"	WOOD AND GLASS	YES
132	G	FIXED	1' - 6"	7' - 0"	0' - 2"	WOOD AND GLASS	YES
133	G	FIXED	1' - 6"	7' - 0"	0' - 2"	WOOD AND GLASS	YES
FIRST LEVEL							
102	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
103	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
104	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
105	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
106	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
107	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
108	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
109	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
110	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
111	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
113	E	SWING	1' - 8"	6' - 8"	0' - 2"	VYNIL	NO
114	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
115	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
116	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
117	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
118	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
119	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
120	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
121	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
122	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
123	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
124	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
125	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
126	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
127	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
128	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
229	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
SECOND LEVEL							
201	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
202	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
203	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
204	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
205	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
206	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
207	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
208	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
209	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
210	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
211	E	SWING	1' - 8"	6' - 8"	0' - 2"	VYNIL	NO
212	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
213	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
214	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
215	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
216	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
217	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
218	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
219	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
220	B	SWING	3' - 0"	6' - 8"	0' - 2"	WOOD	NO
221	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
222	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
223	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
224	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
225	D	SWING	2' - 6"	6' - 8"	0' - 2"	VYNIL	NO
226	I	SLIDING	4' - 0"	6' - 8"	0' - 2"	VYNIL	NO
227	C	SWING	2' - 8"	6' - 8"	0' - 2"	VYNIL	NO
Grand total: 64							

WALL DETAILS

WALL TYPE: 1	WALL TYPE: 2	WALL TYPE: 3	WALL TYPE: 4
ONE LAYER OF 5/8" GYP. BD. ON EACH SIDE OF 2X4" WOOD STUDS @ 16" O.C.	ONE LAYER OF 5/8" GYP. BD. ON DRY SIDE OF 2X4" WOOD STUDS @ 16" O.C. W/ BATT INSUL. AND ONE LAYER OF M.R.5/8" GYP. BD. ON WET SIDE	ONE LAYER OF M.R.5/8" GYP. BD. ON EACH SIDE OF 2X4" WOOD STUDS @16" O.C	ONE LAYER OF M.R.5/8" GYP. BD. ON ONE SIDE OF 2X4" WOOD STUDS @16" O.C W/ BATT INSUL. AND ONE LAYER OF M.R.5/8" GYP. BD. ON WET SIDE

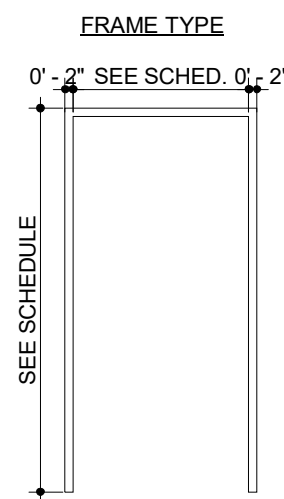
WINDOWS SCHEDULE						
OPENI NG	MARK	MEASUREMENTS			MATERIAL	GLAZING
		Height	Width	Sill Height		
FIRST LEVEL						
W101	A	5' - 0"	3' - 8"	2' - 0 1/2"	VINYL AND GLASS	TEMPERED
W102	A	5' - 0"	3' - 8"	2' - 0 1/2"	VINYL AND GLASS	TEMPERED
W103	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W104	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W105	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W106	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W107	B	4' - 10"	6' - 2"	2' - 0"	VINYL AND GLASS	TEMPERED
W108	C	3' - 11"	2' - 10"	2' - 11"	VINYL AND GLASS	TEMPERED
W109	B	4' - 0"	6' - 0"	3' - 0"	VINYL AND GLASS	TEMPERED
W110	B	5' - 0"	6' - 8"	2' - 0"	VINYL AND GLASS	TEMPERED
W111	C	4' - 11"	2' - 5"	2' - 0"	VINYL AND GLASS	TEMPERED
W112	C	4' - 11"	2' - 5"	2' - 0"	VINYL AND GLASS	TEMPERED
W113	C	4' - 11"	2' - 11"	2' - 0"	VINYL AND GLASS	TEMPERED
W114	C	4' - 11"	2' - 11"	2' - 0"	VINYL AND GLASS	TEMPERED
W115	B	4' - 0"	6' - 0"	2' - 9 1/2"	VINYL AND GLASS	TEMPERED
W116	B	4' - 0"	6' - 0"	3' - 0"	VINYL AND GLASS	TEMPERED
W117	C	3' - 11"	2' - 10"	2' - 11"	VINYL AND GLASS	TEMPERED
W118	B	4' - 10"	6' - 2"	2' - 0"	VINYL AND GLASS	TEMPERED
W119	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W120	B	5' - 0"	6' - 7"	2' - 2 1/2"	VINYL AND GLASS	TEMPERED
W121	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W122	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W123	A	5' - 0"	3' - 8"	2' - 0"	VINYL AND GLASS	TEMPERED
W124	A	5' - 0"	3' - 8"	2' - 0"	VINYL AND GLASS	TEMPERED
W201	B	5' - 0"	5' - 0"	8' - 8"	VINYL AND GLASS	TEMPERED
W211	B	5' - 0"	5' - 0"	9' - 1"	VINYL AND GLASS	TEMPERED
SECOND LEVEL						
W202	A	5' - 0"	3' - 8"	2' - 0 1/2"	VINYL AND GLASS	TEMPERED
W203	A	5' - 0"	3' - 8"	2' - 0 1/2"	VINYL AND GLASS	TEMPERED
W204	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W205	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W206	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W207	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W208	B	4' - 10"	6' - 2"	2' - 0"	VINYL AND GLASS	TEMPERED
W209	C	3' - 11"	2' - 10"	2' - 11"	VINYL AND GLASS	TEMPERED
W210	B	4' - 0"	6' - 0"	3' - 0"	VINYL AND GLASS	TEMPERED
W212	B	5' - 0"	6' - 8"	2' - 0"	VINYL AND GLASS	TEMPERED
W213	C	4' - 11"	2' - 5"	2' - 0"	VINYL AND GLASS	TEMPERED
W214	C	4' - 11"	2' - 5"	2' - 0"	VINYL AND GLASS	TEMPERED
W215	C	4' - 11"	2' - 11"	2' - 0"	VINYL AND GLASS	TEMPERED
W216	C	4' - 11"	2' - 11"	2' - 0"	VINYL AND GLASS	TEMPERED
W217	B	4' - 0"	6' - 0"	2' - 9 1/2"	VINYL AND GLASS	TEMPERED
W218	B	4' - 0"	6' - 0"	2' - 8 1/2"	VINYL AND GLASS	TEMPERED
W219	C	3' - 11"	2' - 10"	2' - 11"	VINYL AND GLASS	TEMPERED
W220	B	4' - 10"	6' - 2"	2' - 0"	VINYL AND GLASS	TEMPERED
W221	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W222	B	5' - 0"	6' - 7"	2' - 0"	VINYL AND GLASS	TEMPERED
W223	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W224	A	5' - 0"	3' - 8"	1' - 11 1/2"	VINYL AND GLASS	TEMPERED
W225	A	5' - 0"	3' - 8"	2' - 0"	VINYL AND GLASS	TEMPERED
W226	A	5' - 0"	3' - 8"	2' - 0"	VINYL AND GLASS	TEMPERED
LOWER LEVEL						
W001	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W002	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W003	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W004	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W005	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W006	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W007	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W008	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W009	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W010	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED
W011	D	1' - 0"	2' - 0"	GLASS BLOCK WINDOW VENT		TEMPERED



HARDWARE NOTES

- ALL DOORS (UNLESS NOTED OTHERWISE) SHALL HAVE LEVER-OPERATED HARDWARE PER SECTION 4.13.9 ADAAG. ALLOWING FOR EASY OPERATION WITHOUT GRASPING PINCHING OR TWISTING OF THE WRIST.
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER 1017.4.1 OBBC.
- DOOR OPENING FORCE SHALL COMPLY WITH ANSI A117.1(2009), SECTION 4.13.11
- PROVIDE COSMETIC SEALANT AT JOINT WHERE FRAMES MEET WALL (TYP.). COLOR TO MATCH WALL PAINT
- PROVIDE ACCEPTABLE HARDWARE FOR FIRE RATED DOORS AND FRAMES

HEAD AND JAMB DETAILS



1



Project Team:

UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expires on December 31, 2024

PERMIT ISSUANCE D.B. 01.18.2024
ISSUED BY DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

COPYRIGHT STATEMENT
2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS, IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved: X
Consultant Project # Drawn by: N.N. - D.B. Checked by: WBD, II
Date:

DOORS AND WINDOWS SCHEDULES

Scale: As indicated
Date: 01.18.2024
Sheet: A4.0

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

NOTES:

GENERAL SPECIFICATIONS (con.)

DIVISION 00

00800 GENERAL CONDITIONS OF THE CONTRACT

1.01 GENERAL

A. AIA Document A201 General Conditions of the Contract for Construction is herein adopted as General Conditions for the Project.

1.02 DRAWINGS

A. Drawings for the coordination and duration of the project are as herein delineated.
B. Additional copies of drawings are available for cost from Lakeside Blueprint, 4515 Lorain Ave., Cleveland, Ohio 44102, 216.281.1234

1.03 SCHEDULING

A. Each contractor shall submit a schedule of values representative of their work within ten (10) days of Notice to Proceed.

1.04 TESTING

A. Testing as specified or otherwise required or necessary shall be by the respective contractor executing the effected work unless specified otherwise. Retesting or reinspection necessary is also the responsibility of the contractor.

1.05 SPECIFICATION INDEX

DIVISION 00 00800 GENERAL CONDITIONS OF THE CONTRACT
AIA DOCUMENT A201
00801 SUPPLEMENTAL CONDITIONS TO THE CONTRACT

DIVISION 01 01010 SUMMARY OF THE WORK
01040 PROJECT COORDINATION
01300 SUBMITTALS
01740 WARRANTIES AND BONDS

DIVISION 02 02072 SELECTIVE DEMOLITION
02225 TRENCHING

DIVISION 04 04100 MORTAR AND GROUT
04500 RESTORATION & CLEANING

DIVISION 05 05500 METAL FABRICATIONS

DIVISION 06 06100 ROUGH CARPENTRY
06200 FINISH CARPENTRY

DIVISION 07 07220 INSULATION
07400 PREFORMED METAL ROFFING
07500 EPDM ROOFING

DIVISION 08 08200 WOOD DOORS
08710 HARDWARE
08800 GLAZING

DIVISION 09 09260 GYPSUM BOARD SYSTEM
09850 RESILIENT FLOORING
09900 PAINTING

DIVISION 10 10800 TOILET AND BATH ACCESSORIES
DIVISION 01

01010 SUMMARY OF THE WORK

1.01 CONTRACTOR RESPONSIBILITIES

A. The work for the project will be administered by the Owner and the Owner's agents. The work will be sub-contracted for prime general trades and sub-trades at the Owner's discretion. Plumbing, HVAC, Electrical, and Security trades will be separate prime contracts.
B. All contractors and contractor's sub-contractors shall be accountable to the contractor responsibilities hereafter delineated.
C. The Contractor's responsibilities, including but not limited to, shall be:
1. applicable portions of the general conditions
2. supplemental conditions
3. temporary facilities, unless specified otherwise
4. proper execution and installation of all specified work for the project, unless stipulated otherwise
5. coordination of respective contractor's work with the work of all other contractor(s) for the project
6. project superintendent
7. cutting and patching as necessary, trenching as necessary, removal of materials not required, maintain a neat and tidy work place

1.02 WORK SEQUENCE

A. All work shall be scheduled by the Contractor with the Owner's concurrence. Contractors and sub-contractors are to submit progress schedules within ten (10) days of Notice to Proceed, and with application for payment.
B. All work time shall be as determined at the initiation of each contractors agreement with the Owner.

1.03 GUARANTEE

A. All contractors shall guarantee their respective work as specified herein and as indicated on the drawings, including work performed by sub-contractors, for a period of one (1) year after date of substantial completion of the work. Neither final certificate of payment nor any provision in the contract documents nor partial or entire use of the premises by the Owner shall constitute acceptance of the work not done in accordance with the contract documents, nor shall it relieve contractor of liability in respect to any expressed warranties or responsibility for faulty material or workmanship. Guarantee requirements, different from those indicated herein, are included in the specification section requiring such guarantee.

1.04 USE OF PREMISES

A. Contractors are to confine operations to areas designated by the Owner and immediate to their respective work.
B. Contractors are to maintain the existing building in a safe and weather-tight condition throughout the duration of the project.
C. All public areas are to be maintained free of construction materials, tools and debris at all times.
D. All exits and public ways are to be maintained at all times.
E. Owner Occupancy:
1. Full Owner Occupancy: Contractors are to cooperate fully with the Owner at all times to allow for partial or full Owner occupancy of portions of the building adjacent to the contractors work.
2. Partial Owner Occupancy: The Owner reserves the right to install equipment as necessary in completed areas of the project, and to occupy such areas prior to substantial completion of the work. Such placing of equipment and or partial occupancy shall not constitute acceptance of the work or any part.

1.05 CODES

A. The contract documents indicate the intended occupancy and utilization of the building, its individual systems and facilities. Compliance with governing regulations is intended and required for the work and for the Owner's occupancy and utilization. In addition to the requirement that every element of the work comply with applicable requirements of the contract documents, it is also required that the work as a whole comply with applicable State Building Codes, Fire Codes, municipal codes and the rules and regulations of all authorities having jurisdiction. This compliance is hereby included as part of the contract documents.

01040 PROJECT COORDINATION

1.01 CONSTRUCTION MOBILIZATION

A. Contractors shall cooperate with the Owner in allocation of mobilization areas of site; for field offices, tools, material storage, access, traffic, and parking.
B. For the duration of construction, coordinate the use of the site and facilities with the Owner.
C. Comply with the Architect's procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts as identified herein.
D. Comply with instructions of the Owner for the requirements of temporary utilities and the use of the construction facilities.
E. Coordinate field engineering and layout work with the Owner and the Architect.

1.02 SCHEDULES

A. Submit initial progress schedule coordinated with project construction schedule within ten (10) days of Notice to Proceed, and as requested by the Owner or Architect thereafter, and with each application for payment.
B. Revise and resubmit schedule as requested.
C. Show complete sequence of construction by activity, identifying Work of separate stages and other logically grouped activities. Indicate the early and late start, early and late finish, float dates, and duration.
D. Indicate estimated percentage of completion for each item of Work at each submission.
E. Indicate submittal dates required for shop drawings, product data, samples, and product delivery dates, including those furnished by Owner and under Allowances.

1.03 SUBMITTALS

A. Submit shop drawings, product data and samples in accordance with Section 01300 for review and compliance with Contract Documents. Prior to submittal, validate field dimensions, clearances, relation to available space and relation to work of adjacent contractors.
C. Submit applications for payment on AIA G702 or AIA G722 and G723 forms to the Architect for review.

D. Submit written requests for interpretation of Contract Documents to the Architect.

1.04 CLOSEOUT PROCEDURES

A. Notify the Owner or the Architect when the Work is considered ready for Substantial Completion.
B. Comply with the Owner or the Architect's instructions to correct items of Work listed in executed Certificates of Substantial Completion.
C. Notify the Owner or the Architect when the Work is considered finally complete. Accompany the Owner on site to review the final inspection.
D. Comply with Architect's instructions for completion of items of Work determined by the final inspection.

01300 SUBMITTALS

1.01 SUBMITTAL PROCEDURES

A. Transmit each submittal with AIA Form G810 or Architect accepted form.
B. Sequentially number the transmittal forms. Resubmittals to have original number with an alphabetic suffix.
C. Identify Project, Contractor, Subcontractor or supplier, pertinent Drawing sheet and detail number(s), and specification Section number, as appropriate.
D. Apply Contractor's stamp, signed or initialed certifying that review, 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.
E. Schedule submittals to expedite the Project, and deliver to Architect. Coordinate submission of related items.
F. Revise and resubmit submittals as required, identify all changes made since previous submittal.
G. Distribute copies of reviewed submittals to concerned parties. Instruct parties to promptly report any inability to comply with provisions.

1.02 PROPOSED PRODUCTS LIST

A. Within TEN (10) days after date of Notice to Proceed, submit complete list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
B. For products specified only by reference standards, give manufacturer, trade name, model or catalog designation, and reference standards.

1.03 SHOP DRAWINGS

A. Submit the three (3) sets of shop drawings when required to the Architect.
B. Shop drawing to be to largest practical scale, max. drawing size 24" x 36", project data and other relevant information as necessary shall be included.

1.04 PRODUCT DATA

A. Submit the number of copies which the Contractor requires, plus two copies which will be retained by the Architect/Engineer.
B. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this Project.

1.05 SAMPLES

A. Submit samples of finishes from the full range of manufacturers' standard colors and patterns and/or as otherwise indicated, for Owner selection, or as otherwise specified or indicated herein.
B. Include identification on each sample, with full Project information.

1.06 MANUFACTURER'S INSTRUCTIONS & CERTIFICATES

A. When specified in individual specification Sections, submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.
B. When specified in individual specification Sections, submit manufacturers' certificate to Architect/Engineer for review, in quantities specified for Product Data.
C. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference date, affidavits, and certifications as appropriate.
D. Certificates may be recent or previous test results on material or Product, but must be acceptable to Architect/Engineer.

01740 WARRANTIES AND BONDS

1.01 FORM OF SUBMITTALS

A. Bind in commercial quality, 8 1/2 x 11 inch three-ring side binders with hardback, clean-able, plastic covers, submit three (3) copies to the Owner.
B. Label cover of each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of Contractor and Equipment Supplier, and name of responsible principal.
C. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification Section in which specified, and the name of the product or work item.
D. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary, list Subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

1.02 PREPARATION OF SUBMITTALS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within twenty-one (21) days after completion of the applicable item or 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.
B. Verify that documents are in proper form, contain full information, and are notarized.
C. Do not execute submittals when required.
D. Retain warranties and bonds until time specified for submittal.

1.03 TIME OF SUBMITTALS

A. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within twenty-one (21) days after acceptance.
B. Make other submittals within fourteen (14) days after Date of Substantial Completion, prior to final Application for Payment.
C. For items of Work when acceptance is delayed beyond Date of Substantial Completion, submit within fourteen (14) days after acceptance, listing the date of acceptance as the beginning of the warranty period.

DIVISION 02

02225 TRENCHING

1.01 FIELD MEASUREMENTS & COORDINATION

A. Verify that survey bench mark and intended elevations for the Work are as shown on drawings.
B. Verify work associated with lower elevation utilities are complete before placing higher elevation utilities.

2.01 FILL MATERIALS

A. Type A: granular fill, ODOT specification no. 304
B. Type B: sandy loam, less than 10% organic material, less than 20% moisture content
C. Type C: top soil, < 20% organic material, < 30% moisture content

2.02 ACCESSORIES

A. Geotextile Fabric: Non-biodegradable, woven, as approved by the Architect.
B. Filter Fabric: Non-biodegradable, woven, as approved by the Architect.

3.01 PREPARATION

A. Maintain and protect above and below grade utilities which are to remain.
B. Cut out soft areas of sub-grade not capable of in situ compaction. Backfill with Fill Type B and compact to density equal to or greater than requirements for subsequent backfill material.

DIVISION 03

03300 CAST-IN-PLACE CONCRETE

1.01 REFERENCES

A. ACI 302 - Guide for Concrete Floor and Slab Construction.
B. ACI 304 - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete.
C. ACI 305R - Hot Weather Concreting.
D. ACI 306R - Cold Weather Concreting.
E. ACI 308 - Standard Practice for Curing Concrete.
F. ACI 318 - Building Code Requirements for Reinforced Concrete.
G. ANSI/ASTM D994 - Preformed Expansion Joint Filler for Concrete (Bituminous Type).
H. ASTM C33 - Concrete Aggregates.
I. ASTM C94 - Ready-Mixed Concrete.
J. ASTM C150 - Portland Cement.
K. ASTM C260 - Air Entraining Admixtures for Concrete.

1.02 SUBMITTALS

A. Product Data: Provide data on joint devices, attachment accessories and test reports.
B. Manufacturer's Installation Instructions: Indicate installation procedures and interface required with adjacent Work.

1.03 QUALITY ASSURANCE

A. Perform Work in accordance with ACI 304.
B. Acquire cement and aggregate from same source for all work.
C. Conform to ACI 305R when concreting during hot weather.
D. Conform to ACI 306R when concreting during cold weather.

