CITY OF CLEVELAND
Mayor Justin M. Bibb

2026 City of Cleveland

Landmarks Commission

May 28th, 2026

Julie Trott, Commission Chair
Daniel Musson, Secretary

CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

May 28th, 2026

Case 26-029R

Certificate of Appropriateness

Broadway Avenue Historic District

Previously Approved
May 14th, 2026

Ascent at Broadway
5700 Broadway

Façade Renovation

Project Representatives: Gabrielle Benson, DS Architecture, LLC
Ward 3: Councilmember Gray

Ascent at Broadway Storefront
Cleveland Landmarks Commission
May 28th, 2026

DS ARCHITECTURE

SITE LOCATION MAP

EXISTING CONDITIONS

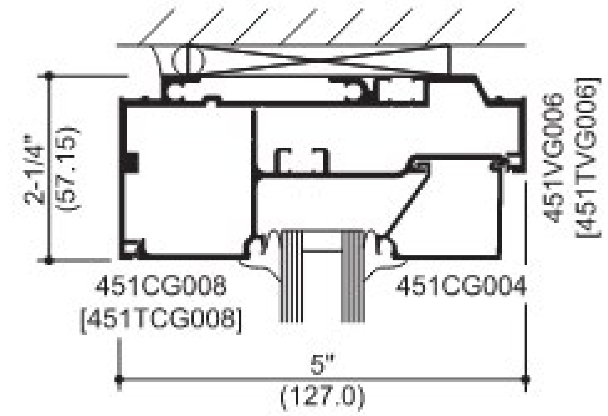

KRESGE
S. S. KRESGE COMPANY
STYLE SHOPPE
CROSS WALK

WEST ELEV
3/16"=1'

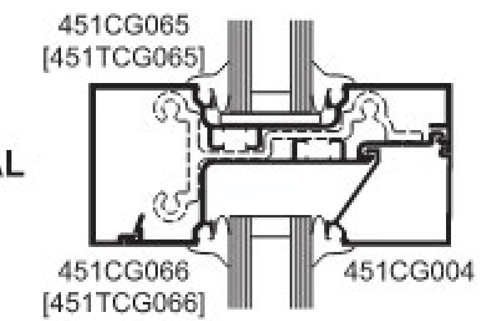
Storefront Replacement

Kawneer M451T Storefront System
Color: Charcoal

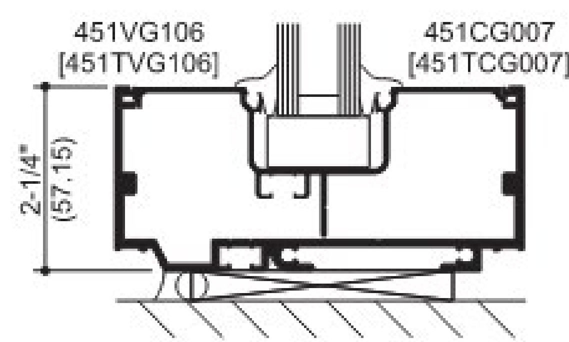
1
HEAD

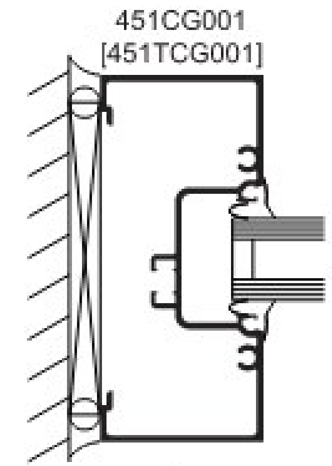


2
HORIZONTAL

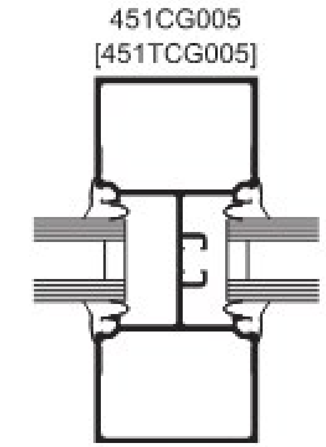


3
SILL



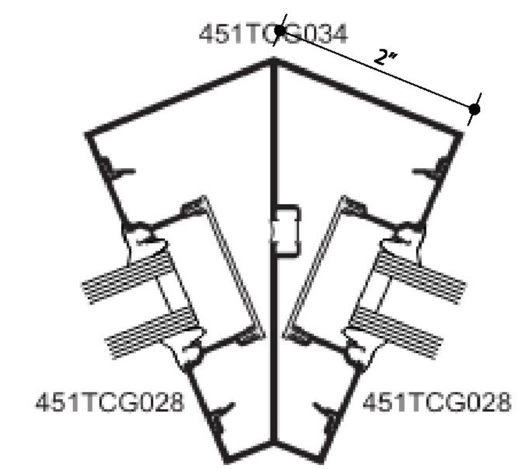


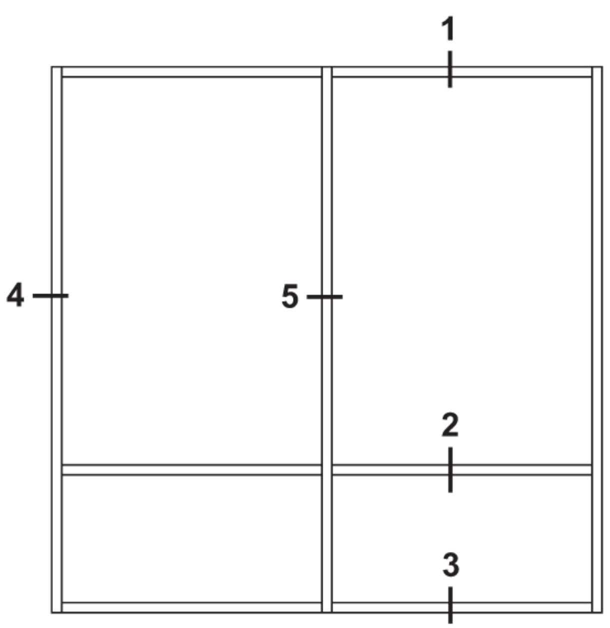
4
JAMB



5
VERTICAL

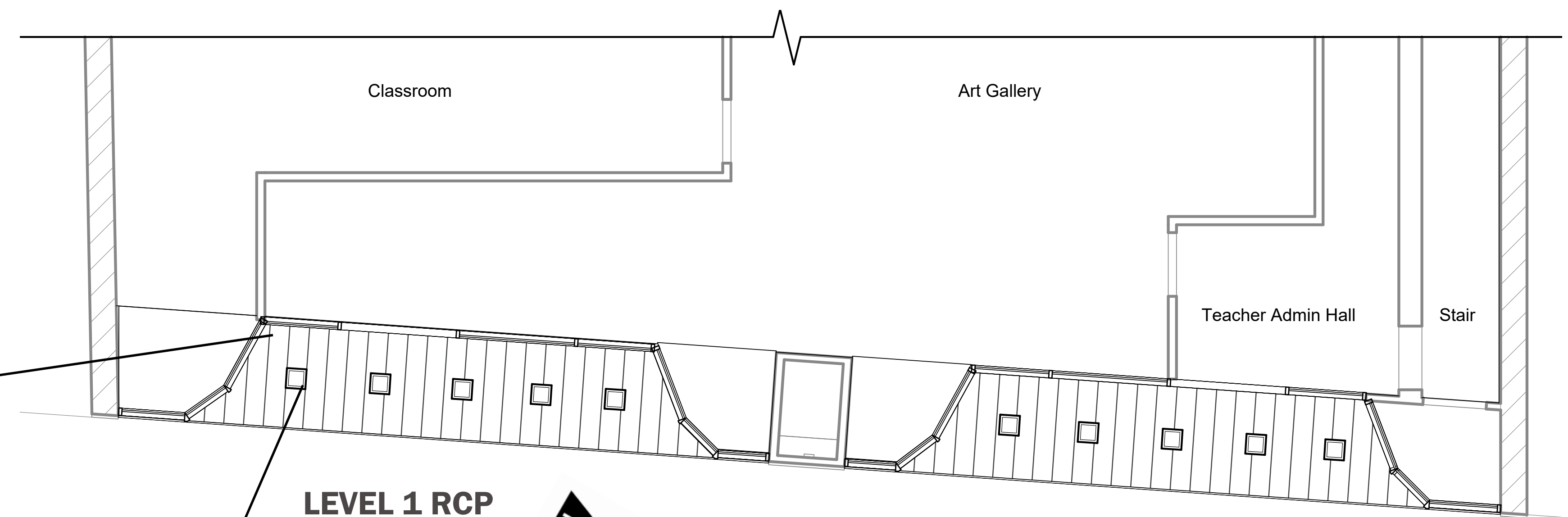
135º CORNER
(THERMAL)



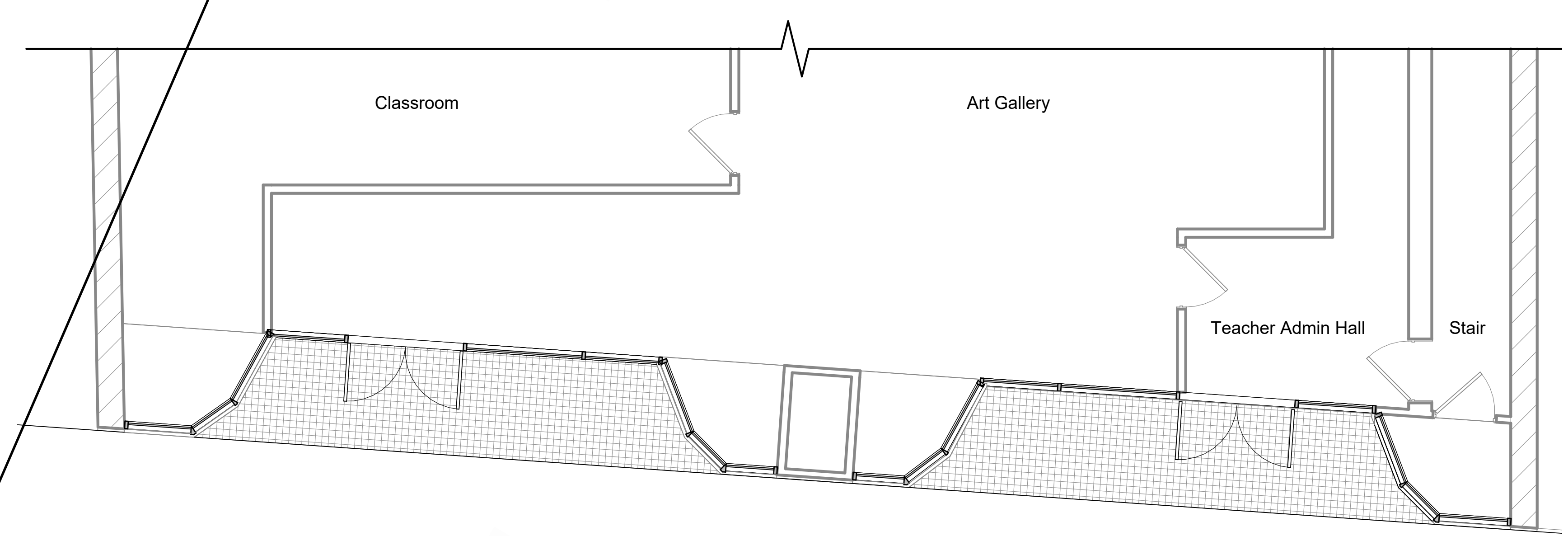


ELEVATION IS NUMBER KEYED TO DETAILS

Soffit Replacement
PacClad 12" Flush Soffit in Graphite



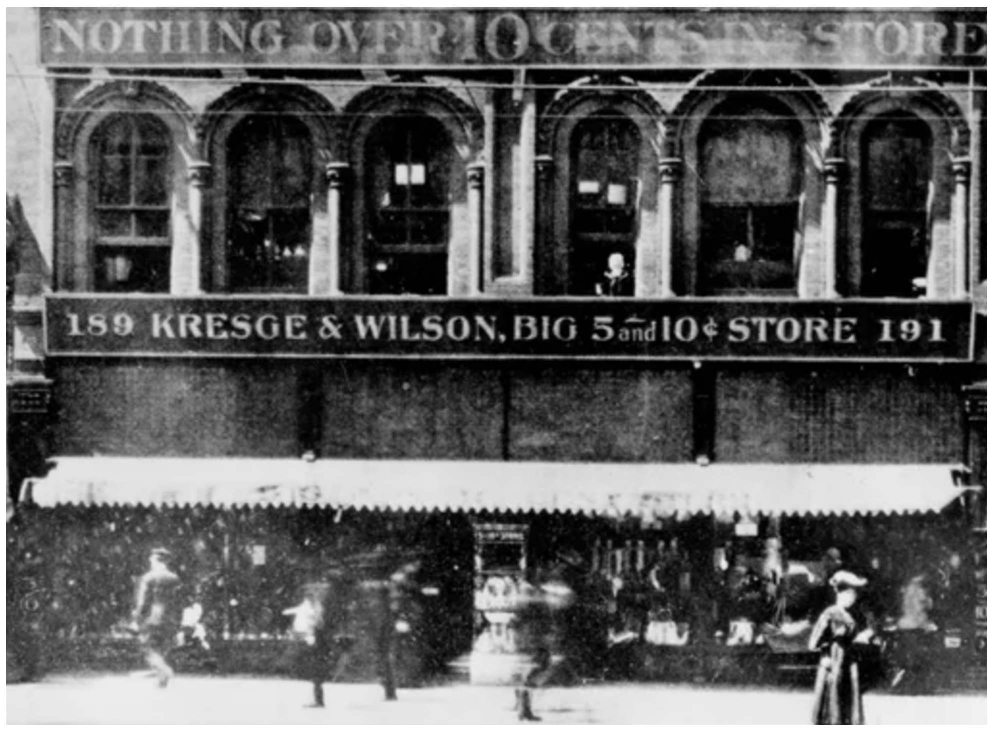
LEVEL 1 RCP
NTS



LEVEL 1
NTS

Soffit Lighting Replacement
DALS Lighting 10" Square Flush Mount Light in Black

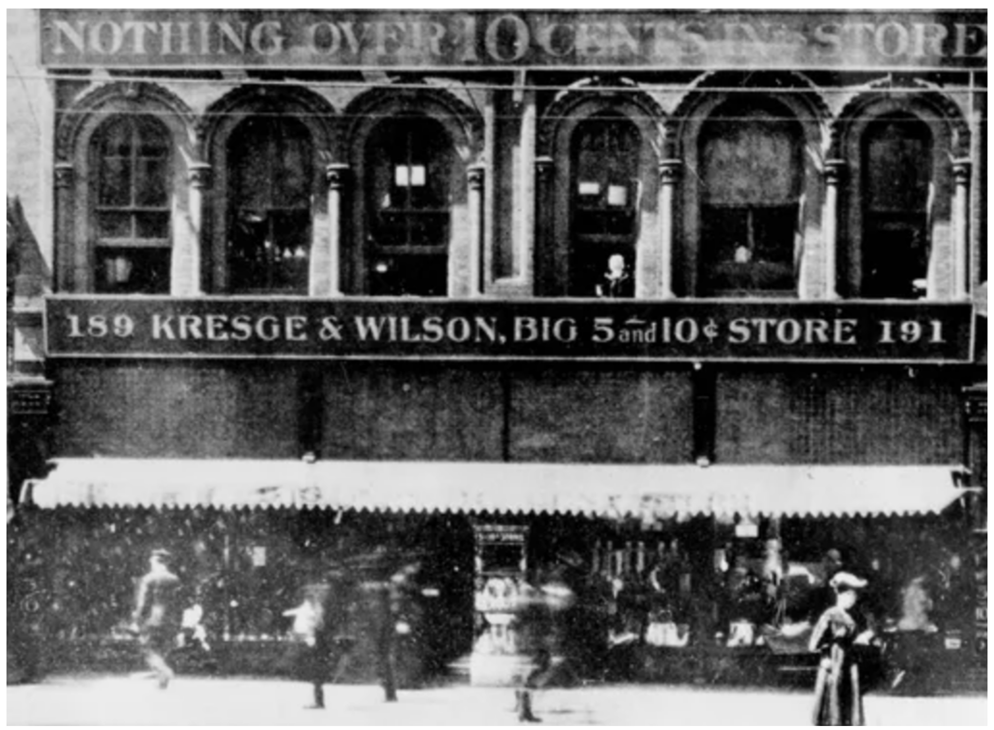
HISTORIC JUSTIFICATION FOR A DARKER STOREFRONT MULLION COLOR



1890s-1930s Examples of S.S. Kresge Storefronts with Dark-colored Trim/Mullions

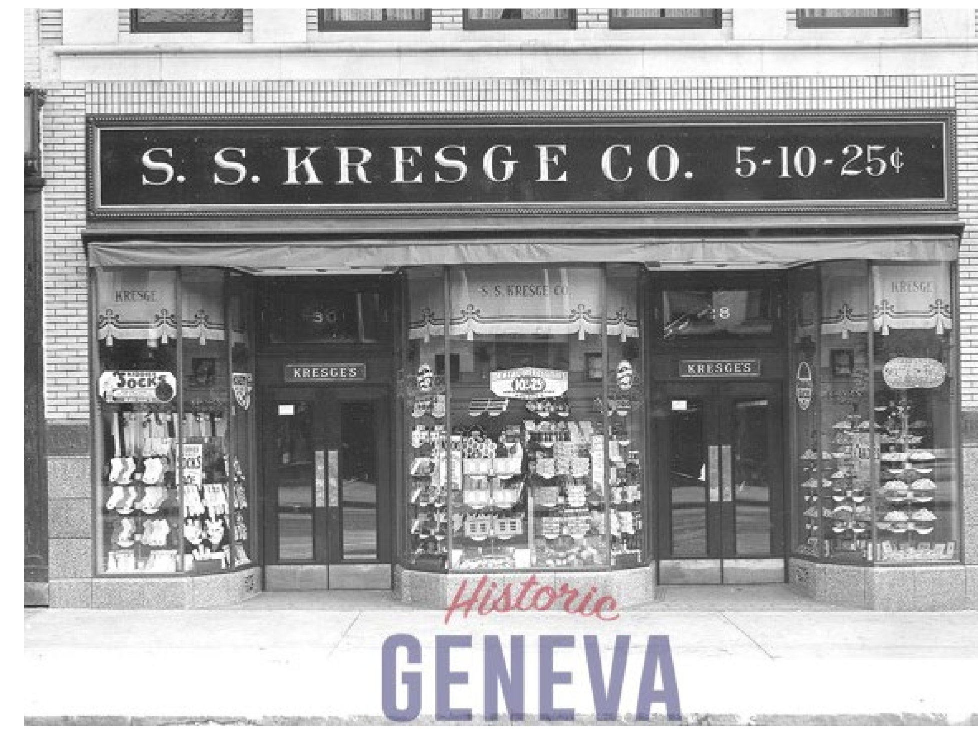
Historic Slavic Village Storefronts with Dark-colored Trim/Mullions

Local Example of Building Restoration to pre-Mid Century State



Detroit, Michigan
1899

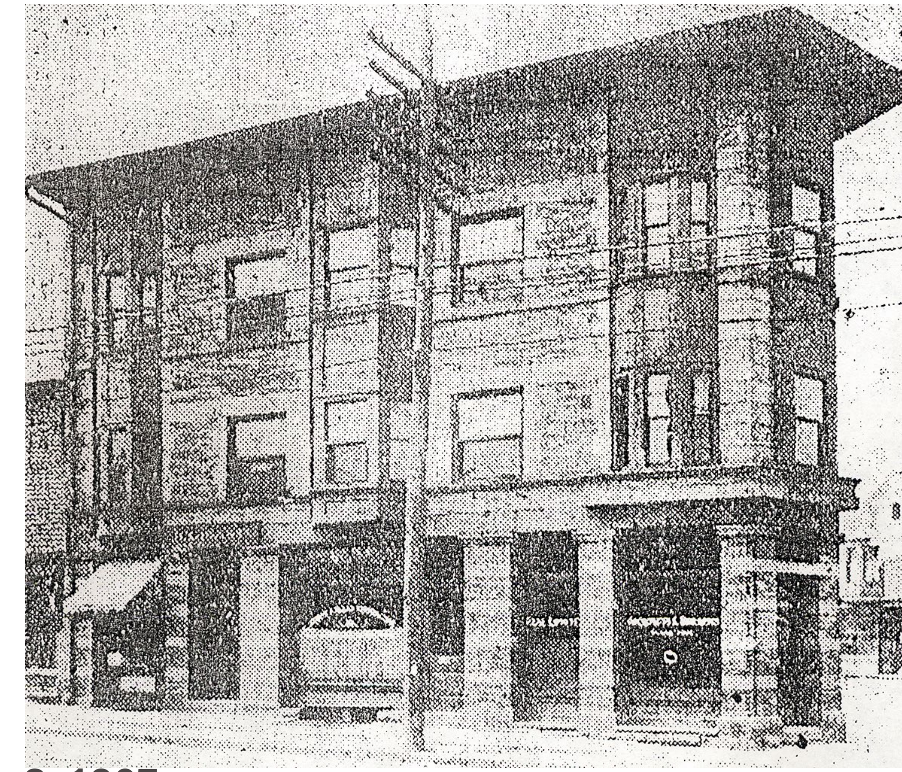
Canton, Ohio
1924



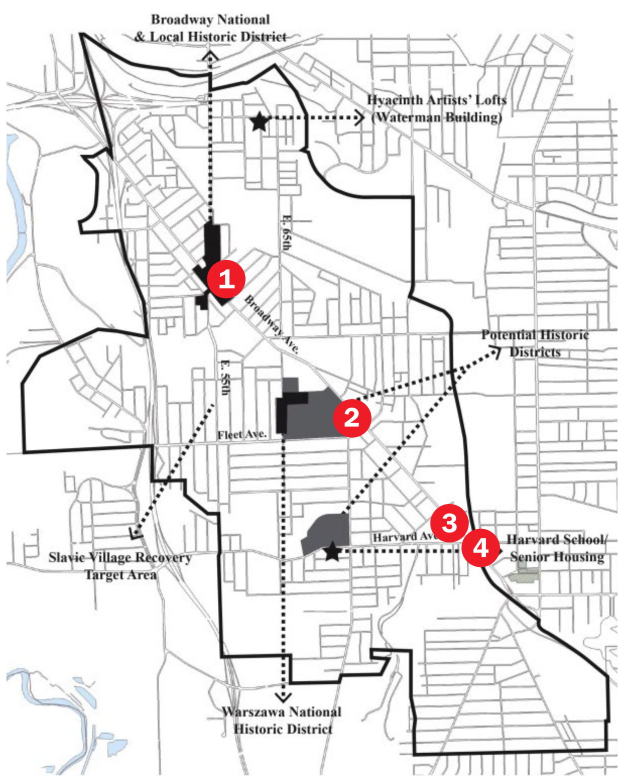
Geneva, New York
Circa 1928-1939

SLAVIC VILLAGE HISTORIC STOREFRONTS WITH DARK WINDOW TRIM/MULLIONS

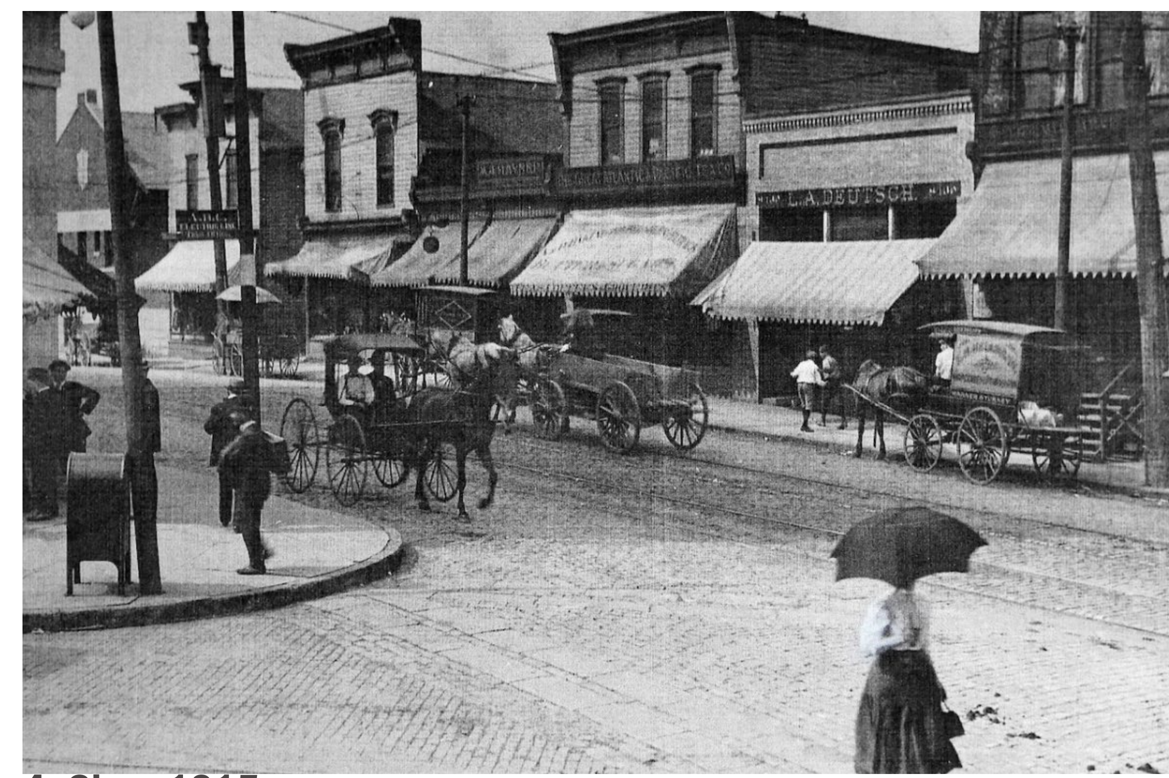
1. Circa 1886-1889



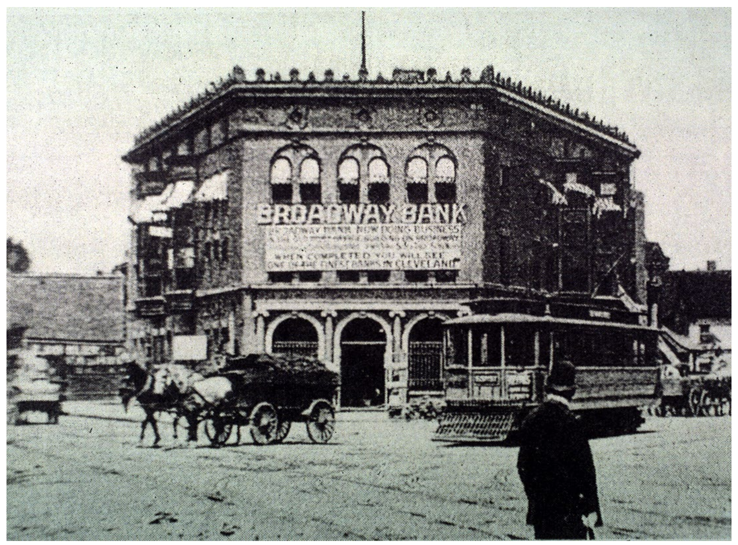
3. 1907



3. 1905



4. Circa 1915



Broadway Bank, 1901

Fishers Dry Goods, circa Mid 1900s

Hubcap Heaven, circa 1979-1980s

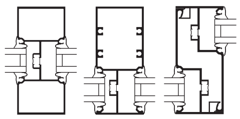
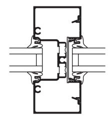
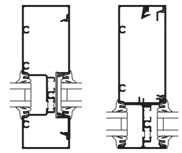
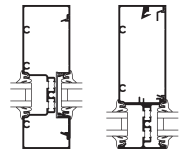
Hubcap Heaven Post Restoration, present

DAYTIME WITH SHADING

NIGHTTIME WITH LIGHTING

A

APPENDIX

Product	Trifab® VersaGlaze® 451T Framing System (2" x 4-1/2")	Trifab® 451UT Framing (2" x 4-1/2")	Trifab® VersaGlaze® 601T Framing System (2" x 6")	Trifab® VersaGlaze® 601UT Framing System (2" x 6")
Catalog Section	Framing	Framing	Framing	Framing
Typical Detail				
Applications	Storefront Ribbon Windows Punched Openings	Storefront Ribbon Windows Punched Openings	Storefront Ribbon Windows Punched Openings	Storefront Ribbon Windows Punched Openings
Glass Plane Options	Center, Front, Back, Multi-Plane	Center	Center Front	Center Front
Infill Options	Up to 1-1/8"	Up to 1-1/8"	Up to 1-1/8"	Up to 1-1/8"
Glazing Options	Inside Glazed Outside Glazed	Inside Glazed Outside Glazed	Inside Glazed Outside Glazed	Inside Glazed Outside Glazed
Thermal	IsoLock® Pour and Debridge	Dual IsoLock® Pour and Debridge	Dual IsoLock® Pour and Debridge	Dual IsoLock® Pour and Debridge
SSG	Optional	No	Yes (Front)	Yes (Front)
Weatherseal	Optional	No	No	No
2 Color Option	Yes with Front Stick	No	No	No
Integrated Entrance Framing	Yes	Yes	Yes	Yes
Windows Integration	Yes	Yes	Yes	Yes
GLASSvent® Integration	Yes	Yes	Yes	Yes
Versoleil® Sunshade Integration	Yes	Yes	Yes (Center Only)	Yes (Center Only)
Fabrication Method	Screw Spline, Shear Block, Stick, Continuous Head and Sill	Screw Spline	Screw Spline, Shear Block, Stick	Screw Spline, Shear Block, Stick
Product Description	A 2" x 4-1/2" flush glazed system for 1" glass. VersaGlaze® is engineered for design and fabrication versatility with variable glass planes choices, SSG or Weatherseal options, IsoLock® thermal break option and four types of fabrication.	A 2" x 4-1/2" flush glazed system for 1" glass. Engineered to perform to current energy code requirements using a dual IsoLock® thermal break.	A 2" x 6" flush glazed system for 1" glass. Engineered to perform to current energy code requirements using a dual IsoLock® thermal break.	A 2" x 6" flush glazed system for 1" glass. Engineered to perform to current energy code requirements using a dual IsoLock® thermal break.
Testing for Protective Glazing	—	—	—	—
Performance Test Standards	AAMA 501.1, AAMA 507, AAMA 501, AAMA 505, AAMA 1503, AAMA1801, AAMA TIR-A8, ASTM E283, ASTM E330, ASTM E331, ASTM E1425, NFRC 100/200/500	AAMA 501, AAMA 505, AAMA 1503, AAMA 507, AAMA 1801, AAMA TIR-A8, ASTM E283, ASTM E330, ASTM E331, ASTM E1425, CSA-A440, NFRC 100/200/500	AAMA 501, AAMA 505, AAMA 507, AAMA 1503, AAMA 1801, AAMA TIR-A8, ASTM E283, ASTM E330, ASTM E331, ASTM E1425, CSA-A440, NFRC 100/200/500	AAMA 501, AAMA 505, AAMA 507, AAMA 1503, AAMA 1801, AAMA TIR-A8, ASTM E283, ASTM E330, ASTM E331, ASTM E1425, CSA-A440, NFRC 100/200/500

KAWNEER

Building
Legacies

HIGH-PERFORMING PAINTS THAT LET YOU DESIGN IN VIBRANT LIVING COLOR

PERMAFLUOR™ ARCHITECTURAL FINISHES

ANTIQUE BRONZE - UC100027

BLACK - UC109846

BLACK MAGIC - UC135973

BONE WHITE - UC109880

BRIGHT WHITE - UC55026

CHARCOAL - UC109852

CLASSIC BRONZE - UC109850

DOVE GRAY - UC109848

MEDIUM BRONZE - UC109862

SANDSTONE - UC109856

SERENGETI GRASS - UC139981

ZINC GRAY - UC127266

HARTFORD GREEN - UC109881

There's a painted finish as expressive and enduring as the buildings you design. Permafluor™ Architectural Coatings combine beauty and successful performance as only a 70% fluoropolymer-based coating can.

Permafluor™ colors add life to your architectural expressions. Thirteen standard colors and a limitless pallet of custom colors can satisfy your creative needs. The standard colors are always in stock at Kawneer paint facilities for fast turnaround while the Permafluor™ custom colors can be formulated to meet your needs.

This is a paint that endures along with your architectural statement. Permafluor™ is formulated to maintain integrity for years. Outstanding durability translates to substantial maintenance savings over the life of the building.

Thousands of buildings throughout the world are a testament to the lasting beauty and performance of Kawneer standard Permafluor™ Architectural Coatings.

KAWNEER #22 STOCK PERMAFLUOR™ ARCHITECTURAL COATINGS

The 13 standard Permafluor™ colors shown on this chart are Kawneer #22 stock coatings. They are stocked at Kawneer paint facilities for fast turnaround of painted projects.

