Cleveland Landmarks Commission

Thursday, March 25, 2021

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

Julie Trott, Commission Chair
Donald Petit, Secretary

Cleveland Landmarks Commission

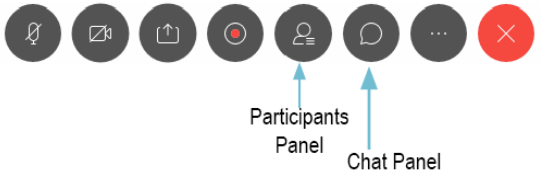
Preamble

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

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

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

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



March 25, 2021

Cleveland Landmarks Commission

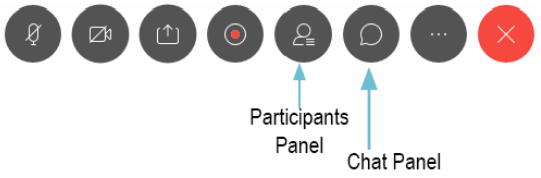
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

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

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



March 25, 2021

Cleveland Landmarks Commission

Call to Order & Roll Call

March 25, 2021

Cleveland Landmarks Commission

Public Hearing

March 25, 2021

Public Hearing

March 25, 2021

NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Public Hearing Action

March 25, 2021

Public Hearing Action

March 25, 2021

NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

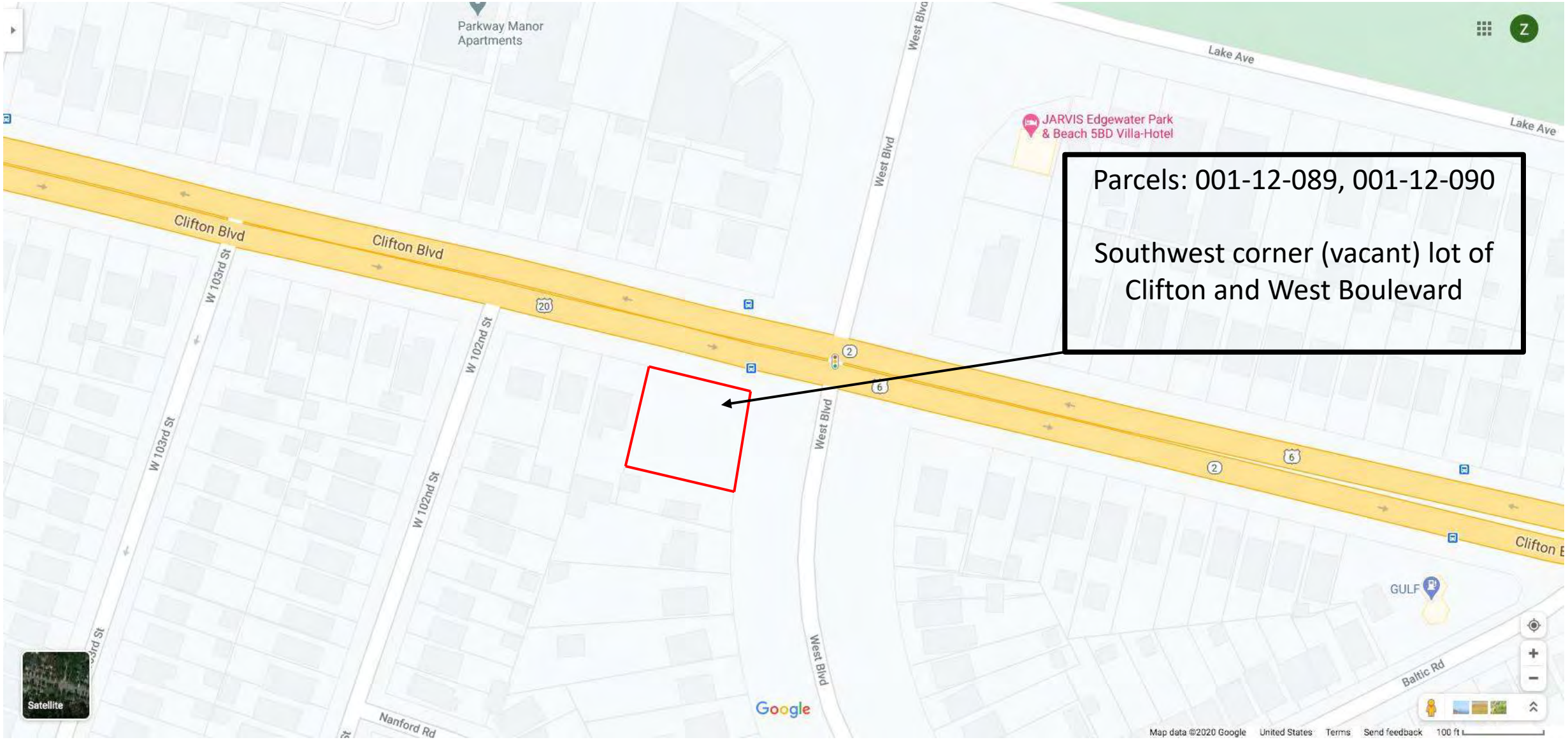
Certificates of Appropriateness

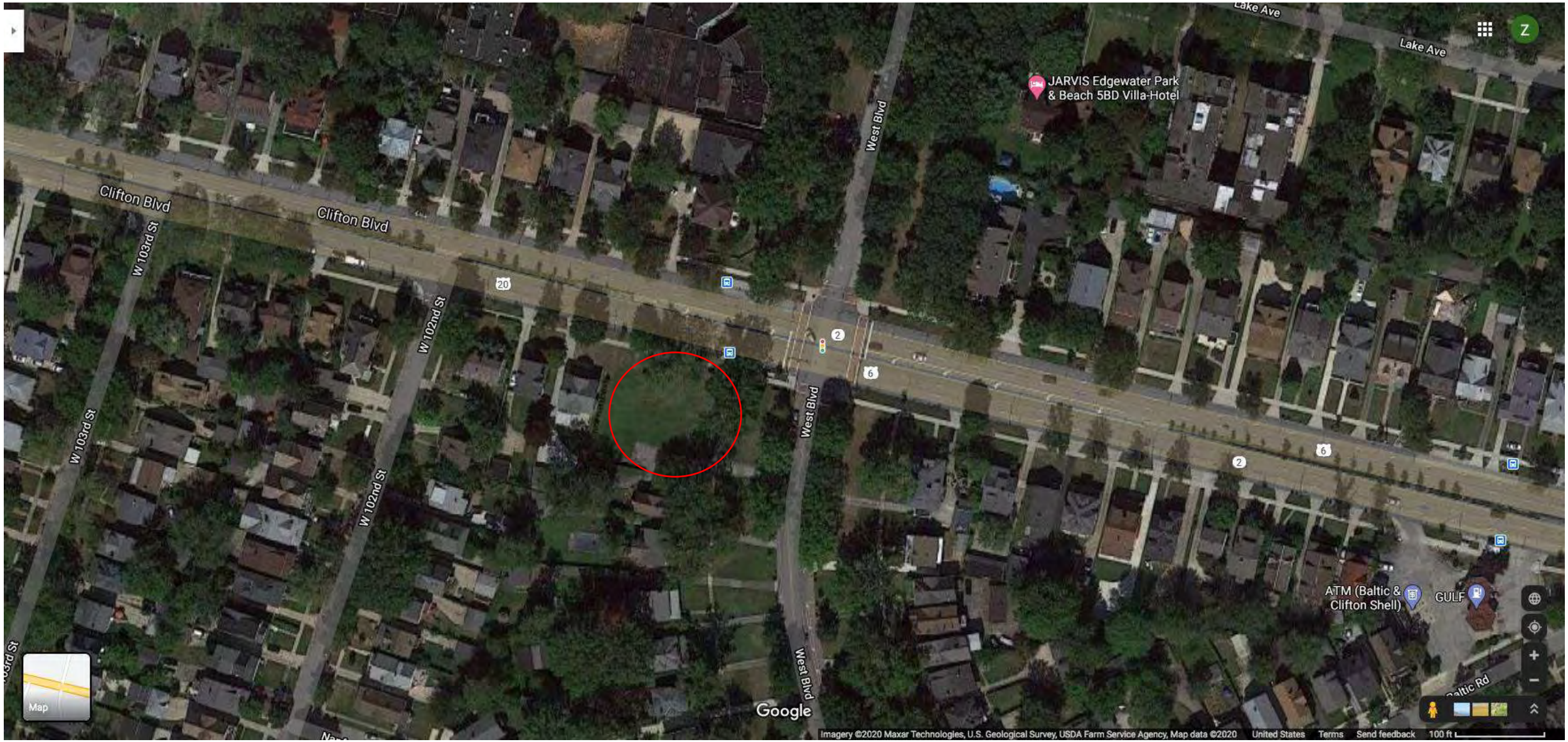
March 25, 2021

Certificates of Appropriateness

March 25, 2021

Case 20-054: Clifton West Boulevard Historic District (Approved 10/22/20)
10011 Clifton Boulevard
Façade and Design Revisions, New Construction
Ward 11: Mooney
Project Representative: Andrew Brickman, Brickhaus Partners; Kyle Hulewat, Bowen Architects


Parcels: 001-12-089, 001-12-090
Southwest corner (vacant) lot of Clifton and West Boulevard
Parkway Manor Apartments
JARVIS Edgewater Park & Beach 5BD Villa-Hotel
Lake Ave
Clifton Blvd
W 103rd St
W 102nd St
West Blvd
GULF
Baltic Rd
Nanford Rd
Satellite
Google
Map data ©2020 Google
United States
Terms
Send feedback
100 ft


Lake Ave
Lake Ave
JARVIS Edgewater Park
& Beach 5BD Villa-Hotel
West Blvd
Clifton Blvd
Clifton Blvd
W 103rd St
W 102nd St
20
2
6
West Blvd
W 103rd St
W 102nd St
2
6
ATM (Baltic &
Clifton Shell)
GULF
West Blvd
Map
Google
Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020
United States
Terms
Send feedback
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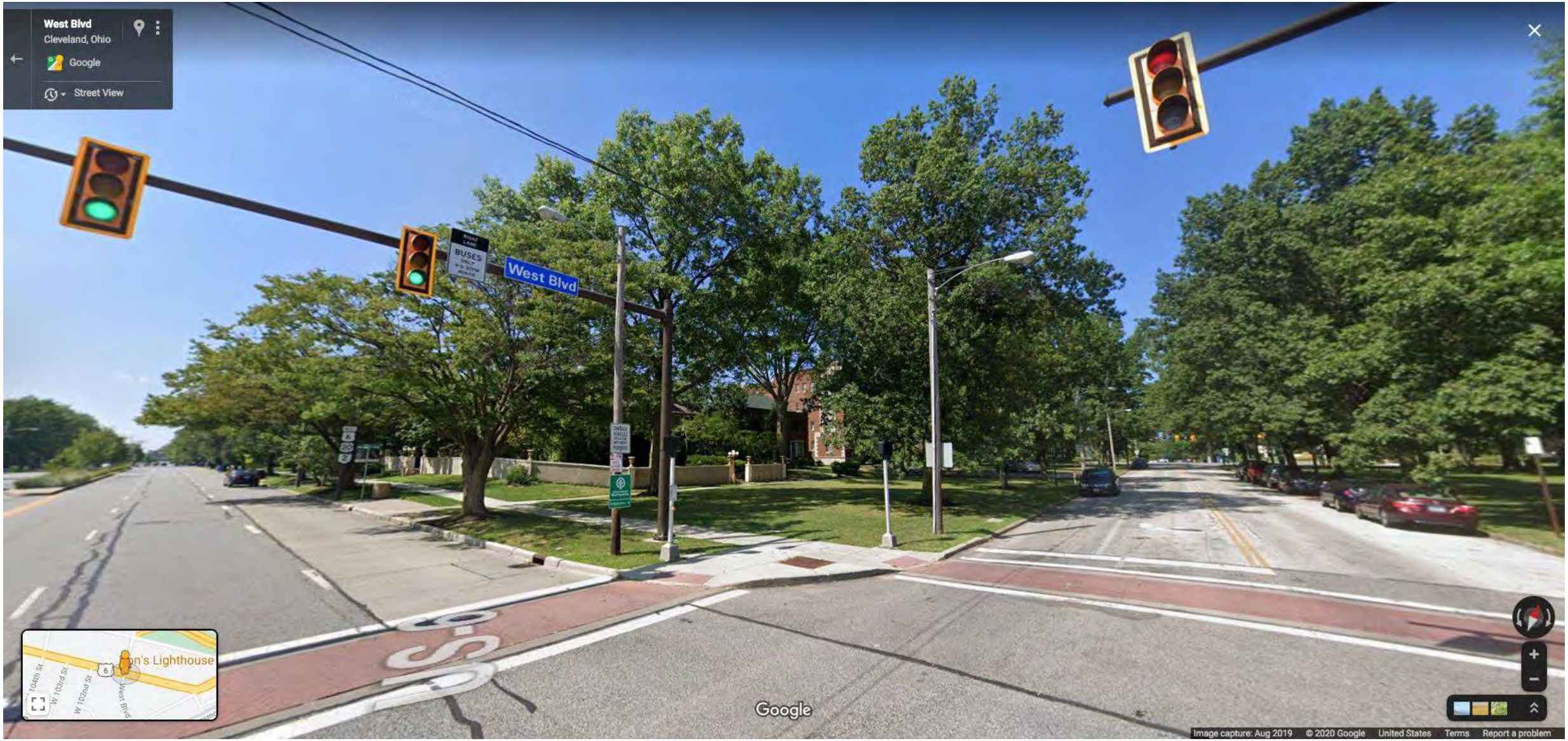
West Blvd
Cleveland, Ohio
Google
Street View
Clifton
West Blvd
OH-2
Google
Image capture: Aug 2019 © 2020 Google United States Terms Report a problem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1210 West Blvd
Cleveland, Ohio
Google
Street View
Don's Lighthouse
Google
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9803 US-6
Cleveland, Ohio
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Dorn's Lighthouse
Google
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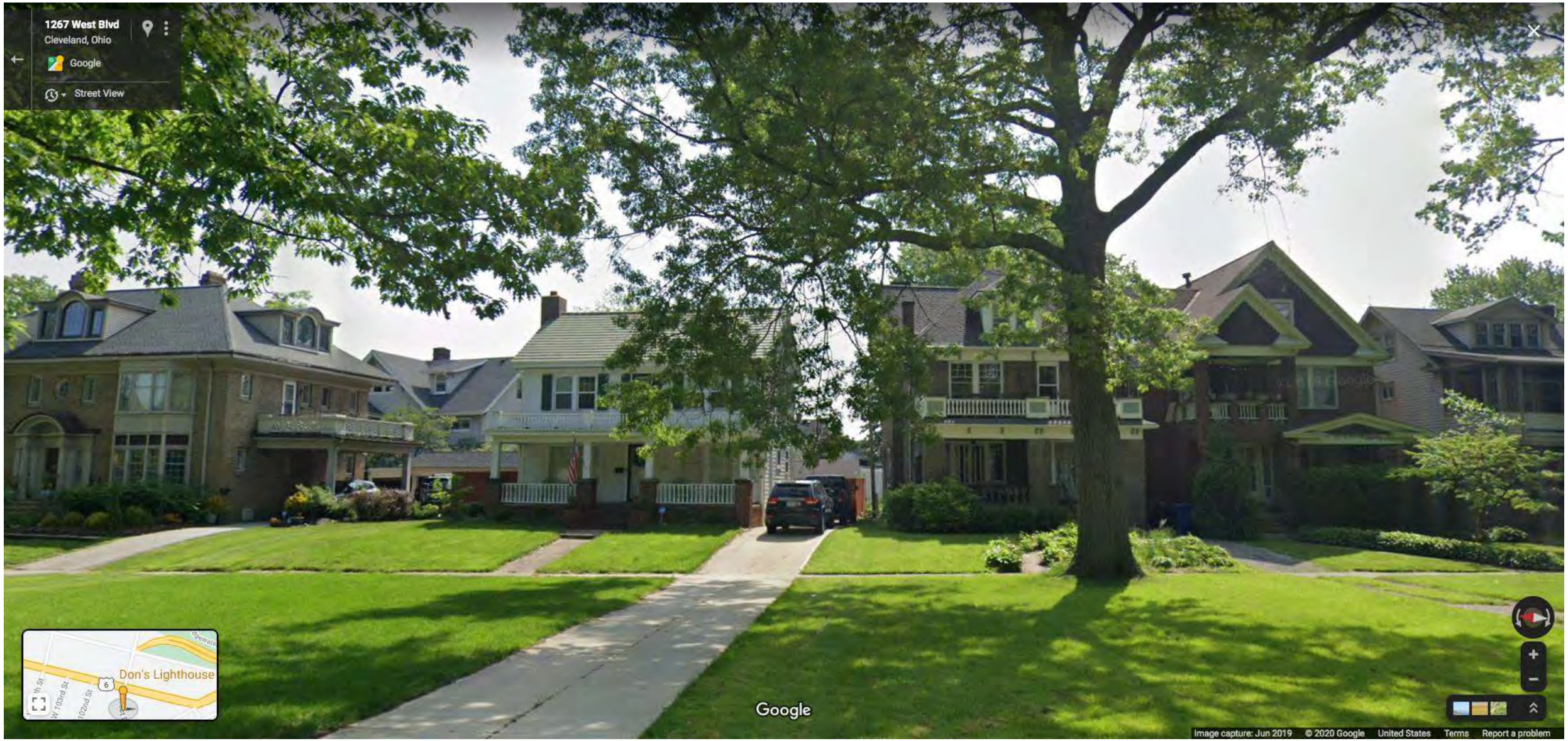
1267 West Blvd
Cleveland, Ohio
Google
Street View
Don's Lighthouse
Google
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OH-2
Cleveland, Ohio
Google
Street View
Don's Lighthouse
Google
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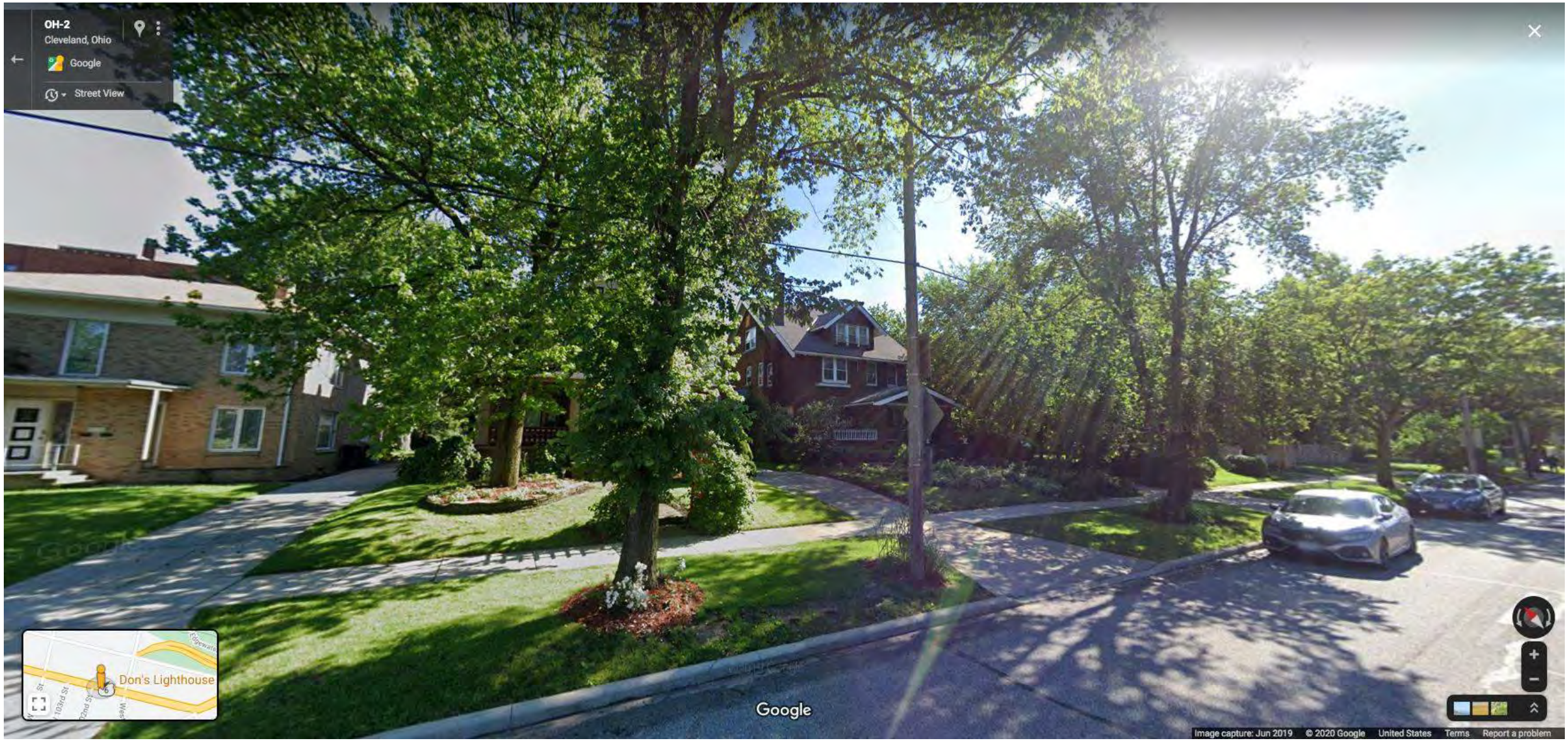
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Cleveland, Ohio
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Street View
Don's Lighthouse
Google
Image capture: Jun 2019
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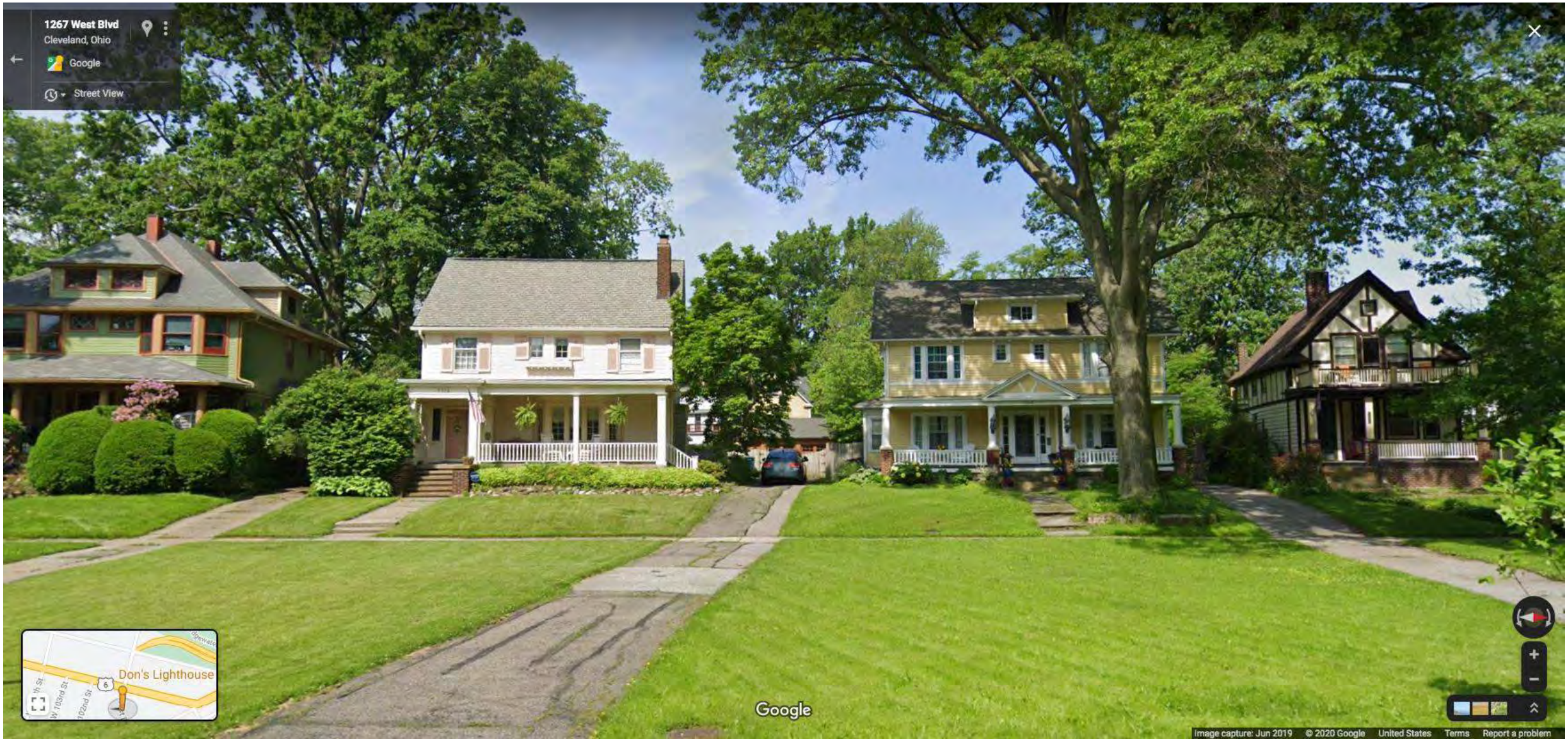
Report a problem


1267 West Blvd
Cleveland, Ohio
Google
Street View
Don's Lighthouse
Google
Image capture: Jun 2019 © 2020 Google United States Terms Report a problem

Street Plan

Scale = 1/32"=1'-0"

Yield: 5 Residences	
Site Data	
Lot Area: s.f. = .38 ac	16,674
Allowable Building Area: s.f.	8,337
Lot Coverage: s.f. (35%)	5,863
Total Building Area: s.f. net	13,761
Zoning:	A: One Family

CLIFTON BLVD.

130'-1"

30' FRONT YARD SETBACK

30' FRONT YARD SETBACK

RESIDENCE 1
2 LEVEL
2,831 SF

RESIDENCE 2
2 LEVEL
3,069 SF

COVERED PATIO

R2 GARAGE
441 SF

10' SIDE YARD SETBACK

R1 GARAGE
467 SF

RESIDENCE 3
3 LEVEL
2,021 SF

R3 GARAGE
444 SF

RESIDENCE 4
3 LEVEL
2,007 SF

R4 GARAGE
448 SF

R5 GARAGE
421 SF

RESIDENCE 5
3 LEVEL
1,612 SF

COVERED PATIO

10' SIDE YARD SETBACK

12'-0" DRIVE AISLE

R22.0'

EASEMENT ACCESS

12'-0"

138'-2"

WEST BLVD.

N

BIGHAUS

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

03.19.21

Bowen
13454

brickhaus

BIGHAUS

CLIFTON BLVD VIEW

03.19.21

Bowen+
13454

brickhaus

BIGHAUS

WEST BLVD VIEW

03.19.21

Bowen+
13454

brickhaus

2 A3.1 NORTH ELEVATION (CLIFTON BOULEVARD)
SCALE: 1/4" = 1'-0"

1 A3.1 EAST ELEVATION (WEST BOULEVARD)
SCALE: 1/4" = 1'-0"

DATES AND REVISIONS

No.	Date/Description
	–

Bowen+©
2019 Center St, Suite 500 / Cleveland, Ohio 44113
Phone (216) 861-6900 / Fax (216) 861-6903
www.rlba.com - email@rlba.com

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BIGHAUS RESIDENCES
CLIFTON AND WEST BOULEVARD
CLEVELAND, OH

EXTERIOR ELEVATIONS

DRAWN BY: AUTHOR –
CHECKED BY: CHECKER –
RLB NO.: 13454

DRAWING NO.
A3.1

\\RLBA-FS01\3000-13500\13454\ARCH\13454-A3.1.DWG | PLOTTED: 03.18.2021 11:12AM BY KYLE HULEWAT

2 A3.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 A3.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

DATES AND REVISIONS

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CLEVELAND, OH

EXTERIOR ELEVATIONS

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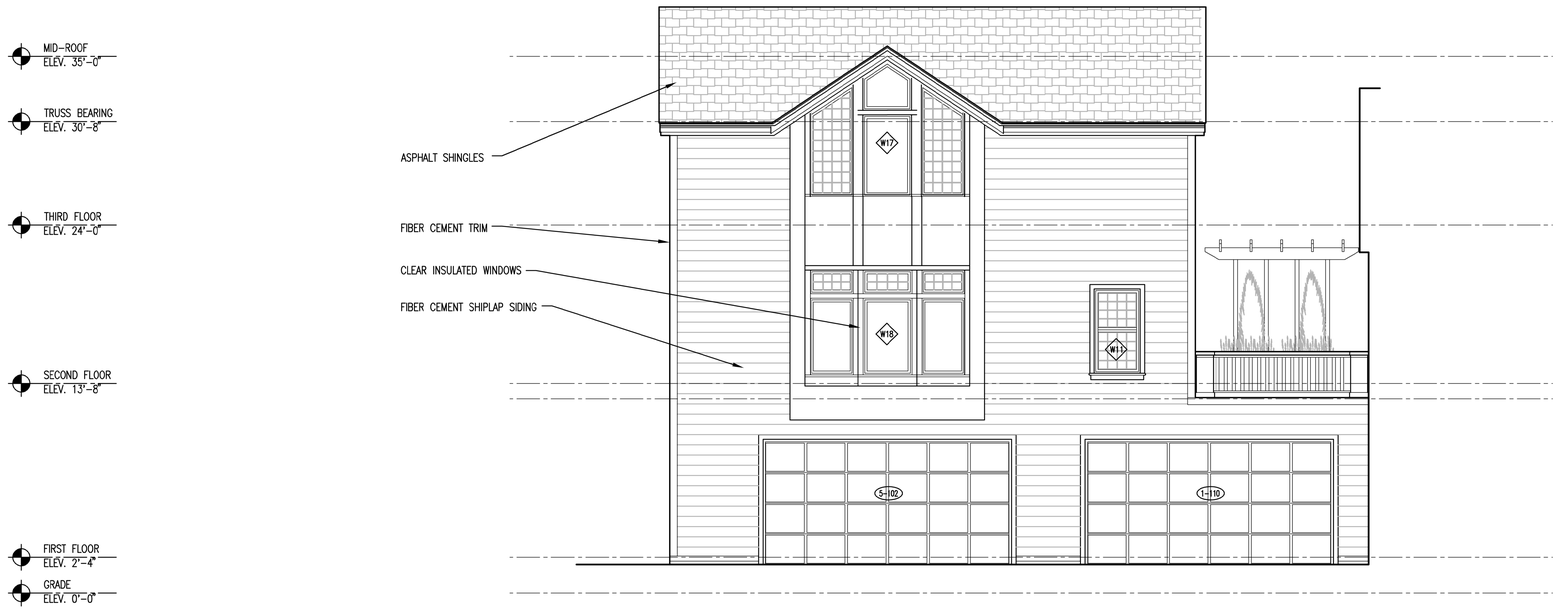
RLB NO.: 13454

DRAWING NO.
A3.2

\\RLBA-FS01\9000-13500\13454\ARCH\13454-A3.2.DWG | PLOTTED: 03.18.2021 11:11AM BY KYLE HULEWAT



2 A3.3 INTERIOR EAST ELEVATION

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

0 6" 1' 2' 4'

1 A3.3 INTERIOR WEST ELEVATION

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

0 6" 1' 2' 4'

3
4 1
2

DATES AND REVISIONS

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CLEVELAND, OH

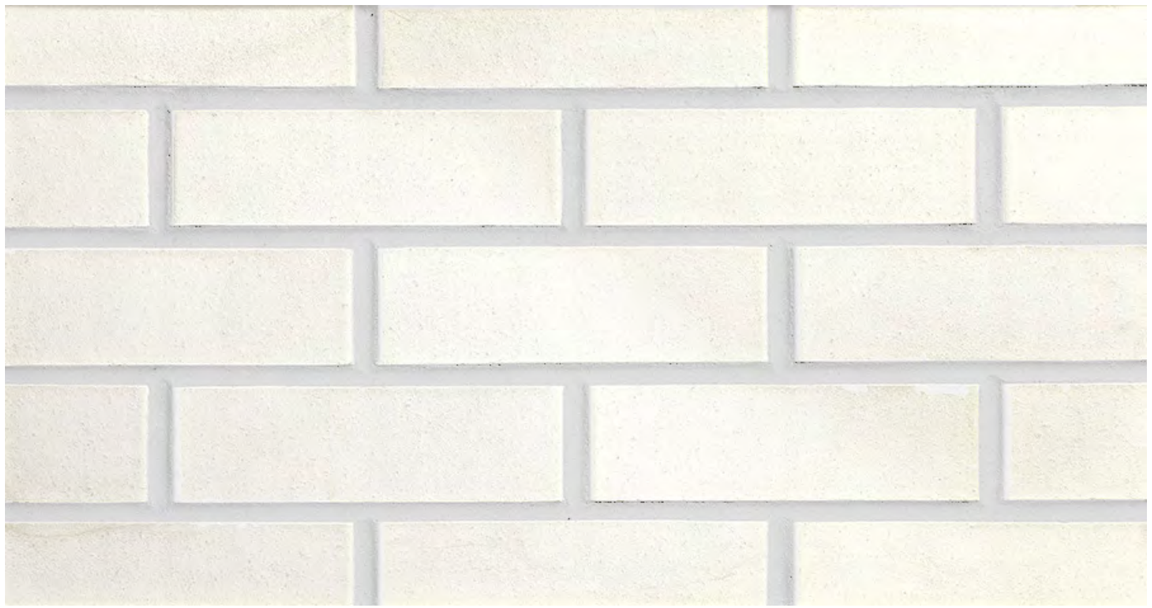
EXTERIOR ELEVATIONS

DRAWN BY: AUTHOR –
CHECKED BY: CHECKER –
RLB NO.: 13454

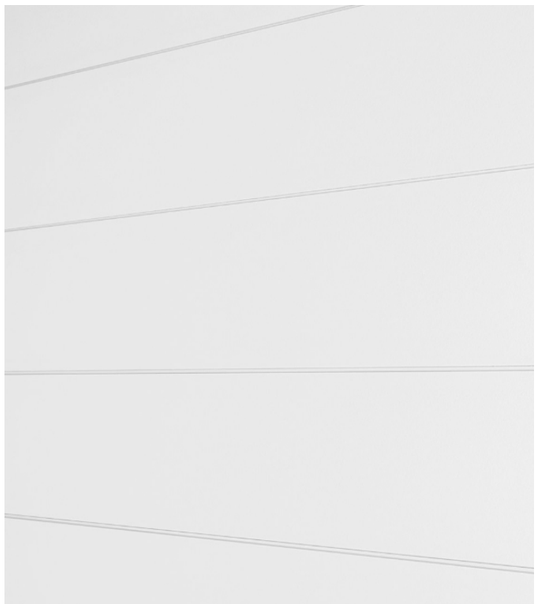
DRAWING NO.
A3.3

\\RLBA-FS01\9000-13500\13454\ARCH\13454-A3.3.DWG | PLOTTED: 03.18.2021 11:09AM BY KYLE HULEWAT

GLEN GERY BRICK
COLOR: KOKOMO



GLEN GERY BRICK
COLOR: ASPEN WHITE
MORTAR: FEDERAL WHITE



HARDIE BOARD
FIBER CEMENT
WHITE SHIPLAP SIDING

ASPHALT SHINGLE
GAF TIMBERLINE OYSTER GRAY

BIGHAUS

MATERIAL BOARD

03.19.21

Bowen+
13454

brickhaus

GENERAL NOTES:

1. ***.
2. ***.
3. ***.

RESIDENCE #1
3,298 GSF

RESIDENCE #2
3,510 GSF

STAIR 1-111
ENTRY STAIR HALL 1-100
LIVING ROOM 1-103
LIBRARY/ DEN 1-104
POWDER ROOM 1-101
CLOSET 1-102
DINING ROOM 1-109
KITCHEN 1-105
MUD ROOM 1-107
PANTRY 1-106
MECH ROOM 1-108
RESIDENCE # 1 (TWO CAR GARAGE) 1-110

STAIR 2-111
ENTRY STAIR HALL 2-100
CLOSET 2-102
CLOSET 2-112
LIVING ROOM 2-103
POWDER ROOM 2-101
MUD ROOM 2-107
MECH ROOM 2-108
RESIDENCE # 2 (TWO CAR GARAGE) 2-110
KITCHEN 2-105
DINING ROOM 2-109

RESIDENCE # 3 (TWO CAR GARAGE) 3-104
MECH ROOM 3-103
BONUS ROOM 3-102
STAIR 3-105
ENTRY 3-100
RESIDENCE #3 2,465 GSF

RESIDENCE # 4 (TWO CAR GARAGE) 4-104
MECH ROOM 4-103
BONUS ROOM 4-102
STAIR 4-105
ENTRY 4-100
RESIDENCE #4 2,455 GSF

RESIDENCE # 5 (TWO CAR GARAGE) 5-102
ENTRY LANDING 5-100
STAIR 5-103
MECH ROOM 5-101
RESIDENCE #5 2,033 GSF

1 A5-01

1 FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"
0' 6" 1' 2' 4'

DATES AND REVISIONS

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BIGHAUS RESIDENCES
CLIFTON AND WEST BOULEVARD
CLEVELAND, OH

FIRST FLOOR PLAN

DRAWN BY: AUTHOR –
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DRAWING NO.
A1.1

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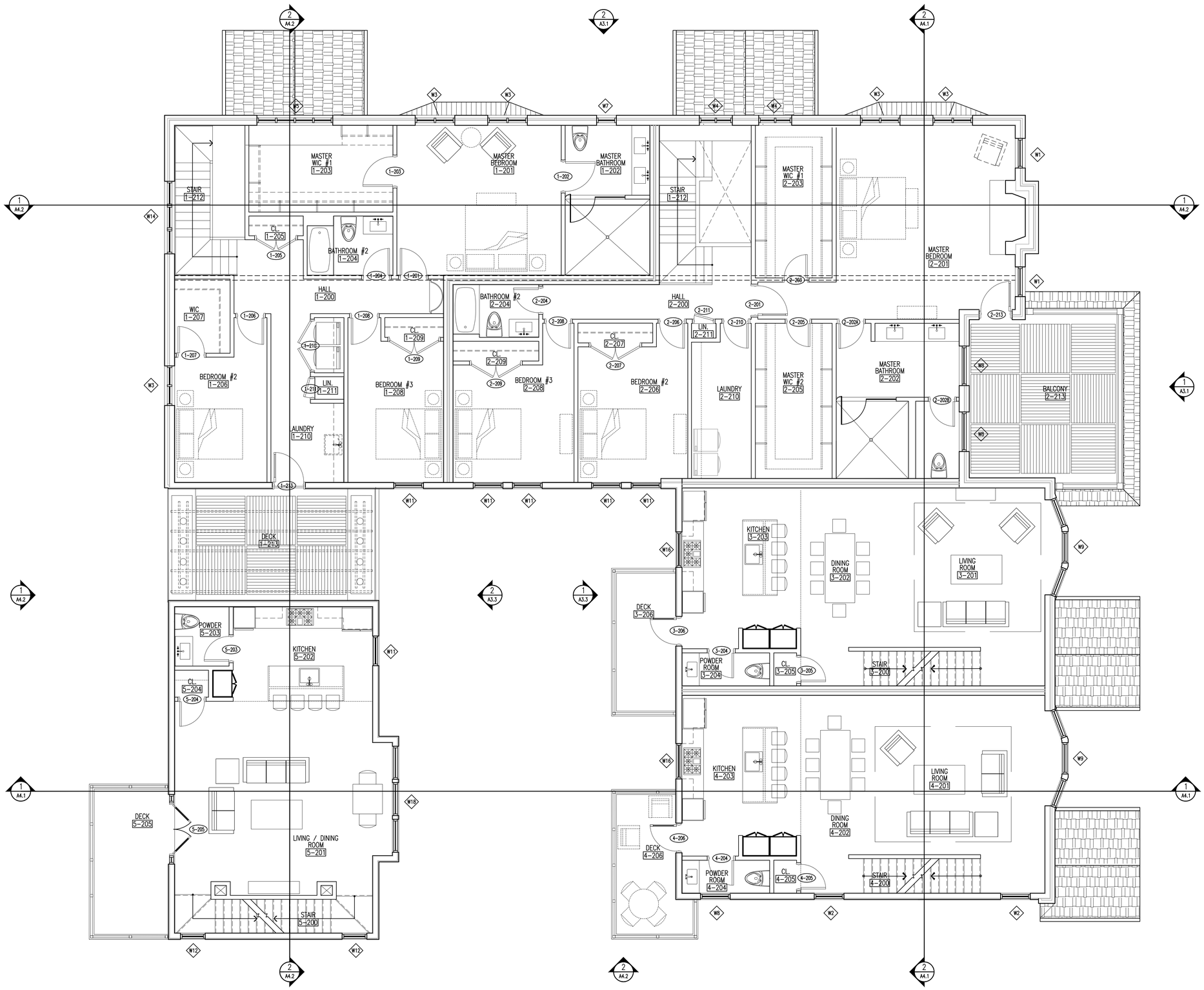
GENERAL NOTES:

1. ***.
2. ***.
3. ***.



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

0 6" 1' 2' 4'

\\RLBH-FS01\9000-13500\13454\ARCH\13454-A1.2.DWG | PLOTTED 03.18.2021 10:08AM BY TIMOTHY LARKE

DATES AND REVISIONS

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CLEVELAND, OH

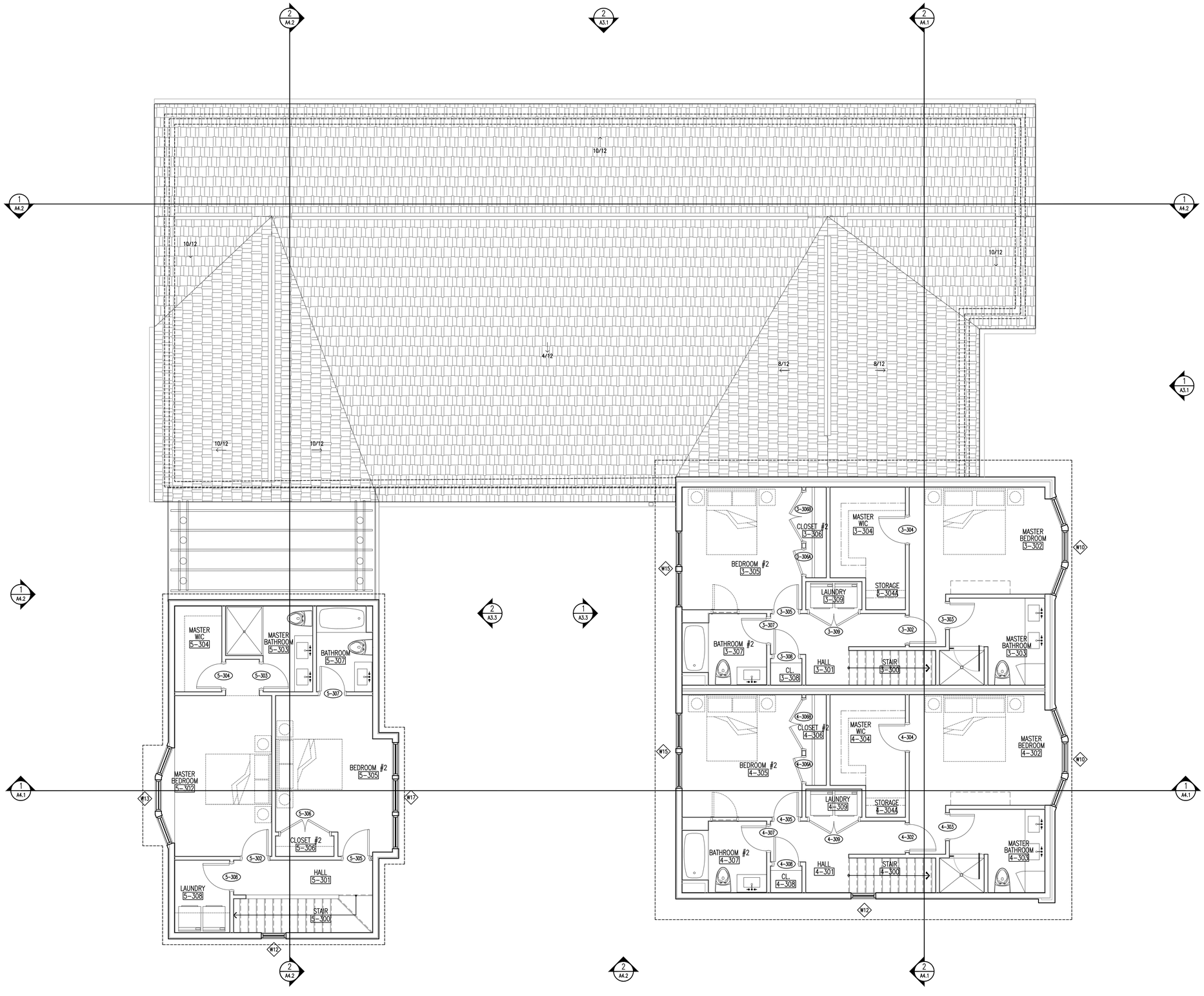
SECOND FLOOR PLAN

DRAWN BY: AUTHOR –
CHECKED BY: CHECKER –
RLB NO.: 13454

DRAWING NO.
A1.2

GENERAL NOTES:

1. ***.
2. ***.
3. ***.



1 A1.3 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 6" 1' 2' 4'

\\RLBA-FS01\9000-13500\13454\ARCH\13454-A1.3.DWG | PLOTTED: 03.18.2021 10:09AM BY: TIMOTHY LARKE

DATES AND REVISIONS

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CLEVELAND, OH

THIRD FLOOR PLAN

DRAWN BY: AUTHOR –
CHECKED BY: CHECKER –
RLB NO.: 13454

DRAWING NO.
A1.3

Certificates of Appropriateness

March 25, 2021

Case 21-020: Ohio City Historic District
Stegner House 3208 Carroll Avenue
Renovation and Restoration
Ward 3: McCormack
Project Representative: David Ellison, Architect

City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.city.cleveland.oh.us

Planning Commission/Design Review Application

DATE: March 1, 2021

PROJECT NAME: The Stegner Residence Alterations

PROJECT ADDRESS: 3208 Carroll Avenue

PROJECT LOCATION (if no address):

CONTACT PERSON *(for design review):* David Ellison

COMPANY: The D. H. Ellison Co.

PHONE: 216-631-0557 ***EMAIL:*** david@dhellison.com

OWNER: NATHAN STEGNER

ARCHITECT/ ~~CONTRACTOR~~ DAVID ELLISON, AIA

PROJECT TYPE: ☐ New Building ☑ Rehabilitation ☐ Addition ☐ Sign ☐ Fence ☐ Parking ☐ Storefront

USE TYPE: ☑ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☐ Schematic Design ☑ Final Design Development

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

David J Ellison

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

EXCEPT WE DON'T WANT TO GET STUCK IN THE CIRCULAR FLOW CHART

Stegner Residence - Alterations and Rehabilitation

3208 Carroll Ave.

Cleveland, Ohio

Written Project Summary

The project consists of removal of the rear shed additions and front porch. It will include a new kitchen, bathrooms, new siding to encapsulate the existing siding, and (some) new windows.

The project will also seek to meet the Green Enterprise Communities Criteria for the City of Cleveland's property tax abatement program.


00336033
00336032
00336805C
00336035
00336036
00336037
W 32nd St
00336031
00336802C
00336038
Carroll Ave
Carroll Ave
00336030
Carroll Ave
00336103


320


3208
ADT
800.ADT.ASAP
ADT.COM


3208


SECURED BY
ADT
800.ADT.ASAP
ADT.COM


Jeep
OHIO
VF 8214
CUYAHOGA


PRIVATE
PROPERTY
NO TRESPASSING

GENERAL NOTES

Read these notes and specifications completely first before beginning any estimating or any work.
All contractors and subcontractors are to be provided with and are to read all sections of the written general notes and specifications and familiarize themselves with the drawings in their entirety as they constitute the Contract Documents.
Each contractor is responsible for coordinating his or her work with that of the other trades.
All work shall conform to the information & instructions contained in the Contract Documents.
Maintain a complete set of the Construction Documents on a table specifically and permanently set up at the job site for the duration of the project. Update this set of drawings and specifications with any revisions or addenda as work progresses.
Perform work as described in the Contract Documents using materials, details, profiles and assemblies as drawn and specified. See note regarding substitutions below and within the specifications and bidding instructions.
Perform work in accordance with all applicable national, state & local codes, regulations & ordinances. Obtain all required permits, approvals and inspections.
Provide for the safety of all workers and occupants as well as all stockpiled and installed materials. Protect existing building and new work from damage due to weather, dust, abuse, or other harmful conditions, including careless construction traffic and material handling.
Replace or repair any existing or new work that becomes damaged through a lack of protection.
Perform all work on this job in a professional manner employing first quality craftspeople and producing only best quality results
Use only the best quality materials on this job.
Install all materials and equipment according to the manufacturer's instructions & recommendations.
Remove debris from the site as work progresses, leave the site at the end of each day in an orderly and clean condition.
Verify each portion of the work and the existing conditions as they relate to the contract documents before beginning work & notify the Architect of any discrepancies or omissions among the contract documents & existing conditions before proceeding.
Provide accessories, shrouds, flashings, vents, intake and exhaust shrouds, etc., that match the adjacent surface or material through which they poke. If no such item is available, paint or otherwise conceal and disguise such items so that they are not glaringly visible.
Submit samples of all finishes to the Architect for approval prior to placement of the work.
The designs and all items depicted or described in the contract documents are instruments of a professional service and may not be altered or changed in any way without the prior knowledge and the written consent of the Architect. Any change made without the Architect's written approval will void all such documents and instruments and the Architect will not be liable for any damage, harm or loss caused thereby.
Proposed substitutions of materials or details may be submitted for the approval or rejection by the Architect, but contractor must secure approval prior to placing any substitute material or detail.
Provide written guarantees of all work performed, materials and equipment installed for a period of one year from date of substantial completion and delivery to owner.
Anyone doing site work or landscaping is required to have read and must comply with recommendations of the geotechnical engineer's subsurface investigation report if one exists.

GENERAL SPECIFICATIONS

02000 SITEWORK

Prior to beginning any work, observe all existing utilities and site features, including landscaping, to protect from damage during construction and place flags or other indications for others.
Locate and protect existing and new utility lines from any damage during construction.
Locate and protect existing sewer piping from any damage during construction.
Provide storm water drainage system as described on the site plan and other drawings using solid pvc schedule 20 STD 35 drainpipe as shown on drawings.
Provide 12" vitrified clay crock with sandtrap and metal grate where yard drains are indicated.
Provide cast iron grates and frames as manufactured by Neenah Foundry, East Jordon Iron Works or approved equal at driveways and paved areas, including at garages. Verify soil bearing capacity at 3500 psf minimum.
Bear all foundations on firm undisturbed earth or earth compacted to the minimum required bearing capacity.
Provide all shoring, bracing and underpinning necessary for a safe worksite and as described in the contract documents.
Grade site as shown on the site and grading plan, and, where indicated, maintain existing grades at the area adjacent to work and/or provide positive drainage away from the building at all exposed surfaces. Do not leave water standing in open trenches or against the building.
Backfill foundations symmetrically using clean gravel and being careful not to damage the basement wall parging, waterproofing or drainage board. Earthen backfill may be used if compacted in 6" lifts to a minimum of 95% of standard proctor maximum density ASTM D698.
Backfilling must contain absolutely no organic materials including wood scraps, roots or branches which could draw insects or settle unevenly.
All finished grading must slope away from the building allowing no standing water to settle next to foundations
Treat soil around foundations for termites and other insects as directed by owner.

03000 CONCRETE

Place all concrete in accordance with the specifications of the American Concrete Institute and the construction documents, including the structural details & specifications.
Meet the requirements of the applicable code for concrete subject to severe weathering.
Use normal Portland cement, ASTM C150, type I and II, clean sand and aggregates to make all concrete used on this job.
Use concrete with a compressive strength of 3000 psi minimum in all unexposed locations.
Use concrete with a compressive strength of 4000 psi minimum and air entrainment of 6%-2% in all exposed locations or locations subject to vehicular traffic.
Use normal weight aggregates, ASTM C-33.
Use absolutely no admixtures containing calcium chloride or other chlorides.
Consolidate concrete during placement using hand spading, rodding, tamping or vibrating so that concrete is thoroughly worked-in and around reinforcing and is of the thickness and solidity intended. See ACI specifications.
Always maintain proper placement of reinforcing.
Protect concrete during curing period from excessive heat or cold or solar radiation, drying out, shock or loading of any kind.

04000 MASONRY

Use common face brick, clay or shale ASTM C-62, grade SW unless noted otherwise.
Place all masonry (including any stone) to avoid vertical through-joints. Overlap all joints in each course. Do not allow vertical mortar joints to appear in line.
Upon completion, clean all smeared mortar, splatters, etc., from the finished work.
Leave no markings or visible saw marks on any exposed stone or brick work. Remove any markings that may have been made.
Use only mortar which is softer than the surrounding masonry. Use 1 part Type N masonry cement to 3 parts sand for brick masonry unless noted otherwise.
Gray portland cement mortar is not to be used when trying to match light buff colored or natural mortars.
When matching new masonry to existing, mortar is to match as closely as possible. Contractor to provide a 5'-0"x5'-0" sample of stone or brick and mortar for approval before beginning work.
Use concrete masonry units, CMU, ASTM C90, Grade N, Type 1. U.N.O.
Use 1/2' x 12" galvanized anchor bolts spaced 4' o.c. minimum 2 bolts per section of plate.
Use Dur-O-Wall stabilizer joint anchors where new construction meets existing.
Provide horizontal joint reinforcing and vertical reinforcing as shown on the drawings. In the absence of other specifications, provide horizontal reinforcing at 16" o.c. and #4 vertical rebar grouted solid full height at 48" o.c.
Provide ½" footing dowels embedded into reinforced concrete foundation at 48" o.c.
Parge smooth all concrete block walls below grade with 3/4" thick cement plaster.
Use 3 coat portland cement plaster with a hand floated finish on all sections of concrete block foundation walls which are above grade.
When parging or plastering concrete block walls, wet block thoroughly first to insure secure bond and to prevent premature drying of cement plaster. Protect cement plaster from extremes of heat or cold or solar radiation during curing period. Provide control joints as shown on drawings.
Parging and waterproofing of the exterior of the foundation wall must be protected by a drainage mat, geotextile filter cloth, permeable fill (clean gravel) and perforated foundation drains at the base of the wall pitched to avoid holding standing water.
Avoid impermeable coatings on masonry walls in cases where water is evident within a masonry wall or where rising damp is present.