1.04 COORDINATION

A. Coordinate the placement of joint devices with erection of concrete formwork and placement of form accessories.
B. Coordinate and maintain access for vehicular and pedestrian traffic as required by governing agencies.

2.01 CONCRETE MATERIALS

A. Portland Cement: ASTM C150, Type I - Normal.
B. Fine and Coarse Aggregates: ASTM C33.
C. Fly Ash as approved by the Architect.

2.02 ADMIXTURES

A. Air Entrainment: ASTM C260, MB-VR manufactured by Master Builders.
B. Calcinated Pozzolan are prohibited.

2.03 ACCESSORIES

A. Bonding Agent: Polyvinyl Acetate - rewettable type; EucoWeld manufactured by Euclid Chemical Company.

2.04 JOINT DEVICES AND FILLER MATERIALS

A. Joint Filler - Sidewalks : ASTM D1751; Asphalt impregnated fiberboard or felt, 1/4 inch thick.
B. Joint Filler - Between Curb and Street Paving: 3/4" pre-molded bituminous filler, full depth of street paving.
C. Construction Joint Devices: Integral extruded plastic, 1/2 inch thick, formed to tongue and groove profile, with removable top strip exposing sealant trough.
D. Sealant: ASTM D1190; Hot applied polymer based asphalt compound.

2.05 CONCRETE MIX

A. Select aggregate proportions for light weight concrete in accordance with ASTM C330, ACI 301 and ACI 318.
B. Provide concrete to the following criteria:
Unit Measurement
Compressive Strength (28 day) 3000 psi
Water/Cement Ratio (maximum) 0.45 by weight (mass)
Air Entrained - 5-7 percent
Slump +/- 1" - 3"
C. No admixtures will be accepted.
D. Add air entraining agent to normal weight concrete mix for work exposed to exterior.

3.01 EXAMINATION

A. Verify that anchors, seats, plates, reinforcement and other items to be cast into concrete are accurately placed, positioned securely, and will not cause hardship in placing concrete.

3.02 PREPARATION

A. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.
B. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solid with non-shrink grout.

3.03 PLACING CONCRETE

A. Place concrete in accordance with ACI 304 and ACI 318.
B. Notify Architect minimum 24 hours prior to commencement of operations.
C. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints, are not disturbed during concrete placement.
D. Separate slabs on grade from vertical surfaces with 1/2 inch thick joint filler.
E. Place joint filler in floor slab pattern placement sequence. Set top to required elevations.
F. Extend joint filler from bottom of slab to within 1/8 inch of finished slab surface.
G. Install joint devices in accordance with manufacturer's instructions.
H. Install construction joint devices in coordination with floor slab pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.
I. Apply sealants in joint devices in accordance with manufacturer's instructions.
J. Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.
K. Place concrete continuously between predetermined expansion, control, and construction joints.
L. Saw cut joints within 24 hours after placing. Use 3/16 inch thick blade, cut into 1/4 depth of slab thickness.
M. Screed slabs on grade level, maintaining surface flatness of maximum 1/4 inch in 10 ft.

3.04 CONCRETE FINISHING

A. Finish concrete floor surfaces in accordance with ACI 302.
B. Steel trowel surfaces which are scheduled to be exposed.

3.05 CURING AND PROTECTION

A. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.
B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
C. Cure floor surfaces in accordance with ACI 308.
D. Spraying: Spray water over floor slab areas and maintain wet for 7 days.

3.06 FIELD QUALITY CONTROL

A. Field testing will be performed in accordance with ACI 302.
B. Provide free access to Work and cooperate with appointed firm.
C. Submit proposed mix design to testing firm for review prior to commencement of Work.
D. Tests of cement and aggregates may be performed to ensure conformance with specified requirements.
E. Three concrete test cylinders will be taken for every 75 or less cu yds of each class of concrete placed.
F. One additional test cylinder will be taken during cold weather concreting, cured on job site under same conditions as concrete it represents.
G. One slump test will be taken for each set of test cylinders taken.

3.07 PATCHING

A. Allow Architect to inspect concrete surfaces immediately upon removal of forms.
B. Excessive honeycomb or embedded debris in concrete is not acceptable. Notify Architect upon discovery.
C. Patch imperfections as directed.

3.08 DEFECTIVE CONCRETE

A. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.
B. Repair or replacement of defective concrete will be determined by the Architect.
C. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Architect for each individual area.

3.02 EXCAVATION

A. Excavate subsoil required for utilities to municipal utilities.
B. Cut trenches sufficiently wide to enable installation and allow inspection.
C. Do not interfere with 45 degree bearing splay of foundations.
D. Hand trim excavation. Hand trim for bell and spigot pipe joints. Remove loose matter.
E. Remove lumped subsoil, boulders, and rock up to 1/3 cu yd, measured by volume.
F. Correct areas over excavated.
G. Stockpile excavated material in area designated on site and remove excess material not being used, from site.

3.03 BACKFILLING

A. Backfill trenches to contours and elevations with unfrozen materials.
B. Systematically backfill to allow maximum time for natural settlement. Do not backfill over porous, wet, frozen or spongy sub-grade surfaces.
C. Granular Fill Type A: Place and compact materials in continuous layers not exceeding 6 inches compacted depth.
D. Subsoil Fill Type B: Place and compact material in continuous layers not exceeding 8 inches compacted depth.
E. Employ a placement method that does not disturb or damage foundation perimeter drainage, conduit in trench or other items.

3.04 SEEDING

A. Seed Mixture: 1 Merion Blue Grass: 20 percent.
2 Kentucky Blue Grass: 30 percent.
3 Norkes Perennial Ryegrass: 20 percent.
4 Clover: 30 percent.
B. Mulching Material Type A: Oat or wheat straw, free from weeds, foreign matter detrimental to plant life, and dry.
C. Mulching Material Type B: Hemlock species wood cellulose fiber, chip form, free of growth or germination inhibiting ingredients.
D. Fertilizer: FS O7F7241, Type I, Grade A; recommended for grass, with fifty percent of the elements derived from organic sources; of proportion necessary to eliminate any deficiencies of topsoil.
E. Water: Clean, fresh and free of substances or matter which could inhibit vigorous growth of grass.
F. Erosion Fabric: Jute matting, open weave.
G. Herbicide: Round-up.
H. Stakes: Softwood lumber, chisel pointed.
I. String: Inorganic fiber.
J. Prepare sub-soil to eliminate uneven areas and low spots. Maintain lines, levels, profiles and contours. Make changes in grade gradual. Blend slopes into level areas. Remove foreign materials, weeds and undesirable plants and their roots.
K. Apply fertilizer in accordance with manufacturer's instructions. Do not apply fertilizer at same time or with same machine as will be used to apply seed. Mix thoroughly into upper 2 inches of topsoil. Lightly water to aid the dissipation of fertilizer.
L. Apply seed at a rate of 50 lbs per 1000 sq ft evenly in two intersecting directions. Rake in lightly.
M. Do not sow immediately following rain, when ground is too dry, or during windy periods.
N. Immediately following seeding, apply mulch type A to a thickness of 2 inches. Maintain clear of shrubs and trees.
O. Apply water with a fine spray immediately after each area has been mulched. Saturate to 4 inches.

3.05 TOLERANCES

A. Top Surface: Plus or minus 1/2 foot.

DIVISION 04

04100 MORTAR AND GROUT

1.01 REFERENCES AND QUALITY ASSURANCE

A. ASTM C91 - Masonry Cement.
C. ASTM C144 - Aggregate for Masonry Mortar.
D. ASTM C150 - Portland Cement.
E. ASTM C207 - Hydrated Lime for Masonry Purposes.
F. ASTM C270 - Mortar for Unit Masonry.
G. ASTM C387 - Packaged, Dry, Combined Materials, for Mortar and Concrete.
H. ASTM C404 - Aggregates for Masonry Grout.
I. ASTM C476 - Grout for Masonry.
J. ASTM C780 - Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry.
K. ASTM C1019 - Method of Sampling and Testing Grout.

1.02 SUBMITTALS

A. Product Data: Provide data on joint devices, attachment accessories and test reports.
B. Manufacturer's Installation Instructions: Indicate installation procedures and interface required with adjacent Work.

1.03 COORDINATION

A. Coordinate installation of work of this section with that of adjacent trades. Confirm the placement of all necessary pre-work prior to the installation of work of this section.

2.01 MATERIALS

A. Portland Cement: ASTM C150, Type I, gray color.
C. Masonry Cement: ASTM C91, Type M, S, N.
D. Mortar Aggregate: ASTM C144, standard masonry type.
E. Hydrated Lime: ASTM C207, Type S, SA, N, NA.
F. Grout Aggregate: ASTM C404.
G. Grout Fine Aggregate: sand; 50 percent by volume.
H. Water: Clean and potable.
I. Bonding Agent: latex, compatible to mortar or grout being added

2.02 MORTAR COLOR

A. Mortar Color: Color selections are to be from natural material consequences and to be of manufacturers standard range of colors. Final selection to be approved by the Architect.
B. Finishes for interior and exterior application mortar are to match existing adjacent similar work.

2.03 MORTAR MIXES

A. Mortar For Load Bearing Walls and Partitions: ASTM C270, Type S using the Property Method.
B. Mortar For Non/Load Bearing Walls and Partitions: ASTM C270, Type N using the Property Method.
C. Mortar For Reinforced Masonry: ASTM C270, Type S using the Property Method.
D. Stain Resistant Pointing Mortar: One part Portland cement, 1/8 part hydrated lime, and two parts graded (80 mesh) aggregate, proportioned by volume. Add aluminum trisecarate, calcium searate, or ammonium searate equal to 2 percent of Portland cement by weight.

2.04 MORTAR MIXING

A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270.
B. Use mortar within two hours after mixing at temperatures of 80 degrees F., or two and one-half hours at temperatures under 50 degrees F.

2.05 GROUT MIXES

A. Lintels: 3000 psi strength at 28 days; 7/8 inches slump; mixed in accordance with ASTM C476 Fine grout.

2.06 GROUT MIXING

A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C476 Fine grout.
B. Add admixtures in accordance with manufacturer's instructions. Provide uniformity of mix.
C. Do not use anti-freeze compounds to lower the freezing point of grout.

2.07 MIX TESTS

A. Testing of Mortar Mix: In accordance with ASTM C780.
B. Test mortar mix for compressive strength, consistency, mortar aggregate ratio, water content, air content and splitting tensile strength.
C. Testing of Grout Mix: In accordance with ASTM C1019.
D. Test mortar mix for compressive strength and slump.

3.01 PREPARATION

A. Verify that anchors, seats, plates, reinforcement and other items to be cast into concrete or fabricated into masonry have been accurately placed, positioned securely, and will not cause hardship in placing work of this section.
B. Prepare area to receive work as indicated on the drawings. Clean all surfaces, prepare with specified treatments, and otherwise confirm the area to receive the work.
C. Confirm the installation of flashing and associated components.
D. Apply bonding agent to existing concrete surfaces.
E. Plug cleanout holes with block masonry units. Brace masonry for wet grout pressure.

3.02 INSTALLATION

A. Install mortar and grout in accordance with premix mortar manufacturer's instructions.
B. Work grout into masonry cores and cavities to eliminate voids.
C. Do not displace reinforcement while placing grout.
D. Remove grout spaces of excess mortar.



Project Team:

Architect:



UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCA7EK@UQDLTD.COM



W. Daniel Bickerstaff, II
Shaker Heights, OH 44120
Expires on December 31, 2023

PERMIT INSURANCE	N.N. - D.B.	06.13.2023
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

UD COPYRIGHT STATEMENT

2023 ALL RIGHTS RESERVED. ALL MATERIAL IN THIS DOCUMENT IS, UNLESS OTHERWISE STATED, THE PROPERTY OF UBIQUITOUS DESIGN, LTD. COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAWS PROTECT THESE MATERIALS. REPRODUCTION OR RETRANSMISSION OF THE MATERIALS IN WHOLE OR IN PART, IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER, IS A VIOLATION OF COPYRIGHT LAW.

Approved:

X</

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

NOTES:

GENERAL SPECIFICATIONS

2.03 MATERIALS

- Repair, clean & paint or clear finish existing removed and reinstalled hardware
- Match existing for replacement of existing damaged hardware
- Match existing as is practical, by architect approval, new hardware
- ALL door, window and misc. hardware is hereby included.

2.04 FINISHES

- Finishes: 1. Blackened satin chrome
- Match existing materials surfaces and finishes

3.01 INSTALLATION

- Install hardware in accordance with manufacturer's instructions.
- Use templates provided by hardware item manufacturer.

3.02 FIELD QUALITY CONTROL

- Hardware Supplier to inspect installation and certify that hardware and installation has been furnished and installed in accordance with manufacturer's instructions and as specified.
- Adjust hardware for smooth operation.

3.03 PROJECT CLOSE-OUT

- Master Keys shall be delivered by the hardware supplier direct to the Architect who shall turn them over to the Owner. All other keys held by the General Contractor shall be properly tagged and identified, and delivered to the Owner at completion of the work.
- All rough hardware, including nails, bolts, screws, and miscellaneous items or fastenings shall be furnished and installed by the Contractor under the applicable Division of Specifications.

3.04 PROTECTION OF FINISHED WORK

- Provide temporary protective coverings.
- Do not permit adjacent work to damage hardware or finish.

09260 GYPSUM BOARD SYSTEMS

1.01 REFERENCES

- ASTM C36 - Gypsum Wallboard.
- ASTM C79 - Gypsum Sheathing Board.
- ASTM C442 - Gypsum Backing Board and Core Board.
- ASTM C475 - Joint Treatment Materials for Gypsum Wallboard Construction.
- ASTM C514 - Nails for the Application of Gypsum Wallboard.
- ASTM C557 - Adhesive for Fastening Gypsum Wallboard to Wood Framing.
- ASTM C630 - Water Resistant Gypsum Backing Board.
- ASTM C665 - Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
- ASTM C840 - Application and Finishing of Gypsum Board.
- ASTM E119 - Fire Tests of Building Construction and Materials.
- KA-201 - Gypsum Board for Walls and Ceilings.
- GA-216 - Recommended Specifications for the Application and Finishing of Gypsum Board.

1.02 QUALITY ASSURANCE

- Perform work in accordance with ASTM C840, GA-201, GA-216 and GA-600.

1.03 REGULATORY REQUIREMENTS

- Conform to applicable code for fire rated assemblies as follows:
 - Fire Rated Partitions: Listed assembly by UL.
 - Fire Rated Ceiling and Soffits: Listed assembly by UL.

2.01 GYPSUM BOARD MATERIALS

- Standard Gypsum Board: ASTM C36; 1/2 inch thick, maximum permissible length; ends square cut, tapered edges.
- Fire Rated Gypsum Board: ASTM C35; fire resistive type, UL rated; 1/2 inch thick, maximum permissible length; ends square cut, tapered edges.
- Moisture Resistant Gypsum Board: ASTM C630; 1/2 inch thick, maximum permissible length; ends square cut, tapered edges.
- Exterior Gypsum Soffit Board: ASTM C931; standard type, 5/8 inch thick, maximum permissible length; ends square cut, square edges.
- Cementitious Backing Board: High density, glass fiber reinforced, 1/2 inch thick, 3x5' pieces. Tape corners and joints with 2 inch wide, coated glass fiber mesh tape.

2.02 ACCESSORIES

- Acoustical Insulation: ASTM C665, preformed glass fiber, friction fit type, unfaced.
- Acoustical Sealant: Non-hardening, non-skinning, for use in conjunction with gypsum board.
- Corner Beads: Metal
- Edge Trim: Metal
- Joint Materials: ASTM C475, reinforcing tape, joint compound, adhesive, and water.
- Fasteners: ASTM C1002, Type S12.
- Adhesive: ASTM C557.

3.01 GYPSUM BOARD INSTALLATION

- Install gypsum board in accordance with GA-201 and GA-216.
- Erect single layer standard gypsum board horizontal, with ends and edges occurring over firm bearing.
- Erect single layer fire rated gypsum board (vertically), with edges and ends occurring over firm bearing.
- Erect exterior gypsum sheathing horizontally, with edges butted tight and ends occurring over firm bearing.
- Use screws when fastening gypsum board to wood framing or framing.
- Double Layer Applications: Secure second layer to first with fasteners, adhesive and sufficient support to hold in place. Apply adhesive in accordance with manufacturer's instructions.
- Place second layer perpendicular to first layer. Offset joints of second layer from joints of first layer.
- Erect exterior gypsum soffit board perpendicular to supports, with staggered end joints over supports.
- Treat cut edges and holes in moisture resistant gypsum board and exterior gypsum soffit board with sealant.
- Place control joints consistent with lines of building spaces as directed.
- Place corner beads at external corners. Use longest practical length. Place edge trim where gypsum board abuts dissimilar materials.

3.02 JOINT TREATMENT

- Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
- Feather coats onto adjoining surfaces so that camber is maximum 1/3 inch.
- Taping, filling, and sanding is not required at surfaces behind adhesive applied ceramic tile.
- Tape joints and corners of cementitious backing board.
- All gypsum board walls, soffits, facias and ceilings are to be smooth finish, flat and true.

3.03 TOLERANCES

- Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

09650 RESILIENT FLOORING

1.01 REFERENCES

- ASTM F1066 - Vinyl Composition Floor Tile.

1.02 SUBMITTALS

- Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns and colors available.
- Samples: Submit two samples, 12 x 24 inches in size illustrating color and pattern for each floor material for each color specified.
- Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

1.03 REGULATORY AND ENVIRONMENTAL REQUIREMENTS

- Conform to applicable code for flame/smoke rating requirements in accordance with ASTM E84.
- Store materials for three days prior to installation in area of installation to achieve temperature stability.
- Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

1.04 EXTRA MATERIALS

- Provide 20 sq ft of each material selected.

2.01 MATERIALS - TILE FLOORING

- Vinyl Composition Tile: ASTM F1066:
 - Size: 12" x 12 inch
 - Thickness: 1/8 inch
 - Color and style as per finish schedule.

2.02 ACCESSORIES

- Subfloor Filler: White premix latex type, or as recommended by adhesive material manufacturer.
- Primers and Adhesives: Waterproof, types recommended by flooring manufacturer.
- Edge Strips: Flooring material.
- Cant Strip: wood, or as per drawings and finish schedules.
- Sealer and Wax: Types recommended by flooring manufacturer.

3.01 EXAMINATION

- Verify floor surfaces are free of substances that may impair adhesion of new adhesive and finish materials.

3.02 PREPARATION

- Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- Prohibit traffic until filler is cured.
- Vacuum clean substrate.
- Apply primer to surfaces.

3.03 INSTALLATION - TILE FLOORING

- Install in accordance with manufacturer's instructions.
- Mix tile from container to ensure shade variations are consistent when tile is placed.
- Spread only enough adhesive to permit installation of materials before initial set.
- Set flooring in place, press with heavy roller to attain full adhesion.
- Lay flooring with joints and seams parallel to building lines to produce symmetrical tile pattern.
- Fill tile in grid pattern with grain opposed every other tile. Allow minimum 1/2" full size tile width at room or area perimeter.
- Terminate flooring at centerline of door openings where adjacent floor finish is dissimilar, or as indicated on the drawings.
- Install edge strips at unprotected or exposed edges, and where flooring terminates.
- Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.
- Install flooring in pan type floor access covers. Maintain floor pattern.

3.04 CLEANING

- Remove excess adhesive from floor, base, and wall surfaces without damage.
- Clean, seal, and wax floor and base surfaces in accordance with manufacturer's instructions.

09680 CARPET AND PAD

1.01 REFERENCES

- ASTM D2859 - Test Method for Flammability of Finished Textile Floor Covering Materials.
- ASTM E84 - Surface Burning Characteristics of Building Materials.

1.02 SUBMITTALS

- Product Data: Provide data on specified products, describing physical [and performance] characteristics; sizes, patterns, colors available, and method of installation, [and layout of flat wire system].
- Samples: Submit two samples, 12" x 12" inch size illustrating color and pattern for each carpet and cushion material specified.
- Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning.

1.03 REGULATORY AND ENVIRONMENTAL REQUIREMENTS

- Conform to applicable code for flame/smoke rating requirements of in accordance with ASTM E84.
- Conform to ASTM D2859 for surface flammability ignition test.
- Store materials for one day prior to installation in area of installation to achieve temperature stability.

2.01 MATERIALS - CARPET

- Carpet: TYPE A as indicated on the finish schedule key.