The following specifications are required for the proper application and end-use results of Permafluor™. Performance properties represent minimum results when Permafluor™ is applied according to specifications.

SPECIFICATIONS THAT MEET AAMA 2605 REQUIREMENTS

Permafluor™ coating will meet or exceed test requirements of AAMA 2605, Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.

The following are guidelines for specifying and applying Permafluor™ coatings:

Pretreatment – The aluminum shall be thoroughly cleaned using a multi-stage cleaning process to remove organic and inorganic surface soils and residual oxides. Apply a chemical conversion coating to which organic coatings will firmly adhere.

Primer – The cleaned and treated substrate shall be primed to a thickness of 0.2 – 0.3 mils using approved factory application methods.

Paint – The Permafluor™ paint system shall contain 70% PVDF (Hylar 5000® or Kynar 500®) resin and durable ceramic pigments. It shall be factory applied and oven baked for a topcoat film thickness of 1.0 mil minimum. Clear topcoat, if required, shall be applied at 0.4 – 0.8 mils.

PERFORMANCE TABLE

Criteria	Performance
AAMA 2605	Meets or exceeds
Substrate	Aluminum only
Pretreatment	Multi-stage cleaning and conversion coating
Dry Film Thickness (ASTM D7091)	1.2 mils
Specular Gloss (ASTM D523)	Low and medium
Dry Film Hardness (ASTM D3363)	F min.
Impact Resistance	1/10" deformation No loss of adhesion
Abrasion Resistance (ASTM D968)	Coefficient of 40 minimum
Salt Spray (ASTM G85 Annex A5)	Hours: 2,000 Scribe or cut edges: Rating 7 Field: Rating 8
Humidity Resistance(ASTM D2247 or ASTM D4585)	Hours: 4,000 Few No. 8 blisters max.
10 Years South Florida	Color change: 5ΔE (Hunter) units max. Chalk resistance: Rating 8 max.
10% Muriatic Acid Spot Test	15 min. No blistering or visual change
Mortar (Alkali) Resistance	24-hour spot test, no visual change
72-Hour Detergent Immersion (@ 100°F)	No loss of adhesion
Boiling Water Adhesion	No removal of film after 20 min. exposure

Hylar 5000® is a registered trademark of Solvay Solexis, Inc., Kynar 500® is a registered trademark of Arkema Inc.

Note: These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification will be as per approved color samples. Permafluor™ finishes are formulated for Kawneer Company, Inc.

Permafluor™ : Form Number 14-2195.C

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

770.449.5555 TEL

www.kawneer.com

Building Legacies

KAWNEER

Square flush mount

WET

2700k 3000k 3500k 4000k 5000k

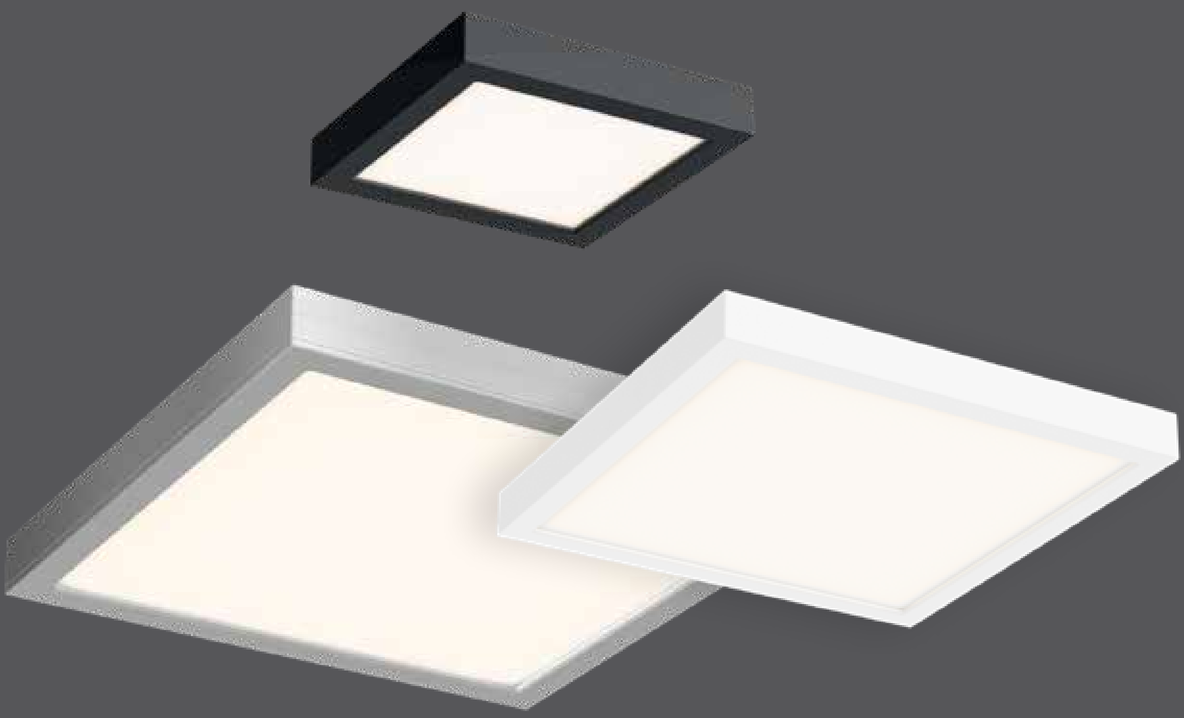
COLOR TEMPERATURE

Intertek

ENERGY STAR

JA8 CERTIFIED

Our LED flush mounts incorporate Edge-Lit technology, eliminating hot spots or glare. With 3 sizes to choose from, every application is covered.



Model	Size	Watts	Delivered lumens	LED lumens	CRI	Color °T	Voltage
CFLEDSQ06-CC	6"	11 W	700 lm	750 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V
CFLEDSQ10-CC	10"	17 W	1000 lm	1200 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V
CFLEDSQ14-CC	14"	26 W	1600 lm	2100 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V

Specifications

Integrated dimmable driver
Over 50,000 hours of service life
Switch-selectable CCT: 2700 K/ 3000 K/3500 K/4000 K/5000 K in canopy
Smooth 360° wide spread
Minimal heat emission
Frosted lens
Edge-lit technology
Cast aluminum construction
Suitable for wet locations
Refer to website for dimmer compatibility
Ideal operating temperature: -20° to 40° C
5-year warranty

Finish

- **BK** Black
- **SN** Satin Nickel
- **WH** White

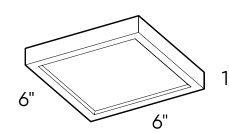
Order example

CFLEDSQ06-CC-WH
CFLEDSQ06 6" square ceiling flush mount in a white finish

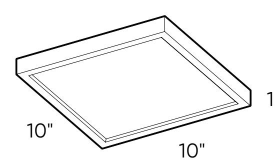
Note

Other Color °T and Finishes available, but may require MOQ's and longer lead times. Please contact your DALS representative for more information.

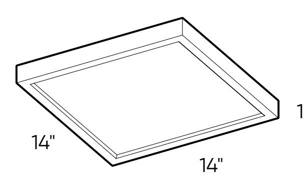
CFLEDSQ06-CC



CFLEDSQ10-CC



CFLEDSQ14-CC



FLUSH/REVEAL SOFFIT

MATERIALS

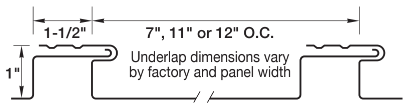
.032 aluminum	24 gauge steel
.040 aluminum*	22 gauge steel*

* Limited color availability

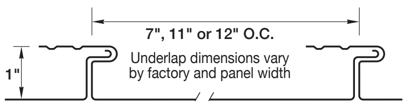
SPECS

7", 11" or 12" O.C.	1" High

REVEAL SOFFIT



FLUSH SOFFIT



PRODUCT FEATURES

- Four profiles available
- Perforation available for ventilation on .032 aluminum only
- Roll-formed to exact lengths
- Matching "J" trim available
- 35-year non-prorated finish warranty

MATERIAL

- 24 gauge steel
- 22 gauge steel
- .032 aluminum
- .040 aluminum
- Galvalume Plus available

ASTM TESTS

- ASTM E330 Tested: Flush panel (12" only)

FLORIDA BUILDING PRODUCT APPROVALS

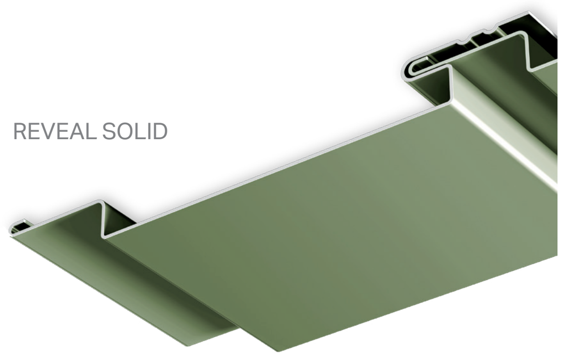
Please refer to pac-clad.com or your local factory
for specific product approval numbers for soffit panels.

OPEN AIR PERCENTAGES FOR VENTED FLUSH PANELS

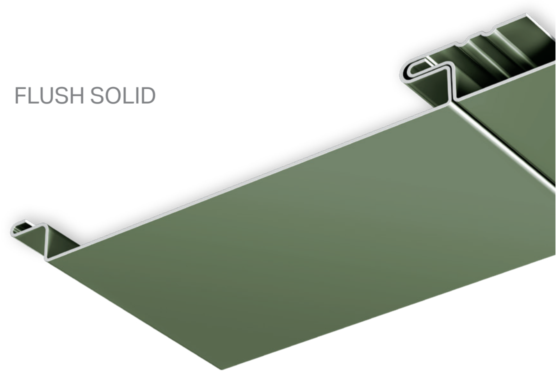
(these percentages are nominal and may vary per profile)

- Wide vent - 12%
- Narrow vent - 6%

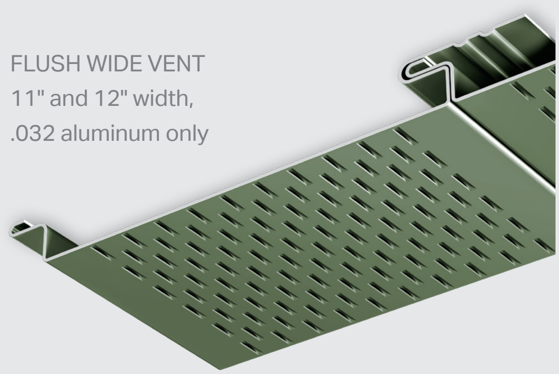
REVEAL SOLID



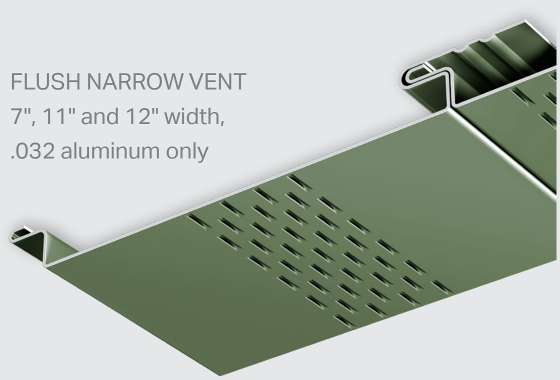
FLUSH SOLID



FLUSH WIDE VENT
11" and 12" width,
.032 aluminum only



FLUSH NARROW VENT
7", 11" and 12" width,
.032 aluminum only



PAC-CLAD®

PETERSEN

A CARLISLE COMPANY

Color Guide

▲ $ SANDSTONE	▲ $ SIERRA TAN
▲ $ DARK BRONZE	▲ $ BURNISHED SLATE
$ MIDNIGHT BRONZE	▲ $ MANSARD BROWN
▲ $ CHARCOAL	▲ $ GRAPHITE
$ ONYX (fka Matte Black)	$ TRADITIONAL BLACK
▲ $ CARDINAL RED	▲ $ MILITARY BLUE
$ AWARD BLUE	▲ $ HEMLOCK GREEN
$ FOREST GREEN	▲ $ PATINA GREEN
$ HARTFORD GREEN	$ GALVALUME PLUS

PAC-CLAD.COM

Performance and Availability

STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AWARD BLUE †	0.25	0.86	0.23	24	✔		✔					
BLACK (FKA BLACK ALUMINUM)	0.05	0.90	0.04	0	✔	✔	✔	✔	✔	✔	✔	✔
BONE WHITE	0.70	0.86	0.69	85	✔	✔	✔	✔	✔	✔	✔	✔
BURNISHED SLATE	0.32	0.86	0.31	33	✔						✔	
CARDINAL RED †	0.44	0.86	0.44	49	✔		✔				✔	✔
CHARCOAL	0.30	0.87	0.30	31	✔		✔	✔	✔		✔	✔
CITYSCAPE	0.05	0.87	0.50	57	✔	✔	✔	✔	✔		✔	✔
CLASSIC BRONZE * NEW	0.27	0.87	N/A	27	✔						✔	
COLONIAL RED	0.34	0.87	0.31	36	✔		✔	✔	✔		✔	✔
DARK BRONZE	0.27	0.86	0.29	26	✔	✔	✔	✔	✔	✔	✔	✔
FOREST GREEN	0.10	0.88	0.10	5	✔		✔	✔			✔	✔
GRANITE *	0.32	0.86	0.33	33	✔	✔	✔	✔	✔			✔
GRAPHITE	0.25	0.86	0.28	24	✔						✔	
HEMLOCK GREEN	0.31	0.87	0.30	32	✔		✔				✔	
INKWELL * NEW	0.27	0.86	N/A	26	✔						✔	
INTERSTATE BLUE	0.16	0.87	0.15	12	✔		✔		✔		✔	✔
IRON ORE NEW	0.27	0.87	N/A	27	✔		✔	✔	✔		✔	✔
MANSARD BROWN	0.31	0.87	0.31	32	✔		✔	✔	✔		✔	✔
MEDIUM BRONZE	0.30	0.88	0.29	31	✔	✔	✔	✔	✔	✔	✔	✔
MIDNIGHT BRONZE	0.06	0.90	0.06	1	✔			✔			✔	
MUSKET GRAY	0.32	0.87	0.31	33	✔	✔	✔		✔		✔	✔
PACIFIC BLUE (fka SLATE BLUE)	0.28	0.87	0.27	28	✔		✔				✔	✔
SANDSTONE	0.48	0.87	0.48	55	✔	✔	✔	✔	✔	✔		
SIERRA TAN	0.38	0.85	0.31	40	✔	✔	✔	✔	✔		✔	✔
SLATE GRAY	0.41	0.87	0.37	45	✔	✔	✔	✔	✔		✔	✔
STONE WHITE	0.69	0.86	0.67	84	✔	✔	✔	✔	✔	✔		
TERRA COTTA	0.35	0.87	0.33	37	✔		✔		✔		✔	✔
TRADITIONAL BLACK * NEW	0.28	0.87	N/A	28	✔		✔				✔	✔
EXTENDED LEAD TIME												
AGED BRONZE	0.29	0.87	0.27	29	✔						✔	
ALMOND	0.63	0.85	0.55	75	✔	✔	✔	✔	✔			
ANTIQUE BRONZE NEW	0.28	0.86	N/A	27	✔		✔	✔			✔	✔
BERKSHIRE BLUE *	0.29	0.86	0.27	29	✔							
BUCKSKIN NEW	0.37	0.86	N/A	39	✔						✔	✔
BURGUNDY	0.24	0.86	0.13	22	✔						✔	
HARTFORD GREEN	0.08	0.88	0.08	3	✔			✔			✔	
MILITARY BLUE	0.31	0.87	0.30	32	✔		✔				✔	✔
ONYX (fka MATTE BLACK STEEL)	0.26	0.85	0.25	24	✔	✔					✔	
PATINA GREEN	0.33	0.86	0.32	34	✔							
WEATHERED STEEL 👑	0.26	0.86	N/A	25	✔							
PREMIUM COLORS												
ANODIC CLEAR 👑	0.53	0.81	0.31	60				✔				
CHAMPAGNE 👑	0.40	0.78	0.49	40	✔		✔	✔	✔			✔
COPPER PENNY 👑	0.50	0.86	0.52	57	✔		✔	✔			✔	✔
SILVER 👑	0.47	0.82	0.46	52	✔	✔	✔	✔	✔		✔	✔
SILVERSMITH 👑	0.54	0.81	0.32	61				✔				
WEATHERED ZINC 👑	0.24	0.83	0.46	21	✔		✔		✔		✔	✔
CLEAR-COAT ACRYLIC FINISH (NON-PVDF)												
GALVALUME PLUS	0.68	0.14	0.55	57	✔	✔					✔	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980. Reflectivity and solar reflectance index (SRI) values are provided by Sherwin-Williams®.

* Low Gloss/Low Sheen, 70% PVDF finish † 10-year finish warranty 👑 Premium Colors

TECHNICAL DATA FOR 70% PVDF COATING:

- South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.
- Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion
- Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH, 3000 hours – No field blisters
- Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG:2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- Pencil hardness (ASTM D 3363): HB – 2H
- Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35
- Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters
- Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- Flame Test (ASTM E 84): Class A Coating

Safety Series

Strengthen your glass even on a budget with 3M™ Safety & Security Window Film.

- Engineered to help hold broken glass in place
- Helps prevent flying glass shards from harming occupants and damaging property
- Blocks up to 99% of the sun's harmful UV rays, the largest single cause of fading
- Products must be installed with the 3M™ Impact Protection Attachment (IPA) Sealant for all break & entry and for all spontaneous glass breakage applications on single pane tempered glass (product is <u>not</u> bulletproof and is <u>not</u> designed to stop intruders)
- Optically clear
- For application only to interior glass surfaces of windows and doors
- Comprehensive warranty by 3M

	S40	S70	S80	S140
Break and Entry		★★	★★	★★★★½
Safety Glazing	★★★	★★★★	★★★★½	★★★★½
Seismic	★★★★	★★★★★	★★★★★	★★★★★
Anti-Graffiti	★★	★★★	★★★	★★★½

Best ★★★★★
Better ★★★★
Good ★★★
Fair ★★
Ratings in comparison to other 3M™ Safety & Security Window Films.

We recommend that you consult with an authorized 3M Window Film Dealer along with your architect, building contractor, and/or security professional to determine if these films or other 3M film solutions can help meet your security needs.

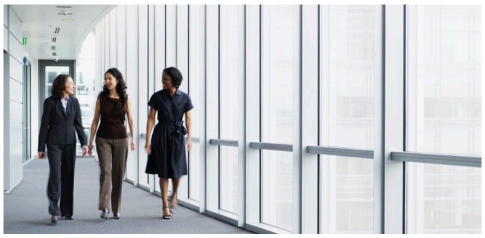
Valued Associations and Alliances:

Break and Entry

- Application applicable for S70, S80, and S140 and must be combined with 3M™ Impact Protection Attachment (IPA) Sealant
- Help delay intruders and help provide extra response time by slowing the intruder down.

Performance Testing

- 3M proprietary tests

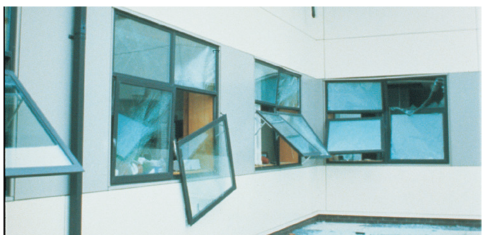


Safety Glazing

- Can be used in certain instances to help upgrade facilities to building codes
- Help prevent flying shards of glass from harming building occupants or damaging property

Performance Testing

- ANSI Z97.1
- EN 12600



Seismic and Spontaneous Glass Breakage

- Help retain the broken glass within the frame and help prevent glass fragments from falling from windows, balconies and guardrails

Performance Testing

- ANSI Z97.1
- EN 12600

Film Properties (nominal) — not for specification purposes

Film Type	Film Thickness	Construction	Tensile Strength	Break Strength	Elongation at Break	Peel Strength	Abrasion Resistance
Safety S40	4 mil (0.10mm)	Single ply	25,000 psi (172 MPa)	100 lbs/in (445 N / 25mm)	>125%	> 4 lbs/in (18 N / 25mm)	<5%
Safety S70	7 mil (0.18mm)	Single ply	25,000 psi (172 MPa)	175 lbs/in (778 N / 25mm)	>125%	> 5 lbs/in (22 N / 25mm)	<5%
Safety S80	8 mil (0.20mm)	2-ply	25,000 psi (172 MPa)	200 lbs/in (890 N / 25mm)	>125%	> 2 lbs/in (9 N / 25mm)	<5%
Safety S140	14 mil (0.36mm)	3-ply	25,000 psi (172 MPa)	350 lbs/in (1,557 N / 25mm)	>125%	> 2 lbs/in (9 N / 25mm)	<5%

IMPORTANT: This is an overview of product features and benefits. Prior to product selection, always refer to the current 3M Technical Data Sheet and 3M Technical Specifications for more detailed product information.

IMPORTANT PRODUCT AND APPLICATION LIMITATIONS: Many factors can contribute to potential hazards and damages arising from wind, impact, seismic, explosion, or break and entry incidents, including the window film selected, type and thickness of glass, building construction, exterior pressure, proximity of impact occurrence, quality of window or door frames, intruder size and strength, and type of tools used to gain entry. Certain 3M™ Window Films require the use of 3M™ Impact Protection Attachment (IPA) Sealant on glass window and door frames for windstorm, break & entry, and explosion mitigation applications and for spontaneous glass breakage applications on single pane tempered glass. The sealant may also be recommended for certain other spontaneous glass breakage, safety glazing, and seismic applications. Always refer to the 3M Technical Data Sheets and 3M Technical Specifications to determine whether these combinations are required. **CAUTION**: While 3M™ Window Films, when applied in accordance with 3M instructions, may help reduce the impact of flying glass shards under certain conditions and potentially delay intruders, these films do not prevent property damage, personal injury, or death. **CAUTION**: Window films are not bulletproof and not designed to stop intruders. Always consult with security professionals and a 3M Authorized Window Film Dealer prior to selecting any window films to determine suitability for the intended application.

IMPORTANT STATE OF FLORIDA NOTICE: This product is not approved in the State of Florida for use as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm. In compliance with Florida Statute 553.842, this product may not be advertised, sold, offered, provided, distributed, or marketed in the State of Florida as hurricane, windstorm, or impact protection from wind-borne debris from a hurricane or windstorm.

Warranty, Limited Remedy, and Disclaimer: Please refer to the Warranty Bulletin for 3M™ Window Films (Flat Glass Applications) and 3M™ Impact Protection Attachment (IPA) Sealant for complete details on warranty coverage, which can be obtained by contacting your 3M Authorized Window Film Dealer or your local 3M sales representative. If a 3M product does not conform to the warranties described in this Warranty Bulletin, the sole and exclusive remedy is, at 3M's option, replacement of the 3M product or refund of the purchase price. Except to the extent prohibited by law, 3M will not be liable for any loss or damage arising from or related to the 3M product, whether direct, indirect, special, incidental, or consequential (including, but not limited to, lost profits or business opportunity), regardless of the legal or equitable theory asserted, including, but not limited to, warranty, contract, negligence, or strict liability.

3M Commercial Branding and Transportation Division
3M Center, Building 223-3N-30
St. Paul, MN 55144-1000
3M.com/windowfilm

98-0150-0748-1

EcoSheer™

1% open | 3% open
6850 series | 6750 series

This reversible solar fabric features a broken twill weave pattern woven from pigmented yarns. This fabric is made of flame-retardant polyester, is recyclable, PVC-free, and has a soft hand.

Fire Classification | NFPA 701
Railroading Available | No
Stocked Width | 118"

order free swatches &
up-to-date shade cloth information

Porcelain
6851 | 6751

Quartz
6852 | 6752

Glass
6853 | 6753

Stone
6854 | 6754

Clay
6855 | 6755

Adobe
6856 | 6756

Timber
6857 | 6757

Titanium
6858 | 6758

Slate
6859 | 6759

Steel
6860 | 6760

Metal
6861 | 6761

Graphite
6862 | 6762

NFPA 701 PVC-FREE RECYCLABLE

Mecho®

EcoSheer™ Shade Cloth Properties

1% open 6850 series

#	Name	Fabric Content	Solar Optical Properties: Ts	Rs	As	Tv	Single Shading Coefficient: 1/8CL	1/4CL	1/4HA	Insulating Shading Coefficient: 1/2CL	1CL	1HA
6851	Porcelain	100% Polyester	33	60	7	33	0.42	0.41	0.36	0.38	0.37	0.29
6852	Quartz	100% Polyester	33	60	7	34	0.42	0.41	0.36	0.39	0.38	0.29
6853	Glass	100% Polyester	29	56	15	28	0.44	0.43	0.37	0.41	0.39	0.30
6854	Stone	100% Polyester	24	47	29	21	0.49	0.48	0.39	0.46	0.43	0.32
6855	Clay	100% Polyester	12	34	55	11	0.55	0.53	0.42	0.52	0.48	0.35
6856	Adobe	100% Polyester	11	32	56	10	0.56	0.54	0.43	0.53	0.49	0.35
6857	Timber	100% Polyester	5	10	85	4	0.70	0.66	0.49	0.66	0.60	0.41
6858	Titanium	100% Polyester	14	41	45	14	0.51	0.49	0.40	0.48	0.45	0.33
6859	Slate	100% Polyester	5	11	84	5	0.69	0.65	0.49	0.65	0.59	0.41
6860	Steel	100% Polyester	6	18	76	4	0.65	0.61	0.46	0.61	0.56	0.39
6861	Metal	100% Polyester	5	17	77	3	0.65	0.62	0.47	0.61	0.56	0.39
6862	Graphite	100% Polyester	2	7	91	1	0.72	0.67	0.50	0.67	0.61	0.42

Acoustic Performance
0.50 NRC, 0.53 SAA

Mesh Weight
8.88 oz/yd²

Fabric Thickness
0.0200 in

Embodied Carbon
3.01 kg CO_2/yd²

3% open 6750 series

#	Name	Fabric Content	Solar Optical Properties: Ts	Rs	As	Tv	Single Shading Coefficient: 1/8CL	1/4CL	1/4HA	Insulating Shading Coefficient: 1/2CL	1CL	1HA
6751	Porcelain	100% Polyester	38	55	7	38	0.47	0.46	0.39	0.43	0.41	0.31
6752	Quartz	100% Polyester	37	56	7	37	0.46	0.45	0.38	0.42	0.40	0.30
6753	Glass	100% Polyester	36	52	12	34	0.48	0.47	0.39	0.44	0.42	0.31
6754	Stone	100% Polyester	30	45	25	27	0.52	0.50	0.41	0.48	0.45	0.33
6755	Clay	100% Polyester	17	31	52	15	0.59	0.56	0.44	0.55	0.51	0.36
6756	Adobe	100% Polyester	16	28	56	13	0.60	0.57	0.44	0.56	0.52	0.37
6757	Timber	100% Polyester	7	9	84	6	0.71	0.67	0.49	0.67	0.60	0.41
6758	Titanium	100% Polyester	21	38	42	20	0.55	0.53	0.42	0.51	0.48	0.34
6759	Slate	100% Polyester	9	10	81	9	0.71	0.67	0.49	0.66	0.60	0.41
6760	Steel	100% Polyester	11	16	72	9	0.67	0.64	0.48	0.63	0.57	0.40
6761	Metal	100% Polyester	9	15	76	6	0.67	0.64	0.48	0.63	0.58	0.40
6762	Graphite	100% Polyester	6	7	88	5	0.73	0.68	0.50	0.68	0.62	0.42

Acoustic Performance
0.15 NRC, 0.19 SAA

Mesh Weight
7.82 oz/yd²

Fabric Thickness
0.0190 in

Embodied Carbon
3.01 kg CO_2/yd²

The solar optical properties are used to calculate the shading coefficient. The shading coefficient represents the percentage of solar heat gain that is transmitted to the interior through the glass and shading system.

Ts = Solar Transmittance
Rs = Solar Reflectance
As = Solar Absorptance
Tv = Visual Transmittance

1/8CL = 1/8" Clear Glass
1/4CL = 1/4" Clear Glass
1/4HA = 1/4" Heat Absorbing Glass

1/2CL = 1/2" Insulating Clear Glass
1CL = 1" Insulating Clear Glass
1HA = 1" Insulating Heat Absorbing Glass

Case 25-080

Certificate of Appropriateness

Clifton/West Boulevard Historic District

Tabled April 23rd, 2026

10022 Madison Avenue

Storefront Renovations

Project Representatives: Carleton Moore, CWM! Developers, Inc.
Ward 12: Councilmember Shah

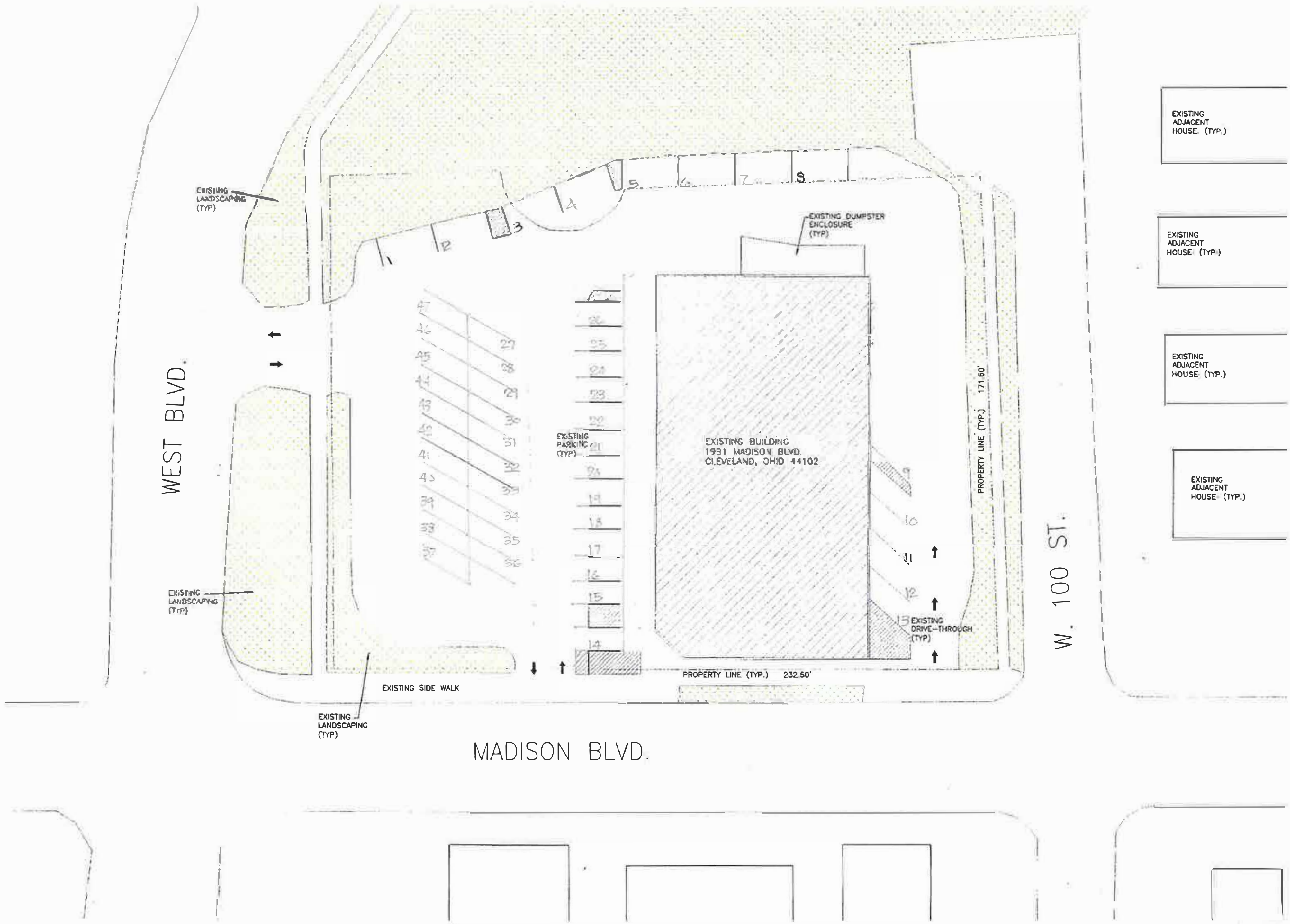
samil project

1 message

CARLETON MOORE! <cwmservices2015@gmail.com>
To: CARLETON MOORE! <cwmservices2015@gmail.com> Mon, Mar 23, 2026 at 1:44 PM

PROJECT DESCRIPTION

It is the owner's desires to reopen this existing building. That has been closed for years. Currently the building is just one large retail lease spaces. We are requesting the space be divided. There will be five retail tenant lease spaces in total. Which will require four new store front openings. The new store fronts will be designed to match the design elements of the existing storefront entrance. The sill and header heights will match existing. With a storefront window system to match in material and in color and texture of the existing storefront windows system. Replace all canvas open end awnings to match the existing in color and texture. The windows will have clear glazing. With aluminum framing to match existing. Changes will occur on the west elevation only. No proposed changes to the remaining existing elevations. No proposedchanges to the existing site plan.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

A-2


AHEAD

Existing West Elevation

Proposed West Elevation


EXISTING DRIVE-THRU CANOPY
AND COLUMNS TO BE REMOVED.
PATCH BRICK WALL TO MATCH.