05000 METALS

Use only new, rust free, primed and painted ASTM A36 type steel in this project unless noted otherwise.
Place all steel in accordance with the specifications of the American Institute of Steel Construction and in accordance with the design and intent shown on the drawings.
Clean any metal used on this job of all rust, scale, oil, oxidation and other foreign substances prior to priming and painting.
See masonry, thermal and moisture protection specifications for additional information regarding flashings and other metals related to the particular topic.

06000 WOOD AND PLASTICS

Detail, fabricate and erect all structural lumber using the standards set forth in latest editions of the "Wood Frame Construction Manual" (WFCM) published by the American Forest and Paper Association (AFPA), the national design specification by the National Forest Products Association , "The Timber Construction Manual" by the American Institute of Timber Construction, and "The Manual of Light Frame House Construction" published by the U.S. Department of Agriculture, unless noted otherwise.
For structural lumber use Douglas Fir, Hem Fir or So. Pine, S4S, (ASLS PS 20), S-P-F, #2 or better, 19% M.C. kiln dried lumber, minimum fb = 900 psi, e= 1,500,000 unless noted otherwise.
Use no lumber which is overly twisted, warped, checked or split.
Use only APA rated and labeled sheathing products.
Use ⅝" (min.) plywood for roofs, walls and sub-flooring. Install with long dimension across framing members and joints staggered. All joints must occur over framing members. Allow 1/8" at panel edges for expansion and contraction unless otherwise recommended by panel manufacturer. Use clips to keep panel products co-planar.
Use 3/4" T&G plywood subflooring glued and screwed to joists.
Use 5/8" APA rated and labeled sanded plywood underlayment for flooring under carpet. Separate from subflooring with 15# asphalt saturated building felt.
Use exterior grade sheathing on roofs.
Use Exposure 1 sheathing for walls and subfloors.
All plywood to meet APA Voluntary Standard PS-1.
All oriented strandboard to meet APA Voluntary Standard PS-2.
Use prefabricated structural wood members such as:
glue-laminated members with fb = 2400 psi , E = 1,800,000
microlam LVL's w/ fb =2600 psi, fv 285, & E = 1.9 x 10^{10}_{6}
ASTM D 5456
Use prefabricated wood trusses and joists as shown on the dwgs.
Use rot-resistant pressure treated lumber at exterior exposures for ground contact - AWPA UC3B or UC4B. Treat field cuts with solution recommended by manufacturer. Stain or paint finish to be compatible with pressure treated lumber.
Use fire-resistant pressure treated lumber - AWPA UCFA at interior locations and AWPA UCFB at exterior locations.
Use select S4S cedar, redwood or white oak as noted on the drawings for all finish exterior woodwork and trim. If synthetic exterior trim (Boral Poly-ash or approved equal) is used, finish is to be smooth with no faux wood grain.
Use non-corrodible fasteners in all exterior applications.
Use standard design connections for attaching and anchoring lumber, and framing components to adjacent construction.
Use galvanized steel joist hangers, post base clips, straps, ties and other metal framing accessories as indicated in the structural specifications and as shown on the drawings and as required by good building practice and by applicable codes.
Use metal framing connectors as manufactured by Cleveland Steel Specialty Co., Simpson Strongtie, USP or approved equal.
Use framing which conforms to AITC standard #104.
Use bolts, nails, spikes, screws and other fasteners appropriate to the application and as required by the Residential Code of Ohio (RCO). Staples are not permitted in the work.
Use hot-dipped galvanized fasteners where exposed to treated lumber, chemical fumes, weathering and/or high humidity.
In the absence of specific notations on the structural drawings, determine the size and spacing of wooden framing members (joists, studs, headers, etc.) by referring to the Residential Code of Ohio (RCO), Tables found in RCO Chapter 5.
Provide blocking, nailing, furring and all other necessary framing for the adequate support of finish materials and trim hardware such as toilet room and bath grab bars, towel bars, cabinetry, plumbing fixtures, closet hardware, etc.
Cut no holes for piping, ductwork and electrical services which compromise the structural integrity or fire resistance rating of the assembly. Verify any cuts made through structural members with the Architect or Structural Engineer prior to ruining the work. Any cuts made which are not approved in advance will be the responsibility of the cutter to remedy, including if necessary, the replacement of the damaged member.
Use select pine or poplar for all finish interior woodwork unless noted otherwise.
Use the standards for premium woodwork established by the American Woodwork Institute for all finish millwork, cabinetry and carpentry.
Finish all cabinetry in the shop unless otherwise noted.
Finish interior and exterior of cabinetry to match approved samples submitted to the Owner and Architect prior to beginning, failure to do so may result in being required to refinish unapproved finishes.
Construct interior and exterior of cabinets using the same species and finish when a transparent finish is to be used.

07000 THERMAL AND MOISTURE PROTECTION

Use prefinished ⅝" Hardie composite siding and trim in the ⅝" thickness spaced at 4" to weather.
Use 16 oz. Or 20 oz. Class A copper, lead-coated copper or .032" pre-finished aluminum flashings installed in accordance with the specifications and guidelines of the S.M.A.C.N.A. and C.D.A. manuals and Copper and Common Sense by Revere Copper Products and meeting the ASTM standard for that particular metal. Any aluminum flashings used are to be pre-finished or site painted to match adjacent material.
Use closed-cell polyurethane spray-in foam, fiberglass, cellulose, or styrofoam insulation in the locations specified in the drawings and/or with the minimum R-value which meets or exceeds the latest edition of the Residential Code of Ohio.
Ceiling: R-49 Wall: R-20 Floor: R-30
Basement Wall and Crawl Space: R-10 continous on the interior or exterior of home. Slab: per code
Use high-density spun bonded polyethylene Tyvek House Wrap or approved equal.
Use 15#, 30# or 60# asphalt saturated building felt as specified on the drawings.
Use building envelope components by Grace, GCP Applied Technologies and follow all instructions and recommendations provided by the manufacturer regarding installation and protection during construction.
Use self-adhered weather resistive barrier, Grace Vycor-enV-S.
Use Grace Vycor Plus, Vycor Pro and Vycor V40 window and door flashings.
Use GCP "Grace Ultra" roofing underlayment under all new roofing.
Where required, use Ice and Water Shield, peel and seal or other approved adhesive modified bitumen roofing at all eaves and valleys - 2 courses wide each location.
Install roofing materials in accordance with the recommendations and specifications of the roofing material manufacturer and completely covering slope.
If eaves and rake cavities are not completely filled with spray-in closed cell insulation, provide ventilation with continuous 1" wide screen vent with bronze insect screen bent on a metal brake. Paint rafter tails black.
If creating a ventilated attic and "cold roof," Use "Highpoint Series 5" shingle-over ridge vent, full length of ridges as shown on the drawings and as recommended by the manufacturer 1-800-521-9920
Use self-sealing, fiber glass composition, U.L. Class A, 240 lb. Minimum, 25 year warranteed roof shingles unless noted otherwise.
Use copper or pre-finished aluminum gutters and downspouts fastened with straps and hardware as detailed on the drawings or as recommended by manufacturer and/or as specified by the C.D.A. Size gutters and downspouts according to sizing charts and formulas in C.D.A. or S.M.A.C.N.A. manuals or Copper and Common Sense by Revere Copper Products.
All downspouts are to be installed using straps, hold-offs and fasteners for a complete and expert workmanlike job, plumb in all directions and free of unsightly soldering, drips, fingerprints, kinks, sloppy joints, inappropriate elbows, angles, etc.
Where flat soldered seam copper roofs are used, soldered joints must be clean and straight and free of blobbing, ugly or messy solder joints.
Joints in copper flashing and roofing are to be soldered if necessary.
Do not use silicone caulking on copper flashing.
Provide sound attenuation batts at all kitchen, laundry, and bath walls, walls and ceilings at all toilets and soil stacks.

08000 DOORS AND WINDOWS

Contractor shall provide a temporary exterior construction door. Finished doors are to be locked or barred to prevent use during construction.
Use Pella Architect Series aluminum clad windows & doors as specified on the drawings and installed in accordance with the manufacturer's recommendations and specifications and the NWMA.
Use (3) heavyweight 4" bearing type square cornered hinges per door with slotted screws, no Phillips head screws, on all entrance and vestibule doors.
All door strikes are to include dust boxes.
Provide hardware in finishes appropriate to the location, i.e. 26D or 32D, satin chrome plated or stainless steel in lavatories and baths, US 10, satin bronze in living areas, corridors, heavy duty sliding door hardware, solid wood doors etc. Verify with hardware finish schedule or with owner.
Window and Door Associations and Standards
Structural Performance
- NAFS-11
- CAN / CSA-A440 standard
- AAMA / WDMA / CSA101 / I.S.2 / A440-05
Forced Entry Resistance
- ASTM F588
Thermal Performance
- NFRC 100 and 200
Acoustical Performance
- ASTM E90-09
- AAMA 1801
Hurricane Impact Resistance
- ASTM 1886 and 1996
- TAS 201,202, 203
Blast Mitigation
- ASTM F1642 and GSA TS-01

09000 FINISHES

Use only the best quality materials in accordance with the manufacturers recommendations and specifications, including in preparation of the surfaces and materials to be finished.
Use no rusted metal plastering or drywall accessories. In exterior applications, use only vinyl or galvanized accessories.
Use 1/2" Fire Code Type "X" gypsum board in all locations unless noted otherwise.
Use 1/2" Moisture Resistant gypsum board in all wet or damp locations.
Use sound attenuation batts within all walls with plumbing or near noise producing equipment.
Provide Level IV gypsum board finish on all new gypsum board wall and ceiling surfaces, glue and screw to framing.
Exterior painting contractor is to paint any and all accessories, covers, exhaust and intake pipes, flue covers, fan shrouds, vents or other odds and ends protruding onto the surface of the walls, roofs, soffits, etc., and which do not match the adjacent materials and surfaces so that they blend into them and are thereby disguised and concealed.
Install all tile or stone in accordance with applicable the American National Standard Specification for the installation of Ceramic tile (ANSI standards) and the recommendations found in the handbook of the Tile Council of North America (TCNA)

15000 MECHANICAL

Meet or exceed all requirements of the applicable plumbing, mechanical, ventilation and fire protection codes.
Provide shop drawings of proposed ductwork which indicate all framing members that will be cut or altered.
Cut no holes for piping, ductwork and electrical services which compromise the structural integrity or fire resistance rating of the assembly. Verify any cuts made through structural members with the Architect or structural engineer prior to ruining the work. Any cuts made which are not approved in advance will be the responsibility of the cutter to remedy, including if necessary, the replacement of the damaged member.
See design and specifications produced by the mechanical contractor for further information.
Use only lead-free solder.
Provide minimum 12" air chamber for all hot and cold water lines at each fixture to absorb water shocks.
Provide 3/4" water supply piping to all showers and tubs.
All exposed plumbing at pedestal sinks, console sinks, toilets, etc. is to be laid out for coordination with fixtures and millwork and approved by architect prior to installation. All drain and supply lines are to be in finished rigid piping. No PVC, CPVC, or PEX is to remain exposed. No flexible plastic or braided metal supply lines are to be used in exposed locations.
Run vent pipes through attic to a point in back of the main ridge of the house so that they appear in a discreet location not visible from critical outdoor locations.
Provide screening over any intake, exhaust or other vent to prevent access by vermin or birds.

16000 ELECTRICAL

Meet or exceed all requirements of the applicable electrical and fire protection codes.
See design and specifications produced by the electrical engineer and/or contractor for more information than is included here.
Use only new electrical equipment and materials which meet the requirements of the Underwriters' Laboratories (U.L.) and bears the U.L. label unless noted otherwise. Use only equipment of the same manufacturer when of the same type and capacity.
Ground all conduits, cabinets, motors panels etc., in accordance with the requirements of the National Electric Code.
Provide arc-fault receptacles at all locations where required.
Provide smoke and C.O. detectors whose primary power source is the main electrical service of the building in all locations where they are required.
Conduit: Use electrical metallic tubing (EMT) indoors and for conduits 4" and smaller, and unless otherwise noted. Use Wiremold, or approved equal surface mounted conduit in specific areas noted on drawings.
Conduit fittings: use compression-type or concrete-tight steel set-screw-Type EMT fittings for 2 inch and smaller conduit. Use only concrete-tight double set-screw-type EMT fittings for 2 1/2 inch and larger conduit.
Wire: Use only 600 volt, Type XHHW, THWN, or THHN with copper conductors for all single conductor wire unless noted otherwise.
Panelboards: Use circuit breaker type branch circuit panelboards which comply with the voltage rating, current rating, number of phases, and number of wires shown on the drawings. Use only panels which have solid neutral bars and ground bars. Use only panelboards with flush doors and metal, lockable latches; no embossed ridges, grooves, or designs. Siemens S44B cover or approved equal.
Circuit breakers: Use only circuit breakers which are quick-make, quick-break type with thermal-magnetic trips and a minimum interrupting rating of (10,000) amperes rms symmetrical. Provide Ground Fault Interrupter-type circuit breakers where noted.
Circuit directories: provide typewritten or neatly printed directory on the inside of the door of each panel accurately designating the use and location of each circuit.
Weatherproof receptacles: Use recessed Low Profile IN BOX with clear cover by Arlington Industries at all exterior and weatherproof receptacles. Use model appropriate for exterior finish wall type.
Verify fixture selections, locations and any proposed substitutions with the Architect prior to the purchase of any equipment and materials or the placement of any work.
Provide a guarantee against defects in materials and/or workmanship for all equipment furnished and all work performed under the contract for a period of one (1) year from the date of final acceptance. Contractor is responsible for correcting any failure due to defects in materials or workmanship upon notification and at no cost to the owner.
Do not deface any equipment which has a finished surface from the manufacturer; clean all equipment to original finish at time of completion of work.
Before final completion and application for payment, clean all equipment, including lighting fixtures and lenses, free from dirt, grease, finger marks, etc.

All contractors and subcontractors are to call Architect (The D.H. Ellison Co., 216-631-0557) to confirm having read to this point and prior to beginning work.

SHOP DRAWINGS

Provide (2) hard copies and (1) electronic copy in PDF form of shop drawings for all items listed below. Shop drawing preparation and review may take place in field as construction progresses. Work MUST be planned in advance with time for review and adjustment of complicated details. NO CUSTOM TRIM, CARPENTRY, DOOR OR WINDOW HINGE OR TRIM CONFIGURATIONS ARE TO BE BUILT ON THE FLY WITHOUT CAREFUL PLANNING ON PAPER BY THE SUBCONTRACTOR AND REVIEW BY THE CONTRACTOR AND ARCHITECT PRIOR TO BEGINNING THE WORK.

Shop Drawings
Cabinetry, built-ins, and finished millwork
Windows and doors
Interior millwork
Stair railings, balusters, etc.
Mechanical equipment, including major duct runs or soffits
Cut Stone Masonry

Submittals
Hardware
Tile and Grout
Roofing and flashing materials
Finished masonry, including mortar color (5'x5' sample wall)
Pavement materials, including stone or cast pavers
Paint (interior and exterior)
Flooring stain and finish
Air registers, grilles, or diffusers
Built-in electrical fixtures, Electrical wiring devices

Any items involving a choice, by owner, of one over another.

EXCERPT FROM CLEVELAND LANDMARKS ORDINANCE

161.05 Regulation of Environmental Changes; Certificate of Appropriateness

No person owning, renting or occupying property which has been designated a landmark or which is situated in a designated landmark district shall make any environmental change in such property unless a certificate of appropriateness has been previously issued by the Commission with respect to such environmental change. The following procedures shall apply to all alterations, demolitions, removals or constructions of such property in the City:

(a) Any application to the Division of Building and Housing for a building permit for an environmental change shall also be deemed an application for a certificate of appropriateness, and shall be forwarded to the Commission, together with copies of all detailed plans, designs, elevations, specifications and documents relating thereto, within seven days after receipt thereof. An application for a certificate of appropriateness may be filed by the applicant directly with the Commission at the same time that an application for a building permit is filed or in lieu of filing for a building permit, if no building permit is required for the proposed environmental change.

(b) The Commission shall evaluate applications to determine whether or not the environmental change proposed by the applicant will adversely affect any significant historical or aesthetic feature of the property and to determine whether or not the environmental change proposed by the applicant is consistent with the spirit and purposes of this chapter.

(1) In evaluating applications for alterations or construction of property, the Commission shall consider the following standards created by the U.S. Department of the Interior:

A. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;

B. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;

C. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;

E. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;

F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;

G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;

I. New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

J. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(2) In evaluating applications for demolition or removal of property, the Commission shall consider the follow standards:

A. The architectural and historic significance of the subject building or structure;

B. The significance of the building or structure in contributing to the architectural or historic character of its environs;

C. In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;

D. The present and potential economic viability of the subject building or structure, given its physical condition and marketability;

E. If the demolition will remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Division of Building and Housing, the Division of Fire or the Department of Public Health; and

F. The appropriateness of the proposed new structure or use and its impact on the surrounding community.

(c) If the Commission finds that the environmental change proposed by the applicant will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of this chapter, or will remedy conditions imminently dangerous to life, health or property, as determined in writing by the Division of Building and Housing or the Division of Fire or the Department of Public Health, then the Commission shall issue a certificate of appropriateness.

(d) If the Commission finds that the environmental change proposed by the applicant will adversely affect any significant historical or aesthetic feature of the property or is inappropriate or inconsistent with the spirit and purposes of this chapter, the Commission may either deny the application or delay action on the application. Any decision to delay action on the application shall be by mutual agreement of the Commission and the applicant and shall be for a period not to exceed six (6) months. During the delay period, the Commission shall conduct further investigation with regard to the proposed environmental change, conduct negotiations with the applicant and any other party in an effort to find a means of preserving the property, or explore alternatives to the proposed environmental change. The Commission may also investigate the feasibility of all available ways and means of preserving the improvement, including without limitation, inducing by contract or other consideration the creation of covenants restricting the use of property, leasing and subleasing the property for the purposes of preservation and acquiring by eminent domain or contract or conveyance all or any part of or interest in the property.

(e) At the end of the delay period, the Commission shall either approve or deny the application, or delay action. A decision to delay action, at the end of one delay period, shall be by mutual agreement of the Commission and the applicant and shall be for a period not to exceed six (6) months. The Commission shall only agree to a second and final delay period if the Commission determines that this additional time period may be useful in securing an alternative to the proposed environmental change. At the end of the second and final delay period, the Commission shall either approve or deny the application for a certificate of appropriateness.

(f) Upon the issuance, denial or a delay in the issuance of a certificate of appropriateness, the Commission shall give written notices of the issuance, denial or delay in the issuance to the applicant and the Division of Building and Housing. The Commission shall provide written notice of the issuance, denial or delay in the issuance of a certificate of appropriateness to the applicant and the Division of Building and Housing within forty five (45) days of the receipt by the Commission of an application from either the applicant or the Division of Building and Housing.

(g) If no action has been taken by the Commission on an application for a certificate of appropriateness to approve, deny or delay action within forty-five (45) days after such application has been received by the Commission, the certificate of appropriateness shall be deemed issued.

(Ord. No. 1486-01. Passed 3-25-02, eff. 3-28-02)

DRAWING INDEX

SITE INFORMATION

SITE INFORMATION:
PPN: 003-36-036
SIZE OF LOT: 2280 SQ. FT.

BUILDING INFORMATION

EXISTING SQ. FT.
OCCUPANCY SINGLE-FAMILY HOME

PROJECT SUMMARY

The project consists of removal of rear shed addition, kitchen + bathroom alterations, new siding and (some) new windows. The project will also seek to meet Green Enterprise Communities' Criteria for the City of Cleveland's property tax abatement program.

DESIGN CRITERIA
1,2 + 3 Family Residential Code of Ohio 2019-RCO

STRUCTURAL LOADING per table 1607.1

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ATTICS WITHOUT STORAGE	10psf
ATTICS WITH STORAGE	20psf
HABITABLE ATTICS AND SLEEPING AREAS	30psf
ALL OTHER AREAS	40psf
ELEVATED EXTERIOR PLATFORMS & DECKS	60psf
ROOF	20psf
ROOF GARDENS	100psf
ROOF	300lb. pt. load
STAIRS AND EXITS	40psf
STAIRS AND EXITS	300lb pt. load
GUARDRAILS AND HANDRAILS	200lb pt. load

Ground Snow Load 20 PSF
Wind Design 90 MPH
3-second gust 110 MPH
Wind Exposure Category B
Seismic Design Category B
Weathering Severe
Frost line Depth 42"
Termite Moderate to Heavy
Winter Design Temperature 0°F
Outdoor dry-bulb temp. 5 °F
Ice Barrier Underlayment Required
Flood Hazard No

GENERAL NOTES AND SPECIFICATIONS

ISSUE: DATE
FOR REVIEW AND PERMITTING JANUARY 15, 2020

ALTERATIONS
at the
STEGNER RESIDENCE
3208 CARROLL AVENUE
CLEVELAND, OHIO

The D. H. ELLISON Co.
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2002 W. 41 St
Cleveland, Ohio 44113
Telephone: 216-631-0557 Facsimile: 216-631-0997
Electronic Mail: DAVID@dhellison.COM

SP-1

GREEN ENTERPRISE COMMUNITIES CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria.
To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type.
New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

1. INTEGRATIVE DESIGN

#	Y/N	opt. pts.	M/O		
1.1		0	M	Integrative Design: Project Priorities Survey	Complete the Project Priorities Survey, which can be found in the Appendix.
1.2		0	M	Integrative Design: Charrettes and Coordination Meetings	Develop an integrative design process that moves the outputs of the Project Priorities Survey into action through a series of collaborative meetings. Prioritize multi-benefit strategies. Assign responsibility within your design and development teams for accountability.
1.3		0	M	Integrative Design: Documentation	Include Enterprise Green Communities Criteria information in your contract documents and construction specifications (Division 1 Section 01 81 13 Sustainable Design Requirements) as necessary for the construction team to understand the requirements and how they will be verified. Ensure, and indicate, that the drawings and specifications have been generated to be compliant and meet the certification goals.
1.4		0	M	Integrative Design: Construction Management	Create, implement, and document your contractor/subcontractor education plan to ensure that all persons working on-site fully understand their role in achieving the project objectives. Include a summary of the Project Priorities Survey (Criterion 1.1), the sustainability goals, and anticipated roles of each party in regards tothe performance expected of the project. Attach and reference this training plan to Division 1 Section 01 81 13 Sustainable Design Requirements. Include timelineestimates for performance testing and verification schedules in the overall construction schedule. As relevant, review requirements for Criteria 8.1, 8.2, and 8.3, and begin populating these documents with relevant info from design & construction.
1.5			*12 or 15*	Resilient Communities: Multi-Hazard Risk/ Vulnerability Assessment	Follow Steps 1-6 of the Health Action Plan framework per the full criterion. [12 points with extra 3 points for Step 7] This includes: 1) Commit to embedding health into the project lifecycle; 2) Partner with a project health professional; 3) Collect and analyze community health data; 4) Engage with community stakeholders to prioritize health data and strategies; 5) Identify strategies to address those health issues; 6) Create an implementation plan; and 7) Create a monitoring plan.
1.6			*10*	Design for Health and Well-Being: Health Action Plan	Conduct a four-part assessment (social, physical, functional, strategy) to identify critical risk factors of your property and implement at least two sets of strategies to enable the project to adapt to, and mitigate, climate related or seismic risks. See full criterion for more guidance.
1.7			*8*	Resilient Communities: Strengthening Cultural Resilience	Integrate community and resident participation in the development processes so that the built environment honors cultural identities, resident voices, and community histories. Option 1: Complete a Cultural Resilience Assessment - OR - Option 2: Convene a Cultural Advisory Group
				_ OF 4 MANDATORY _ OPTIONAL POINTS	**CRITERIA 1 SUBTOTAL**

2. LOCATION AND NEIGHBORHOOD FABRIC

#	Y/N	opt. pts.	M/O		
2.1		0	M	Sensitive Site Protection	All projects must: 1. Protect floodplain functions (e.g., storage, habitat, water quality) by limiting new development within the 100-year floodplain of all types of watercourses. 2. Conserve and protect aquatic ecosystems, including wetlands and deepwater habitats, that provide critical ecosystem functions for fish, other wildlife, and people. 3. Protect ecosystem function by avoiding the development of areas that contain habitat for plant and animal species identified as threatened or endangered. 4. Conserve the most productive agricultural soils by protecting prime farmland, unique farmland, and farmland of statewide or local importance. If your site contains any of these ecologically sensitive features, follow the specific Requirements under that subheading.
2.2		0	M	*(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town)* Connections to Existing Development and Infrastructure	Locate the project on a site with access to existing roads, water, sewers, and other infrastructure and within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the existing pedestrian network. For sites over 5 acres, provide connections to the adjacent street network at least every 800 ft. Tie all planned bike paths to existing bike paths.
2.3		0	M	*(Mandatory for New Construction)* Compact Development	At a minimum, build to the residential density (dwelling units/acre) of the census block group where the project is located. In Rural/Tribal/Small Town locations that do not have zoning requirements: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.
2.4			*5 or 7*	Increased Compact Development	Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for [5 points]; exceed by 3x for [7 points]. In Rural/Tribal/Small Towns that do not have zoning requirements, build to a minimum net density of 7.5 units per acre for single-family houses; 12 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings greater than two stories. [5 points]
2.5		0	M	Proximity to Services and Community Resources	*(Mandatory for New Construction)* Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal /Small Town, locate the project within 5 miles of at least four of the listed services.
2.6		0	M	Preservation of and Access to Open Space for Rural/Tribal/Small Town	*(Mandatory for New Construction Rural/Tribal/Small Town)* Option 1: Locate the project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres; at least 80% unpaved. - OR - Option 2: Set aside a minimum of 10% (minimum of 0.25 acres) of total project acreage as open and accessible to all residents; at least 80% unpaved.
2.7			*6 max*	Preservation of and Access to Open Space	Option 1: Locate the project within a 0.25-mile walk distance of dedicated open space that is a minimum of 0.75 acres; at least 80% of which unpaved. - OR - Option 2: Set aside a percentage of permanent open space for use by all residents; at least 80% of which unpaved. 20% [2 points]; 35% [4 points]; 45% + written statement of preservation/ conservation policy [6 points].
2.8		0	M *2* *2,6,8* *6*	Access to Transit	*(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town; Optional for all other project types)* **Mandatory:** New Construction, not Rural/Tribal/Small Town, Locate projects within a 0.5-mile walk distance of transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. **Optional:** New Construction, not Rural/Tribal/Small Town, Locate project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. [2 pts] **Optional:** Rehabilitation, not Rural/Tribal/Small Town, Locate projects within a 0.5-mile walk distance of public transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. [6 points] Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. [2 points] **Optional:** New Construction and Rehabilitation, Rural/Tribal/Small Town, Locate the project within 0.5 mile walk distance of public transit services with at least 45 rides per weekday and some weekend service. - OR - Install at least two charging stations for electric vehicles. - OR - Locate the project with 5 miles of one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; 5) public/private regional transportation.
2.9			*2-8*	Improving Connectivity to the Community	Improve access to community amenities through at least one of the options incentivizing biking mobility or improving access to transit.
2.10			*5 max*	Passive Solar Heating/Cooling	Design and build with passive solar design, orientation, and shading that meet the guidelines specified.
2.11			*6*	Adaptive Reuse of Buildings	Rehabilitate and adapt an existing structure that was not previously used as housing. Design the project to adapt, renovate, or reuse at least 50% of the existing structure and envelope.
2.12			*6*	Access to Fresh, Local Foods	Provide residents and staff with access to fresh, local foods through one of the following options: Option 1: Neighborhood Farms and Gardens, Option 2: Community-Supported Agriculture, - OR - Option 3: Proximity to Farmers Market
2.13			*8*	Advanced Certification: Site Planning, Design and Management	Locate building(s) within a community that is certified in LEED for Neighborhood Development, LEED for Cities & Communities, Living Community Challenge, or SITES.
2.14			*6 max* *2* *3* *3*	Local Economic Development and Community Wealth Creation	Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process, and how it functioned during construction.- OR Demonstrate that you achieved at least 20% local employment. - OR - Provide physical space for small business, nonprofits, and/or skills and workforce education.
2.15 a		0	M	Access to Broadband: Broadband Ready	*(Mandatory for New Construction and Substantial Rehab Projects in Rural/Tribal/Small Town Locations)* Incorporate broadband infrastructure so that when broadband service comes to a community, the property can be easily connected. Include a network of mini-ducts or conduit throughout the building, extending from the expected communications access point to each network termination point in the building.
2.15 b			*6*	Access to Broadband: Connectivity	Ensure all units and common spaces in the property have broadband internet access with at least a speed of 25/3 mbs.
				_ OF 7 MANDATORY _ OPTIONAL POINTS	**CRITERIA 2 SUBTOTAL**

3. SITE IMPROVEMENT

#	Y/N	opt. pts.	M/O		
3.1		0	M	Environmental Remediation	Determine whether there are any hazardous materials present on the site through one of the four methods listed. Mitigate any contaminants found.
3.2		0	M	Minimization of Disturbance during Staging and Construction	For sites >1 acre, implement EPA's National Pollutant Discharge Elimination System Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. For sites with area <= 1, follow guidance in full criterion.
3.3		0	M	Ecosystem Services/Landscape	*(Mandatory, if providing landscaping)* If providing plantings, all must be native or climate-appropriate (adapted) to the region and appropriate to the site,Âõs soil and microclimate. Do not introduce any invasive plant species. Plant, seed, or xeriscape all disturbed areas.
3.4		0	M	Surface Stormwater Management	*(Mandatory for New Const. and/or for Substantial & Moderate Rehab projects if land disturbed is >= 5,000 sq.ft.)* Treat or retain on-site precipitation equivalent to the 60th percentile precipitation event. Where not feasible due to geotechnical issues, soil conditions, or the size of the site, treat or retain the maximum volume possible.
3.5			*10 max*	Surface Stormwater Management	Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain precipitation volume from 70% precipitation event [6 points], 80% precipitation event [8 points], or 90% precipitation event [10 points].
3.6		0	M	Efficient Irrigation and Water Reuse	*(Optional, if irrigation is utilized)* Meet the requirements of Criterion 3.6, AND: Option 1: Install an efficient irrigation system equipped with a WaterSense labeled weather- based irrigation controller (WBIC) - OR - Option 2: At least 50% of the site's irrigation satisfied by water use from the sources listed.
3.7			*4 or 6*	Efficient Irrigation and Water Reuse	*(Mandatory, if permanent irrigation is utilized)* If irrigation is utilized, install an efficient irrigation system per the requirements listed.
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 3 SUBTOTAL**

4. WATER

#	Y/N	opt. pts.	M/O		
4.1		0	M	Water-Conserving Fixtures	Reduce total indoor water consumption by at least 20% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified. For all single-family homes and all dwelling units in buildings three stories or fewer, the supply pressure may not exceed 60 psi.
4.2		0	*6 max*	Advanced Water Conservation	Reduce total indoor water consumption by at least 30% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified.
4.3		0	*M,3 M 8*	Water Quality	Mandatory/Optional: Mandatory for Substantial Rehabs of buildings built before 1986; Optional for all other building types: Replace lead service lines [3 pts] Mandatory: For multifamily buildings with either a cooling tower, a centralized hot water system, or 10+ stories: Develop a Legionella water management program. Optional: Test and remediate as indicated for lead, nitrates, arsenic, and coliform bacteria
4.4			*4*	Monitoring Water Consumption and Leaks	Conduct pressure-loss tests and visual inspections to determine if there are leaks; fix leaks. - AND - Install an advanced water monitoring and leak detection system capable of identifying and shutting water off during anomalous water events. - OR - Install a device to separately monitor water consumption of each cold branch off the apartment line riser for each dwelling unit or each cold water riser and the domestic hot water cold water feed for each building or each toilet that allows remote monitor readings; common laundry facilities; boiler makeup water; outdoor water consumption; and water consumption in any non- residential space.
4.5			*4*	Efficient Plumbing Layout and Design	Store no more than 0.5 gallon of water in any piping/manifold between the fixture and the water heating source or recirculation line. No more than 0.6 gallon of water shall be collected from the fixture before a 10-degree Fahrenheit rise in temperature is observed. Recirculation systems must be demand-initiated.
4.6			*6 max*	Non-Potable Water Reuse	Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project,Âõs non-potable water needs: 10% reuse [3 points]; 20% reuse [4 points]; 30% reuse [5 points]; 40% reuse [6 points].
4.7			*8*	Access to Potable Water During Emergencies	Provide residents with ready access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options listed.
				_ OF 2 MANDATORY _ OPTIONAL POINTS	**CRITERIA 4 SUBTOTAL**

5. OPERATING ENERGY

#	Y/N	opt. pts.	M/O		
5.1a		0	M	Building Performance Standard	*(Mandatory for New Construction)* Certify all buildings with residential units in the project through either ENERGY STAR Multifamily New Construction, ENERGY STAR Manufactured Homes, and/or ENERGY STAR Certified Homes as relevant. - AND - Provide projected operating energy use intensity and projected operating building emissions intensity.
5.1b		0	M	Building Performance Standard	*(Mandatory for Rehab)* Provide projected operating energy use intensity and projected operating building emissions intensity. - AND - Conduct commissioning for compartmentalization, insulation installation, and HVAC systems as indicated. - AND - one of the following options: - ERI Option: <= HERS 80 for each dwelling unit. Exception for some Rehabs built before 1980. - ASHRAE Option: Energy performance of the completed building equivalent to, or better than, ASHRAE 90.1-2013 using an energy model created by a qualified energy services provider according to Appendix G 90.1-2016.
5.2a			*12 max*	Moving to Zero Energy: Additional Reductions in Energy Use	*(Not available for projects using prescriptive path for Criterion 5.1a or for projects following Criterion 5.2b or 5.4.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Design and construct a building that is projected to be more efficient than what is required by Criteria 5.1a/b. Achieve HERS score of 5 lower than required by 5.1a/b if following ERI path for compliance - OR - 5% greater efficiency than required if following ASHRAE path for 5.1a/b compliance [5 points]. Additional 1 point for each additional 2-point decrease in HERS score required by Criteria 5.1a/b if following ERI path for compliance - OR - for 1% greater efficiency if following ASHRAE path for Criteria 5.1a/b, up to a maximum of 12 optional points.
5.2b			*12-15*	Moving to Zero Energy: Near Zero Certification	*(Mandatory for Enterprise Green Communities Certification Plus) (Not available for projects following Criterion 5.2a or 5.4.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Certify the project in a program that requires advanced levels of building envelope performance such as DOE ZERH [12 points] and/or PHI Classic or PHIUS+ [15 pts].
5.3a			*3-6*	Moving to Zero Energy: Photovoltaic/ Solar Hot Water Ready	*(Not available for projects following Criterion 5.3b or 5.4.)* Orient, design, engineer, wire, and/or plumb the development through the Photovoltaic Ready pathway or Solar Hot Water Ready Pathway to accommodate installation of photovoltaic (PV) or solar hot water system in the future.
5.3b			*8 max* *4-8* *1-5*	Moving to Zero Energy: Renewable Energy	*(Not available for projects following Criterion 5.3a or 5.4)* Install renewable energy source to provide a specified percentage of the project's estimated source energy demand. See full criterion for allowable sources. Option 1: For % of total project energy consumption provided by renewable energy. - OR - Option 2: For % of common area meter energy consumption provided by renewable energy.
5.4			*24*	Achieving Zero Energy	*[Automatic Qualification for Enterprise Green Communities Certification Plus] (Not available for projects following Criterion 5.2a, 5.2b, 5.3a, or 5.3b.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Achieve Zero Energy performance through one of the following: Option 1: Certify each building in the project to DOE Zero Energy Ready Home program or PHI Plus AND Either install renewables and/or procure renewable energy,which in sum will produce as much, or more, energy in a given year than the project is modeled to consume. - OR - Option 2: Certify each building in the project in a program that requires zero energy performance such as PHIUS+ Source Zero, PHI Plus, PHI Premium, ILFI, Âõs Zero Energy Petal, Zero Carbon Petal, or Living Building Certification.
5.5a			*5 max*	Moving to Zero Carbon: All-Electric Ready	*(Not available for projects following Criterion 5.5b)* Ensure the project has adequate electric service and has been designed and wired to allow for a seamless switch to electricity as a fuel source in the future for the following uses: space heating [1 point], space cooling [1 point], water heating (DHW) [1 point], clothes dryers [1 point], equipment for cooking [1 point].
5.5b			*15*	Moving to Zero Carbon: All Electric	*(Not available for projects following Criterion 5.5a)* No combustion equipment used as part of the building project; the project is all-electric.
5.6		0	M	Sizing of Heating and Cooling Equipment	*(Mandatory for Substantial and Moderate Rehabs that include replacement of heating and cooling equipment. Not relevant for projects following 5.1a, 5.2b, or 5.4.)* Size and select heating and cooling equipment in accordance with ACCA manuals J and S - OR - in accordance with the ASHRAE Handbook of Fundamentals
5.7		0	M	ENERGY STAR Appliances	*(Mandatory for Substantial & Moderate Rehabs providing appliances. Not relevant for projects following 5.1a, 5.2b, or 5.4.)* Install ENERGY STAR clothes washers, dishwashers, and refrigerators. If appliances will not be installed or replaced at this time, specify that at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 and Criterion 8.4.
5.8		0	M	Lighting	*(Mandatory for all lighting within New Construction and Substantial Rehab projects. Mandatory for new lighting in Moderate Rehab projects.)* Follow the guidance for high-efficacy permanently installed lighting and other characteristics for recessed light fixtures, lighting controls, lighting power density, and exterior lighting.
5.13			*8*	Resilient Energy Systems: Floodproofing	*(Not relevant for Rehab projects in Special Flood Hazard Areas)* Conduct floodproofing of lower floors, including perimeter floodproofing barriers/shields). Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.
5.14			*8*	Resilient Energy Systems: Critical Loads	Loads Provide emergency power to serve at least three critical energy loads as described by the full criterion. Option 1: Islandable PV system - OR - Option 2: Efficient generator
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 5 SUBTOTAL**

6. MATERIALS

#	Y/N	opt. pts.	M/O		
6.1			*8 max*	Ingredient Transparency for Material Health	Install products that have publicly disclosed inventories characterized & screened to 1,000 ppm or better: • 1 point per 5 installed Declare or HPD products from at least three different product categories • 1 point per 2 installed Declare or HPD products in any of these categories: adhesives, sealants, windows • 1 point per each product with third-party verified HPD or third-party verified Declare label • 2 points per each product with third-party verified HPD or third-party verified Declare label in any of these: adhesives, sealants, windows
6.2			*3 max*	Recycled Content and Ingredient Transparency	Use building products that feature, and disclose, their recycled content. The building product must make up 75% by weight or cost of a project category for the project and be composed of at least 25% post-consumer recycled content.
6.3			*8 max*	Chemical Hazard Optimization	Install products that have third-party verification of optimization to 100 ppm or better per the options listed within the full criterion.
6.4		0	M *15 max*	Healthier Material Selection	Select all interior paints, coatings, primers, and wallpaper; interior adhesives and sealants; flooring; insulation; and composite wood as specified. Optional points also available.
6.5			*12 max*	Environmentally Responsible Material Selection	Select concrete, steel, or insulation with a publicly disclosed EPD [3 points], Install a green or cool roof [3 points], use reflective paving [3 points], and/or use FSC certified wood [3 points]. Refer to criterion for specifics.
6.6		0	*M*	Bath, Kitchen, Laundry Surfaces	*(Mandatory for New Construction and Substantial Rehab. Moderate Rehabs that do not include work in the shower and tub areas are exempt from the shower and tub enclosure requirement.)* Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Use moisture-resistant backing materials per ASTM # D 6329 or 3273 behind tub/shower enclosures, apart from one-piece fiberglass enclosures which are exempt.
6.7			*4 max*	Regional Materials	Use products that were extracted, processed, and manufactured within 500 miles of the project for a minimum of 90%, based on weight or on cost, of the amount of the product category installed. Select any or all of these options (every two compliant materials can qualify for 1 point): • Framing Cladding (e.g. siding, masonry, roofing) • Flooring Concrete/cement and aggregate • Drywall/interior sheathing
6.8		0	*M*	Managing Moisture: Foundations	*(Mandatory for all New Construction projects and all Rehab projects with either basement and/or crawl space foundations)* Install capillary breaks and vapor retarders that meet specified criteria appropriate for the foundation type.
6.9		0	*M*	Managing Moisture: Roofing and Wall Systems	*(Mandatory for all Rehab projects that include deficiencies in or include replacing particular assemblies called out below. New Construction projects are considered compliant per Criterion 5.1.)* Provide water drainage away from walls, window, and roofs by implementing the list of techniques.
6.10		0	*M* *6 max*	Construction Waste Management	(6 max) Develop and implement a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging, or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.
6.11			*2*	Recycling Storage	For projects with municipal recycling infrastructure and/or haulers, provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms. - OR - For projects without that infrastructure, advocate to the local waste hauler or municipality for regular collection of recyclables.
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 6 SUBTOTAL**

7. HEALTHY LIVING ENVIRONMENT

#	Y/N	opt. pts.	M/O		
7.1		0	M	Radon Mitigation	*(Mandatory for New Construction and Substantial Rehab)* For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test before and after the retrofit and mitigate per the specified protocols.
7.2		0	M	Reduce Lead Hazards in Pre-1978 Buildings	*(Mandatory for Substantial Rehab of Buildings Constructed Before 1978)* Conduct lead risk assessment or inspection to identify lead hazards. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust.
7.3		0	M	Combustion Equipment	For New Construction and Rehab projects: Specify power-vented or direct-vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space. If there are any combustion appliances within the conditioned space, install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 72. For Rehabs: If there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct-vent and that is not scheduled for replacement, conduct combustion safety testing prior to and after the retrofit; remediate as indicated.
7.4		0	M	Garage Isolation	• Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed. • Do not install ductwork or air handling equipment for the conditioned space in a garage. • Fix all connecting doors between conditioned space and garage with gaskets or make airtight. • Install one hard-wired CO alarm with battery backup function for each sleeping zone of the project, placed per NFPA 72 unless the garage is mechanically ventilated or an open parking structure.
7.5		0	M	Integrated Pest Management	Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.
7.6		0	M *10*	Smoke-Free Policy	(Mandatory and Optional) Mandatory: Implement and enforce a smoke-free policy in all common areas and within a 25-foot perimeter around the exterior of all residential buildings. Lease language must prohibit smoking in these locations and provide a graduated enforcement policy. Make the smoke-free policy readily available. Optional: Expand the policy above to include all indoor spaces in the property.
7.7		0	M *12 max*	Ventilation	*(Mandatory for New Construction and Substantial Rehab; Optional for Moderate Rehab)* For each dwelling unit in full accordance with ASHRAE 62.2-2010, install: • A local mechanical exhaust system in each bathroom [3 points if Moderate Rehab] • A local mechanical exhaust system in each kitchen [3 points if Moderate Rehab] • A whole-house mechanical ventilation system [3 points if Moderate Rehab] Verify these flow rates are either within +/- 15 CFM or +/- 15% of design value. For each multifamily building of four or more stories, in full accordance with ASHRAE-ñ62.1-2010, install: • A mechanical ventilation system for all hallways and common spaces [3 points if Moderate Rehab] For all project types, in addition to the above requirements: • All systems and ductwork must be installed per manufacturer's recommendations • All bathroom fans must be ENERGY STAR-labeled and wired for adequate run-time. • If using central ventilation systems with rooftop fans, each fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.
7.8		0	M or 5	Dehumidification	*(Mandatory for properties in Climate Zones 1A, 2A, 3A, and 4A following Criterion 5.2a, 5.2b, or 5.4. Optional for all other properties.)* Option 1: Design, select, and install supplemental dehumidification equipment to keep relative humidity - OR - Option 2: Equip all dwelling units with dedicated space, drain, and electrical hook-ups for permanent supplemental dehumidification systems to be installed if needed and install interior RH monitoring equipment as described.
7.9			*3*	Construction Pollution Management	Option 1: Earn the EPA Indoor airPlus label - OR - Option 2: In all dwelling units, seal all heating, cooling, and ventilation return and supply floor ducts and returns throughout construction to prevent construction debris from entering. Flush all dwelling units after completion of construction and prior to occupancy for either 48 hours or with at least 14,000 ft3 per ft2 of floor area, thenreplace all air handling equipment filters.
7.10			*3*	Noise Reduction	Option 1: Test and demonstrate that noise levels in bedrooms meet 30 dB LAeq (continuous) and 45 dB LAmax, (single sound). - OR - Option 2: Provide a noise abatement plan specific to the site covering general noise mitigation techniques in accordance with 24 CFR 51B. - OR - Option 3: Ensure all exterior wall and party wall penetrations are sealed with acoustical sealant, all party walls and floor/ceiling assemblies have an STC rating of at least 55, and exterior windows and doors in projects near a significant exterior noise source have an STC rating of at least 35

7. HEALTHY LIVING ENVIRONMENT - CONTINUED

#	Y/N	opt. pts.	M/O		
7.11			*8*	Active Design: Promoting Physical Activity	*(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Option 1: Encouraging Everyday Stair Usage (buildings that include stairs as the only means to travel from one floor to another are not eligible for this option.) Provide a staircase that is accessible and visible from the main lobby and is visible within a 25-foot walking distance from any point in the lobby per the specifications listed. Place point-of-decision signage. - OR - Option 2: Activity Spaces. Provide on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.
7.12			*8*	Beyond ADA: Universal Design	*(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Select and implement at least one of the Options with at least three different strategies in at least 75% units. Option 1: Create welcoming and accessible spaces that encourage equitable use and social connections. Option 2: Create spaces that are easy and intuitive to use and navigate. Option 3: Promote safety and create spaces that allow for human error. Option 4: Create spaces that can be accessed and used with minimal physical effort. Option 5: Create spaces with the appropriate size and space to allow for use, whatever the user's form of mobility, size, or posture.
7.13			*8*	Healing-Centered Design	*(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Select and implement at least two of the Options with at least two different strategies listed in at least 75% units. Option 1: Provide an environment that promotes feelings of real and perceived safety. Option 2: Create flexible spaces that allow for personalization and/or manipulation to meet individual and community needs. Option 3: Connect residents and staff to a living landscape and the natural environment. Option 4: Utilize art and culture in project design and programming and promote social connectedness.
				_ OF 8 MANDATORY _ OPTIONAL POINTS	**CRITERIA 7 SUBTOTAL**

8. OPERATIONS, MAINTENANCE & RESIDENT ENGAGEMENT

#	Y/N	opt. pts.	M/O		
8.1				Building Operations & Maintenance Manual and Plan	*(For all Multifamily projects)* Develop a manual with thorough building operations and maintenance (O&M) guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development, and construction stages, and should include sections/chapters addressing the list of topics.
8.2				Emergency Management Manual	Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.
8.3				Resident Manual	Provide a comprehensive walk-through and orientation for all residents, property manager(s), and buildings operations staff.
8.4				Walk-Throughs and Orientations to Property Operation	*(For all Multifamily projects)* Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to: • communication plans for staff and residents • useful contact information for public utility and other service providers • infrastructure and building, "shutdown" procedures • plan for regular testing of backup energy systems, if these exist
8.5				Energy and Water Data Collection and Monitoring	For rental properties, upload project energy and water performance data in an online utility benchmarking platform annually for at least five years from time of construction completion per one of the four methods provided; grant Enterprise view access for that period. For owner-occupied units, collect and monitor utility data in a manner that allows for easy access and review.
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 8 SUBTOTAL**

_	**TOTAL**
_	MANDATORY CRITERIA
_	OPTIONAL POINTS

note: criteria checklist to be filled in by owner

ENTERPRISE GREEN COMMUNITY

CRITERIA CHECKLIST

ISSUE: DATE
FOR REVIEW AND PERMITTING JANUARY 15, 2020

ALTERATIONS
at the
STEGNER RESIDENCE
3208 CARROLL AVENUE
CLEVELAND, OHIO

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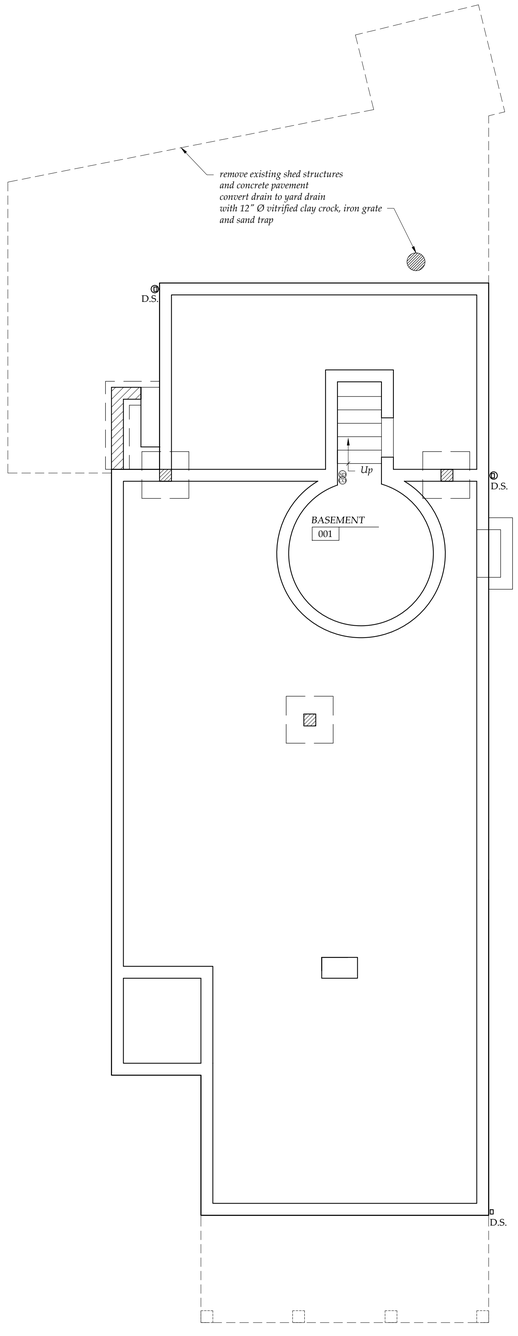
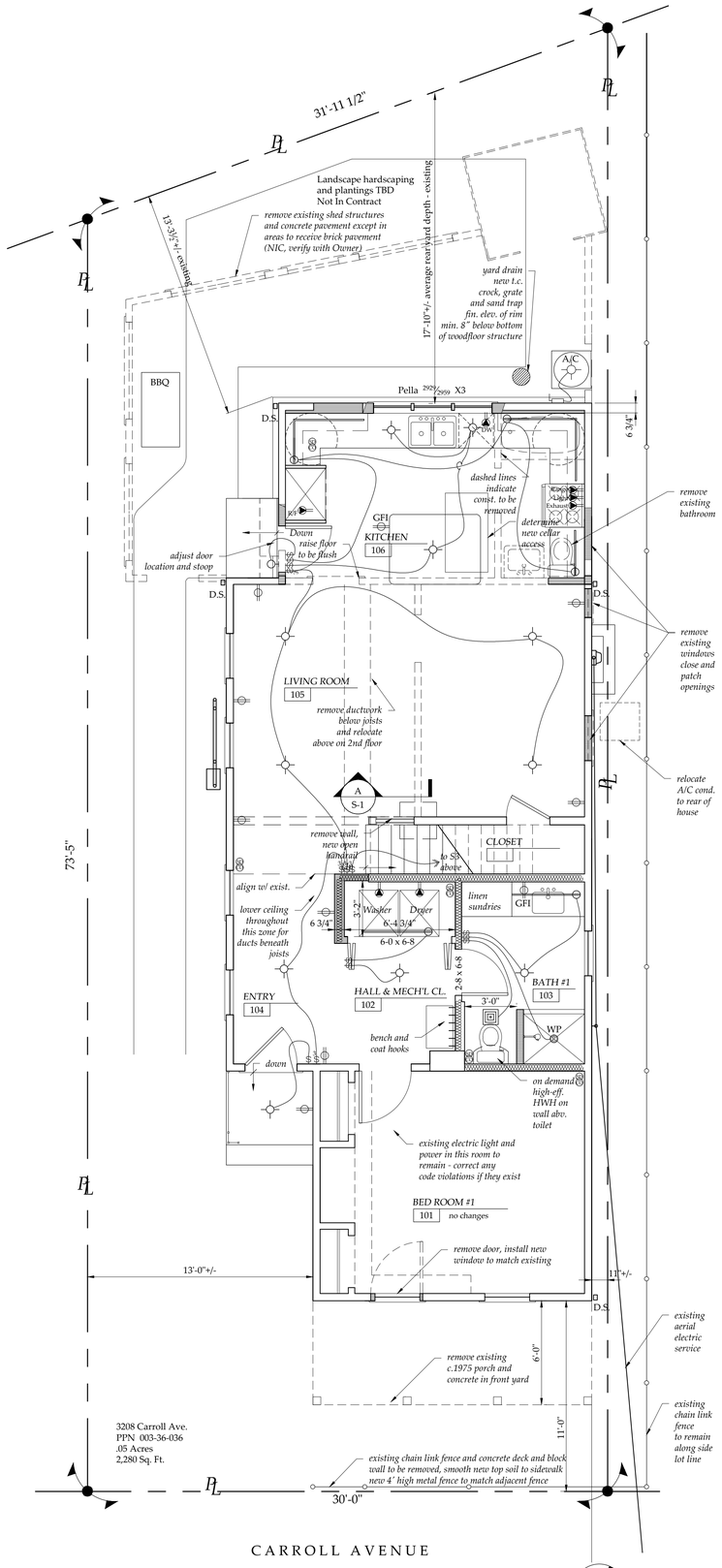
2002 W. 41 St
Cleveland, Ohio 44113
Telephone: 216-631-0557 Facsimile: 216-631-0997
Electronic Mail: DAVID@dhellison.COM