2.02 MATERIALS - CUSHION

- Cushion: Cellular rubber type:
 - Nominal Thickness: 1/2 inch
 - Roll Width: 12 feet
 - Weight: 22 lbs/sq yd
 - Density: 12 lb/cu ft

2.03 ACCESSORIES

- Sub-Floor Filler: White premix latex type, as recommended by cushion manufacturer.
- Carpet Gripper: Type recommended by carpet manufacturer to suit application, with attachment devices.
- Edge Strips: vinyl type, matte finish, color per finish schedule.
- Adhesive: Compatible with cushion material.

3.01 PREPARATION

- Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.
- Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.
- Vacuum clean substrate.

3.02 INSTALLATION - CUSHION

- Install in accordance with manufacturer's instructions.
- Install cushion using maximum size pieces.
- Secure by full adhesive to sub-floor.
- Lay out cushion so that carpet seams will not align directly over cushion seams.
- Butt edges together and tight to edge of carpet gripper. Tape all joints.
- Remove air pockets and ridges and slightly stretch. Anchor cushion securely around projections and contours.
- Install cushion on stair treads and lap over nosing.
- Install edge strips using maximum length pieces. Secure to sub-floor.

3.03 INSTALLATION - CARPET

- Install in accordance with manufacturer's instructions.
- Verify carpet match before cutting to ensure minimal variation between dye lots.
- Double cut carpet, to allow intended seam and pattern match. Make cuts straight, true, and unfrayed.
- Locate seams in area of least traffic.
- Join seams by hot adhesive tape method. Form seams straight, not overlapped or peaked, and free of gaps.
- Lay carpet on floors with run of pile in same direction as anticipated traffic.
- Do not change run of pile in any room where carpet is continuous through a wall opening into another room. Locate change of color or pattern between rooms under door centerline.
- Cut and fit carpet around interruptions.
- Bind cut edges where not concealed by edge strips.
- Where wall bases are scheduled, cut carpet 1/4 inch from walls to allow re-stretching. Fit carpet tight to vertical interruptions, leaving no gaps.
- Lay carpet tight and flat on subfloor, well fastened at edges, with a uniform appearance. Provide monolithic color, pattern, and texture match within any one area.
- Install one piece gripper edging strip where carpet terminates at other floor coverings. Where splicing cannot be avoided, seam ends tight and flush.
- Install carpet continuously to stair treads, full width. Install in one piece. Adhere carpet on treads and risers and butt tight to nosing.

3.04 CLEANING

- Remove excess adhesive without damage, from floor, base, and wall surfaces.
- Clean and vacuum carpet surfaces.

09900 PAINTING

1.01 REFERENCES

- ASTM D16 ? Definitions of Terms Relating to Paint, Varnish, Lacquer, and Related Products.
- ASTM D2016 ? Test Method for Moisture Content of Wood.
- NPCA (National Paint and Coatings Association) ? Guide to U.S. Government Paint Specifications.
- PDCA (Painting and Decorating Contractors of America) ? Painting ? Architectural Specifications Manual.

1.02 SUBMITTALS

- Product Data: Provide data on all finishing products.
- Samples: Submit two samples illustrating range of colors and textures available for each surface finishing product scheduled.
- Manufacturer's Instructions: Indicate special surface preparation procedures and substrate conditions requiring special attention.

1.03 DELIVERY, STORAGE, AND HANDLING

- Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- Container label to include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- Store paint materials at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.04 ENVIRONMENTAL REQUIREMENTS

- Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
- Minimum Application Temperatures for Latex Paints: 45 degrees F (7 degrees C) for interiors; 50 degrees F (10 degrees C) for exterior; unless required otherwise by manufacturer's instructions.
- Minimum Application Temperature for Varnish and Stained Finishes: 65 degrees F (18 degrees C) for interior or exterior, unless required otherwise by manufacturer's instructions.
- Provide lighting level of 80 ft candles measured mid-height at substrate surface.

1.05 EXTRA MATERIALS

- Provide 1 gallon of each color type to Owner.
- Label each container with color, type, texture and room locations.

2.01 MANUFACTURERS

- Manufacturers ? Paint
 - Sherwin Williams.
 - Benjamin Moore.
 - Pratt & Lambert.
- Manufacturers ? Transparent Finishes
 - Minwax.
- Manufacturers ? Stain
 - Minwax.
- Manufacturers ? Primer Sealers
 - Sherwin Williams.
 - Benjamin Moore.

2.02 MATERIALS

- Coatings: Ready mixed, except field catalyzed coatings. Process pigments to a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating; good flow and brushing properties; capable of drying or curing free of streaks or sags.
- Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified, of commercial quality.
- Patching Materials: Latex filler.
- Fastener Head Cover Materials: Latex filler.

2.03 FINISHES

- Ceilings: SW # 1900, flat, latex
- Walls: SW #1025, eggshell, latex
- Wet Locations: color as scheduled above, satin, oil
- Trim: all locations, doors, windows, misc., color as scheduled above, semi-gloss, oil
- Doors: stain chestnut, clear polyurethane

3.01 PREPARATION

- Remove electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
- Correct defects and clean surfaces which affect work of this section. Remove existing coatings that exhibit loose surface defects.
- Seal with shellac and seal marks which may bleed through surface finishes.
- Impervious Surfaces: Remove mildew by scrubbing with solution of tri/sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- Concrete Floors: Remove contamination, acid etch, and rinse floors with clear water. Verify required acid/alkali balance is achieved. Allow to dry.
- Gypsum Board Surfaces: Fill minor defects with filler compound. Spot prime defects after repair.
- Concrete and Unit Masonry Surfaces Scheduled to Receive Paint Finish: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri/sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- Plaster Surfaces: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.
- Uncoated Steel and Iron Surfaces: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by [hand] [power tool] wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Spot prime paint after repairs.
- Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch/2p patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Prime metal items including shop primed items.
- Interior Wood Items Scheduled to Receive Paint Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried, sand between coats.
- Interior Wood Items Scheduled to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried, sand lightly between coats.
- Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior caulking compound after prime coat has been applied.
- Exterior Wood Scheduled to Receive Transparent Finish: Remove dust, grit, and foreign matter; seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes with tinted exterior caulking compound after sealer has been applied.
- Wood and Metal Doors Scheduled for Painting: Seal top and bottom edges with primer.

3.02 APPLICATION

- Apply products in accordance with manufacturer's instructions.
- Do not apply finishes to surfaces that are not dry.
- Apply each coat to uniform finish.
- Apply each coat of paint slightly darker than preceding coat unless otherwise approved.
- Sand wood and metal lightly between coats to achieve required finish.
- Vacuum clean surfaces free of loose particles. Use tack cloth just prior to applying next coat.
- Allow applied coat to dry before next coat is applied.
- Where clear finishes are required, tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
- Prime concealed surfaces of interior and exterior woodwork with primer paint.
- Prime concealed surfaces of interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.

3.03 CLEANING

- Collect waste material which may constitute a fire hazard, place in closed metal containers and remove daily from site.



DIVISION 09

09300 TILE

1.01 REFERENCES AND QUALITY ASSURANCE

- ANSI A108.1 ? Installation of Ceramic Tile with Portland Cement Mortar.
- ANSI A108.10 ? Installation of Grout in Tilework.
- ANSI A118.6 ? Ceramic Tile Grouts.
- ANSI A137.1 ? Standard Specifications for Ceramic Tile.
- TCA (Tile Council of America) ? Handbook for Ceramic Tile Installation.

1.02 SUBMITTALS

- Product Data: Provide instructions for using adhesives and grouts.
- Manufacturer's Product Specifications
- Maintenance Data: Include recommended cleaning methods, cleaning materials, stain removal methods, and polishes and waxes.

1.03 ENVIRONMENTAL REQUIREMENTS

- Do not install adhesives in an unventilated environment.
- Maintain 50 degrees F degrees during installation of mortar materials.

1.04 EXTRA MATERIALS

- Provide 10 sq ft of each size, color, and surface finish of tile specified.

2.01 CERAMIC TILE MATERIALS

- Ceramic (Mosaic) Floor Tile: ANSI A137.1, conforming to the following:
 - Moisture Absorption 0 to 0.5 percent
 - Size 4 x 4
 - Shape square
 - Edge square
 - Surface Finish Wall Tile glazed
 - Surface Finish Floor Tile matte glazed
 - Color gray, submit three (3) sample options
 - Cove Base to match floor tile and per drawings for profile, typical.

2.02 MORTAR AND GROUT MATERIALS

- Mortar Materials: ANSI A118.1, Dry Set and water.
- Grout: ANSI A118.6, the grout, color as per drawings.
- Mix and proportion pre-mix setting bed and grout materials in accordance with manufacturer's instructions.

2.03 ACCESSORIES

- Reinforcing Mesh: expanded metal lath, galvanized.
- Thresholds: Marble, color and type to match existing, smooth finish, sized to fit opening, beveled one side for adjacent to tile applications, both sides for tile to tile and similar.

3.01 PREPARATION

- Protect surrounding work from damage or disfiguration.
- Vacuum clean surfaces [and damp clean].
- Seal substrate surface cracks with filler, mesh tape and thin-set mortar as necessary. Level existing substrate surfaces to acceptable flatness tolerances.

3.02 INSTALLATION - THINSET METHOD

- Install tile, thresholds and grout in accordance with manufacturer's instructions and to TCA Handbook.
- Confirm intended pattern with Architect prior to the execution of work of this section. Do not interrupt tile pattern through openings.
- Place thresholds at exposed tile edges and at locations indicated and or scheduled.
- Cut and fit tile tight to penetrations through tile. Form corners and bases as scheduled neatly. Align floor, base, ceiling and wall joints.
- Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar, or excess grout.
- Sound tile after setting. Replace hollow sounding units.
- Keep control joints free of adhesive or grout. Apply sealant to joints.
- Allow tile to set for a minimum of 48 hours prior to grouting.
- Grout tile joints.
- Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.

3.03 CLEANING

- Clean tile and grout surfaces.

3.04 PROTECTION OF FINISHED WORK

- Do not permit traffic over finished floor surface for 4 days after installation.

DIVISION 10

10800 TOILET AND BATH ACCESSORIES

1.01 REFERENCES

- ASTM A167 ? Stainless and Heat/Resisting Chromium/Nickel Steel Plate, Sheet, and Strip.
- ASTM A269 ? Seamless and Welded Austenitic Stainless Steel Tubing for General Service.
- ASTM A366 ? Steel, Carbon, Cold/Rolled Sheet, Commercial Quality.
- ASTM B456 ? Electrodeposited Coatings of Copper Plus Nickel Plus Chromium and Nickel Plus Chromium.

1.02 SUBMITTALS

- Product Data: Provide data on accessories describing size, finish, details of function, attachment methods.
- Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.

1.03 COORDINATION

- Coordinate the work with the placement of internal wall reinforcement to receive anchor attachments.

2.01 PRODUCTS

- All products identified in schedule below are as manufactured by Bobrick.
- Architect approved substitutions only.

2.02 ACCESSORIES

- Fasteners, Screws, and Bolts: Hot dip galvanized, tamper-proof and security type.
- Expansion Shields: Fiber, lead, or rubber as recommended by accessory manufacturer for component and substrate.

2.03 FINISHES

- Galvanizing: ASTM A123 to 1.25 oz/sq yd. Galvanize ferrous metal and fastening devices.
- Shop Primed Ferrous Metals: Pretreat and clean, spray apply one coat primer and bake.
- Enamel: Pretreat to clean condition, apply one coat primer and minimum two coats electrostatic baked enamel.
- Chromic/acid Plating: ASTM B456, Type SC 2, satin or polished finish.
- Stainless Steel: US26D.
- Back panel components where contact is made with building finishes to prevent electrolysis.

3.01 INSTALLATION

- Deliver inserts and rough/in frames to site for timely installation.
- Provide templates and rough/in measurements as required.
- Install accessories in accordance with manufacturers' instructions and ANSI A117.1.
- Install plumb and level, securely and rigidly anchored to substrate.

3.02 SCHEDULE

- | ITEM | PRODUCT | MODEL # | FINISH |
|------|-------------------------|------------|--------|
| A. | Toilet Tissue Dispenser | B-2888 | US26D |
| B. | Paper Towel Dispenser | B-262 | US26D |
| C. | Soap Dispenser | B-4112 | US26D |
| D. | Napkin Dispenser | B-2800 | US26D |
| E. | Mirror | B-293-1630 | US26D |
| F. | Hand Dryer | B-709 | white |
| G. | Hook | B-212 | US26D |
| H. | Waste Receptacle | B-279 | US26D |
| I. | Grab Bars | B-6106 | US26D |



Project Team:

Architect:

4. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION

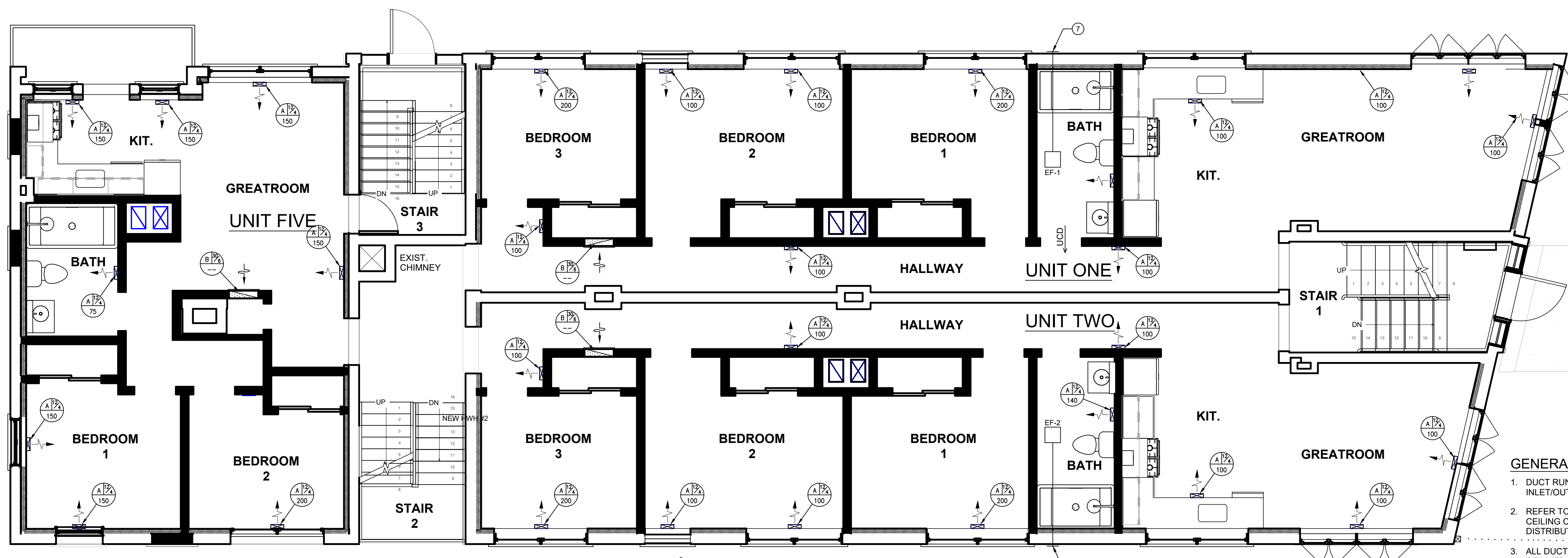
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT CHECK EXISTING CONDITIONS ON BUILDING SITE AND VERIFY DATA AND INFORMATION IN THIS DRAWING

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

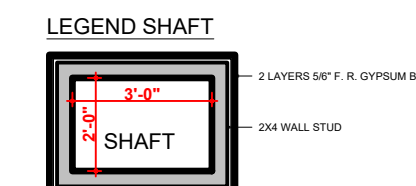
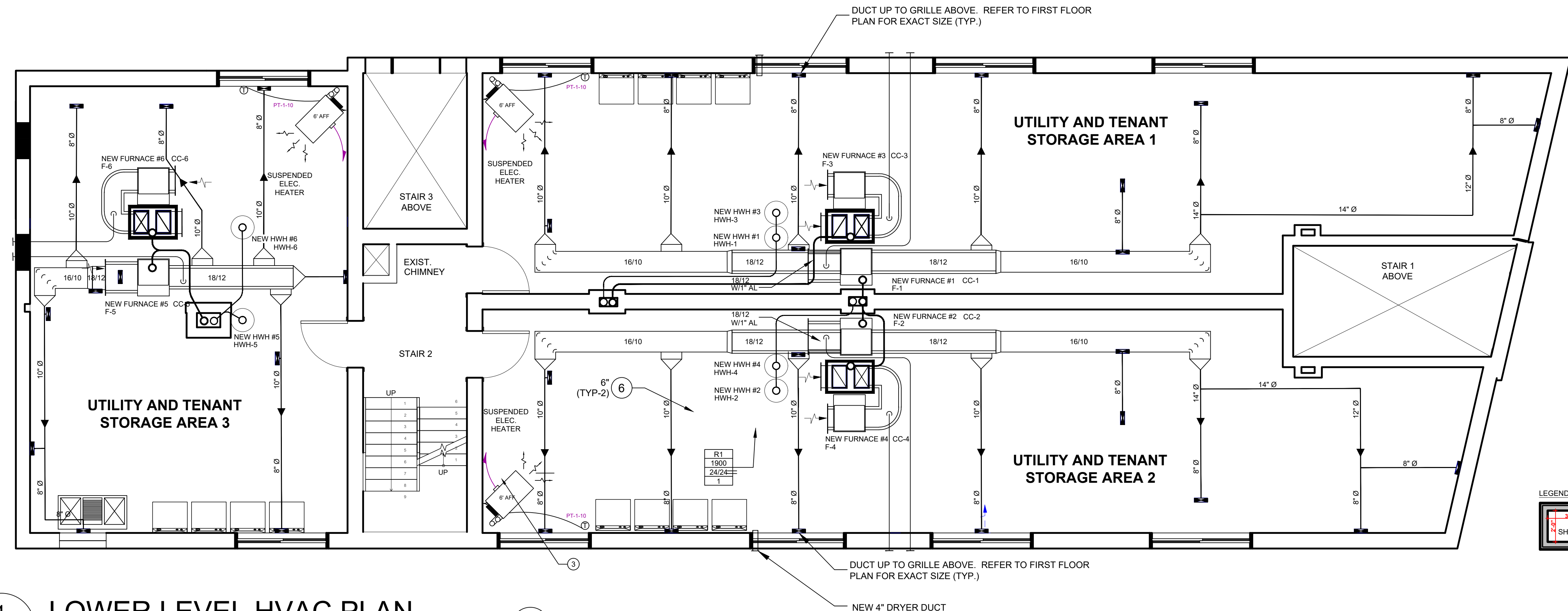
1 LOWER LEVEL HVAC PLAN

M1.0 SCALE 1/4"=1'-0"



2 FIRST LEVEL HVAC PLAN

M1.0 SCALE 1/4"=1'-0"



City of Cleveland
Department of Building and Housing
Division of Construction Permitting



Approved Construction Drawings

Reviewed By: **Ken Marriott**
Approved Date: **04/22/2024**

Approve Per: 

GENERAL NOTES:

1. DUCT RUNOUT SIZE SHALL BE THE SAME AS THE AIR INLET/OUTLET CONNECTION SIZE UNLESS NOTED OTHERWISE
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING CONSTRUCTION AND EXACT LOCATION OF AIR DISTRIBUTION DEVICES
3. ALL DUCTWORK DIMENSIONS SHOWN ARE GROSS, NET FREE AREA OF LINED DUCTWORK IS REDUCED BY THE DUCT LINING THICKNESS.
4. INSTALL ALL EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION IN SUCH A MANNER SO THAT PROPER CLEARANCE IS PROVIDED FOR SERVICING PER NATIONAL ELECTRICAL CODE.
5. NO FLEXIBLE DUCTWORK SHALL BE INSTALLED WITHIN THIS PROJECT, EXCEPT AT UNIT CONNECTIONS TO MINIMIZED VIBRATION AND NOISE TRANSMISSION.
6. SUPPLY GRILLES WITHIN UNITS 1, 2 AND 3 ARE FLOOR MOUNTED.