UNIFORM LOAD

A static air design load of 40 psf is applied in the positive and negative direction. Deflection will not exceed L/175 of the clear span of any framing member at design load. At structural test load (1.5 times the design load), no glass breakage or permanent set exceeding 0.2% of clear spans will occur.

WATER & AIR RESISTANCE

The system includes internal weep and drainage to the exterior to manage water. It is designed to provide weather-tight construction.

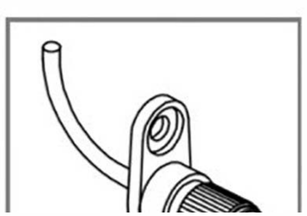
FABRICATION

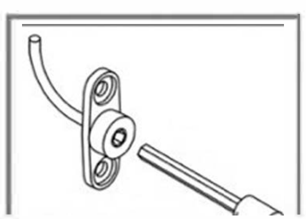
The system supports versatile fabrication methods, including screw spline, shear block, stick, or punched opening fabrication. Components are shop fabricated to minimize field cutting and splicing.

OPTIONAL INTEGRATIONS

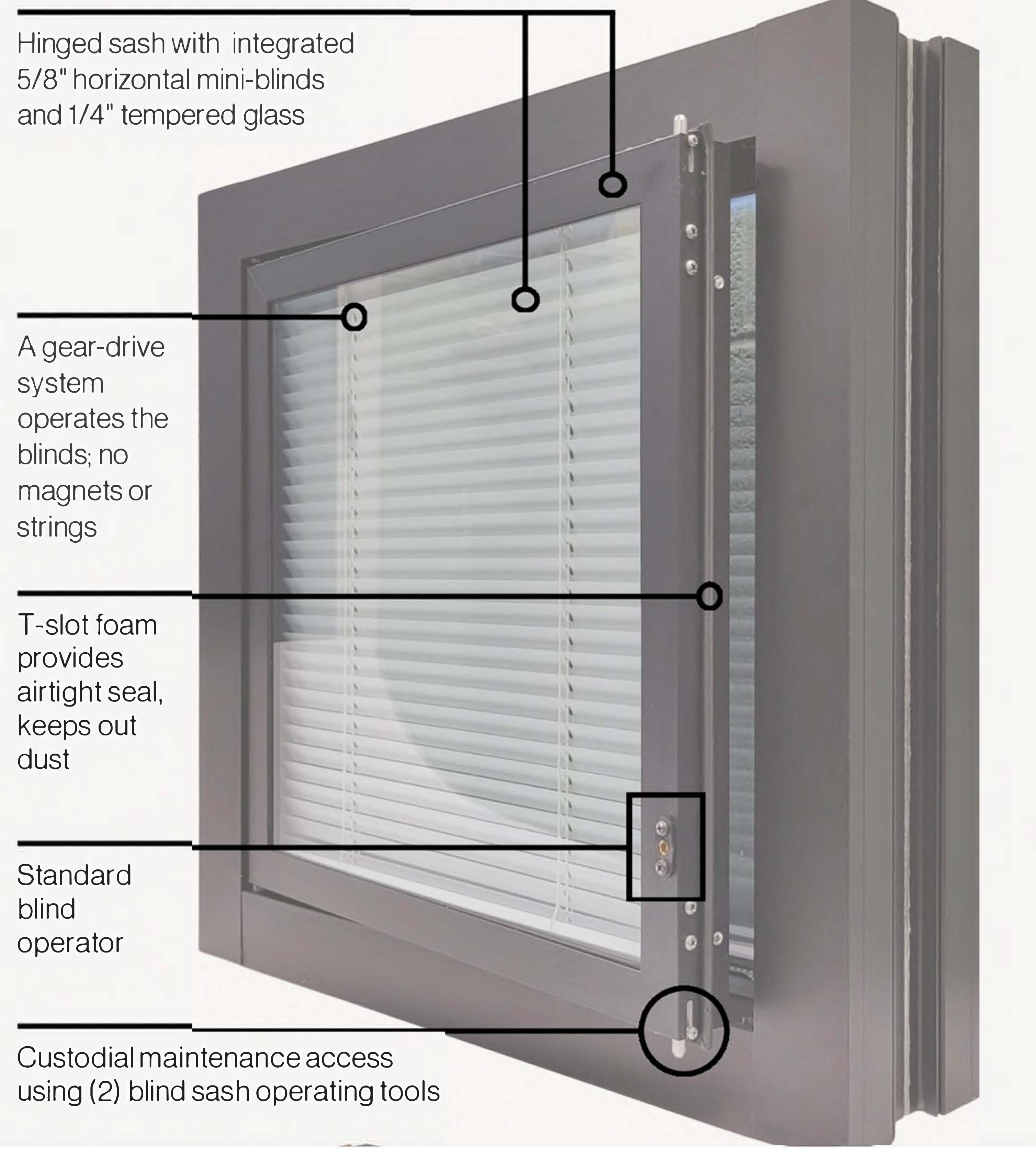
The system is designed for integration with other Capitol products, including FRP, flush, and stile aluminum doors, window inserts, and integral blinds.

STANDARD BLIND OPERATORS





(BLIND ACCESS PANEL):



MODEL 245T (THERMAL CENTER SET)
TECHNICAL SPECS + HIGHLIGHTS

MATERIAL STANDARDS
Extruded aluminum framing members are made from ASTM B 221, 6063-T5 alloy and temper. Trim metal is extruded aluminum with a minimum wall thickness of 0.060".

THERMAL BREAK
Features a pour and debridge thermal break system, with rigid thermal break isolators to prevent contact between exterior and interior aluminum members.

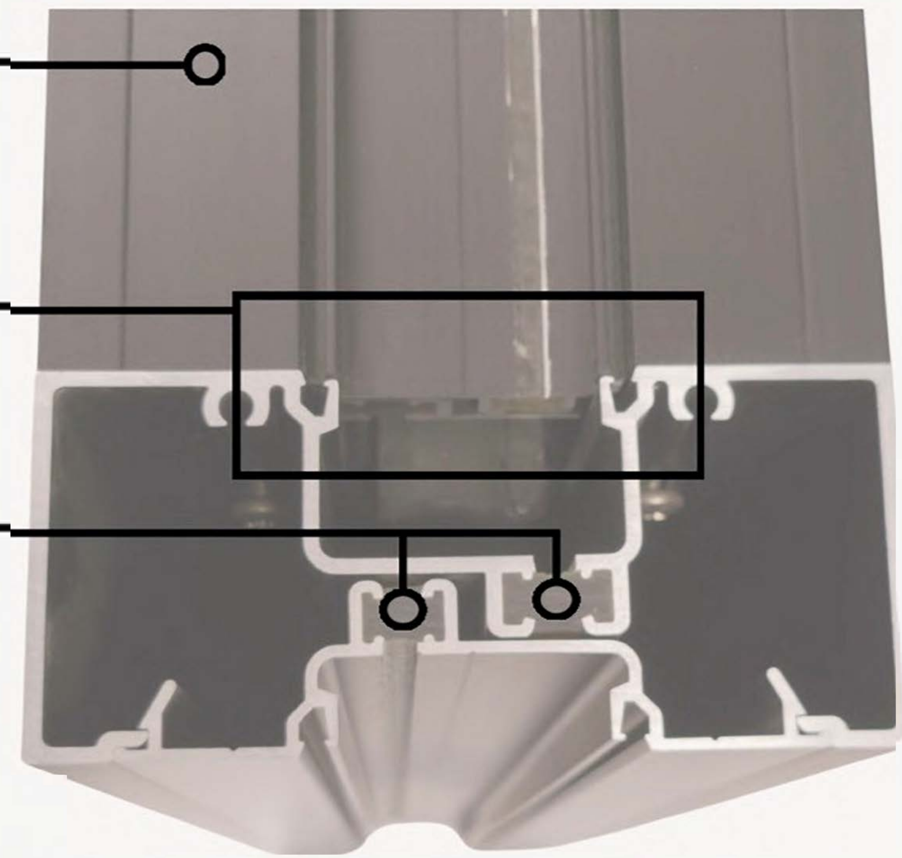
GLAZING GASKETS
Glazing gaskets are replaceable, compression-type, molded or extruded EPDM, designed to provide a watertight seal. The system is center glazed and accepts 1/4" or 1" glazing infill.

UNIFORM LOAD
A static air design load of 40 psf is applied in the positive and negative direction. Deflection will not exceed L/175 of the clear span of any framing member

2" X 4 1/2" NOMINAL DIMENSION

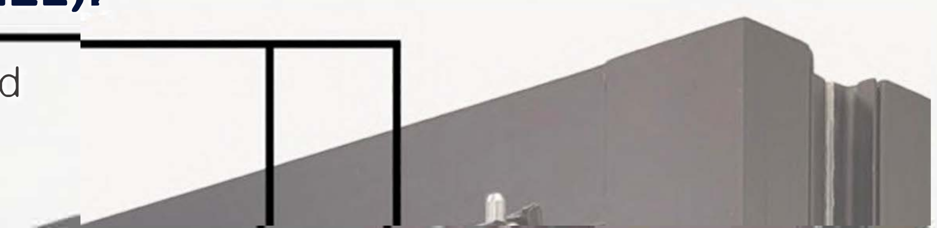
Center-set, accepts 1/4" and 1" glazing infill thickness

Pour and debridge thermal break



OPTIONAL BAP (BLIND ACCESS PANEL):

Hinged sash with integrated 5/8" horizontal mini-blinds and 1/4" tempered glass



Unlocking Design & Efficiency with Capitol 245T Storefront

The Capitol 245T Thermal Storefront System redefines energy efficiency and aesthetic versatility for commercial and architectural projects. Engineered with precision, this advanced system meets modern demands for high-performance building solutions, offering uncompromising design flexibility and structural integrity.

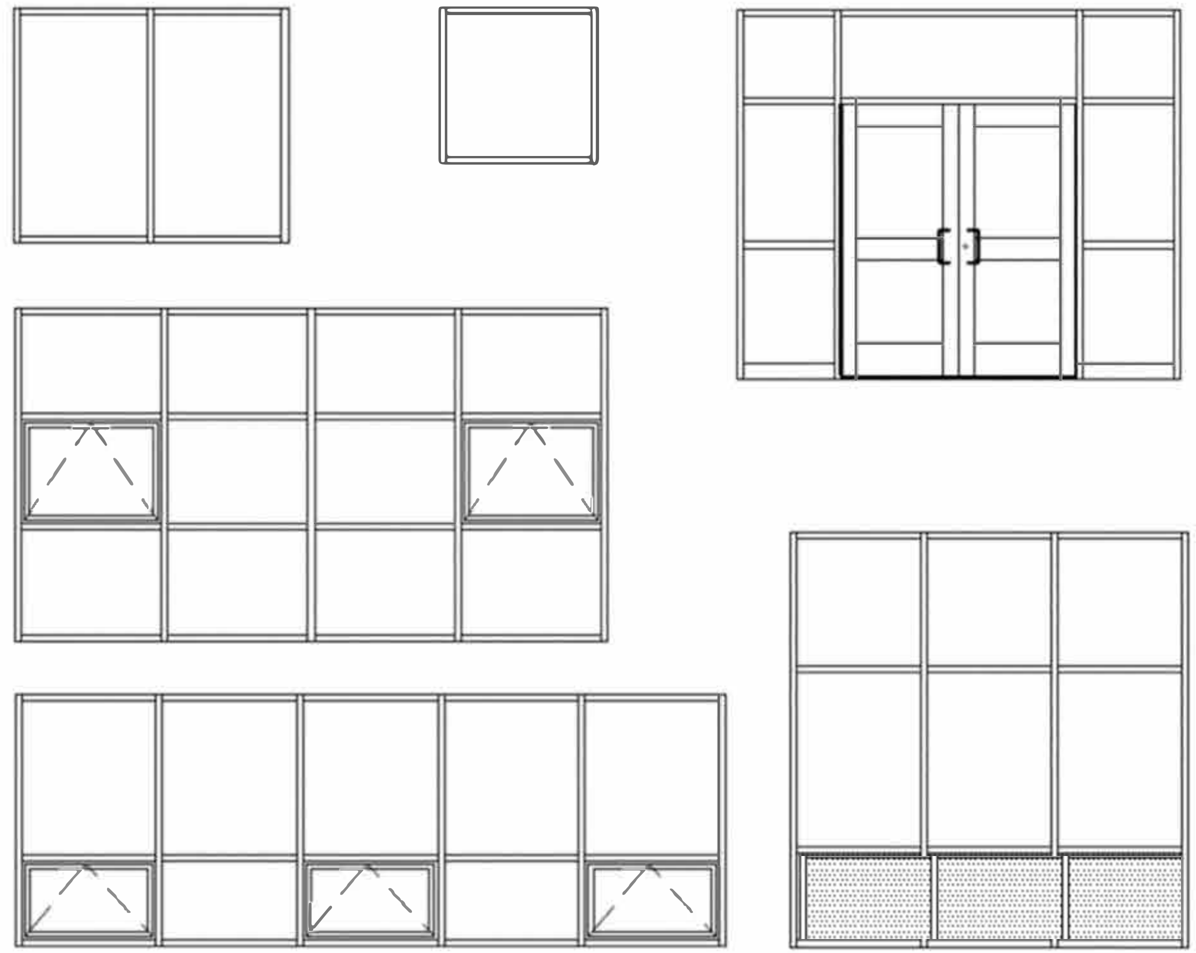
Ideal for low-rise and interior installations, the 245T features an innovative pour and debridge thermal break. This solution delivers superior insulation, significantly enhancing comfort, reducing energy costs, and aligning with modern sustainability goals by ensuring consistent indoor temperatures.

Warranty Protection

We stand behind the quality of our products with comprehensive warranties. Our focus on reliability and longevity help minimize contractor callback and ensure long-term customer satisfaction.

- Storefront - 3 years
- Anodize - 5 years
- Kynar 2605 - 10 years

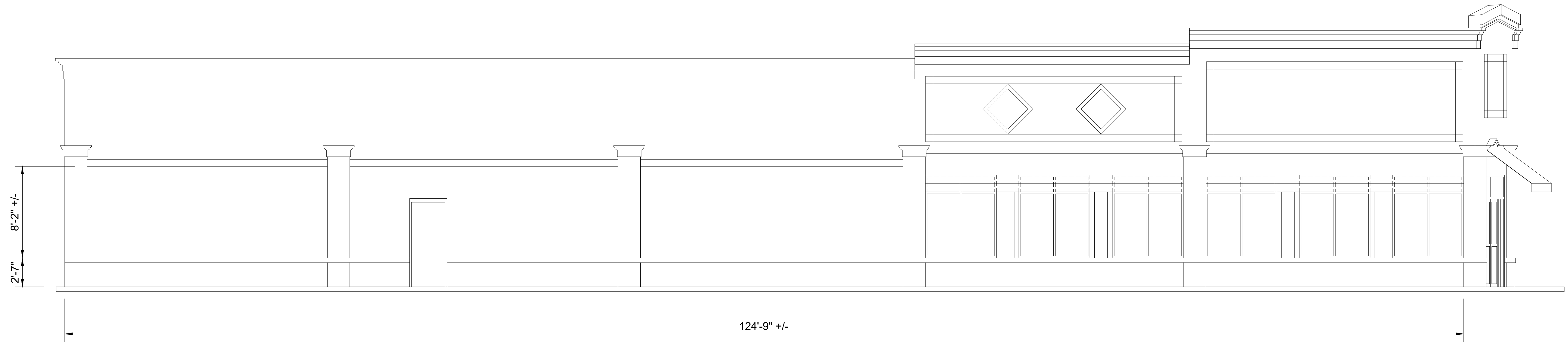
Versatile Design Possibilities



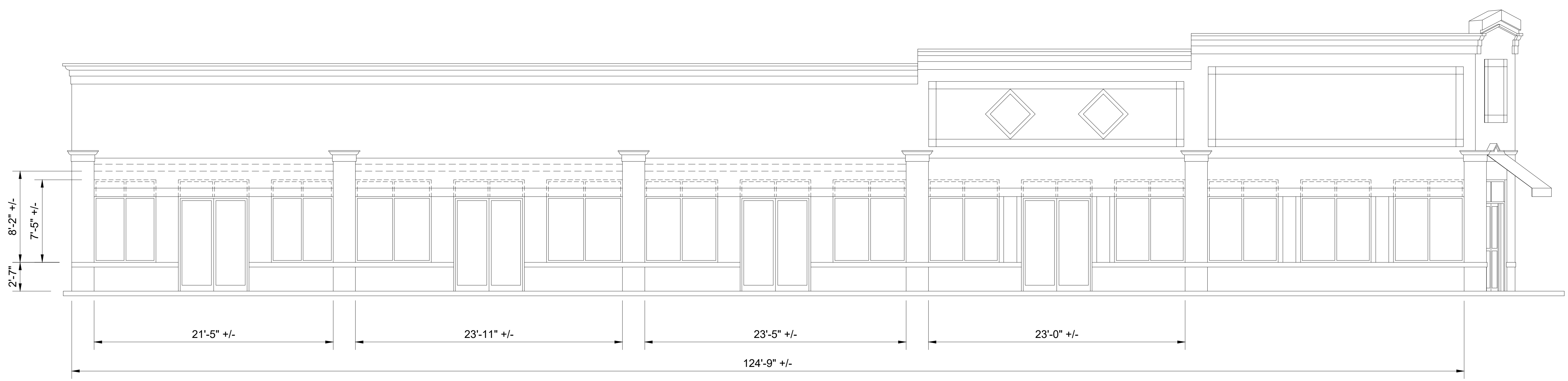
Frame Finish Color Selections

☐ Clear Anodized, Class I	☐ Dark Bronze Anodized, Class I	☐ Bone White Kynar AAMA 2605

* Custom color selections available upon request.



Existing West Elevation



Proposed West Elevation

54/127 Slope Mall Storefront Awnings

High Performance Awning & Canopy Fabric

The perfect awning can add beauty and shade to any venue. Shop quality awning fabrics at distributor wholesale prices by the yard in a variety of colors for retractable and fixed awnings. Browse top brands including Outdura. All selections of sun shade awning material are mold resistant, water repellent, and have superb UV protection. Use these versatile canvas fabrics for awnings on windows, businesses, RV's, campers, or homes. They are great as a replacement fabric or for new installations.

If you care to refine your Awning Fabric search by fabric color please make selections below.

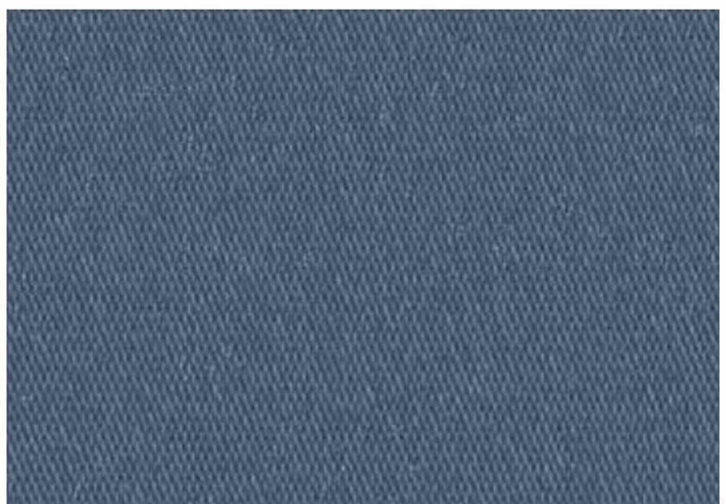
Current Filters

No filters applied

Sort By: Featured Items

Color Family

- Black - Gray **(23)**
- Blue - Turquoise - Aqua **(24)**
- Brown - Beige **(19)**
- Green **(8)**
- Orange - Coral **(2)**



7180827 Outdura SOLIDS 60INCH 6041 CLASSIC ROYAL Topping and Awning Fabric

More Colors Available

7 Yards In Stock - More Yardage Available

$29.99 Per Yard

7180826 Outdura SOLIDS 60INCH 6078 CHERRY RED Topping and Awning Fabric

More Colors Available

Special Order Only (10 Yard Minimum Order)

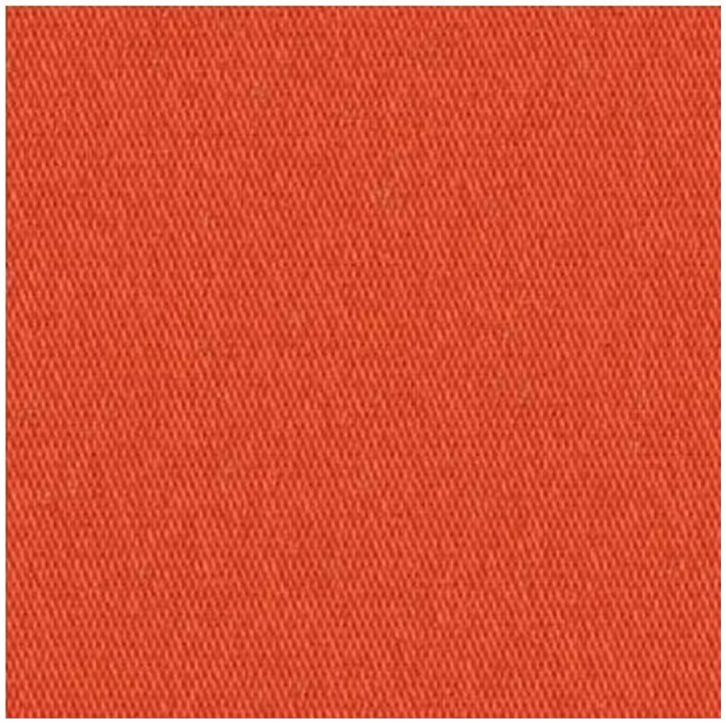
$29.99 Per Yard

7180825 Outdura SOLIDS 60INCH 6075 CRANBERRY Topping and Awning Fabric

More Colors Available

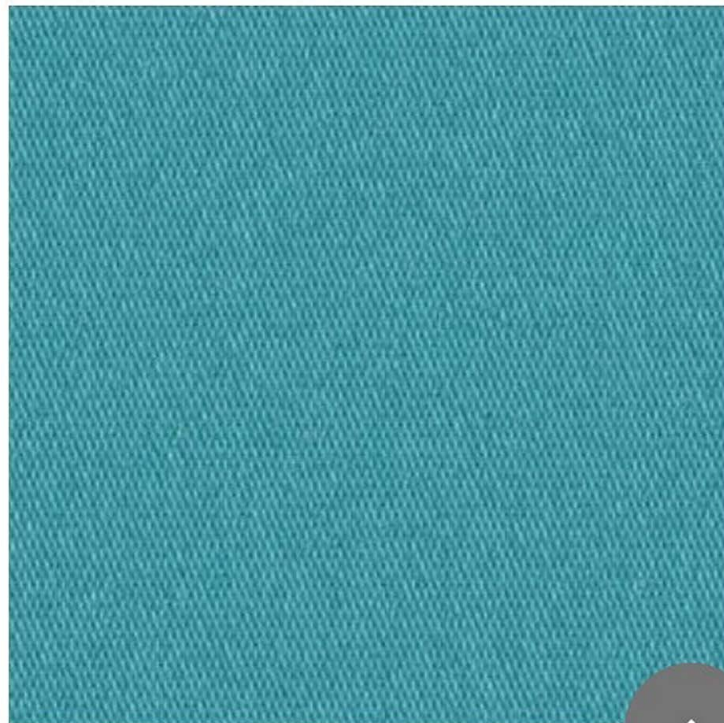
Special Order Only (10 Yard Minimum Order)

$29.99 Per Yard



7180824 Outdura SOLIDS 60INCH

7180823 Outdura SOLIDS 60INCH



7180822 Outdura SOLIDS 60IN

Case 26-032

Certificate of Appropriateness

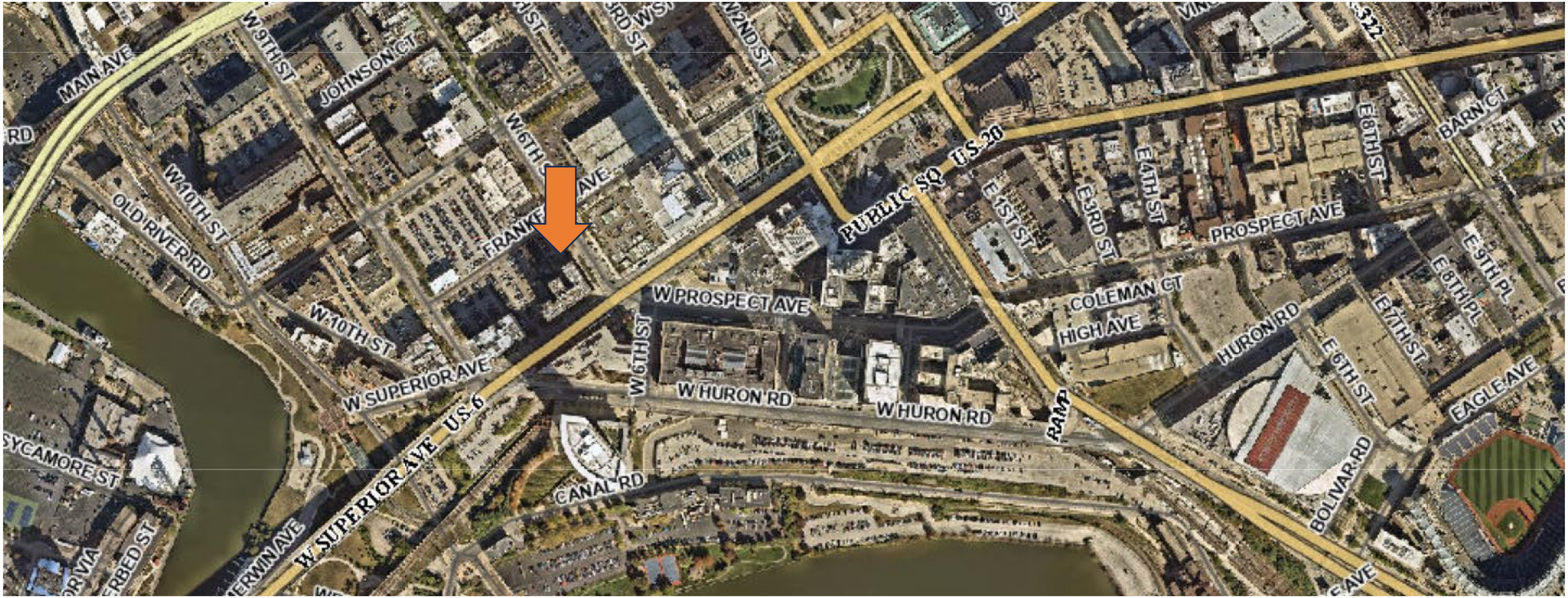
Warehouse Historic District

Rockefeller Building
614 West Superior Avenue

First Floor Wrap/Public Art
Project Representatives: Alex Harnocz, Destination Cleveland
Ward 8: Councilmember Howse-Jones

Rockefeller Building – First Floor Wrap

Location – 614 W. Superior Ave



Location – 614 W. Superior Ave – East and South Facades

Previous Condition – East Facade

Current Condition – East Facade

Previous Condition – South Facade

Current Condition – South Facade

Current Condition – Detail

Context Photos

Materials

- Solid vinyl-coated polyester mesh
- 13 ounce per square yard

ART AMOUR STUDIO

ASIA ARMOUR

216-288-4119

www.artamourstudio.com

How Rockefeller Bloomed: A Cleveland Story

ROCKEFELLER BUILDING PROPOSAL

How Rockefeller Bloomed

reimagines Cleveland as a place shaped by both industrial and organic growth. Through the interplay of historic architecture and blooming florals, the work reflects a city in motion, where legacy softens into renewal.

A pathway leads viewers inward, while the landscape expands outward, suggesting that transformation is not only something we inherit, but something we continue to create.

ART AMOUR STUDIO

This piece focuses on the architectural and industrial elements that contributed to Cleveland's development. Referencing key structures and symbols of expansion, it offers a visual interpretation of the city's growth through time.

This mockup illustrates how the mural concept translates across the Rockefeller Building facade, designed to flow seamlessly across multiple panels while maintaining visual impact at street level.