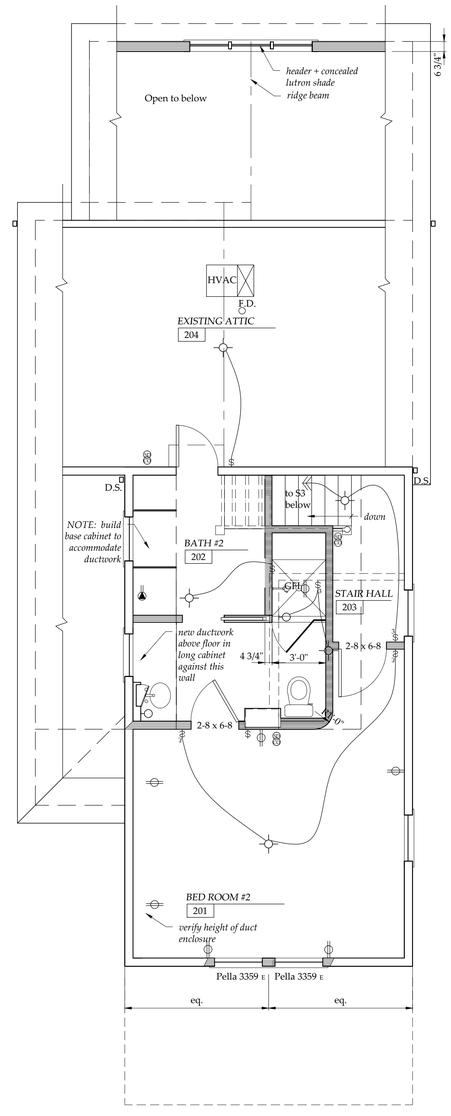
GEC-1



1 *FOUNDATION PLAN*
SCALE: 1/4" = 1'-0"



2 *FIRST FLOOR PLAN* and *SITE PLAN*
SCALE: 1/4" = 1'-0"



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

FLOOR PLANS incl. SITE PLAN

1/4" = 1'-0"

ISSUE: FOR REVIEW AND PRICING — DATE: JANUARY 15, 2020

ALTERATIONS
at the
STEGNER RESIDENCE
3208 CARROLL AVENUE
CLEVELAND, OHIO

The D. H. ELLISON Co.
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
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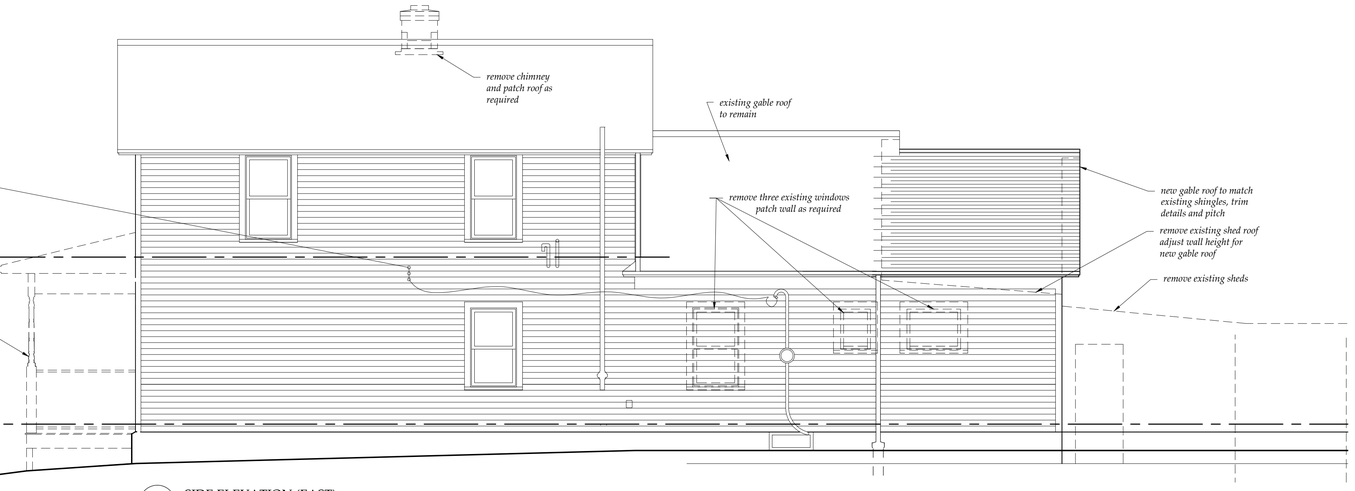
A-1

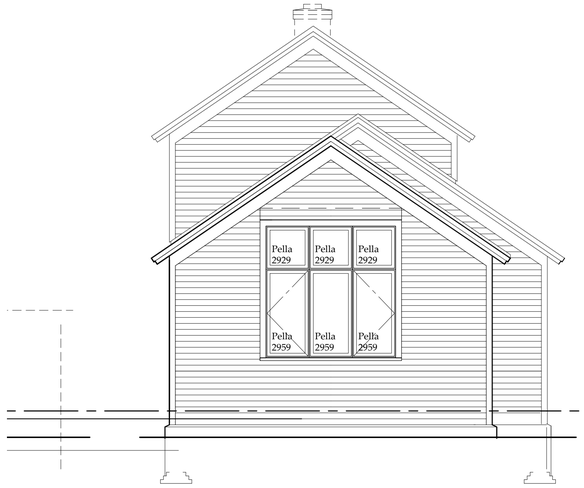
TYPICAL NOTES APPLY TO ALL ELEVATIONS

1 *FRONT ELEVATION (SOUTH)*
SCALE: 1/4" = 1'-0"

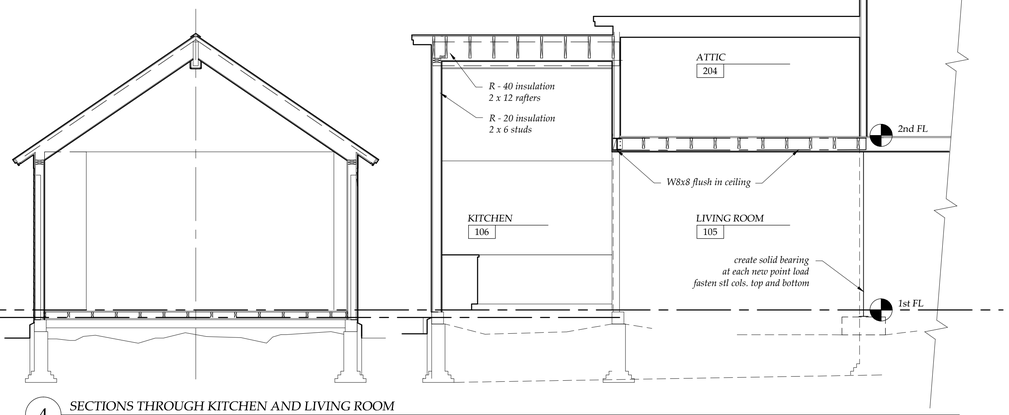


2 *SIDE ELEVATION (EAST)*
SCALE: 1/4" = 1'-0"

7 *PHOTOGRAPH c.1975*



3 *REAR ELEVATION (NORTH)*
SCALE: 1/4" = 1'-0"



4 *SECTIONS THROUGH KITCHEN AND LIVING ROOM*
SCALE: 1/4" = 1'-0"

4 *SIDE ELEVATION (WEST)*
SCALE: 1/4" = 1'-0"

WALL SECTION NOTES

FLOOR

¾" tongue and groove hardwood flooring
¾" tongue and groove plywood subfloor, glued and screwed to joists
2 x floor joists at 16" O.C. - or furring/blocking as required to level-up existing framing
See drawings for unusual conditions, structural notes, etc.
If occuring above a finished space,
⅝" Type X Firecode Gypsum board with Level V finish on underside of joists

NEW EXTERIOR FRAME WALLS

Hardie 5/16 " prefinished siding 4"to weather
Smooth texture, Boral, Hardie or prefinished aluminum-wrapped wood trim boards (¾ thick) 4" corner boards and casings, 7¼" fascias at eaves and rakes
Tyvek House Wrap with requisite tape and detailing per manufacturers specifications and guidelines
½" APA rated sheathing
2x framing at 16" O.C.
R-20 min. insulation in walls
⅝" Gypsum Board, level V finish except in small closets
Primer, paint, wallpaper or other interior finishes as selected by Owner

EXISTING EXTERIOR FRAME WALLS

New siding and trim per instructions for new walls. Install over existing siding.
Verify existing insulation properties and remediate if necessary. Install draftstopping per code requirements if any balloon framing is exposed.

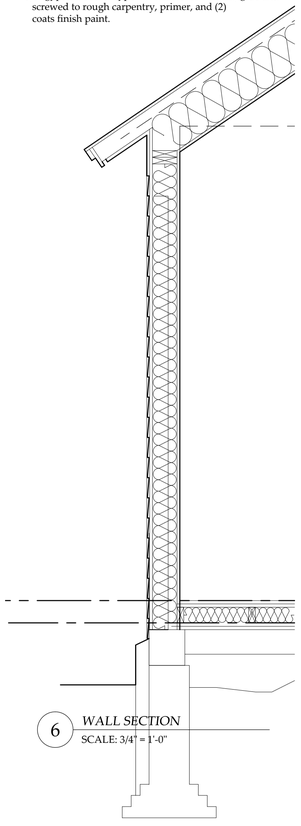
FOUNDATION WALL

Verify any existing foundation wall upon which new loading will take place. Verify adequate frost depth if it will be exposed to weather. Verify soundness of masonry bearing and bearing condition of substrate. Correct any deficiencies.
Fasten any column or post according to the requirements of the RCO. Grout top CMU course solid. Insulate box ends and other edges with min. R-value required by the RCO. Firm, undisturbed earth, bearing capacity 3,500 psf

WALL SECTION NOTES, CONTINUED

ROOF:

Fiberglass asphalt 3 tab shingle.
Prefinished aluminum flashings at all roof penetrations and at all locations required by the RCO, two 3'-0" min. widths at all eaves and valleys.
At new construction: 5/8" APA rated roof sheathing.
2x12@ 16" O.C. rafters with central ridge beam, continuous shingle-over-type ridge vent and
Insulation Air Baffles to insure air flow to ridge vent.
R-40 min. insulation - Use closed cell foam as required to achieve min. R-value required.
Shingle Mould - Mouldings One 8067 or equal.
Trim details at rakes and eaves to match existing.
Smooth faced Boral, Hardie, or aluminum wrapped wood boards (no AZEK) with continuous 1" bronze screen soffit vent. Paint rafter tails black prior to installation of screen and soffits.
Prefinished white K-style gutters with corrogated rectangular downspouts and elbows as required (no angled downspouts, hold gutters below natural fall of roof line.
5/8" gypsum board Type "X" with level V finish, glue and screwed to rough carpentry, primer, and (2) coats finish paint.



6 *WALL SECTION*
SCALE: 3/4" = 1'-0"

COLD ATTIC:

Continuous screened ridge vent
Baffles at eaves to maintain clear ventilation from eave to ridge.
Continuous bronze or fiberglas insect screen vent at soffit
Insulation at ceiling for required R-value (min. R-40)
Provide ceiling/soffit vents as required at porch and deck overhang.

EAVES AND RAKES

Continuous metal drip edge
Smooth Boral or prefinished, smooth Hardie ¾ edge molding - match existing details.
Gutters, downspouts, hangers, straps, mounts,offsets and elbows as required for a tailored installation. Do not angle downspout sections to get from point A to point B, use only plumb downspouts and requisite fittings. Downspouts to terminate into T.C. crock and be grouted into place.
Boral or Hardie or Aluminum-wrapped wood gutter board
2x sub-fascia
Prefinished aluminum drip edges, cladding and flashings as required.
Hardie prefinished ⅝" thick panel soffit
Continuous 1" wide screened vent - paint rafter tails black, use bronze insect screen, bent on a metal brake or black fiberglas insect screen
Smooth Boral or prefinished Hardie frieze board - see existing conditions for specific details to match

ELEVATIONS

1/4" = 1'-0"

ISSUE: DATE
FOR REVIEW AND PERMITTING JANUARY 15, 2021

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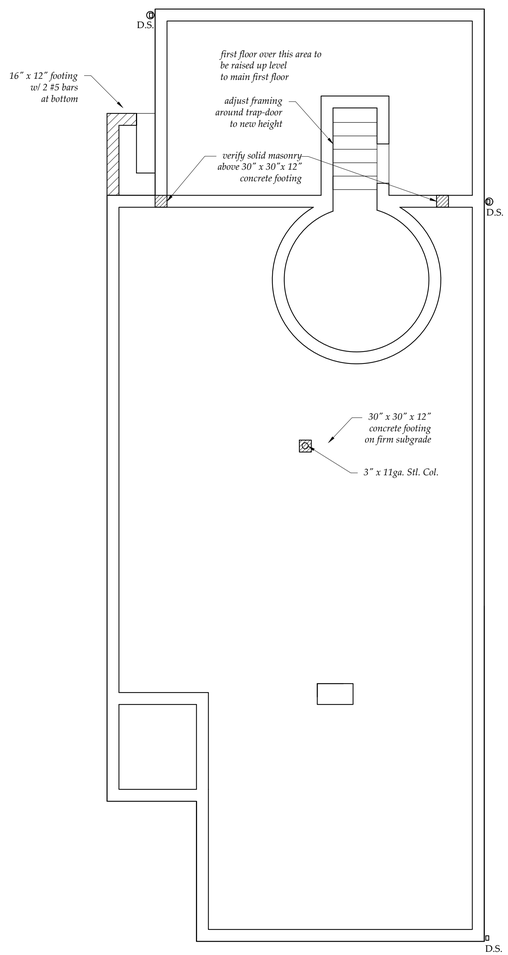
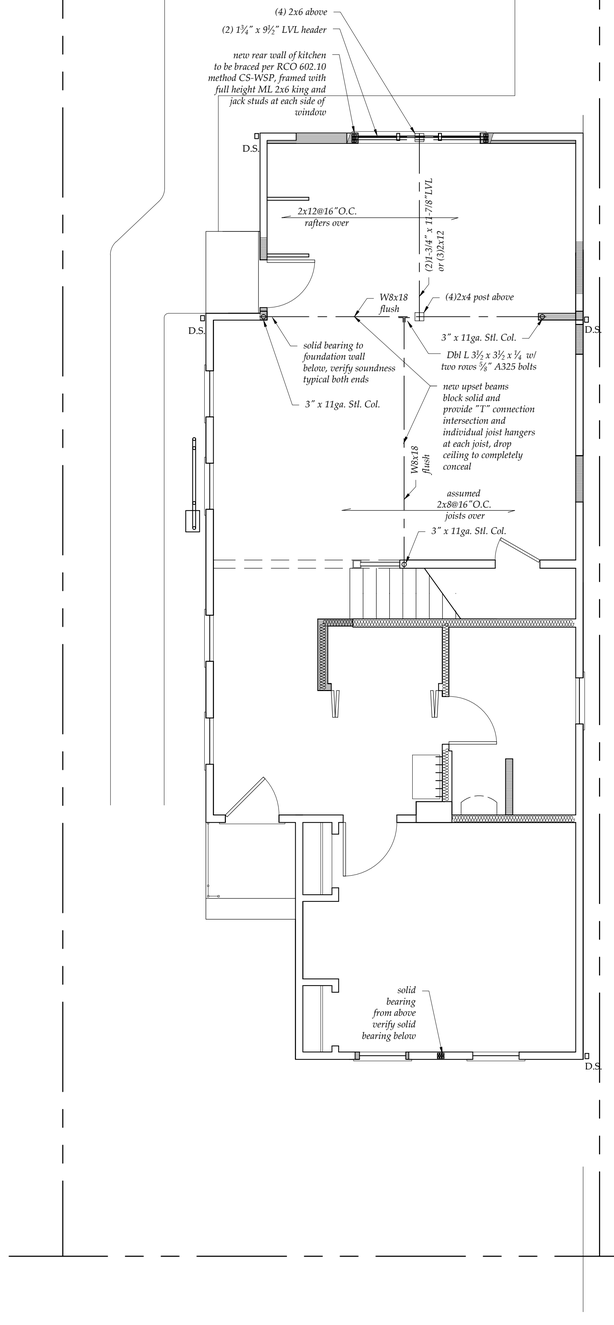
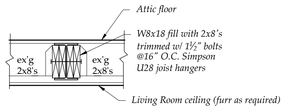
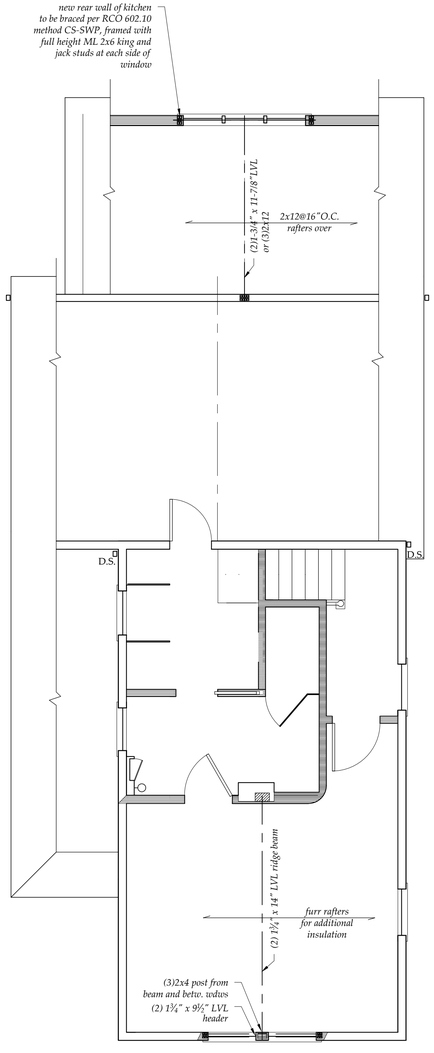
A-2







A SECTION DETAIL
SCALE: 3/4" = 1'-0"



STRUCTURAL PLANS

1/4" = 1'-0"

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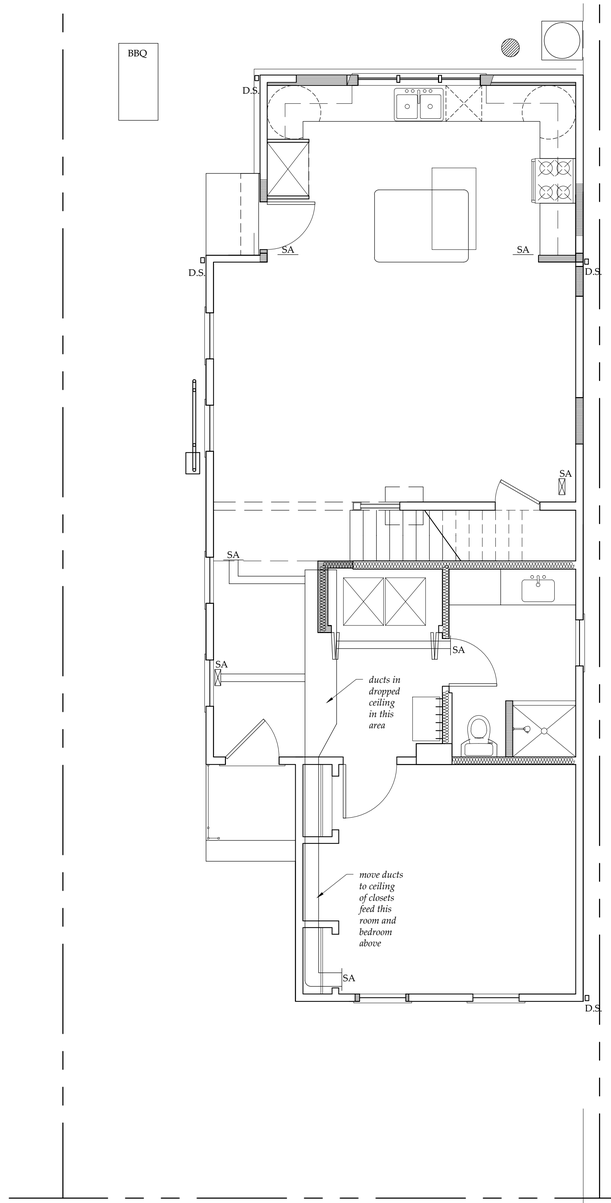
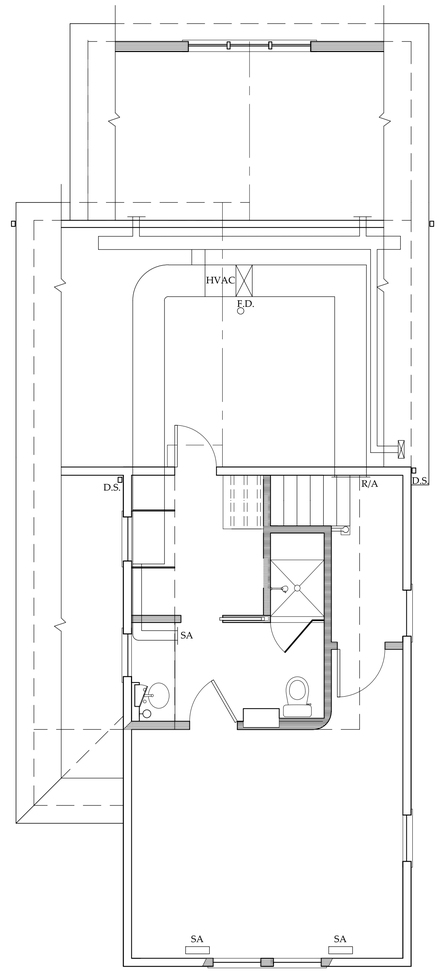
S-1



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



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

MECHANICAL PLANS

1/4" = 1'-0"

ISSUE: FOR REVIEW
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M-1

Certificates of Appropriateness

March 25, 2021

Case 21-021: Ohio City Historic District
Trares House 4010 Clinton Avenue
Renovation, Restoration, Siding, and Windows
Ward 3: McCormack
Project Representative: David Ellison, Architect

City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.city.cleveland.oh.us

Planning Commission/Design Review Application

DATE: March 1, 2021

PROJECT NAME: The Trares Residence Rehabilitation

PROJECT ADDRESS: 4010 Clinton Avenue

PROJECT LOCATION (if no address):

CONTACT PERSON *(for design review):* David Ellison

COMPANY: The D. H. Ellison Co.

PHONE: 216-631-0557 ***EMAIL:*** david@dhellison.com

OWNER: ANDREW TRARES

ARCHITECT/~~CONTRACTOR~~: DAVID ELLISON, AIA

PROJECT TYPE: ☐ New Building ☑ Rehabilitation ☐ Addition ☐ Sign ☐ Fence ☐ Parking ☐ Storefront

USE TYPE: ☑ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☐ Schematic Design ☑ Final Design Development

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

David Ellison

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

EXCEPT WE DONT WANT TO GET STUCK IN THE CIRCULAR FLOW CHART

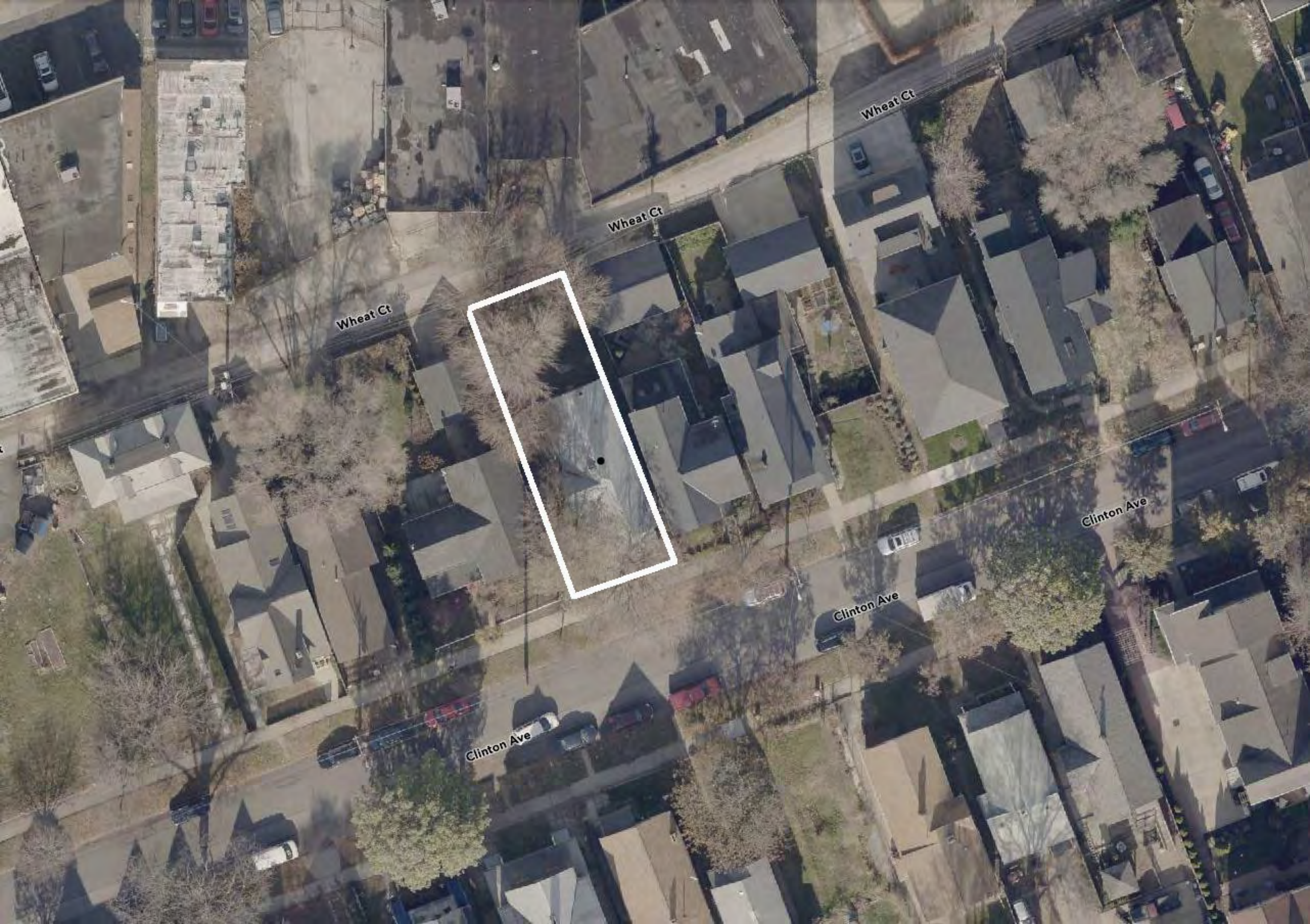
Andrew Trares Residence - Rehabilitation

4010 Clinton Ave.

Cleveland, Ohio

Written Project Summary

The project includes the complete remodeling and rehabilitation of the existing frame dwelling, including the removal of the non-original front porch and side basement entry addition, new plumbing, mechanical and electrical systems, insulation and interior finishes. The exterior will be rehabilitated according to the provisions of the Cleveland Landmarks Ordinance. The project will seek to qualify for the Enterprise Green Communities tax abatement program of the City of Cleveland.


Wheat Ct
Wheat Ct
Wheat Ct
Clinton Ave
Clinton Ave
Clinton Ave


Forbes

GENERAL NOTES

Read these notes and specifications completely first before beginning any estimating or any work.
All contractors and subcontractors are to be provided with and are to read all sections of the written general notes and specifications and familiarize themselves with the drawings in their entirety as they constitute the Contract Documents.
Each contractor is responsible for coordinating his or her work with that of the other trades.
All work shall conform to the information & instructions contained in the Contract Documents.
Maintain a complete set of the Construction Documents on a table specifically and permanently set up at the job site for the duration of the project. Update this set of drawings and specifications with any revisions or addenda as work progresses.
Perform work as described in the Contract Documents using materials, details, profiles and assemblies as drawn and specified. See note regarding substitutions below and within the specifications and bidding instructions.
Perform work in accordance with all applicable national, state & local codes, regulations & ordinances. Obtain all required permits, approvals and inspections.
Provide for the safety of all workers and occupants as well as all stockpiled and installed materials. Protect existing building and new work from damage due to weather, dust, abuse, or other harmful conditions, including careless construction traffic and material handling.
Replace or repair any existing or new work that becomes damaged through a lack of protection.
Perform all work on this job in a professional manner employing first quality craftspeople and producing only best quality results
Use only the best quality materials on this job.
Install all materials and equipment according to the manufacturer's instructions & recommendations.
Remove debris from the site as work progresses, leave the site at the end of each day in an orderly and clean condition.
Verify each portion of the work and the existing conditions as they relate to the contract documents before beginning work & notify the Architect of any discrepancies or omissions among the contract documents & existing conditions before proceeding.
Provide accessories, shrouds, flashings, vents, intake and exhaust shrouds, etc., that match the adjacent surface or material through which they poke. If no such item is available, paint or otherwise conceal and disguise such items so that they are not glaringly visible.
Submit samples of all finishes to the Architect for approval prior to placement of the work.
The designs and all items depicted or described in the contract documents are instruments of a professional service and may not be altered or changed in any way without the prior knowledge and the written consent of the Architect. Any change made without the Architect's written approval will void all such documents and instruments and the Architect will not be liable for any damage, harm or loss caused thereby.
Proposed substitutions of materials or details may be submitted for the approval or rejection by the Architect, but contractor must secure approval prior to placing any substitute material or detail.
Provide written guarantees of all work performed, materials and equipment installed for a period of one year from date of substantial completion and delivery to owner.
Anyone doing site work or landscaping is required to have read and must comply with recommendations of the geotechnical engineer's subsurface investigation report if one exists.

GENERAL SPECIFICATIONS

02000 SITEWORK

Prior to beginning any work, place fencing, flags on stakes, or other indications of construction site boundaries to protect areas of septic system, well, and landscaped areas to be maintained with plantings from unnecessary compaction by construction traffic.
Prior to beginning any construction, place sediment and erosion control barriers immediately downhill from any area which will be disturbed during any of the construction. Maintain these water pollution control devices for the duration of the project.
Locate and protect existing and new utility lines from any damage during construction.
Locate and protect existing septic system or sewer piping from any damage during construction.
Provide storm water drainage system as described on the site plan and other drawings using solid pvc schedule 20 STD 35 drainpipe as shown on drawings.
Provide 12" vitrified clay crock with sandtrap and metal grate where yard drains are indicated.
Provide cast iron grates and frames as manufactured by Neenah Foundry, East Jordon Iron Works or approved equal at driveways and paved areas, including at garages. Where floor drains or trench drains are indicated, use products as manufactured by J.R.Smith, NDS or approved equal, with decorative iron grates as provided by Iron Age Designs, verify style with Owner and Architect.
Verify soil bearing capacity at 3500 psf minimum.
Bear all foundations on firm undisturbed earth or earth compacted to the minimum required bearing capacity.
Provide all shoring, bracing and underpinning necessary for a safe worksite and as described in the contract documents.
Grade site as shown on the site and grading plan, and, where indicated, maintain existing grades at the area adjacent to work and/or provide positive drainage away from the building at all exposed surfaces. Do not leave water standing in open trenches or against the building.
Strip top soil from area of excavation and stockpile as directed by the owner. Replace the top soil at appropriate time and blend new grades with existing grades. Re-seed with a blend of Rye, Bluegrass and Fescue. Stabilize seed with straw. Provide positive drainage away from the building or as indicated in the contract documents.
Backfill foundations symmetrically using clean gravel and being careful not to damage the basement wall parging, waterproofing or drainage board. Earthen backfill may be used if compacted in 6" lifts to a minimum of 95% of standard proctor maximum density ASTM D698.
Backfilling must contain absolutely no organic materials including wood scraps, roots or branches which could draw insects or settle unevenly.
Provide for the elimination and removal of any water at the base of all existing walls where rising damp exists or may be caused - All finished grading must slope away from the building allowing no standing water to settle next to foundations
Treat soil around foundations for termites and other insects as directed by owner.

03000 CONCRETE

Place all concrete in accordance with the specifications of the American Concrete Institute and the construction documents, including the structural details & specifications.
Meet the requirements of the applicable code for concrete subject to severe weathering.
Use normal Portland cement, ASTM C150, type I and II, clean sand and aggregates to make all concrete used on this job.
Use concrete with a compressive strength of 3000 psi minimum in all unexposed locations.
Use concrete with a compressive strength of 4000 psi minimum and air entrainment of 6%-2% in all exposed locations or locations subject to vehicular traffic.
Use normal weight aggregates, ASTM C-33.
Use absolutely no admixtures containing calcium chloride or other chlorides.
Use reinforcing steel , ASTM A615, grade 60, #5 bars unless noted otherwise.
Place continuous rebar at the bottom of all spread footings and embed footing dowels to extend into wall above at 48" o.c. as shown on the drawings and U.N.O.
Use welded wire fabric mats only, ASTM A185, W 2.9 x W2.9 (6x6) in all 4" floor slabs.
Protect all reinforcing metal from weather prior to use. Do not use rusted materials.
Provide a compact gravel bed 4" deep under all slabs except under 3" slabs in crawl spaces.
Provide 10 mil polyethylene vapor barrier under all slabs except at garages and in exterior locations.
Consolidate concrete during placement using hand spading, rodding, tamping or vibrating so that concrete is thoroughly worked-in and around reinforcing and is of the thickness and solidity intended. See ACI specifications.
Always maintain proper placement of reinforcing, piping, ductwork, insulation and other sub-slab features. Do not damage ductwork or other sub-slab features being careless with the placement of concrete.
Damage to these features will be the responsibility of the concrete contractor to repair at his or her own expense.
Protect concrete during curing period from excessive heat or cold or solar radiation, drying out, shock or loading of any kind.
Apply curing compound, ASTM C309 to all slabs according to the manufacturers recommendations and unless noted otherwise. Verify compatibility with floor finish prior to application.
Finish all slabs as follows unless noted otherwise: exterior slabs -broom finish , interior crawl space, basement and garage slabs- steel trowel (trowel twice) smooth finish, slabs which will receive a finish masonry surface- screed and wood trowel.
Pitch all slabs to shed water towards outer edges and/or to a drain. Any slabs which hold standing water will not be accepted and will be required to be replaced at the contractors expense.
Provide through-slab expansion joints and 1-1/4" deep tooled and /or sawn contraction joints as shown on the drawings.

04000 MASONRY

Use common face brick, clay or shale ASTM C-62, grade SW unless noted otherwise.
Place all masonry (including any stone) to avoid vertical through-joints. Overlap all joints in each course. Do not allow vertical mortar joints to appear in line.
Upon completion, clean all smeared mortar, splatters, etc., from the finished work.
Leave no markings or visible saw marks on any exposed stone or brick work. Remove any markings that may have been made.
Use only mortar which is softer than the surrounding masonry. Use 1 part Type N masonry cement to 3 parts sand for brick masonry unless noted otherwise.
Gray portland cement mortar is not to be used when trying to match light buff colored or natural mortars.
When matching new masonry to existing, mortar is to match as closely as possible. Contractor to provide a 5'-0"x5'-0" sample of stone or brick and mortar for approval before beginning work.
Use concrete masonry units, CMU, ASTM C90, Grade N, Type 1. U.N.O.
Use 1/2' x 12" galvanized anchor bolts spaced 4' o.c. minimum 2 bolts per section of plate.
Use Dur-O-Wall stabilizer joint anchors where new construction meets existing.
Provide horizontal joint reinforcing and vertical reinforcing as shown on the drawings. In the absence of other specifications, provide horizontal reinforcing at 16" o.c. and #4 vertical rebar grouted solid full height at 48" o.c.
Provide ½" footing dowels embedded into reinforced concrete foundation at 48" o.c.
Parge smooth all concrete block walls below grade with 3/4" thick cement plaster.
Use 3 coat portland cement plaster with a hand floated finish on all sections of concrete block foundation walls which are above grade.
When parging or plastering concrete block walls, wet block thoroughly first to insure secure bond and to prevent premature drying of cement plaster. Protect cement plaster from extremes of heat or cold or solar radiation during curing period. Provide control joints as shown on drawings.
Parging and waterproofing of the exterior of the foundation wall must be protected by a drainage mat, geotextile filter cloth, permeable fill (clean gravel) and perforated foundation drains at the base of the wall pitched to avoid holding standing water.
Avoid impermeable coatings on masonry walls in cases where water is evident within a masonry wall or where rising damp is present.

05000 METALS

Use only new, rust free, primed and painted ASTM A36 type steel in this project unless noted otherwise.
Place all steel in accordance with the specifications of the American Institute of Steel Construction and in accordance with the design and intent shown on the drawings.
Use the following steel lintels above openings in masonry walls:

Opening size	Lintel required per 4" thickness of masonry
up to 4'	use L 3-1/2" x 3-1/2" x 5-1/16"
4' to 6'	use L 5" x 3-1/2" x 5-1/16"
6' to 7'	use L 6" x 3-1/2" x 5-1/16"
7' to 10' w	use 8 x 18 with 5/16" steel plate

Clean any metal used on this job of all rust, scale, oil, oxidation and other foreign substances prior to priming and painting.
See masonry, thermal and moisture protection specifications for additional information regarding flashings and other metals related to the particular topic.

06000 WOOD AND PLASTICS

Detail, fabricate and erect all structural lumber using the standards set forth in latest editions of the "Wood Frame Construction Manual" (WFCM) published by the American Forest and Paper Association (AFPA), the national design specification by the National Forest Products Association , "The Timber Construction Manual" by the American Institute of Timber Construction, and "The Manual of Light Frame House Construction" published by the U.S. Department of Agriculture, unless noted otherwise.
For structural lumber use Douglas Fir, Hem Fir or So. Pine, S4S, (ASLS PS 20), S-P-F, #2 or better, 19% M.C. kiln dried lumber, minimum fb = 900 psi, e= 1,500,000 unless noted otherwise.
Use no lumber which is overly twisted, warped, checked or split.
Use only APA rated and labeled sheathing products.
Use ⅝" (min.) plywood for roofs, walls and sub-flooring. Install with long dimension across framing members and joints staggered. All joints must occur over framing members. Allow 1/8" at panel edges for expansion and contraction unless otherwise recommended by panel manufacturer. Use clips to keep panel products co-planar.
Use 3/4" T&G plywood subflooring glued and screwed to joists.
Use 5/8" APA rated and labeled sanded plywood underlayment for flooring under carpet. Separate from subflooring with 15# asphalt saturated building felt.
Use exterior grade sheathing on roofs.
Use Exposure 1 sheathing for walls and subfloors.
All plywood to meet APA Voluntary Standard PS-1.
All oriented strandboard to meet APA Voluntary Standard PS-2.
Use prefabricated structural wood members such as:
glue-laminated members with fb = 2400 psi , E = 1,800,000
microlam LVL's w/ fb =2600 psi, fv 285, & E = 1.9 x 10^6
ASTM D 5456
Use prefabricated wood trusses and joists as shown on the dwgs.
Use rot-resistant pressure treated lumber at exterior exposures for ground contact - AWPA UC3B or UC4B. Treat field cuts with solution recommended by manufacturer. Stain or paint finish to be compatible with pressure treated lumber.
Use fire-resistant pressure treated lumber - AWPA UCFA at interior locations and AWPA UCFB at exterior locations.
Use select S4S cedar, redwood or white oak as noted on the drawings for all finish exterior woodwork and trim. If synthetic exterior trim (Boral Poly-ash or approved equal) is used, finish is to be smooth with no faux wood grain.
Use non-corrodible fasteners in all exterior applications.
Use standard design connections for attaching and anchoring lumber, and framing components to adjacent construction.
Use galvanized steel joist hangers, post base clips, straps, ties and other metal framing accessories as indicated in the structural specifications and as shown on the drawings and as required by good building practice and by applicable codes.
Use metal framing connectors as manufactured by Cleveland Steel Specialty Co., Simpson Strongtie, USP or approved equal.
Use framing which conforms to AITC standard #104.
Use bolts, nails, spikes, screws and other fasteners appropriate to the application and as required by the Residential Code of Ohio (RCO). Staples are not permitted in the work.
Use hot-dipped galvanized fasteners where exposed to treated lumber, chemical fumes, weathering and/or high humidity.
In the absence of specific notations on the structural drawings, determine the size and spacing of wooden framing members (joists, studs, headers, etc.) by referring to the Residential Code of Ohio (RCO), Tables found in RCO Chapter 5.
Provide blocking, nailing, furring and all other necessary framing for the adequate support of finish materials and trim hardware such as toilet room and bath grab bars, towel bars, cabinetry, plumbing fixtures, closet hardware, etc.
Cut no holes for piping, ductwork and electrical services which compromise the structural integrity or fire resistance rating of the assembly. Verify any cuts made through structural members with the Architect or Structural Engineer prior to ruining the work. Any cuts made which are not approved in advance will be the responsibility of the cutter to remedy, including if necessary, the replacement of the damaged member.
Use select pine or poplar for all finish interior woodwork unless noted otherwise.
Use the standards for premium woodwork established by the American Woodwork Institute for all finish millwork, cabinetry and carpentry.
Finish all cabinetry in the shop unless otherwise noted.
Finish interior and exterior of cabinetry to match approved samples submitted to the Owner and Architect prior to beginning, failure to do so may result in being required to refinish unapproved finishes.
Construct interior and exterior of cabinets using the same species and finish when a transparent finish is to be used.
Make all parts and elements of cabinets from AWI Grade I material of the same or similar species and finished to match the color of the exposed parts of the cabinet. Center-match grain on the outside face of adjacent doors and panels, and generally match the grain and color characteristics of all wood used within a room or assembly.
Use shop-fabricated angled stiles and mullions where odd or ill-fitting joints might result from field assembly.
Use hinges, extension glides, cabinetry components, etc., as provided by Hafele, Blum, or approved equal, and of the appropriate strength rating to the particular application.
Use solid forged brass exposed butt hinges if indicated - provide in the appropriate finish to the application, Verify this with Owner and Architect.
Use completely concealed pivot or Soss hinges at any cabinet where glass doors are used and exposed butt hinges are not specified. Rabbet doors or provide astragals on door edges where interior cabinet illumination is to occur so as to prevent light spilling past the edges of the doors.
Construct full overlay or full inset with flush face frame cabinets as indicated on the drawings using at a minimum Premium Grade I AWI specifications.
Engineer shelving to achieve 1/8" or less deflection.
Use a minimum of 1/2" thick panel product for the backs of all cabinets and the bottoms of all drawers.
Make all hanging strips 3/4" solid lumber and conceal them above the removable "ceiling" within cabinet or above the top of the cabinet interior.
Do not allow any hanging strips to be visible in any exposed open shelving or at a cabinet with glass doors.
Provide light valances at the front edge of all upper cabinets and closure panels to completely conceal wiring and to neatly finish the underside.
Use moisture resistant MDF core for any casework to be installed in unconditioned spaces, bathrooms, or other wet areas, and for any cabinet which will receive a sink. Line the bottom of any sink cabinet with Formica or other high pressure laminate.
Use only mortise & tenon or dowel construction on stile & rail doors
Molded sticking is to be tight to the panel, without manufacturing and finishing gaps. If practical it should be integral to the stile or rail, not applied. Note that this effects the ability to use premanufactured doors and must be accounted for in any bidding.
Raised Panel design requires solid wood panel construction. Substitutions may be submitted for evaluation by the Owner and Architect, but must be accompanied by a physical sample of the proposed substitution. Picture-framed raised panel moldings, matched veneered raised panel edges, etc., each require sampling and approval prior to construction.
Panel exposed end-walls of cabinet bodies or otherwise detail them to coordinate with cabinet design, including toe kicks or baseboards as required.
No Sanding Cross Scratches are allowed on any cabinetry whether it has a transparent or an opaque finish. Slightly ease edges to no more than 1/64" radius.
Adjacent door, drawer and face frame fronts are to be flush. Cabinet doors, drawers and removable panels should fit face frame or adjacent to one another with a consistent 3/32" gap between. ⅛" gaps are too large in new work and will require replacement. The maximum allowable deviation from flatness in cabinet doors & removable panels
is 1/64" per linear foot. There is no deviation from flushness allowed between parts in factory assembled joints. In exposed joints, there is to be no gap. In unexposed joints, 1/64" in 3" is allowed. Adjustable shelves are required to fit within 1/32" or the minimum required by shelf pin and grommet.
Provide screened wood louvers as supplied by B+B Wood Products or approved equal. If finish is to be painted, supply primed units, if finish is to be stained provide bare cedar or redwood units.

07000 THERMAL AND MOISTURE PROTECTION

Use clear red cedar lap siding.
Use Poly-ash trim and beveled lap siding by Boral, or approved equal.
Use 16 oz. Or 20 oz. Class A copper, lead-coated copper or .032" pre-finished aluminum flashings installed in accordance with the specifications and guidelines of the S.M.A.C.N.A. and C.D.A. manuals and Copper and Common Sense by Revere Copper Products and meeting the ASTM standard for that particular metal. Any aluminum flashings used are to be pre-finished or site painted to match adjacent material.
Use lead-coated copper thru wall flashing.
Use solvent based asphaltic emulsion, rubberized asphalt, rubber, polyethylene or bentonite between layers of cloth or geotextile at foundation water proofing. Protect waterproofed foundation walls with 2" rigid insulation expanded polystyrene or fiberglass boards. Allow drainage mat next to membrane allowing water to move freely to perimeter drain at footing.
Use closed-cell polyurethane spray-in foam, fiberglass, cellulose, or styrofoam insulation in the locations specified in the drawings and/or with the minimum R-value which meets or exceeds the latest edition of the Residential Code of Ohio.
Ceiling: R-49 Wall: R-20 Floor: R-30
Basement Wall and Crawl Space: R-10 continous on the interior or exterior of home. Slab: per code
Use high-density spun bonded polyethylene Tyvek House Wrap or approved equal.
Use 15#, 30# or 60# asphalt saturated building felt as specified on the drawings.
Use building envelope components by Grace, GCP Applied Technologies and follow all instructions and recommendations provided by the manufacturer regarding installation and protection during construction.
Use self-adhered weather resistive barrier, Grace Vycor-enV-S.
Use Grace Vycor Plus, Vycor Pro and Vycor V40 window and door flashings.
Use GCP "Grace Ultra" roofing underlayment under all new roofing.
Where required, use Ice and Water Shield, peel and seal or other approved adhesive modified bitumen roofing at all eaves and valleys - 2 courses wide each location.
Install roofing materials in accordance with the recommendations and specifications of the roofing material manufacturer and completely covering slope.
If eaves and rake cavities are not completely filled with spray-in closed cell insulation, provide ventilation with continuous 1" wide screen vent with bronze insect screen bent on a metal brake. Paint rafter tails black.
If creating a ventilated attic and "cold roof," Use "Highpoint Series 5" shingle-over ridge vent, full length of ridges as shown on the drawings and as recommended by the manufacturer
1-800-521-9920
Use self-sealing, fiber glass composition, U.L. Class A, 240 lb. Minimum, 25 year warranteed roof shingles unless noted otherwise.
Use copper or pre-finished aluminum gutters and downspouts fastened with straps and hardware as detailed on the drawings or as recommended by manufacturer and/or as specified by the C.D.A. Size gutters and downspouts according to sizing charts and formulas in C.D.A. or S.M.A.C.N.A. manuals or Copper and Common Sense by Revere Copper Products.
All downspouts are to be installed using straps, hold-offs and fasteners for a complete and expert workmanlike job, plumb in all directions and free of unsightly soldering, drips, fingerprints, kinks, sloppy joints, inappropriate elbows, angles, etc.
Where flat soldered seam copper roofs are used, soldered joints must be clean and straight and free of blobbing, ugly or messy solder joints.
Joints in copper flashing and roofing are to be soldered if necessary.
Do not use silicone caulking on copper flashing.
Metal roofs are to have flat pans, no corrugated pans, unless noted otherwise.
Provide sound attenuation batts at all kitchen, laundry, and bath walls, walls and ceilings at all toilets and soil stacks.

08000 DOORS AND WINDOWS

Contractor shall provide a temporary exterior construction door. Finished doors are to be locked or barred to prevent use during construction.
Use Marvin Ultimate Series aluminum clad windows & doors as specified on the drawings and installed in accordance with the manufacturer's recommendations and specifications and the NWMA.
Use (3) heavyweight 4" bearing type square cornered hinges per door with slotted screws, no Phillips head screws, on all entrance and vestibule doors.
All door strikes are to include dust boxes.
Provide hardware in finishes appropriate to the location, i.e. 26D or 32D, satin chrome plated or stainless steel in lavatories and baths, US 10, satin bronze in living areas, corridors, heavy duty sliding door hardware, solid wood doors etc. Verify with hardware finish schedule or with owner.
Window and Door Associations and Standards
Structural Performance
- NAFS-11
- CAN / CSA-A440 standard
- AAMA / WDMA / CSA101 / I.S.2 / A440-05
Forced Entry Resistance
- ASTM F588
Thermal Performance
- NFRC 100 and 200
Acoustical Performance
- ASTM E90-09
- AAMA 1801
Hurricane Impact Resistance
- ASTM 1886 and 1996
- TAS 201,202, 203
Blast Mitigation
- ASTM F1642 and GSA TS-01

09000 FINISHES

Use only the best quality materials in accordance with the manufacturers recommendations and specifications, including in preparation of the surfaces and materials to be finished.
Use no rusted metal plastering or drywall accessories. In exterior applications, use only vinyl or galvanized accessories.
Use 5/8" Fire Code Type "X" gypsum board in all locations unless noted otherwise.
Use 5/8" Moisture Resistant gypsum board in all wet or damp locations.
Use metal resilient channels and the combination of screws and nails necessary to meet the U.L. designated assembly required.
Use sound attenuation batts within all walls with plumbing or near noise producing equipment.
Provide Level V gypsum board finish on all new gypsum board wall and ceiling surfaces, glue and screw to framing.
Perform night-time, 500w halogen light inspection on all gypsum board installations to reveal imperfections not apparent during the day. It is the responsibility of the drywall contractor to correct taping or skim-coating problems revealed during this inspection.
Meet the requirements of ASTMC-1063 in all plaster and stucco work for all lathing, furring, accessories and fasteners in interior and exterior Portland cement-based plaster.
Use lath manufactured to meet or exceed ASTM C-847, including sheet lath, expanded metal lath, diamond mesh flat and self-furring and rib metal lath with or without backing.
Keep all materials dry. Stack all materials off the ground, supported on a level platform and protected from weather and surface contamination.
Use Vinyl products which meet or exceed ASTM D-1784 and D 4216 cell class 13244c.
Finishing contractor is responsible for filling nail holes and filling/ caulking gaps as necessary on all finish trim, interior and exterior. Nail holes are to be filled full and flush on all finish work, interior and exterior, with a non-shrinkable filler.
Exterior painting contractor is to paint any and all accessories, covers, exhaust and intake pipes, flue covers, fan shrouds, vents or other odds and ends protruding onto the surface of the walls, roofs, soffits, etc., and which do not match the adjacent materials and surfaces so that they blend into them and are thereby disguised and concealed.
Install all tile or stone in accordance with applicable the American National Standard Specification for the installation of Ceramic tile (ANSI standards) and the recommendations found in the handbook of the Tile Council of North America (TCNA)

15000 MECHANICAL

Meet or exceed all requirements of the applicable plumbing, mechanical, ventilation and fire protection codes.
Provide shop drawings of proposed ductwork which indicate all framing members that will be cut or altered.
Cut no holes for piping, ductwork and electrical services which compromise the structural integrity or fire resistance rating of the assembly. Verify any cuts made through structural members with the Architect or structural engineer prior to ruining the work. Any cuts made which are not approved in advance will be the responsibility of the cutter to remedy, including if necessary, the replacement of the damaged member.
Plumbing and mechanical contractors are to review millwork details and cabinetry layouts and coordinate locations of pipes, penetrations, valves, etc.
See design and specifications produced by the mechanical contractor for further information.
Provide plumbing fixtures as shown on the plumbing fixture schedule.
Prepare wall framing around toilets and within bathing areas for installation of knurled or slip resistant grab-bars.
Use type l hard copper tubing with wrought copper, sweat solder type fittings.
Use only lead-free solder.
Use frost-proof 1/2" hose bibbs.
Provide minimum 12" air chamber for all hot and cold water lines at each fixture to absorb water shocks.
Provide 3/4" water supply piping to all showers and tubs.
All exposed plumbing at pedestal sinks, console sinks, toilets, etc. is to be laid out for coordination with fixtures and millwork and approved by architect prior to installation. All drain and supply lines are to be in finished rigid piping. No PVC, CPVC, or PEX is to remain exposed. No flexible plastic or braided metal supply lines are to be used in exposed locations.
Run vent pipes through attic to a point in back of the main ridge of the house so that they appear in a discreet location not visible from critical outdoor locations.
Provide screening over any intake, exhaust or other vent to prevent access by vermin or birds.
Use only cast iron soil piping where noise from the flushing of toilets or draining of fixtures might be distracting or disturbing to the occupants. PVC soil and vent piping will only be accepted if prior approval is secured from the Owner and Architect.