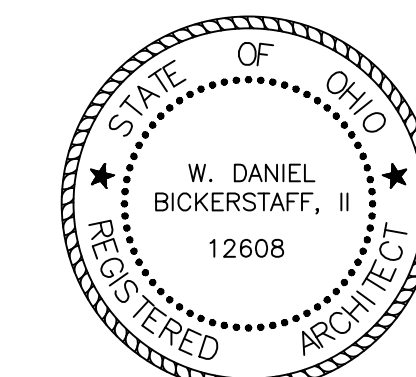
Project Team:

Architect



UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATEK@UDLTD.COM



W. Daniel Bickerstaff, II License No. 1260
Expiration Date: December 31, 2025

PERMIT ISSUANCE	WDB, II	01.22.2022
OWNER REVIEW	WDB, II	12.26.2022
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approval:		
X		
		Date
Consultant Project #	Drawn by:	Checked by:
	NN/DB	WD

MECHANICAL
PLANS AND
DETAILS

Scale:	Sheet:
Date: 01.22.2024	M1.0

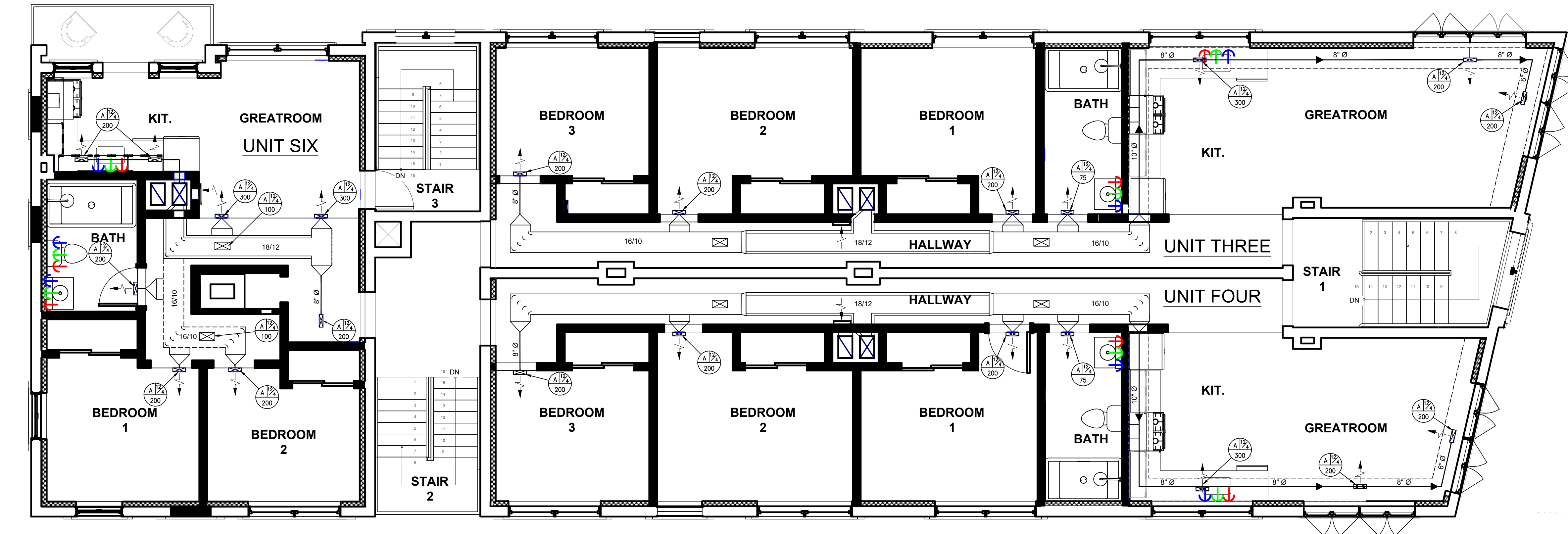
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

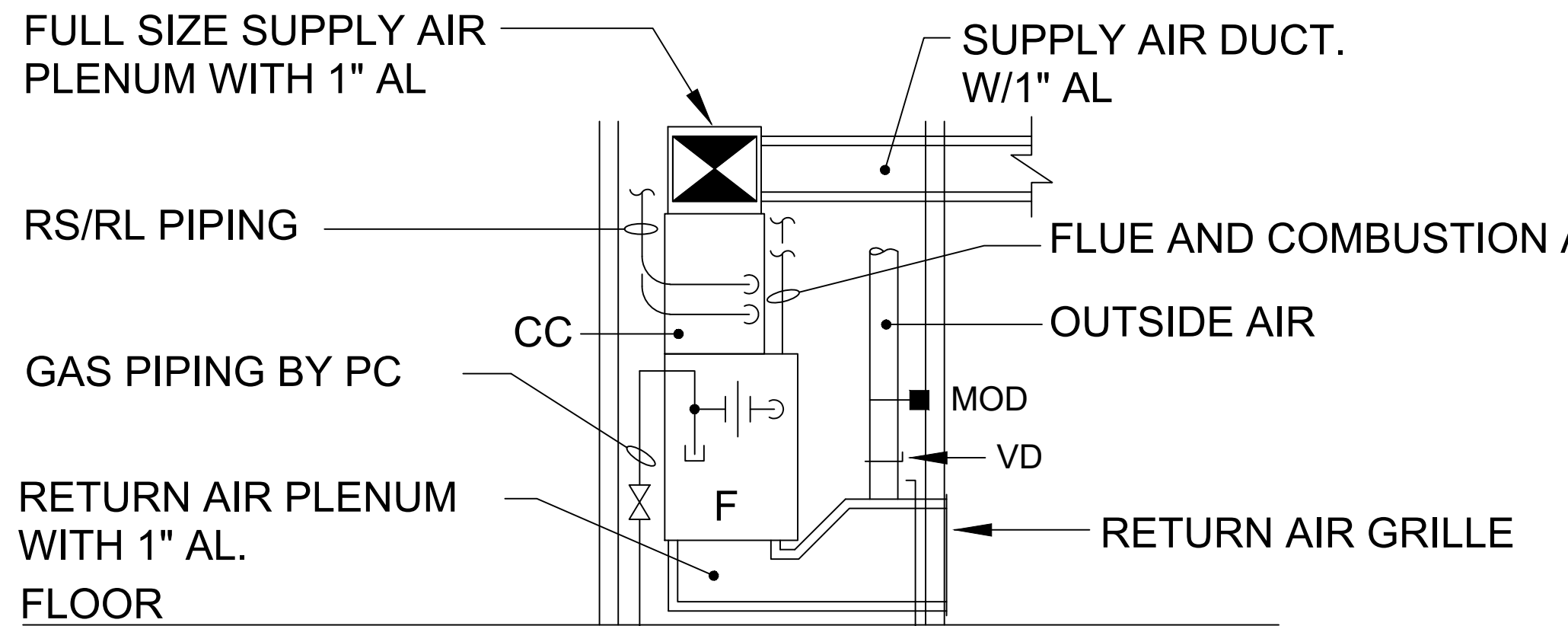
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



2 SECOND LEVEL HVAC PLAN
M2.0 SCALE 1/4"=1'-0"



TYPICAL FURNACE DETAIL
SCALE: NONE

MECHANICAL SPECIFICATIONS

A. GENERAL CONDITIONS OTHER CONTRACT DOCUMENTS

1. The general conditions and other contract documents as set forth hereby are to be incorporated into and become a part of the specifications for the work under this division.

B. CODES AND PERMITS

1. Comply with rules, regulations of state, county, and city authorities having jurisdiction over the premises, including safety requirements of OSHA. Do not construe this as relieving contractor from complying with specifications, which exceed code requirements, and not in conflict therewith.
2. Secure and pay for all permits and certificates of inspection required. Make payments to all public utilities for work performed by them in providing service connections.

C. LOCAL CONDITIONS

1. Visit site, become familiar with conditions affecting this work. No additional payment will be made on claims that arise from lack of knowledge of existing conditions.
2. This contractor shall be held to have examined the premises and site so as to compare them with the drawings and specifications. No allowance shall be made to the contractor by reason of his failure to have made such examination or of any error on his part.

D. DRAWINGS

1. Drawings and specifications are to be considered as supplementing each other. Work specified shall be performed or furnished as though mentioned in both specifications and drawings.
2. The drawings are schematic only and are intended to show the approximate locations. Do not scale.

E. SHOP DRAWINGS

1. This contractor shall submit shop drawings on the items of equipment and systems as necessary to clearly show equipment and construction.

F. SUPERVISION

1. This contractor shall have in charge of the work, a competent superintendent with experience in the work to be installed under this contract.

G. COORDINATION

1. This contractor shall coordinate his work and cooperate with the other contractors. He shall arrange his work with theirs so that there will be no delay in the proper installation.
2. Examine work of other trades, which comes in contact with or is covered by this work. Do not attach to, cover, or finish against any defective work, or install work of this division in a manner that will prevent other trades from properly installing their work. Consult all drawings, specifications and details of other divisions of the work.

H. CUTTING AND PATCHING

1. All cutting and patching work related to this contract will be the responsibility of this contractor.

I. GUARANTEE AND WARRANTIES

1. Warrant that equipment and all work is installed in accordance with good engineering practice and that all equipment will meet requirements specified. Any equipment failing to perform or function as specified shall be replaced with complying equipment, without cost to the owner.
2. Guarantee against defects in workmanship and materials; make good repair or replace any defective work, material or equipment within one year from date of acceptance.

J. INSTALLATION REQUIREMENTS

1. Location of piping, equipment, ducts, etc., on the drawings is diagrammatic; indicated positions shall be followed as closely as possible; exact locations shall be subject to building construction and interferences with other work. Architect reserves right to make minor changes in location of any part of the work up to the time of roughing-in without additional cost.

K. TEST AND ADJUSTMENTS

1. Obtain all inspections required by law, ordinances, rules, regulations of authorities having jurisdiction, furnish certificates of such inspections. Pay all fees and provide all equipment, power and labor necessary for inspections and test.

- b. Sanitary sewers per state plumbing code and local authority.

L. MATERIALS

1. Pipe and fittings

Domestic Water - type "L" hard copper
Waste and Drain piping (above ground interior) - no-hub cast iron.

M. VALVES

1. Valves in water piping: Ball valves with screwed ends, min. 150 lbs., Swp. Valves used for shut-off and balancing shall be equipped with memory stop.

N. INSULATION

1. All insulation shall be installed over clean dry surfaces. Insulation must be dry and in good condition. Wet or damaged insulation will not be acceptable. No insulation shall be applied prior to pressure test completion of the respective piping systems.

2. Fiberglass pipe insulation shall be installed with joints butted firmly together. Jacket laps to be sealed with factory applied adhesive. Butt joints to be sealed with butt stripes, having factory-applied adhesive. Valves and fittings shall be insulated using mitered sections of insulation, insulation cement, or premolded fitting insulation. The insulation applied to the valves and fittings shall be covered with the same type of covering as used on the pipe insulation.

N. INSULATION (con.)

3. Provide the following insulation products as manufactured by Owens-Corning. Insulation products as manufactured by Armstrong, Certainteed or Knauf are acceptable. Adhesive shall be Benjamin Foster or equal.

4. Material

Domestic hot water - 3/4" thick ASJ/SSL fiberglass
Domestic cold water - 3/4" thick ASJ/SSL fiberglass

O. DUCTWORK

1. Provide all sheet metal work as shown on the drawings in accordance with the latest edition of the ASHRAE Guide and Data book, SMACNA Standards and this specification, the most demanding of which shall be the minimum standard.

P. WASTE SYSTEMS

1. Run all drainage piping as direct as possible. Actual location of drains and waste piping shall meet the various building conditions. Do any work necessary to conceal piping or clear piping of other trades.



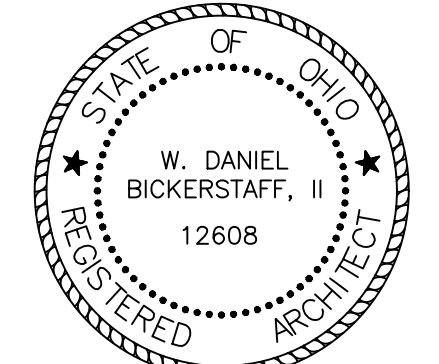
Project Team:

Architect



UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCADEK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expiration Date: December 31, 2025

PERMIT ISSUANCE	WDB, II	01.22.2024
OWNER REVIEW	WDB, II	12.26.2023
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approved:	X	Date
Consultant Project #	Drawn by	Checked by
	NN/DB	WDB, II

HVAC
SECOND FLOOR
PLAN

Scale:	Sheet
Date:	M2.0
01.22.2024	

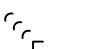
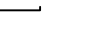
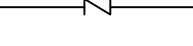
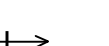
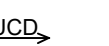
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

HVAC LEGEND	
ABBREVIATION	DESCRIPTION
	MOTOR OR PNEUMATICALLY OPERATED DAMPER
	RETURN OR EXHAUST DUCT
	SUPPLY DUCT
	TURNING VANES
	VOLUME DAMPER
	CHECK VALVE
	BRANCH PIPING OFF BOTTOM
	BRANCH PIPING OFF TOP
	PIPE DROP
	PIPE RISE
	A/C CONDENSATE DRAIN PIPING
	REFRIGERANT LIQUID PIPING
	REFRIGERANT SUCTION PIPING
	THERMOSTAT
	LOUVERED DOOR
	UNDERCUT DOOR
	AIRFLOW DIRECTION
AD	ACCESS DOOR
AL	ACOUSTICAL LINING
CC	COOLING COIL
CU	CONDENSING UNIT
E	EXHAUST GRILLE
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EH	ELECTRIC HEATER
F	FURNACE
LAT	LEAVING AIR TEMPERATURE
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPERAGE
MOD	MOTOR OPERATED DAMPER
MOP	MAXIMUM OVERLOAD PROTECTION
OA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
R	RETURN GRILLE
REX	REMOVE EXISTING
S	SUPPLY GRILLE OR DIFFUSER
VD	VOLUME DAMPER

FURNACE SCHEDULE						
MARK	F-1	F-2	F-3	F-4	F-5	F-6
FUEL	NAT GAS	NAT GAS	NAT GAS	NAT GAS	NAT GAS	NAT GAS
INPUT (MBH)	100	100	100	100	100	100
OUTPUT (MBH)	93	93	93	93	93	93
FAN AIR QUANTITY (CFM)	1400	1400	1700	1900	1700	1700
MIN OA QUANTITY (CFM)	100	100	100	100	100	100
EXTERNAL STATIC PRESS ("WG)	0.85	0.85	0.70	0.60	0.70	0.70
FAN MOTOR HP	3/4	3/4	3/4	3/4	3/4	3/4
COOLING COIL MARK	CC-1	CC-2	CC-3	CC-4	CC-5	CC-6
FILTER TYPE	2" TA	2" TA	2" TA	2" TA	2" TA	2" TA
ELECTRICAL DATA (VOLT./PH.)	120/1	120/1	120/1	120/1	120/1	120/1
MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE
MODEL NUMBER	TUX-100C960	TUX-100C960	TUX-100C960	TUX-100C960	TUX-100C960	TUX-100C960
REMARKS	1	1	1	1	1	1

REMARKS
1. 7-DAY PROGRAMMABLE THERMOSTAT

FAN SCHEDULE	
MARK	EF-1
SERVICE	TOILET
CAPACITY (CFM)	75
STATIC PRESSURE ("WC)	0.25
OUTLET VELOCITY (FPM)	382
TIP SPEED (FPM)	1772
DRIVE TYPE	DIRECT
BHP	-
MOTOR HP	40W
RUNNING RPM	1058
ELECTRICAL DATA (VOLT./PH.)	120/1
OPERATING WEIGHT (LBS.)	15
MANUFACTURER	COOK
MODEL NUMBER	GC-140
REMARKS	1,2,3,4

REMARKS:

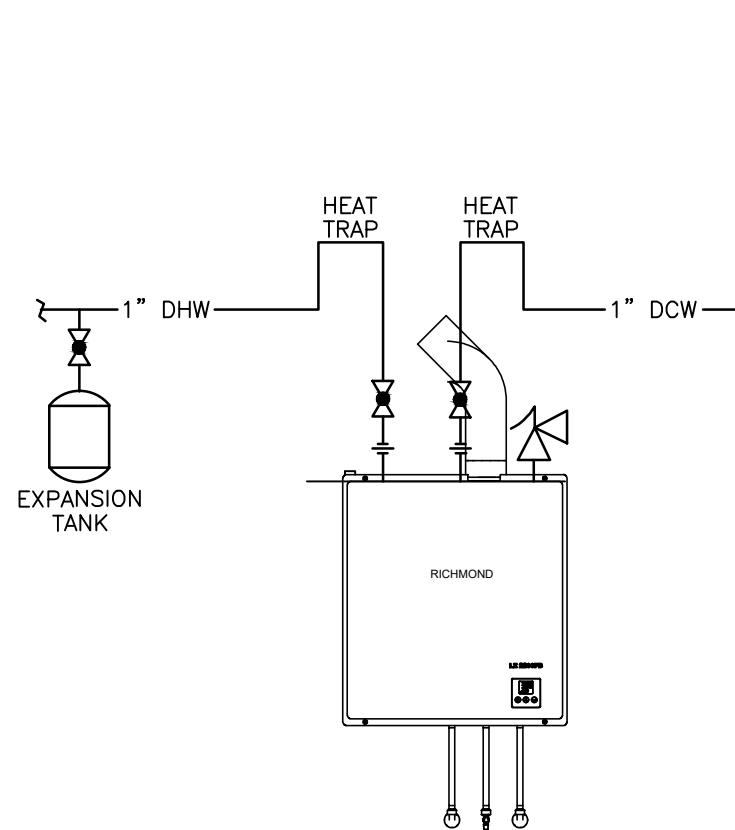
- 120V PLUG CORD
- EC TO WIRE THRU LIGHTS
- GRAVITY DAMPER
- WALL CAP COOK MODEL WCR6

GRILLE AND DIFFUSER SCHEDULE	
MARK	S1
MANUFACTURER	TITUS
MODEL NUMBER	300RS
TYPE	SURF MTD
NOMINAL SIZE	SEE PLAN
PATTERN	4-WAY
DAMPER MODEL NUMBER	AG35
COLOR	#26 WHITE
REMARKS	

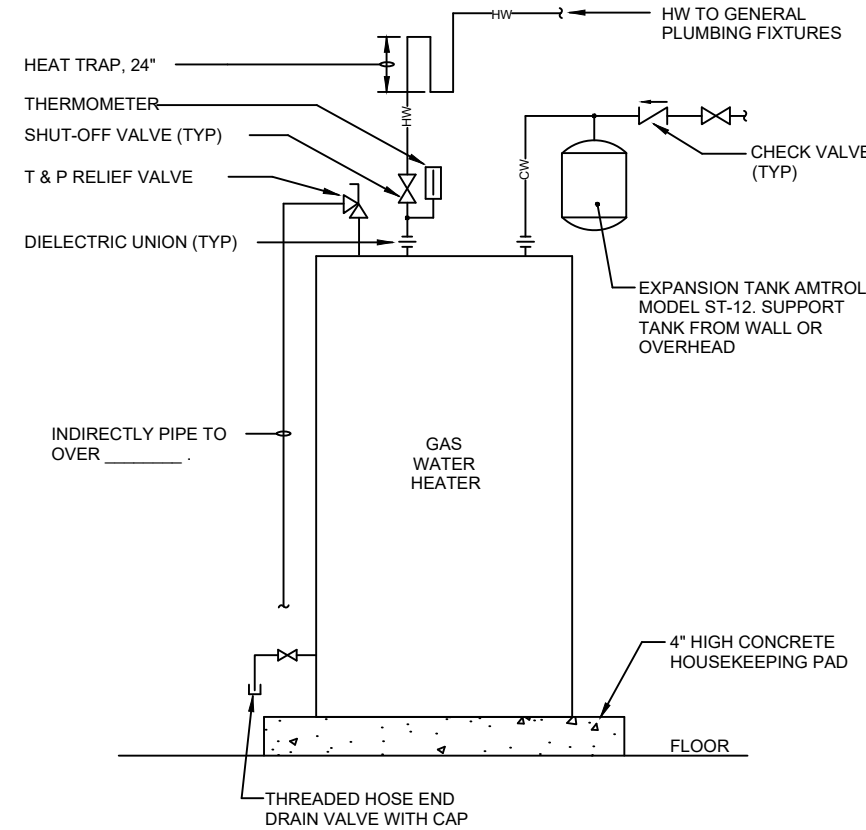
REMARKS
1. PROVIDE OPPOSED BLADE DAMPER AT BRANCH TAKE-OFF FOR EACH DIFFUSER.