Case 26-023

Certificate of Appropriateness

Trinity Cathedral and Hall
Prospect Avenue Historic District

Schematic Review completed March 26th, 2026

Trinity Cathedral Episcopal Church
2230 Euclid Avenue

Renovation

Project Representatives: Carter Edman, Marous Brothers Construction Inc.
Ward 5: Councilmember Starr

Honoring Our Legacy
Shaping Our Future

Landmarks Commission
Final Approval

TRINITY CATHEDRAL
EPISCOPAL CHURCH

Marous Brothers
CONSTRUCTION

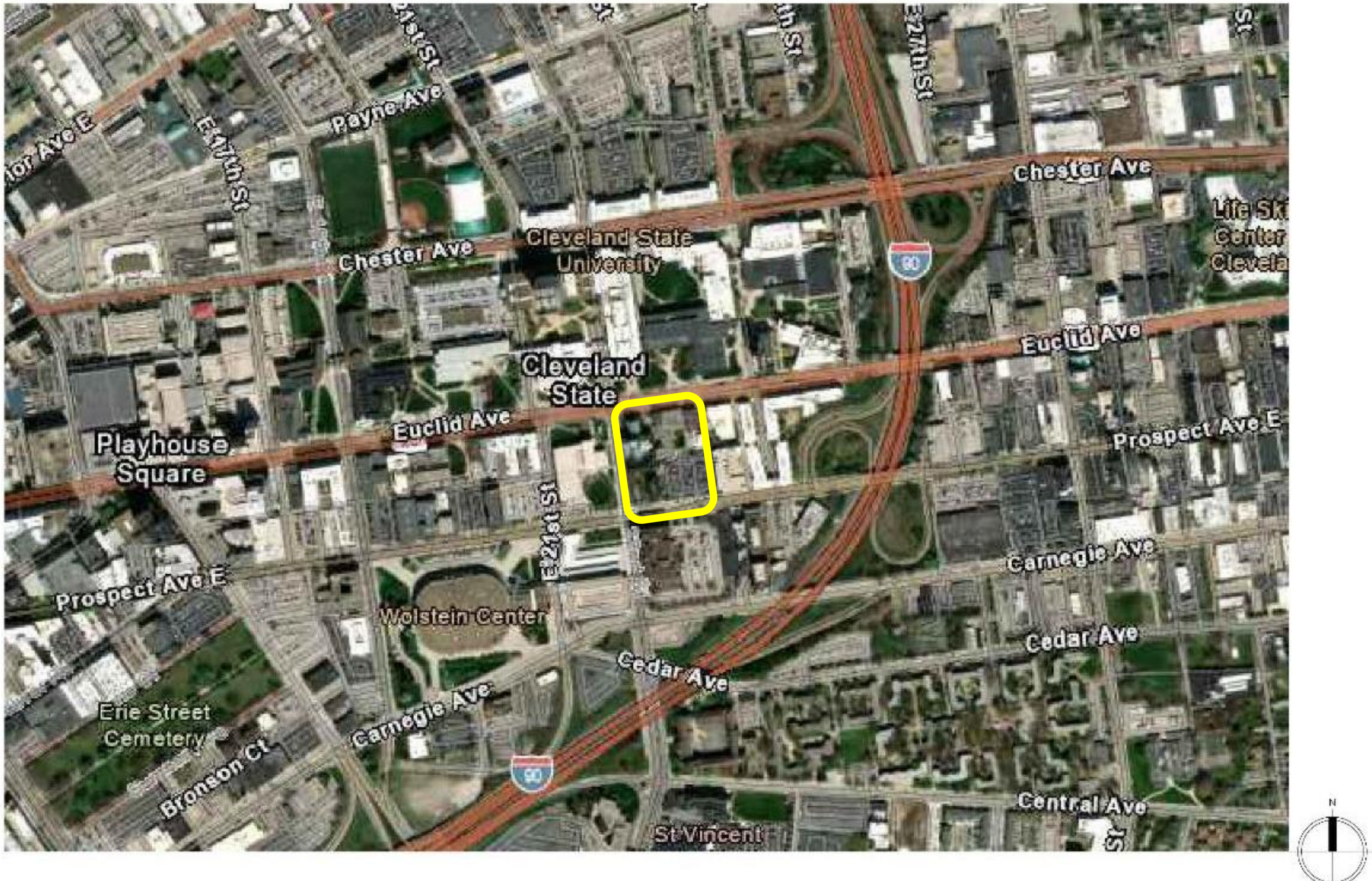
Cathedral Hall Renovation
Value Proposition

- To renew the beauty and functionality of Cathedral Hall, making it into a welcoming, accessible space that is used and loved by the congregation and community
- To create a civic beacon of Christian compassion and service in the city
- To respect the history, architecture, and integrity of Cathedral Hall
- To work together as one team toward a common vision
- To do all this while making wise, responsible choices with respect to budget, schedule, and quality

TRINITY CATHEDRAL EPISCOPAL CHURCH

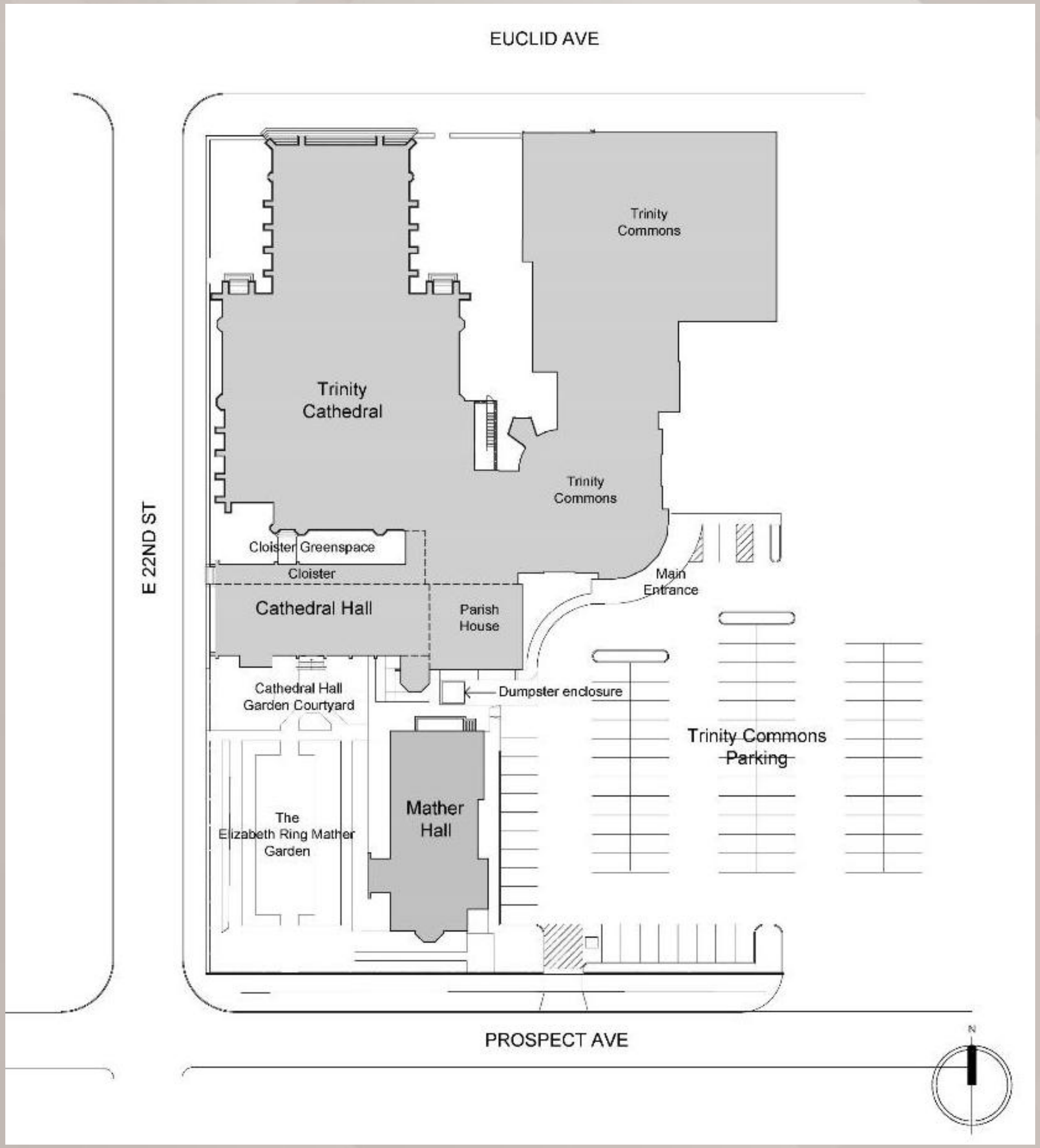
45 YEARS OF BUILDING EXCELLENCE 1980-2025 Marous Brothers CONSTRUCTION

Location Map



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

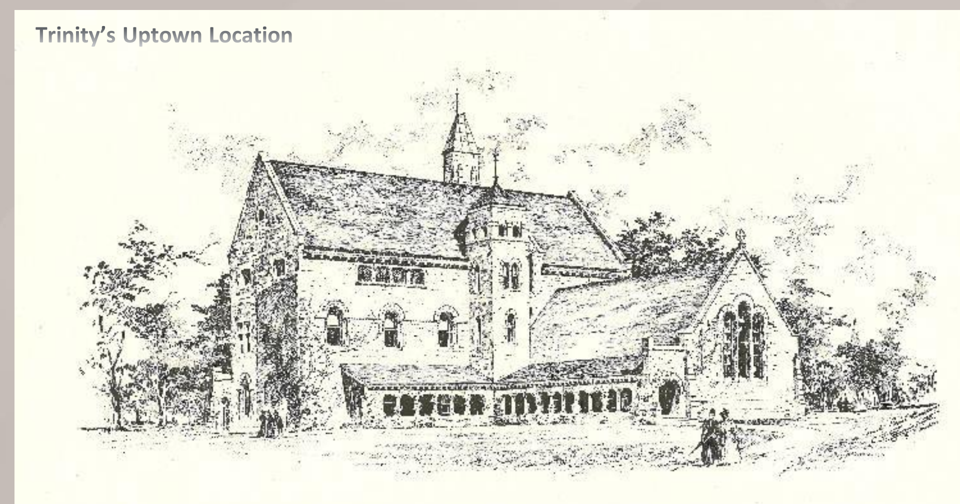


TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Old Trinity (located on Superior near Bond Street – now East 6th) and of Gothic design, served as the Church for Trinity Parish from 1855 to 1902. In 1890, Trinity Church was offered to Bishop William A. Leonard as a cathedral for the Diocese of Ohio. From that time forward, Trinity assumed a dual role as an active parish while also serving as the diocesan cathedral and plans for a magnificent new house of worship began.

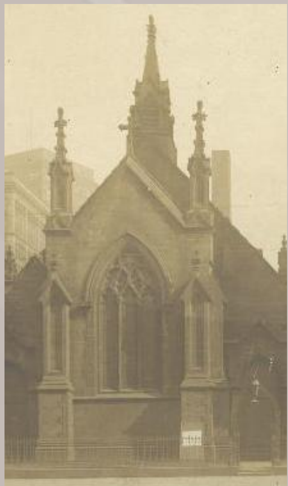
In 1890, the East 22nd & Euclid Ave lot was purchased for future Cathedral site (existing home - Carter Residence demolished)

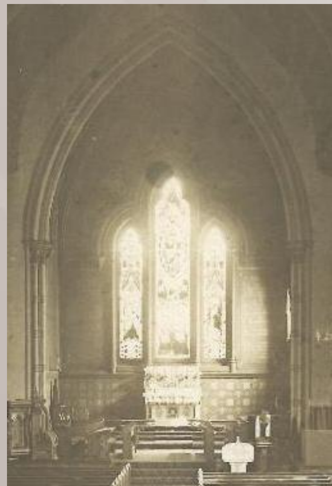


In February 1894, notable architect Charles F. Schweinfurth was directed by Vestry to complete working drawings of the chapel and parish buildings. By July, construction was underway on the site and near completion by early 1895.

TRINITY CATHEDRAL EPISCOPAL CHURCH

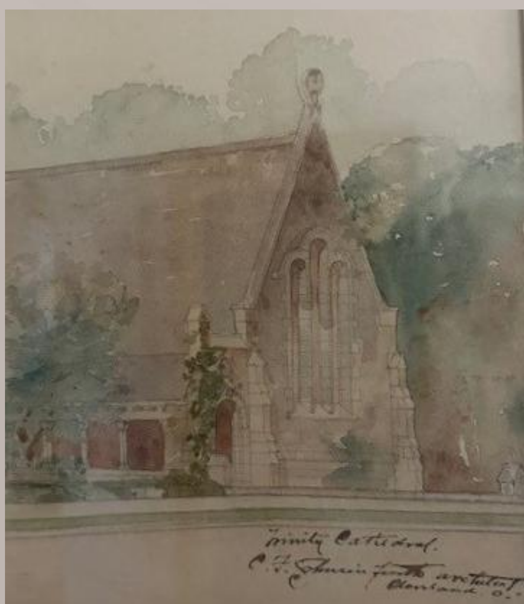
Marous Brothers CONSTRUCTION

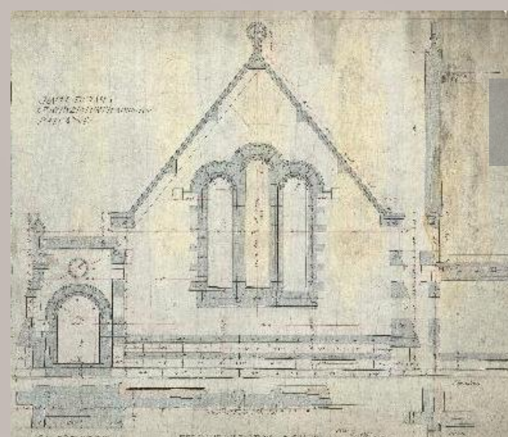




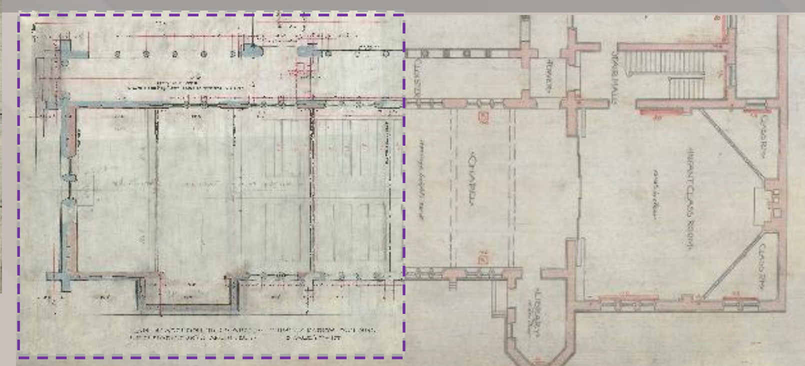
Old By 1893, Old Trinity was listed for sale. By late 1902, it was sold and the last service was held June 29, 1902.

In 1895, Bishop Leonard reported building progress to the diocese and added “When they are able to sell their downtown property they will at once undertake the great church.” Until then, the new cathedral could be a thought on paper only.





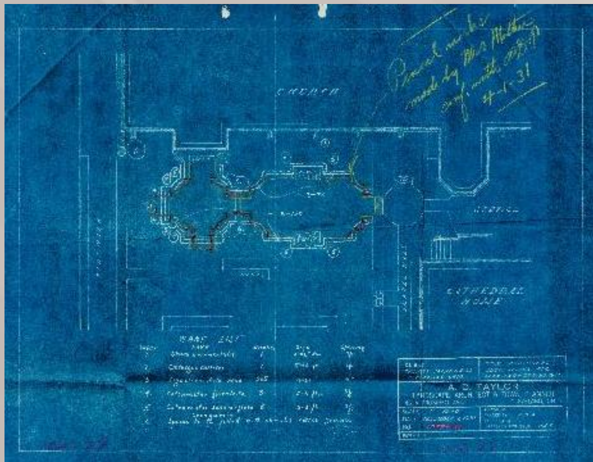
In 1902, Trinity’s uptown location became their only place of worship; however, the chapel was much too small to accommodate all.



The name Cathedral Hall was used following the three-bay Perry Street Chapel expansion. This space would serve as the pro-cathedral from July 1902 to September 1907.

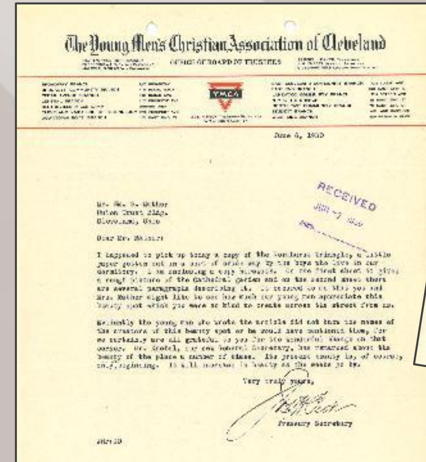
TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION



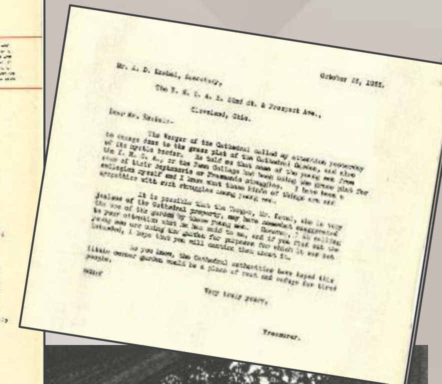
In January 1929, Trinity acquired the corner lot on East 22nd & Prospect and hired the Broady House Wrecking & Material Co. to raze the existing home on the site.

Landscape Architect A.D. Taylor was retained by W.G. Mather & his wife, Elizabeth Ring Mather, to develop a plan. A.H. Loesch Construction was hired to first grade and plant the lot.



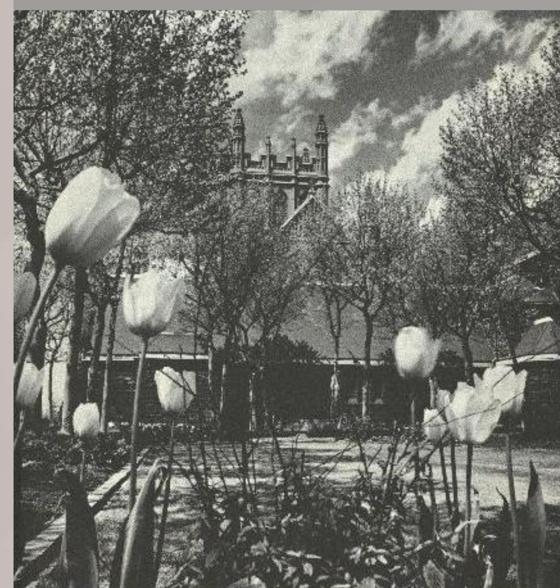
The Young Men's Christian Association of Cleveland

RECEIVED

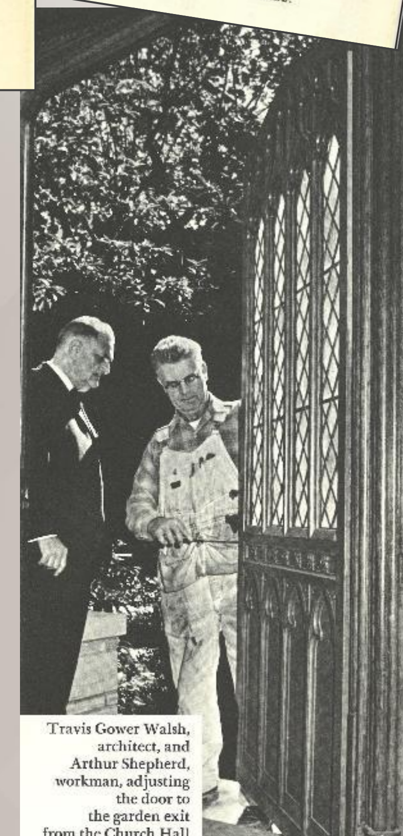


In 1937, the Silva-Pfeifer Co. & The Anchor Post Fence Co. were directed by A.D. Taylor to make additional garden improvements.

In 1965, the garden was renovated by Mr. & Mrs. James D. Ireland (the son of Elizabeth Ring Mather) and dedicated in her honor.



The Elizabeth Ring Mather garden showing Trinity tower

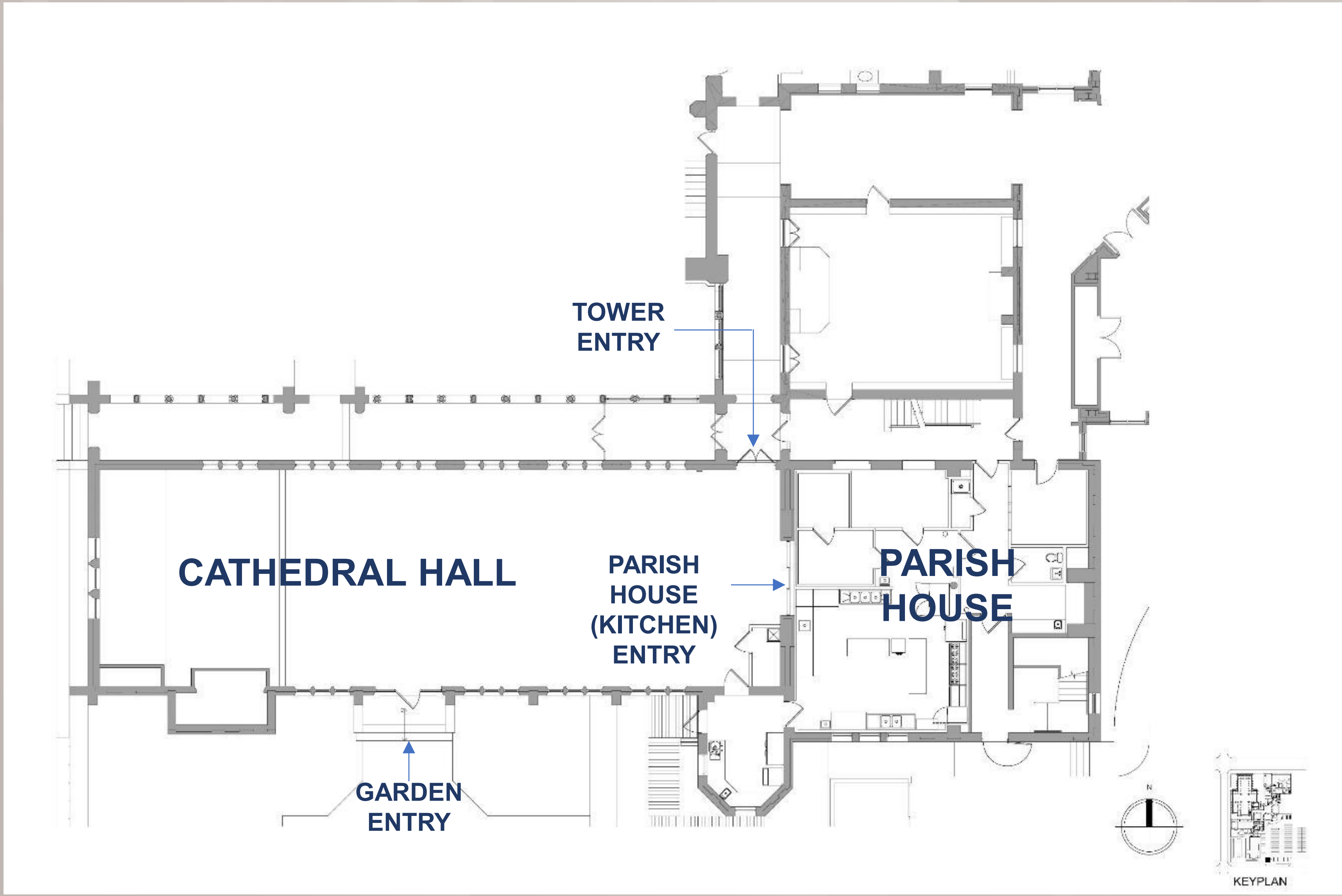


Travis Gower Walsh, architect, and Arthur Shepherd, workman, adjusting the door to the garden exit from the Church Hall

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

EXISTING FLOORPLAN



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Aerial View of Trinity Cathedral Campus

TRINITY CATHEDRAL
EPISCOPAL CHURCH

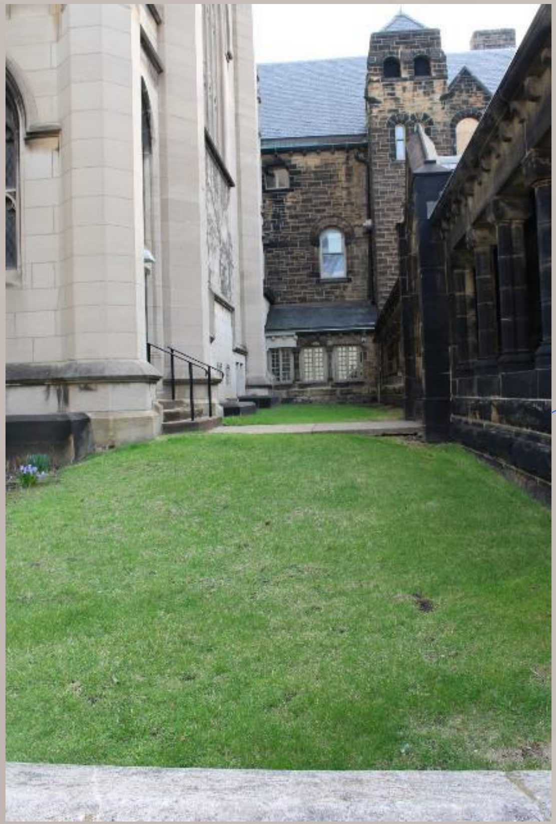
Marous Brothers
CONSTRUCTION

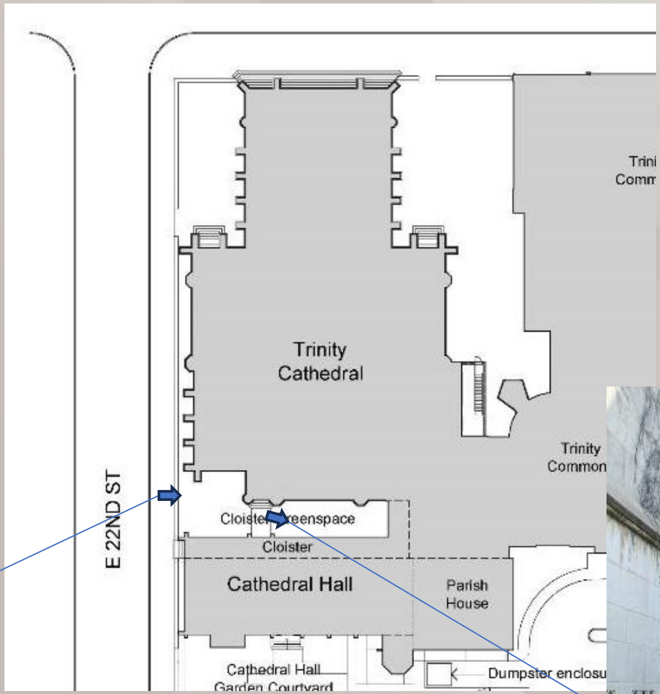
Aerial Views of Cloister Greenspace

TRINITY
CATHEDRAL
EPISCOPAL
CHURCH

Marous Brothers
CONSTRUCTION

Exterior Views of Cloister Greenspace

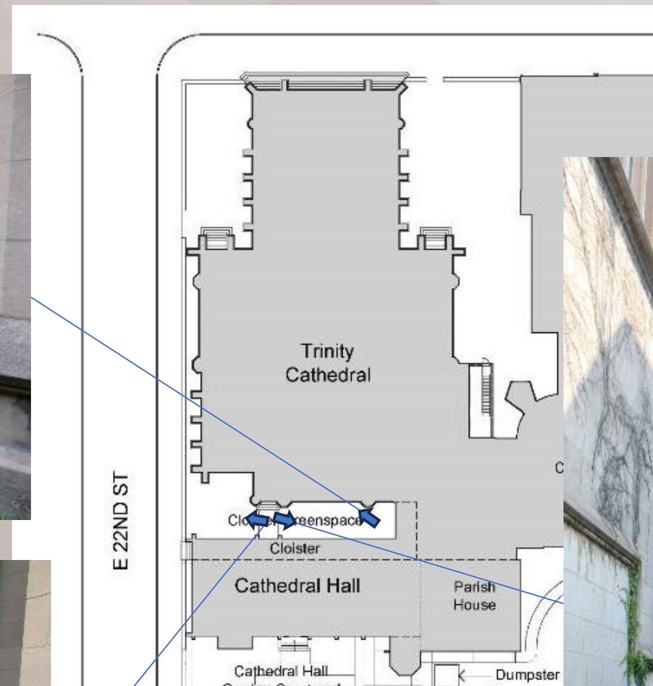




TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Exterior Views of Cloister Greenspace



TRINITY
CATHEDRAL
EPISCOPAL
CHURCH

Marous Brothers
CONSTRUCTION

Interior Views of Enclosed South Cloister

TRINITY CATHEDRAL EPISCOPAL CHURCH

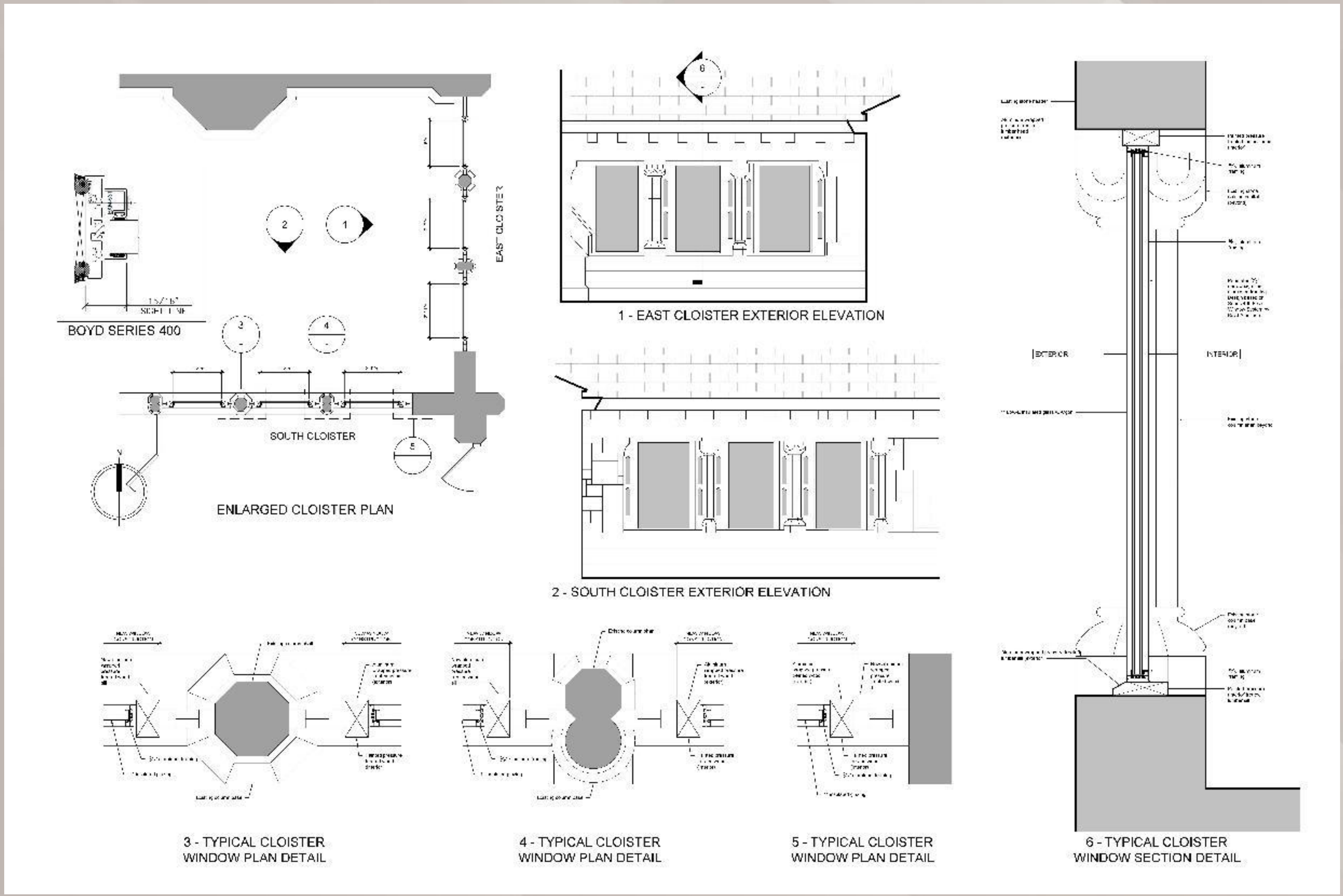
Marous Brothers CONSTRUCTION

Interior Views of Enclosed East Cloister

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Proposed Cloister Window Replacements



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

East Cloister – Rendered View

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cloister Garden Fence

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cloister Garden Fence

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cathedral Hall Courtyard - Existing

LOOKING NORTH AT CATHEDRAL HALL

LOOKING EAST BETWEEN CATHEDRAL HALL AND MATHER HALL

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cathedral Hall Courtyard - Existing

EXISTING PAVING AND EXISTING SHRUBS AND TREES

EXISTING PAVING AND EXISTING SHRUBS AND TREES

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Existing Views of Cathedral Hall Courtyard

TRINITY
CATHEDRAL
EPISCOPAL
CHURCH

Marous Brothers
CONSTRUCTION

Existing Views of Cathedral Hall Courtyard

TRINITY CATHEDRAL EPISCOPAL CHURCH

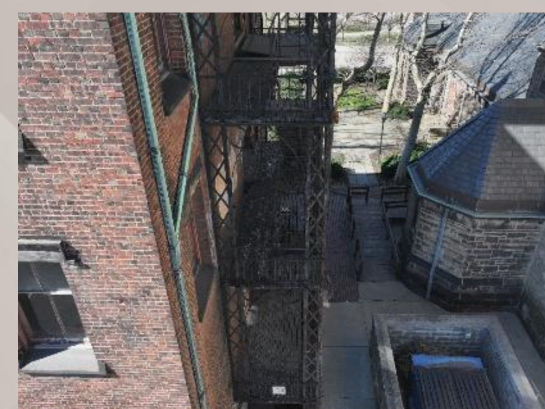
Marous Brothers CONSTRUCTION

Exterior Views of Mather Hall Fire Escape

TRINITY
CATHEDRAL
EPISCOPAL
CHURCH

Marous Brothers
CONSTRUCTION

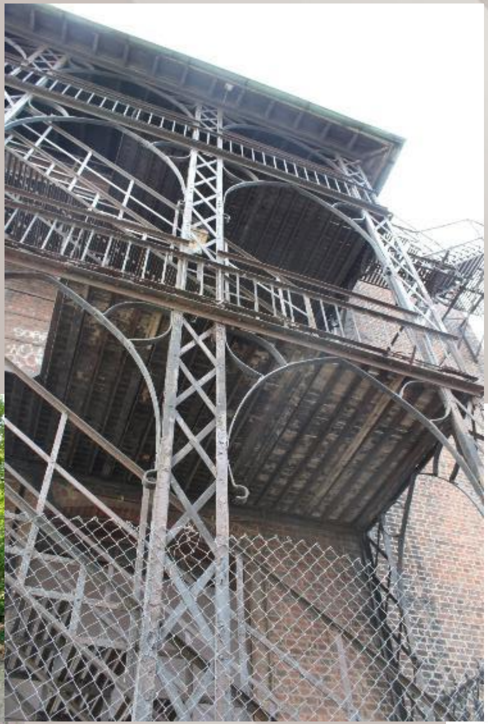
Exterior Views of Mather Hall Fire Escape