16000 ELECTRICAL

Meet or exceed all requirements of the applicable electrical and fire protection codes.
Electrical contractors are to review millwork details and cabinetry layouts and coordinate locations of pipes, penetrations, valves, etc.
See design and specifications produced by the electrical contractor for further information than is included within these specifications and these drawings.
Use only new electrical equipment and materials which meet the requirements of the Underwriters' Laboratories (U.L.) and bears the U.L. label unless noted otherwise. Use only equipment of the same manufacturer when of the same type and capacity.
Ground all conduits, cabinets, motors panels etc., in accordance with the requirements of the National Electric Code.
Conduit: Use electrical metallic tubing (EMT) indoors and for conduits 4" and smaller, and unless otherwise noted. Use Wiremold, or approved equal surface mounted conduit in specific areas noted on drawings.
Conduit fittings: use compression-type or concrete-tight steel set-screw-Type EMT fittings for 2 inch and smaller conduit. Use only concrete-tight double set-screw-type EMT fittings for 2 1/2 inch and larger conduit.
Wire: Use only 600 volt, Type XHHW, THWN, or THHN with copper conductors for all single conductor wire unless noted otherwise.
Panelboards: Use circuit breaker type branch circuit panelboards which comply with the voltage rating, current rating, number of phases, and number of wires shown on the drawings. Use only panels which have solid neutral bars and ground bars. Use only panelboards with flush doors and metal, lockable latches; no embossed ridges, grooves, or designs. Siemens S44B cover or approved equal.
Circuit breakers: Use only circuit breakers which are quick-make, quick-break type with thermal-magnetic trips and a minimum interrupting rating of (10,000) amperes rms symmetrical. Provide Ground Fault Interrupter-type circuit breakers where noted.
Circuit directories: provide typewritten or neatly printed directory on the inside of the door of each panel accurately designating the use and location of each circuit.
Weatherproof receptacles: Use recessed Low Profile IN BOX with clear cover by Arlington Industries at all exterior and weatherproof receptacles. Use model appropriate for exterior finish wall type.
Verify fixture selections, locations and any proposed substitutions with the Architect prior to the purchase of any equipment and materials or the placement of any work.
Provide a guarantee against defects in materials and/or workmanship for all equipment furnished and all work performed under the contract for a period of one (1) year from the date of final acceptance. Contractor is responsible for correcting any failure due to defects in materials or workmanship upon notification and at no cost to the owner.
Do not deface any equipment which has a finished surface from the manufacturer; clean all equipment to original finish at time of completion of work.
Before final completion and application for payment, clean all equipment, including lighting fixtures and lenses, free from dirt, grease, finger marks, etc.

All contractors and subcontractors are to call Architect (The D.H. Ellison Co., 216-631-0557) to confirm having read to this point and prior to beginning work.

SHOP DRAWINGS

Provide (2) hard copies and (1) electronic copy in PDF form of shop drawings for all items listed below. Shop drawing preparation and review may take place in field as construction progresses. Work MUST be planned in advance with time for review and adjustment of complicated details. NO CUSTOM TRIM, CARPENTRY, DOOR OR WINDOW HINGE OR TRIM CONFIGURATIONS ARE TO BE BUILT ON THE FLY WITHOUT CAREFUL PLANNING ON PAPER BY THE SUBCONTRACTOR AND REVIEW BY THE CONTRACTOR AND ARCHITECT PRIOR TO BEGINNING THE WORK.

Shop Drawings
Cabinetry, built-ins, and finished millwork
Windows and doors
Interior millwork
Stair railings, balusters, etc.
Mechanical equipment, including major duct runs or soffits
Cut Stone Masonry

Submittals
Hardware
Tile and Grout
Roofing and flashing materials
Finished masonry, including mortar color (5'x5' sample wall)
Pavement materials, including stone or cast pavers
Paint (interior and exterior)
Flooring stain and finish
Air registers, grilles, or diffusers
Built-in electrical fixtures, Electrical wiring devices

Any items involving a choice, by owner, of one over another.

DRAWING INDEX

SITE INFORMATION

SITE INFORMATION:
PPN: 003-25-029
SIZE OF LOT: 3946 sq. ft. = 0.09 acres

BUILDING INFORMATION

EXISTING SQ. FT. 2,434 SF
OCCUPANCY SINGLE-FAMILY HOME

PROJECT SUMMARY

The project includes the complete remodeling and rehabilitation of the existing frame dwelling, including the removal of the non-original front porch and side basement entry addition, new plumbing, mechanical and electrical systems, insulation and interior finishes. The exterior will be rehabilitated according to the provisions of the Cleveland Landmarks Ordinance. The project will seek to qualify for the Enterprise Green Communities tax abatement program of the City of Cleveland.

DESIGN CRITERIA

1,2 + 3 Family Residential Code of Ohio 2019-RCO

STRUCTURAL LOADING per table 1607.1

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ATTICS WITHOUT STORAGE	10psf
ATTICS WITH STORAGE	20psf
HABITABLE ATTICS AND SLEEPING AREAS	30psf
ALL OTHER AREAS	40psf
ELEVATED EXTERIOR PLATFORMS & DECKS	60psf
ROOF	20psf
ROOF GARDENS	100psf
ROOF	300lb. pt. load
STAIRS AND EXITS	40psf
STAIRS AND EXITS	300lb pt. load
GUARDRAILS AND HANDRAILS	200lb pt. load

Ground Snow Load	20 PSF
Wind Design	90 MPH
3-second gust	110 MPH
Wind Exposure Category	B
Seismic Design Category	B
Weathering	Severe
Frost line Depth	42"
Termite	Moderate to Heavy
Winter Design Temperature	0°F
Outdoor dry-bulb temp.	5 °F
Ice Barrier Underlayment	Required
Flood Hazard	No

GENERAL NOTES & SPECIFICATIONS

ISSUE: DATE
FOR REVIEW AND PRELIM. PRICING JANUARY 4, 2021

REHABILITATION
of the
TRARES RESIDENCE
4010 CLINTON AVE.
CLEVELAND, OHIO 44113

The D. H. ELLISON Co.
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2002 W. 41 St
Cleveland, Ohio 44113
Telephone: 216-631-0557 Facsimile: 216-631-0997
Electronic Mail: DAVID@dhellison.COM

SP-1

PLUMBING SCHEDULE

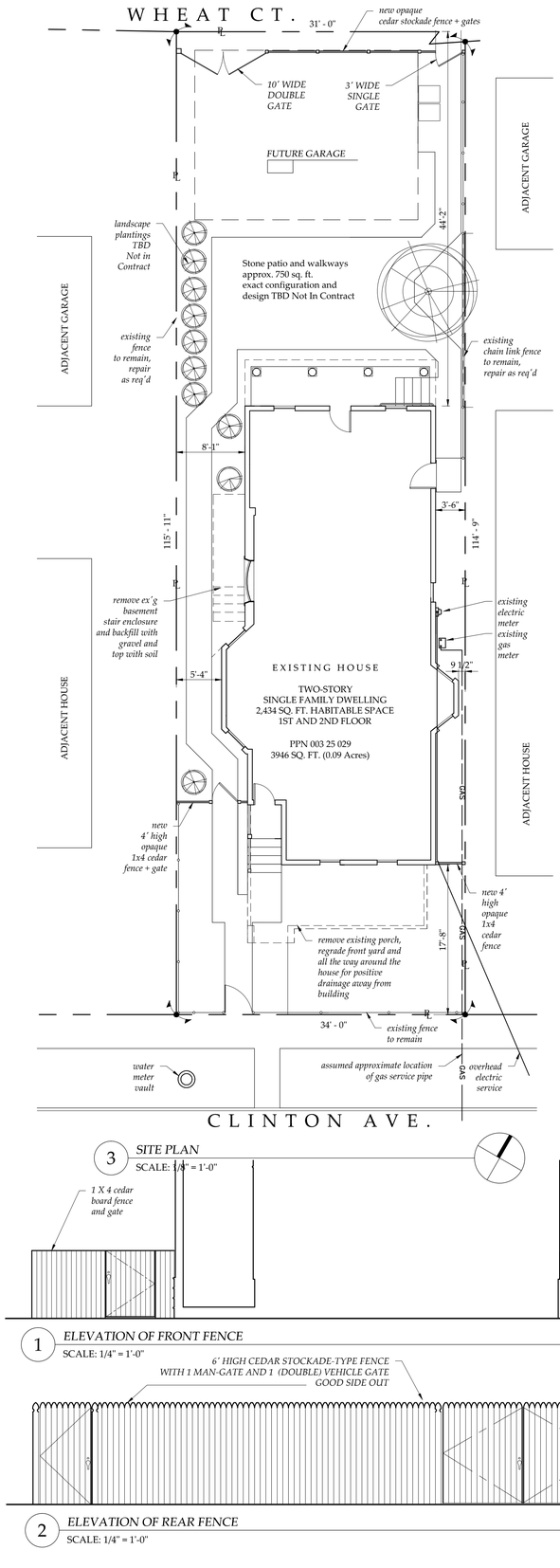
NO.	ROOM	FIXTURE	DESCRIPTION	MANUFACTURER & MODEL	COLOR/ FINISH	NOTES
FIRST FLOOR						
105	Kitchen	sink	double bowl st. stl. undermount	-	-	-
105	Kitchen	sink faucet	-	-	-	-
105	Kitchen	soak dispenser	-	-	-	-
105	Kitchen	air switch		-	-	-
105	Kitchen	strainer		-	-	-
105	Kitchen	garbage disposer	-	-	-	-
105	Kitchen	soak dispenser	-	-	-	-
108	Powder Room	Pedestal Sink	28" x 22" oval	By Owner, verify faucet, will need new P-trap and angle stops	white porcelain	-
108	Powder Room	Toilet	elongated bowl	Gerber Allerton 1.28 gpf 12" Rough-In Two-Piece toilet	white porcelain	-
108	Powder Room	Toilet seat	elongated bowl	white painted wood, soft-close chrome hinges	white/chrome	-
SECOND FLOOR						
202	Bath #1	Vanity/sink	-	-	-	-
202	Bath #1	Faucet	-	-	-	-
202	Bath #1	Toilet	elongated bowl	Gerber Allerton 1.28 gpf 12" Rough-In Two-Piece toilet	white porcelain	-
202	Bath #1	Toilet seat	elongated bowl	white painted wood, soft-close chrome hinges	white/chrome	-
202	Bath #1	Shower Valve	-	-	-	-
202	Bath #1	Shower Head	-	-	-	-
202	Bath #1	Shower Drain	-	-	-	-
203	Laundry	Laundry Tub	-	-	-	-
203	Laundry	Faucet	-	-	-	-
203	Laundry	Washer pan	-	Mustee	-	-
203	Laundry	Recessed washer hookup box	-	Mustee	-	-
203	Laundry	Recessed dryer hookup box	-	Dry-R-Box or approved equal	-	-
206	Bath #2	Vanity/sink	-	-	-	-
206	Bath #2	Faucet	-	-	-	-
206	Bath #2	Toilet	elongated bowl	Gerber Allerton 1.28 gpf 12" Rough-In Two-Piece toilet	white porcelain	-
206	Bath #2	Toilet seat	elongated bowl	white painted wood, soft-close chrome hinges	white/chrome	
206	Bath #2	Shower Valve	-	-	-	
206	Bath #2	Shower Head	-	-	-	
206	Bath #2	Shower Drain	-	-	-	

FINISH SCHEDULE

NO.	ROOM	FLOOR			WALL			CEILING			NOTES
		MATERIAL	SIZE	FINISH	MATERIAL	FINISH	CASING	HEIGHT	MATERIAL	FINISH	
BASEMENT											
001	Basement	concrete	-	sealer	-	-	-	-	-	-	-
002	Stair	hardwood	-	stain and varnish	-	-	-	-	-	-	-
FIRST FLOOR											
101	Vestibule	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
102	Living Room	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
103	Stair Hall/Dining Rm	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
104	Closet under stair	-	-	-	-	-	-	-	-	-	-
105	Kitchen/Den	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
106	Pantry	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
107	Rear Stair Hall/Entry	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
108	Powder Room	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
SECOND FLOOR											
201	Bedroom #1	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
202	Bath #1	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
203	Laundry	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
204	Bedroom #2	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
205	Bedroom #3	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
206	Bath #2	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-
207	Stair Hall	-	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-	-	5/8" gyp. bd.	Level IV w/ primer and paint	-

APPLIANCE SCHEDULE

NO.	ROOM	FIXTURE	DESCRIPTION	MANUFACTURER & MODEL	COLOR/ FINISH	NOTES
FIRST FLOOR						
105	Kitchen	30" Stove	4-burner, 1-oven+ broiler drawer	-	-	-
105	Kitchen	Exhaust Hood	-	-	-	-
105	Kitchen	garbage disposer	-	-	-	-
105	Kitchen	Refrigerator/Freezer	-	-	-	-
SECOND FLOOR						
203	Laundry	Automatic Washer	-	-	-	-
203	Laundry	Clothes Dryer	-	-	-	-



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

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

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

EXCERPT FROM CLEVELAND LANDMARKS ORDINANCE

161.05 Regulation of Environmental Changes; Certificate of Appropriateness

No person owning, renting or occupying property which has been designated a landmark or which is situated in a designated landmark district shall make any environmental change in such property unless a certificate of appropriateness has been previously issued by the Commission with respect to such environmental change. The following procedures shall apply to all alterations, demolitions, removals or constructions of such property in the City:

(a) Any application to the Division of Building and Housing for a building permit for an environmental change shall also be deemed an application for a certificate of appropriateness, and shall be forwarded to the Commission, together with copies of all detailed plans, designs, elevations, specifications and documents relating thereto, within seven days after receipt thereof. An application for a certificate of appropriateness may be filed by the applicant directly with the Commission at the same time that an application for a building permit is filed or in lieu of filing for a building permit, if no building permit is required for the proposed environmental change.

(b) The Commission shall evaluate applications to determine whether or not the environmental change proposed by the applicant will adversely affect any significant historical or aesthetic feature of the property and to determine whether or not the environmental change proposed by the applicant is consistent with the spirit and purposes of this chapter.

(1) In evaluating applications for alterations or construction of property, the Commission shall consider the following standards created by the U.S. Department of the Interior:

A. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;

B. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;

C. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;

E. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;

F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;

G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;

I. New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

J. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(2) In evaluating applications for demolition or removal of property, the Commission shall consider the follow standards:

A. The architectural and historic significance of the subject building or structure;

B. The significance of the building or structure in contributing to the architectural or historic character of its environs;

C. In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;

D. The present and potential economic viability of the subject building or structure, given its physical condition and marketability;

E. If the demolition will remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Division of Building and Housing, the Division of Fire or the Department of Public Health; and

F. The appropriateness of the proposed new structure or use and its impact on the surrounding community.

(c) If the Commission finds that the environmental change proposed by the applicant will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of this chapter, or will remedy conditions imminently dangerous to life, health or property, as determined in writing by the Division of Building and Housing or the Division of Fire or the Department of Public Health, then the Commission shall issue a certificate of appropriateness.

(d) If the Commission finds that the environmental change proposed by the applicant will adversely affect any significant historical or aesthetic feature of the property or is inappropriate or inconsistent with the spirit and purposes of this chapter, the Commission may either deny the application or delay action on the application. Any decision to delay action on the application shall be by mutual agreement of the Commission and the applicant and shall be for a period not to exceed six (6) months. During the delay period, the Commission shall conduct further investigation with regard to the proposed environmental change, conduct negotiations with the applicant and any other party in an effort to find a means of preserving the property, or explore alternatives to the proposed environmental change. The Commission may also investigate the feasibility of all available ways and means of preserving the improvement, including without limitation, inducing by contract or other consideration the creation of covenants restricting the use of property, leasing and subleasing the property for the purposes of preservation and acquiring by eminent domain or contract or conveyance all or any part of or interest in the property.

(e) At the end of the delay period, the Commission shall either approve or deny the application, or delay action. A decision to delay action, at the end of one delay period, shall be by mutual agreement of the Commission and the applicant and shall be for a period not to exceed six (6) months. The Commission shall only agree to a second and final delay period if the Commission determines that this additional time period may be useful in securing an alternative to the proposed environmental change. At the end of the second and final delay period, the Commission shall either approve or deny the application for a certificate of appropriateness.

(f) Upon the issuance, denial or a delay in the issuance of a certificate of appropriateness, the Commission shall give written notices of the issuance, denial or delay in the issuance to the applicant and the Division of Building and Housing. The Commission shall provide written notice of the issuance, denial or delay in the issuance of a certificate of appropriateness to the applicant and the Division of Building and Housing within forty five (45) days of the receipt by the Commission of an application from either the applicant or the Division of Building and Housing.

(g) If no action has been taken by the Commission on an application for a certificate of appropriateness to approve, deny or delay action within forty-five (45) days after such application has been received by the Commission, the certificate of appropriateness shall be deemed issued.

(Ord. No. 1486-01. Passed 3-25-02, eff. 3-28-02)

SITE PLAN

1/8" = 1' - 0"

ISSUE: DATE
FOR REVIEW & PRELIM. PRICING JANUARY 4, 2021

REHABILITATION
of the
TRARES RESIDENCE
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SP-2

GREEN ENTERPRISE COMMUNITIES CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria.
To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type.
New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

1. INTEGRATIVE DESIGN

#	Y/N	opt. pts.	M/O		
1.1		0	M	Integrative Design: Project Priorities Survey	Complete the Project Priorities Survey, which can be found in the Appendix.
1.2		0	M	Integrative Design: Charrettes and Coordination Meetings	Develop an integrative design process that moves the outputs of the Project Priorities Survey into action through a series of collaborative meetings. Prioritize multi-benefit strategies. Assign responsibility within your design and development teams for accountability.
1.3		0	M	Integrative Design: Documentation	Include Enterprise Green Communities Criteria information in your contract documents and construction specifications (Division 1 Section 01 81 13 Sustainable Design Requirements) as necessary for the construction team to understand the requirements and how they will be verified. Ensure, and indicate, that the drawings and specifications have been generated to be compliant and meet the certification goals.
1.4		0	M	Integrative Design: Construction Management	Create, implement, and document your contractor/subcontractor education plan to ensure that all persons working on-site fully understand their role in achieving the project objectives. Include a summary of the Project Priorities Survey (Criterion 1.1), the sustainability goals, and anticipated roles of each party in regards to the performance expected of the project. Attach and reference this training plan to Division 1 Section 01 81 13 Sustainable Design Requirements. Include timelinesestimates for performance testing and verification schedules in the overall construction schedule. As relevant, review requirements for Criteria 8.1, 8.2, and 8.3, and begin populating these documents with relevant info from design & construction.
1.5		*12 or 15*		Resilient Communities: Multi-Hazard Risk/ Vulnerability Assessment	Follow Steps 1-6 of the Health Action Plan framework per the full criterion. [12 points with extra 3 points for Step 7] This includes: 1) Commit to embedding health into the project lifecycle; 2) Partner with a project health professional; 3) Collect and analyze community health data; 4) Engage with community stakeholders to prioritize health data and strategies; 5) Identify strategies to address those health issues; 6) Create an implementation plan; and 7) Create a monitoring plan.
1.6			*10*	Design for Health and Well-Being: Health Action Plan	Conduct a four-part assessment (social, physical, functional, strategy) to identify critical risk factors of your property and implement at least two sets of strategies to enable the project to adapt to, and mitigate, climate related or seismic risks. See full criterion for more guidance.
1.7			*8*	Resilient Communities: Strengthening Cultural Resilience	Integrate community and resident participation in the development processes so that the built environment honors cultural identities, resident voices, and community histories. Option 1: Complete a Cultural Resilience Assessment - OR - Option 2: Convene a Cultural Advisory Group
				_ OF 4 MANDATORY _ OPTIONAL POINTS	**CRITERIA 1 SUBTOTAL**

2. LOCATION AND NEIGHBORHOOD FABRIC

2.1		0	M	Sensitive Site Protection	All projects must: 1. Protect floodplain functions (e.g., storage, habitat, water quality) by limiting new development within the 100-year floodplain of all types of watercourses. 2. Conserve and protect aquatic ecosystems, including wetlands and deepwater habitats, that provide critical ecosystem functions for fish, other wildlife, and people. 3. Protect ecosystem function by avoiding the development of areas that contain habitat for plant and animal species identified as threatened or endangered. 4. Conserve the most productive agricultural soils by protecting prime farmland, unique farmland, and farmland of statewide or local importance. If your site contains any of these ecologically sensitive features, follow the specific Requirements under that subheading.
2.2		0	M	Connections to Existing Development and Infrastructure	*(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town)* Locate the project on a site with access to existing roads, water, sewers, and other infrastructure and within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the existing pedestrian network. For sites over 5 acres, provide connections to the adjacent street network at least every 800 ft. Tie all planned bike paths to existing bike paths.
2.3		0	M	Compact Development	*(Mandatory for New Construction)* At a minimum, build to the residential density (dwelling units/acre) of the census block group where the project is located. In Rural/Tribal/Small Town locations that do not have zoning requirements: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.
2.4		*5 or 7*		Increased Compact Development	Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for [5 points]; exceed by 3x for [7 points]. In Rural/Tribal/Small Towns that do not have zoning requirements, build to a minimum net density of 7.5 units per acre for single-family houses; 12 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings greater than two stories. [5 points]
2.5		0	M	Proximity to Services and Community Resources	*(Mandatory for New Construction)* Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal /Small Town, locate the project within 5 miles of at least four of the listed services.
2.6		0	M	Preservation of and Access to Open Space for Rural/Tribal/Small Town	*(Mandatory for New Construction Rural/Tribal/Small Town)* Option 1: Locate the project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres; at least 80% unpaved. - OR - Option 2: Set aside a minimum of 10% (minimum of 0.25 acres) of total project acreage as open and accessible to all residents; at least 80% unpaved.
2.7		*6 max*		Preservation of and Access to Open Space	Option 1: Locate the project within a 0.25-mile walk distance of dedicated open space that is a minimum of 0.75 acres; at least 80% of which unpaved. - OR - Option 2: Set aside a percentage of permanent open space for use by all residents; at least 80% of which unpaved. 20% [2 points]; 35% [4 points]; 45% + written statement of preservation/ conservation policy [6 points].
2.8		0	M *2* *2,6,8* *6*	Access to Transit	*(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town; Optional for all other project types)* **Mandatory:** New Construction, not Rural/Tribal/Small Town, Locate projects within a 0.5-mile walk distance of transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. **Optional:** New Construction, not Rural/Tribal/Small Town, Locate project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. [2 pts] **Optional:** Rehabilitation, not Rural/Tribal/Small Town, Locate projects within a 0.5-mile walk distance of public transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. [6 points] Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. [2 points] **Optional:** New Construction and Rehabilitation, Rural/Tribal/Small Town, Locate the project within 0.5 mile walk distance of public transit services with at least 45 rides per weekday and some weekend service. - OR - Install at least two charging stations for electric vehicles. - OR - Locate the project with 5 miles of one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; 5) public/private regional transportation.
2.9		*2-8*		Improving Connectivity to the Community	Improve access to community amenities through at least one of the options incentivizing biking mobility or improving access to transit.
2.10		*5 max*		Passive Solar Heating/Cooling	Design and build with passive solar design, orientation, and shading that meet the guidelines specified.
2.11		*6*		Adaptive Reuse of Buildings	Rehabilitate and adapt an existing structure that was not previously used as housing. Design the project to adapt, renovate, or reuse at least 50% of the existing structure and envelope.
2.12		*6*		Access to Fresh, Local Foods	Provide residents and staff with access to fresh, local foods through one of the following options: Option 1: Neighborhood Farms and Gardens, Option 2: Community-Supported Agriculture, - OR - Option 3: Proximity to Farmers Market
2.13		*8*		Advanced Certification: Site Planning, Design and Management	Locate building(s) within a community that is certified in LEED for Neighborhood Development, LEED for Cities & Communities, Living Community Challenge, or SITES.
2.14		*6 max* *2* *3* *3*		Local Economic Development and Community Wealth Creation	Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process, and how it functioned during construction.- OR Demonstrate that you achieved at least 20% local employment. - OR - Provide physical space for small business, nonprofits, and/or skills and workforce education.
2.15 a		0	M	Access to Broadband: Broadband Ready	*(Mandatory for New Construction and Substantial Rehab Projects in Rural/Tribal/Small Town Locations)* Incorporate broadband infrastructure so that when broadband service comes to a community, the property can be easily connected. Include a network of mini-ducts or conduit throughout the building, extending from the expected communications access point to each network termination point in the building.
2.15 b		*6*		Access to Broadband: Connectivity	Ensure all units and common spaces in the property have broadband internet access with at least a speed of 25/3 mbs.
				_ OF 7 MANDATORY _ OPTIONAL POINTS	**CRITERIA 2 SUBTOTAL**

3. SITE IMPROVEMENT

#	Y/N	opt. pts.	M/O		
3.1		0	M	Environmental Remediation	Determine whether there are any hazardous materials present on the site through one of the four methods listed. Mitigate any contaminants found.
3.2		0	M	Minimization of Disturbance during Staging and Construction	For sites >1 acre, implement EPA's National Pollutant Discharge Elimination System Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. For sites with area <= 1, follow guidance in full criterion.
3.3		0	M	Ecosystem Services/Landscape	*(Mandatory, if providing landscaping)* If providing plantings, all must be native or climate-appropriate (adapted) to the region and appropriate to the site,Âõs soil and microclimate. Do not introduce any invasive plant species. Plant, seed, or xeriscape all disturbed areas.
3.4		0	M	Surface Stormwater Management	*(Mandatory for New Const. and/or for Substantial & Moderate Rehab projects if land disturbed is >= 5,000 sq.ft.)* Treat or retain on-site precipitation equivalent to the 60th percentile precipitation event. Where not feasible due to geotechnical issues, soil conditions, or the size of the site, treat or retain the maximum volume possible.
3.5			*10 max*	Surface Stormwater Management	Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain precipitation volume from 70% precipitation event [6 points], 80% precipitation event [8 points], or 90% precipitation event [10 points].
3.6		0	M	Efficient Irrigation and Water Reuse	*(Optional, if irrigation is utilized)* Meet the requirements of Criterion 3.6, AND: Option 1: Install an efficient irrigation system equipped with a WaterSense labeled weather- based irrigation controller (WBIC) - OR - Option 2: At least 50% of the site's irrigation satisfied by water use from the sources listed.
3.7			*4 or 6*	Efficient Irrigation and Water Reuse	*(Mandatory, if permanent irrigation is utilized)* If irrigation is utilized, install an efficient irrigation system per the requirements listed.
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 3 SUBTOTAL**

4. WATER

4.1		0	M	Water-Conserving Fixtures	Reduce total indoor water consumption by at least 20% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified. For all single-family homes and all dwelling units in buildings three stories or fewer, the supply pressure may not exceed 60 psi.
4.2		0	*6 max*	Advanced Water Conservation	Reduce total indoor water consumption by at least 30% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified.
4.3		0	*M,3 M 8*	Water Quality	Mandatory/Optional: Mandatory for Substantial Rehabs of buildings built before 1986; Optional for all other building types: Replace lead service lines [3 pts] Mandatory: For multifamily buildings with either a cooling tower, a centralized hot water system, or 10+ stories: Develop a Legionella water management program. Optional: Test and remediate as indicated for lead, nitrates, arsenic, and coliform bacteria
4.4			*4*	Monitoring Water Consumption and Leaks	Conduct pressure-loss tests and visual inspections to determine if there are leaks; fix leaks. - AND - Install an advanced water monitoring and leak detection system capable of identifying and shutting water off during anomalous water events. - OR - Install a device to separately monitor water consumption of each cold branch off the apartment line riser for each dwelling unit or each cold water riser and the domestic hot water cold water feed for each building or each toilet that allows remote monitor readings; common laundry facilities; boiler makeup water; outdoor water consumption; and water consumption in any non- residential space.
4.5			*4*	Efficient Plumbing Layout and Design	Store no more than 0.5 gallon of water in any piping/manifold between the fixture and the water heating source or recirculation line. No more than 0.6 gallon of water shall be collected from the fixture before a 10-degree Fahrenheit rise in temperature is observed. Recirculation systems must be demand-initiated.
4.6			*6 max*	Non-Potable Water Reuse	Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project,Âõs non-potable water needs: 10% reuse [3 points]; 20% reuse [4 points]; 30% reuse [5 points]; 40% reuse [6 points].
4.7			*8*	Access to Potable Water During Emergencies	Provide residents with ready access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options listed.
				_ OF 2 MANDATORY _ OPTIONAL POINTS	**CRITERIA 4 SUBTOTAL**

5. OPERATING ENERGY

5.1a		0	M	Building Performance Standard	*(Mandatory for New Construction)* Certify all buildings with residential units in the project through either ENERGY STAR Multifamily New Construction, ENERGY STAR Manufactured Homes, and/or ENERGY STAR Certified Homes as relevant. - AND - Provide projected operating energy use intensity and projected operating building emissions intensity.
5.1b		0	M	Building Performance Standard	*(Mandatory for Rehab)* Provide projected operating energy use intensity and projected operating building emissions intensity. - AND - Conduct commissioning for compartmentalization, insulation installation, and HVAC systems as indicated. - AND - one of the following options: - ERI Option: <= HERS 80 for each dwelling unit. Exception for some Rehabs built before 1980. - ASHRAE Option: Energy performance of the completed building equivalent to, or better than, ASHRAE 90.1-2013 using an energy model created by a qualified energy services provider according to Appendix G 90.1-2016.
5.2a			*12 max*	Moving to Zero Energy: Additional Reductions in Energy Use	*(Not available for projects using prescriptive path for Criterion 5.1a or for projects following Criterion 5.2b or 5.4.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Design and construct a building that is projected to be more efficient than what is required by Criteria 5.1a/b. Achieve HERS score of 5 lower than required by 5.1a/b if following ERI path for compliance - OR - 5% greater efficiency than required if following ASHRAE path for 5.1a/b compliance [5 points]. Additional 1 point for each additional 2-point decrease in HERS score required by Criteria 5.1a/b if following ERI path for compliance - OR - for 1% greater efficiency if following ASHRAE path for Criteria 5.1a/b, up to a maximum of 12 optional points.
5.2b			*12-15*	Moving to Zero Energy: Near Zero Certification	*(Mandatory for Enterprise Green Communities Certification Plus) (Not available for projects following Criterion 5.2a or 5.4.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Certify the project in a program that requires advanced levels of building envelope performance such as DOE ZERH [12 points] and/or PHI Classic or PHIUS+ [15 pts].
5.3a			*3-6*	Moving to Zero Energy: Photovoltaic/ Solar Hot Water Ready	*(Not available for projects following Criterion 5.3b or 5.4.)* Orient, design, engineer, wire, and/or plumb the development through the Photovoltaic Ready pathway or Solar Hot Water Ready Pathway to accommodate installation of photovoltaic (PV) or solar hot water system in the future.
5.3b			*8 max* *4-8* *1-5*	Moving to Zero Energy: Renewable Energy	*(Not available for projects following Criterion 5.3a or 5.4)* Install renewable energy source to provide a specified percentage of the project's estimated source energy demand. See full criterion for allowable sources. Option 1: For % of total project energy consumption provided by renewable energy. - OR - Option 2: For % of common area meter energy consumption provided by renewable energy.
5.4			24	Achieving Zero Energy	*[Automatic Qualification for Enterprise Green Communities Certification Plus] (Not available for projects following Criterion 5.2a, 5.2b, 5.3a, or 5.3b.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Achieve Zero Energy performance through one of the following: Option 1: Certify each building in the project to DOE Zero Energy Ready Home program or PHI Plus AND Either install renewables and/or procure renewable energy,which in sum will produce as much, or more, energy in a given year than the project is modeled to consume. - OR - Option 2: Certify each building in the project in a program that requires zero energy performance such as PHIUS+ Source Zero, PHI Plus, PHI Premium, ILFI, Âõs Zero Energy Petal, Zero Carbon Petal, or Living Building Certification.
5.5a			*5 max*	Moving to Zero Carbon: All-Electric Ready	*(Not available for projects following Criterion 5.5b)* Ensure the project has adequate electric service and has been designed and wired to allow for a seamless switch to electricity as a fuel source in the future for the following uses: space heating [1 point], space cooling [1 point], water heating (DHW) [1 point], clothes dryers [1 point], equipment for cooking [1 point].
5.5b			*15*	Moving to Zero Carbon: All Electric	*(Not available for projects following Criterion 5.5a)* No combustion equipment used as part of the building project; the project is all-electric.
5.6		0	M	Sizing of Heating and Cooling Equipment	*(Mandatory for Substantial and Moderate Rehabs that include replacement of heating and cooling equipment; Not relevant for projects following 5.1a, 5.2b, or 5.4.)* Size and select heating and cooling equipment in accordance with ACCA manuals J and S - OR - in accordance with the ASHRAE Handbook of Fundamentals
5.7		0	M	ENERGY STAR Appliances	*(Mandatory for Substantial & Moderate Rehabs providing appliances. Not relevant for projects following 5.1a, 5.2b, or 5.4.)* Install ENERGY STAR clothes washers, dishwashers, and refrigerators. If appliances will not be installed or replaced at this time, specify that at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 and Criterion 8.4.
5.8		0	M	Lighting	*(Mandatory for all lighting within New Construction and Substantial Rehab projects. Mandatory for new lighting in Moderate Rehab projects.)* Follow the guidance for high-efficacy permanently installed lighting and other characteristics for recessed light fixtures, lighting controls, lighting power density, and exterior lighting.
5.13			*8*	Resilient Energy Systems: Floodproofing	*(Not relevant for Rehab projects in Special Flood Hazard Areas)* Conduct floodproofing of lower floors, including perimeter floodproofing barriers/shields). Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.
5.14			*8*	Resilient Energy Systems: Critical Loads	Loads Provide emergency power to serve at least three critical energy loads as described by the full criterion. Option 1: Islandable PV system - OR - Option 2: Efficient generator
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 5 SUBTOTAL**

6. MATERIALS

#	Y/N	opt. pts.	M/O		
6.1			*8 max*	Ingredient Transparency for Material Health	Install products that have publicly disclosed inventories characterized & screened to 1,000 ppm or better: • 1 point per 5 installed Declare or HPD products from at least three different product categories • 1 point per 2 installed Declare or HPD products in any of these categories: adhesives, sealants, windows • 1 point per each product with third-party verified HPD or third-party verified Declare label • 2 points per each product with third-party verified HPD or third-party verified Declare label in any of these: adhesives, sealants, windows
6.2			*3 max*	Recycled Content and Ingredient Transparency	Use building products that feature, and disclose, their recycled content. The building product must make up 75% by weight or cost of a project category for the project and be composed of at least 25% post-consumer recycled content.
6.3			*8 max*	Chemical Hazard Optimization	Install products that have third-party verification of optimization to 100 ppm or better per the options listed within the full criterion.
6.4		0	M *15 max*	Healthier Material Selection	Select all interior paints, coatings, primers, and wallpaper; interior adhesives and sealants; flooring; insulation; and composite wood as specified. Optional points also available.
6.5			*12 max*	Environmentally Responsible Material Selection	Select concrete, steel, or insulation with a publicly disclosed EPD [3 points], Install a green or cool roof [3 points], use reflective paving [3 points], and/or use FSC certified wood [3 points]. Refer to criterion for specifics.
6.6		0	*M*	Bath, Kitchen, Laundry Surfaces	*(Mandatory for New Construction and Substantial Rehab. Moderate Rehabs that do not include work in the shower and tub areas are exempt from the shower and tub enclosure requirement.)* Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Use moisture-resistant backing materials per ASTM # D 6329 or 3273 behind tub/shower enclosures, apart from one-piece fiberglass enclosures which are exempt.
6.7			*4 max*	Regional Materials	Use products that were extracted, processed, and manufactured within 500 miles of the project for a minimum of 90%, based on weight or on cost, of the amount of the product category installed. Select any or all of these options (every two compliant materials can qualify for 1 point): • Framing Cladding (e.g. siding, masonry, roofing) • Flooring Concrete/cement and aggregate • Drywall/interior sheathing
6.8		0	*M*	Managing Moisture: Foundations	*(Mandatory for all New Construction projects and all Rehab projects with either basement and/or crawl space foundations)* Install capillary breaks and vapor retarders that meet specified criteria appropriate for the foundation type.
6.9		0	*M*	Managing Moisture: Roofing and Wall Systems	*(Mandatory for all Rehab projects that include deficiencies in or include replacing particular assemblies called out below. New Construction projects are considered compliant per Criterion 5.1.)* Provide water drainage away from walls, window, and roofs by implementing the list of techniques.
6.10		0	*M* *6 max*	Construction Waste Management	(6 max) Develop and implement a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging, or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.
6.11			*2*	Recycling Storage	For projects with municipal recycling infrastructure and/or haulers, provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms. - OR - For projects without that infrastructure, advocate to the local waste hauler or municipality for regular collection of recyclables.
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 6 SUBTOTAL**

7. HEALTHY LIVING ENVIRONMENT

7.1		0	M	Radon Mitigation	*(Mandatory for New Construction and Substantial Rehab)* For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test before and after the retrofit and mitigate per the specified protocols.
7.2		0	M	Reduce Lead Hazards in Pre-1978 Buildings	*(Mandatory for Substantial Rehab of Buildings Constructed Before 1978)* Conduct lead risk assessment or inspection to identify lead hazards. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust.
7.3		0	M	Combustion Equipment	For New Construction and Rehab projects: Specify power-vented or direct-vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space. If there are any combustion appliances within the conditioned space, install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 72. For Rehabs: If there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct-vent and that is not scheduled for replacement, conduct combustion safety testing prior to and after the retrofit; remediate as indicated.
7.4		0	M	Garage Isolation	• Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed. • Do not install ductwork or air handling equipment for the conditioned space in a garage. • Fix all connecting doors between conditioned space and garage with gaskets or make airtight. • Install one hard-wired CO alarm with battery backup function for each sleeping zone of the project, placed per NFPA 72 unless the garage is mechanically ventilated or an open parking structure.
7.5		0	M	Integrated Pest Management	Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.
7.6		0	M *10*	Smoke-Free Policy	(Mandatory and Optional) Mandatory: Implement and enforce a smoke-free policy in all common areas and within a 25-foot perimeter around the exterior of all residential buildings. Lease language must prohibit smoking in these locations and provide a graduated enforcement policy. Make the smoke-free policy readily available. Optional: Expand the policy above to include all indoor spaces in the property.
7.7		0	M *12 max*	Ventilation	*(Mandatory for New Construction and Substantial Rehab; Optional for Moderate Rehab)* For each dwelling unit in full accordance with ASHRAE 62.2-2010, install: • A local mechanical exhaust system in each bathroom [3 points if Moderate Rehab] • A local mechanical exhaust system in each kitchen [3 points if Moderate Rehab] • A whole-house mechanical ventilation system [3 points if Moderate Rehab] Verify these flow rates are either within +/- 15 CFM or +/- 15% of design value. For each multifamily building of four or more stories, in full accordance with ASHRAE−¢62.1-2010, install: • A mechanical ventilation system for all hallways and common spaces [3 points if Moderate Rehab] For all project types, in addition to the above requirements: • All systems and ductwork must be installed per manufacturer's recommendations • All bathroom fans must be ENERGY STAR-labeled and wired for adequate run-time. • If using central ventilation systems with rooftop fans, each fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.
7.8		0	M or 5	Dehumidification	*(Mandatory for properties in Climate Zones 1A, 2A, 3A, and 4A following Criterion 5.2a, 5.2b, or 5.4. Optional for all other properties.)* Option 1: Design, select, and install supplemental dehumidification equipment to keep relative humidity - OR - Option 2: Equip all dwelling units with dedicated space, drain, and electrical hook-ups for permanent supplemental dehumidification systems to be installed if needed and install interior RH monitoring equipment as described.
7.9			*3*	Construction Pollution Management	Option 1: Earn the EPA Indoor airPlus label - OR - Option 2: In all dwelling units, seal all heating, cooling, and ventilation return and supply floor ducts and returns throughout construction to prevent construction debris from entering. Flush all dwelling units after completion of construction and prior to occupancy for either 48 hours or with at least 14,000 ft3 per ft2 of floor area, thenreplace all air handling equipment filters.
7.10			*3*	Noise Reduction	Option 1: Test and demonstrate that noise levels in bedrooms meet 30 dB LAeq (continuous) and 45 dB LAmax, (single sound). - OR - Option 2: Provide a noise abatement plan specific to the site covering general noise mitigation techniques in accordance with 24 CFR 51B. - OR - Option 3: Ensure all exterior wall and party wall penetrations are sealed with acoustical sealant, all party walls and floor/ceiling assemblies have an STC rating of at least 55, and exterior windows and doors in projects near a significant exterior noise source have an STC rating of at least 35

7. HEALTHY LIVING ENVIRONMENT - CONTINUED

#	Y/N	opt. pts.	M/O		
7.11			*8*	Active Design: Promoting Physical Activity	*(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Option 1: Encouraging Everyday Stair Usage (buildings that include stairs as the only means to travel from one floor to another are not eligible for this option.) Provide a staircase that is accessible and visible from the main lobby and is visible within a 25-foot walking distance from any point in the lobby per the specifications listed. Place point-of-decision signage. - OR - Option 2: Activity Spaces. Provide on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.
7.12			*8*	Beyond ADA: Universal Design	*(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Select and implement at least one of the Options with at least three different strategies in at least 75% units. Option 1: Create welcoming and accessible spaces that encourage equitable use and social connections. Option 2: Create spaces that are easy and intuitive to use and navigate. Option 3: Promote safety and create spaces that allow for human error. Option 4: Create spaces that can be accessed and used with minimal physical effort. Option 5: Create spaces with the appropriate size and space to allow for use, whatever the user's form of mobility, size, or posture.
7.13			*8*	Healing-Centered Design	*(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Select and implement at least two of the Options with at least two different strategies listed in at least 75% units. Option 1: Provide an environment that promotes feelings of real and perceived safety. Option 2: Create flexible spaces that allow for personalization and/or manipulation to meet individual and community needs. Option 3: Connect residents and staff to a living landscape and the natural environment. Option 4: Utilize art and culture in project design and programming and promote social connectedness.
				_ OF 8 MANDATORY _ OPTIONAL POINTS	**CRITERIA 7 SUBTOTAL**

8. OPERATIONS, MAINTENANCE & RESIDENT ENGAGEMENT

8.1				Building Operations & Maintenance Manual and Plan	*(For all Multifamily projects)* Develop a manual with thorough building operations and maintenance (O&M) guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development, and construction stages, and should include sections/chapters addressing the list of topics.
8.2				Emergency Management Manual	Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.
8.3				Resident Manual	Provide a comprehensive walk-through and orientation for all residents, property manager(s), and buildings operations staff.
8.4				Walk-Throughs and Orientations to Property Operation	*(For all Multifamily projects)* Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to: • communication plans for staff and residents • useful contact information for public utility and other service providers • infrastructure and building, "shutdown" procedures • plan for regular testing of backup energy systems, if these exist
8.5				Energy and Water Data Collection and Monitoring	For rental properties, upload project energy and water performance data in an online utility benchmarking platform annually for at least five years from time of construction completion per one of the four methods provided; grant Enterprise view access for that period. For owner-occupied units, collect and monitor utility data in a manner that allows for easy access and review.
				_ OF 5 MANDATORY _ OPTIONAL POINTS	**CRITERIA 8 SUBTOTAL**

_	**TOTAL**
_	MANDATORY CRITERIA
_	OPTIONAL POINTS

Note: checklist to be completed by Owner

ENTERPRISE GREEN COMMUNITIES

CRITERIA CHECKLIST

ISSUE: DATE
FOR REVIEW & PRELIM. PRICING JANUARY 4, 2021

REHABILITATION of the
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CLEVELAND, OHIO 44113

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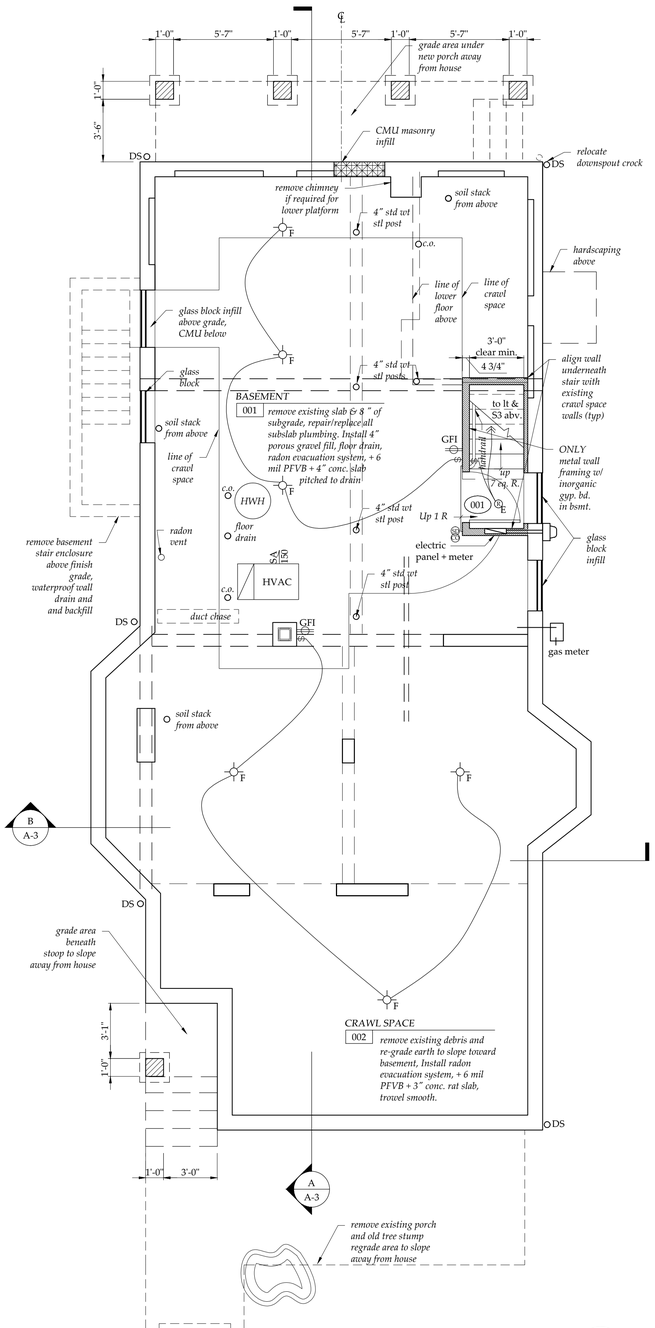
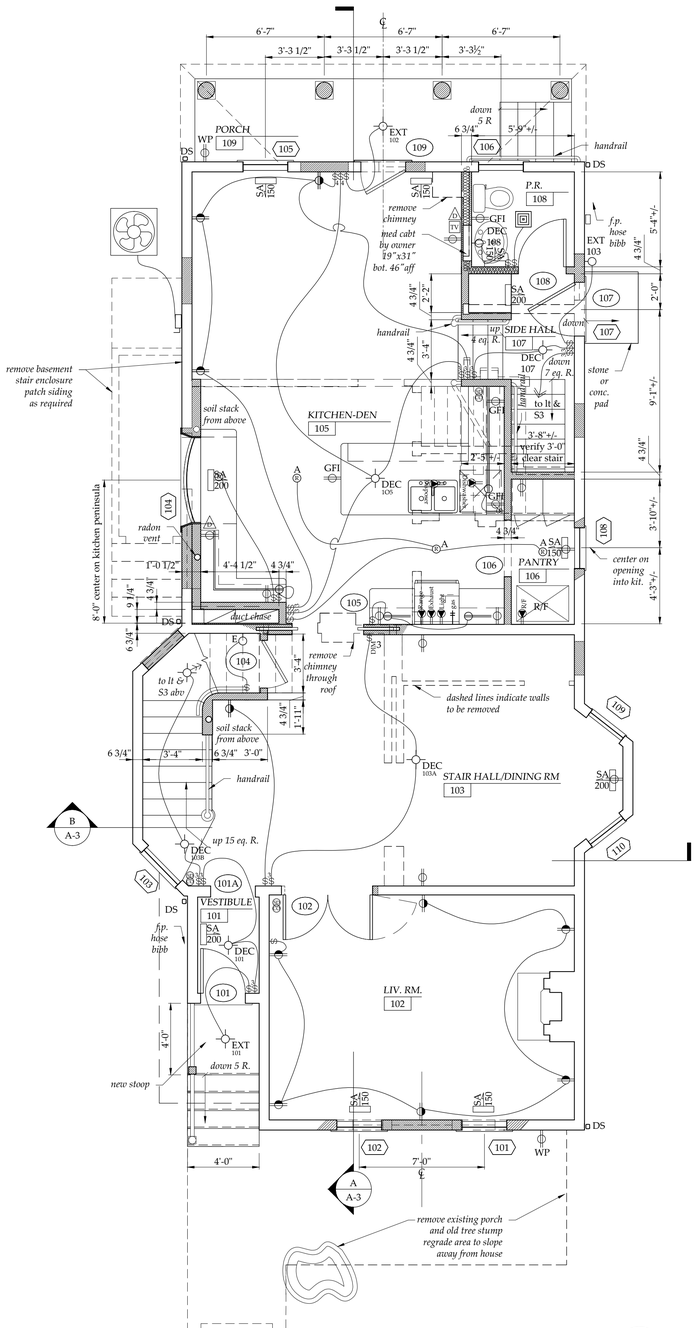
EGC-1



1 BASEMENT PLAN

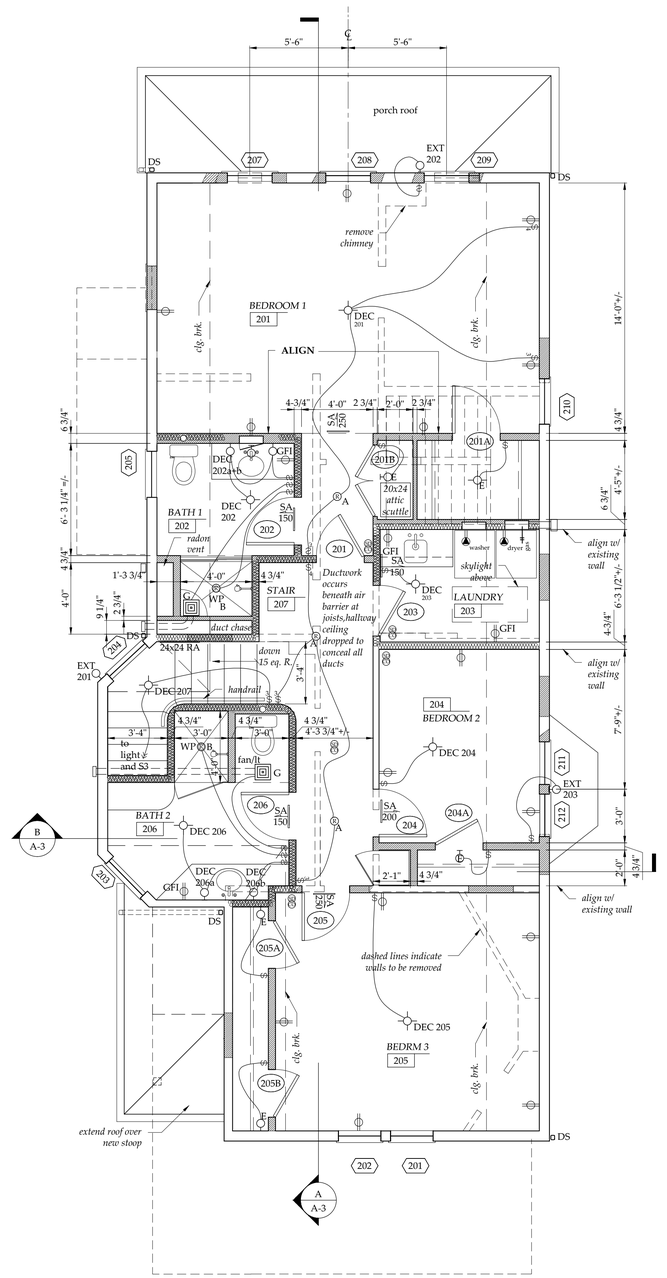
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN

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

AREA - 1237.4 sq. ft.



3 SECOND FLOOR PLAN

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

AREA - 1196.5 sq. ft.