GAS DOMESTIC WATER HEATER SCHEDULE	
MARK	HWH-1-6
TYPE	TANK
QUANTITY OF ELEMENTS	2
KW PER ELEMENT	-
RECOVERY RATE @ 80°F (GPH)	23
STORAGE (GALLONS)	40
MAXIMUM WORKING PRESS (PSI)	150
ELECTRICAL DATA (VOLT./PH.)	-
MANUFACTURER	RHEEM
MODEL NUMBER	NAT. GAS -40
REMARKS	

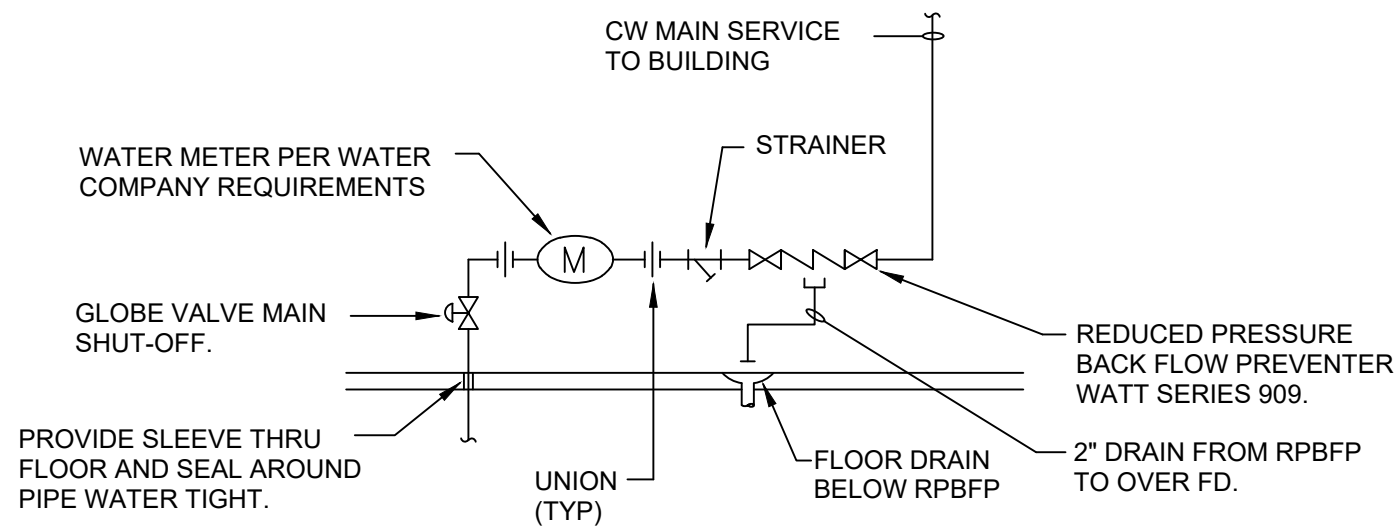
ELEC. TANKLESS DOMESTIC WATER HEATER SCHEDULE	
MARK	DWH-1-3
TYPE	TANKLESS
QUANTITY OF ELEMENTS	2
AMPS	120
EFFICIENCY	97%
FLOW RATE (GPM)	0.8
MAXIMUM WORKING PRESS (PSI)	150
ELECTRICAL DATA (VOLT./PH.)	208-240V
MANUFACTURER	BOSCH
MODEL NUMBER	WH27 TRONIC 6000
WATER PRESSURE	15 PSI TO 150 PSI



NEW ELEC. WALL MOUNTED
TANKLESS WATER HEATER DETAIL



TYP. 40 GAL.
GAS WATER HEATER PIPING DIAGRAM

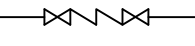
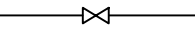
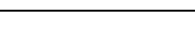
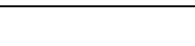
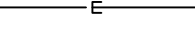
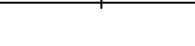
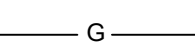
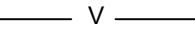


NOTE: VERIFY REQUIREMENTS WITH LOCAL WATER DEPARTMENT AND CODE OFFICIALS. PROVIDE AS NEEDED PER WATER DEPARTMENT.

DOMESTIC WATER NEW SERVICE
ENTRANCE DETAIL
SCALE: NONE

PLUMBING FIXTURE SCHEDULE									
DESIGNATION	DESCRIPTION	MOUNTING	HW	CW	SAN	VENT	MODEL	FIXTURE	
P-1	LAUNDRY TUB	FLOOR	1/2"	1/2"	2"	1-1/2"	MUSTEE UTILATUB MODEL 14, WHITE MOLDED FIBERGLASS, INTEGRAL MOLDED DRAIN, STEEL LEVELER LEGS, RIBBED UNDERBODY	FAUCET: CHROME PLATED BRASS, DECK MOUNTED, 8" SWING SPOUT, 4" CENTERS, VACUUM BREAKER, HOSE OUTLET END, LEVER HANDLES WITH STOP IN SWANKS, CHICAGO FAUCETS NUMBER 891	
P-2	DOUBLE BOWL SINK	COUNTER	1/2"	1/2"	2"	1-1/2"	22"x33"x8" DEPTH, 18 GAUGE TYPE 304 STAINLESS STEEL, SELF RIM, UNDERCOATED, DOUBLE BOWL, JUST DL-22233-A-GR	FAUCET: CHROME PLATED BRASS, DECK MOUNTED, 8" CENTERS, 8" SPOUT, 2 GPM FLOW RESTRICTION, AERATOR, SPRAY AND HOSE, CHICAGO FAUCETS MODEL 1102-HAB	
P-3	BATH TUB ADA COMPLIANT	FLOOR	1/2"	1/2"	2"	1-1/2"	SAME AS BT-1 WITH ADDITION OF GRAB BARS AND SEAT FOR ADA COMPLIANCE	SAME AS BT-1 WITH 61" SLIDE BAR, HAND HELD SHOWER FITTING, 69" METAL GARD HOSE, CHICAGO FAUCET NUMBER 53	
P-4	WATER CLOSET ADA COMPLIANT	FLOOR	-	3/4"	3"	2"	AMERICAN STANDARD "CADET" 2216.143, WHITE VITREOUS CHINA, TANK TYPE, ELONGATED BOWL, CLOSE COUPLED TANK, 1.6 GPF	SEAT: WHITE, HEAVY DUTY, SPLIT FRONT, STAINLESS STEEL POSTS WITH SELF-SUSTAINING HINGES	
P-5	LAVATORY	WALL	1/2"	1/2"	2"	1-1/2"	AMERICAN STANDARD "LUCERNE" 0356.015, WHITE VITREOUS CHINA, SELF DRAINING, FRONT OVERFLOW, 20.5"x18.25", 8" FAUCET CENTERS	FAUCET: CHROME PLATED BRASS, DECK MOUNTED, 8" CENTERS, 5" SPOUT, 2.2 GPM FLOW RESTRICTION, CROSS HANDLES, AERATOR, CHICAGO FAUCET NUMBER 404-JCF	
L-1	LAVATORY ADA COMPLIANT	WALL	1/2"	1/2"	1-1/2"	1-1/2"	AMERICAN STANDARD "LUCERNE" 03055.012, WHITE VITREOUS CHINA, BACK AND SIDE SHIELDS, FRONT OVERFLOW, 4" FAUCET CENTERS	FAUCET: CHROME PLATED BRASS, DECK MTD, 4" CENTERS, 4" SPOUT, 2 GPM FLOW RESTRICTION, 4" WRIST BLADE HANDLES, SAFETY COVERS FOR ADA, CHICAGO FAUCETS NUMBER 802A-317	
(E) FD-1	FLOOR DRAIN	FLOOR	-	3/8"	4"	2"	JAY R. SMITH FIG. 2010A, DUCO CAST IRON BODY, ADJUSTABLE NICKLE BRONZE STRAINER, SECURE SQUARE HOLE GRATE, 6" ROUND	TRAP PRIMER, BRASS FITTINGS, CLEAR RESERVOIR, PVC DIAPHRAM, PRECISION PLUMBING PRODUCTS, INC. OREGON #1	

REMARKS
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PROVIDE ALL STOPS, ESCUCHEONS, TRAPS, HANGERS, ETC FOR COMPLETE WORKING INSTALLATION.
3. ALL PLUMBING FIXTURES SHALL HAVE FINAL APPROVAL BY OWNER.
4. CONTRACTOR TO COORDINATE FIXTURE ROUGH-IN DIMENSIONS WITH GC.
5. PROVIDE ALL LAVATORIES WITH STAINLESS STEEL NON REMOVABLE FLAT GRID STRAINERS.
6. PROVIDE ALL SINKS WITH STAINLESS STEEL CRUMB CUPS
7. PROVIDE 6" PLUMBING WALL AT FIXTURE LOCATIONS
8. PLUMBING CONTRACTOR TO SNAKE ALL STORM LINES AND DRAINS AND DRAIN LINES TO INSURE CLEAR UNOBSTRUCTED FLOW OF SERVICES
9. PLUMBING CONTRACTOR TO PROVIDE METAL DRAINAGE PANS BENEATH ALL WASHING MACHINES/COMBO UNITS
10.PLUMBING CONTRACTOR TO PROVIDE BELOW SINK DISPOSAL UNITS AT ALL KIT, SINK LOCATIONS

PLUMBING LEGEND	
ABBREVIATION	DESCRIPTION
	BACKFLOW PREVENTER
	SHUT OFF VALVE
	EXISTING PIPING
	EXISTING PIPING TO BE REMOVED
	REMOVE TO POINT AND CAP
	REMOVE TO POINT FOR RECONNECTION
CO 	CLEANOUT AT FLOOR
CO 	CLEANOUT ABOVE CEILING
	FLOOR DRAIN
	BRANCH PIPING OFF BOTTOM
	BRANCH PIPING OFF TOP
	PIPE DROP
	PIPE RISE
	ROOF PENETRATION
	COLD WATER PIPING
	GAS PIPING
	HOT WATER PIPING
	SANITARY SEWER
	SANITARY SEWER BELOW
	VENT PIPING
BFP	BACKFLOW PREVENTER
BT	BATHTUB
CO	CLEANOUT
CTE	CONNECT TO EXISTING
DWH	DOMESTIC WATER HEATER
EC	ELECTRICAL CONTRACTOR
EL	ELEVATION
ETR	EXISTING TO REMAIN
FD	FLOOR DRAIN
INV	INVERT
L	LAVATORY
LB	LAUNDRY BOX
LT	LAUNDRY TUB
MC	MECHANICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
REX	REMOVE EXISTING
S	SINK
SH	SHOWER
VTR	VENT THRU ROOF
WC	WATER CLOSET



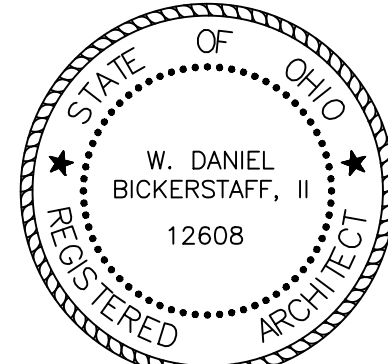
Project Team:

Architect



UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCTE@UBDLT.OHIO



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expiration Date: December 31, 2025

PERMIT ISSUANCE	WDB, II	01.22.2024
OWNER REVIEW	WDB, II	12.26.2023
ISSUED	BY	DATE

S.E.
PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approved:	X	Date
Constant Project #	Drawn by	Checked by
	NN/DB	WDB, II

MECHANICAL
SPECIFICATIONS,
SCHEDULES AND
DETAILS

Scale:	Sheet:
Date:	M3.0
01.22.2024	

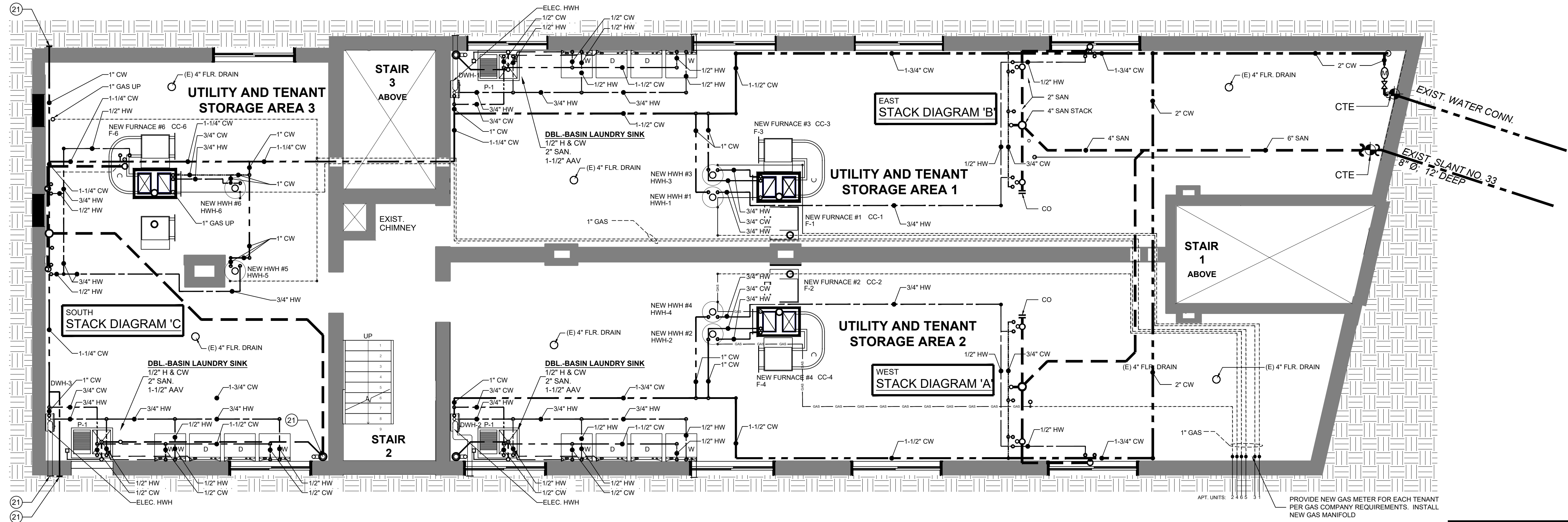
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

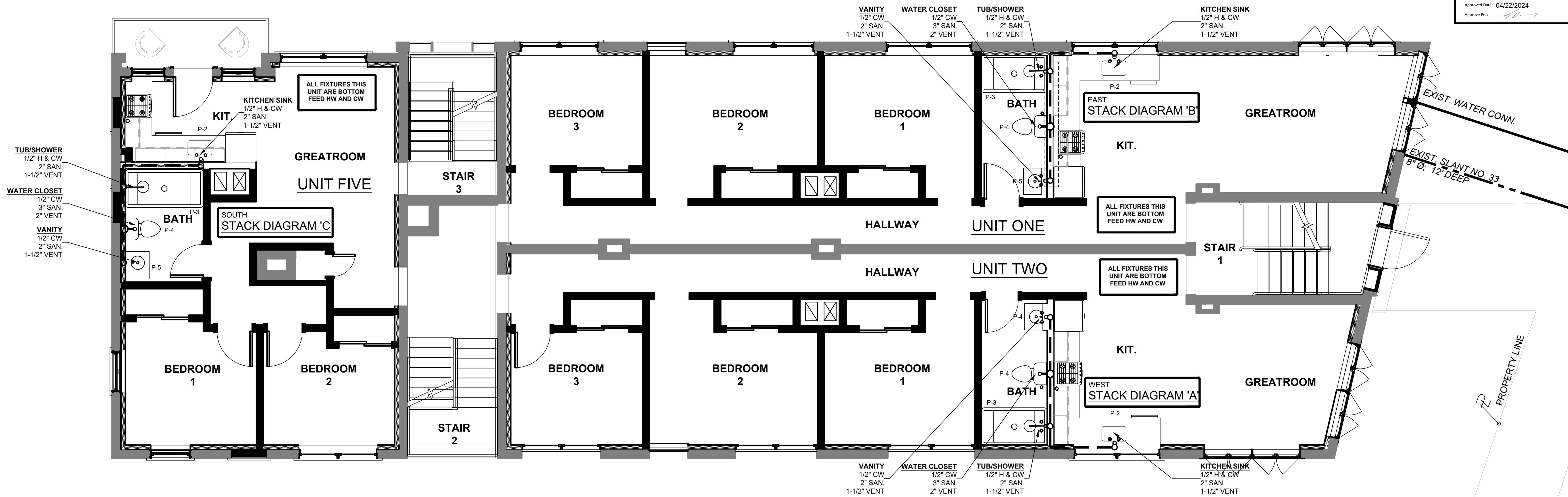
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

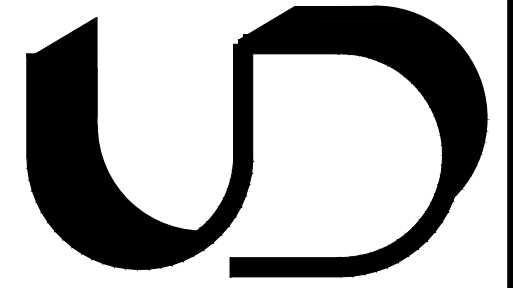
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



1
P1.0
SCALE
1/4"=1'-0"



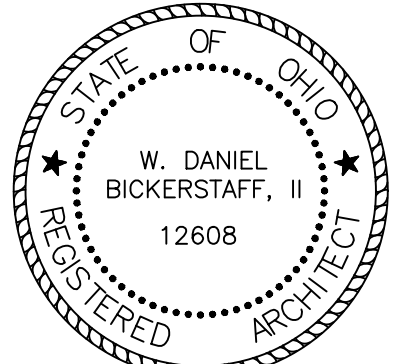
2
P1.0
SCALE
1/4"=1'-0"



Project Team:

Architect
UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCADE@UBDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expiration Date: December 31, 2025



PERMIT ISSUANCE	WDB, II	01.22.2024
OWNER REVIEW	WDB, II	12.26.2023
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approved:
X
Constant Project #
Drawn by: NN/DB
Checked by: WDB, II

PLUMBING
PLANS

Scale: Sheet:
Date: 01.22.2024
P1.0

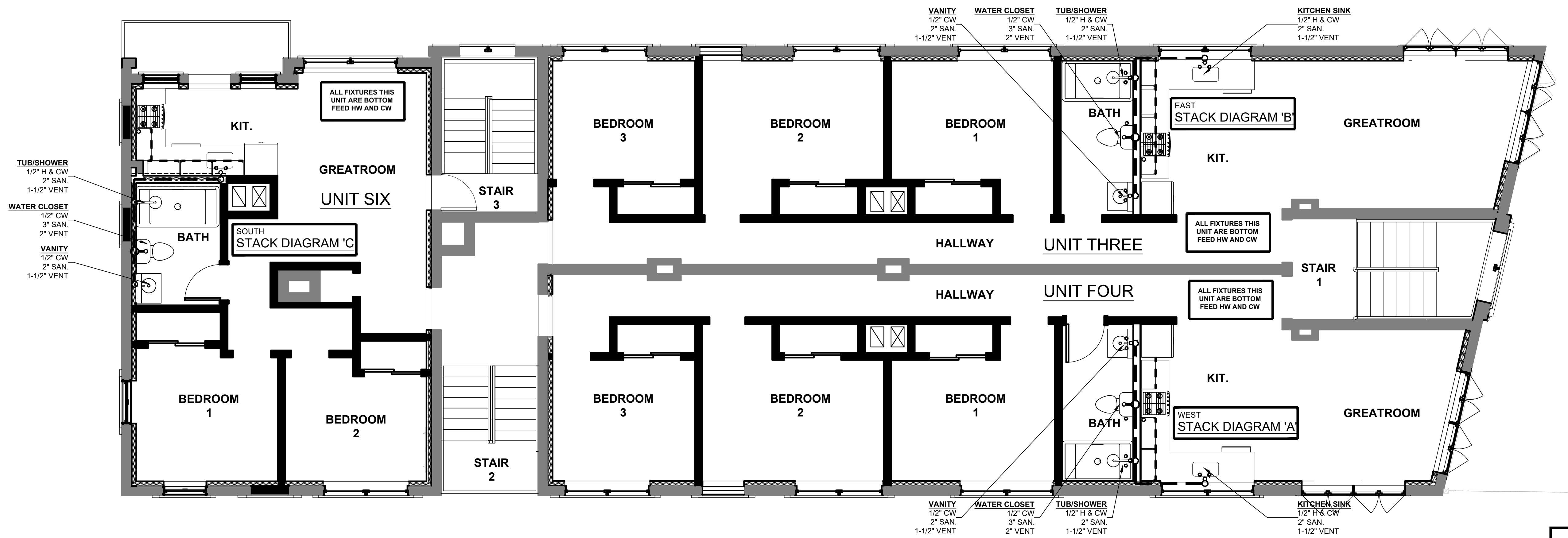
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