TRINITY
CATHEDRAL
EPISCOPAL
CHURCH

Marous Brothers
CONSTRUCTION

Exterior Views of Mather Hall Fire Escape



TRINITY CATHEDRAL EPISCOPAL CHURCH

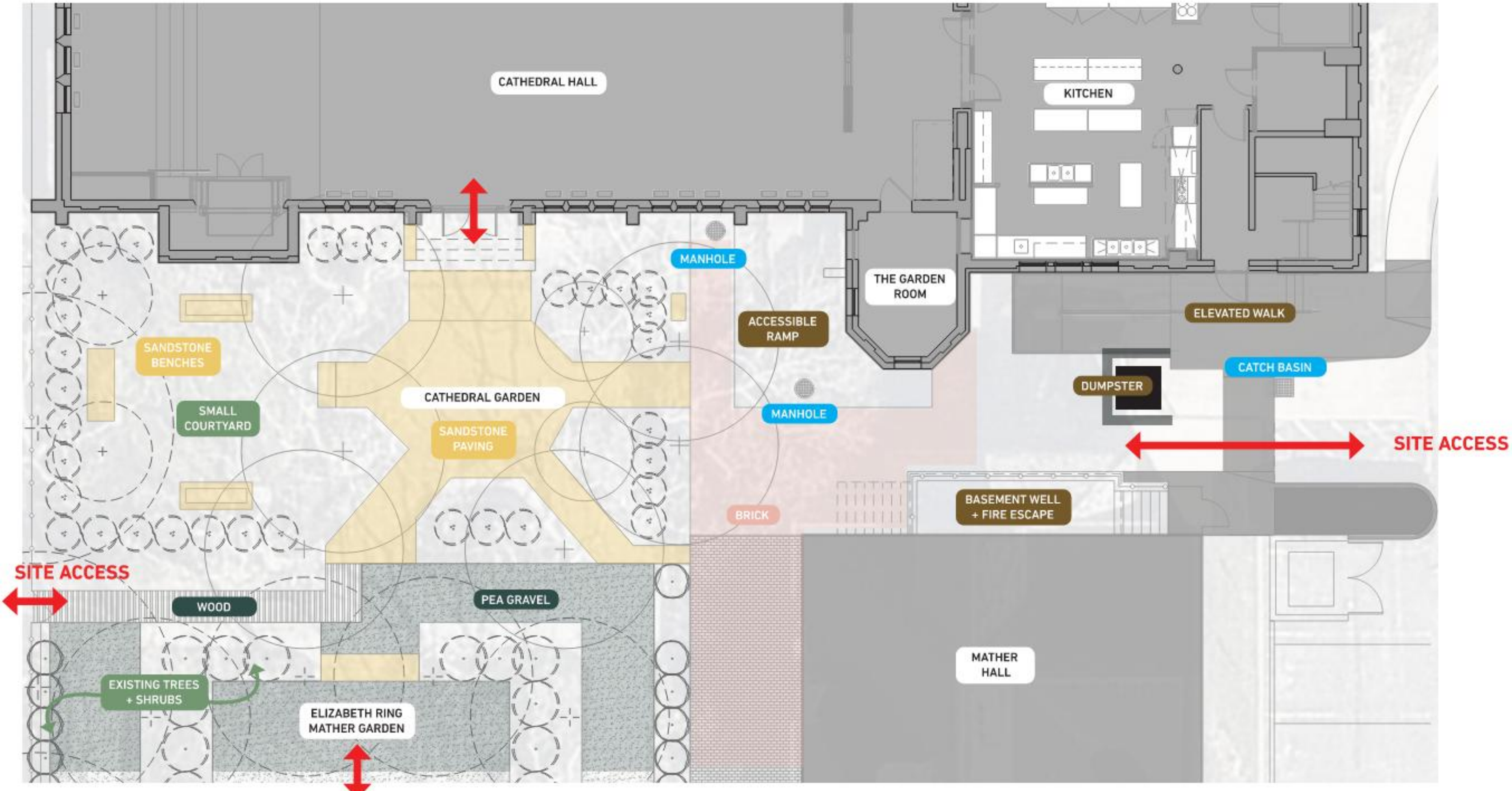
Marous Brothers CONSTRUCTION

Elizabeth Ring Mather Garden

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

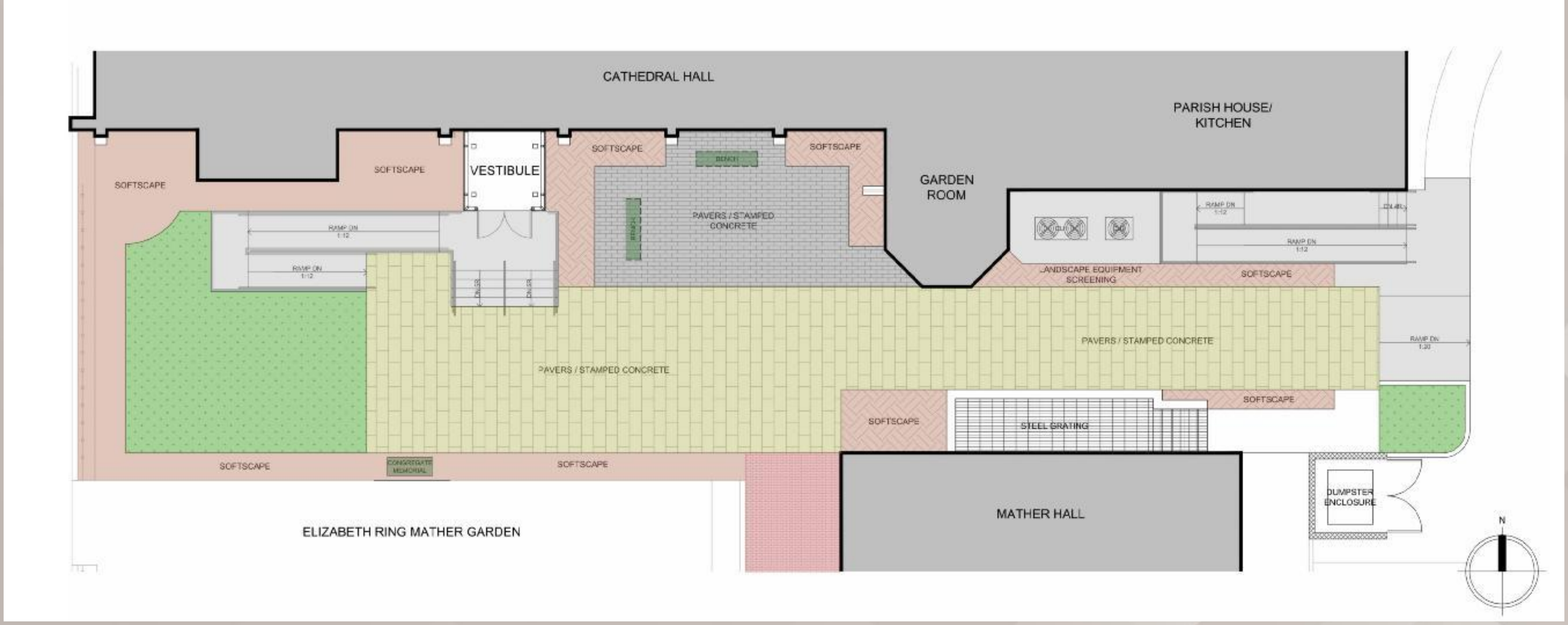
Cathedral Hall Courtyard - Existing



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Proposed Plan



Cathedral Hall Garden Vestibule & Courtyard

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Planting Plan

1 PLANTING PLAN

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING	NOTES
ORNAMENTAL TREES - SPECIFICATION 32 93 00						
CO FL	*CORNUS FLORIDA*	FLOWERING DOGWOOD	14' HT.	B&B	PER PLANS	CLUMP (3-STEMS MIN.)
DECIDUOUS SHRUBS - SPECIFICATION 32 93 00						
IT HG	*ITEA VIRGINIANA 'HENRY'S GARNET'*	HENRY'S GARNET VIRGINIA SWEETSPIRE	#5 (30" HT.)	CONT.	PER PLANS	
CO SE	*CORNUS SERICEA 'KELSEYI'*	KELSEY REDTWIG DOGWOOD	#5 (30" HT.)	CONT.	PER PLANS	
EVERGREEN SHRUBS - SPECIFICATION 32 93 00						
TA DE	*TAXUS x media 'DENSIFORMIS'*	GREEN SARGENT JUNIPER	#5 (24" WI.)	CONT.	PER PLANS	
PERENNIALS - SPECIFICATION 32 93 00						
AC MI	*ACHILLEA MILLEFOLIUM*	YARROW	#1	CONDITION	12" O.C.	
BU DA	*BUDDLEJA DAVIDII*	BUTTERFLY BUSH	#1	CONT.	18" O.C.	50% MIX PLACE IN GROUPS OF 3-9 PLANTS
RU HI	*RUDBECKIA HIRTA*	BLACK-EYED SUSAN	#1	CONT.	18" O.C.	
EC PU	*ECHINACEA PURPUREA*	PURPLE CONEFLOWER	#1	CONT.	18" O.C.	

TREE LEGEND

EXISTING TREE TO REMAIN

NEW ORNAMENTAL TREE

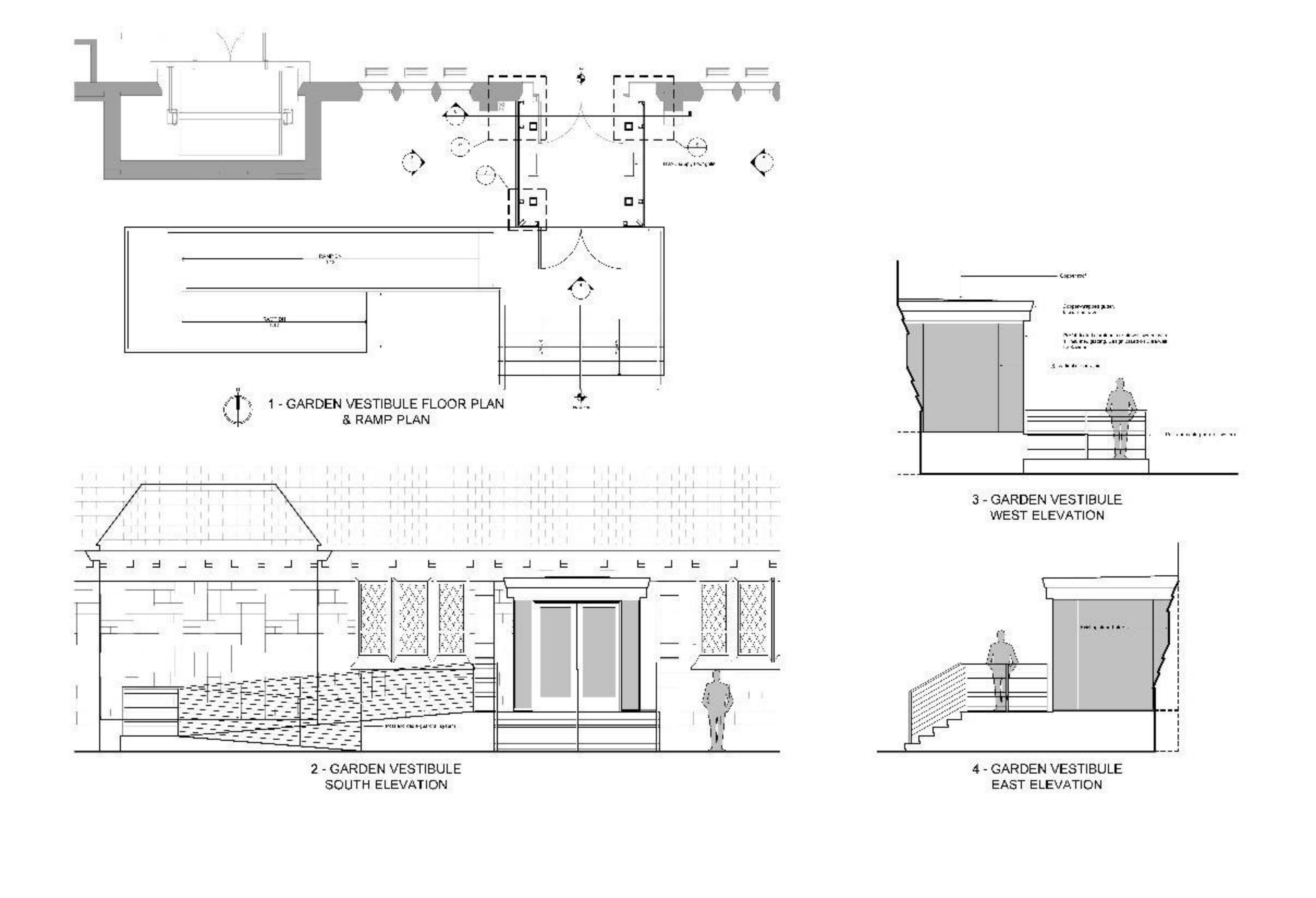
NEW EVERGREEN SHRUB

EXISTING EVERGREEN SHRUB

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

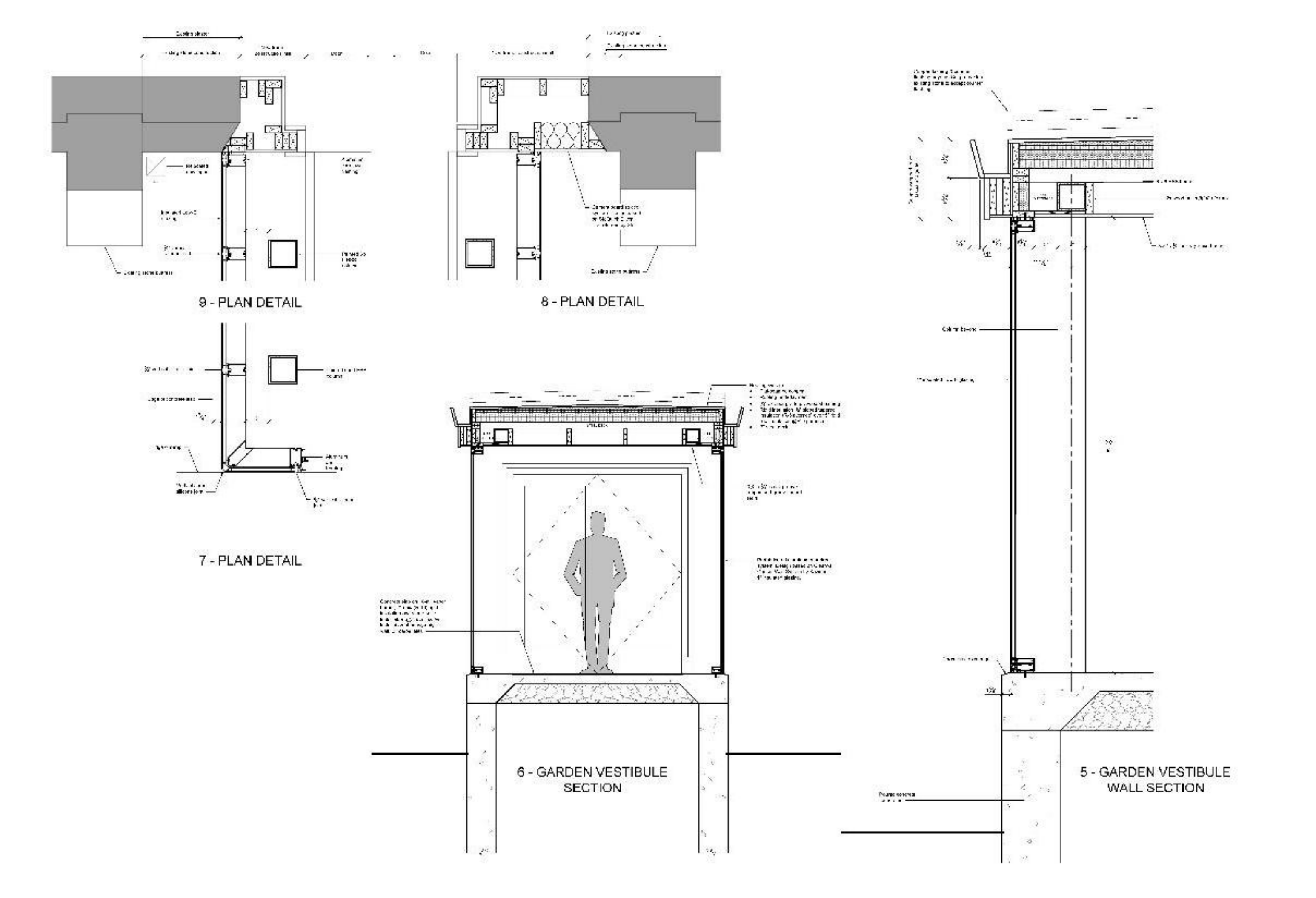
Garden Vestibule - Proposed



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Garden Vestibule - Proposed



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Existing – Garden Entry Door

1964 MODIFICATION (BRIGGS INTERIOR DOOR/SIDE LITES, MOLDING & WALL PANELING)

VIEW FROM WITHIN CATHEDRAL HALL

VIEW FROM EXTERIOR AT GARDEN

TRINITY CATHEDRAL EPISCOPAL CHURCH

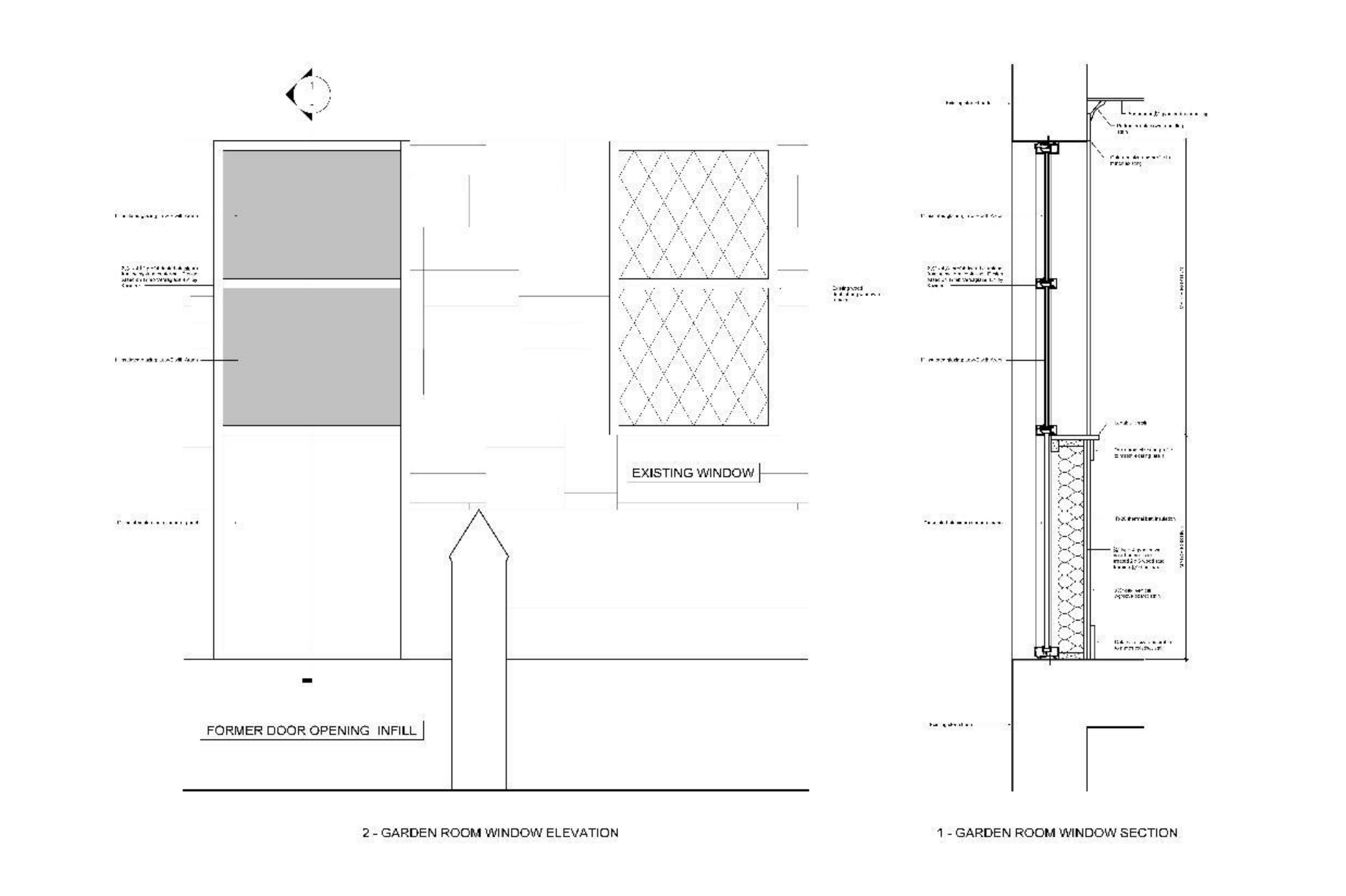
Marous Brothers CONSTRUCTION

Garden Vestibule – View from Cathedral Hall

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Garden Room – Proposed door infill



TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Garden Perspective

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cathedral Hall- Garden Vestibule & Ramp

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cathedral Hall- Garden Vestibule & Ramp

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Cathedral Hall- Garden Vestibule & Ramp

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Questions

TRINITY CATHEDRAL EPISCOPAL CHURCH

Marous Brothers CONSTRUCTION

Case 26-033

Certificate of Appropriateness

Franklin-West Clinton Historic District

Previous Case 24-026

6114 West Clinton Avenue

Renovation and Addition

Project Representatives: Bernard Chambers, Goliath Holding Group
Ward 7: Councilmember Davis

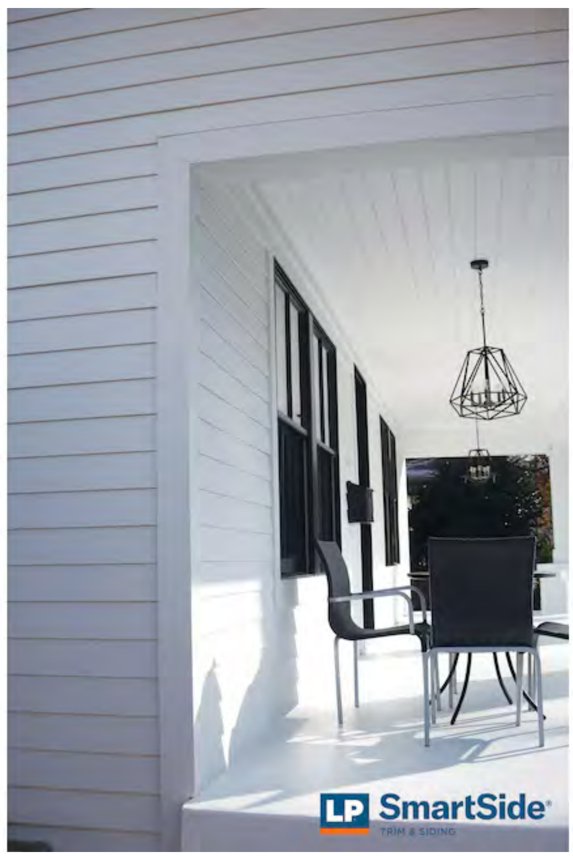
6114 WEST CLINTON AVE

The existing white windows and roof are staying as they are already new. We will be removing all the siding and adding new vinyl horizontal lap siding and vinyl shake on the peak at the front of the home. Will also be installing a new trex deck along with a new vinyl porch railing. For the porch decking we will be using Rocky Habor color trex and the link is attached here. https://www.trex.com/products/decking/enhance/

The railing on the deck will also be changed out to the railing in the pictures as well and be 36” tall

The new vinyl siding will be Polaris ultra side vinyl siding, a premium finish and material. We will use Blue Ridge color on the body of the home with horizontal siding and we will use Keystone color for vinyl shake on the peak of the home.

We will wrap the post on the front porch in LP smart siding white color



GENERAL NOTES:

1. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL, STATE & LOCAL BUILDING CODES.
2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
3. PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BRACED WALL PANEL NOTES:

B.P. BRACED WALL PANEL - 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL - 1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL - 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLD DOWN EACH END *HPAHD22 OR STD10)

P.F.H. PORTAL FRAME W/ HOLD DOWNS BRACED WALL PANEL - 16" MAX. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD 3" o/c AT MID SPAN BRACING & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

GENERAL STEEL NOTES:

ANCHOR BOLTS:
ASTMA 307, GRADE A.
PROVIDE WITH STANDARD WASHERS AND NUTS.
GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO ASTM A 153, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A 563.
PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.

DOOR AND WINDOW NOTES:

1. EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
2. ALL WALK-THRU DOORS SHALL BE SOLID CORE
3. INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE	
(3) OR FEWER	16d NAILS
(4) OR MORE	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

FRAMING NOTES:

1. PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
2. PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
3. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
4. PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

ABBREVIATION NOTES:

1. AHJ = Authority Having Jurisdiction.
2. CMU = Concrete Masonry Units.
3. F&I - Furnish & Install.
4. FFE = Furniture,Fixtures & Equipment.
5. GC = General Contractor.
6. LF = Lineal Feet.
7. MACAP = Match As Closely As Possible.
8. M-E-P = Mechanical (HVAC), Electrical, Plumbing.
9. NIC = Not In Contract. OTR = Over The Road.
10. PM = Project Manager.
11. SF = Square Feet.
12. SS = STAINLESS STEEL.
13. T&M = Time & Material.
14. TBD = To Be Determined.
15. TR = Pressure Treated Lumber.
16. U/G = Underground.
17. U.I. = WindowUnit Inches.
18. UNO = Unless Noted Otherwise.
19. WP = Weatherproof.
20. WPGFCI = Weatherproof GFCI Receptacle.
21. XC = Existing Conditions.
22. ETR = Existing To Remain.

FOUNDATION NOTES:

1. BASEMENT ADDITION SLAB ON GRADE.
2. ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
3. CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 3,000 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"
4. USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE
5. CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.
6. INFILTRATION: ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED:
JOINTS AROUND WINDOW AND DOOR FRAMES
JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
JOINTS BETWEEN WALL AND FOUNDATION
JOINTS BETWEEN WALL AND ROOF
JOINTS BETWEEN WALL PANELS
UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GENERAL STAIR & RAILING NOTES:

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. 36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
ELECTRICAL:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.
AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

EXTERIOR FINISH NOTES:

1. EXTERIOR FINISH MATERIALS TO MATCH EXISTING MATERIALS AND COLORS AS CLOSE AS POSSIBLE.
2. ROOFING TO BE ASPHALT SHINGLES OVER 15# FELT ON 5/8 OSB SHEATHING.
3. NEW GUTTERS AND DOWNSPOUTS TO MATCH AND TIE INTO EXISTING AS IS POSSIBLE OR NOTED OTHERWISE.

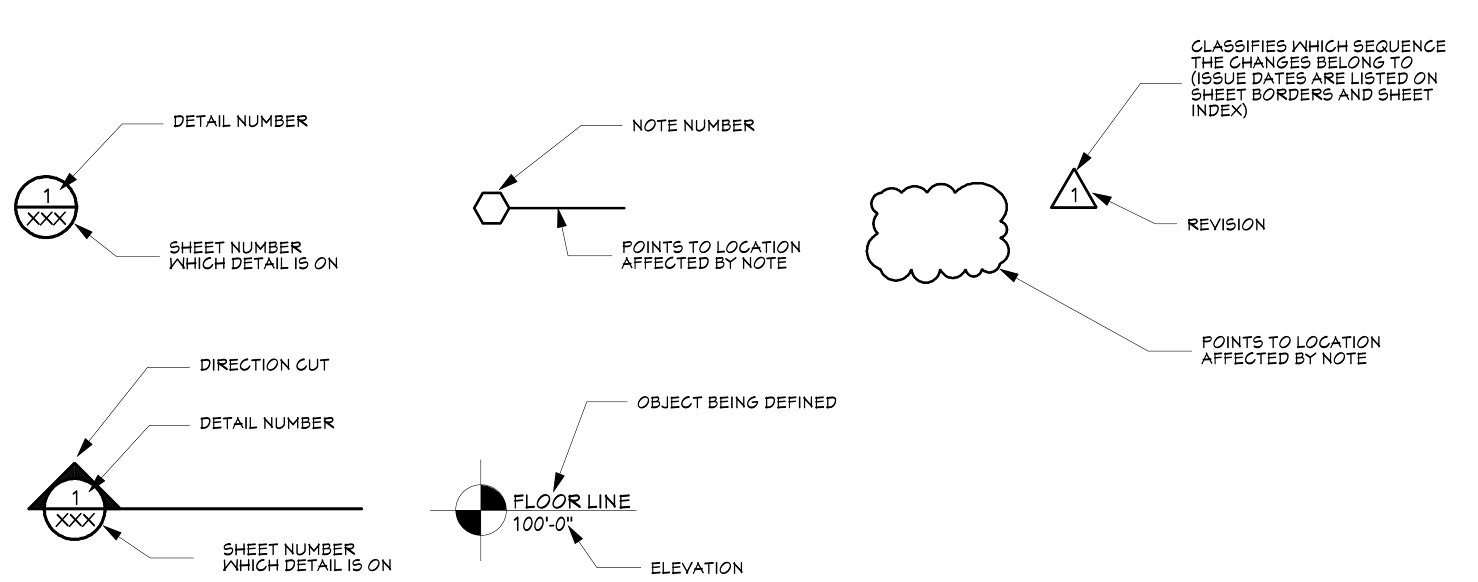
3D RENDERING FINISH NOTES:

1. RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION AND REFERENCE ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS.
2. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

STRUCT. WOOD CONSTRUCTION:

STRUCTURAL SAWN LUMBER:
DESIGN VALUES FOR SAWN LUMBER, SIZES 2" THICK X 5" AND WIDER:
DFL NO 2. DESIGN VALUES:SPF NO 2. DESIGN VALUES:
FB= 1,140 PSI (SINGLE)FB= 1,105 PSI (SINGLE)
E = 1,600,000 PSIE = 1,400,000 PSI
FC= 625 PSI (PERPENDICULAR TO GRAIN) FC= 425 PSI (PERPENDICULAR TO GRAIN)
HEM FIR NO 2. DESIGN VALUES:SOUTHERN PINE NO 2. DESIGN VALUES:
FB= 1,075 PSI (SINGLE)FB= 1,210 PSI (SINGLE)
E = 1,300,000 PSIE = 1,600,000 PSI
FC= 405 PSI (PERPENDICULAR TO GRAIN) FC= 565 PSI (PERPENDICULAR TO GRAIN)
TYPICAL FRAMING SHALL BE SOUTHERN PINE NO 2 OR BETTER.
LONG SPAN JOIST SHALL BE SPRUCE PINE FIR OR DOUGLAS FIR-LARCH PINE NO. 2 OR BETTER
ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT, "DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS.
ALL LUMBER CONNECTORS SHALL HAVE ICC APPROVAL.
ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE TREATED LUMBER.
ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
ALL SILL PLATES SHALL BE FULL WIDTH OF CONCRETE FOUNDATION OR WALL.
REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.
ALL WOOD PLATES SHALL BE ANCHORED TO FOUNDATION WALL WITH 1/2" DIA X 16" LONG ANCHOR BOLTS @ 6'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MINIMUM.
ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
DO NOT DRILL OVERSIZE HOLE FOR MISFITS WITHOUT ARCHITECTS APPROVAL.
ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
ALL WINDOW AND DOOR HEADERS IN WOOD FRAMED WALLS TO BE 2-2X10'S W/1/2" PLYWOOD SHIM, UNLESS OTHERWISE N

SYMBOLS LEGEND



THERMAL ENVELOPE WALL CONSTRUCTION:

INSULATION MINIMUM R-VALUES
EXTERIOR STUD WALLS............R-19
FLAT CEILINGS.......................R-38

PROVIDE VENTILATION BAFFLES @ ALL RAFTER SPACES.

FOAM ALL OPENINGS IN EXTERIOR WALLS.

FOAM ALL OPENINGS IN TOP PLATES.

WALL ABOVE GRADE WALLS TO HAVE A VAPOR PERMEABLE ARE BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
•JOINTS SHALL OVERLAP AND BE SEALED WITH MANUFACTURER APPROVED TAPE.
•ATTACHMENT PENETRATIONS TO BE SEALED WITH MANUFACTURER APPROVED METHODS.

AIR BARRIER AND INSULATION REQUIREMENTS:
GENERAL REQUIREMENTS
•CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
•THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.
•BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.

CEILING/ATTIC
•THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED.
•ACCESS OPENINGS, DROP DOWNSTAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.

WALLS
•THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.
•THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED.
•KNEE WALLS SHALL BE SEALED.

WINDOWS, SKYLIGHTS AND DOORS: THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.

RIM JOISTS: RIM JOISTS SHALL INCLUDE THE AIR BARRIER.

FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES: THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

CRAWL SPACE WALLS: EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.

SHAFTS, PENETRATIONS: DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.

GARAGE SEPARATION: AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.

RECESSED LIGHTING: RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.

SHOWER/TUB ON EXTERIOR WALL: THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.

ELECTRICAL/PHONE BOX ON EXTERIOR WALLS: THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.

HVAC REGISTER BOOTS: HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.

GENERAL PROJECT DATA

ALL CODES GOVERN OVER DRAWINGS.