ELECTRICAL SYMBOL LEGEND	
	Fixture-Fluorescent
	Fixture-Light Ceiling Mounted
R	Fixture-Recessed Downlight
R	Fixture-Recessed Downlight, Fan
	Fixture-Undercabinet Light
T R	Fixture-Track Light
	Fixture-Wall Sconce
F	Fixture-Exhaust Fan
LF	Fixture-Exhaust Fan, Light
HLF	Fixture-Exhaust Fan, Light, Heat
TV	Receptacle-Data Outlet
	Receptacle-Duplex
GFI	Receptacle-Duplex GFI
	Receptacle-Duplex Split Wired
GFI WP	Receptacle-Duplex w- Cover (Exterior)
	Receptacle-Floor
	Receptacle-Floor Split Wired
	Receptacle-Quadruplex
SD	Smoke Detector and Alarm
	Receptacle-Special Purpose
CATV	CATV
$	Switch
$3	Switch-3 Way
$4	Switch-4 Way
$DIM	Switch-Dimmer
$D	Switch-Door
$	Switch-Master Control
C 66" AFF	Receptacle-Clock (Recessed)
CO	CO Detector
CH	Receptacle-Chimes
	Receptacle-Telephone
T	Receptacle-Thermostat

WALL SYMBOL LEGEND	
	New/remodeled wood construction
	Brick
	CMU
	Acoustic Insulation

PLANS

1/4" = 1'-0"

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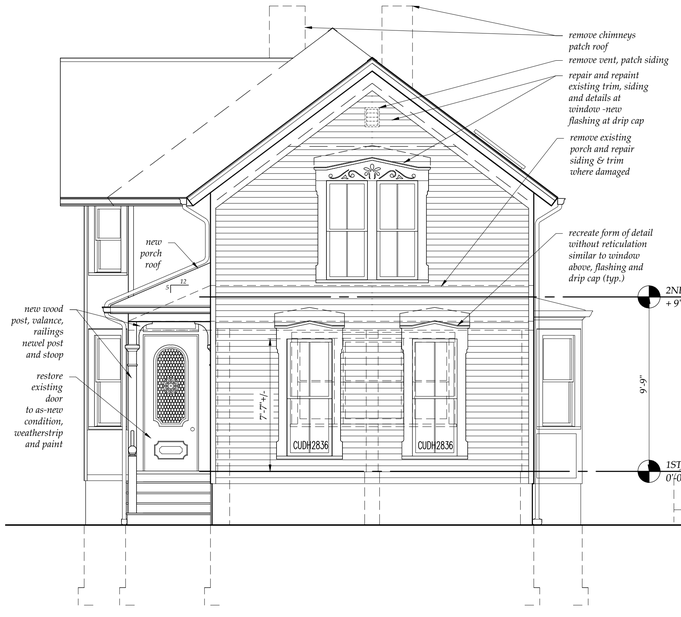
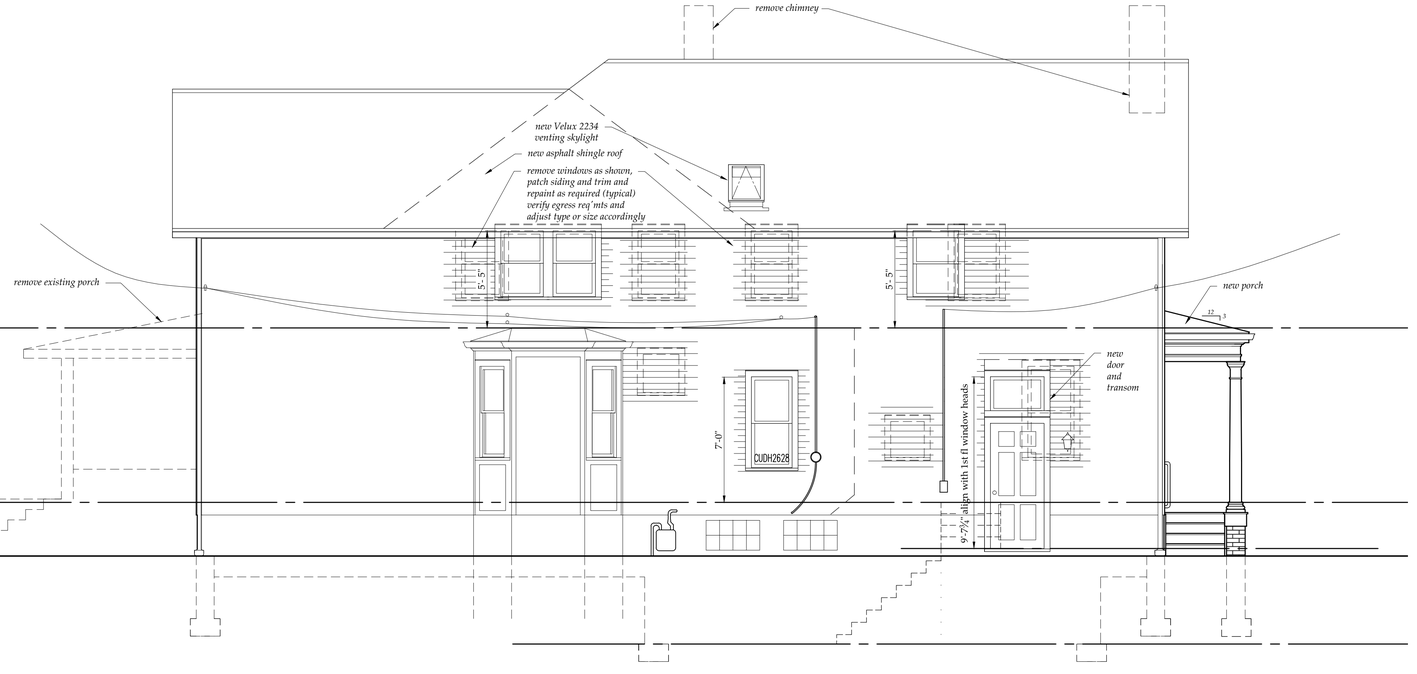
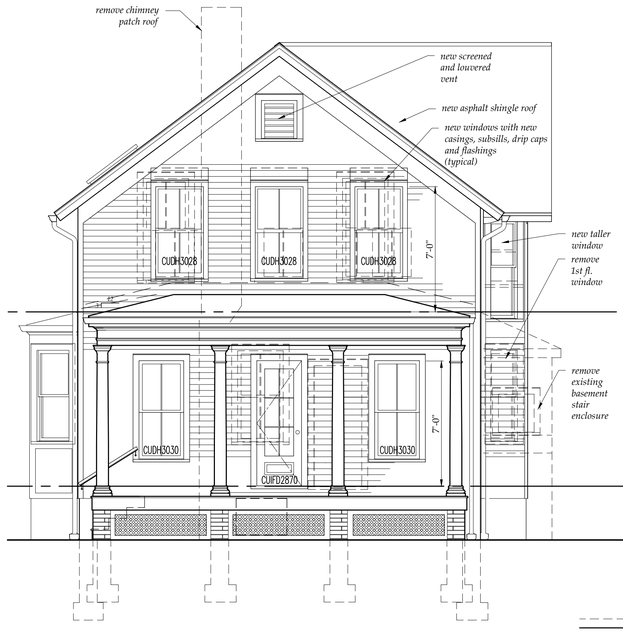
A-1



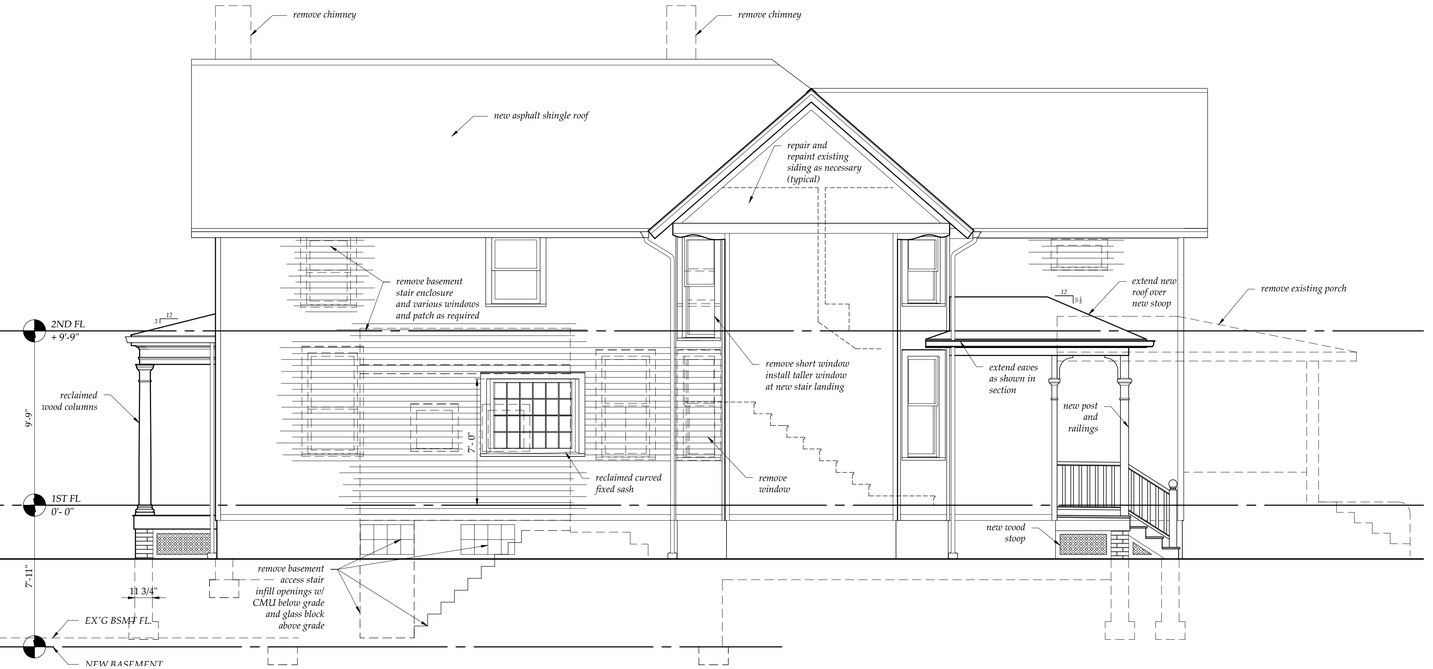
1 *SOUTH ELEVATION*
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATIONS

1/4" = 1'-0"

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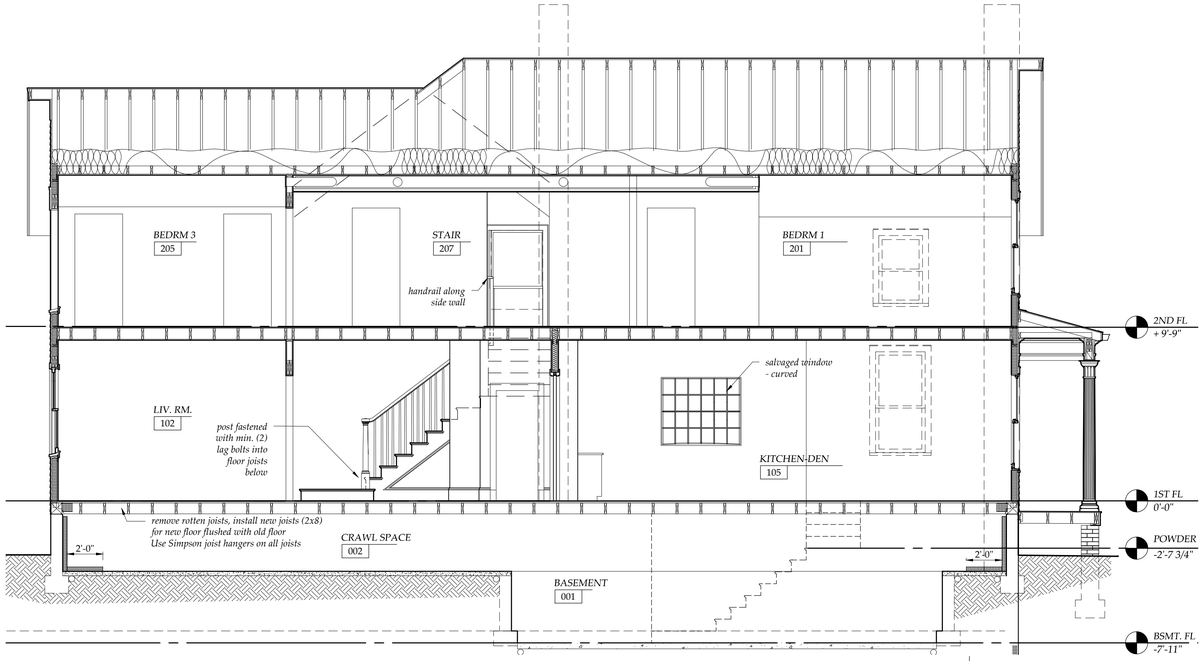
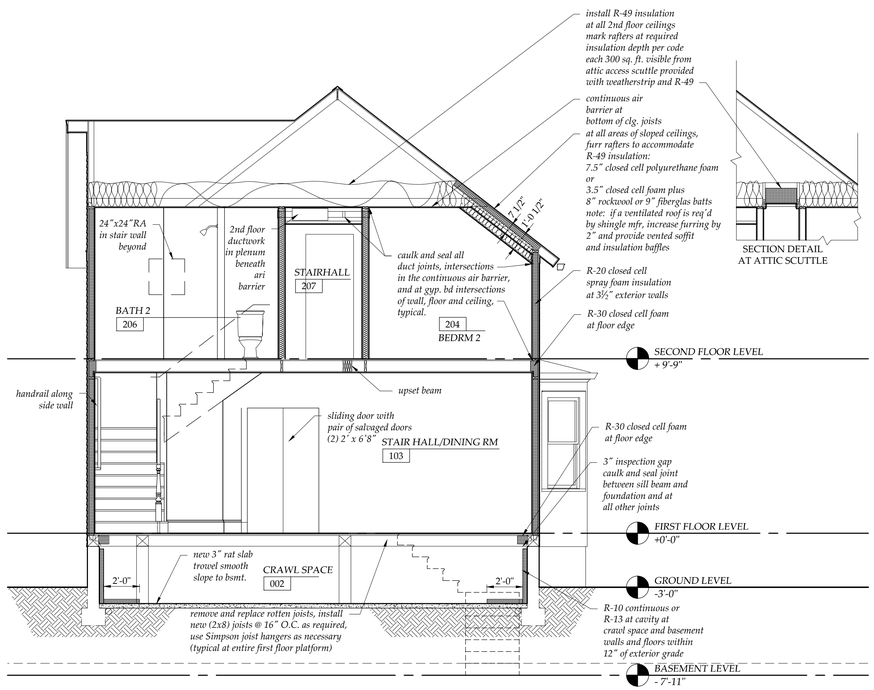
A-2

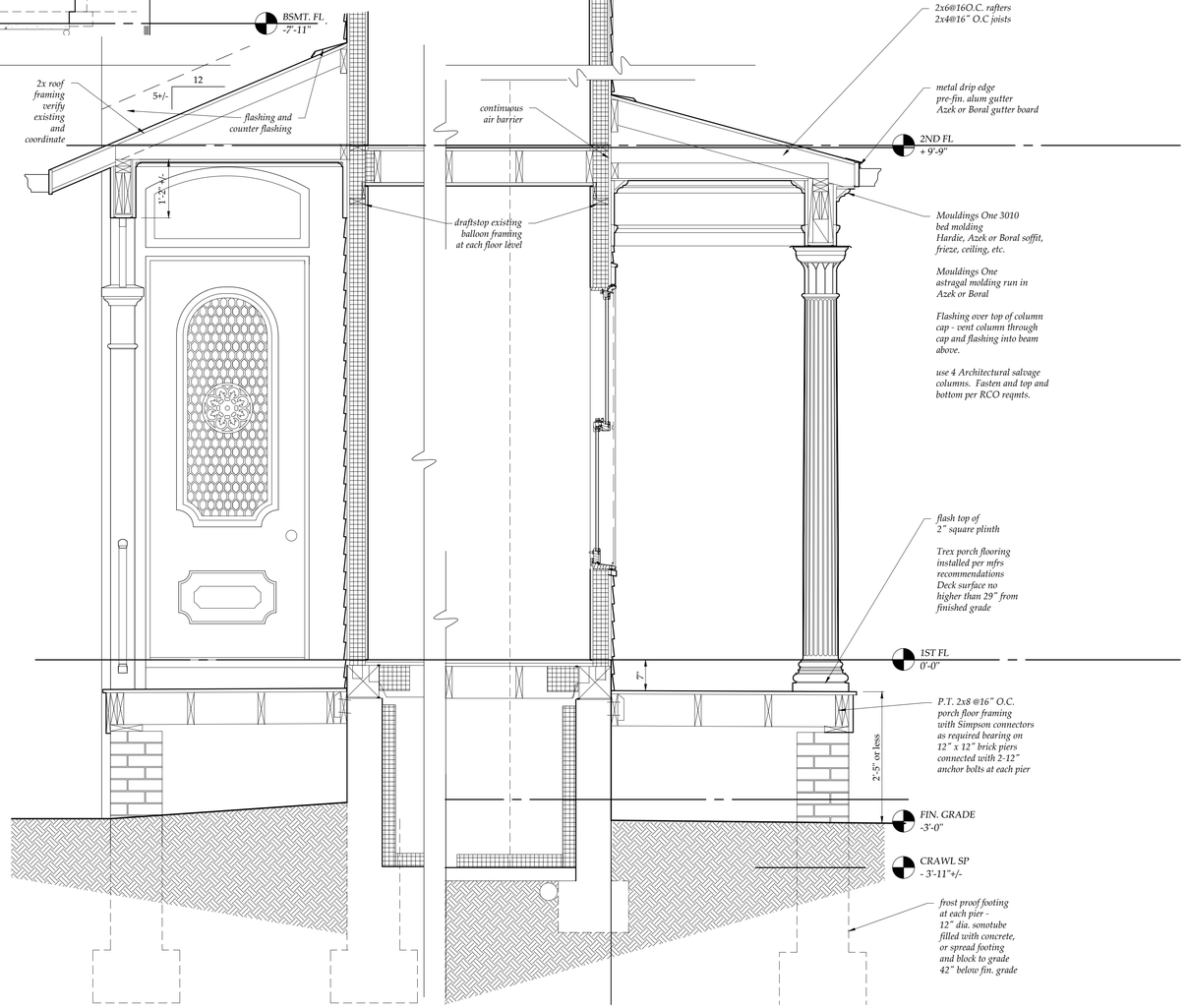


A SECTION A
SCALE: 1/4" = 1'-0"

NOTES BELOW
APPLY TO
ENTIRE BUILDING ENVELOPE



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



C FRONT PORCH SECTION
SCALE : 3/4" = 1' - 0"

D TYPICAL WALL SECTION
SCALE : 3/4" = 1' - 0"

E REAR PORCH SECTION
SCALE : 3/4" = 1' - 0"

ROOF:

Fiberglass asphalt 3 tab shingle.
Prefinished aluminum flashings at all roof penetrations.
Bituthene Ice and water shield according to the requirements of the residential Code of Ohio (RCO). Continuous shingle-over type of ridge vent.

5/8" APA rated roof sheathing on new roofs.
Repair damaged existing roof sheathing as necessary and to provide proper nailing substrate. Leave no loose edges and use clips and gaps as required.

Existing 2x__ @ 16" O.C. Rafters w/ 2x__ @ 16" O.C. Ceiling joists
Provide continuous eave and ridge vents, gable vents, and insulation air baffles to insure air flow from eaves to ridge.
Provide insulation that meets the requirements of the latest edition of the Residential Code of Ohio section 4101:8-11 Energy Efficiency

Prefinished white aluminum gutters and downspouts, hold gutters below natural fall of roof line.

EXTERIOR FRAME WALL

Wood beveled lap siding and trim to remain and be repaired and repainted.
Existing 2x framing or 2x__ @16" O.C.
Continuous air barrier for entire building envelope.
Wall insulation R-value per requirements of the RCO
½" Gypsum Board, level IV finish except in small closets where level III is sufficient. caulk and seal joints at floor, ceiling and other intersections prior to mudding and taping.
Primer, paint, wallpaper or other interior finish as selected by Owner

CONCRETE FLOORS

Provide continuous 4" perf. pvc pipe at perimeter of all basement and crawl space slabs and a solid vertical PVC pipe from them to the attic for radon gas evacuation in the event it is necessary. If it becomes necessary, provide exhaust fan and roof terminal as required.

Basement:
4" thick concrete slab with 6 x 6 x W2.9 x W2.9 welded wire fabric over 10 mil PFVB on 4" compacted #46 bank run gravel on compacted subgrade

Crawl Space:
3" thick slab on 6 mil PFVB on compact subgrade

Provide concrete quality, finish and control joints per specifications elsewhere in construction documents.

EAVES AND RAKES

Continuous metal drip edge
AZEK or BORAL edge molding - see drawings or match existing.
Pre-finished aluminum Gutter and Downspouts, straps, mounts and offsets as required for a tailored installation - no mitered or angled downspouts.
Downspouts to terminate into T.C. crock and be grouted into place or PVC drain and adapter fitted close to finish grade - no ugly plastic pipes should be visible more than 2" above final finished grade
1 x AZEK or BORAL gutter board
2x sub-fascia
Hardie 5/8" thick soffit panel
Continuous 1" wide screened vent - paint rafter tails black, use black fiberglass insect screen
bed molding, fascia, frieze etc. to match existing

WINDOWS

Note that the windows for the project will be replaced. Where feasible, a replacement window unit may be used, where a replacement unit is feasible, provide a new window unit that will allow exterior window trim details to remain without replacement. If a new window unit is used, match existing trim details. Match sash dimensions, muntins and profiles for an appropriate historical appearance.
Provide interior storm unit if required by historical window.
Use Pella Architect Series Traditional aluminum clad windows & doors installed in accordance with the manufacturer's recommendations and specifications and the NWMA.
Or
Marvin Signature Ultimate Series aluminum clad windows & doors installed in accordance with the manufacturer's recommendations and specifications and the NWMA.
Or
Kolbe and Kolbe Ultra Series aluminum clad windows & doors installed in accordance with the manufacturer's recommendations and specifications and the NWMA.

White Clad Aluminum Exterior (verify shade of white)
Factory primed wood interior unless noted otherwise
Extension jambs as required for wall thickness at existing house.
White finished interior hardware unless noted otherwise
Spoon-type sash locks
Factory-applied window opening control devices
Energy Star-rated, double pane Insulated glass (tempered or laminated where required by code)
Low E, Argon filled
Ovolo or beveled profile glazing beads
5/8"-7/8" wide simulated divided-light muntin bars with spacer bars in the patterns shown on the drawings
Insect screens with highest transparency and water-shedding characteristics in matching-color frames

Provide hardware in finishes appropriate to the location, heavy duty sliding door hardware, solid wood doors etc. Verify with hardware finish schedule or with owner.

SECTION DETAILS

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WINDOW SCHEDULE

NO.	ROOMS	SIZE	DESCRIPTION	MATERIAL	FINISH	HARDWARE	NOTES
FIRST FLOOR							
101	Living Room	*CUDH2836*	*New ⅔ Double Hung*		-	-	-
102	Living Room	*CUDH2836*	*New ⅔ Double Hung*	-	-	-	-
103	Bottom of Main Stair	*to measure*	*replacement window to fit*	-	-	-	-
104	Kitchen	*49"H x 57"W Bow*	*architectural salvage with interior storm by Owner*	-	-	-	-
105	Den	*CUDH3030*	*New ⅔ Double Hung*	-	-	-	-
106	Powder Room	*CUDH3030*	*New ⅔ Double Hung*	-	-	-	-
107	Rear Stair Entry	*transom to measure*	*fixed sash - match to door jamb below*	-	-	-	-
108	Pantry	*CUDH2628*	*New ⅔ Double Hung*		-	-	-
109	Dining Room	*to measure*	*replacement window to fit*	-	-	-	-
110	Dining Room	*to measure*	*replacement window to fit*	-	-	-	-
SECOND FLOOR							
201	Bedroom #3	*to measure*	*replacement window to fit*	-	-	-	-
202	Bedroom #3	*to measure*	*replacement window to fit*	-	-	-	-
203	Bath #2	*to measure*	*replacement window to fit*	-	-	-	-
204	Stair landing			-	-	-	-
205	Bath #1	*to measure*	*replacement window to fit*	-	-	-	-
206	not used		-	-	-	-	-
207	Bedroom #1	*CUDH3028*	*New ⅔ Double Hung*		-	-	-
208	Bedroom #1	*CUDH3028*	*New ⅔ Double Hung*	-	-	-	-
209	Bedroom #1	*CUDH3028*	*New ⅔ Double Hung*	-	-	-	-
210	Bedroom #1	*to measure*	*replacement window to fit*	-	-	-	-
211	Bedroom #2	*verify size and type for egress*	*new window*	-	-	-	-
212	Bedroom #2	*verify size and type for egress*	*new window*	-	-	-	-

LIGHT FIXTURE SCHEDULE

NO.	WATTAGE		DESCRIPTION	CATALOG NUMBER	NOTES
	LAMP	FIXTURE			
A	-	-	*Recessed round downlight with 4" aperature.. White trim with white baffle. Suitable for direct contact with insulation*	*Halo H99ICAT + 953W*	-
B	-	-	*Recessed flanged shower light with 4" aperture and integral magnetic transformer. Suitable for direct contact with insulation.*	*Halo H99ICAT + 951PS*	-
C	-	-			
D	*8.5W LED 3K 90 CRI*	-	*.74" high x 2.8" wide x 13.2" long lensed extruded aluminum remote phosphor led undercabinet light. 120 volt. Integral driver.*	*Tech Lighting 700UCF1393W-LED*	-
E	*LED*	-	*Closet Light*	*HALO SLD 4 2700K 90CRI*	-
F	*A-type LED*	-	*Porcelain Lamp Holder*	*T.B.D.*	*A-type LED bulb*
G	-	-	*Bath Exhaust Fan*	*Panasonic Whisper Series*	-
All DEC are to be supplied by Owner and installed by Contractor					
EXTERIOR					
EXT 101	-	-	*front porch pendant*	-	-
EXT 102	-	-	*back porch pendant*	-	-
EXT 103	-	-	*side door sconce*	-	-
EXT 201	-	-	*twin adjustable flood light*	-	-
EXT 202	-	-	*twin adjustable flood light*	-	-
EXT 203	-	-	*twin adjustable flood light*	-	-
FIRST FLOOR					
DEC 101	-	-	*Vestibule*	-	-
DEC 103a	-	-	*Dining Room pendant*	-	-
DEC 103b	-	-	*Bottom of stair landing*	-	-
DEC 105	-	-	*Kitchen pendant over sink*	-	-
DEC 107	-	-	*Side Hall Entry*	-	-
DEC 108	-	-	*Powder Room sconce over mirror*	-	-
SECOND FLOOR					
DEC 201	-	-	*Bedroom #1 ceiling*	-	-
DEC 202	-	-	*Bath #1 ceiling*	-	-
DEC 202a	-	-	*Bath #1 sconce*	-	-
DEC 202b	-	-	*Bath #1 sconce*	-	-
DEC 203	-	-	*Laundry ceiling*	-	-
DEC 204	-	-	*Bedroom #2 ceiling*	-	-
DEC 205	-	-	*Bedroom #3 ceiling*	-	-
DEC206	-	-	*Bath #2 ceiling*	-	-
DEC 206a	-	-	*Bath #2 sconce*	-	-
DEC 206b	-	-	*Bath #2 sconce*	-	-

DOOR SCHEDULE

GENERAL NOTES ON DOORS AND HARDWARE:

Use unlacquered brass finish hardware in most cases. In bathrooms, match hinge, knob and other metal hardware accessories to the faucet finish (nickel or chrome - verify)

Use Owner's existing knobs and mortise-type hardware on all interior doors UNO..

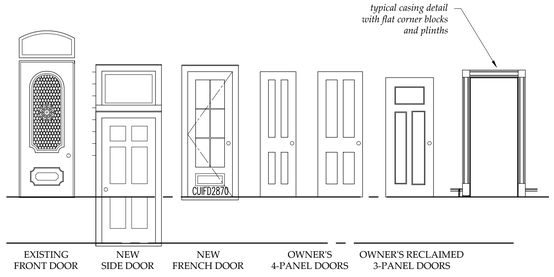
Verify exisiting Front Entry door hardware. Use Emtek or approved equal hardware for other exterior doors, lever style as selected by Owner, in unlacquered brass, reinforce jambs at all exterior doors, provide new Segal Rim lock at exterior doors.

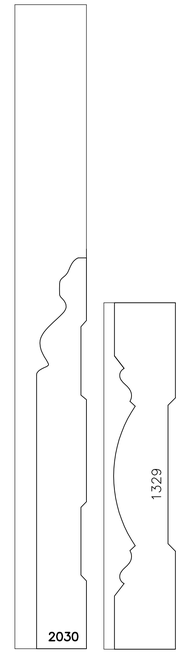
Use only square-cornered solid brass butt hinges in unlacquered brass and chrome finish(verify locations) with ball finials. On 1-3/8"x 6'-8" or 7'-0" doors, use (2) 3 ½"sq. hinges, on 1 ¾" x 6'-8" or 7'-0"doors use (3) 4"sq. hinges, on large doors, verify door size and number with Architect.

In the absence of any other specification or selection:

- *All doors to have bumper stops appropriate for the position and application use Schlage # 61-619, 436-619, or 70-619*
- *Bathroom and closet doors to be provided with robe hooks on the inside face, use Schlage # 571-619*
- *Handrail brackets to be Schlage #059-619*
- *Pocketing and sliding doors are to be provided with Hafele mortise locks and flush pulls and Hafele Junior 80/Z sliding door hardware system - HAWA , including header assembly, floor plates and wood filler strips for a complete and tailored installation. Johnson, Acme, and other lesser-quality pocket door tracks, trolleys, locks and flush pulls are not considered equal and should not be budgeted or installed without explicit permission from the Owner and Architect.*

NO.	TO/FROM ROOMS	SIZE	DESCRIPTION	MATERIAL	FINISH	HARDWARE	NOTES
BASEMENT							
001	Stair - Basement	2'- 10" X 6'- 6"				Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
FIRST FLOOR							
101	Front Entry	2'- 11" X 7'- 7" ±	Existing - to be restored	Wood, Glass	painted	Keyed Entrance	*reinforce jamb at lock, Segel rim lock verify suitability of existing hardware*
101 A	Entry Hallway - Stair Hall	2'- 6" X 7'-0""	Cased Opening			N. A.	-
102	Stair Hall - Living room	Pair 2'- 6" X 7'- 0"	*4-panel by Owner*	*wood*	existing stained + varnish	wide throw hinges	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
104	Closet under Staircase	2'- 6" X 6'-8"	*4-panel by Owner*	*wood*		Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
105	Stair Hall - Kitchen/Den	Pair 2'- 0" X 7'- 0"	*4-panel by Owner*	*wood*	existing stained + varnish	Sliding - Hafele HAWA hardware	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
106	Kitchen/Den - Pantry	3'- 2" X 7'- 0"	Cased Opening				-
107	Lower Side Entry	3'- 0" X 6'- 8"	Therma Tru with transom window over (hd ht. 9'-73/4")	Fiberglass clad wood	painted	Keyed Entrance	reinforce jamb at lock, Segel rim lock
108	Lower Side Hall Powder Room	2'- 8" X 6'- 8"	*4-panel by Owner*	*wood*	painted	Privacy	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
109	Rear Entry	2'- 8" X 7'- 0"	Aluminium clad French door by window manufacturer	*alum. clad wood/glass*	painted	Keyed Entrance	reinforce jamb at lock, Segel rim lock provide screen door by door manufacturer
SECOND FLOOR							
201	Stair Hall - Bedroom 1	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Privacy	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
201A	Bedroom 1 Closet A	pair 2'- 0" X 6'- 8"	*2-panel by Owner*	*wood*	painted	dummy w/ catches	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
201B	Bedroom 1 Closet B	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
202	Bedroom 1 - Bath 1	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Privacy	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
203	Stair Hall - Laundry	2'- 10" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
204	Stair Hall - Bedroom 2	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Privacy	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
204A	Bedroom 2 Closet A	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
205	Stair Hall - Bedroom 3	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Privacy	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
205A	Bedroom 3 Closet A	2'- 6" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
205B	Bedroom 3 Closet B	2'- 6" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Passage	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*
206	Stair Hall - Bath 2	2'- 8" X 6'- 8"	*3-panel by Owner*	*wood*	painted	Privacy	*coordinate existing hardware with/by owner, new hinges and strike plates may be required (typical)*





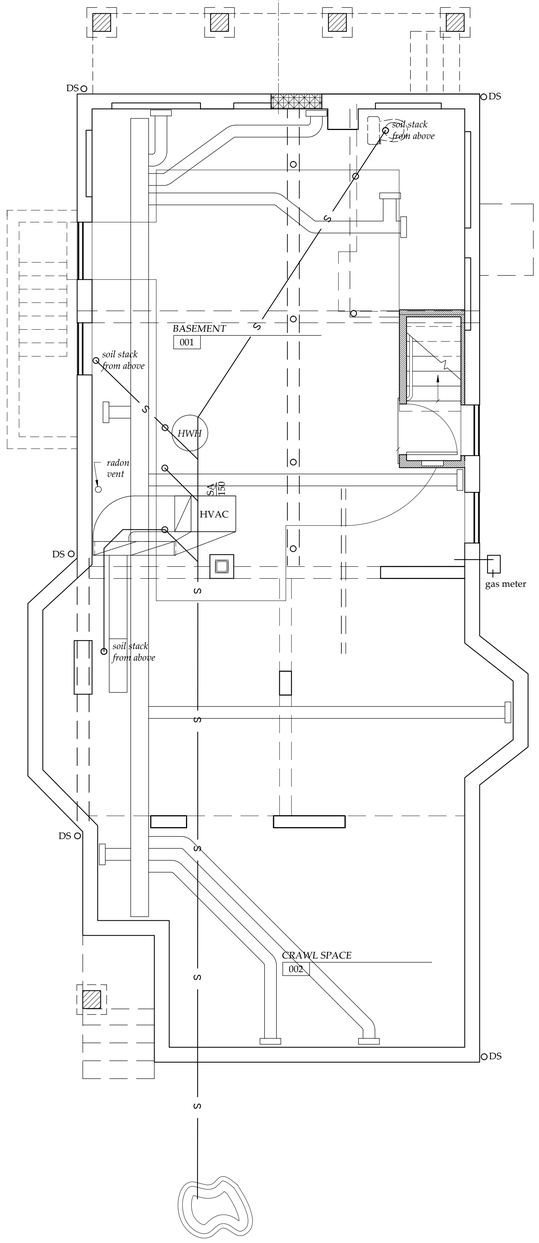
SCHEDULES

ISSUE: DATE
FOR REVIEW & PRELIM. PRICING JANUARY 4, 2021

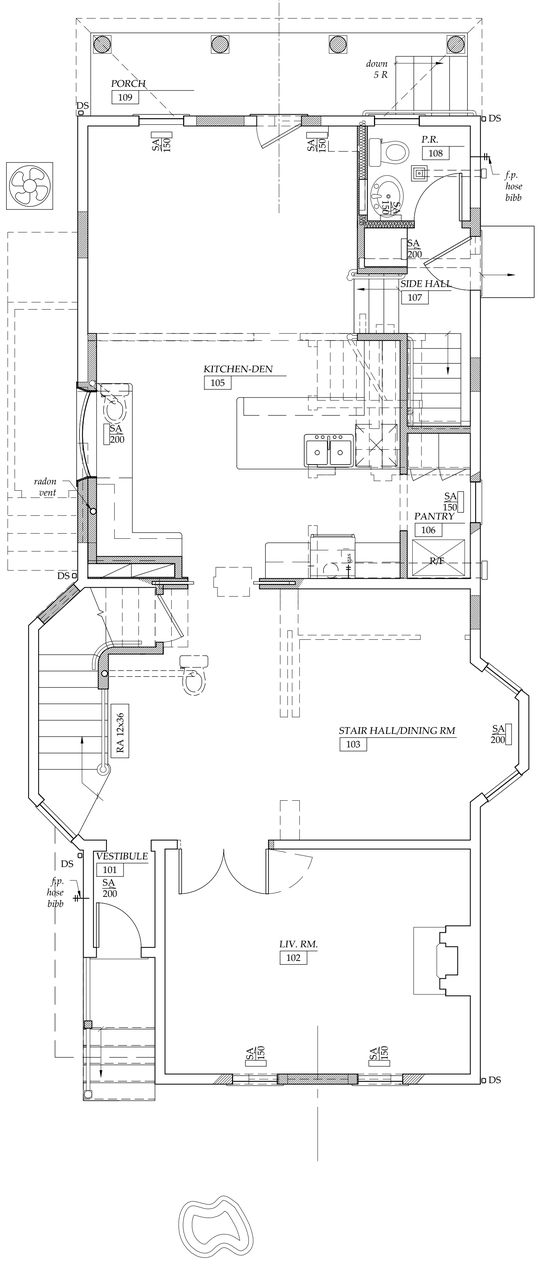
Rehabilitation
of the
TRARES RESIDENCE
4010 Clinton Ave.
Cleveland, Ohio 44113

The D. H. ELLISON Co.
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2002 W. 41 St
Cleveland, Ohio 44113
Telephone: 216-631-0557 Facsimile: 216-631-0997
Electronic Mail: DAVID@dhellison.COM

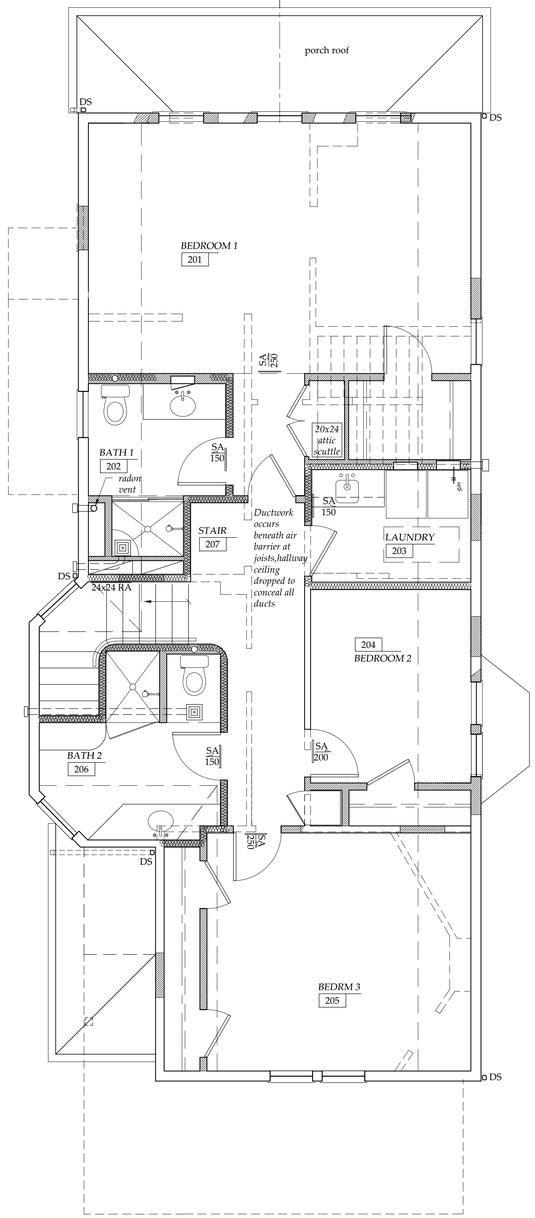
A-4



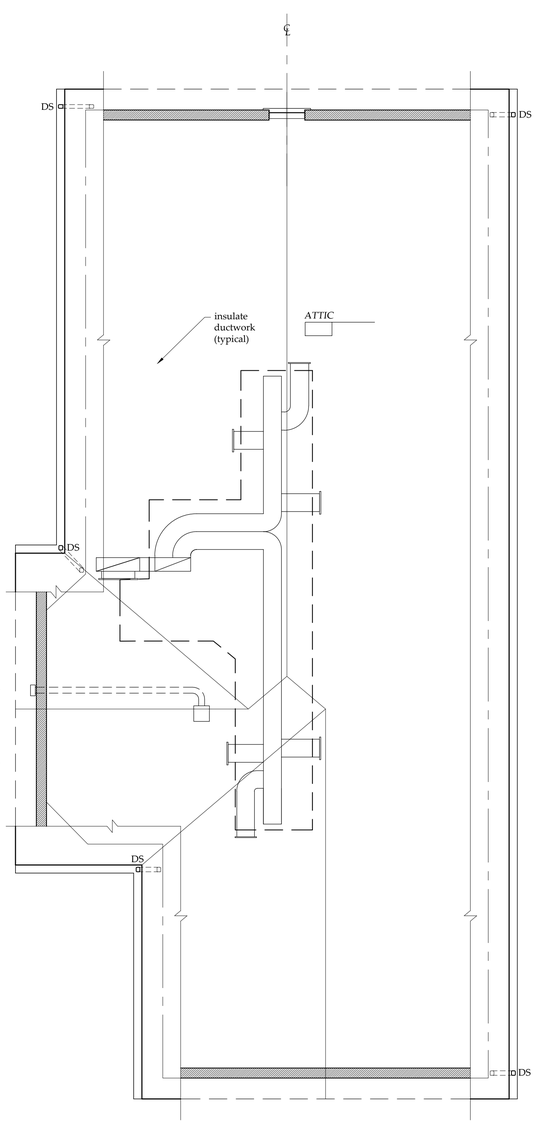
1 *BASEMENT PLAN*
SCALE: 1/4" = 1'-0"
AREA - 1288.3 sq. ft.



2 *FIRST FLOOR PLAN*
SCALE: 1/4" = 1'-0"
AREA - 1237.4 sq. ft.



3 *SECOND FLOOR PLAN*
SCALE: 1/4" = 1'-0"
AREA - 1196.5 sq. ft.



4 *ATTIC FLOOR PLAN*
SCALE: 1/4" = 1'-0"
AREA - 1196.5 sq. ft.

MECHANICAL PLANS

1/4" = 1'-0"

ISSUE: DATE
FOR REVIEW & PRELIM. PRICING JANUARY 4, 2021

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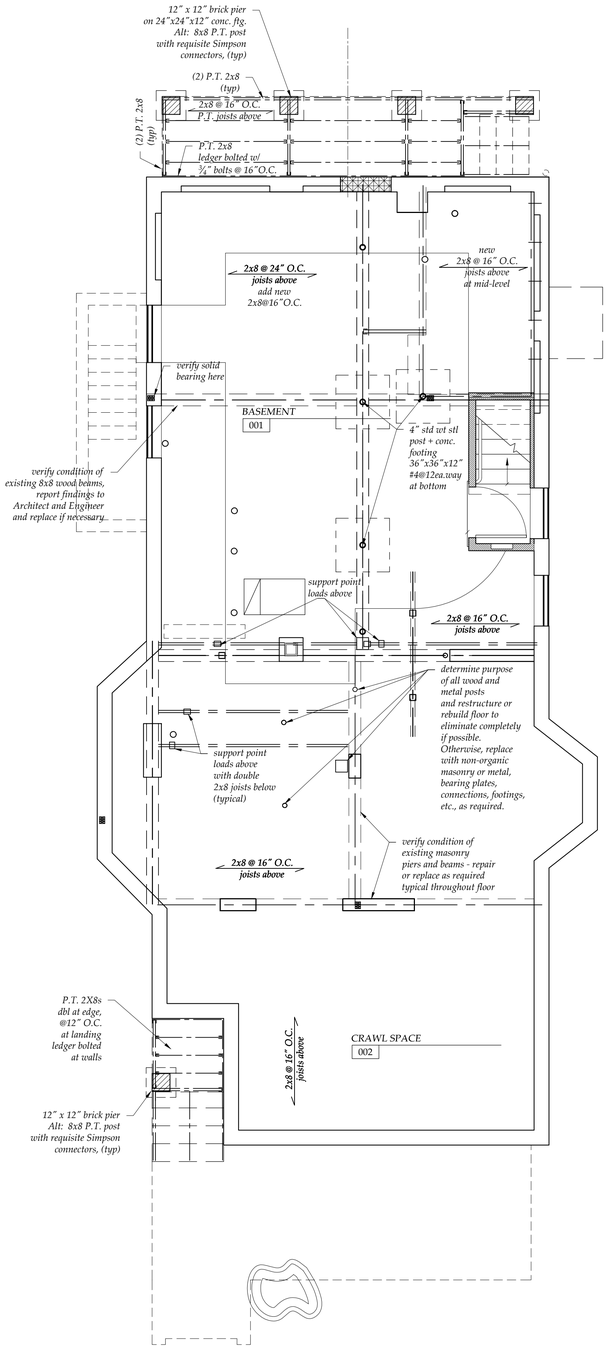
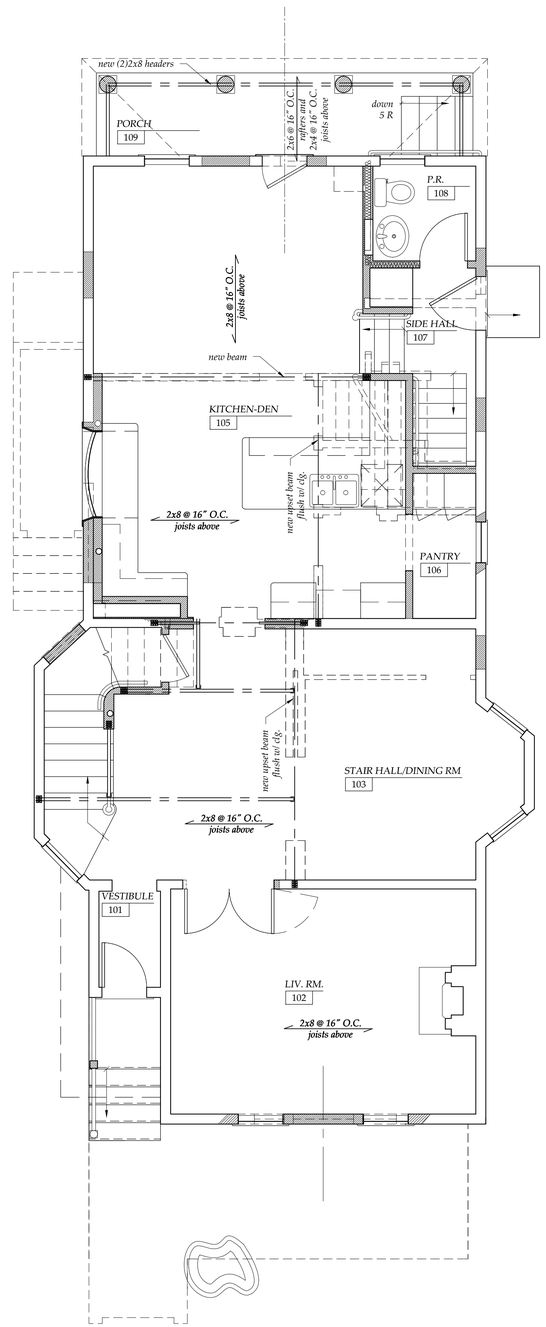
M-1



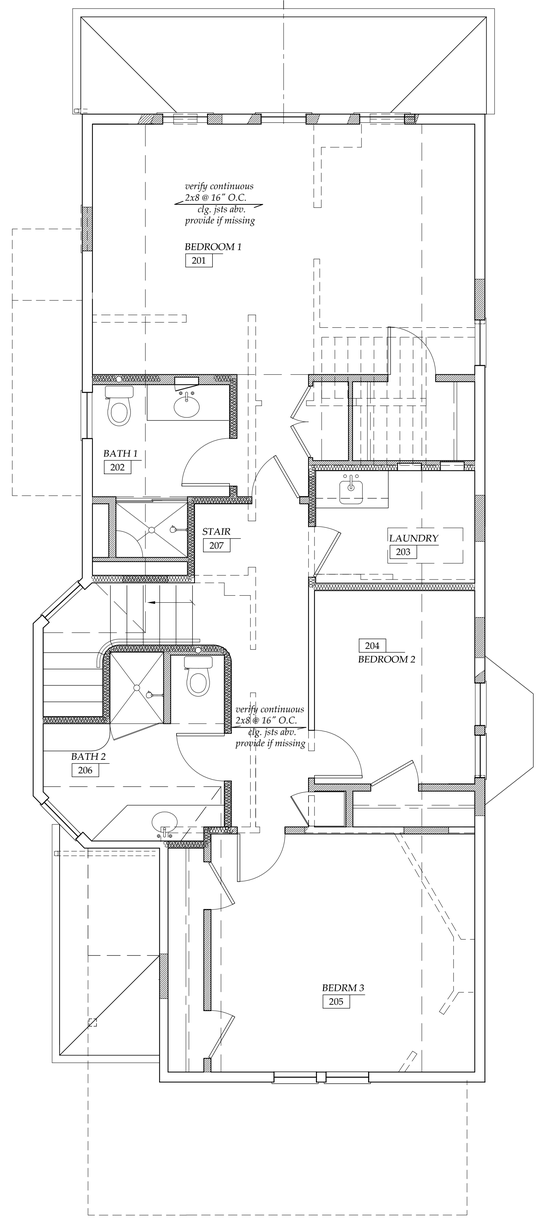
1 *BASEMENT PLAN*
SCALE: 1/4" = 1'-0"

AREA - 1288.3 sq. ft.



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

AREA - 1237.4 sq. ft.



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

AREA - 1196.5 sq. ft.