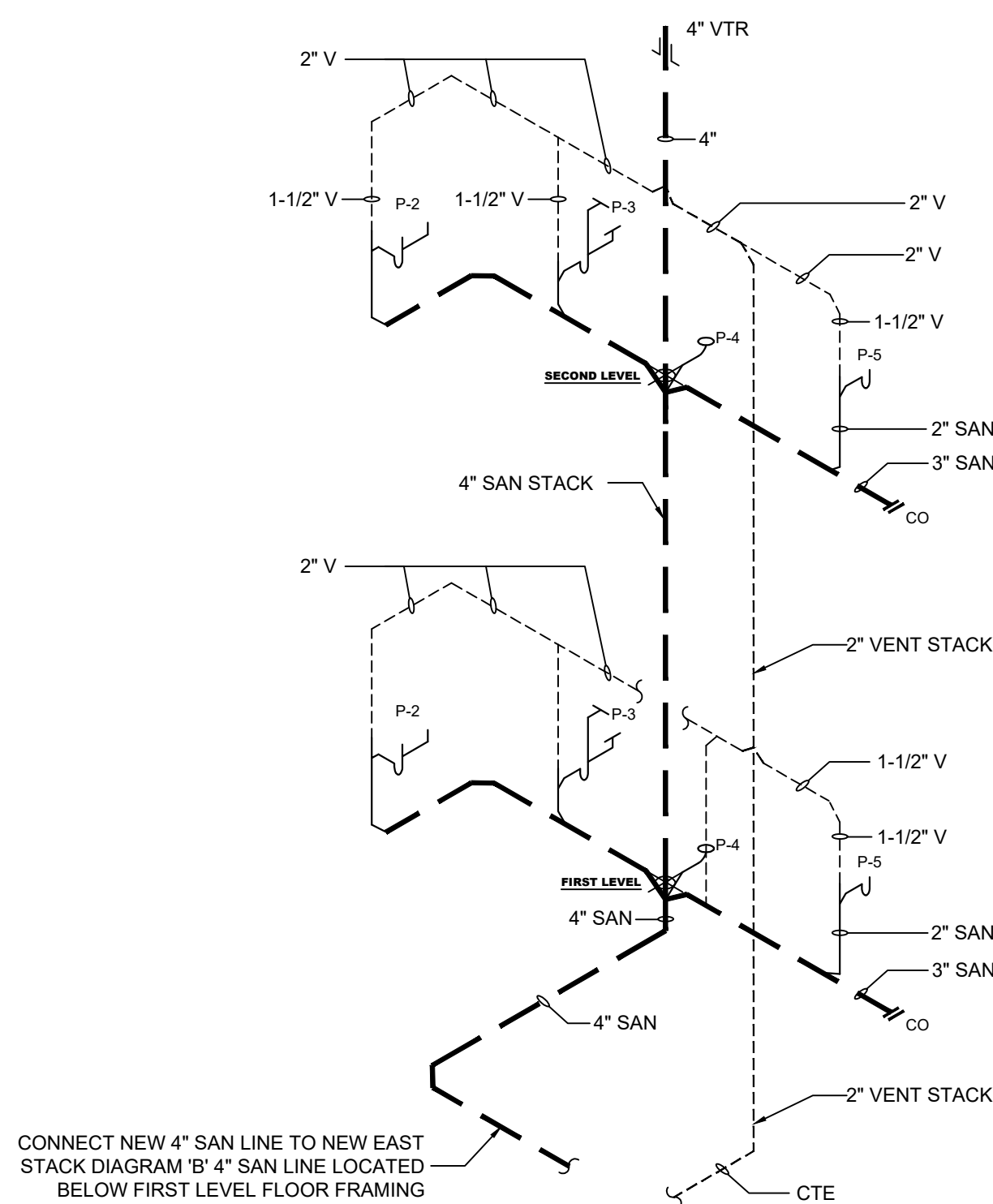
2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

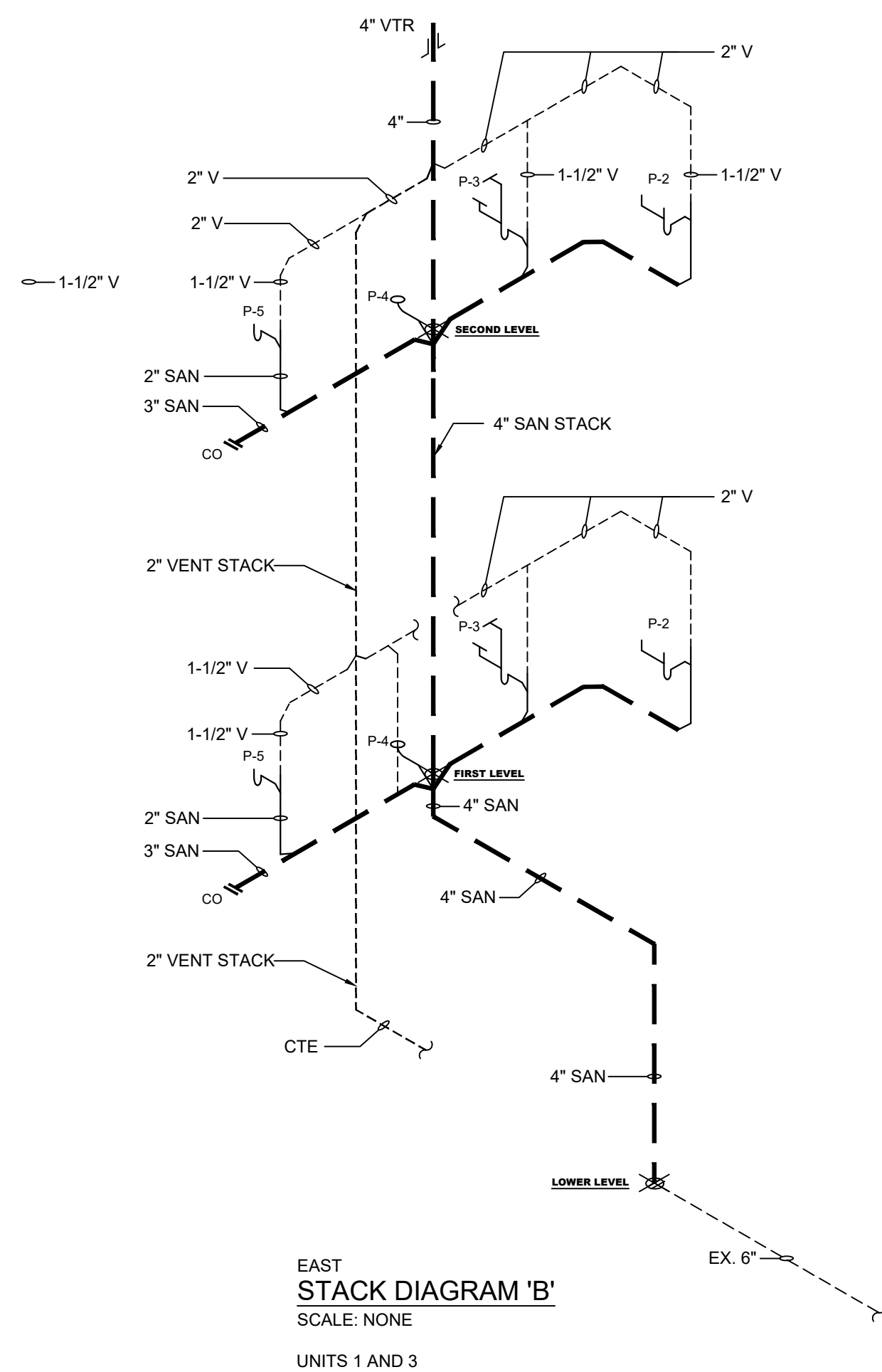


1
P2.0
SCALE
1/4"=1'-0"

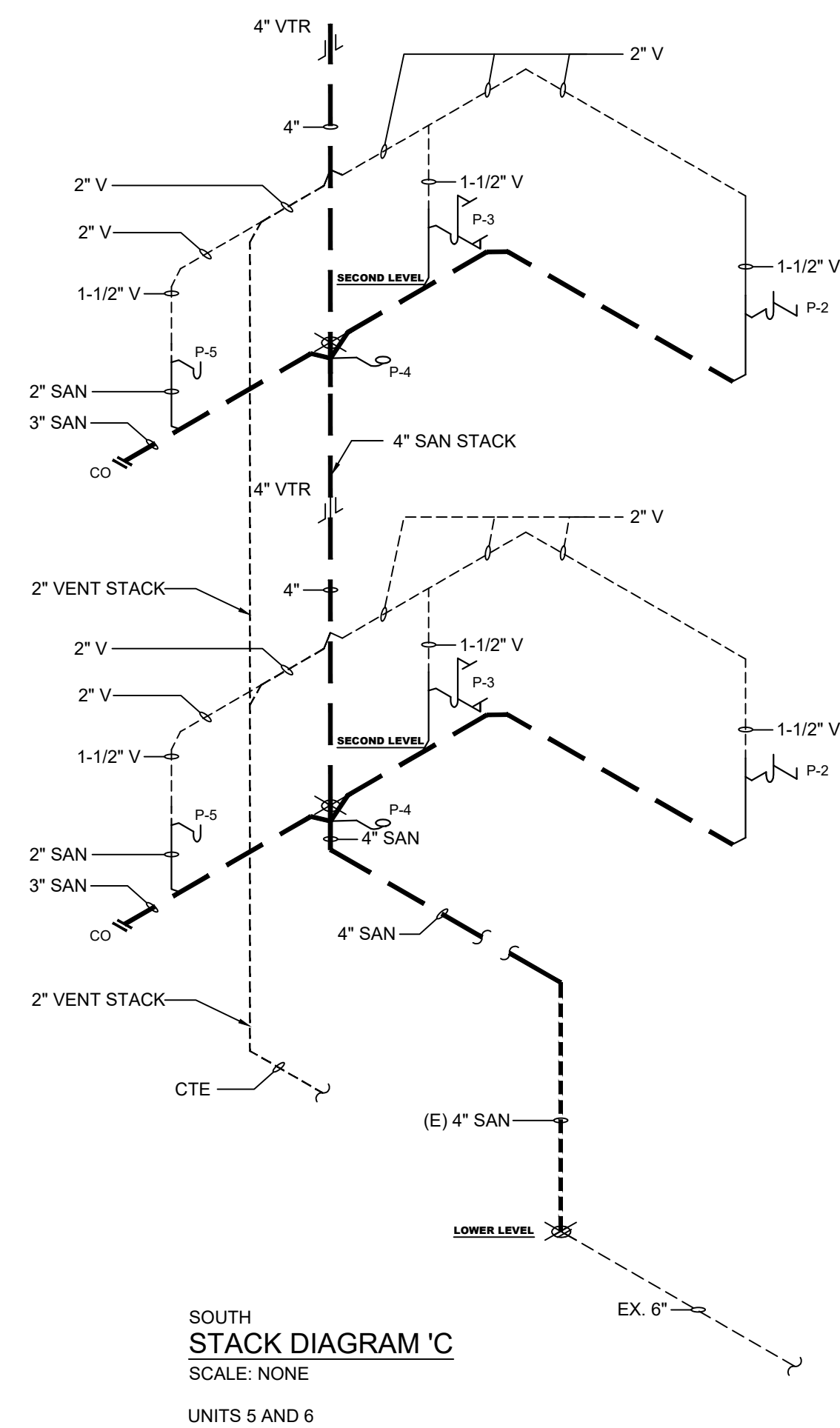


PROPOSED STACK DIAGRAMS

WEST
STACK DIAGRAM 'A'
SCALE: NONE
UNITS 2 AND 4



EAST
STACK DIAGRAM 'B'
SCALE: NONE
UNITS 1 AND 3



SOUTH
STACK DIAGRAM 'C'
SCALE: NONE
UNITS 5 AND 6



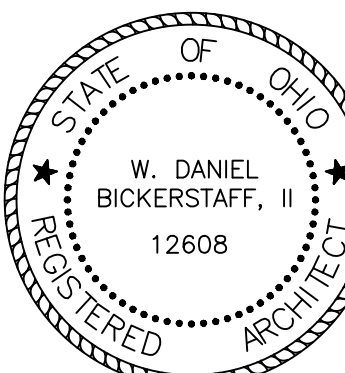
Project Team:

Architect



UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCADEK@UBDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expiration Date: December 31, 2025

PERMIT ISSUANCE	WDB, II	01.22.2024
OWNER REVIEW	WDB, II	12.26.2023
ISSUED	BY	DATE

S.E.
PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approval:	X	Date
Consultant Project #	Drawn by	Checked by
	NN/DB	WDB, II

SECOND LEVEL
PLUMBING PLAN
AND STACK DIAGS.

Scale:	Sheet
Date:	P2.0
01.22.2024	

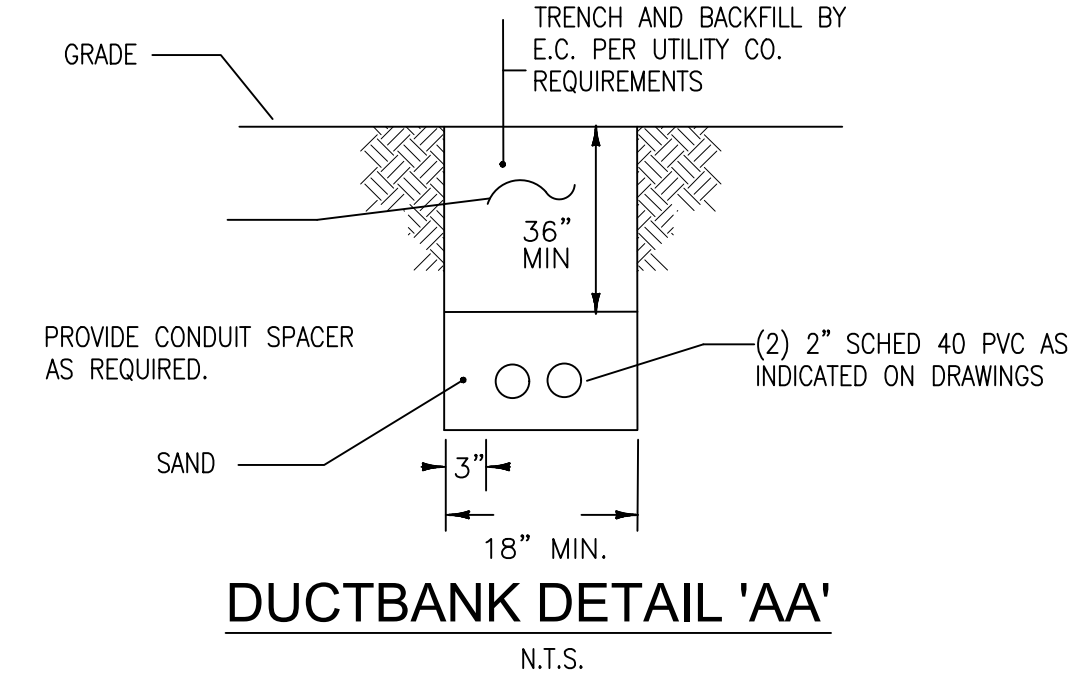
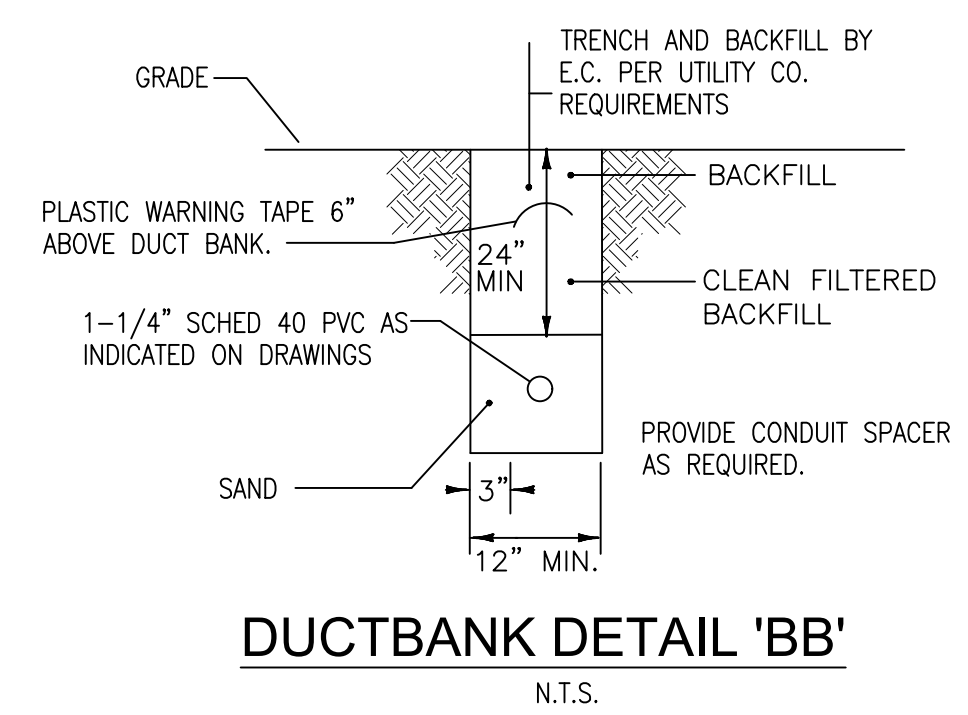
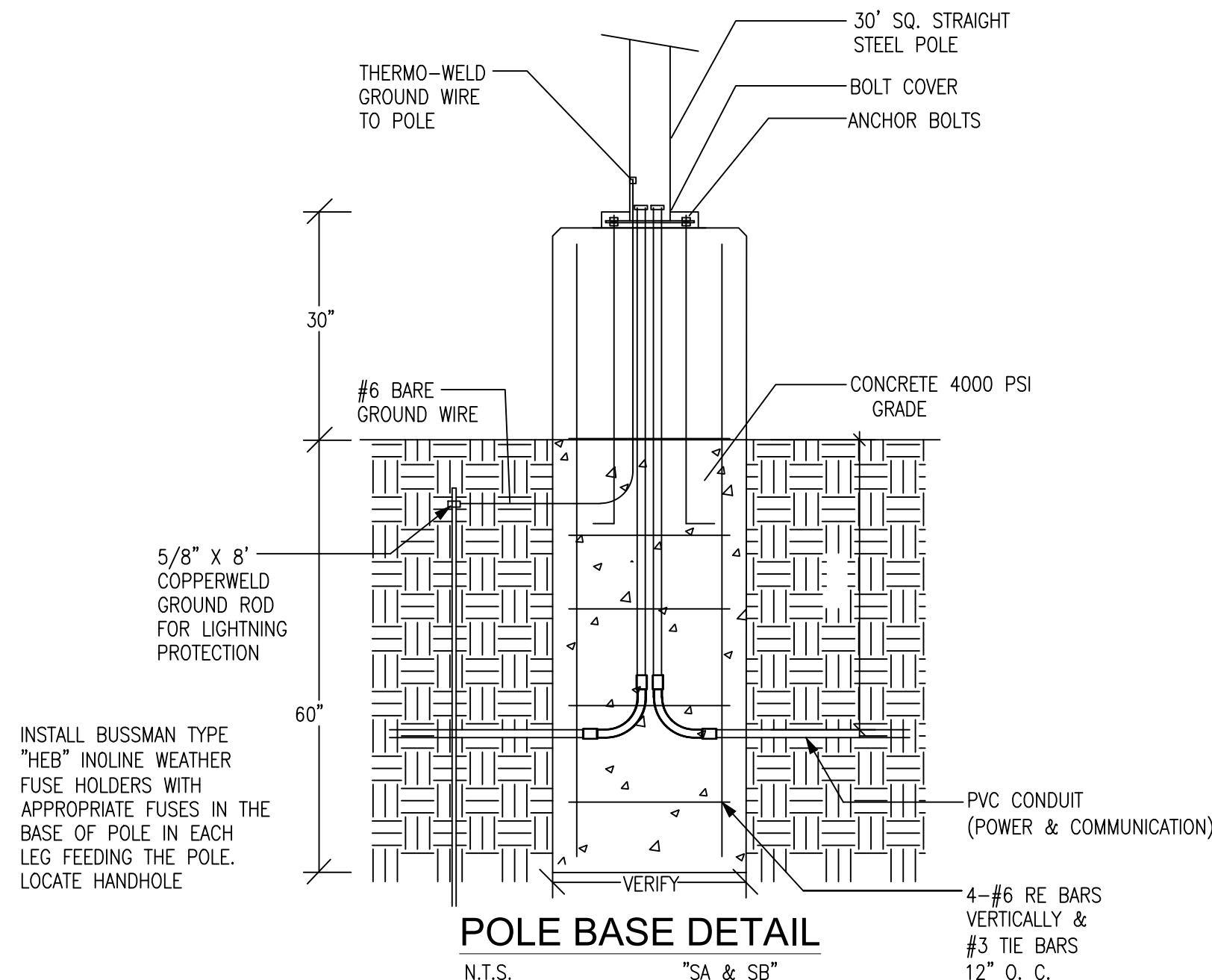
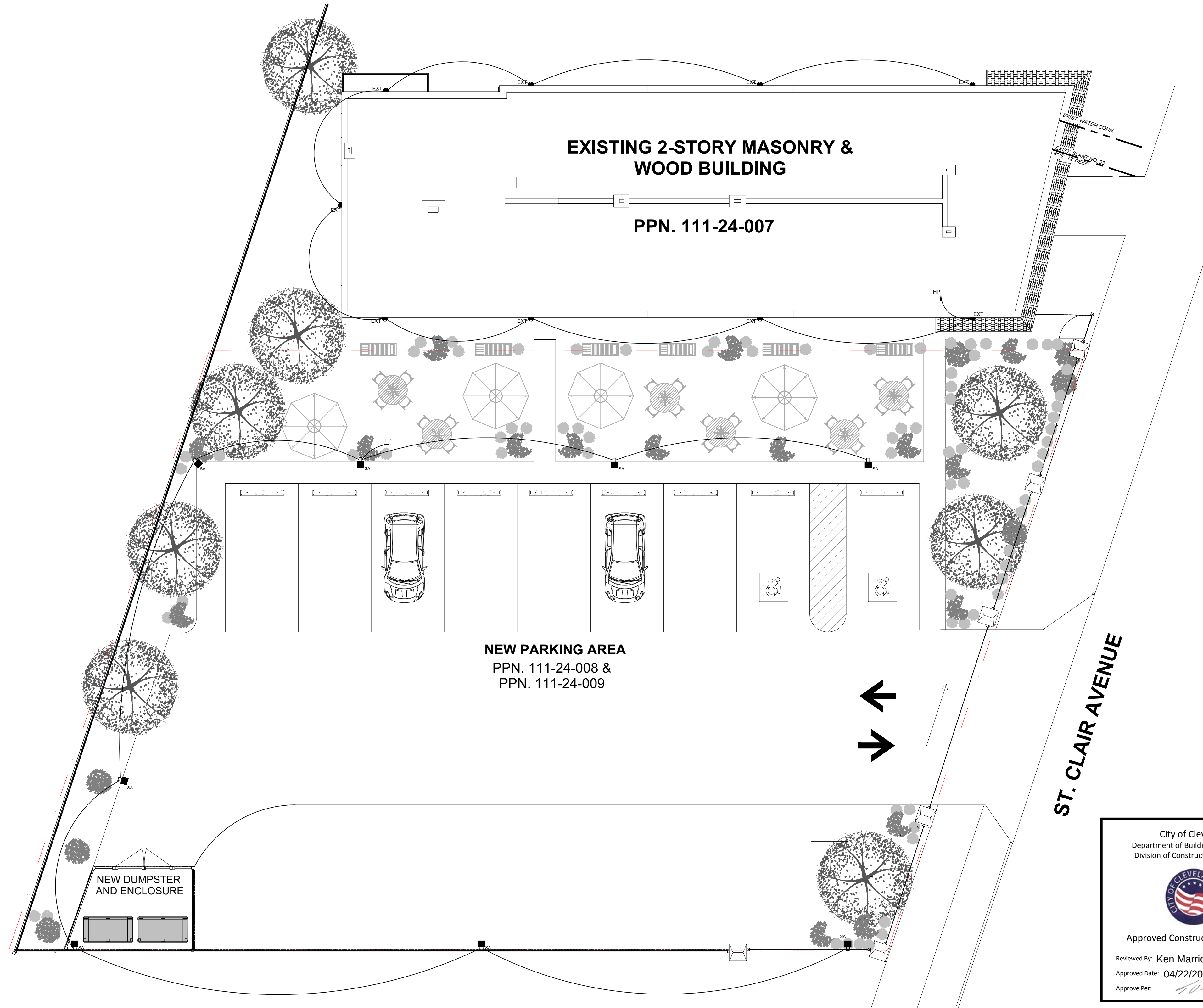
NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING.