- RESIDENTIAL BUILDING CODE OF OHIO 1, 2 & 3 FAMILY RESIDENCE.
- LOCAL CODES AND ORDINANCES (VERIFY)

USE GROUP CLASSIFICATION: RESIDENTIAL: SINGLE-FAMILY

CONSTRUCTION CLASSIFICATION: WOOD FRAME, TYPE 5B, UNPROTECTED
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (301.2)
GROUND SNOW LOAD: 20 PSF

WIND DESIGN SPEED: 115 MPH

WIND EXPOSURE CATEGORY: EXPOSURE B (301.2.1.4)
WIND DESIGN TOPOGRAPHIC EFFECTS: NO
SEISMIC DESIGN CATEGORY: B
SUBJECT TO DAMAGE FROM WEATHERING: SEVERE
SUBJECT TO DAMAGE FROM FROST LINE DEPTH: 42 INCHES
SUBJECT TO DAMAGE FROM TERMITE: MODERATE TO HEAVY
WINTER DESIGN TEMP: 5 DEG
HEATING DEGREE DAYS: 6,351
DEGREES NORTH LATITUDE: 41 DEG 20 MIN
ICE BARRIER UNDERLAYMENT REQUIRED: YES
AIR FREEZING INDEX: <1500
WEATHERING PROBABILITY FOR CONCRETE: SEVERE

301.3 ALLOWABLE STORY HEIGHT: (AS PERMITTED BY SECTION 611 TABLES PLUS FLOOR FRAMING HEIGHT)
301.4 DEAD LOADS: THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.

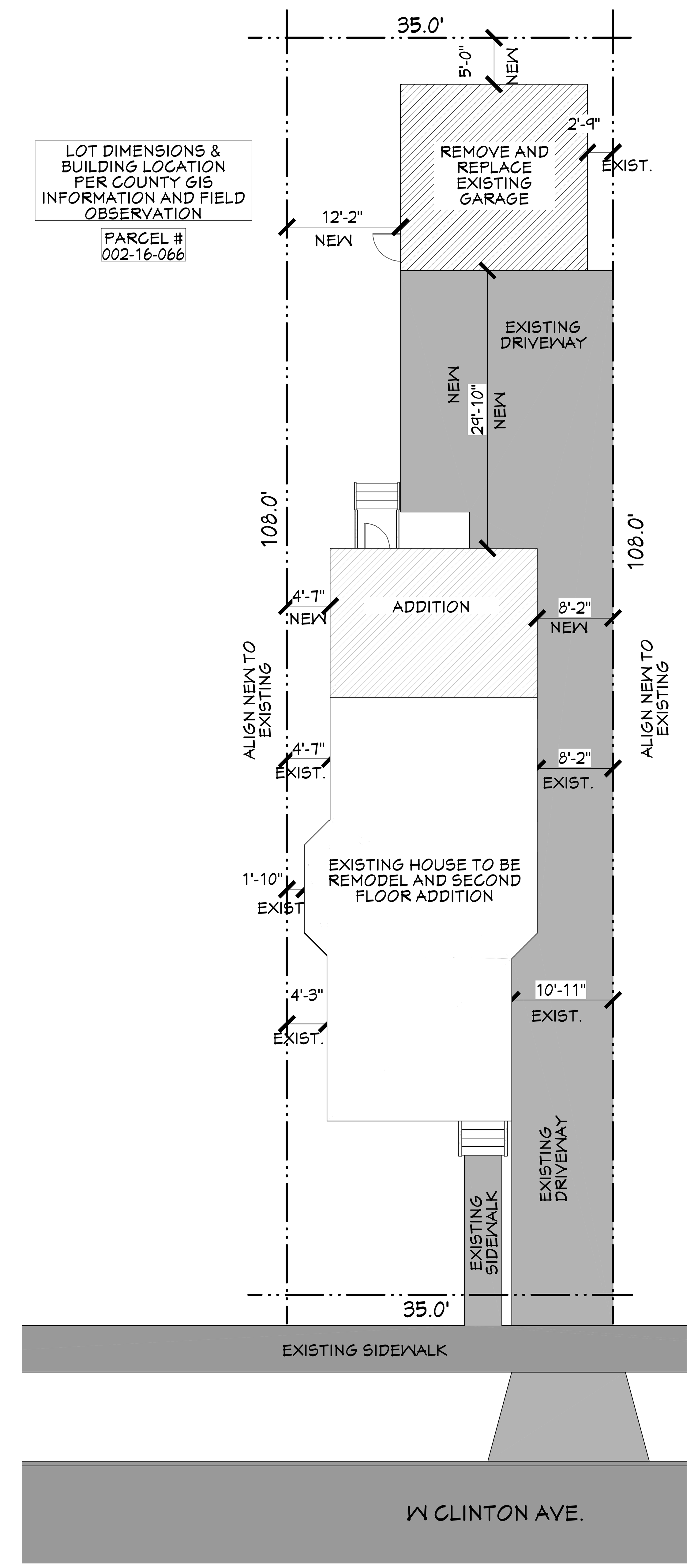
THE FOLLOWING ARE USED FOR TYPICAL DEAD LOADS:
FLOOR JOISTS: 10 PSF
CEILING JOISTS: 10 PSF
ROOF RAFTERS: 15 PSF

LIVE LOADS (301.5:):
ATTICS WITHOUT STORAGE: 10 PSF
BALCONIES (EXTERIOR) AND DECKS: 40 PSF
GUARDRAILS AND HANDRAILS: 200 PSF
GUARDRAIL IN-FILL COMPONENTS: 50 PSF
ROOMS OTHER THAN SLEEPING ROOM: 40 PSF
SLEEPING ROOMS: 30 PSF
STAIRS: 40 PSF

ROOF LOADS (301.6)
ROOF SNOW LOAD: 25 PSF
ROOF LIVE LOAD: 20 PSF

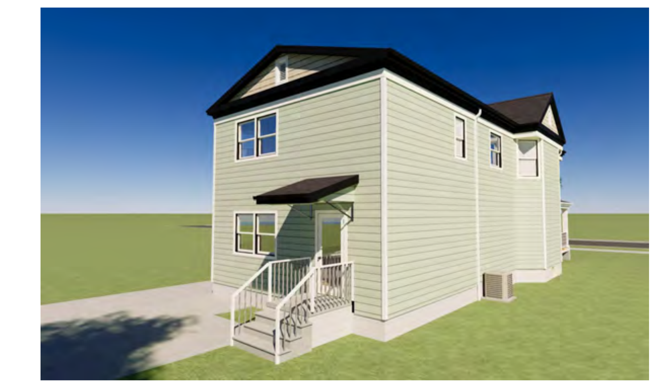
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS:
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS: L/180
INTERIOR WALLS AND PARTITIONS: H/180
FLOORS AND PLASTERED CEILINGS: L/360
ALL OTHER STRUCTURAL MEMBERS: L/240
EXTERIOR WALLS—WIND LOADS WITH FLEXIBLE FINISHES: H/120
LINTELS SUPPORTING MASONRY VENEER WALLS: L/600

DEFERRED SUBMITTALS
DEFERRED SUBMITTALS TO BE DESIGNED UNDER THE SUPERVISION OF AN ENGINEER LICENSED IN THE STATE OF OHIO:
- ENGINEERED TRUSS DRAWINGS.
- ENGINEERED ICF DRAWINGS.
- MECHANICAL SYSTEM DRAWINGS
- NOTARIZED SOIL TESTING LETTER OF EXCAVATING COMPANY ON SITE



SITE PLAN

SCALE: 1" = 10'-0"



DRAWING INDEX

PROJECT SQUARE FOOTAGES

TOTAL LOT AREA:	3,240 SQ.FT.
FIRST FLOOR LIVING AREA:	944 SQ.FT.
SECOND FLOOR LIVING AREA:	476 SQ.FT.
FIRST FLOOR ADDITION AREA:	357 SQ.FT.
SECOND FLOOR ADDITION AREA:	348.45 SQ.FT.
TOTAL LIVING AREA:	2,125.45 SQ.FT.

SCOPE OF WORK

(REMODEL EXISTING MULTI-FAMILY)

CONSTRUCTION OF AN ADDITIONAL STRUCTURE AT REAR WITH NEW CRAWLSPACE AND A NEW DETACHED GARAGE WITH NEW FOUNDATION, INCLUDING NEW FRAMING, NEW ROOF SYSTEM, NEW PLUMBING & ELECTRICAL, AND NEW STRUCTURAL ELEMENTS.

PLANS & DETAILS THIS PAGE:
- GENERAL CONSTRUCTION NOTES
- BASELINE STRUCTURAL CRITERIA
- SITE PLAN & ADDITION RENDERINGS

REMODEL & ADDITION FOR:
6114 W. CLINTON AVE.
CLEVELAND, OH 44102

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Revision Table	
Number	Date

DATE:
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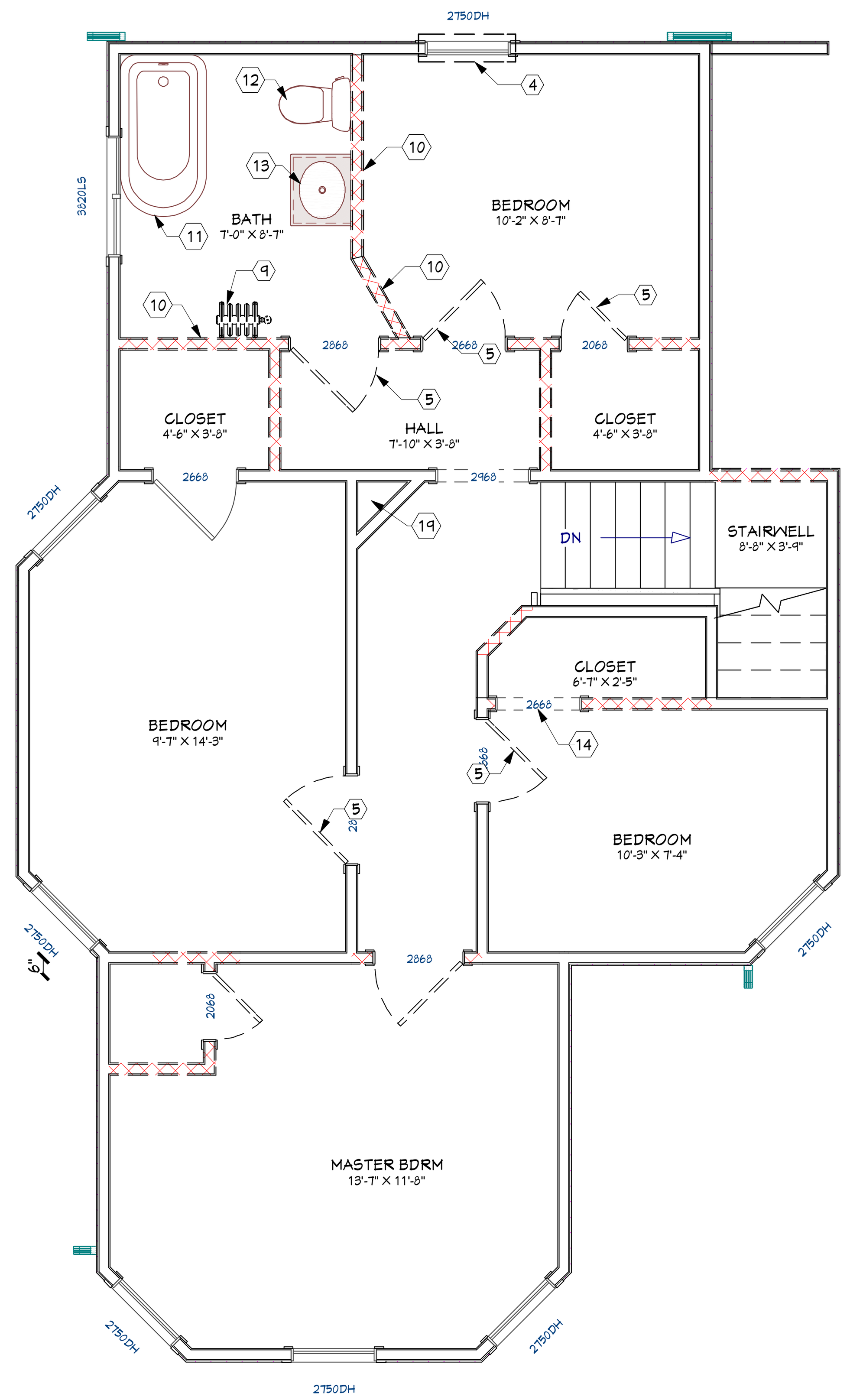
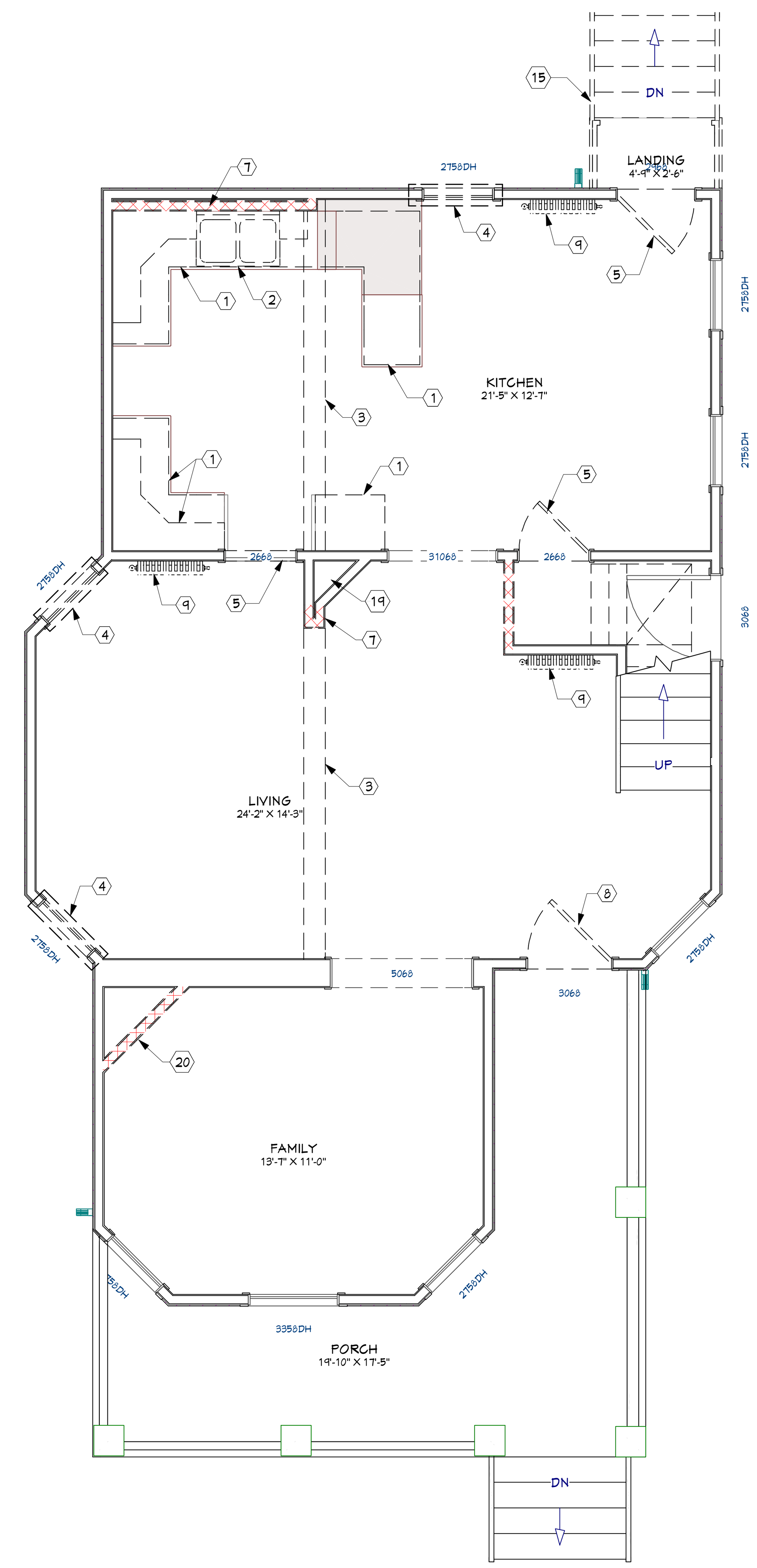
SCALE:

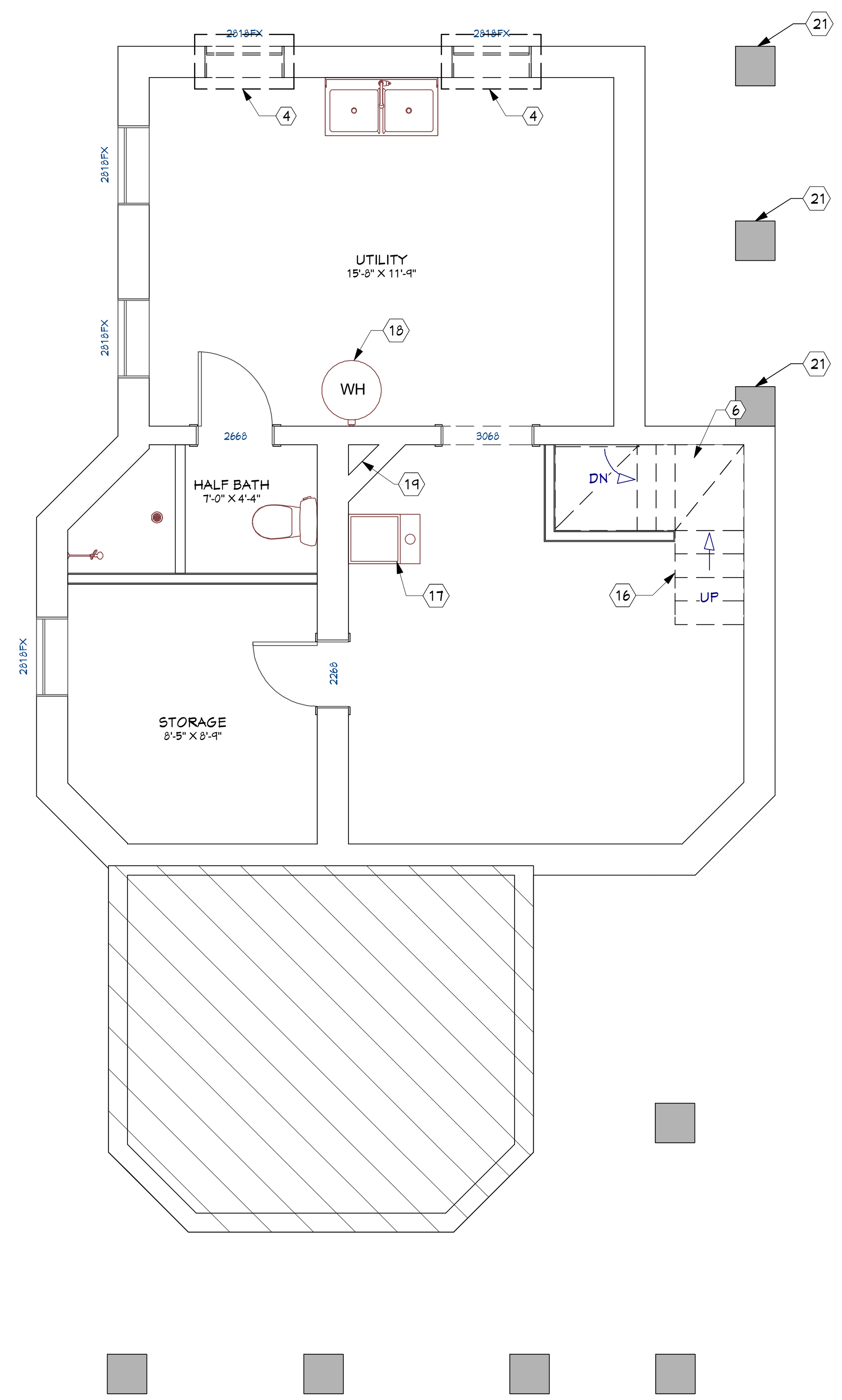
SHEET:
A-1



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



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



BASEMENT EX./DEMO PLAN
SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
1	REMOVE CABINETS
2	REMOVE SINK
3	REMOVE SOFFIT AND EXISTING PLUMBING
4	REMOVE AND ENCLOSE WINDOW
5	REMOVE AND ENCLOSE DOOR
6	REPAIR STAIRS AND LEVEL LANDING WITH DOOR BASE
7	DEMO WALL PORTION
8	REMOVE DOOR
9	REMOVE RADIATOR
10	DEMO WALL
11	REMOVE AND REPLACE TUB
12	REMOVE AND REPLACE TOILET
13	REMOVE AND REPLACE VANITY
14	ENCLOSE OPENING
15	DEMO STAIRS AND LANDING
16	REPAIR STAIRS
17	REPLACE FURNACE
18	REPLACE WATER HEATER
19	DEMO EXISTING CHIMNEY
20	REMOVE EXISTING FIREPLACE
21	REMOVE MASONRY PILES

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	INTERIOR-4, EXISTING
	INTERIOR-12, EXISTING
	DECK RAILING/FENCE
	SIDING-4, EXISTING
	INTERIOR RAILING
	12" CMU (BLOCK) STEM WALL, EXISTING
	SIDING-4, DEMO
	8" CMU (BLOCK) STEM WALL, EXISTING
	INTERIOR-4, DEMO

PLANS & DETAILS THIS PAGE:
- DEMO PLANS
- DEMO NOTES

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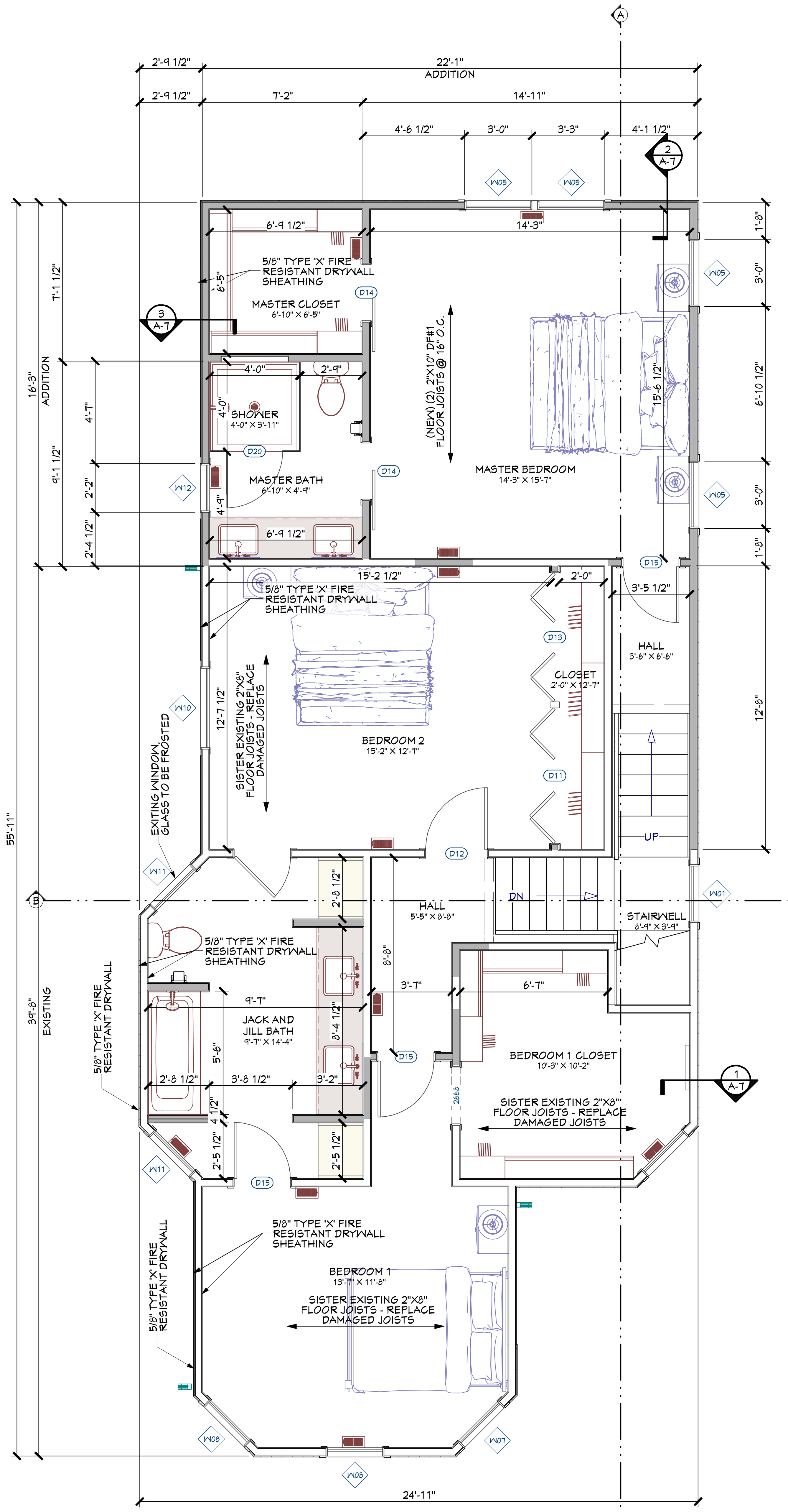
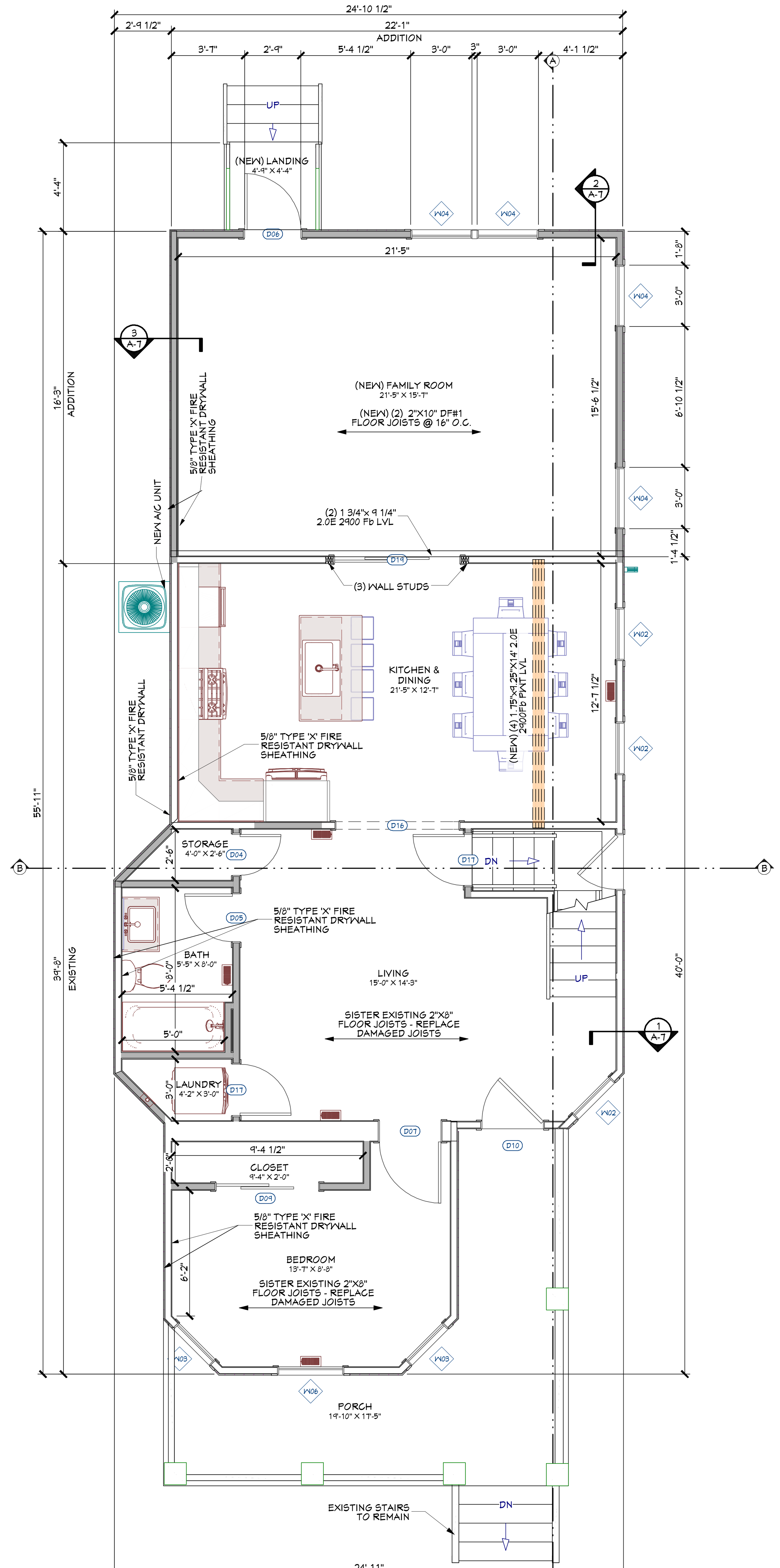


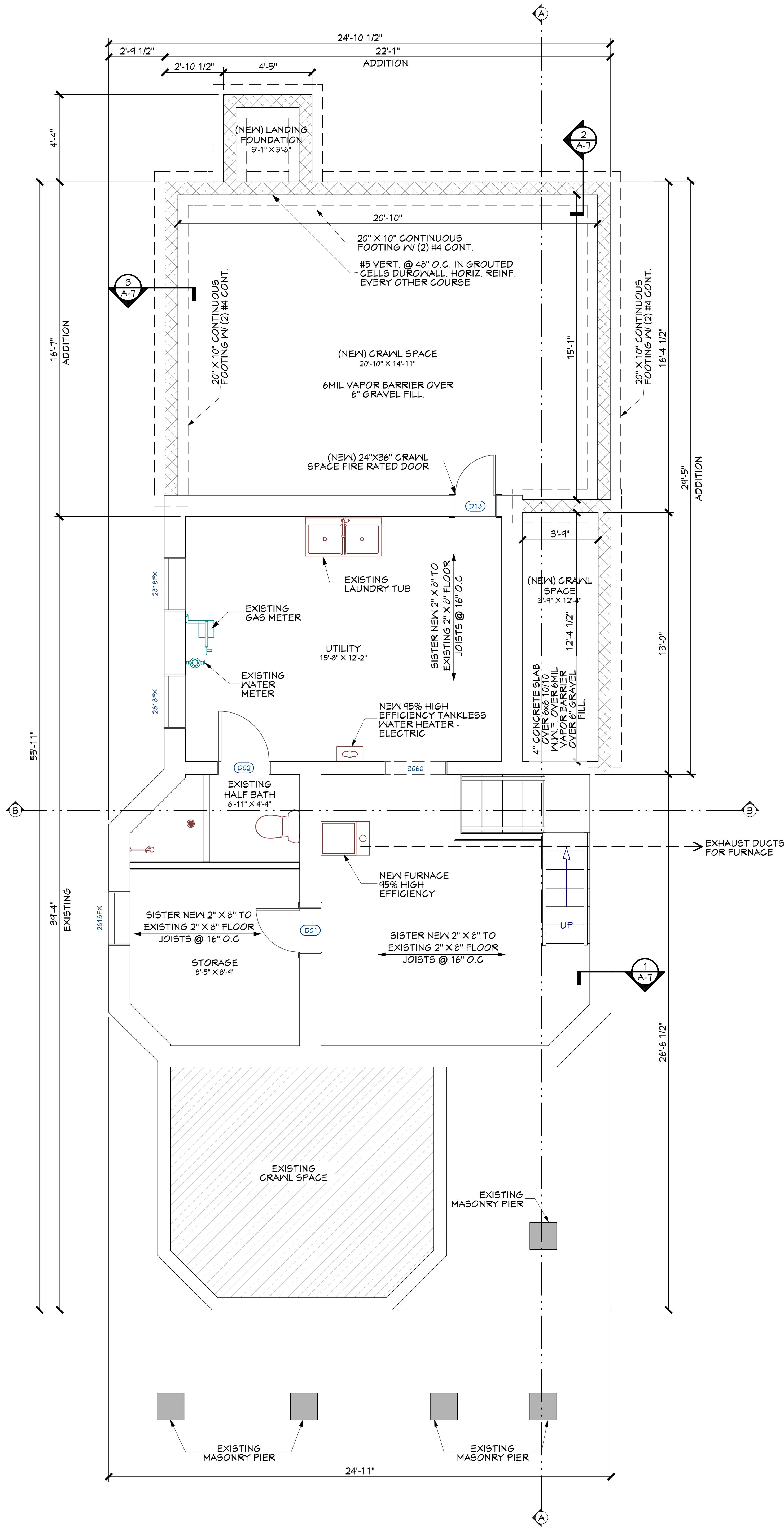
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



BASEMENT PLAN

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

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	INTERIOR-4, NEW
	SIDING-6, NEW
	SIDING-4, NEW
	GLASS SHOWER
	8" CMU (BLOCK) STEM WALL, NEW
	INTERIOR-4, EXISTING
	INTERIOR-12, EXISTING
	DECK RAILING/FENCE
	SIDING-4, EXISTING
	12" CMU (BLOCK) STEM WALL, EXISTING
	8" CMU (BLOCK) STEM WALL, EXISTING
	INTERIOR RAILING