STRUCTURAL PLANS

1/4" = 1'-0"

ISSUE: DATE
FOR REVIEW & PRELIM. PRICING JANUARY 4, 2021

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S-1

Certificates of Appropriateness

March 25, 2021

Case 21-013: Ohio City Historic District (Concept Plan 2/25/21)
1828 Fulton Road
Renovation and New Construction of an Apartment Building
Ward 3: McCormack
Project Representatives: Westleigh Harper, Architect, Horton Harper Architects; Thomas Hasson, James Asimes, Local Development Partners

FULTON HOUSE

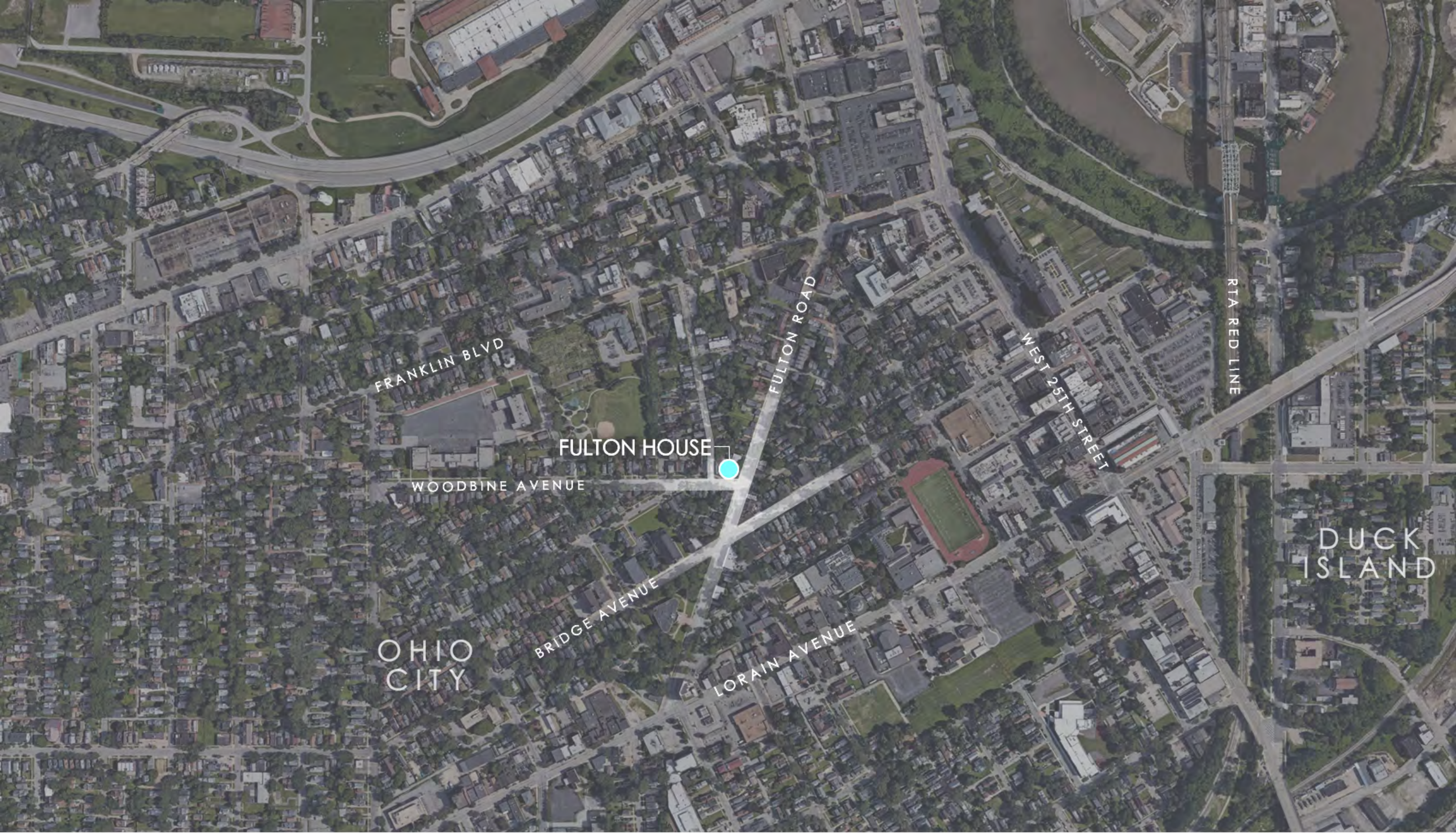
1828 Fulton Road - OHIO CITY

Schematic Review Package - March 18, 2021

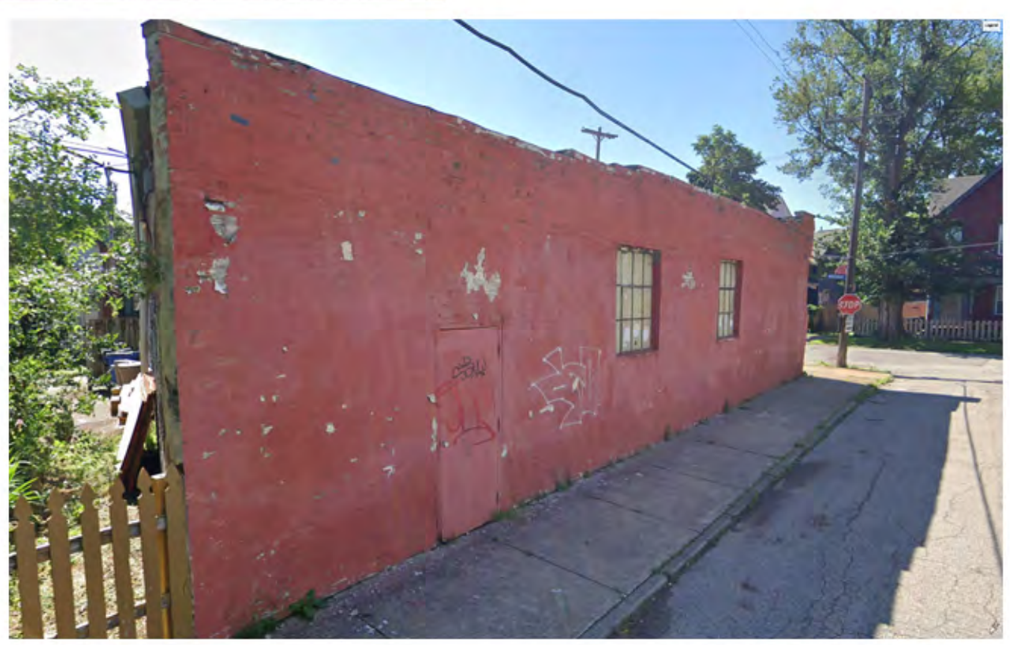
LDP

LOCAL DEVELOPMENT PARTNERS, LLC

HH HORTON HARPER ARCHITECTS



Site Aerial
NTS N^



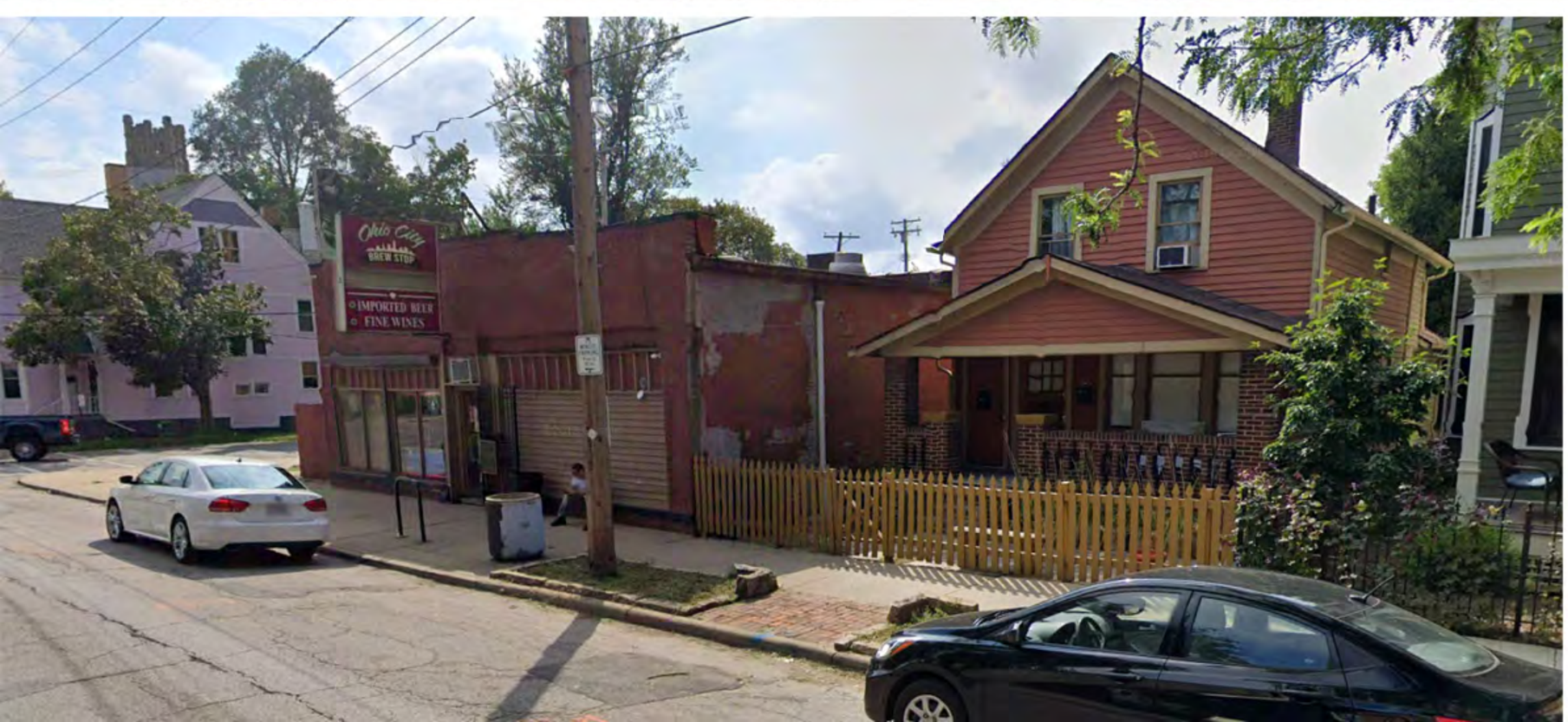
Existing Structure
1828 Fulton Road

1981

1937

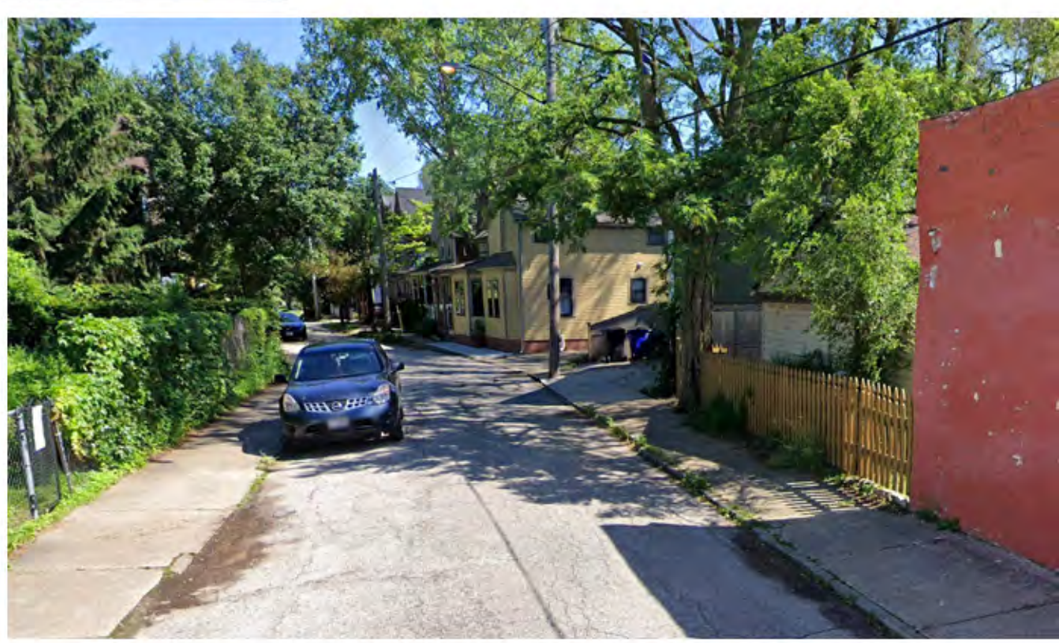
1965

Existing Structure
Historic Imagery



Context Imagery
Surrounding Neighborhood

Context Imagery
Surrounding Neighborhood



Context Imagery
Surrounding Neighborhood

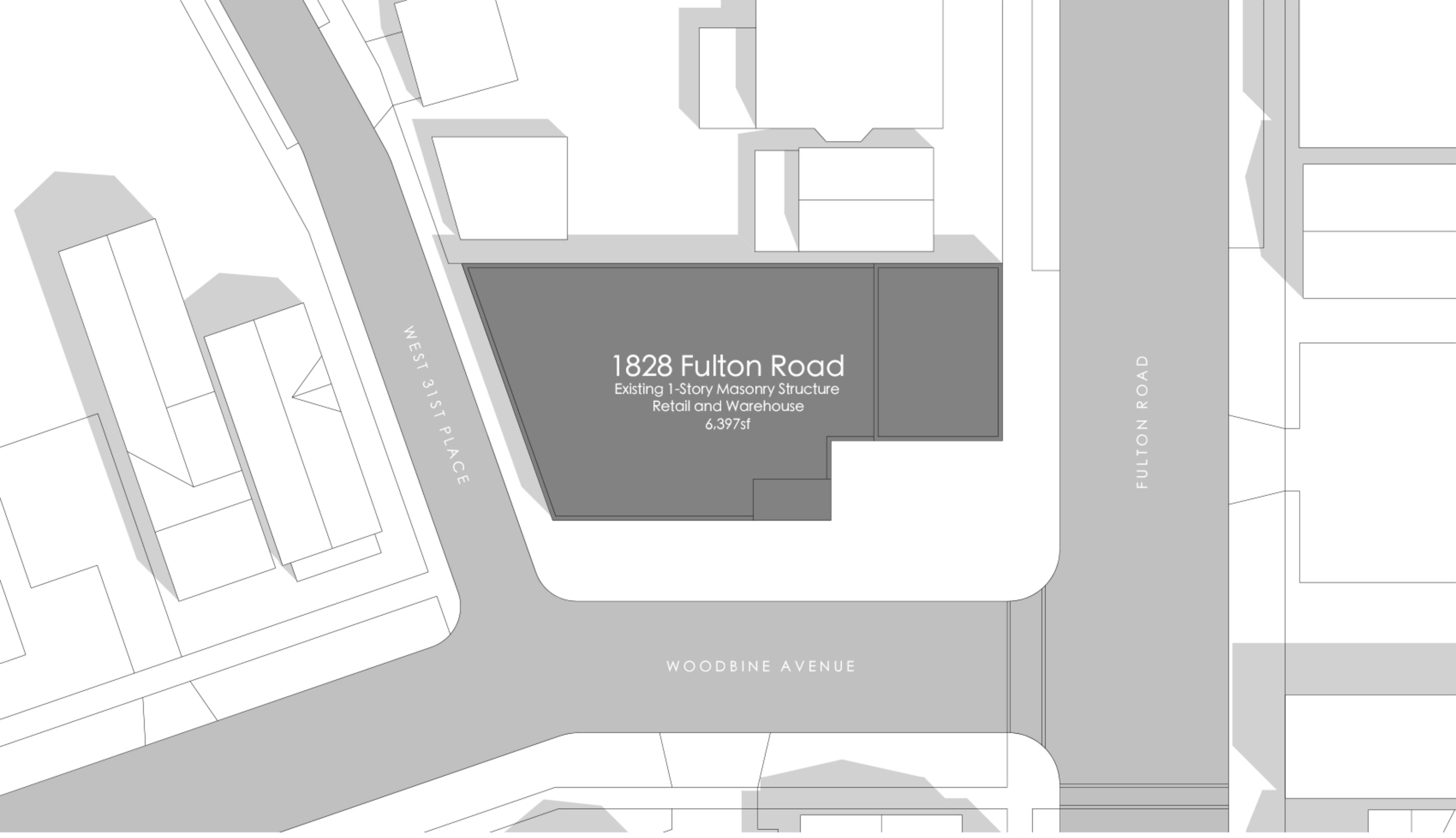
Context Imagery

Corner Structures of Significance

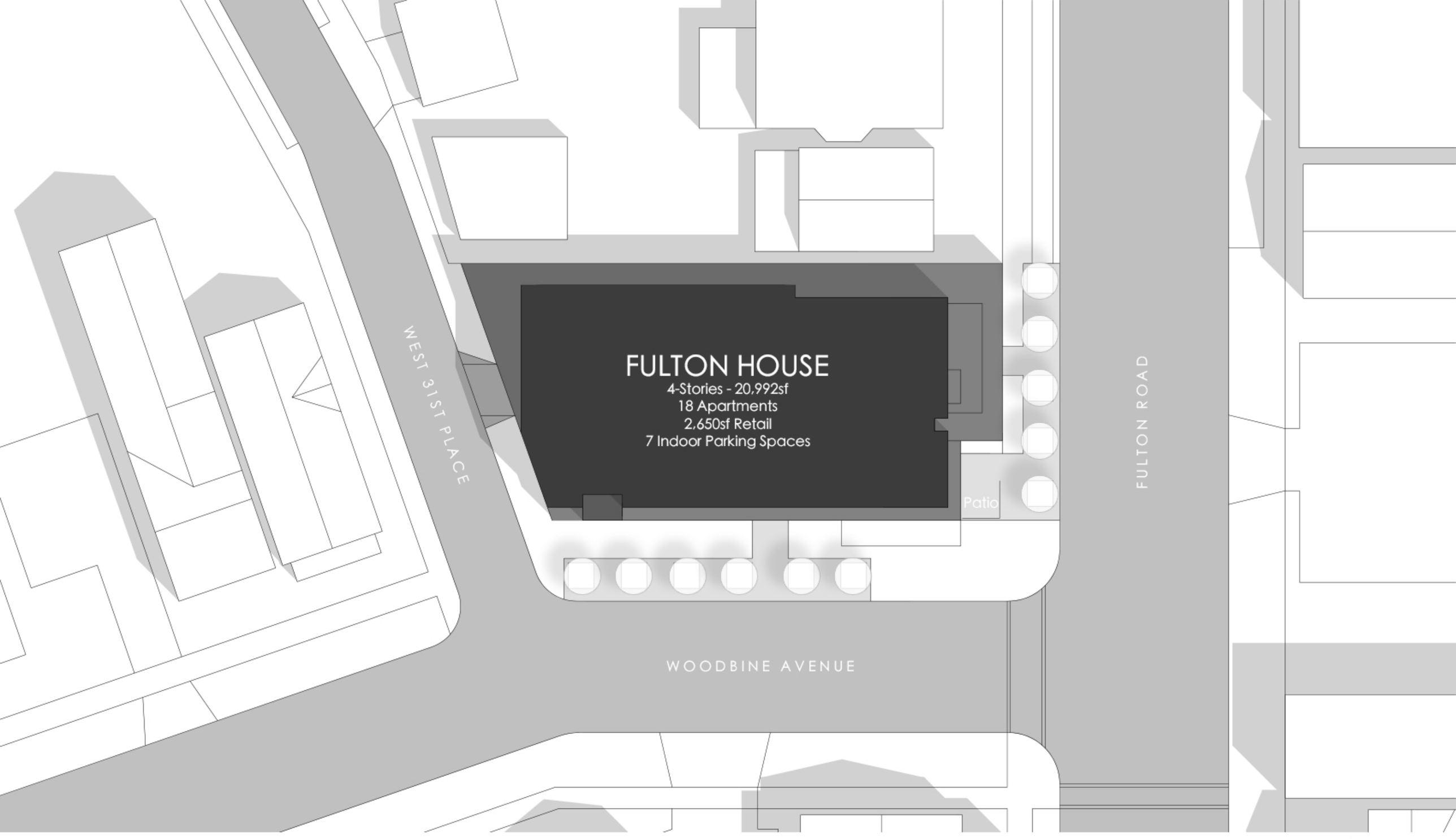
Context Imagery
Corner Buildings of Significance

Neighborhood Buildings of Scale Distances

NTS N^



Existing Site Plan
Scale: 1” = 20’ NA



Proposed Site Plan
Scale: 1" = 20' NN

Maintenance
12'-0"x16'-4"

NEW COLUMN

NEW COLUMN

REPLACE EXISTING COLUMN

1 2 3 4 5

6 7

NEW GARAGE DOOR 12'-0"

57'-0" EXISTING BUILDING WIDTH

20'-2" CLEAR

Parking
Seven, 9'-0"x18'-0" Parking Spaces

Sprink.

Vestibule

Elevator

Retail
1,450sf

Retail
1,200sf

UP

Compactor

Lobby

Mail

Vestibule

DN UP

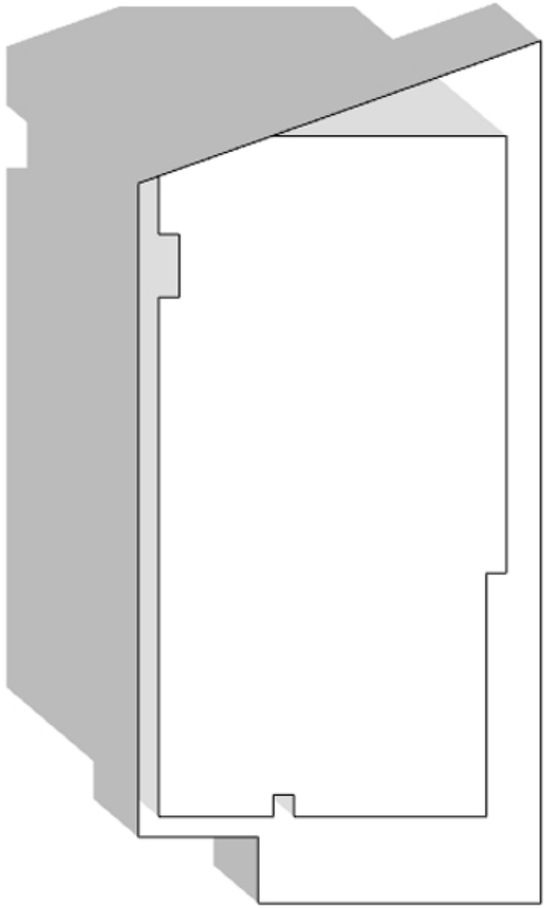
Stair 2

Stair 1

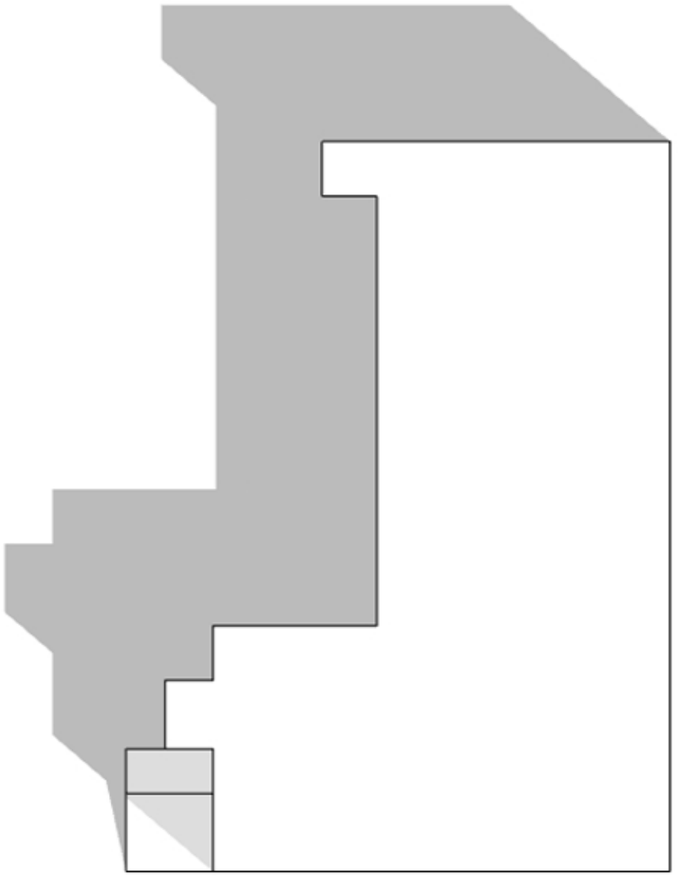
Patio

WEST 31ST PLACE
ONE-WAY

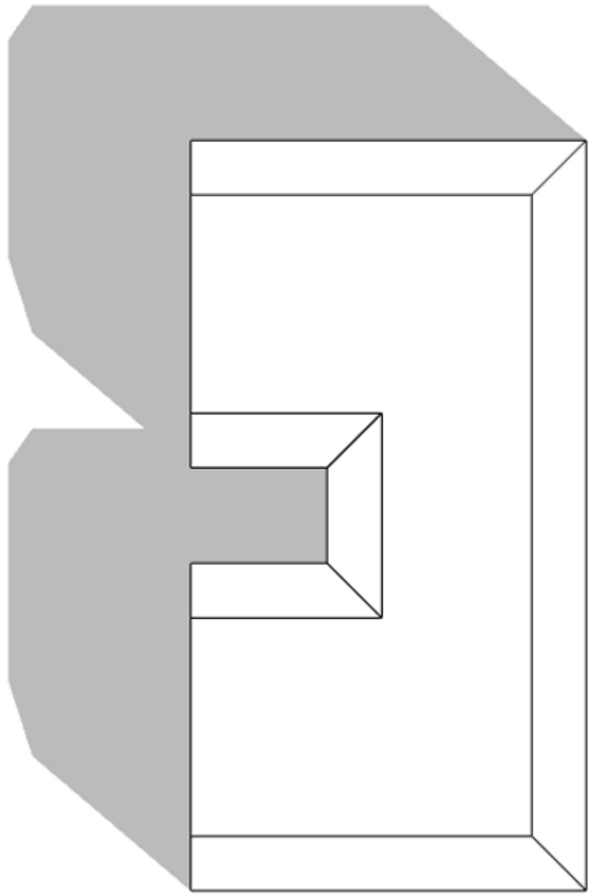
Ground Floor Plan
Scale: 1/8" = 1'



FULTON HOUSE



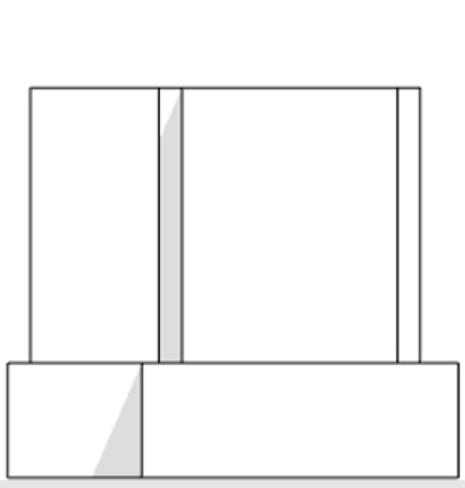
WEST SIDE COMMUNITY HOUSE



WEST VIRGINIA BUILDING

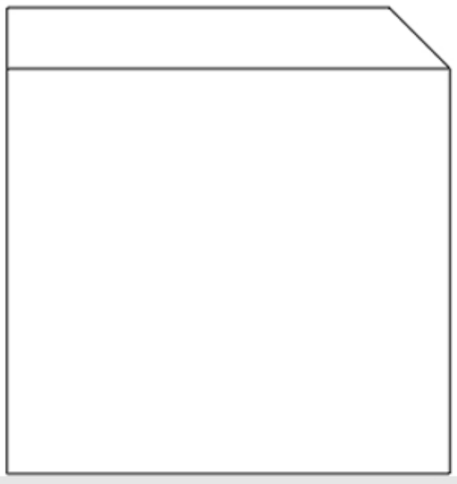
Related Neighborhood Building Plans

NTS



FULTON HOUSE - 49’ TALL

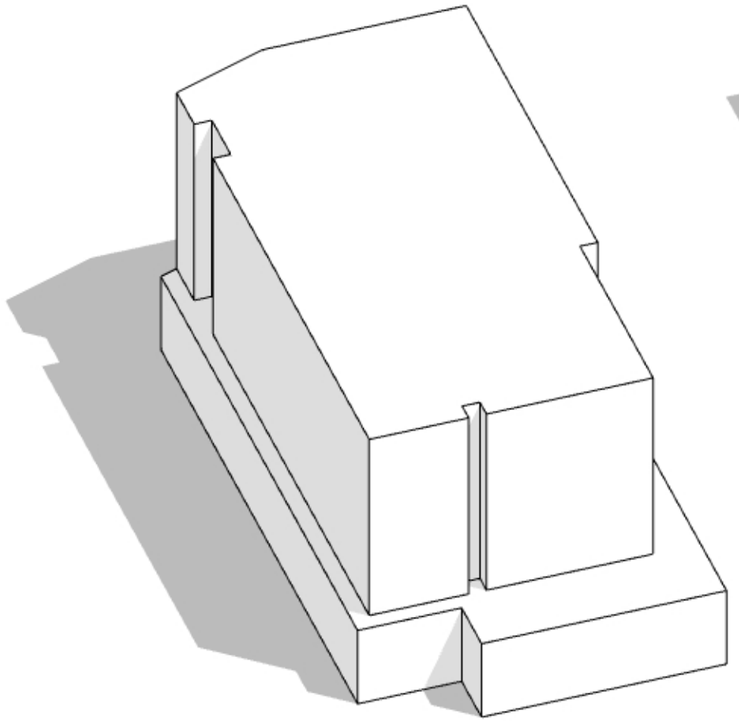
WEST SIDE COMMUNITY HOUSE - 54’ TALL



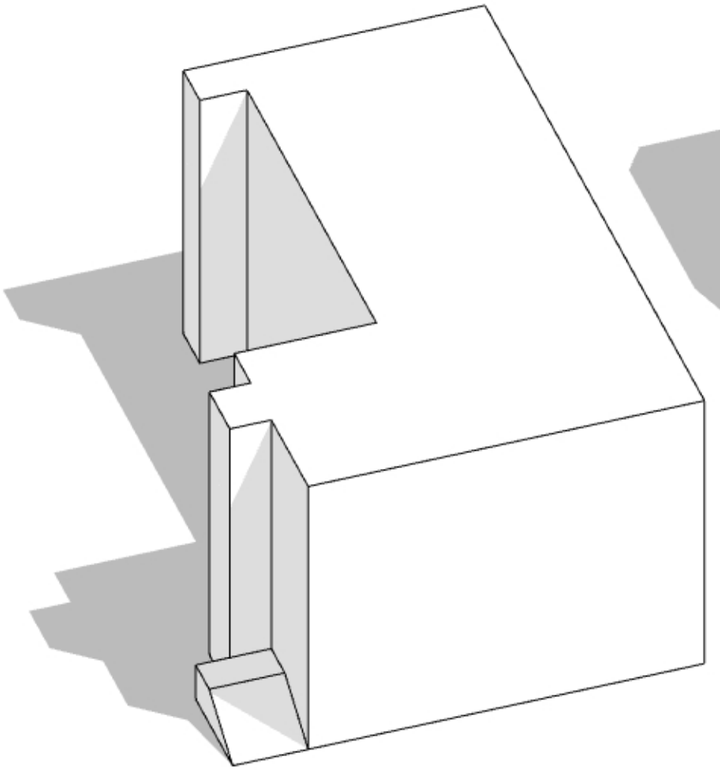
WEST VIRGINIA BUILDING - 62’ TALL

Related Neighborhood Building Elevations

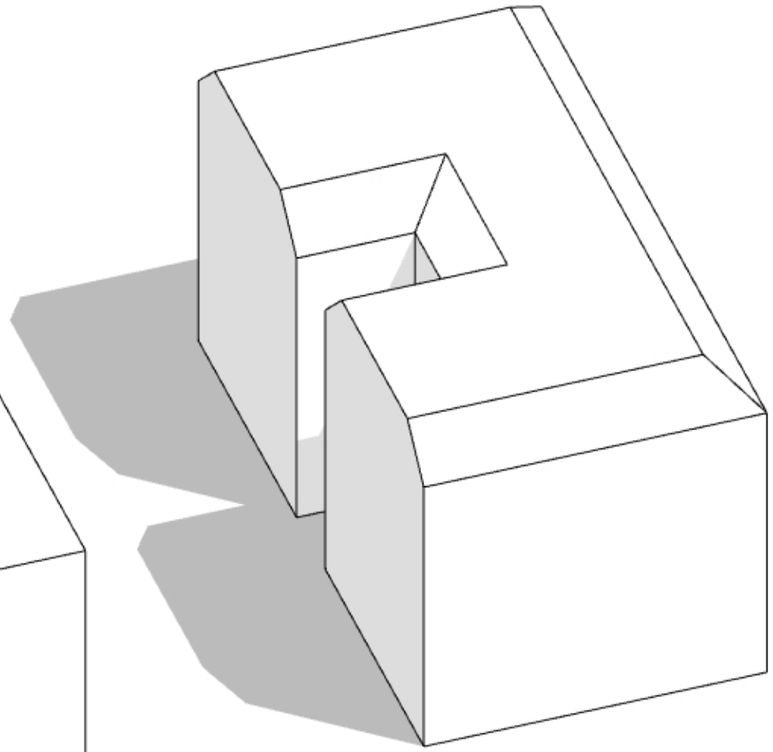
NTS



FULTON HOUSE - 49.5’ TALL



WEST SIDE COMMUNITY HOUSE - 54’ TALL



WEST VIRGINIA BUILDING - 62’ TALL

Related Neighborhood Building Axon

NTS

View 1
Looking Northwest from Fulton Road

View 2
Looking North from Fulton Road

View 3
Looking South from Fulton Road

View 4

Looking North from Woodbine Avenue

View 5
Corner Patio

View 6
Looking South on West 31st Place

View 7
View south on Fulton

View 8

View to NW from Fulton Sidewalk

Thermory Spruce, Vivid Light Silvered - Horizontal & Vertical Orientations

New & Existing Brick Painted Black (paint color TBD)

Aluminum Panel (1st fl. rcoping)

Aluminum Window Trim

Cast Stone

Bronze Anodized Aluminum Railings

Med. Bronze Windows & Storefront

Material Palette

Site Elevations

NTS

East Elevation (Fulton Road)

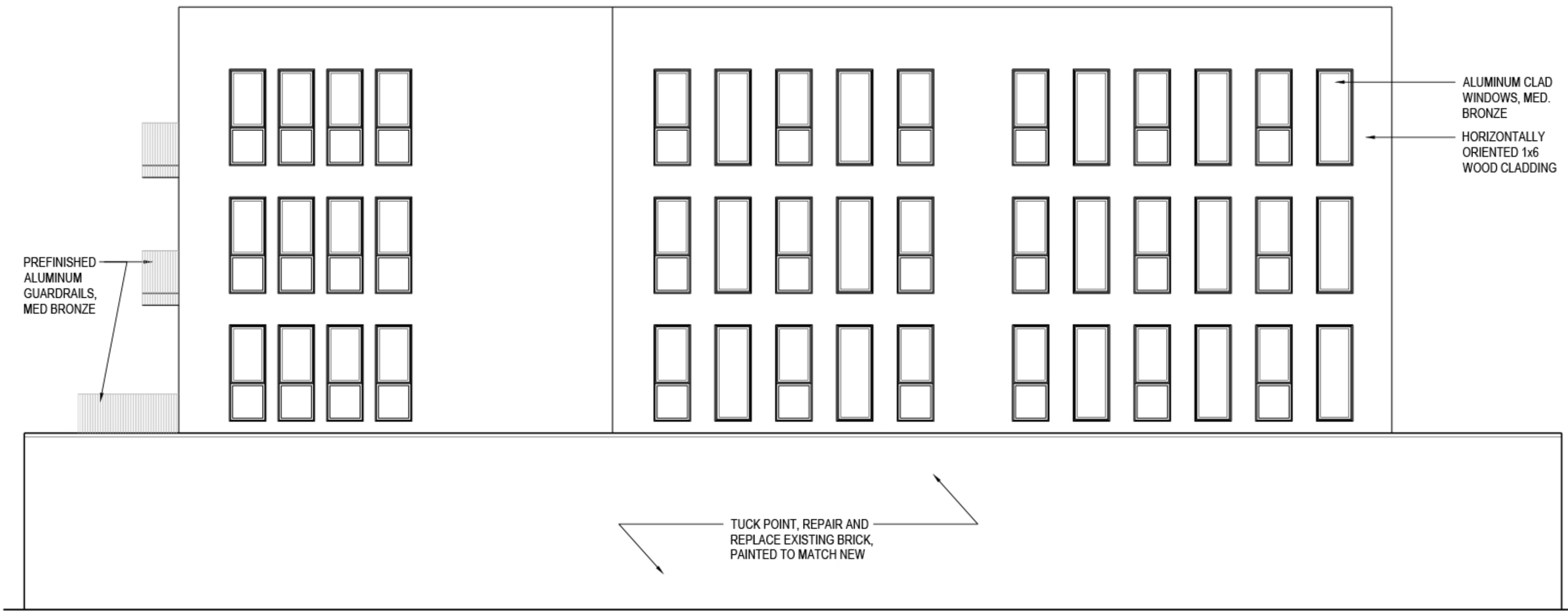
Scale: 1/8" = 12"

South Elevation (Woodbine Avenue)

Scale: 1/8" = 12"

West Elevation (West 31st Place)

Scale: 1/8" = 12"



North Elevation
Scale: 1/8" = 12"

Certificates of Appropriateness

March 25, 2021

Case 21-022: Warehouse Historic District
Liberty Textile Building 1277 West 6th Street
Renovation
Ward 3: McCormack
Project Representatives: Joseph Berardi, Melissa Spires, Architects, Berardi Partners; Jim Hounshell

LIBERTY TEXTILE BUILDING

1277 W. 6TH ST. CLEVELAND, OH

Cleveland Landmarks Commission Review

March 2021

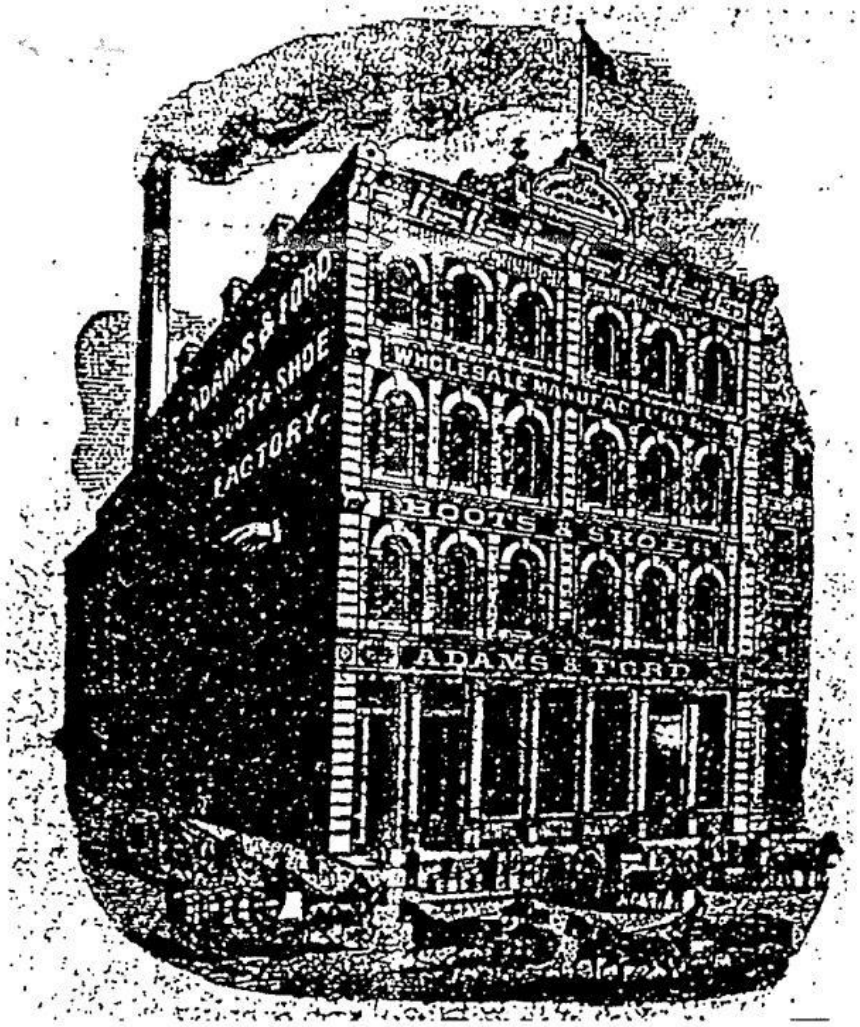
BERARDI+

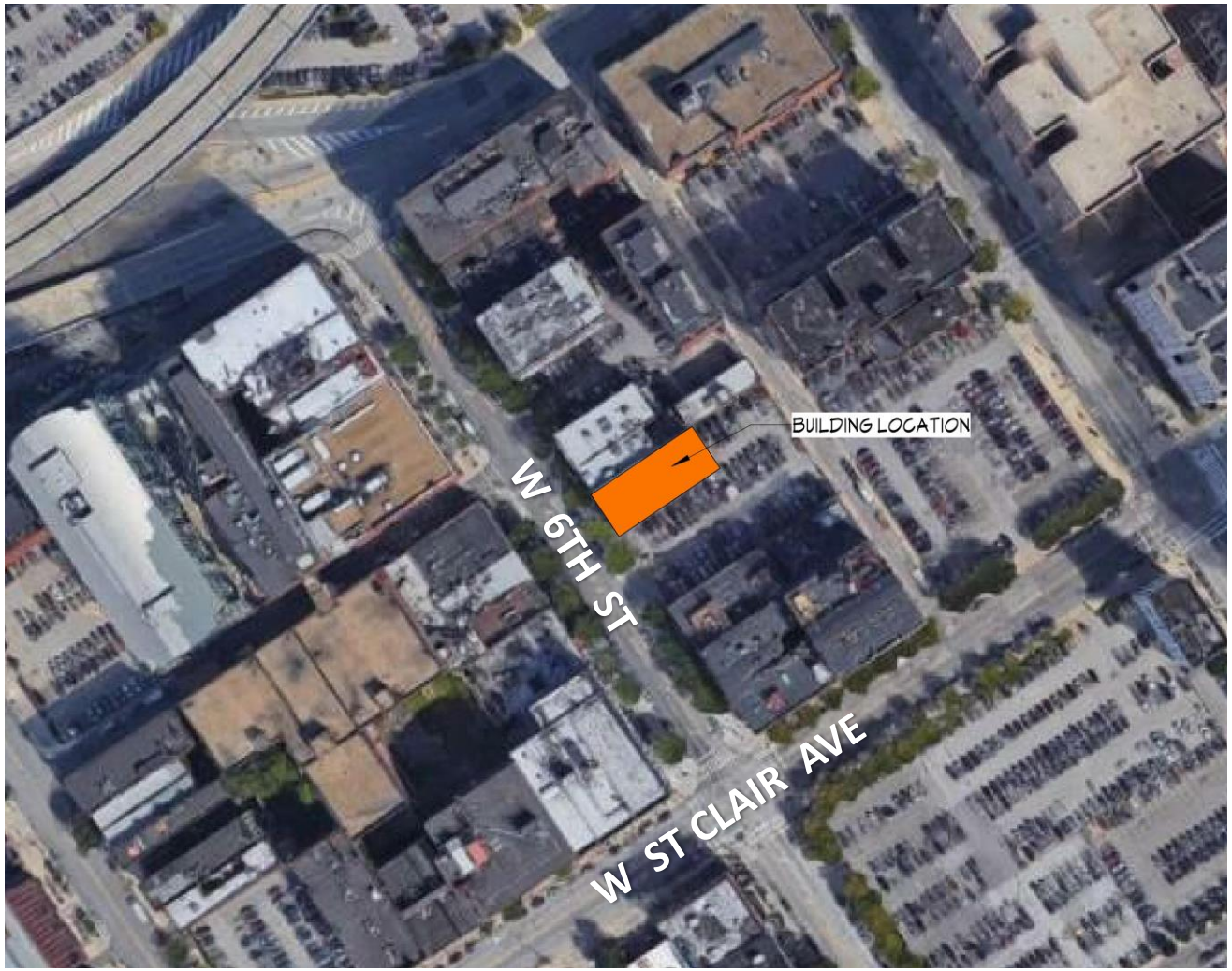
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

KASSOUF

HISTORY

- Four story masonry & wood building constructed in 1874 in the Cleveland Warehouse Historic District.
- It is designated as a “certified historic structure” for rehabilitation purposes.
- Several names have previously identified the building including Adams and Ford (pictured on the right) and the Carpenter’s Building.
- The Renaissance Revival architectural style represents a unique example of this style within the Warehouse district.
- The support for floors 2-4 is cast iron piers and quoined stone piers on the sides





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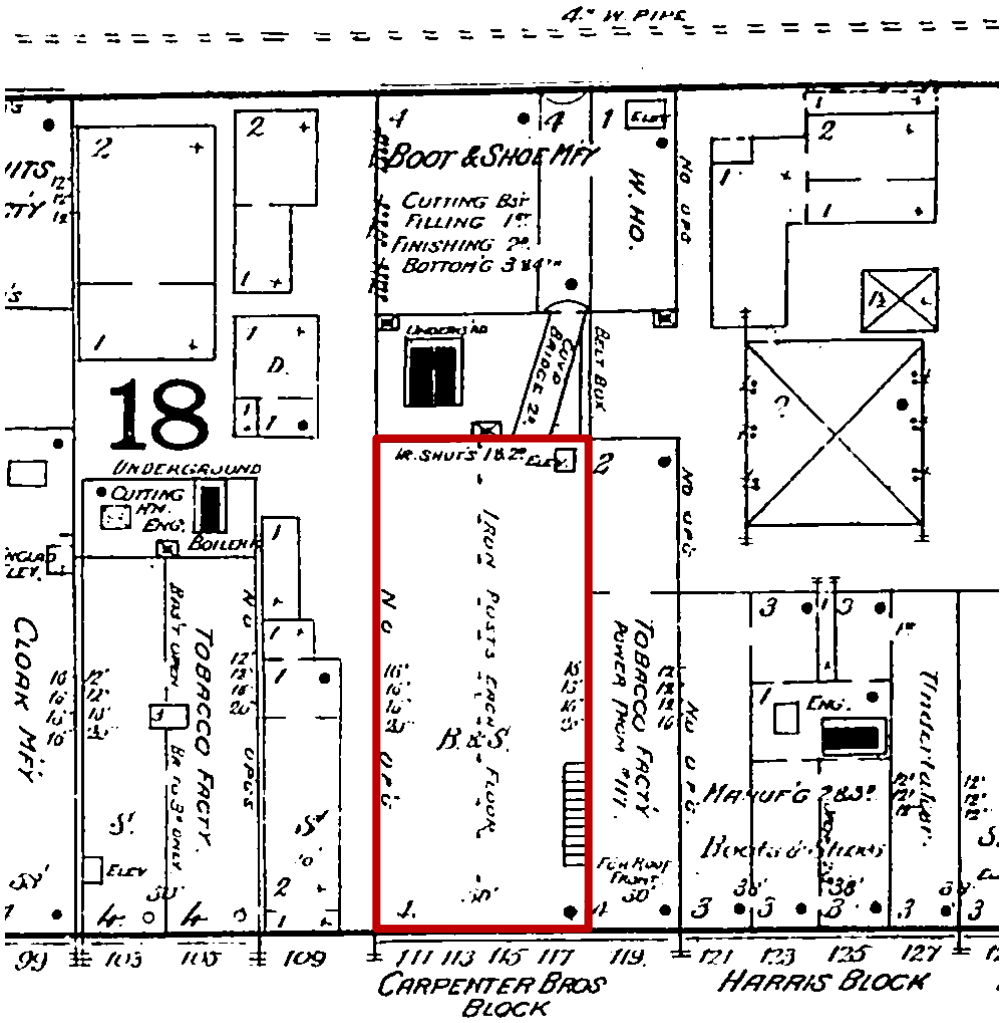
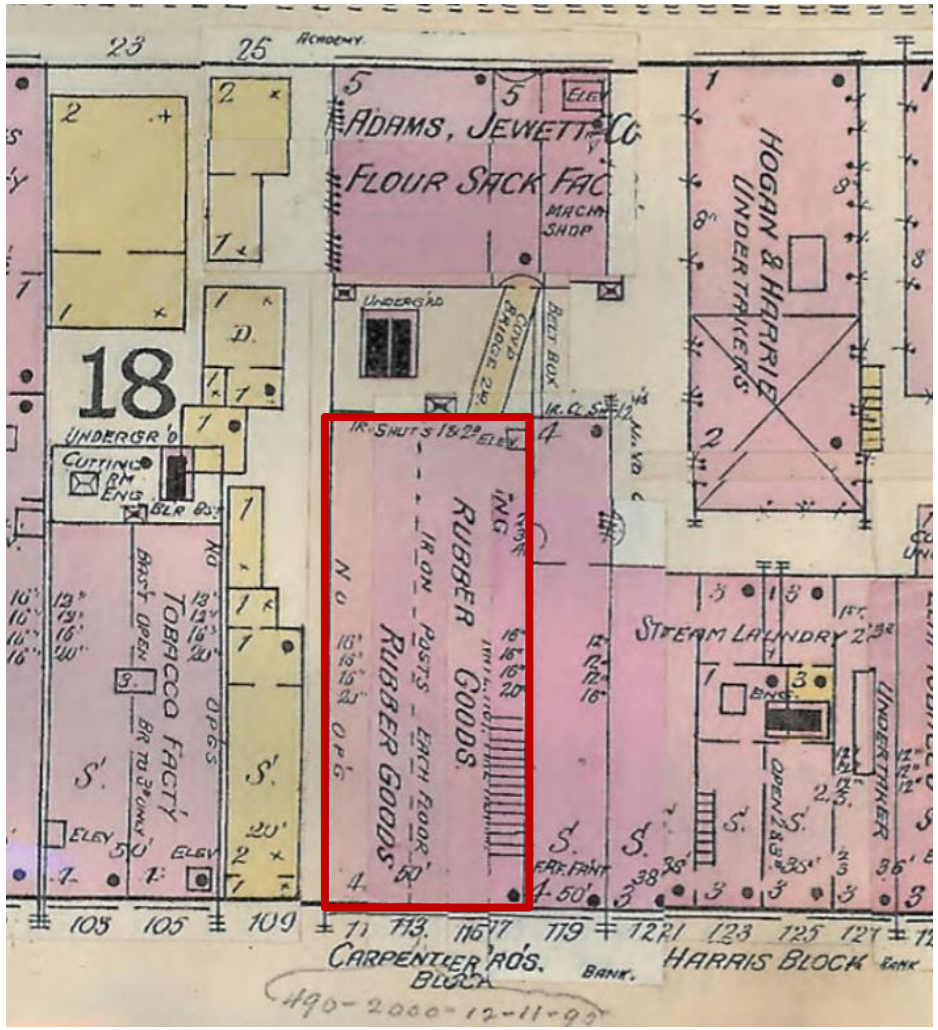
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

LIBERTY TEXTILE BUILDING

KASSOUF





SANBORN MAPS FROM 1886

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

LIBERTY TEXTILE BUILDING

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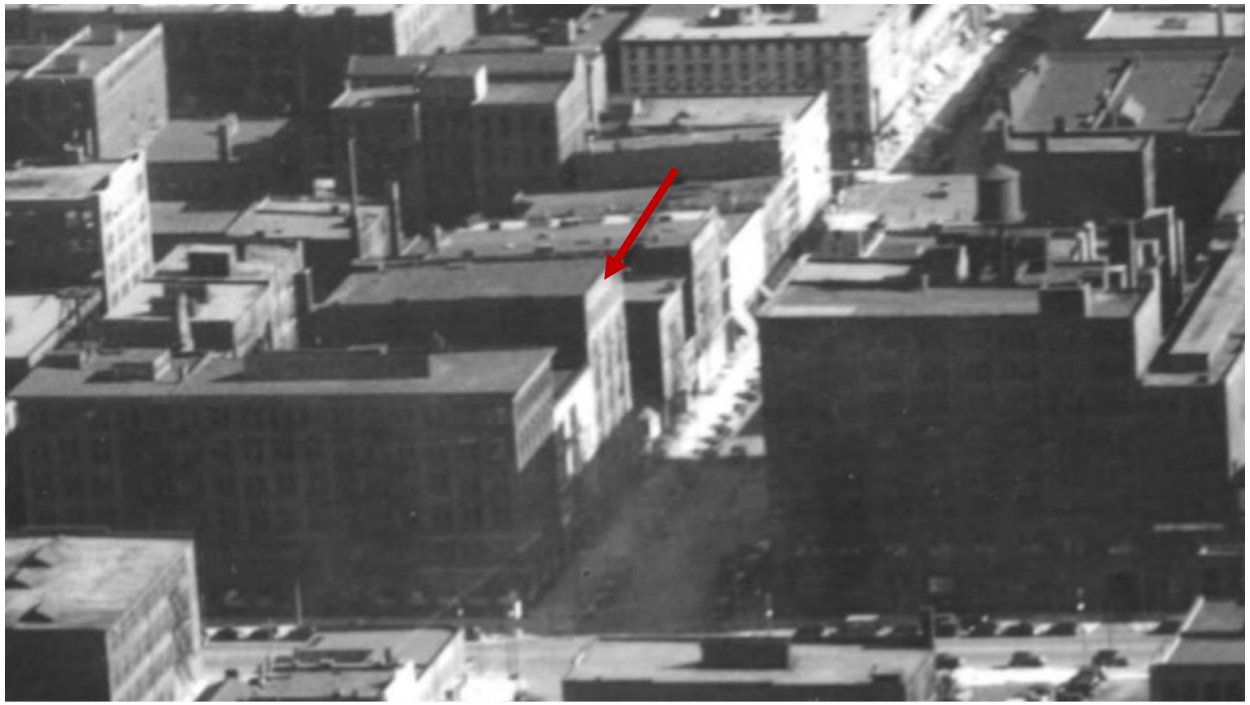


PHOTOGRAPH FROM 1936

PHOTOGRAPH FROM 1975

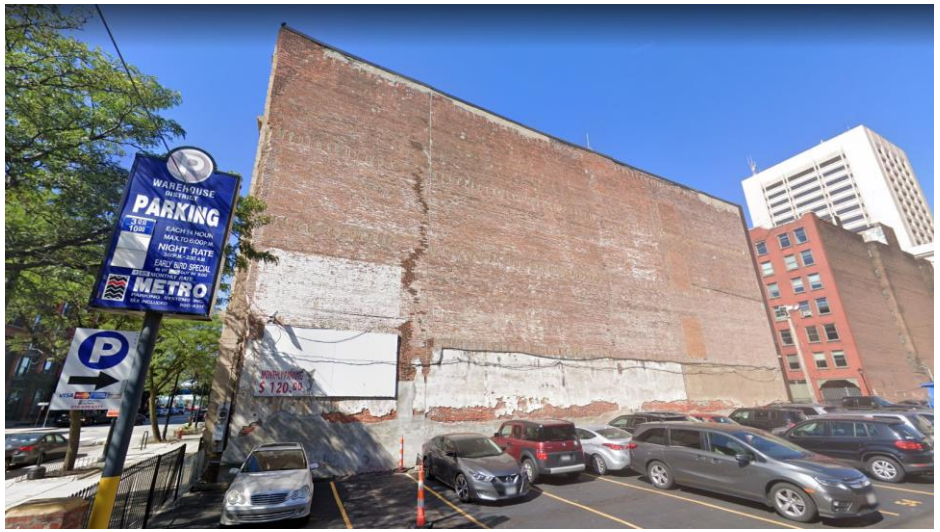
RENOVATION OVERVIEW

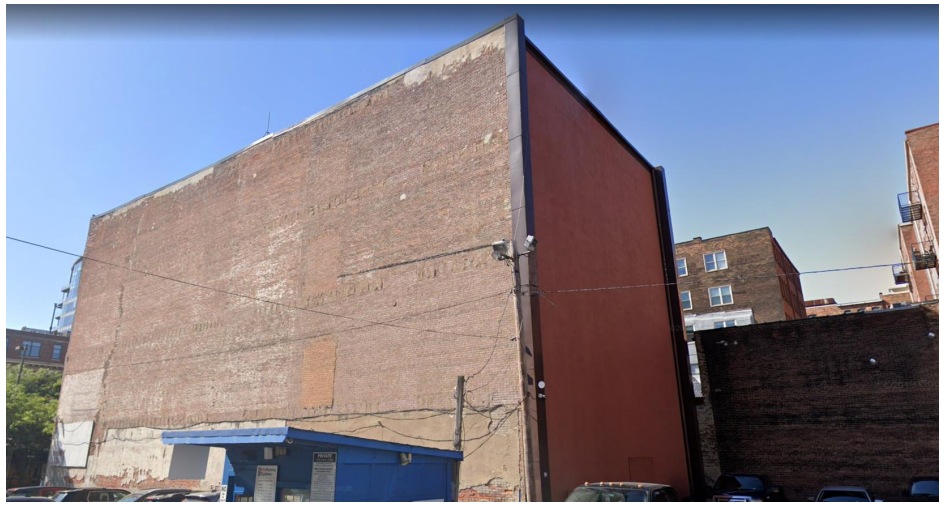
- Project will be completed in two (2) phases. Phase 1 consists of selective demolition, site investigation and discovery. Phase 2 consists of remediation, restoration, change of use and build-out.

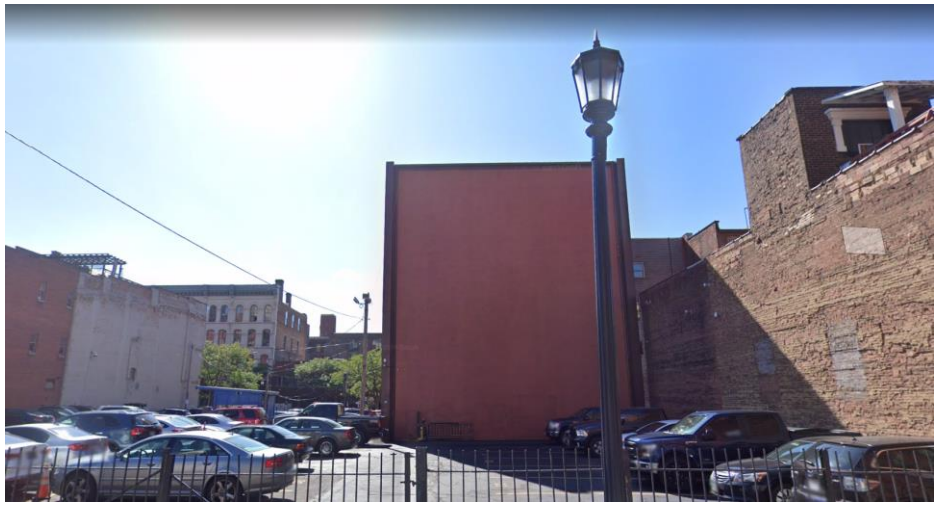
- The proposed renovation will convert the existing structure to a mixed-use building consisting of commercial space on the 1st and basement levels and residential units on all levels.

- The facade will be restored including restoration of the existing 1st floor storefront, replacement of the existing windows on floors 2-4, and re-construction of a cornice.