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

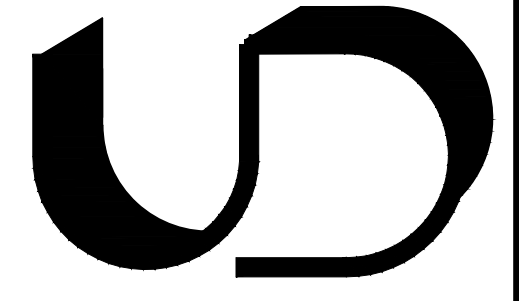
4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.



SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	TYPE	LAMP WATTS	FINISH	VOLTS	FIXTURE WATTS	MTG	DESCRIPTION
	SA	LED 90L	SILVER	208	218	POLE MOUNTED	POLE MOUNTED LED LIGHTING FIXTURE, DIE CAST ALUMINUM HOUSING, ACRYLIC LENS, PLATINUM SILVER & LED DRIVER MOUNTED ON A 30\"/>
CATALOG NO.							LITHONIA LIGHTING - DSX1LED 60C 1000 40K T3M MVOLT SPA DNAXD POLE SSS 30 56 DM19AS DNACD FGL BC PHILIPS LIGHTING SPAUDING LIGHTING

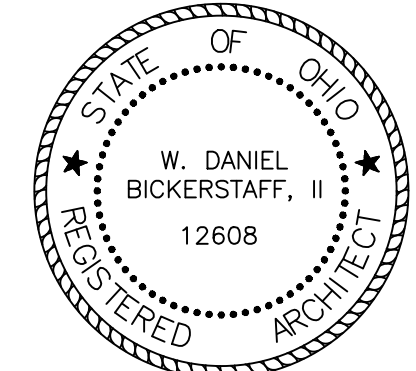
- 1 PROPOSED SITE PLAN
E1.0 SCALE 1/8" = 1'-0"
- PLAN CODED NOTES:
- INDICATED BY
- CONDUCTORS SHALL BE ROUTED UNDERGROUND. REFER TO DUCTBANK DETAIL 'AA' FOR FURTHER INFORMATION ON DRAWING E1.0. COORDINATE EXACT ROUTING WITH FIELD CONDITIONS. ONE CONDUIT FOR LIGHTING. POWER BY THIS CONTRACTOR.
 - REFER TO DUCTBANK DETAIL 'BB' FOR FURTHER INFORMATION ON DRAWING E1.0. COORDINATE EXACT ROUTING WITH FIELD CONDITIONS.

- SITE GENERAL NOTES
- E.C. SHALL COORDINATE CONDUIT SIZES ENTERING POLE FOR POWER AND FUTURE CAMERA POLE MANUFACTURER. TRANSITION AS REQUIRED.
 - SEE LIGHTING FIXTURE SCHEDULE AND DETAILS ON DRAWING E102.
 - PROVIDE PVC TO RGS ADAPTER DURING TRANSITION FROM PVC TO RGS AT ENTRANCE OF BUILDING. PROVIDE WATER PROOF SEALING AS PER NEC REQUIREMENTS.
 - ALL SITE LIGHTING CONDUCTORS SHALL BE #8 AWG (CU) - XHHW-2 IN 2" PVC MIN.-U.O.N.
 - COORDINATE ROUTING OF TRENCHING AND DUCTBANKS WITH ELECTRIC UTILITY, STORM, SANITARY, GAS AND WATER UTILITIES. E.C. SHALL LOWER DUCTBANK AS REQUIRED TO COORDINATE WITH OTHERS UTILITIES.
 - E.C. SHALL PROVIDE PULL BOXES AS REQUIRED.
 - SEE SPECIFICATIONS ON DRAWING E102.
 - E.C. SHALL MATCH MOUNTING OF EXISTING RECEPTACLES ON THE POLES IN THE EXISTING PARKING LOT.



Project Team:

Architect
UBIQUITOUS DESIGN, LTD.
ARCHITECTS
3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCADEK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expiration Date: December 31, 2025

PERMIT ISSUANCE	WDB, II	01.22.2024
OWNER REVIEW	WDB, II	12.26.2023
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

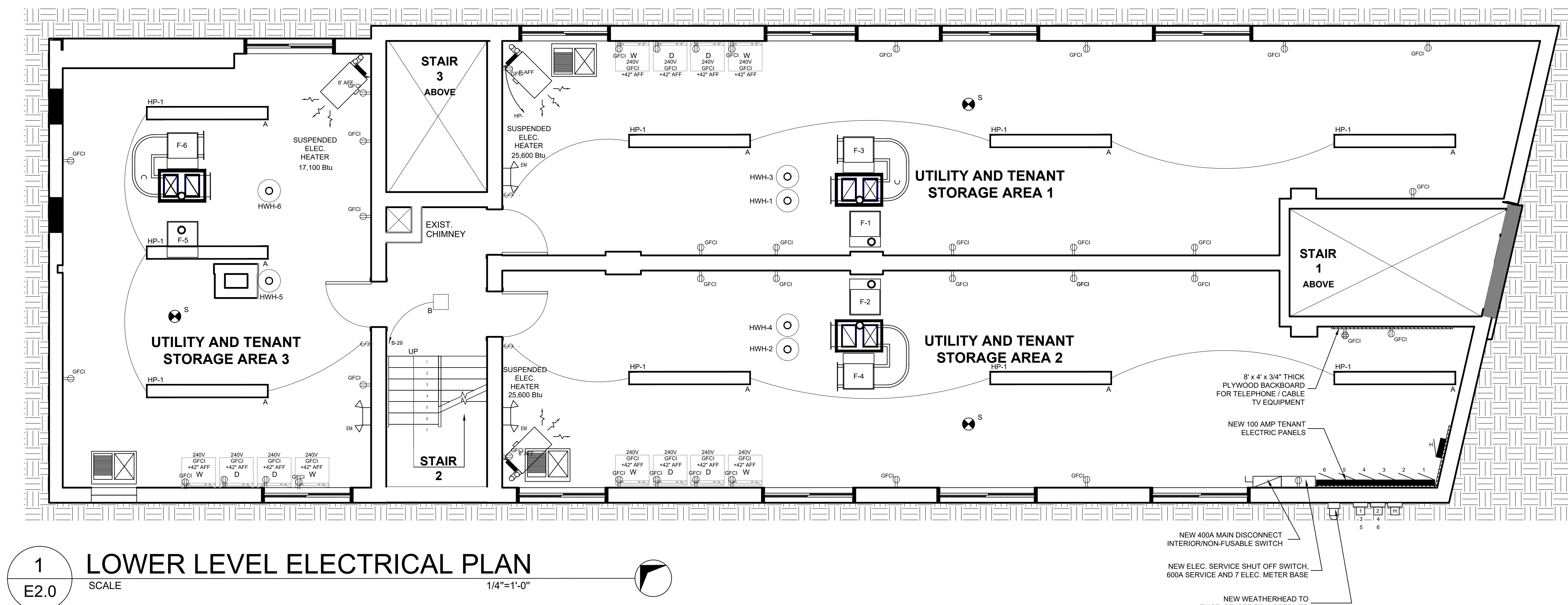
Approval:	X	Date
Consultant Project #	Drawn by: NN/DB	Checked by: WDB, II

ELECTRICAL
SITE PLAN

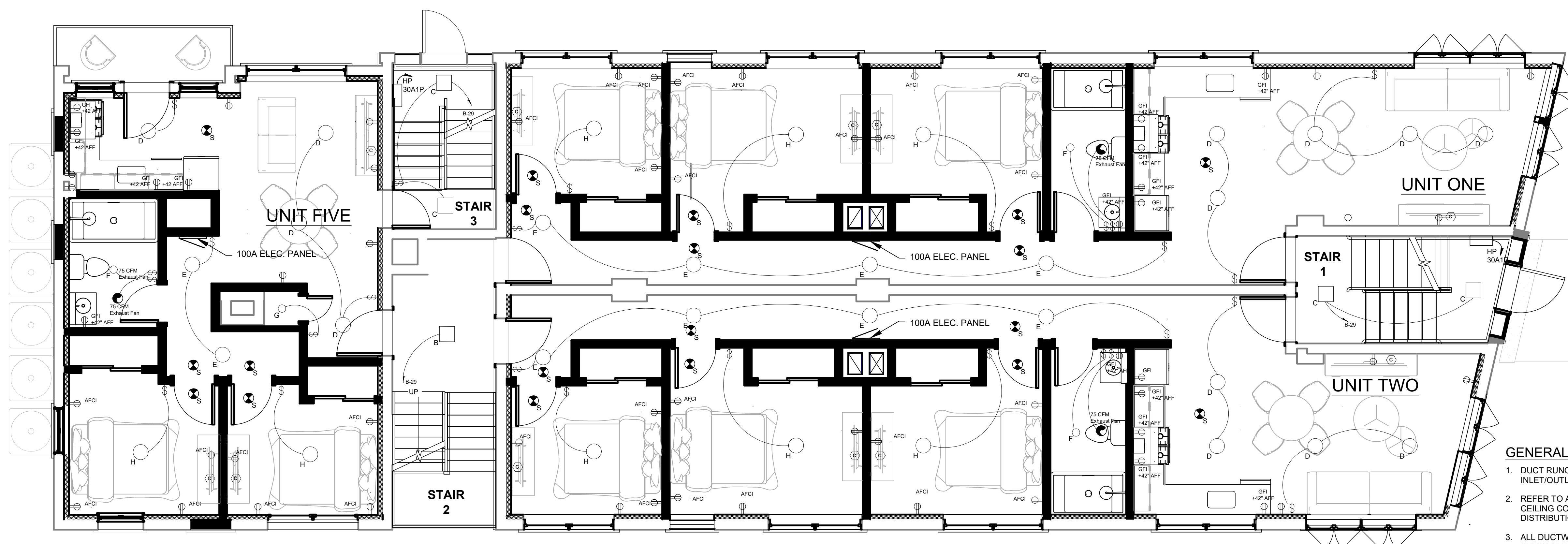
Scale:	Sheet:
Date:	E1.0
01.22.2024	

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

NOTES:



1 LOWER LEVEL ELECTRICAL PLAN
E2.0 SCALE 1/4"=1'-0"



2 FIRST LEVEL ELECTRICAL PLAN
E2.0 SCALE 1/4"=1'-0"

GENERAL NOTES:

1. DUCT RUNOUT SIZE SHALL BE THE SAME AS THE AIR INLET/OUTLET CONNECTION SIZE UNLESS NOTED OTHERWISE
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING CONSTRUCTION AND EXACT LOCATION OF AIR DISTRIBUTION DEVICES
3. ALL DUCTWORK DIMENSIONS SHOWN ARE GROSS, NET FREE AREA OF LINED DUCTWORK IS REDUCED BY THE DUCT LINING THICKNESS.
4. INSTALL ALL EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION IN SUCH A MANNER SO THAT PROPER CLEARANCE IS PROVIDED FOR SERVICING PER NATIONAL ELECTRICAL CODE.
5. NO FLEXIBLE DUCTWORK SHALL BE INSTALLED WITHIN THIS PROJECT, EXCEPT AT UNIT CONNECTIONS TO MINIMIZED VIBRATION AND NOISE TRANSMISSION.
6. SUPPLY GRILLES WITHIN UNITS 1, 2 AND 3 ARE FLOOR MOUNTED.



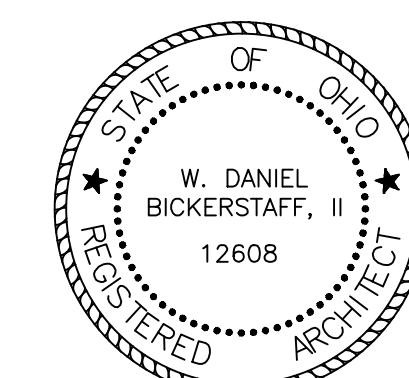
Project Team:

Architect



UBIQUITOUS DESIGN, LTD.
ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATEK@UDLTD.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 1260
Expiration Date: December 31, 2025



Approved Construction Drawings

Reviewed By: Ken Marriott
Approved Date: 04/22/2024
Approve Per: 

PERMIT ISSUANCE	WDB, II	01.22.202
OWNER REVIEW	WDB, II	12.26.202
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential
Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approval:		
X		
		Date
Consultant Project #	Drawn by:	Checked by:
	NN/DB	WDB

ELECTRICAL
PLANS

Scale:	Sheet:
Date: 01.22.2024	E2.0

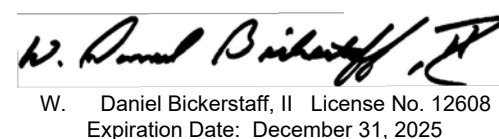
REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.



Architect



3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCATEK@UDLTD.COM



PERMIT ISSUANCE	WDB, II	01.22.2024
OWNER REVIEW	WDB, II	12.26.2023
ISSUED	BY	DATE

S.E. PROPERTIES

Multi-Family Residential Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approval:		
X		
		Date
Consultant Project #	Drawn by: NN/DB	Checked by: WDB,

ELECTRICAL LIGHTING PLAN

Scale:	Sheet:
Date: 01.22.2024	E3.0



GROUNDING DIAGRAM NOTES:

- 1 THE GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED PER TABLE 250-94 OF THE NEC.
- 2 GROUND CONDUCTORS TO OTHER POINTS AND EQUIPMENT, AS REQUIRED BY NEC ARTICLE 250.

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS AND TO OTHER DRAWINGS IN THIS SET OF PLANS FOR CROSS-REFERENCING AND SUPPLEMENTARY INFORMATION.

2. PRIOR TO COMMENCING ANY CONSTRUCTION WORK, OR ORDERING NEW MATERIALS AND EQUIPMENT FOR THIS PROJECT, CHECK EXISTING CONDITIONS ON BUILDING SITE, AND VERIFY DATA AND INFORMATION IN THIS DRAWING

3. DO NOT USE THIS DRAWING FOR ANY OTHER THAN DESIGNATED PROJECT.

4. DO NOT SCALE DRAWING IN ORDER TO OBTAIN ANY DIMENSIONS.

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION OF WORK

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND TOOLS NECESSARY TO COMPLETE THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL PROVISIONS OF THE NATIONAL ELECTRICAL CODE (NFPA 70), AS WELL AS ANY MODIFICATIONS OR REGULATIONS PUBLISHED BY LOCAL OR STATE AUTHORITIES. THE ELECTRICAL WORK SHALL ALSO BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITIONS OF THE OHIO BASIC BUILDING CODE, NFPA 72, NFPA 101 AND THE AMERICANS WITH DISABILITIES ACT WHERE APPLICABLE.
- ELECTRICAL, MECHANICAL, ARCHITECTURAL, STRUCTURAL, AND ALL OTHER DRAWINGS, AS WELL AS SPECIFICATIONS AND ADDENDUMS SHALL BE PART OF THE CONTRACT DOCUMENTS.
- EQUIPMENT AND MATERIALS USED ON THIS PROJECT SHALL BE NEW, U.L. LABELED, AND MEET OSHA REQUIREMENTS. EQUIPMENT AND MATERIAL SHALL BE PROTECTED AND SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR UNTIL FORMALLY ACCEPTED BY THE OWNER.
- TEMPORARY ELECTRICAL SERVICE, LIGHTING, AND RELATED TRADING SHALL BE PROVIDED TO OSHA REQUIREMENTS FOR THE USE OF ALL TRADES DURING CONSTRUCTION.
- PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK. ALL CORE DRILLING OR CUTTING OF FIRE RATED FLOORS, SHAFTS AND WALLS SHALL BE FIRE STOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS SHALL BE FIRE SEALED TO MATCH THE FIRE RATING OF THE FLOORS, SHAFTS OR WALLS PENETRATED.
- TEMPERATURE AND INTERLOCK CONTROL COMPONENTS AND ALL RELATED CONDUIT AND WIRING SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY SITE LIGHTING BASE DETAILS WITH A STRUCTURAL ENGINEER TO VERIFY APPLICABILITY WITH POLE/FIXTURE AND SITE CONDITIONS.

PERMITS AND FEES

- THE ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR LOCAL AND/OR STATE PERMITS AND INSPECTION FEES REQUIRED FOR THE ELECTRICAL WORK.