PLANS & DETAILS THIS PAGE:
- FLOOR PLANS

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

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

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

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

PLANS & DETAILS THIS PAGE:
- ELEVATIONS

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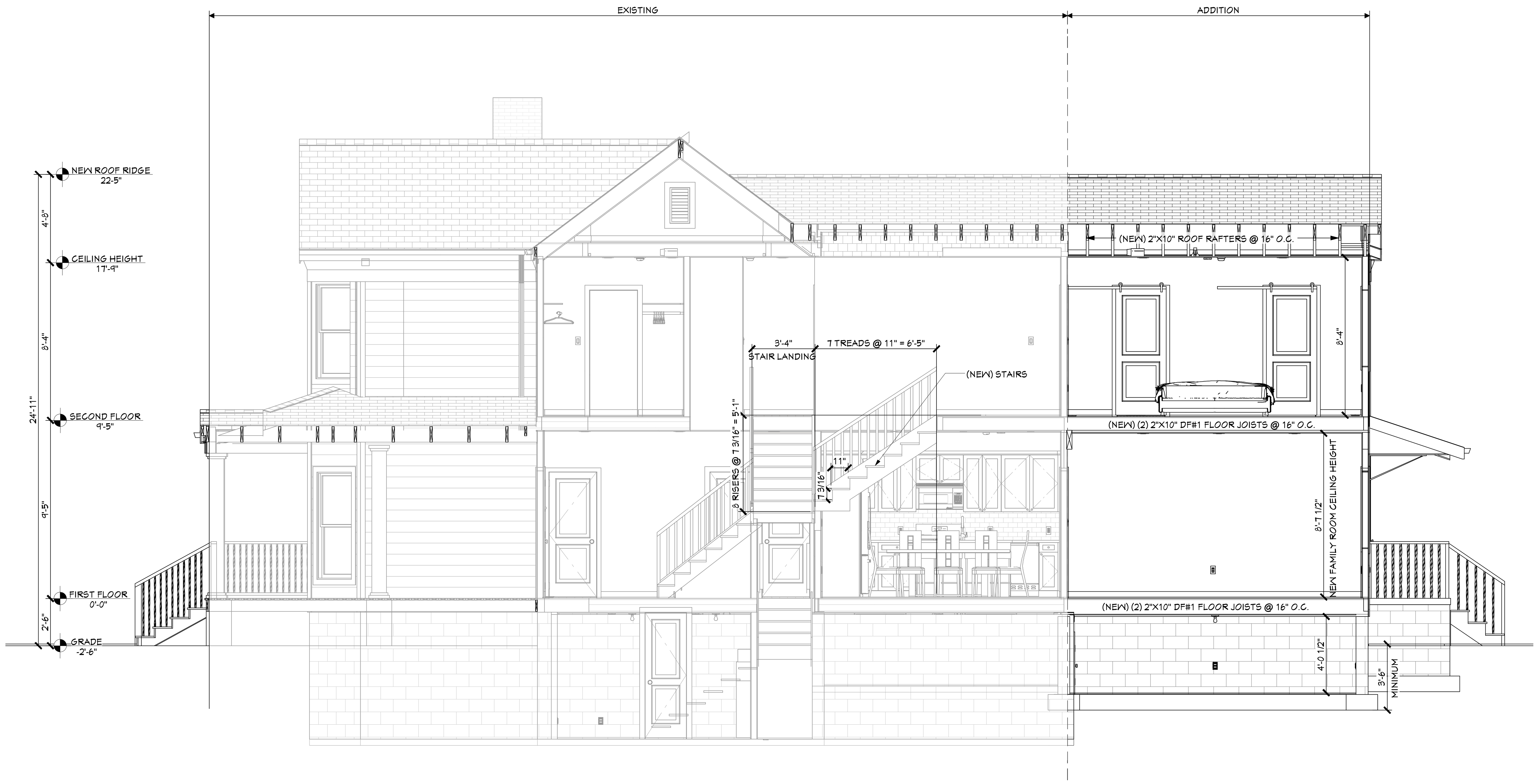
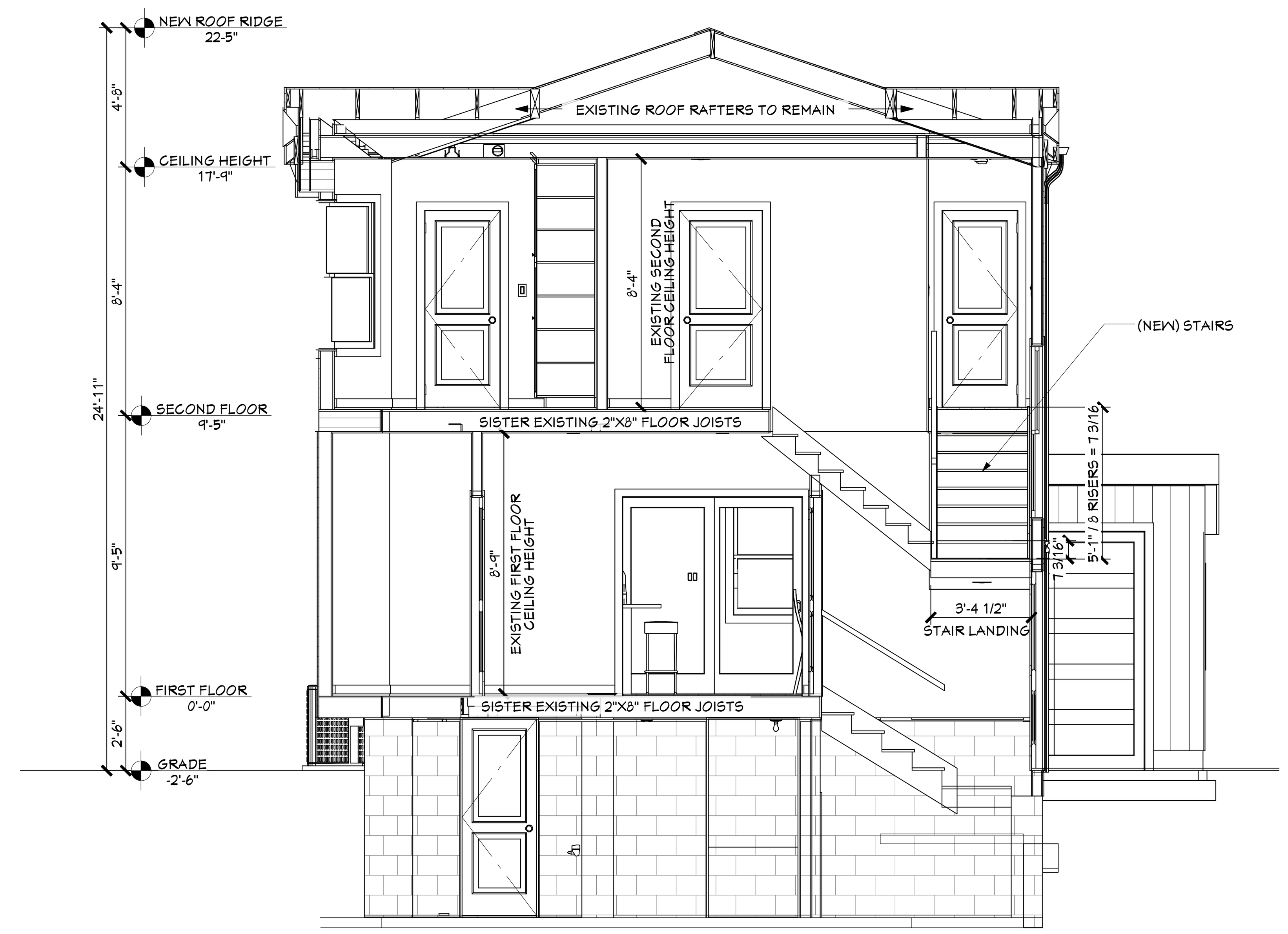


SECTION 1-1
SCALE: 1/4" = 1'-0"



SECTION 2-2
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	AREA, INTERIOR (SQ FT)	CEILING HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH	BASE MOLDING
KITCHEN & DINING	1	270	106 1/2", 115 1/4"	OC-17 - WHITE DOVE, COLOR - BONE	MAPLE 5" PLANK - BLONDE, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BRITE_2	STOCK
BEDROOM	1	121	106 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
PORCH	1	179	106 1/2"	SOFT GREEN		DRYWALL, COLOR - BRITE_2	
LIVING	1	221	106 1/2", 115 1/4"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
BATH	1	42	106 1/2"	OC-17 - WHITE DOVE	HEXAGON TILE, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BRITE_2	STOCK
(NEW) LANDING	1	20	91 5/8"	SOFT GREEN		DRYWALL, COLOR - BONE	
OPEN BELOW	1	33	195 3/4", 204 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	
(NEW) FAMILY ROOM	1	333	105 1/4"	OC-17 - WHITE DOVE, SOFT GREEN	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
LAUNDRY	1	13	106 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BRITE_2	STOCK
STORAGE	1	10	106 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
BATH	1	0	106 1/2"	OC-17 - WHITE DOVE	LIMESTONE TILES, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BRITE_2	STOCK
CLOSET	1	19	106 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
GARAGE	1	357		OC-17 - WHITE DOVE, CONCRETE		DRYWALL, COLOR - BRITE_2	
TOTALS:		1618					

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	AREA, INTERIOR (SQ FT)	CEILING HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH	BASE MOLDING
BEDROOM 1 CLOSET	2	91	101 1/2"	OC-17 - WHITE DOVE	OSB-HRZ--PAINTED: BLACK - HF3, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BRITE_2	STOCK
MASTER BEDROOM	2	222	101 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK
JACK AND JILL BATH	2	126	101 1/2"	OC-17 - WHITE DOVE	HEXAGON TILE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
BEDROOM 1	2	172	101 1/2"	OC-17 - WHITE DOVE	OSB-HRZ--PAINTED: BLACK - HF3, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
STAIRWELL	2	65	246 3/4"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	
MASTER BATH	2	43	101 1/2"	OC-17 - WHITE DOVE, GLASS TEMPERED	HEXAGON TILE, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BONE	
HALL	2	38	101 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
MASTER CLOSET	2	44	101 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK
CLOSET	2	25	101 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
HALL	2	23	101 1/2"	OC-17 - WHITE DOVE	MAPLE 5" PLANK - BLONDE, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK
BEDROOM 2	2	192	101 1/2"	OC-17 - WHITE DOVE	OSB-HRZ--PAINTED: BLACK - HF3, FOAM UNDERLAYMENT	DRYWALL, COLOR - BRITE_2	STOCK
SHOWER	2	16	101 1/2"	OC-17 - WHITE DOVE, GLASS TEMPERED	HEXAGON TILE, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BONE	
TOTALS:		1057					

FIXTURE SCHEDULE				
2D SYMBOL	DESCRIPTION	FLOOR	QTY	COMMENTS
	2-WAY FLOOR REGISTER	2	10	NEW
	2-WAY FLOOR REGISTER	1	5	NEW

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	HEADER	DESCRIPTION	COMMENTS
D01	1	0	26"	80"	2"X6"X28" (2)	HINGED-DOOR P04	EXISTING
D02	1	0	30"	80"	2"X6"X35" (2)	HINGED-DOOR P04	EXISTING
D03	1	1	192"	96"	2"X14"X200" (2)	GARAGE-GLASS PANEL	NEW
D04	1	1	24"	80"	2"X6"X29" (2)	HINGED-DOOR P04	NEW
D05	1	1	28"	80"	2"X6"X33" (2)	HINGED-DOOR P04	NEW
D06	1	1	33"	80"	2"X6"X38" (2)	HINGED-GLASS PANEL	NEW
D07	1	1	36"	80"	2"X6"X41" (2)	HINGED-DOOR P04	NEW
D08	1	1	36"	80"	2"X6"X41" (2)	EXT. HINGED-DOOR E03	NEW
D09	1	1	60"	80"	2"X8"X65" (2)	SLIDER-DOOR P04	NEW
D10	1	1	36"	80"	2"X6"X41" (2)	EXT. HINGED-DOOR E21	REPLACE IN PLACE
D11	1	2	72 3/8"	80"	2"X10"X77 3/8" (2)	4 DR. BIFOLD-LOUVERED	NEW
D12	1	2	33"	80"	2"X6"X38" (2)	HINGED-DOOR P04	NEW
D13	1	2	69 1/8"	80"	2"X8"X74 1/8" (2)	4 DR. BIFOLD-LOUVERED	NEW
D14	2	2	30"	80"	2"X6"X35" (2)	BARN-DOOR P04	NEW
D15	3	2	30"	80"	2"X6"X35" (2)	HINGED-DOOR P04	NEW
D16	1	1	72"	80"	2"X10"X77" (2)	DOORWAY	NEW
D17	2	1	30"	80"	2"X6"X35" (2)	HINGED-DOOR P04	NEW
D18	1	0	24"	36"	2"X6"X29" (2)	HINGED-PANEL	
D19	1	1	73 1/2"	80"	2"X10"X78 1/2" (2)	SLIDER-GLASS PANEL	NEW
D20	1	2	30"	80"		SHOWER-GLASS SLAB	
SIZES SHOWN FOR THESE UNITS ARE APPROXIMATE - VERIFY SIZES IN FIELD * DO NOT USE AS FINAL SIZE *							

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	EGRESS	HEADER	BOTTOM	DESCRIPTION	COMMENTS
W01	1	2	31"	70"	32"X71"		2"X6"X35" (2)	-44"	DOUBLE HUNG	EXISTING
W02	3	1	31"	68"	32"X69"		2"X6"X35" (2)	12"	DOUBLE HUNG	EXISTING
W03	2	1	31"	68"	32"X69"	YES	2"X6"X35" (2)	12"	DOUBLE HUNG	EXISTING
W04	4	1	36"	48"	37"X49"		2"X6"X40" (2)	32"	DOUBLE HUNG	NEW
W05	4	2	36"	48"	37"X49"	YES	2"X6"X40" (2)	32"	DOUBLE HUNG	NEW
W06	1	1	39"	68"	40"X69"	YES	2"X6"X43" (2)	12"	DOUBLE HUNG	EXISTING
W07	1	2	31"	60"	32"X61"	YES	2"X6"X35" (2)	24"	DOUBLE HUNG	EXISTING
W08	2	2	31"	60"	32"X61"	YES	2"X6"X32" (2)	24"	DOUBLE HUNG	EXISTING
W09	1	1	36"	36"	37"X37"		2"X6"X40" (2)	44"	LEFT SLIDING	NEW
W10	1	2	44"	48"	45"X49"	YES	2"X6"X48" (2)	32"	DOUBLE HUNG	REPLACE IN PLACE
W11	2	2	31"	60"	32"X61"	YES	2"X6"X32" (2)	24"	DOUBLE HUNG	EXISTING; REPLACE GLASS W/ FROSTED GLASS
W12	1	2	26"	48"	27"X49"		2"X6"X30" (2)	32"	DOUBLE HUNG	NEW
W13	1	1	36"	36"	37"X37"		2"X6"X40" (2)	44"	LEFT SLIDING	NEW
SIZES SHOWN FOR THESE UNITS ARE APPROXIMATE - VERIFY SIZES IN FIELD * DO NOT USE AS FINAL SIZE *										

PLANS & DETAILS THIS PAGE:
- SECTIONS
- SCHEDULES

REMODEL & ADDITION FOR:
6114 W. CLINTON AVE.
CLEVELAND, OH 44102

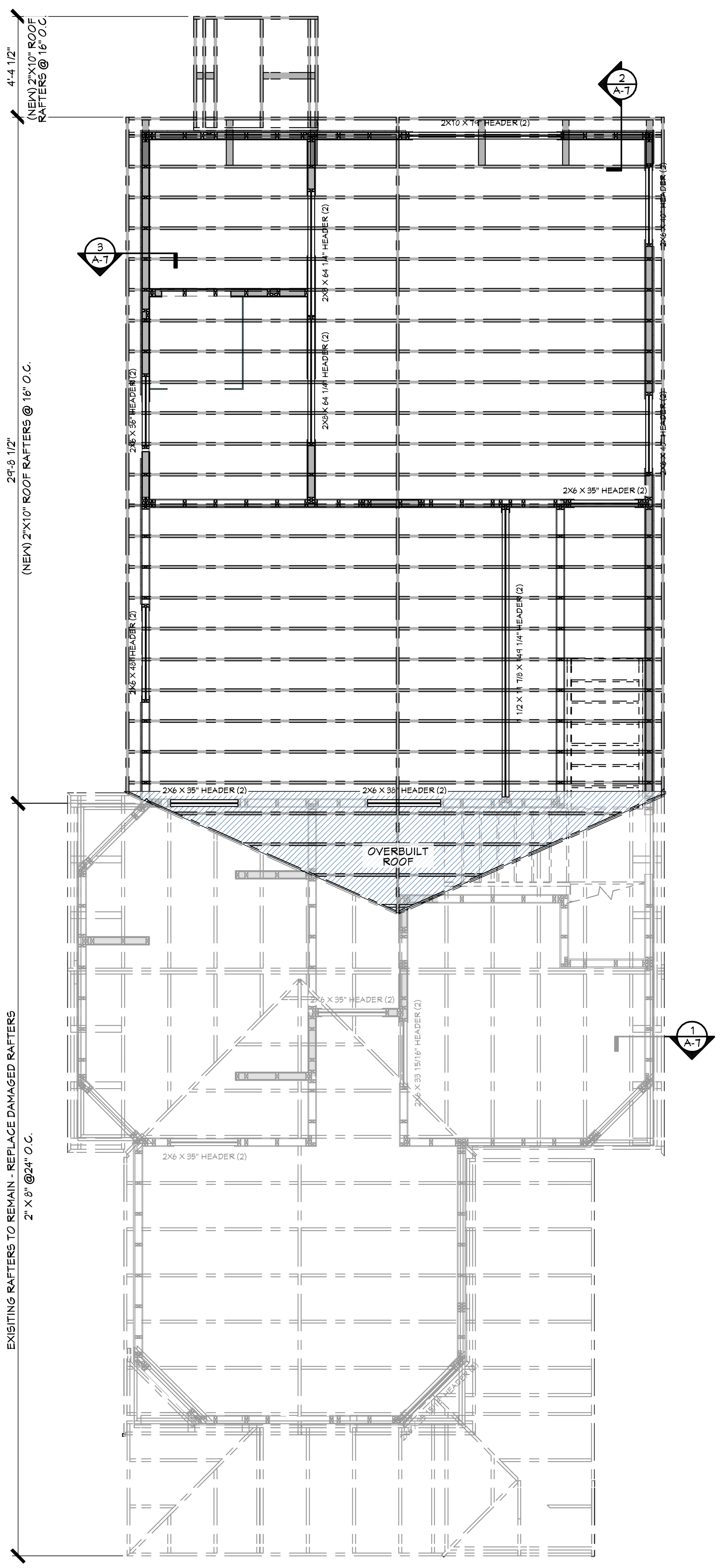
DRAFTING & DESIGN
12401 Rockside Rd. # 25671, Cleveland, OH
(216)-218-2468 gabriel.r@gvdraftingdesign.com

Revision Table	
Number	Date

DATE: 3/31/2026

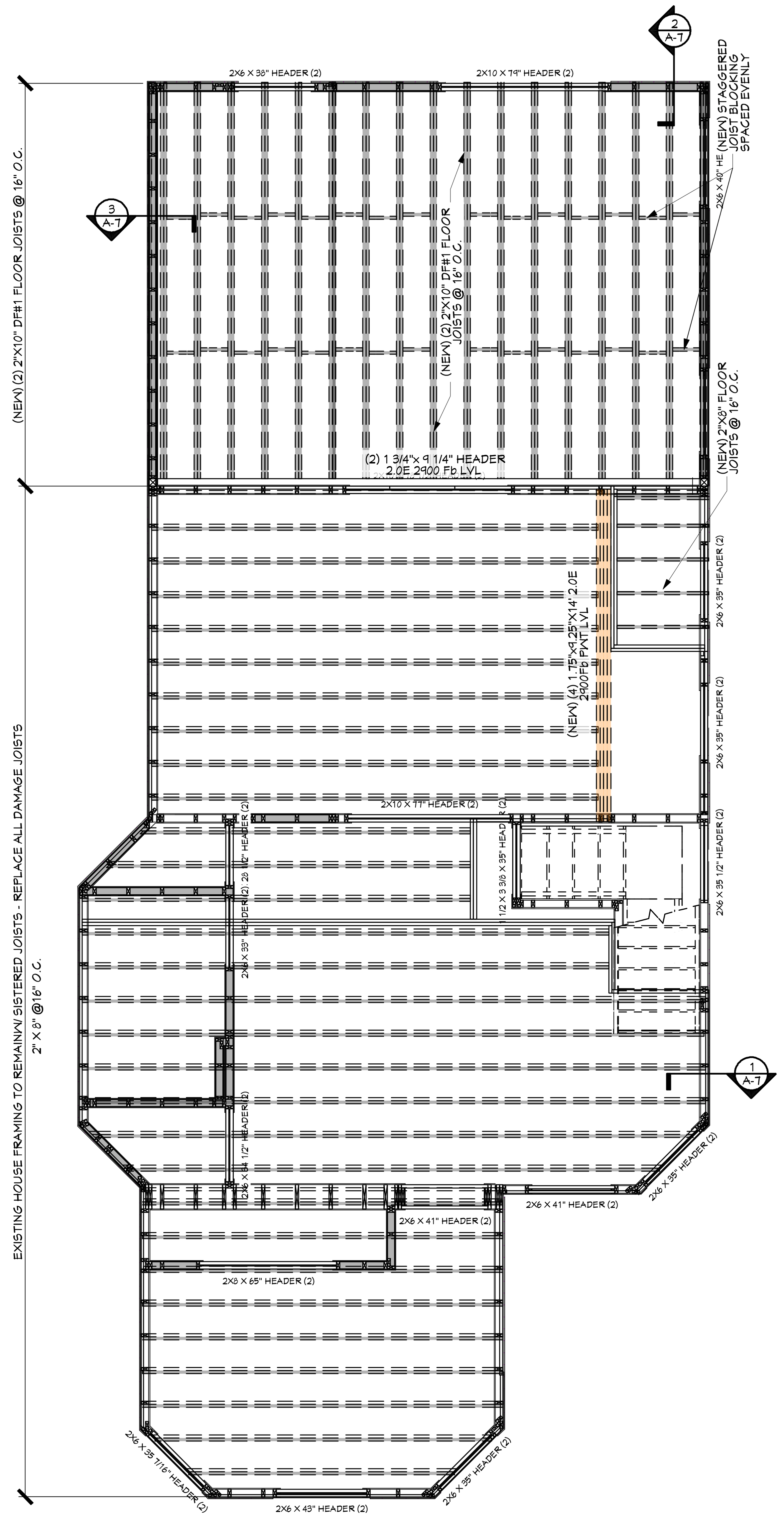
SCALE:

SHEET: A-5



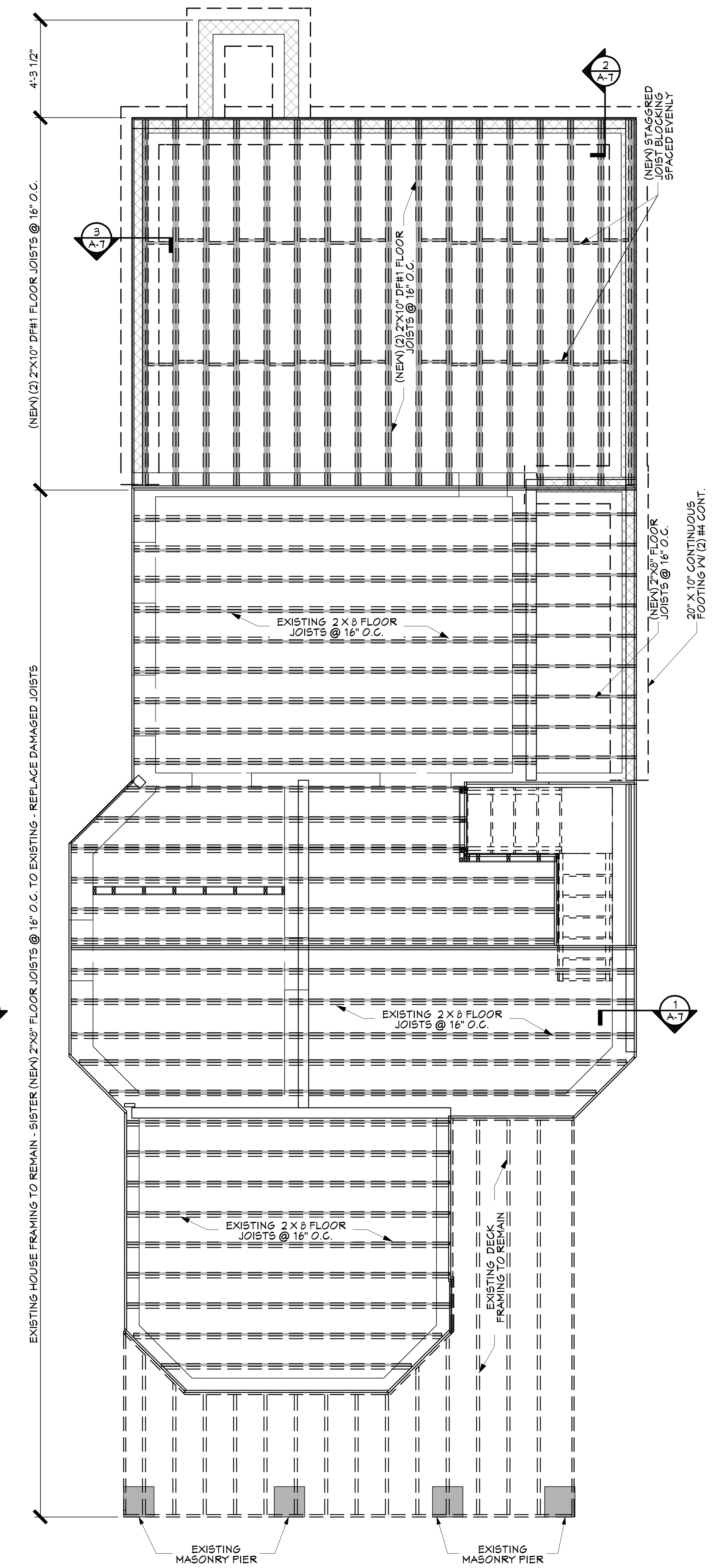
ROOF FRAMING PLAN

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



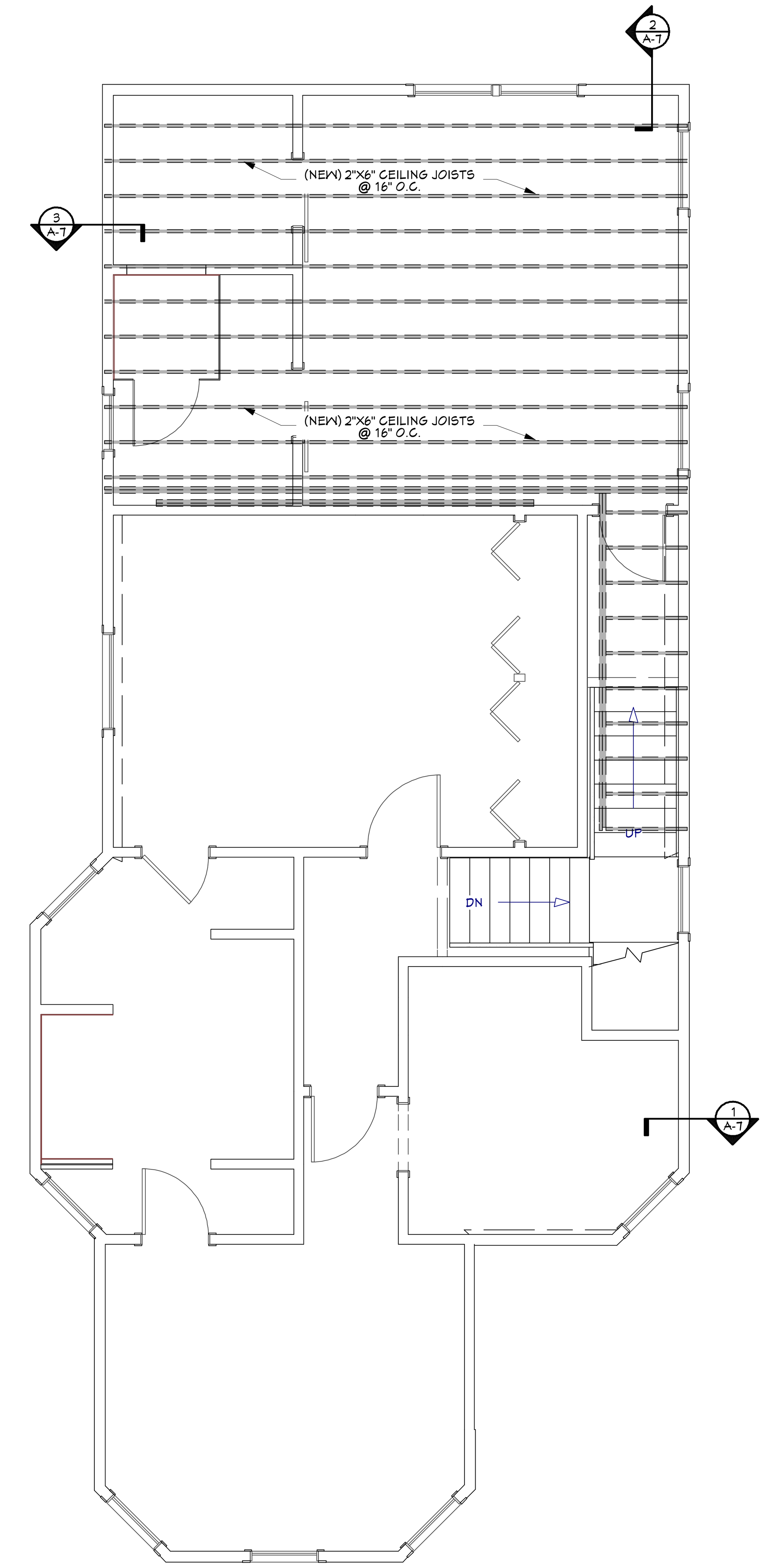
SECOND FLOOR FRAMING PLAN

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



FIRST FLOOR FRAMING PLAN

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



CEILING FRAMING PLAN

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

PLANS & DETAILS THIS PAGE:
- FRAMING PLANS

REMODEL & ADDITION FOR:
6114 W. CLINTON AVE.
CLEVELAND, OH 44102

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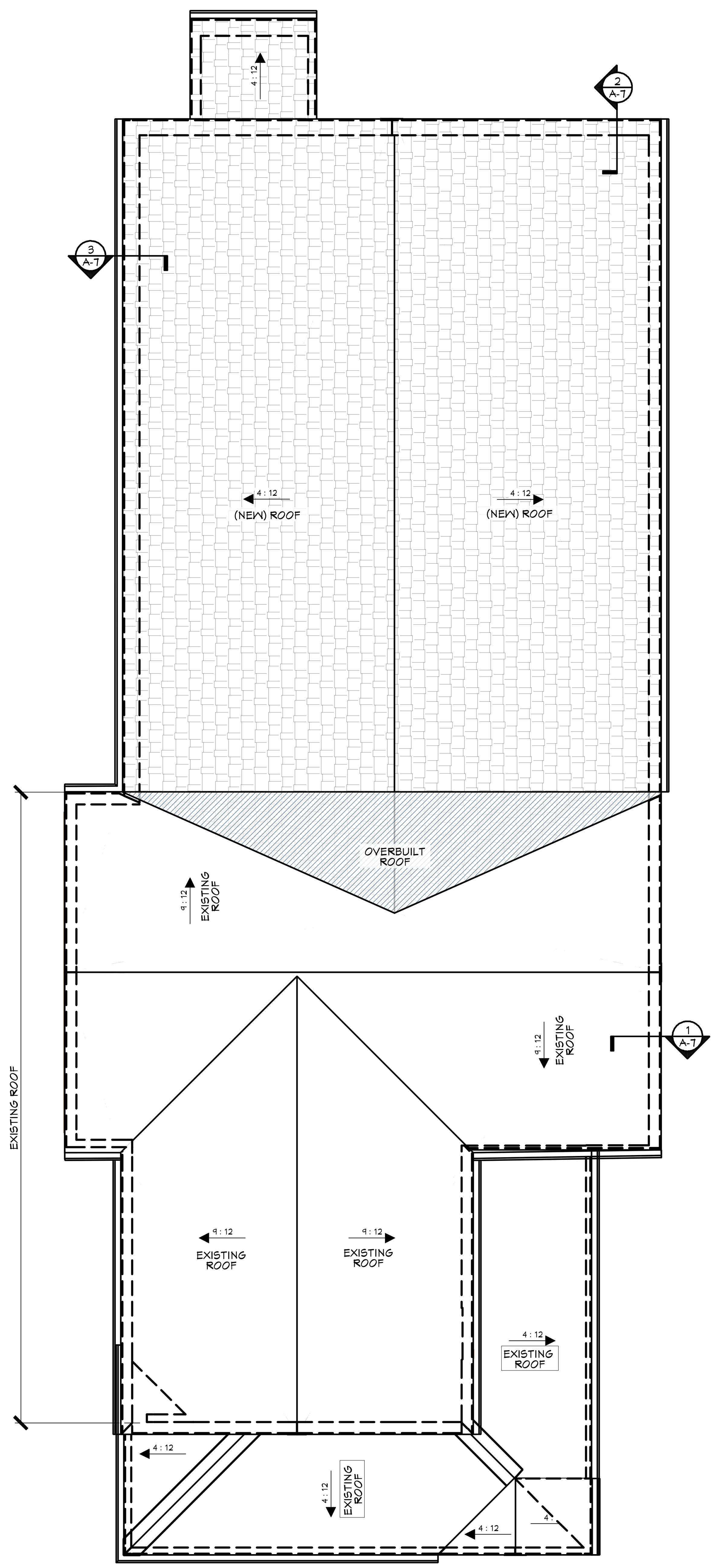
Revision Table	
Number	Date