Current Exterior Conditions





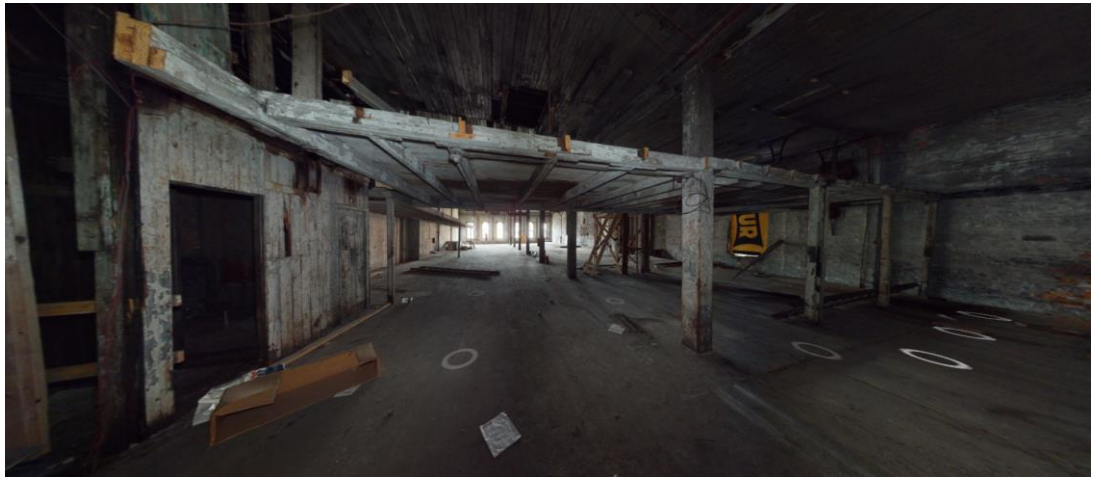


Current Existing Conditions

1ST FLOOR

2ND FLOOR

3RD FLOOR



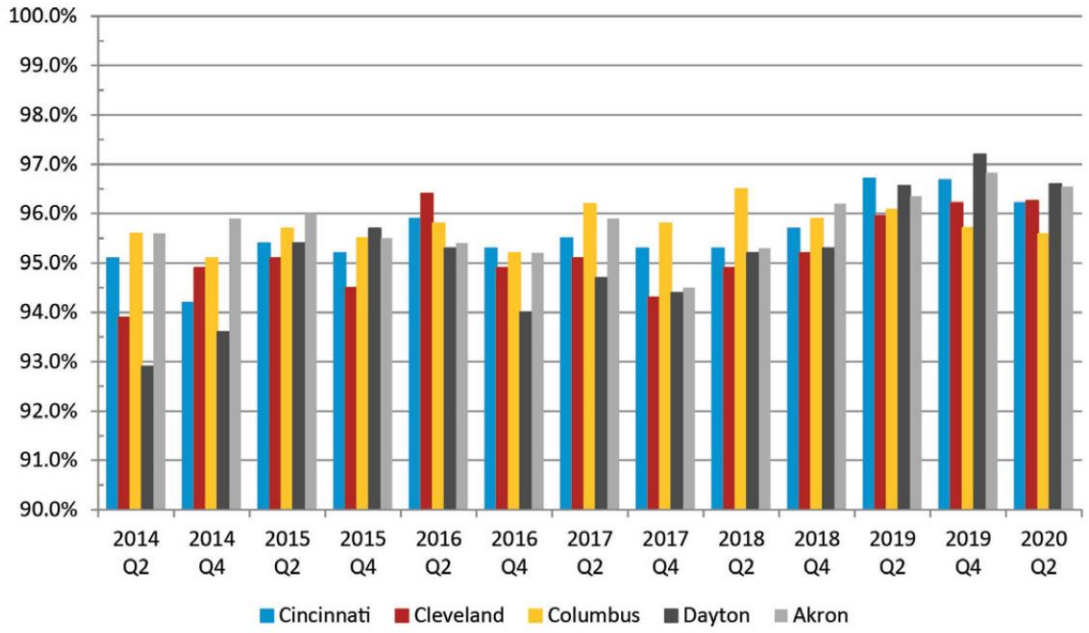
4TH FLOOR

Current Existing Conditions

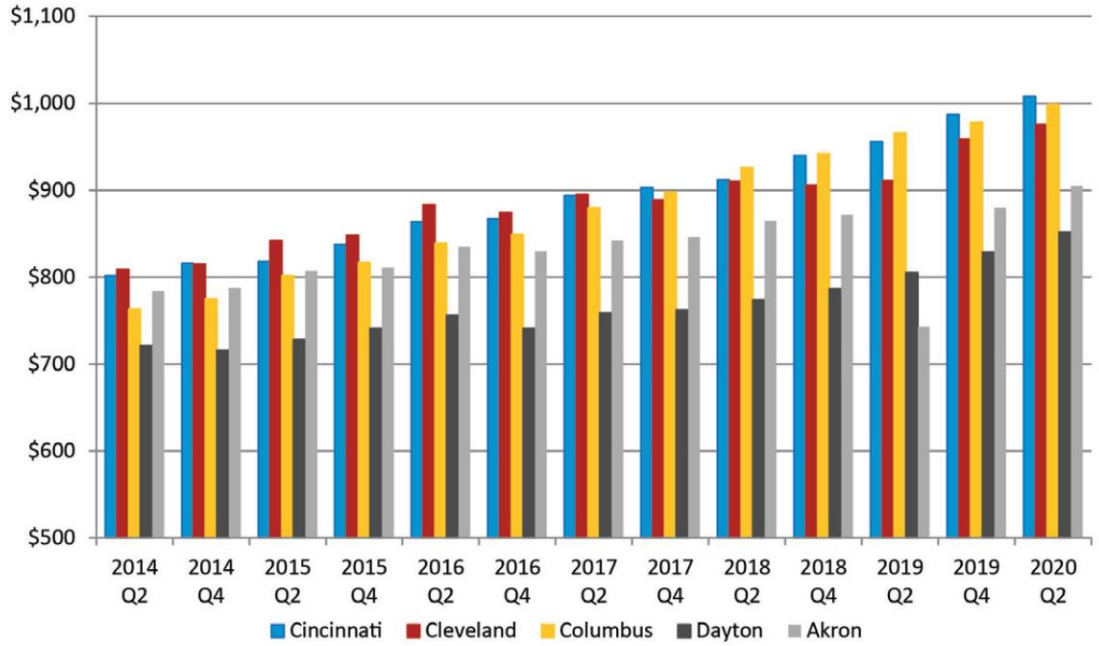
THE MULTIFAMILY MARKET

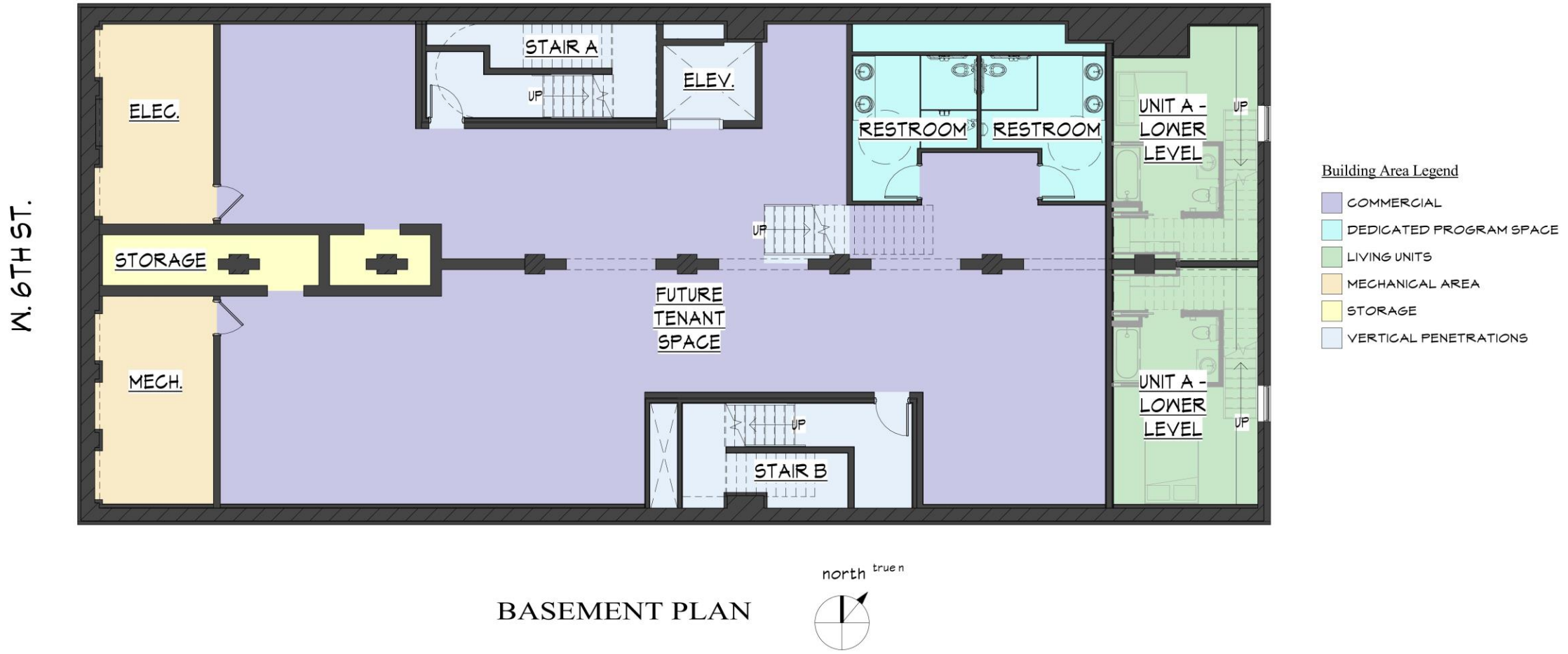
Through the COVID-19 pandemic the market for apartments has been stable in Cleveland.

Historical Occupancy - Ohio Markets



Historical Average Monthly Rent - Ohio Markets





BASEMENT PLAN

1ST FLOOR PLAN

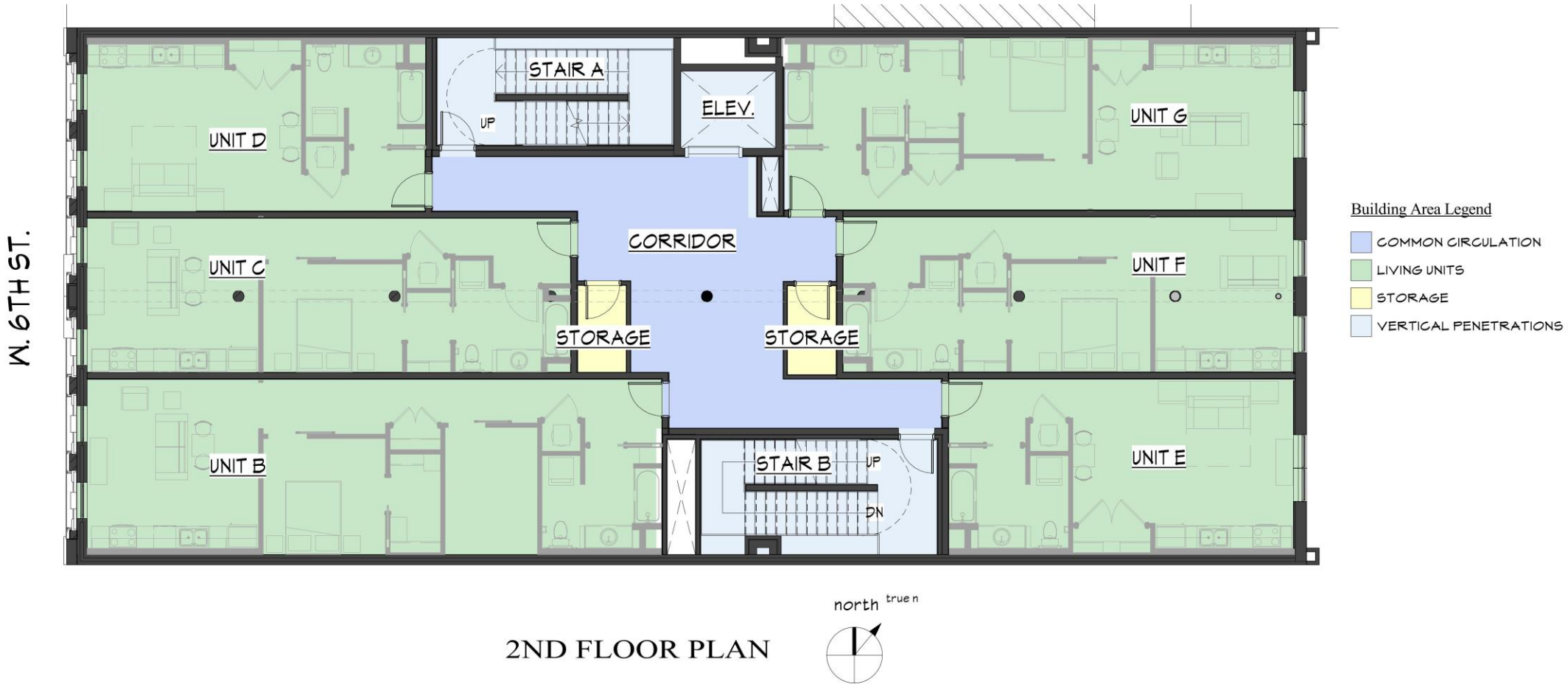
north true n

BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

LIBERTY TEXTILE BUILDING

KASSOUF



2ND FLOOR PLAN

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

LIBERTY TEXTILE BUILDING

KASSOUF

3RD FLOOR PLAN

4TH FLOOR PLAN

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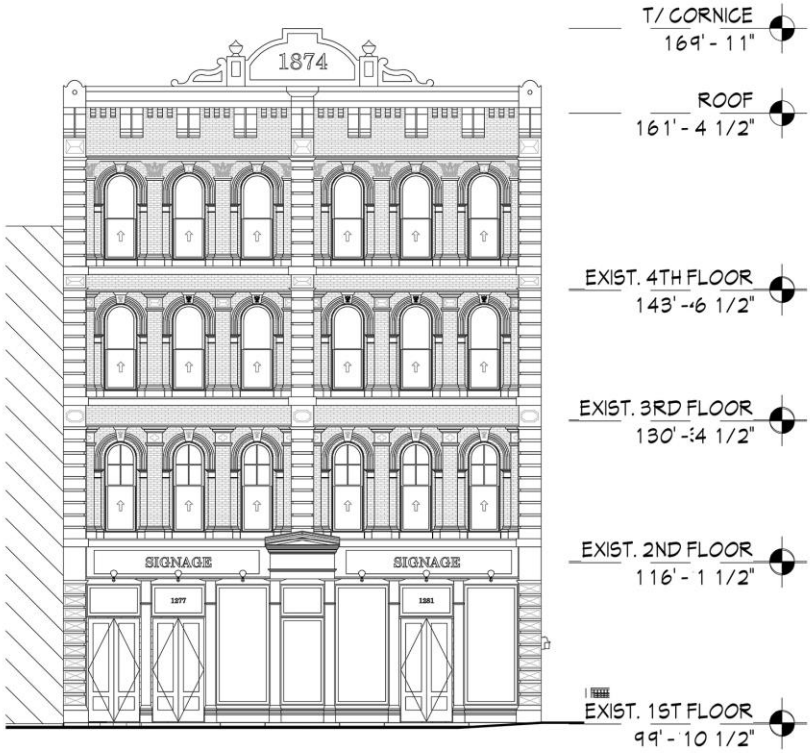
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

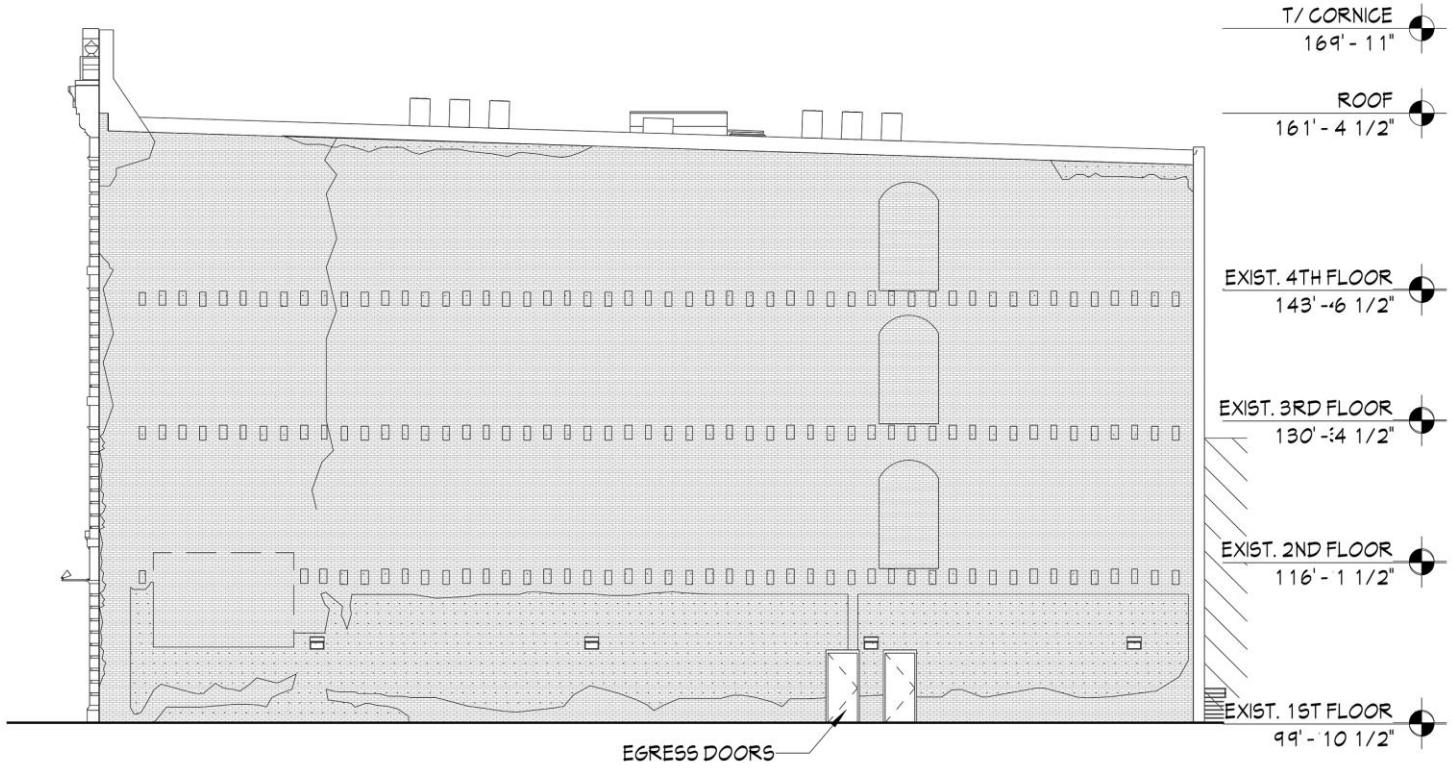
LIBERTY TEXTILE BUILDING

KASSOUF



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

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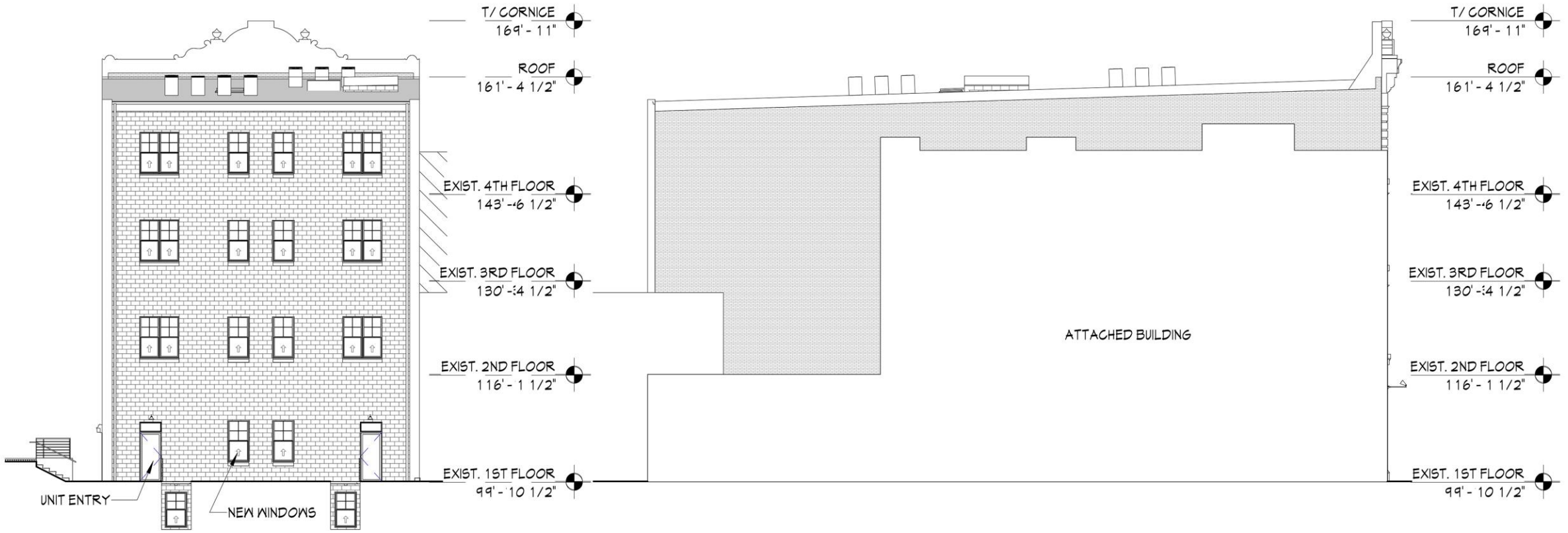
KASSOUF



EAST ELEVATION

1/16" = 1'-0"

NORTH ELEVATION

1/16" = 1'-0"

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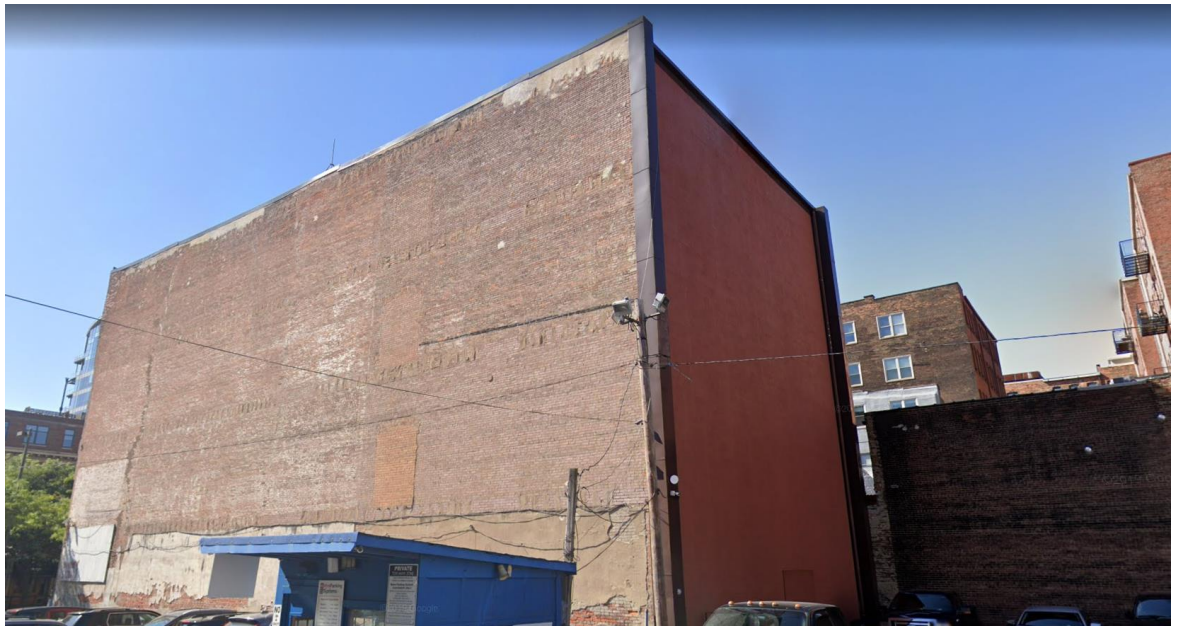
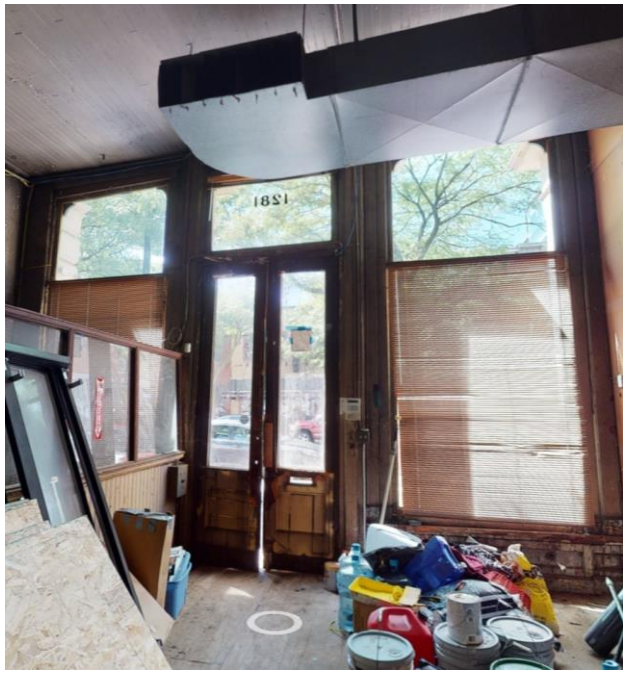
KASSOUF



Scope Overview:

- Liberty Textile Building will undergo an Exterior and Interior renovation in compliance with the Secretary of Interiors Standards for Historic Rehabilitation.
- Project will utilize both State and Federal Historic Tax Credits.

- Existing historic storefront system to be inspected for structural damage.
- General contractor shall provide a complete record of structural damage to the architect of record and owner's field representative for evaluation and remediation.



- Existing storefront structural framing shall be reinforced (interior side) as required.

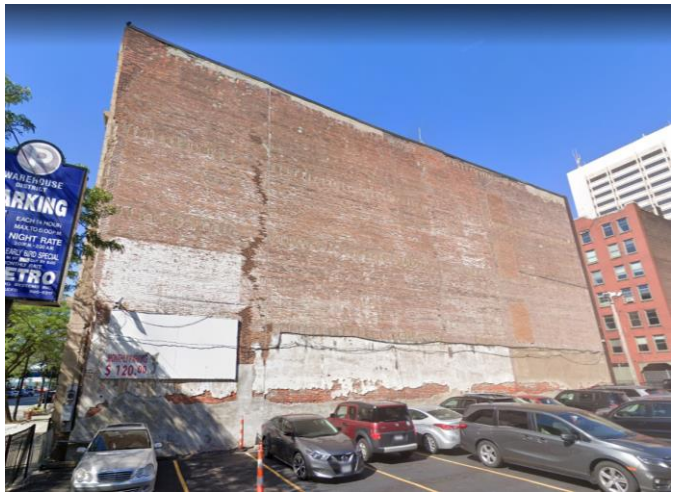
- Replacement of structural wood framing will be done in-like kind (species and dimensional characteristics); all new wood framing to be primed on all sides prior to installation.
- Wood storefront framing & trim shall be stripped (via plastic putty knife) of existing loose paint and wood fibers. Wood to be filled and sanded smooth to accept new primer/paint. All surfaces to receive new primer and finish coat(s) of exterior grade paint.
- Existing glazing panels will be removed and replaced with new (clear) double pane glazing panels. Provide new glazing compound - beveled putty profile.

Storefront, Wood, and Glazing Scope

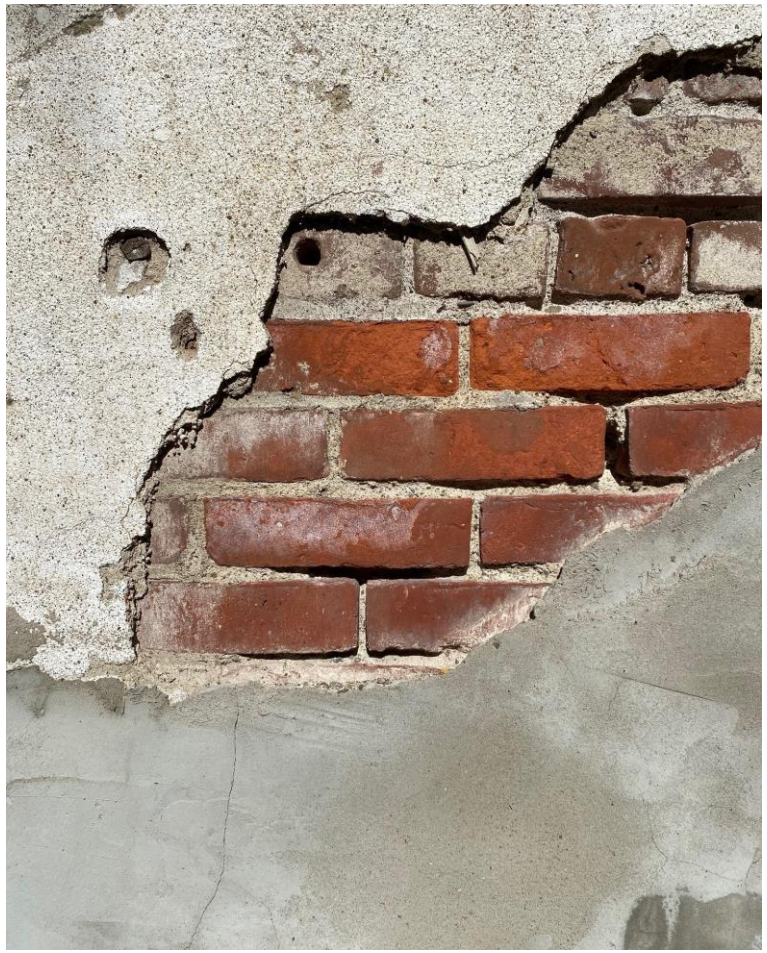
- Existing historic cast iron column covers to be removed & refurbished.
- Existing masonry structure behind to be repaired and repointed as required prior to reinstallation of column cover.
- Column covers to receive new filler (as required) at all surface defects (pitting and voids). All rust is to be sanded/cut from cast iron surface. Column covers to be sanded and finished with new primer and final paint finish after reinstallation. All joints will be sealed with matching backer rod and caulk

Cast-Iron Columns at 1st Floor Front Façade Scope

- Historic masonry to be cleaned, repointed and repaired.
- All loose mortar is to be hand-raked
- New mortar to match existing (color, texture, consistency, material strength and tooling/profile)
- Expected masonry replacement to be 15%
- Masonry Replacement will match existing exact appearance (color, size and material strength)

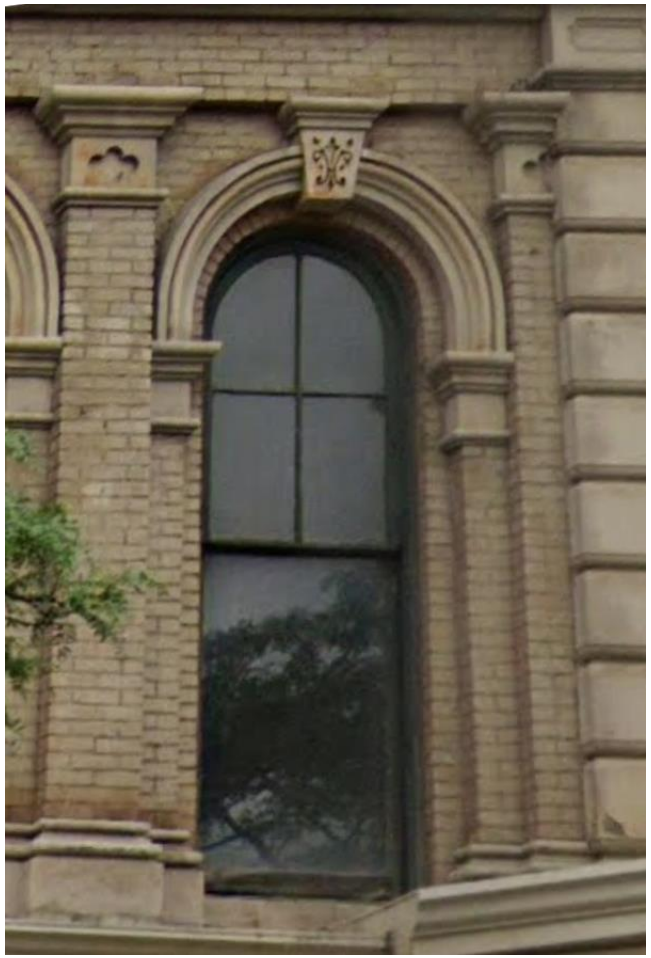


- Existing Parging on facade to remain. All loose parging to be removed to fullest extent possible. Existing joist pockets to be infilled and sealed. All joints, openings, etc. to be sealed with color matched (silicone) sealant and backer rod.



Stone and Brick Scope

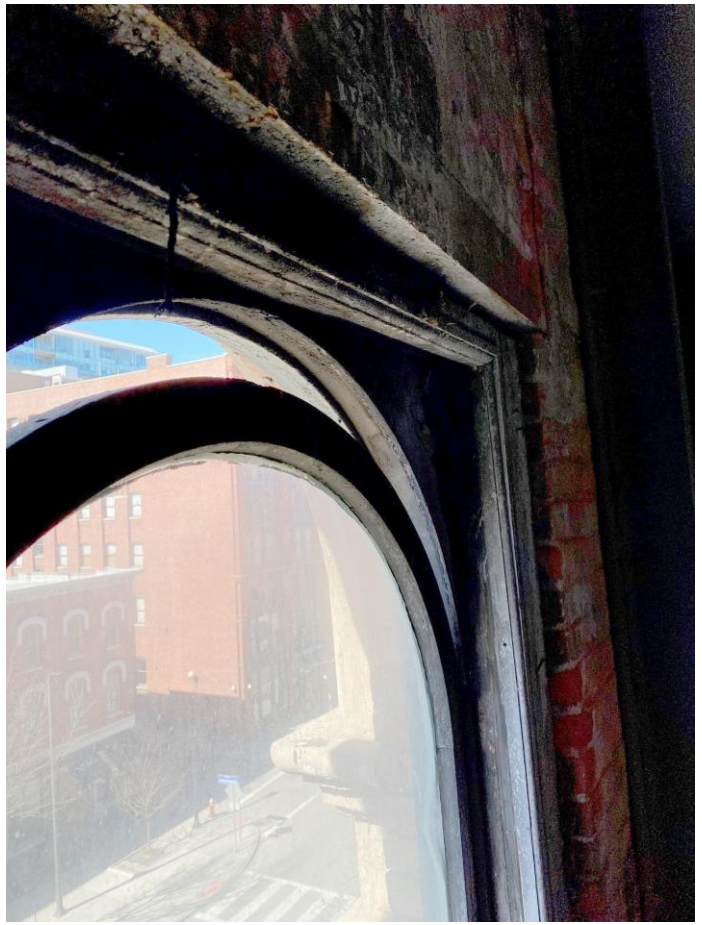
Overall Elevation



2nd Floor Window

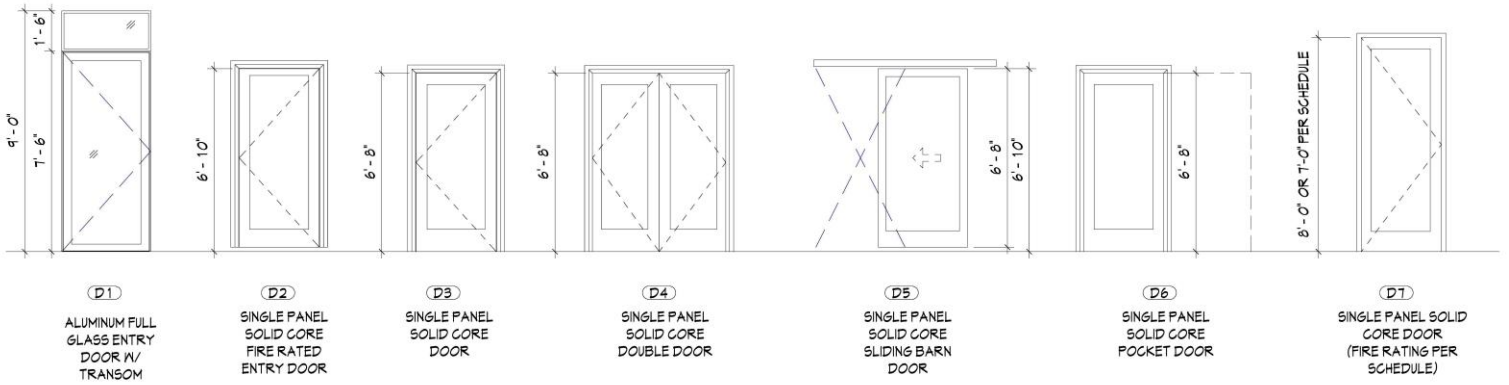
3rd Floor Window

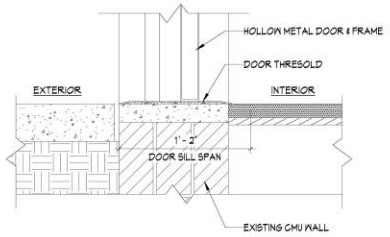
Existing Window Conditions



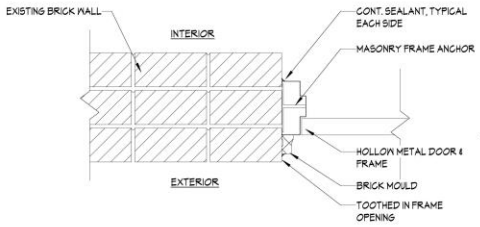
Existing Window Conditions

DOOR ELEVATIONS

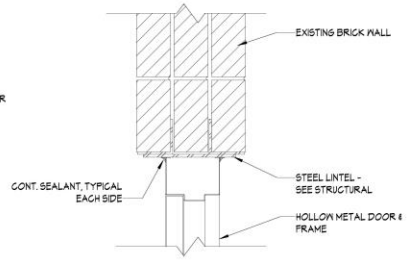




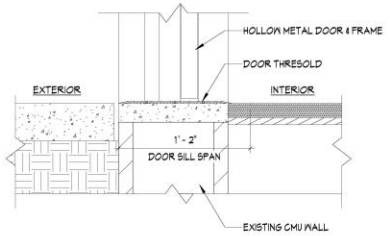
F A701 door sill @ brick 1 1/2" = 1'-0"



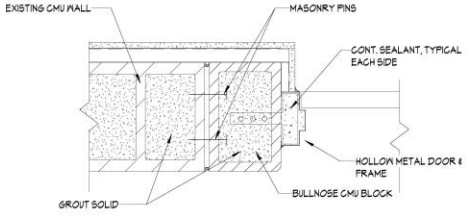
E A701 door jamb @ brick 1 1/2" = 1'-0"



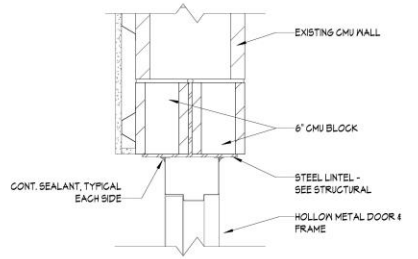
D A701 door header @ brick 1 1/2" = 1'-0"



C A701 door sill @ CMU 1 1/2" = 1'-0"



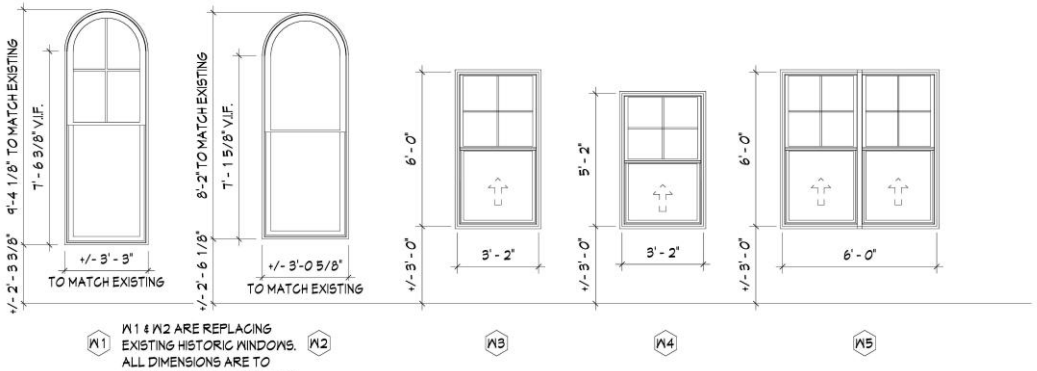
B A701 door jamb @ CMU 1 1/2" = 1'-0"



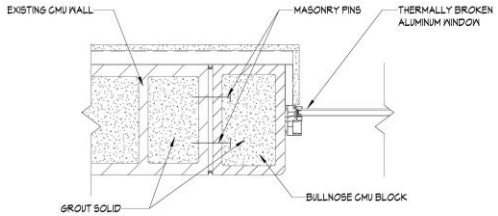
A A701 door header @ CMU 1 1/2" = 1'-0"

Door Details

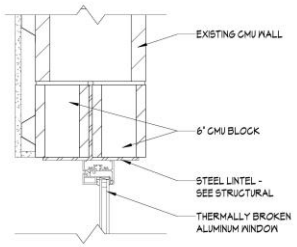
WINDOW ELEVATIONS



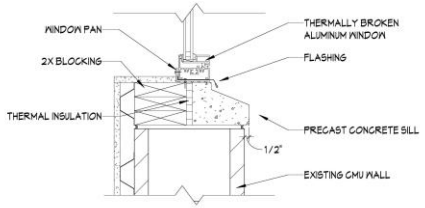
W1 & W2 ARE REPLACING EXISTING HISTORIC WINDOWS. ALL DIMENSIONS ARE TO MATCH EXISTING. SEE SHEET A703/A704 FOR ADDITIONAL INFORMATION



C A702 window jamb @ CMU
1 1/2" = 1'-0"



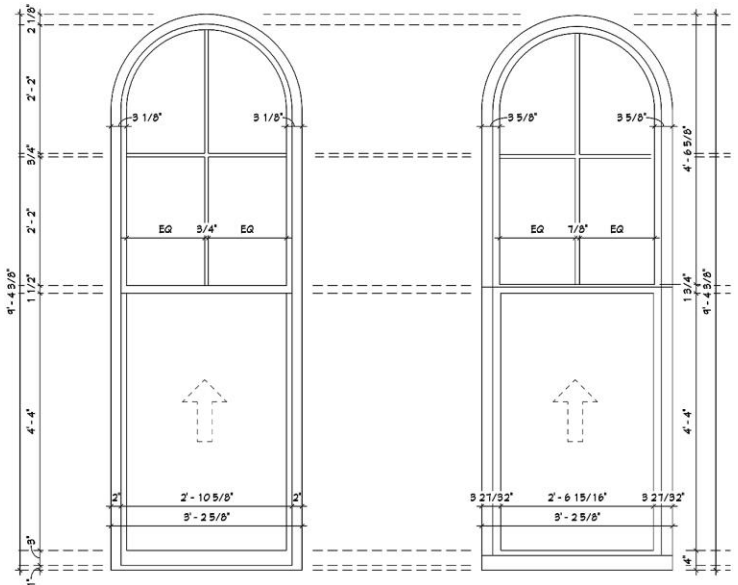
B A702 window header @ CMU
1 1/2" = 1'-0"

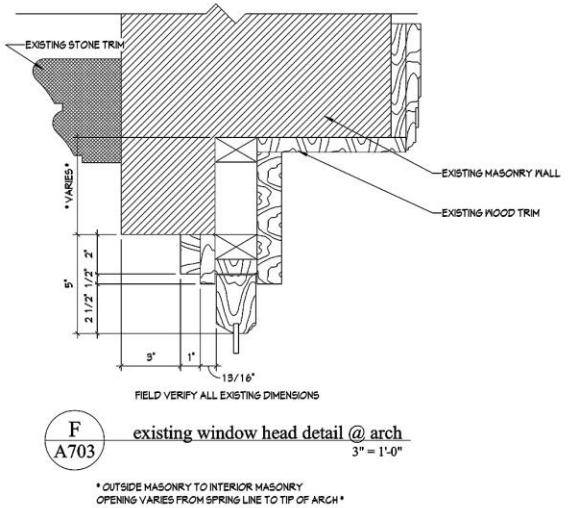


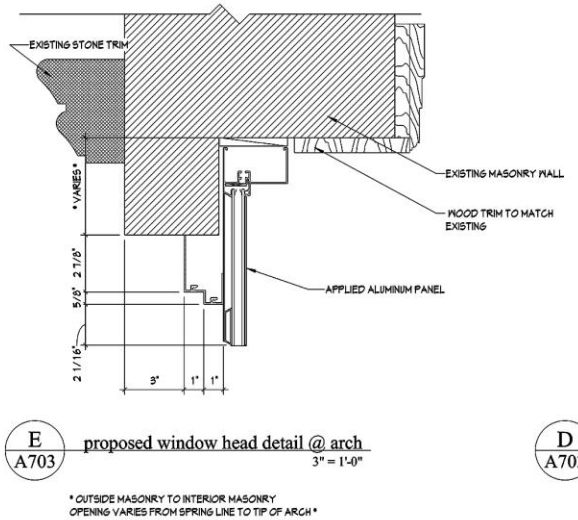
A A702 window sill @ CMU
1 1/2" = 1'-0"

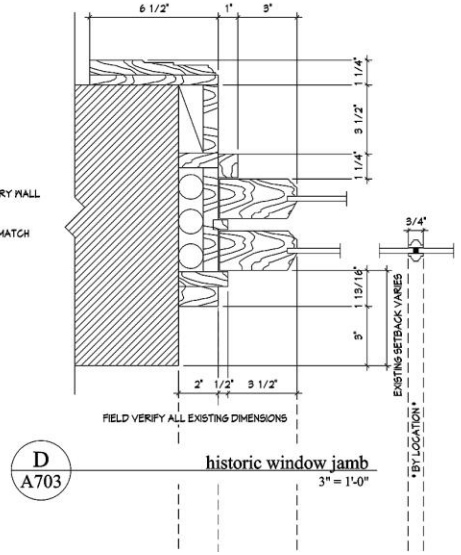
- All vertical facing joints to be removed and replaced 100% (window sills).
- All existing windows to be removed and replaced 100% - existing masonry opening to remain unaltered.
- Exterior window color to be black.