SHOP DRAWINGS

- THE ELECTRICAL CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR APPROVAL BY THE ARCHITECT AND ENGINEER BEFORE STARTING THE WORK INVOLVED. SHOP DRAWINGS SHALL INCLUDE LIGHTING FIXTURES, PANELBOARDS, DISTRIBUTION EQUIPMENT, STARTERS, FIRE ALARM SYSTEM AND POWER COMPANY INSTALLATION DRAWINGS (IF APPLICABLE).
- SIX COPIES OF THE SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR COMMENT. ADDITIONAL COPIES OF THE SHOP DRAWINGS SHALL BE SUBMITTED TO CONFORM TO SUBMITTA, REQUIREMENTS OUTLINED IN THE ARCHITECTURAL SPECIFICATIONS.

GROUNDING

- GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250.
- GROUNDING OF THE ELECTRICAL SYSTEM SHALL BE BY MEANS OF AN INSULATED GROUNDING CONDUCTOR INSTALLED WITH FEEDER CONDUCTORS, AND BRANCH CIRCUIT CONDUCTORS IN ALL CONDUITS.

TESTS

- TEST FOR GROUNDS, SHORT CIRCUITS, AND PROPER FUNCTION OF ALL EQUIPMENT AFTER INSTALLATION IS COMPLETE. FAILURES IN THE INSTALLATION SHALL BE CORRECTED.

GUARANTEES

- GUARANTEE FOR ONE YEAR AFTER ACCEPTANCE BY OWNER, ALL WORKMANSHIP AND MATERIALS FURNISHED.

PART 2 - PRODUCTS

CONDUIT

- CONDUIT SHALL BE HEAVY WALL RIGID GALVANIZED STEEL WHERE EXPOSED AND SUBJECT TO DAMAGE, 8" AFF AND BELOW, AND IN WET LOCATIONS WHERE INDICATED ON THE DRAWINGS. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. A TRANSITION SHALL BE MADE TO HEAVY WALL RIGID GALVANIZED STEEL BEFORE PVC CONDUITS PENETRATE THE INTERIOR WALL. INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING (EMT) OR METAL CLAD (MC) CABLE FOR FEEDER AND MECHANICAL EQUIPMENT CONNECTIONS. BRANCH CIRCUIT WIRING SHALL TYPE (NM) CABLE, EXCEPT WHERE NOT PERMITTED BY CODE.

- FLEXIBLE METAL CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO MOTORS AND OTHER DEVICES SUBJECT TO VIBRATION.

CONDUIT FITTINGS AND BOXES

- INTERIOR OUTLET BOXES SHALL BE STANDARD GALVANIZED SHEET STEEL TYPE, NOT LESS THAN 14 GAGE IN THICKNESS, WITH KNOCKOUT OPENINGS, EXTENSIONS, PLASTER RINGS AND COVER PLATES TO ACCOMMODATE THE DEVICES INSTALLED. COVER PLATES SHALL BE SMOOTH PLASTIC TO MATCH DEVICE COLOR. USE STEEL PLATES WITH ROUNDED CORNERS FOR SURFACE BOXES. OUTDOOR (WET LOCATION) OUTLET BOXES SHALL BE CAST ALUMINUM TYPE WITH DEVICE COVERS TO SUIT.
- PLASTIC BOXES MAY BE USED IN LOCATIONS PERMITTED BY CODE. THE FIRE RATING OF THE BOXES SHALL MATCH THE ASSEMBLY IT IS BEING INSTALLED IN.
- COUPLINGS AND CONNECTORS FOR EMT SHALL BE DIE CAST ZINC OR STEEL. BUSHING SHALL BE GROUNDING TYPE WITH INSULATING PLASTIC INSERT.

WIRE AND CABLE

- CONDUCTORS FOR POWER AND LIGHTING SHALL BE NEW 600 VOLT, 90 DEGREE C, TYPE XHHW, THHN, OR THWN INSULATION, MINIMUM SIZE #12 AWG, EXCEPT FOR CONTROL WIRING WHICH MAY BE #14 AWG. OTHER SIZES SHALL BE AS NOTED ON THE DRAWINGS. CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED. ALL TYPE NM CABLE SHALL HAVE A FULL SIZED BARE COPPER GROUND WIRE.
- COMPRESSION TYPE LUGS AND CONNECTORS SHALL BE USED FOR ALL TERMINATIONS AND SPLICES.

WIRING DEVICES

- DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE, NEMA 5-20R, RATED FOR 20 AMPS, 125 VOLTS, WITH PROVISIONS FOR BACK AND SIDE WIRING IN THE KITCHEN AND BATHROOM. ALL OTHER DEVICES SHALL BE GROUNDING TYPE, NEMA 5-15R.
- GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE PROVIDED WHERE INDICATED.
- SWITCHES SHALL BE TOGGLE OPERATED, QUIET TYPE, RATED FOR 15 AMPS, 120 VOLTS, WITH PROVISIONS FOR BACK AND SIDE WIRING. THREE WAY AND FOUR WAY SWITCHES SHALL BE PROVIDED WHERE INDICATED.
- COLORS OF DEVICES SHALL BE SELECTED BY ARCHITECT.
- WIRING DEVICES SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY HUBBELL, PASS & SEYMOUR, SLATER/ARROW HART, LEVITON AND GENERAL ELECTRIC.

LIGHTING AND RECEPTACLE PANELBOARDS

- BRANCH CIRCUIT PANELBOARDS SHALL BE DEAD FRONT TYPE, WITH MAIN LUGS OR MAIN OVERCURRENT DEVICE AS INDICATED, BRANCH OVERCURRENT DEVICES AS NOTED AND AN EQUIPMENT GROUND BAR, ALL IN A SURFACE OR FLUSH MOUNTED SHEET STEEL ENCLOSURE. MINIMUM SHORT CIRCUIT CAPACITY SHALL BE 10,000 AMPS SYMMETRICAL FOR 120/240V, VERIFY AVAILABLE INTERRUPTING CURRENT WITH UTILITY COMPANY.
- CIRCUIT BREAKERS SHALL BE BOLT ON, OR PLUG-IN TYPE, WITH MOLDED PLASTIC CASE, POLES AS INDICATED, QUICK-MAKE, QUICK-BREAK, AND THERMAL-MAGNETIC TRIP DEVICE.
- PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, ITE/SEIMENS, CUTLER HAMMER, AND CHALLENGER.

SAFETY SWITCHES

- SAFETY SWITCHES SHALL BE FUSIBLE OR NON-FUSIBLE AS INDICATED ON THE DRAWINGS. SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK, GENERAL DUTY VISIBLE BLADE TYPE. ENCLOSURES SHALL BE NEMA 1 TYPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FUSES SHALL BE DUAL ELEMENT - TIME DELAY TYPE.

LIGHTING FIXTURES AND LAMPS

- ALL LIGHTING FIXTURES SHALL BE AS SPECIFIED ON THE FIXTURE SCHEDULE. BALLASTS SHALL BE ELECTRONIC TYPE, CLASS "A" SOUND RATING AND MAXIMUM HARMONIC CONTENT OF 10%.
- RECESSED INCANDESCENT FIXTURES SHALL BE PROVIDED WITH THERMAL PROTECTION.
- FLUORESCENT LAMPS SHALL BE 3500 K, INCANDESCENT LAMPS SHALL BE 130 VOLT, HIGH INTENSITY DISCHARGE LAMPS SHALL BE COATED.

FIRE ALARM SYSTEM

- A COMPLETE FIRE ALARM SYSTEM SHALL BE PROVIDED AS DESCRIBED ON THE DRAWINGS. ALL DEVICES, WIRING, BACKBOXES, PROGRAMMING, START-UP, INSTRUCTION AND TESTING REQUIRED FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH SHOP DRAWINGS, COMPLETE WITH EQUIPMENT CUTS AND FLOOR PLANS (WITH WIRING INDICATED), AS WELL AS BATTERY CALCULATIONS. FLOOR PLAN DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR AND/OR SUPPLIER. NICET 4 CERTIFICATION AND STAMP IS ACCEPTABLE, IF APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- CONTACT TELEPHONE COMPANY AND MAKE NECESSARY ARRANGEMENTS FOR TELEPHONE SERVICE.
- AT ALL TIMES KEEP PREMISES AND BUILDING IN A NEAT AND ORDERLY CONDITION, FOLLOWING OWNERS INSTRUCTION IN REGARD TO STORING OF MATERIALS, PROTECTIVE MEASURES AND DISPOSING OF DEBRIS.

LIGHTING FIXTURE SCHEDULE

TYPE	WATTAGE		DESCRIPTION	CATALOG NUMBER	VOLTAGE
	LAMP	FIXTURE			
A	2-60W	120	NEW 1'x4' LED SURFACE MOUNTED FIXTURE, TO BE SELECTED BY OWNER	PROVIDE \$75.00 / ALLOWANCE PER FIXTURE	120
B	1-60W	100	NEW 8"X8" LED SURFACE MOUNTED FIXTURE, WEATHER RESISTANT TO BE SELECTED BY OWNER	PROVIDE \$200.00 / ALLOWANCE PER FIXTURE	120
C	1-60W	180	NEW 8"X8" LED SURFACE MOUNTED FIXTURE TO BE SELECTED BY OWNER	PROVIDE \$200.00 / ALLOWANCE PER FIXTURE	120
D	1-60W	120	NEW 8" Ø LED SURFACE MOUNTED FIXTURE TO BE SELECTED BY OWNER	PROVIDE \$200.00 / ALLOWANCE PER FIXTURE	120
E	1-60W	75	NEW 6" Ø LED SURFACE MOUNTED FIXTURE TO BE SELECTED BY OWNER	PROVIDE \$100.00 / ALLOWANCE PER FIXTURE	120
F	1-50W	15	NEW SURFACE MOUNTED LED BATHROOM FIXTURE TO BE SELECTED BY OWNER	PROVIDE \$100.00 / ALLOWANCE PER FIXTURE	120
G			NOT USED		
H	1-50W	100	NEW DECOR CEILING MOUNTED LED LIGHTING FIXTURE TO BE SELECTED BY OWNER	PROVIDE \$200.00 / ALLOWANCE PER FIXTURE	120
EXT	1-100W	100	NEW EXTERIOR WALL MOUNTED LED LIGHTING FIXTURE TO BE SELECTED BY OWNER	PROVIDE \$300.00 / ALLOWANCE PER FIXTURE	120



ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	HOMERUN TO PANEL "A", CIRCUIT #13.5 (VIA 20A-1P CIRCUIT BREAKERS), TICKS INDICATE QUANTITY OF #12AWG, (CU) CONDUCTORS. NO TICKS INDICATE TWO #12 CONDUCTORS (MINIMUM SIZE). A GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUITS. REFER TO SPECIFICATIONS FOR ADDITIONAL GROUNDING REQUIREMENTS.		DOOR BELL
	PANEL BOARD - 240Y/120 VOLT, 3Ø, 4 WIRE		PUSHBUTTON
	TELEPHONE BACKBOARD - 3/4" FIRE RATED PLYWOOD 8" HIGH WITH WIDTH AS INDICATED ON DRAWING.	ADA	AMERICAN WITH DISABILITIES ACT
	JUNCTION BOX	AFF	ABOVE FINISHED FLOOR
	DISCONNECT SWITCH UNFUSED	AIC	AMPERE INTERRUPTING CAPACITY
	DISCONNECT SWITCH FUSED: "AS" - INDICATES AMPERE SWITCH SIZE "AF" - INDICATES AMPERE FUSE SIZE	AWG	AMERICAN WIRE GAUGE
	DUPLEX RECEPTACLE - 125 VOLT, 2 POLE, 3 WIRE, GROUNDING TYPE, 20 AMPERE, MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED: "2" INDICATES CIRCUIT NUMBER "C" INDICATES MOUNTED 8" ABOVE COUNTER "S4" INDICATES 54" AFF "WP" INDICATES WEATHERPROOF COVER	CB	INDICATES DEVICE MOUNTED AT 8" ABOVE COUNTER
	DOUBLE DUPLEX RECEPTACLE - 125 VOLT, 2 POLE, 3 WIRE, GROUNDING TYPE, 20 AMPERE, MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.	EC	ELECTRICAL CONTRACTOR
	DUPLEX RECEPTACLE - GROUND FAULT CIRCUIT INTERRUPTER TYPE.	EF	EXHAUST FAN
	RECEPTACLE - TYPE AND MOUNTING AS INDICATED ON THE DRAWINGS.	EM	EMERGENCY
	DUPLEX RECEPTACLE - 125 VOLT, 2 POLE, 3 WIRE, 20 AMPERE MOUNTED IN FLOOR BOX.	EMT	ELECTRICAL METALLIC TUBING
	SWITCH - SINGLE POLE TOGGLE TYPE - 120/277 VOLT, 1-HP RATED, 20 AMPERE, MOUNTED AT 48" AFF UNLESS OTHERWISE NOTED: "3" INDICATES THREE WAY SWITCH "4" INDICATES FOUR WAY SWITCH "C" INDICATES SWITCH MOUNTED 8" ABOVE COUNTER	G, GND, GR, GRD	GROUND OR GROUNDING
	LIGHT FIXTURE: "A" INDICATES FIXTURE TYPE, "13" INDICATES CIRCUIT NUMBER, "4" INDICATES SWITCH CONTROL. REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION.	GC	GENERAL CONTRACTOR
	EMERGENCY LIGHTING BATTERY UNIT WITH HEADS AS INDICATED.	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	REMOTE EMERGENCY WP LIGHTING HEAD SUPPLIED FROM BATTERY UNIT.	HVAC	HEATING, VENTILATING, AIR CONDITIONING
	SITE LIGHTING FIXTURE WITH CONCRETE BASE, POLE, AND LUMINAIRE.	IG	ISOLATED GROUND
	TIME CLOCK	ICMIL	THOUSAND CIRCULAR MILS
	PHOTOCELL - MOUNTED AS INDICATED ON THE DRAWINGS	KVA	KILOVOLT AMPERES
	CONTACTOR	KW	KILOWATTS
	TELEPHONE OUTLET - MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. PROVIDE SINGLE GANG BOX WITH PLASTER RING AND 3/4" CONDUIT TO ABOVE THE ACCESSIBLE CEILING. "W" INDICATES WALL MOUNTED AT 54" AFF. "C" INDICATES MOUNTED 8" ABOVE COUNTER, "P" INDICATES PUBLIC TELEPHONE OUTLET - COORDINATE MOUNTING HEIGHT.	MC	MECHANICAL CONTRACTOR
	TELEVISION OUTLET	MLO	MAIN LUGS ONLY
	FIRE ALARM SINGLE STATION SMOKE DETECTOR, 120V WITH BATTERY BACK-UP, AUDIBLE ALARM AND AUXILIARY CONTACTS. WIRE DETECTORS SO THAT IF ONE DETECTOR IN THE SUITE GOES INTO ALARM, THEY ALL GO INTO ALARM.	NEC	NATIONAL ELECTRIC CODE
		NIC	NOT IN CONTRACT
		PC	PLUMBING CONTRACTOR
		RGS	RIGID METALLIC CONDUIT
		UON	UNLESS OTHERWISE NOTED
		WP	WEATHERPROOF (NEMA 3R ENCLOSURE UON)
		XM	EXISTING EQUIPMENT TO REMAIN. PROTECT AND MAINTAIN ALL EXISTING CONDUIT AND WIRE.
		XN	EXISTING EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW. REUSE EXISTING CONDUIT AND WIRE UNLESS OTHERWISE NOTED.
		XR	EXISTING EQUIPMENT TO BE REMOVED WITH ALL ASSOCIATED AND ACCESSIBLE CONDUIT AND WIRE. MAINTAIN CIRCUIT CONTINUITY DOWNSTREAM, WHERE REQUIRED.
		XRE	EXISTING EQUIPMENT TO BE REMOVED AND RELOCATED, AS SHOWN. EXTEND CONDUIT AND WIRE TO NEW LOCATION SHOWN ON PLAN.

CIRCUIT BREAKER PANEL SCHEDULE

PANEL		HP	VOLTAGE		120/240-1Ø-3W		AMPS	100	MOUNTING		RECESSED			
SPACES		24	LOCATION		BASEMENT		MCB	MLO	KWCKWD		18.3/14.7			
OKT	DESCRIPTION	LTG	REC	HTG	MISC	CIB	Ø	CIB	MISC	HTG	REC	LTG	DESCRIPTION	OKT
1	LOWER LEVEL LIGHTING	1.3				201	A	201				1.7	BLDG LIGHTS	2
3	STAIR LIGHTING	1.3				201	B	201				0.7	BASEMENT	4
5	BLDG EXIT LTG.	0.5				201	A	201			0.8		BASEMENT	6
7	PARKING LOT LTG.	1.0				201	B	201			0.4		TELEPHONE BOARD	8
9	PARKING LOT LTG.	1.0				201	A	201					SPARE	10
11	CUH			3.0		401	B	201			7.5		UTIL. AND STOR. AREA 1	12
13	CUH			3.0		401	A	201					SPARE	14
15							B	201			7.5		UTIL. AND STOR. AREA 2	16
17							A	201					SPARE	18
19							B	201			5.0		UTIL. AND STOR. AREA 3	20
21							A	201					SPARE	22
23							B	201					SPARE	24
TOTALS						Ø								TOTALS

CIRCUIT BREAKER PANEL SCHEDULE

PANEL		TYP. SUITE	VOLTAGE		120/240-1Ø-3W		AMPS		100		MOUNTING		RECESSED		
SPACES		30		LOCATION		SUITE		MCB		MLO		KWC		19.2	
OKT	DESCRIPTION	LTG	REC	HTG	MISC	CIB	Ø	CIB	MISC	HTG	REC	LTG	DESCRIPTION	OKT	
1	GAS FURNACE			1.2		201	A	201				1.5	SUITE LIGHTING	2	
3	ELEC. RANGE				1.5	201	B	201	0.2		0.2	0.4	BATHROOM	4	
5	REFRIGERATOR				1.0	201	A	201			0.4		KITCHEN	6	
7	KITCHEN RECP.	0.6				201	B	201	0.2		0.2	0.4	BATHROOM	8	
9	DINING ROOM	0.8				201	A	201			1.0	0.2	BEDROOM I	10	
11	LIVING ROOM	1.0				201	B	201			1.0	0.2	BEDROOM II	12	
13	WASHER				1.5	201	A	201			1.0	0.2	BEDROOM III	14	
15	ELEC. DRYER/LAUNDRY	0.6				201	B	201			1.0	0.2	BEDROOM IV	16	
17						A	201	1.5					DISHWASHER	18	
19						B								20	
21														22	
23						B								24	
25						A								26	
27						B								28	
29						A								30	
TOTALS						Ø								TOTALS	

NOTES:

- MISC. RECEPTACLES IN SUITES 1 & 2.
- PROVIDE BREAKER WITH AFCI PROTECTION.
- SUITES 1 & 2, PROVIDE 3Ø/ØP CIRCUIT FOR COMBO UNIT. (PROVIDE PROPER NEMA PLUG TO MATCH WIRE WITH 3 #1Ø, 1 #1ØG, 3/4"C.)



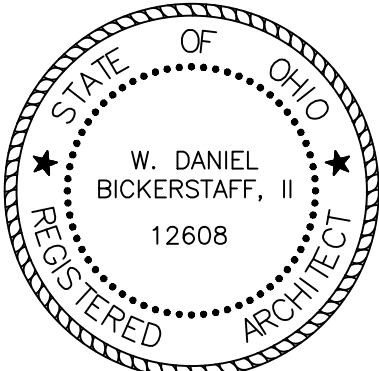
Project Team:

Architect



UBIQUITOUS DESIGN, LTD. ARCHITECTS

3443 LEE ROAD
SHAKER HEIGHTS, OHIO 44120
P 216.752.4444 F 216.752.5011 ARCTE@UBDLT.COM



W. Daniel Bickerstaff, II
W. Daniel Bickerstaff, II License No. 12608
Expiration Date: December 31, 2025

PERMIT ISSUANCE
OWNER REVIEW
ISSUED

WDB, II
BY
DATE

01.22.2024
12.26.2023

S.E. PROPERTIES

Multi-Family Residential Alteration

13515 ST. CLAIR AVENUE
CLEVELAND, OH 44110

Approval:

X

Constant Project #
Drawn by: NN/DB
Checked by: WDB, II

ELECTRICAL LEGEND, SCHEDULES

Scale: Sheet:
Date: 01.22.2024
E4.0