Window Details









2nd Floor Historic Window Details

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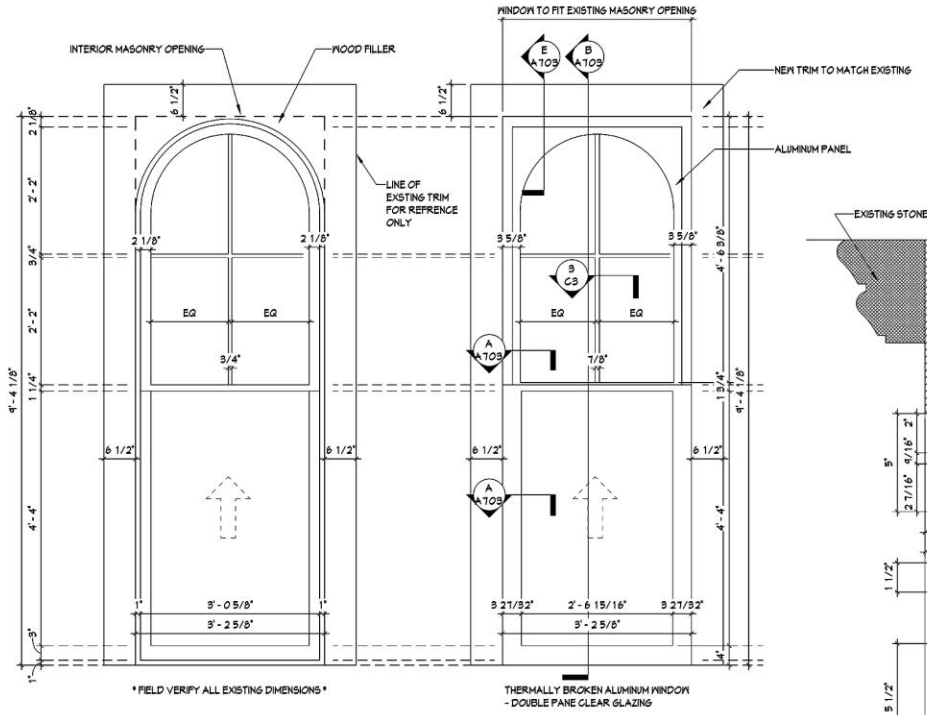
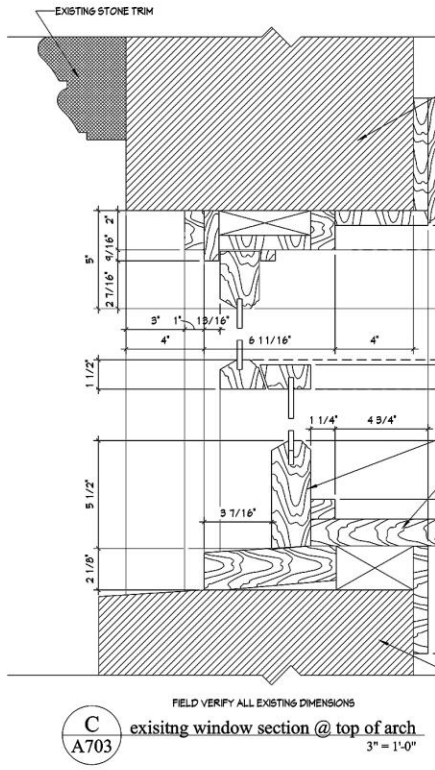
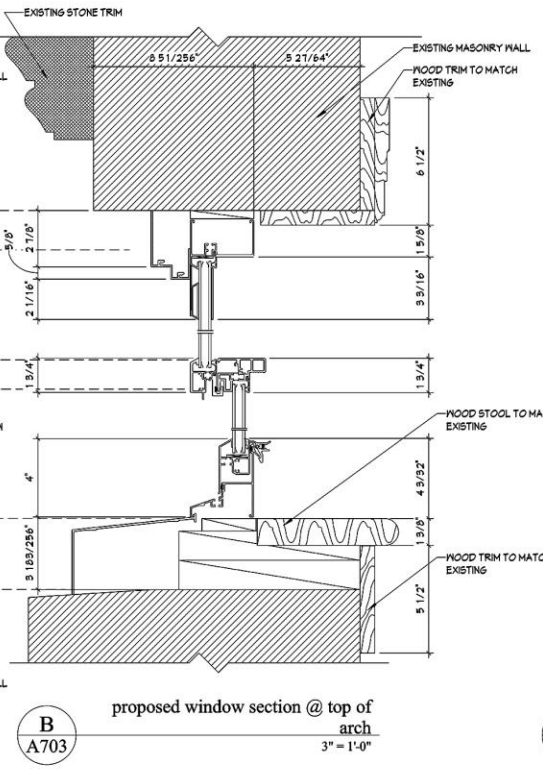


existing interior

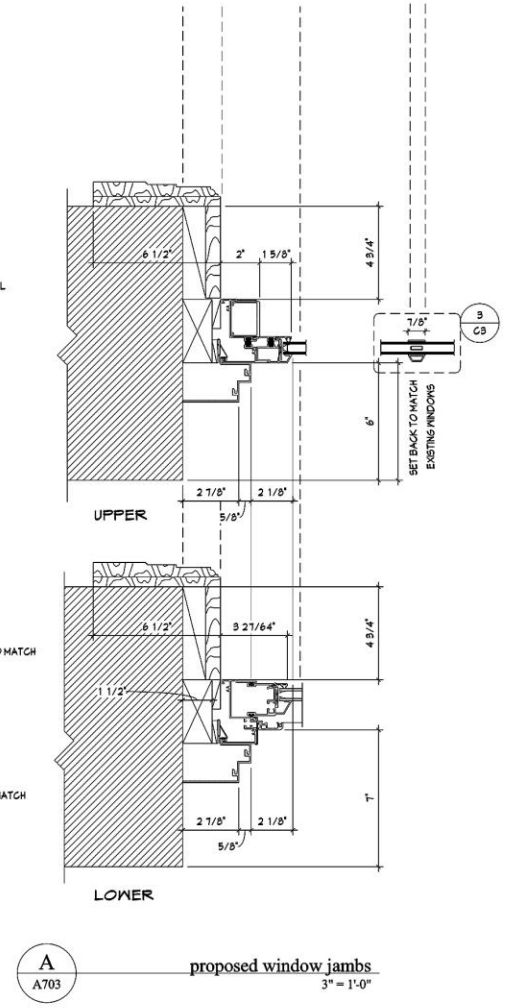
proposed interior



C A703 exisitng window section @ top of arch
3" = 1'-0"

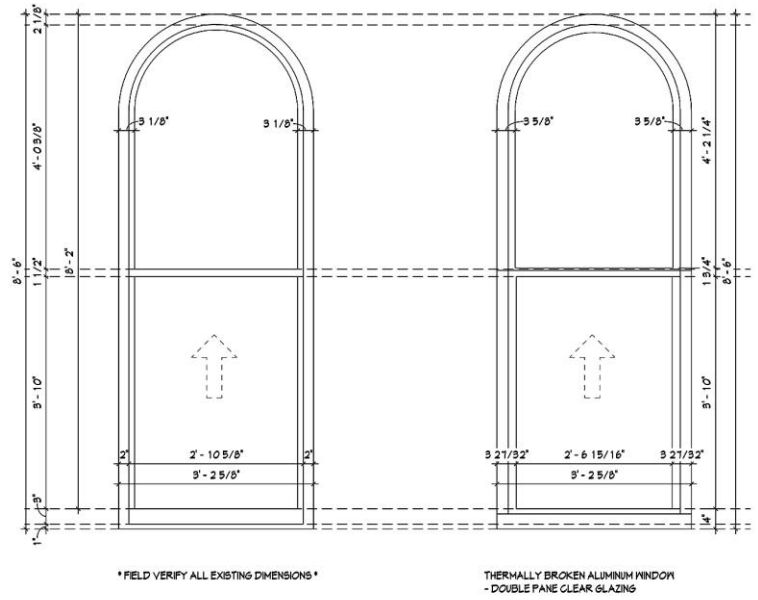


B A703 proposed window section @ top of arch
3" = 1'-0"



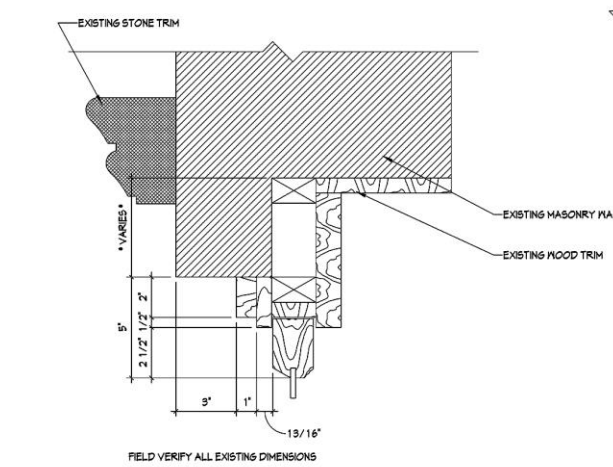
A A703 proposed window jambs
3" = 1'-0"

2nd Floor Historic Window Details



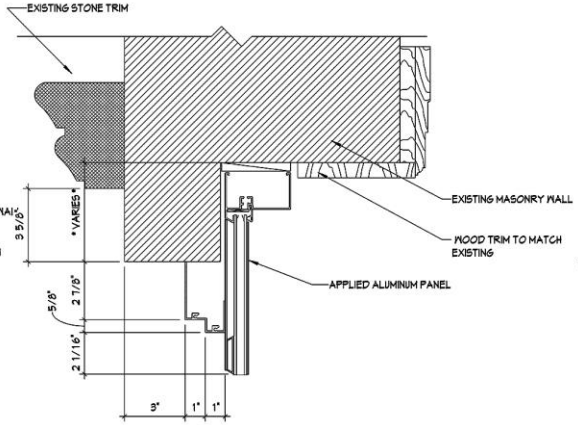
exist. exterior

proposed exterior



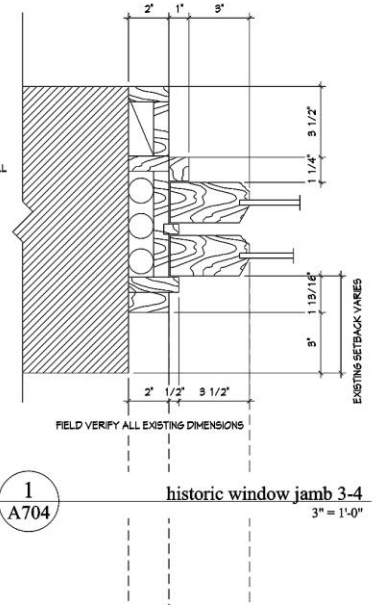
5 A704 existing window head detail @ arch 3-4 3" = 1'-0"

* OUTSIDE MASONRY TO INTERIOR MASONRY OPENING VARIES FROM SPRING LINE TO TIP OF ARCH *



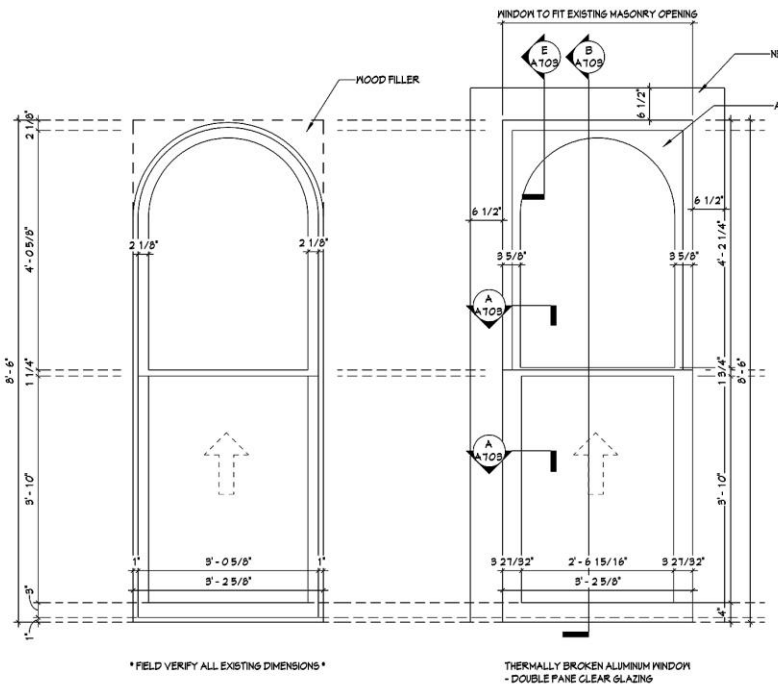
6 A704 proposed window head detail @ arch 3-4 3" = 1'-0"

* OUTSIDE MASONRY TO INTERIOR MASONRY OPENING VARIES FROM SPRING LINE TO TIP OF ARCH *



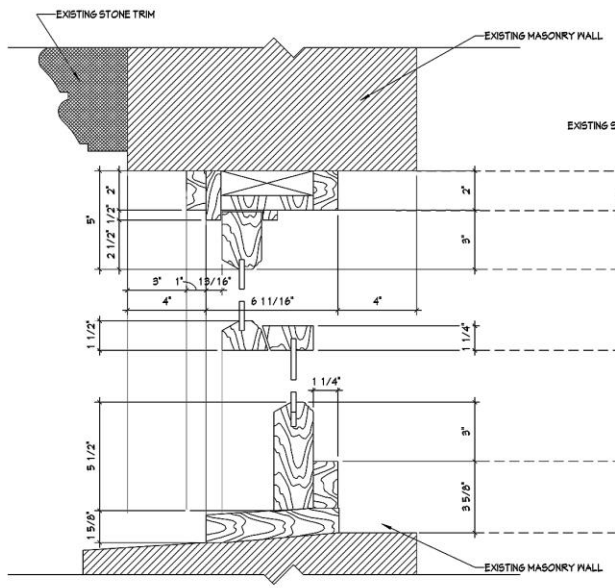
1 A704 historic window jamb 3-4 3" = 1'-0"

3rd and 4th Floor Historic Window Details

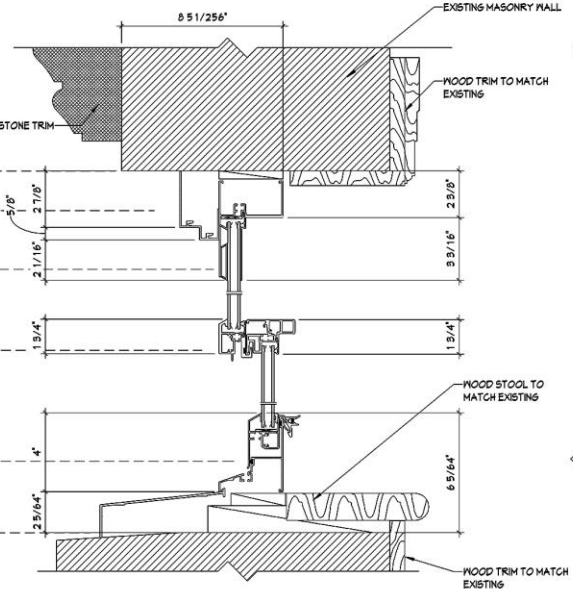


exist. interior

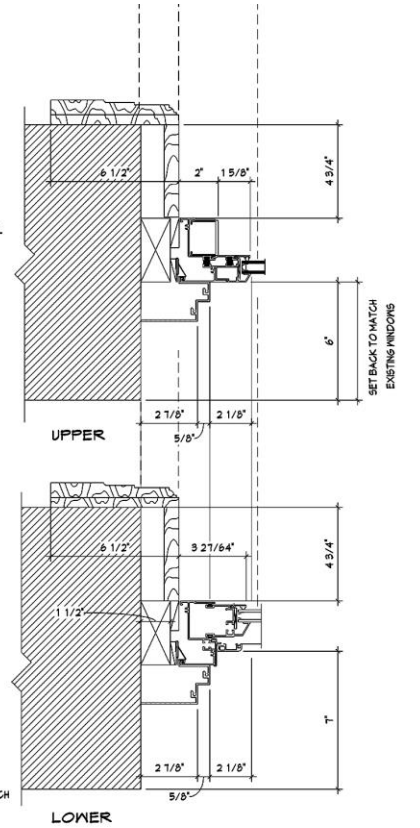
proposed interior



3 / A704 exisitng window section 3-4 @ top of arch 3" = 1'-0"



4 / A704 proposed window section 3-4 @ top of section 3" = 1'-0"



2 / A704 proposed window jambs 3-4 3" = 1'-0"

3rd and 4th Floor Historic Window Details

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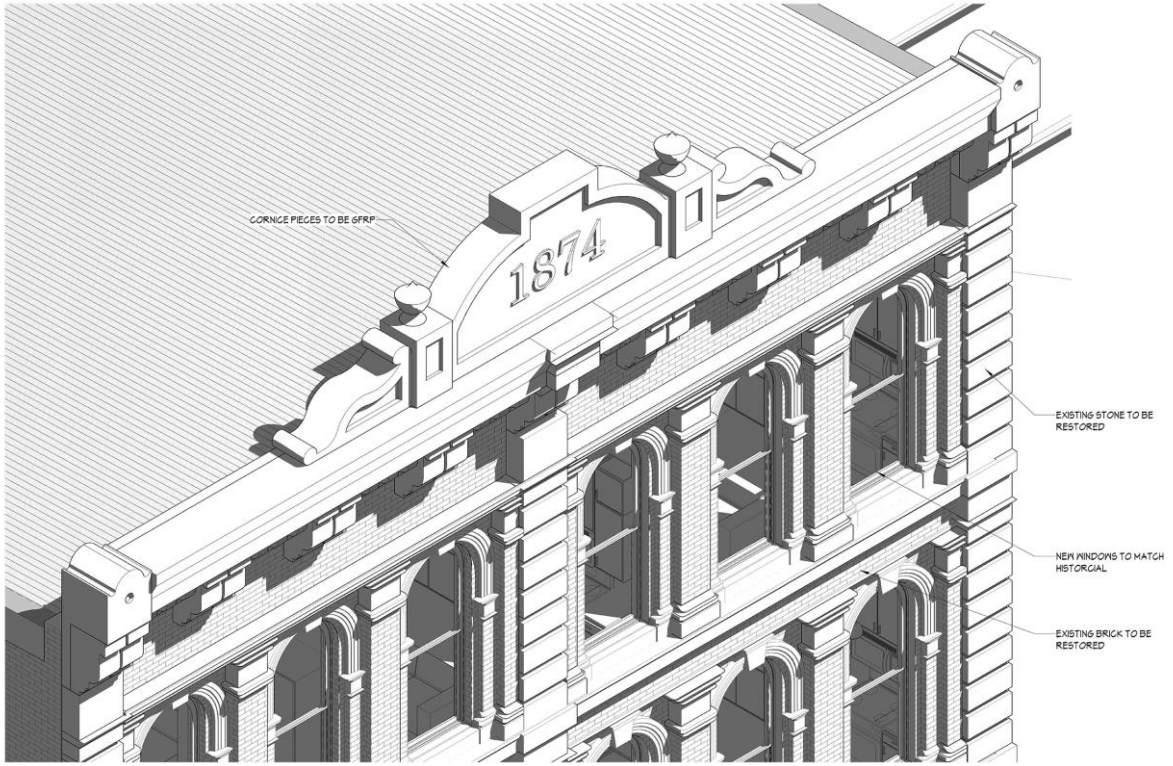
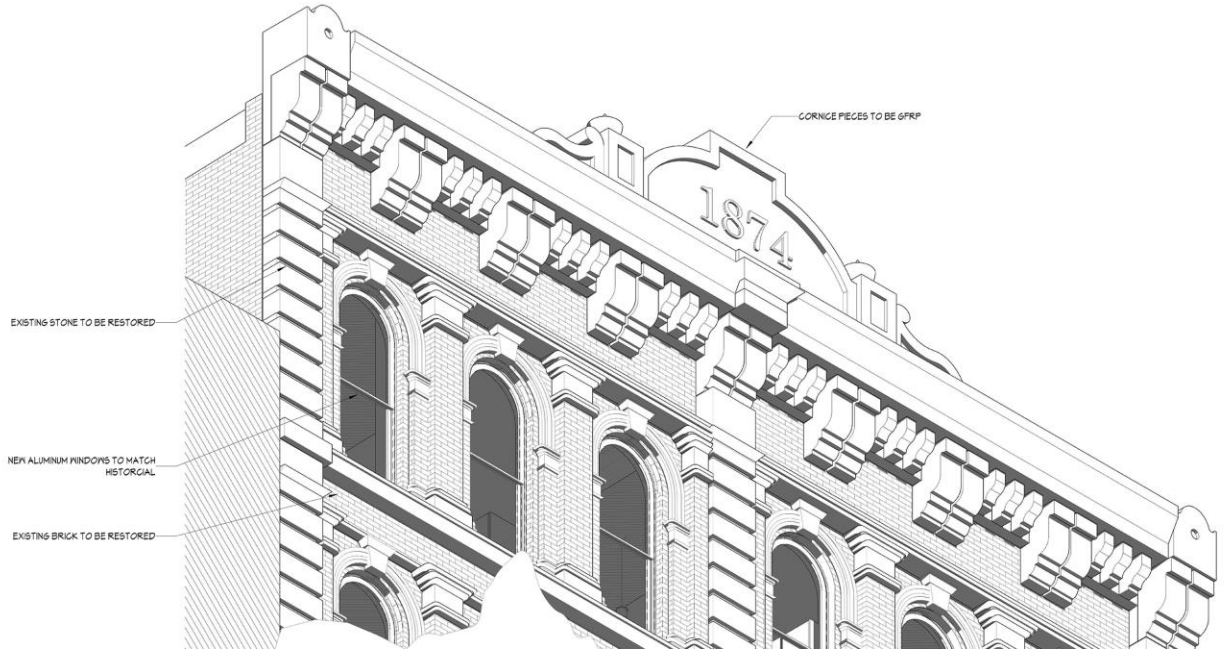
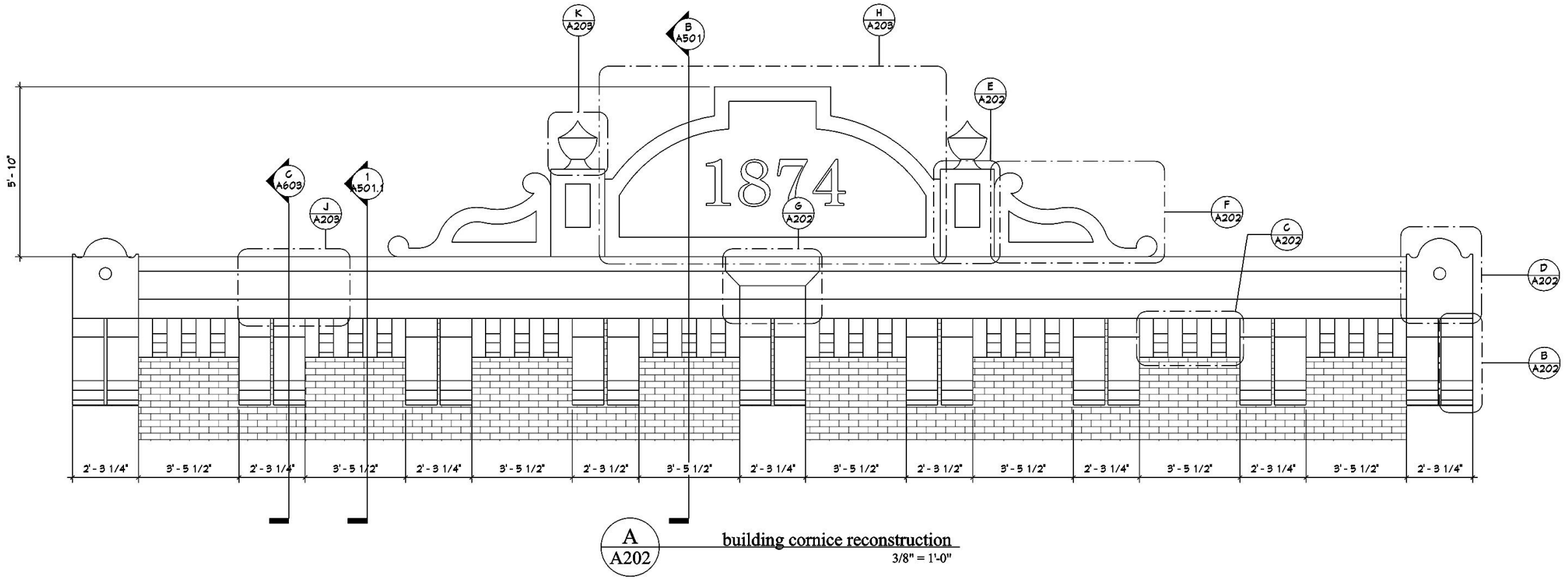




- CORNICE PIECES TO BE GLASS FIBER REINFORCED POLYMER. FINISH COLOR AND TEXTURE TO BE SELECTED BY ARCHITECT TO MATCH EXISTING STONE.
- COORDINATE ALL CONNECTION DETAILS WITH MANUFACTURER.

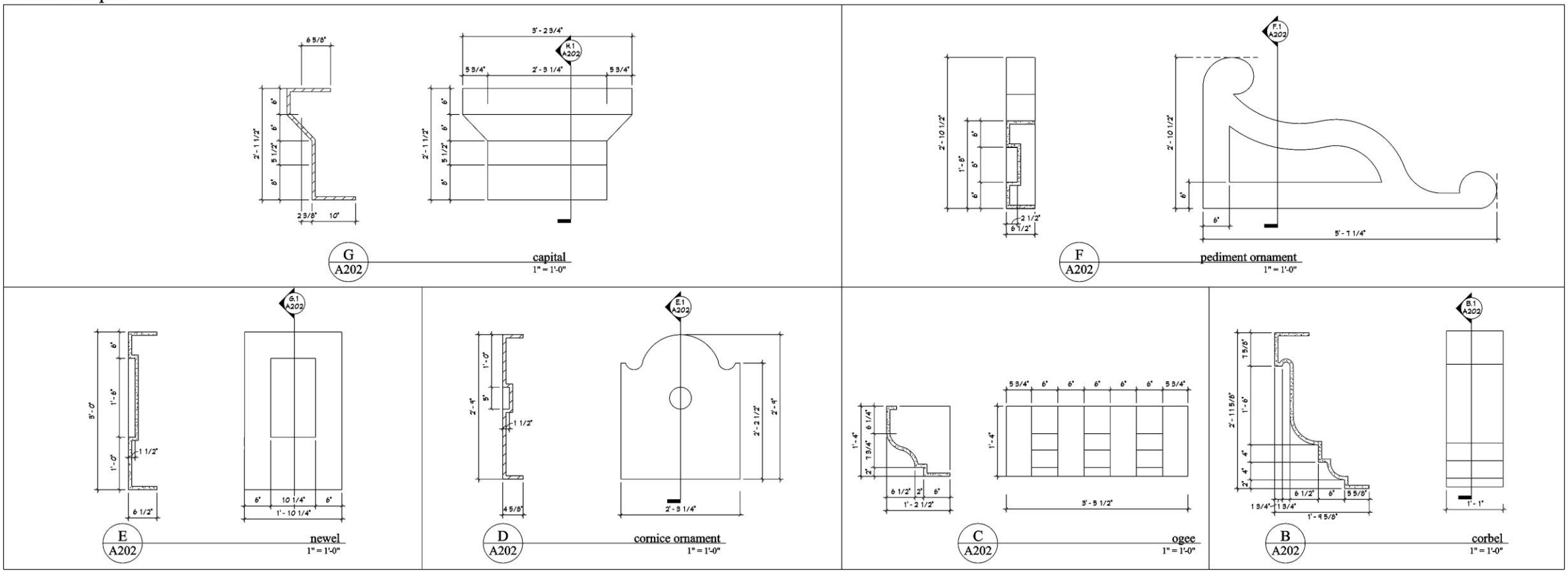
- PROVIDE FULL SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION.
- GFRP TO BE INSTALLED AS PER THE MANUFACTURER'S DIRECTIVES.

Cornice Details

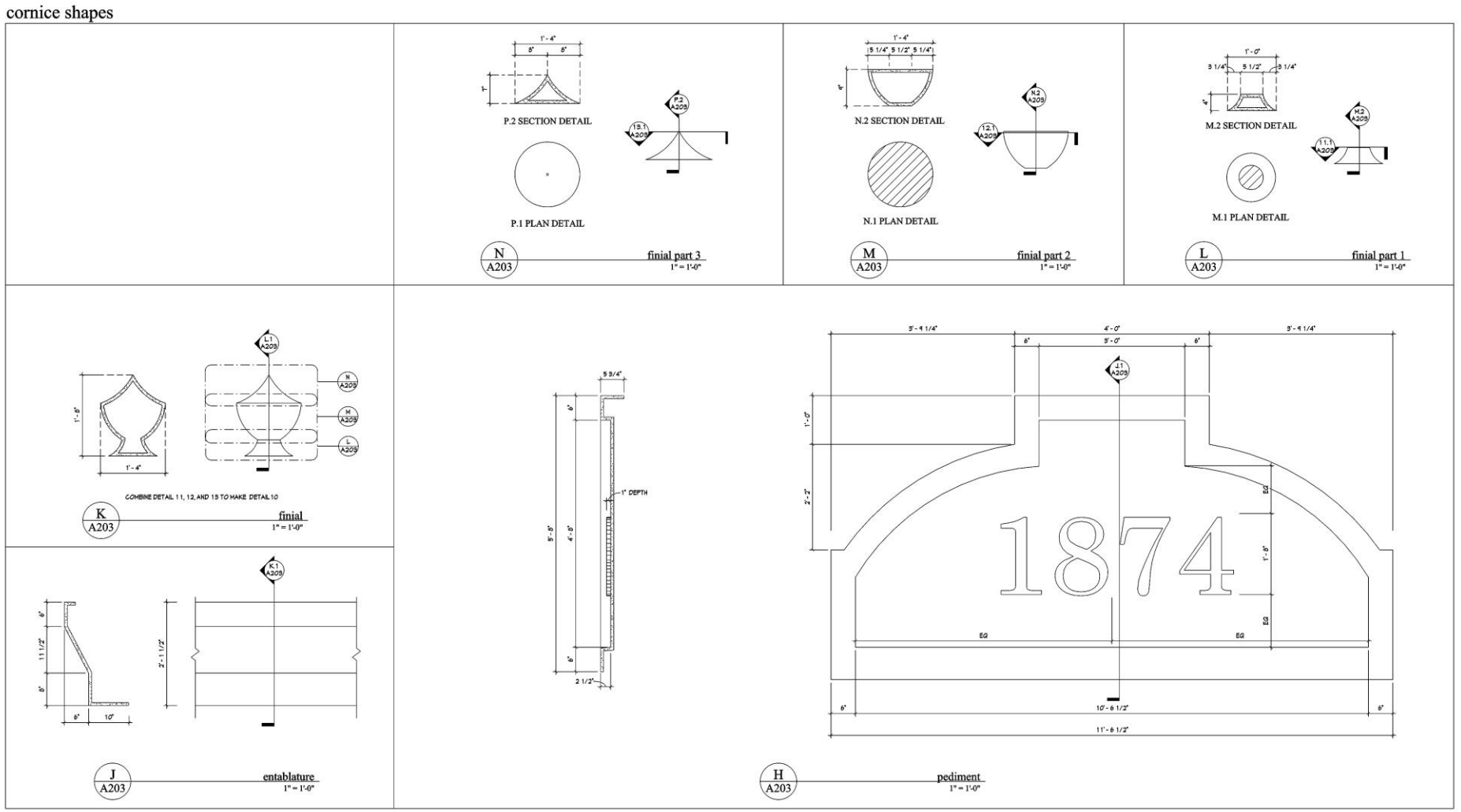


Cornice Details

cornice shapes



Cornice Details



Cornice Details

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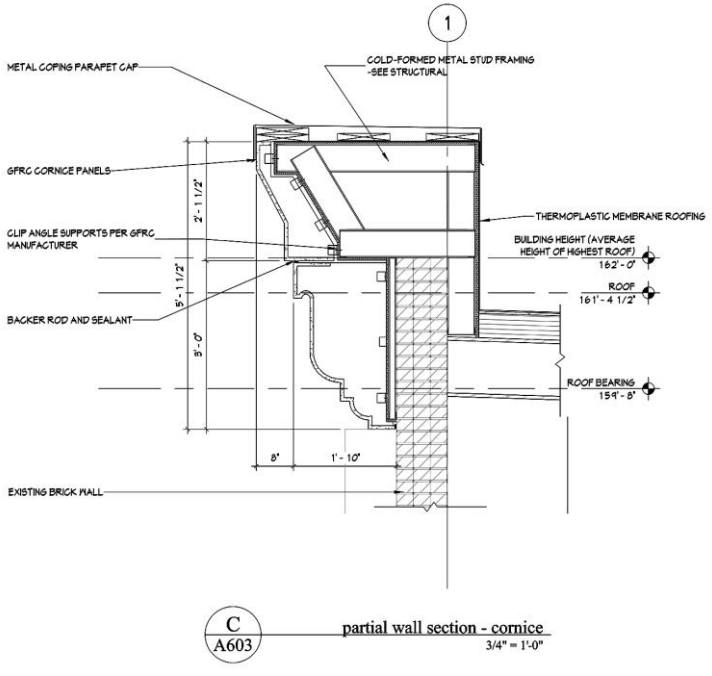

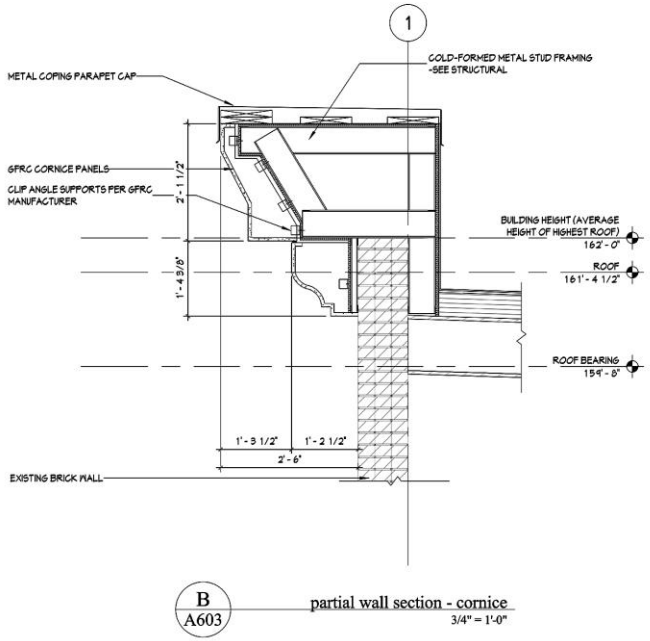

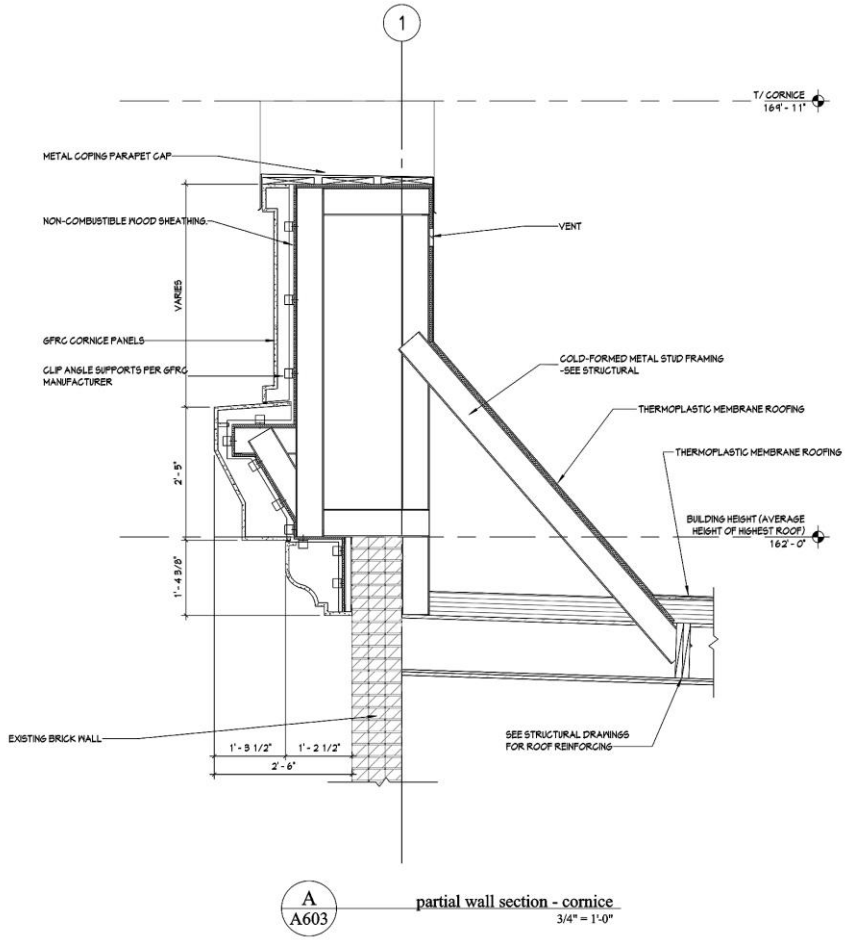

Cornice Details

EXTERIOR MATERIAL COLORS:

- Existing Cast Stone – To remain and be cleaned
- Existing Brick – To remain and be cleaned

SW 7043 – Worldly Gray*
New Cornice, Existing Pediment, Sign band and Cast Iron Columns

Quaker Windows – Black Aluminum

SW 6187 – Rosemary
Wood Storefront

SW 6258 – Tricorn Black
Signage panel

Wolf Gordon Scuffmaster AM11100 Ambient Metallic
Signage Letters

*Paint color based on field observation of existing stone. Color selection to be finalized after cleaning

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KASSOUF

EXTERIOR MATERIAL COLORS:

- Existing Brick – To remain and be cleaned

SW 7043 – Worldly Gray
CMU (Back Wall)

Quaker Windows – Black
Aluminum

Limestone Cast Stone Sills to match existing stone color

SW 6258 – Tricorn Black
Coping, Gutters, Downspouts, Railing

Certificates of Appropriateness

March 25, 2021

Case 21-018: Franklin-West Clinton Historic District
1454 West 58th Street
Window Replacements
Ward 15: Spencer
Project Representative: Josh Walczuk, Universal Windows Direct

1454 West 58th Street

Window Replacement Proposal


1454 W 58th St

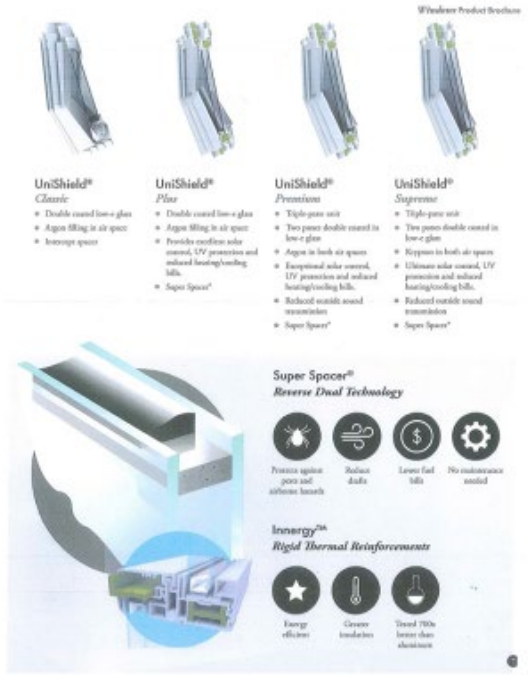
Proposal

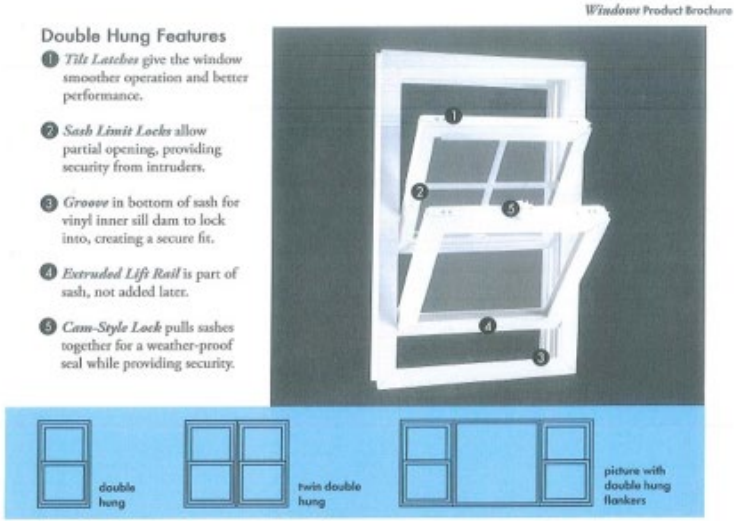
- to replace 18 double hung, 2 twin double hung and 4 picture windows
- Vinyl
- Color Tan on Beige
- Existing are wood common
- To replace three entry doors

Front and Back

Sides

Jamb Depths





Polaris Manufacturing

Youngstown Ohio

7000 Series - Replacement/Retrofit DH-SL-PW-Case Window - Interior Pocket Installation

Not all window types can be installed into every wall application in all areas. Consult with your local building code official for applicable building codes and regulations. Local building code requirements supersede recommended installation instructions.

Note: Installations where the sill is higher than 35 feet above ground level, must be designed by an architect or structural engineer. Failure to install windows into square, level and plumb openings could result in denial of warranty claims for operational or performance problems.

TOOLS

- Installation Screws (Included)
- Tape Measure
- Level
- Screwdriver
- Caulk & Caulking Gun
- Hammer
- Flat Pry Bar
- Utility Knife

SAFETY

- Do not work alone. Two or more people may be required.
- Use safe lifting techniques.
- Use caution when handling glass. Broken or cracked glass can cause serious injury.
- Use proper protective gear (gloves, safety glasses, ear protection, etc.)
- Use power tools safely following manufacturer operating instructions.
- Use caution when working on ladders or at elevated heights.
- Take proper precaution if lead paint is suspected (commonly used prior to 1979). Information regarding regulations and lead protection can be found at www.epa.gov/lead

Material & Handling

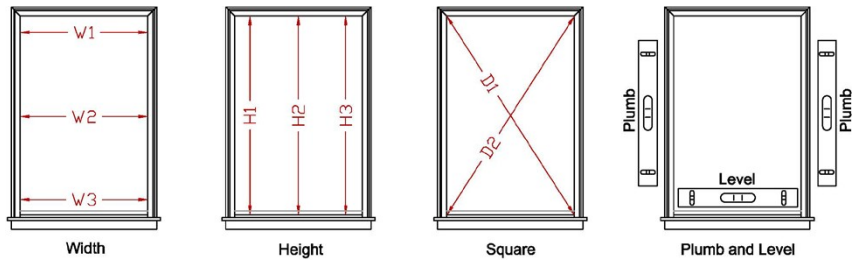
- Handle in a vertical position. Do not carry flat or drag on the floor.
- Do not put stress on joints, corners or frames
- Store window in dry, well-ventilated area in vertical, leaning position. Do not stack horizontally.
- Protect from exposure to direct sunlight during storage.

DISPOSAL & RECYCLING

Most Construction & Demolition (C&D) debris is nonhazardous and is not regulated by EPA. Many states have specific definitions of C&D debris that effectively determine what materials are allowed to be disposed of in nonhazardous waste landfills & C&D landfills. Even if federal or state regulations do not apply to your business, you should make efforts to keep the hazardous components of the wastes you generate out of landfills to conserve natural resources and protect human health and the environment. Suggestions outlined at the following link http://www.epa.gov/osw/inforesources/pubs/infocus/rif-cd.pdf identify steps you can take to reduce, reuse, and recycle your waste.

Read these instructions completely before installing your new window, they are meant to be a general outline and do not cover every construction application.

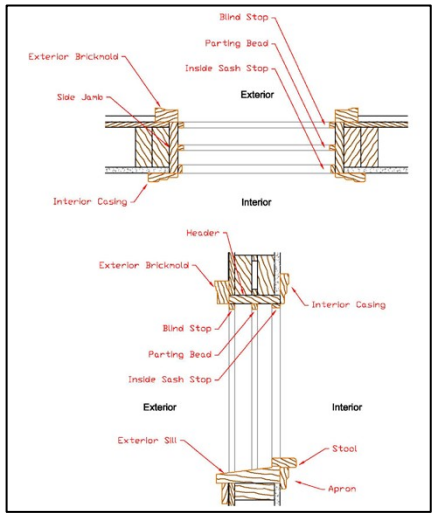
1. Before removing the old unit, inspect the new window for damage and make sure you have all of its parts. Also check the size of the window and make sure it is made to spec. Measure the size of the opening width at the top middle and bottom and the size of the height at left, center and right to ensure that the window will fit within the smallest of the measurements. Measure the opening diagonally to make sure the window can be installed square and plumb within the opening. (See the included Replacement Window Measurement Instructions sheet for more detail)



If there is an issue with any of the above, **DO NOT INSTALL** the window and contact your window and door distributor.

2. Remove the inside sash stops and the inside sash from the existing window. (Take care not to damage the stop if it is to be reinstalled). Remove the parting bead and the outside sash, leaving the blind stop for the new window installation. Make sure that the perimeter of the opening is clean of debris and that all pulleys and any hardware from the old window are removed and all of the voids are sealed. Also make sure the sill is level.

3. Wrap the entire perimeter of the window with insulation before putting it into the opening. If using polyfoam, make sure the Double Hung frame is shimmed up at the jambs on the sill to relieve the pressure between the foam and the sill to prevent the sill from crowning. (A Slider frame sill must be level and supported the whole length)



4. Place the window into the opening on top of the shims and put a level on the sill to make sure the sill is level and not crowned.

5. Once the sill is level, loosely install all of the installation screws. Check the frame for square by measuring diagonally from corner to corner. On a double hung, adjust the alignment screws until the jambs are plumb from top to bottom. On a slider, use shims to plumb the jambs. Now finish screwing in the installation screws taking care not to distort the frame. (On a slider or wide double hung, shim the head of the frame if necessary so that it is level and install an installation screw. Wider windows might require more than one screw).

6. Recheck the frame for square and plumb and make sure the sashes operate and lock properly. (Slider sashes should lift out easily). Also make sure all weatherstripping is making contact and the reveals between the sash and frame are even.

7. On the outside, cut the sill trim to fit between the blind stops and tap it into the accessory groove. (If a slider is being installed on a sloped sill, shim the outside of the frame to support the weight of the sash, and then install the sill trim).

8. Caulk around the perimeter of the frame on the outside with an approved sealant. Where needed, trim and cap. Do not cover the weep holes on a slider or fixed window.

9. Finally, finish off the inside of the window.

Entry Door (three)

- These doors are Steele and has Aged bronze threshold and hardware. These are similar to the entry doors that are currently in the home.
- We are doing a lever set hardware as what is current on the home.
- The color of the door is classic blue which is the closest color with the existing door color.

Cleveland Landmarks Commission

Design Review

March 25, 2021

Franklin – West Clinton Landmark District
Design Review Committee
Meeting Motion and Report Form

Gordon Square Arcade, Atrium Conference Room - 6516 Detroit Avenue

Project Number: FWC-2021- 01-1 **Committee Meeting Date:** March 3, 2021

Project Name: Hilliard Windows and Doors

Project Address: 1454 w 58th Str **Landmark Status:**

Project Representative(s) Attending: Josh Walczuk

Description of Proposed Work:
(additional notes available upon request)

The Applicant's proposal call for the replacement of double hung windows with vinyl double hung windows. Replacement of the front large windows with vinyl picture windows. Replacement of the 4 smaller windows on the south side of the house with vinyl window inserts. The replacement of 3 entry doors including the front entry door including the side lights and eyebrow window, with full jamb replacement steel door units.

Committee Member Discussion:
(additional notes available upon request)

Committee objections were many. The first was to the vinyl windows on the front façade and the four small windows on the south side of the house. The Committee feels that a wood or aluminum clad wood window would be more in keeping with the historic district's standards. The Committee discussed the fact that the large picture windows and the side windows of the front bay were originally a 70/30 split sash with divided lights on the top sashes. The new windows, already installed prior to review with the original windows are already disposed of, did not include the divided lights on the upper portion of the windows. Also, the original large windows of the bay had been divided vertically into one larger sash flanked by two narrower sashes. The existing front door is wood and the Committee feels that a wooden door is also more historically called for. There was discussion about the 'eyebrow' window at the top of the proposed door. It was felt that a rectangular window or set of rectangular or arch top windows at the top of the door would be more appropriate. The Committee feels that the material supplier/installer should be responsible for bringing the property into compliance with the district standards due to the work being done without a permit.

Motion by Design Review Committee: Motion was made to accept the application with the following conditions: Windows on the front façade and front 4 windows to be wood or aluminum clad wood windows. Front façade to be 70/30 split sash with divide lights on the top sashes. The large picture windows to be divided into three sashes as the original. The attic gable windows to be 50/50 double hung with top sashes with divided lights. The front door to be wood with either a single or dual rectangular quarter light. No arch top or eyebrow windows.

- ☐ Approved (as presented)
- ☐ Approved (conceptually)
- ☒ Approved (with stated conditions)
- ☐ Disapproved
- ☐ Tabled

Committee Action: (check box and/or note: 1=motion; 2=seconded; App=Approve; Disapp=Disapprove; Abst.=Abstain; Pres=Present)

McCrickard (Chair)	☒App	☐Disapp	☐Abst.	☒Pres.	**Noye**	☒App	☐Disapp	☐Abst.	☒Pres.
Wunzin (V. Chair) **1**	☒App	☐Disapp	☐Abst.	☒Pres.	**Polichuk**	☐App	☐Disapp	☐Abst.	☐Pres.
Fishbaugh	☒App	☐Disapp	☐Abst.	☒Pres.	**Sanbury 2**	☒App	☐Disapp	☐Abst.	☒Pres.
Hopcian	☐App	☐Disapp	☐Abst.	☐Pres.	**Talley**	☒App	☐Disapp	☐Abst.	☒Pres.
Matisak	☐App	☐Disapp	☐Abst.	☐Pres.		☐App	☐Disapp	☐Abst.	☐Pres.

Non-Voting members in attendance:
☐ Don Petit ☒ Karl Brunjes ☐ Jenny Spencer ☐ Michael Englehart ☐ Joseph Giuliano ☒ Jamie Miles (CRS)

☐_____ ☐_____ ☐_____ ☐ Others (on reverse)

Chairman's Signature & Date: Jim McGuire March 4, 2021

Original windows from 2019.

Current condition of windows. This photo is from January 5, 2021. This work was done without a permit.

Cleveland Landmarks Commission

Concept Plan

March 25, 2021

Concept Plan

March 25, 2021

Case 21-023: Cleveland Cultural Gardens
Romanian Cultural Garden 870 Martin Luther King, Jr. Drive
Garden Plan
Ward 9: Conwell
Project Representatives: Seventh Hill Design; George Cantor, Romanian Garden;
Lori Ashyk, Cleveland Cultural Gardens Federation

FRIENDS
OF THE
ROMANIAN CULTURAL GARDEN

One World Day
Cleveland Cultural Gardens Federation

List of Gardens *(Clockwise from Kiosk)*

2	Latvian	**12**	Azerbaijani	**22**	Lithuanian	**32**	Irish
3	Ukranian	**13**	Turkish	**23**	German	**33**	Peace Garden of the Nations
4	African-American	**14**	Native American	**24**	Hungarian	**34**	Ethiopian
5	Romanian	**15**	Polish	**25**	British	**35**	To Chinese Garden
6	Serbian	**16**	Slovenian	**26**	Croatian	**36**	Lebanese
7	Russian	**17**	Czech	**27**	Scottish	**37**	India
8	Korean	**18**	Rusin	**28**	Hebrew	**38**	Finnish
9	Albanian	**19**	Slovak	**29**	Syrian	**39**	Estonian
10	Vietnamese	**20**	Italian	**30**	American		
11	Armenian	**21**	Greek	**31**	American Legion Peace - States		

map design by designmonkeyltd

LOCATION

STREET VIEW

GEORGE ENESCU STATUE

HISTORY

The 2.1 acre Romanian Cultural Garden was deeded to the Romanian community by the City of Cleveland in 1955. The heavily wooded site was formally dedicated in 1967 and is highlighted by a seated bronze sculpture of the renowned composer, violinist, pianist, conductor, and teacher George Enescu.

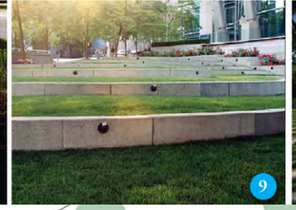
FRIENDS OF THE ROMANIAN CULTURAL GARDEN

Founded in 2011, the Friends of the Romanian Cultural Garden was formed with a mission to conserve, restore, enhance, and improve the garden site. Members are individuals of Romanian heritage that come from a variety of professions and backgrounds. All have an abiding interest in improving the garden's physical condition, appearance, and community use.

COMMUNITY CHARRETTE 2011






PROPOSED DESIGN ELEMENTS

1. Pedestrian bridge
2. Bioswale
3. Maramures gate
4. Brick plaza (Donors' Circle)
5. Stone benches
6. 15 parking spaces (grass pavers)
7. Low hedges (car screening)
8. Regional plazas with benches
9. Terracing with retaining walls
10. Sculpted lawn seating
11. Dacian double spiral path
12. Grass pavers hardscape
13. Rain garden
14. Brick paver patio
15. Cultural pavilion
16. Pergola with climbing plants
17. Enescu statue
18. Walkway

DRAFT VISION

ONE WORLD DAY

FUNDRAISING

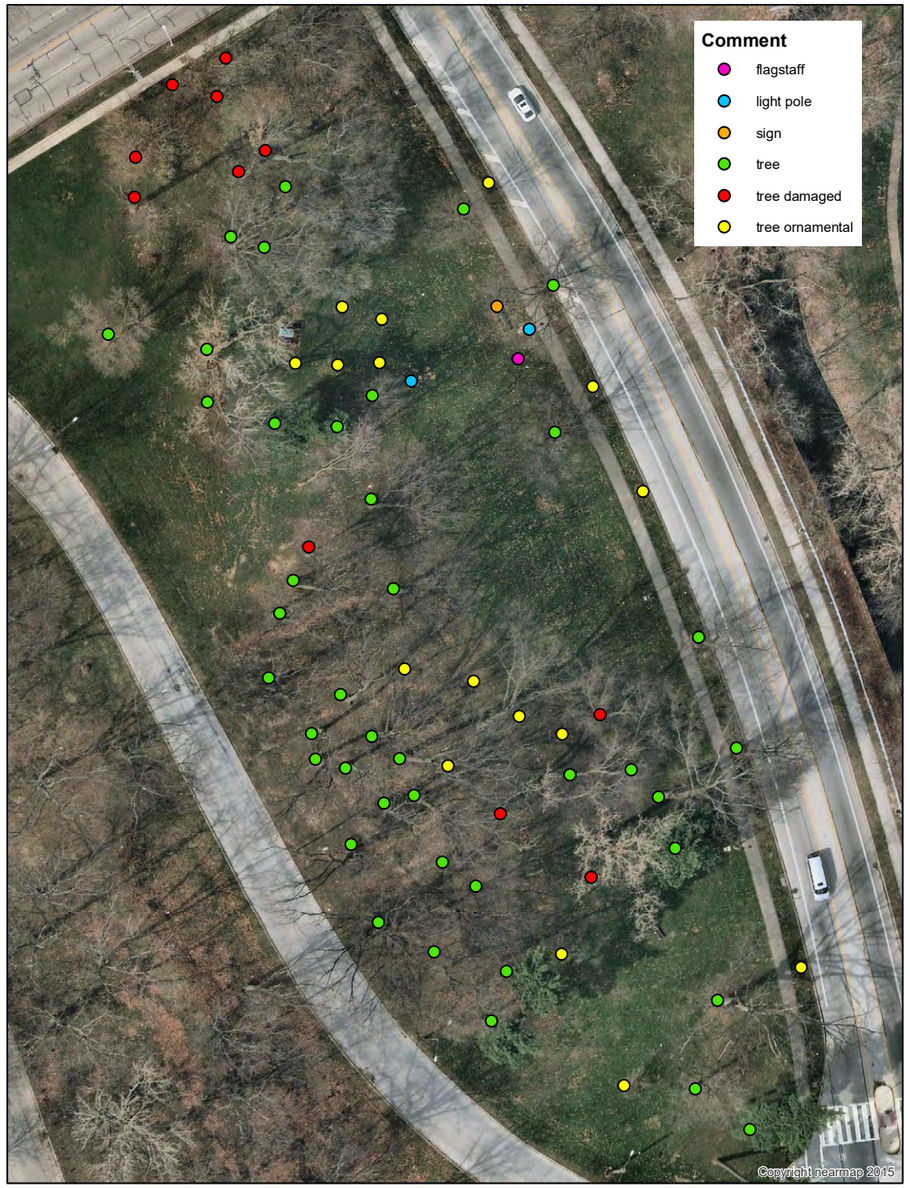
The Friends of Romanian Cultural Garden partnered with local community groups to raise funds through:

- One World Day Festival
- Romanian Festival at St. Mary's Church
- Romanian American Chamber of Commerce events (Benefit Concert 2012 & Dinner 2019)
- Individual donations

SITE SURVEY

Initial funds were used for a professional landscape survey to map the topography and identify locations of trees on the site.

The landscape survey was required before hiring a landscape architecture firm to update the design, create construction drawings, and provide a cost estimate in phases.



NOVEMBER 2019 | MEETING WITH DESIGN & PLANNING SUBCOMMITTEE AT ENVIRONMENTAL DESIGN GROUP (EDG)

FRIENDS OF THE **ROMANIAN CULTURAL GARDEN**

SCHEMATIC DESIGN

THE CLEVELAND CULTURAL GARDENS FEDERATION

✓ Design Subcommittee approved the updated design by Environmental Design Group (EDG) in July 2020.

SCHEMATIC DESIGN

NEXT STEPS

1. Receive approval of schematic design (Winter 2021)
2. Complete construction drawings (Spring 2021)
3. Use cost estimates to establish fundraising goals (Summer 2021)
4. Begin fundraising strategy for construction (Fall 2021)
5. Start construction of Phase 1 (Summer 2022)
6. Complete Phases 2 & 3 (5 years)

THE ROMANIAN CULTURAL GARDEN

- Join the Friends of the Romanian Cultural Garden
- Participate in a garden clean-up event
- Make a tax-deductable donation

For more information, please visit:

RomanianGarden.net

Follow us on Facebook:

Romanian Cultural Garden

Mailing Address:

Friends of the Romanian Cultural Garden
P.O. Box 450624
Cleveland, Ohio 44145

The Cleveland Cultural Gardens Federation

First Garden Dedicated in 1916

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Mr. Don Petit, chair
Cleveland Landmarks Commission
601 Lakeside Ave.
Cleveland, Ohio 44114

Landmarks Commission: Feb. 19, 2021

The Cleveland Cultural Gardens Federation is pleased to support the Romanian Cultural Garden's conceptual design. The Federation's Design and Preservation Committee approved the overall design on July 2, 2020 and it received approval by the CCGF board on July 20, 2020.

We commend the Romanian Garden for its hard work and for a design which allows the nearby community access, and for its eco-friendly elements. We are very encouraged by the progress the Garden has made in recent months; its work will both celebrate Romanian culture, in keeping with the spirit of the Cultural Gardens, and bring modern design concepts to the park.

The CCGF is happy to answer any questions and hope that you will approve this design.

Sincerely,

Lori Ashyk
Executive Director
Cleveland Cultural Gardens Federation

*AFRICAN AMERICAN * AMERICAN * PEACE GARDEN OF THE NATIONS * ALBANIAN * ARMENIAN * AZERBAIJANI * BRITISH CHINESE * COLOMBIAN * CROATIAN * CZECH * EGYPTIAN * ESTONIAN * ETHIOPIANN * FINNISH * FRENCH * GERMAN GREEK * HEBREW * HUNGARIAN * INDIAN * IRISH * ITALIAN * KOREAN * LATVIAN * LEBANESE * LITHUANIAN * NATIVE-AMERICAN * PAKISTANI * POLISH * ROMANIAN * RUSIN * RUSSIAN * SCOTTISH * SERBIAN * SLOVAK * SLOVENIAN SYRIAN * TURKISH * UKRAINIAN * VIETNAMESE*

The Cleveland Cultural Gardens Federation, 10823 Magnolia Dr., Cleveland, OH 44106 Tel: 216-220-3075.

www.clevelandculturalgardens.org

Cleveland Landmarks Commission

Landmark Nomination

March 25, 2021

Landmark Nomination

March 25, 2021

NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Section 106 Environmental Review

March 25, 2021

Section 106 Environmental Review

March 25, 2021

NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Meeting Minute Approvals

March 25, 2021

Meeting Minutes Approval

March 25, 2021

NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Administrative Reports

March 25, 2021

Cleveland Landmarks Commission

Adjournment

March 25, 2021

Cleveland Landmarks Commission

March 25, 2021