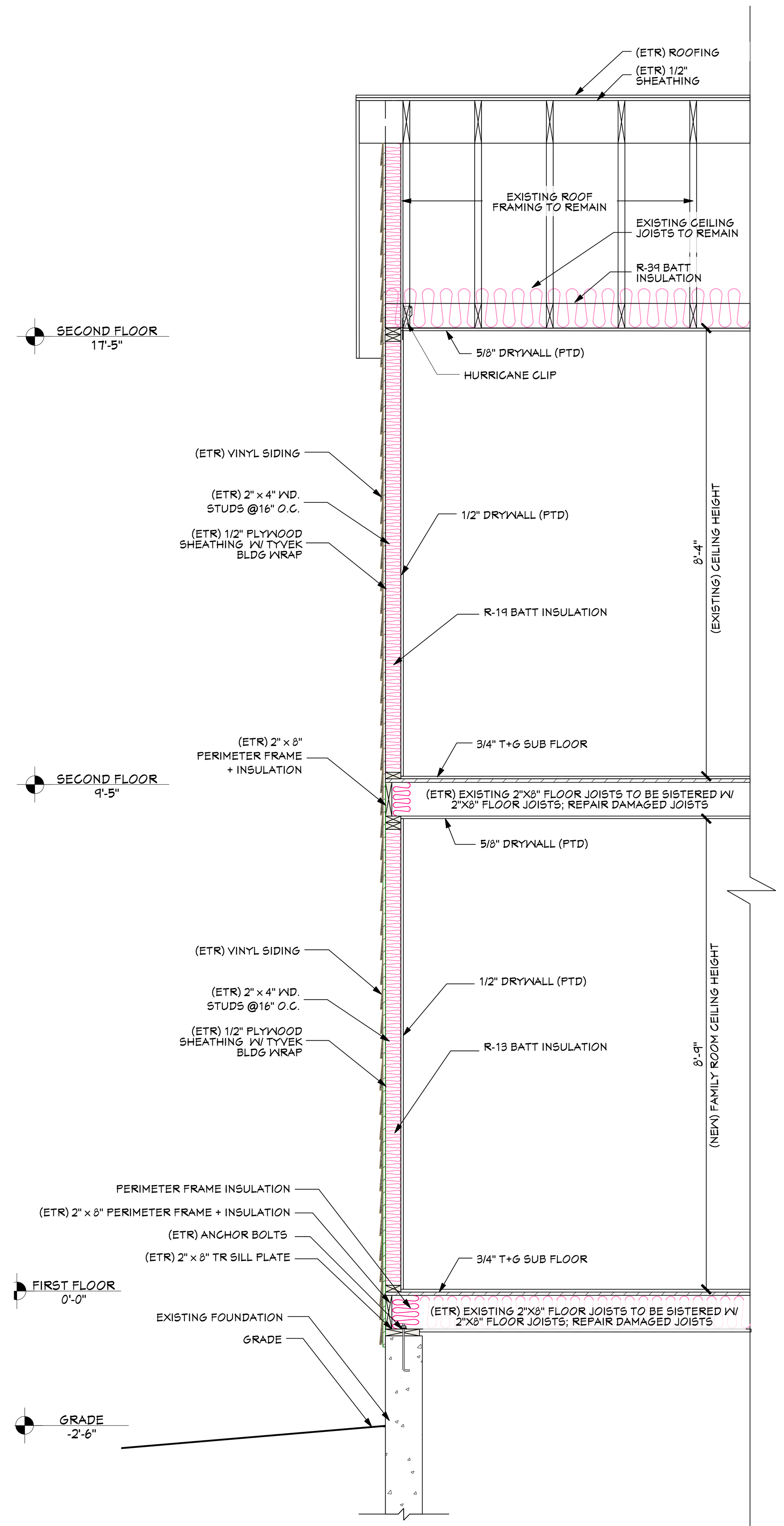
DATE:
3/31/2026

SCALE:

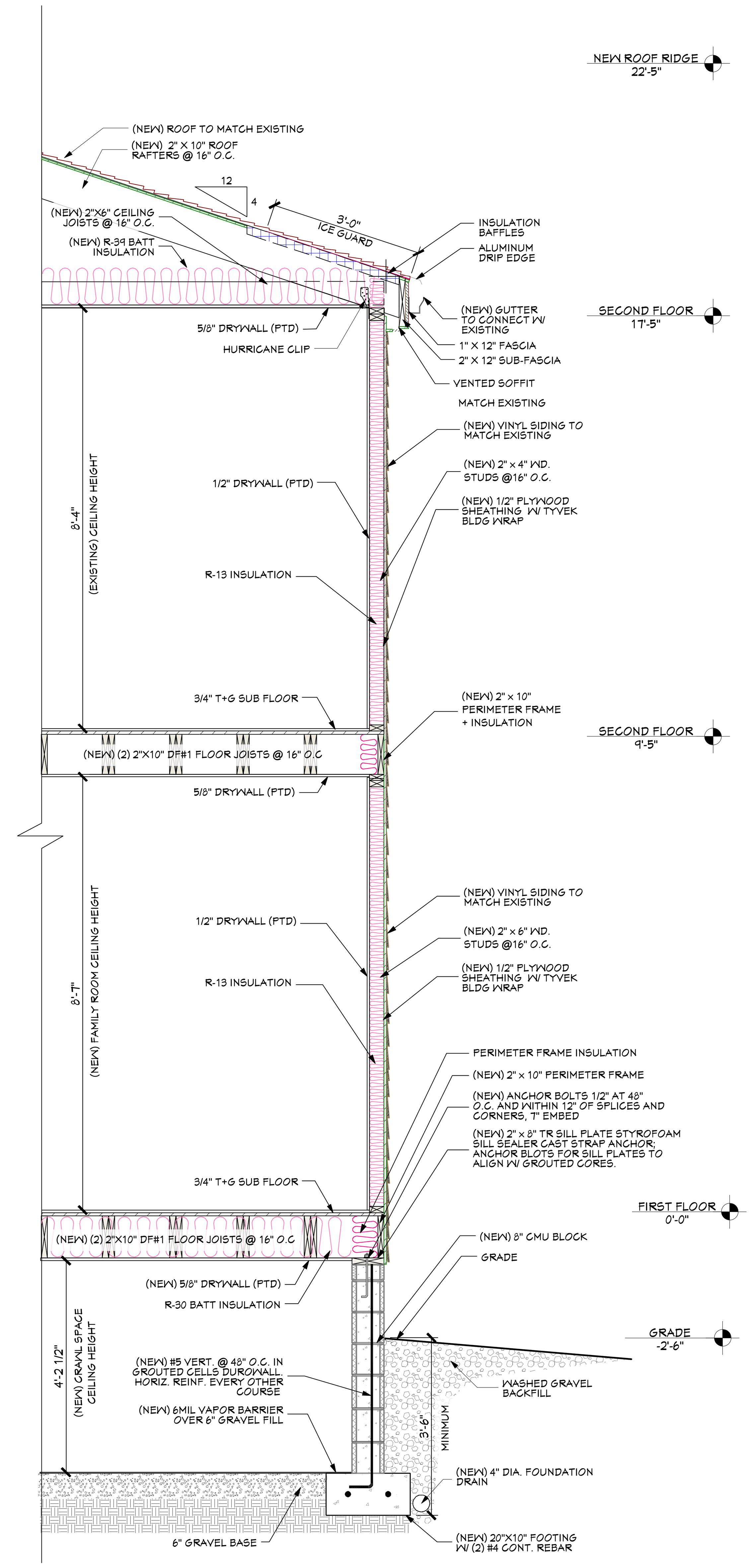
SHEET:
A-6



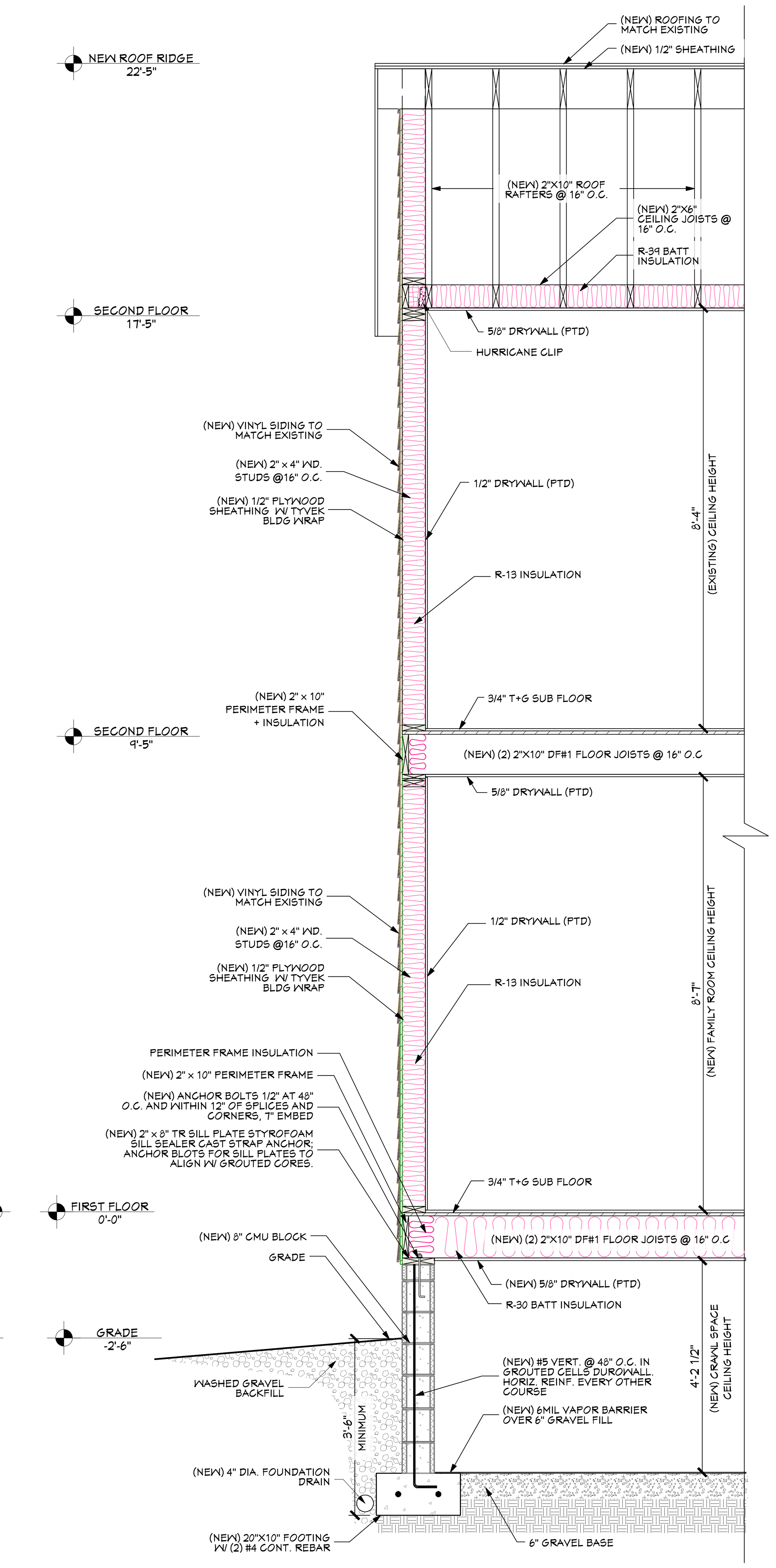
ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SECTION
A-7
SCALE: 1/2" = 1'-0"



2 SECTION
A-7
SCALE: 1/2" = 1'-0"



3 SECTION
A-7
SCALE: 1/2" = 1'-0"

2.0E 2900Fb PWT LVL
Uniform Floor Load (PLF) Tables

Table Usage:
1. Select the required Span.
2. Divide the design loads by the desired number of plies to verify each ply of the beam.
3. Select a beam that exceeds the Total Load and the appropriate Live Load.
4. Check the bearing requirements.

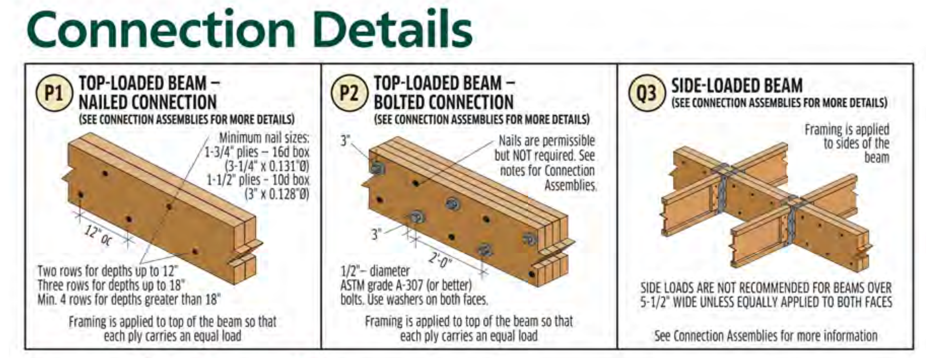
Example:
For a 16'-6" span, select a 2- and 3-ply beam that satisfies an L/360 Live Load deflection limit for the following design loads: Live Load = 440 plf, Total Load = 605 plf.

Solution For A 2-Ply Beam:
Design Total Load per ply = 605 / 2 = 303 plf
Design Live Load per ply = 440 / 2 = 220 plf
Use 2 plies 1-3/4" x 14"
(Total Load = 360 plf, Live Load L/360 = 245 plf)

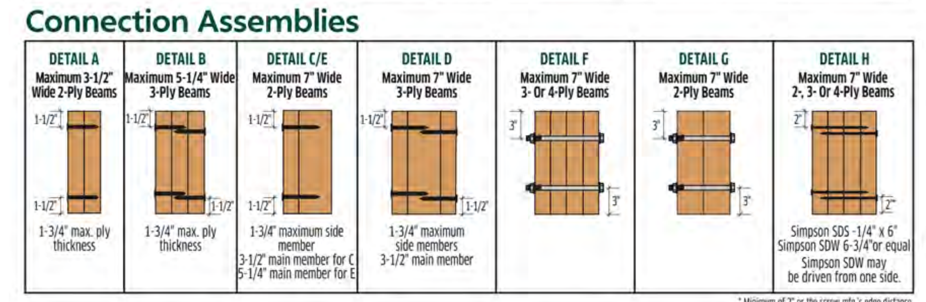
Solution For A 3-Ply Beam:
Design Total Load per ply = 605 / 3 = 202 plf
Design Live Load per ply = 440 / 3 = 147 plf
Use 3 plies 1-3/4" x 11-7/8"
(Total Load = 223 plf, Live Load L/360 = 152 plf)

Span	1-3/4" x 7-1/4"			1-3/4" x 9-1/4"			1-3/4" x 9-1/2"			1-3/4" x 11-1/4"			1-3/4" x 11-7/8"			1-3/4" x 14"			1-3/4" x 16"			1-3/4" x 18"			Span
	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	Live Load L/480	Live Load L/360	Total Load	
5'			767			979			1006			1191			1257			1482			1694			1906	5'
6'	494		639			815			837			991			1046			1234			1410			1586	6'
7'	323	430	547	630		698	677		717			849			896			1056			1207			1358	7'
8'	221	295	439	438	584	610	471		626			742			783			923			1055			1187	8'
9'	158	211	313	316	421	542	340	454	556	542		659	627		695			820			937			1054	9'
9'-6"	135	180	267	271	362	513	292	390	527	468		624	542		659			776			887			998	9'-6"
10'	116	155	230	235	313	465	253	337	500	406	542	592	471		625	735		737			843			948	10'
11'	88	118	173	179	238	353	193	257	381	311	415	538	362	483	568	569		670			765			861	11'
12'	68	91	133	139	186	274	150	200	296	244	325	482	284	379	520	449	599	613	645		701			788	12'
13'	54	72	105	110	147	216	119	159	234	194	259	383	226	302	447	360	480	565	520		646	714		727	13'
14'	43	58	83	89	119	173	96	128	188	157	209	309	183	244	361	292	390	524	424	566	599	585		674	14'
15'	35	47	67	73	97	141	78	105	153	128	171	252	150	200	295	241	321	469	350	467	559	485		629	15'
16'	-	-	-	60	80	116	65	87	125	107	142	208	125	166	244	200	267	394	292	390	523	406	542	589	16'
16'-6"	-	-	-	55	73	105	59	79	114	97	130	190	114	152	223	183	245	360	268	358	492	373	497	571	16'-6"
17'	-	-	-	50	67	96	54	72	104	89	119	173	104	139	204	168	225	330	246	329	463	343	458	554	17'
18'	-	-	-	42	57	80	46	61	87	75	101	146	88	118	171	143	190	279	209	279	411	292	390	510	18'
18'-6"	-	-	-	39	52	74	42	56	80	70	93	134	82	109	158	132	176	257	194	258	380	271	361	483	18'-6"
19'	-	-	-	36	48	68	39	52	74	64	86	124	75	101	145	122	163	238	179	239	351	251	335	457	19'
20'	-	-	-	31	41	58	33	45	63	55	74	105	65	87	124	105	140	204	155	207	302	217	289	412	20'
21'	-	-	-	-	-	-	-	-	-	48	64	91	56	75	107	91	122	176	134	179	261	189	252	369	21'
22'	-	-	-	-	-	-	-	-	-	42	56	78	49	65	92	80	106	153	118	157	227	165	220	322	22'
23'	-	-	-	-	-	-	-	-	-	-	-	-	43	57	80	70	93	133	103	138	199	145	194	282	23'
24'	-	-	-	-	-	-	-	-	-	-	-	-	38	51	70	62	82	117	91	122	175	128	171	248	24'
25'	-	-	-	-	-	-	-	-	-	-	-	-	33	45	61	55	73	103	81	108	154	114	152	220	25'
26'	-	-	-	-	-	-	-	-	-	-	-	-	30	40	54	49	65	91	72	96	137	102	136	195	26'
27'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	43	58	80	65	86	121	91	122	174	27'
28'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39	52	71	58	77	108	82	109	155	28'
29'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	47	64	52	70	97	74	99	139	29'
30'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32	42	57	47	63	87	67	89	125	30'

Connection Details



Connection Assemblies



* Minimum of 2" or the screw mfg.'s edge distance.

UNIFORM SIDE-LOAD CAPACITY (PLF)

Connection Detail	2 Rows of Nails at 12" oc	3 Rows of Nails at 12" oc	2 Rows of 1/2" Bolts at 24" oc	2 Rows of 1/2" Bolts at 12" oc
A	388	582	506	1012
B	291	436	380	760
C	291	436	522	1044
D	258	388	464	928
E	258	388	464	928
F	na	na	337	674
G	na	na	858	1716
H	Refer to the screw manufacturer's catalog for installation requirements & capacities.			

NAIL SCHEDULE

Nail Length (in)	Nail Diameter (in)	Lateral Load Capacity (lbs)	Nail Size Factor	Nail Type
3-1/2"	0.162	141	1.37	16d common
	0.135	103	1.00	16d box
3-1/4"	0.148	118	1.15	16d sinker/12d common
	0.128	93	0.90	12d box
	0.120	81	0.79	Power-driven nail[13]
3"	0.148	99	0.96	10d common
	0.128	91	0.88	10d box
	0.120	81	0.79	Power-driven nail[13]

PLANS & DETAILS THIS PAGE:
- WALL SECTIONS
- ROOF PLAN
- BEAM CONNECTION TABLE
- LVL BEAM FLOOR LOAD TABLE

REMODEL & ADDITION FOR:
6114 W. CLINTON AVE.
CLEVELAND, OH 44102

DRAFTING & DESIGN
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(216)-218-2468 gabriel.r@gvdraftingdesign.com

Revision Table	
Number	Date

DATE: 3/31/2026

SCALE:

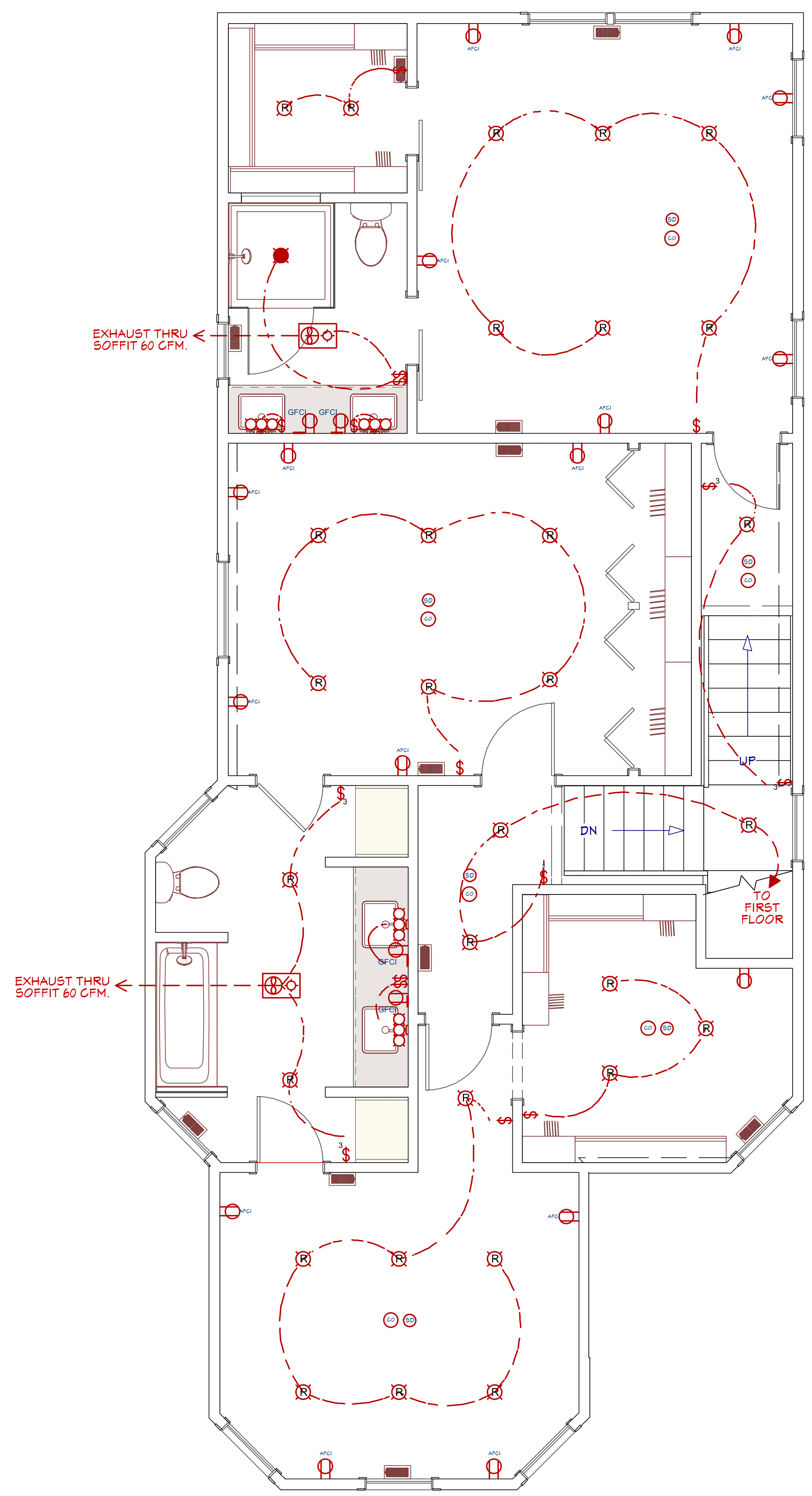
SHEET: A-7

ELECTRICAL NOTES:

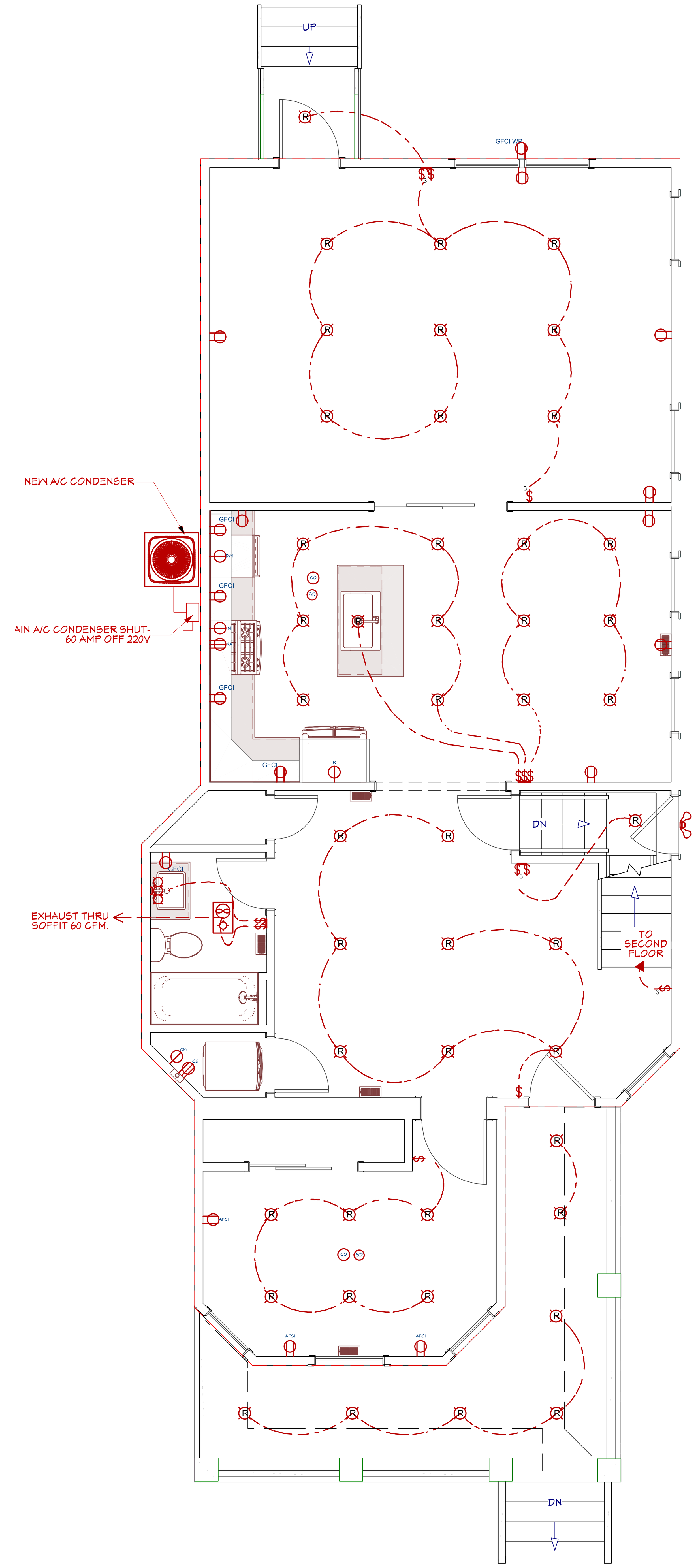
- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE N.E.C., ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND THE OWNER'S DESIGN CRITERIA. DURING CONSTRUCTION, OBSERVE ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- THIS DESIGN IS ADDRESSED TO A CONTRACTOR WHICH IS LICENSED IN HIS WORK AND UNDERSTANDS THE NATIONAL, STATE, AND LOCAL CODES. IT IS NOT POSSIBLE TO REPRODUCE THE ENTIRE CODE WITHIN THESE DRAWINGS AND SPECIFICATIONS; THEREFORE, IT IS THE RESPONSIBILITY OF THE INSTALLER TO USE APPROVED MATERIALS, METHODS, AND LOCATIONS ACCEPTABLE TO THE FEDERAL, STATE, AND LOCAL CODES AND AUTHORITIES.
- CODE REQUIREMENTS SHALL BE INCLUDED AN INSTALLED EVEN IF NOT SHOWN. DRAWINGS ARE SCHEMATIC AND MAY NOT SHOW CODE REQUIREMENTS.
- FUSES WITH DOWN LINE CIRCUIT BREAKERS AND CIRCUIT BREAKERS WITH DOWN LINE CIRCUIT BREAKERS SHALL BE COORDINATED BY THE MANUFACTURER.
- THE INSTALLATION SHALL BE COORDINATED WITH THE REFLECTED CEILING PLANS (WHEN AVAILABLE) AND ARCHITECTURAL DRAWINGS.
- ELECTRICAL WORK SHALL BE CONCEALED IN FINISHED AREAS WITH DEVICES AND EQUIPMENT MOUNTED FLUSH WHERE POSSIBLE.
- SURFACE-MOUNTED FIXTURES, FLUORESCENT AND INCANDESCENT, SHALL BE MOUNTED SECURELY TO THE CEILING. PROVIDE AIR GAP TO CEILING IF REQUIRED.
- INSULATION SHALL NOT BE PLACED ON FIXTURES.
- LIGHT FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE.
- PROVIDE ALL CUTTING, PATCHING, AND OPENINGS IN FLOORS
- WIRING DEVICES SHALL BE INSTALLED IN OUTLET BOXES. BOXES SHALL BE 4-INCH SQUARE MINIMUM WITH DEVICE COVERS TO SUIT.
- MOUNT ALL RECEPTACLES VERTICALLY UNLESS OTHERWISE NOTED.
- PERMANENTLY MARK BACK OF DEVICE PLATES WITH PANEL AND CIRCUIT NUMBER. PROVIDE NAMEPLATES FOR ALL EQUIPMENT.
- PERMANERNTLY MARK ON PANEL LOCATIONS FOR CURCUITS.
- INTERIOR EQUIPMENT MOUNTED ON EXTERIOR WALLS SHALL BE ATTACHED TO 3/4-INCH PAINTED FIRE-PROOFED PLYWOOD BOARDS FURRED OUT 1-INCH FROM THE WALL.
- EXTERIOR EQUIPMENT SHALL BE NEMA 3R
- EXTERIOR OUTLETS SHALL BE ON GFCI CIRCUITS (GROUND FAULT CIRCUIT INTERRUPTED). OUTLETS IN LIVING SPACES SHALL BE ON AFCI CIRCUITS (ARC FAULT CIRCUIT INTERUPTER). LIGHTING CURUITS SHWALL BE AFCI. OULETS IN WET LOCATIONS AND BASEMENT SHALL BE COBIMINATION GFCI/AFCI
- PROVIDE A COMPLETE GROUNDING SYSTEM PER N.E.C. PROVIDE SEPARATE GROUND CONDUCTOR FOR ALL POWER CIRCUITS.
- HARDWARE, SUPPORTS, HANGERS, ANGLE IRONS, CHANNELS, RODS AND CLAMPS NECESSARY TO INSTALL ELECTRICAL EQUIPMENT SHALL BE SUPPLIED TO SUIT CONDITIONS AND APPLICATION. THE USE OF PERFORATED STRAPS WILL NOT BE PERMITTED.
- SUPPORTING DEVICES SHALL BE GALVANIZED OR ALUMINUM MATERIAL. STEEL WORK ERECTED FOR THE SUPPORT OF ELECTRICAL EQUIPMENT SHALL BE PAINTED WITH ONE COAT OF IRON-OXIDE GRAY PAINT AFTER CUTTING, DRILLING, WELDING, ETC., AND ONE COAT OF GRAY EPOXY PAINT.
- PROVIDE DUPLEX OUTLETS FOR MAINTENANCE AT HEATING AND/OR COOLING EQUIPMENT (LIGHTING FOR INTERIOR EQUIPMENT).
- ALL RECEPTACLES TO BE TAMPERED RESISTANT.

ELECTRICAL SCHEDULE

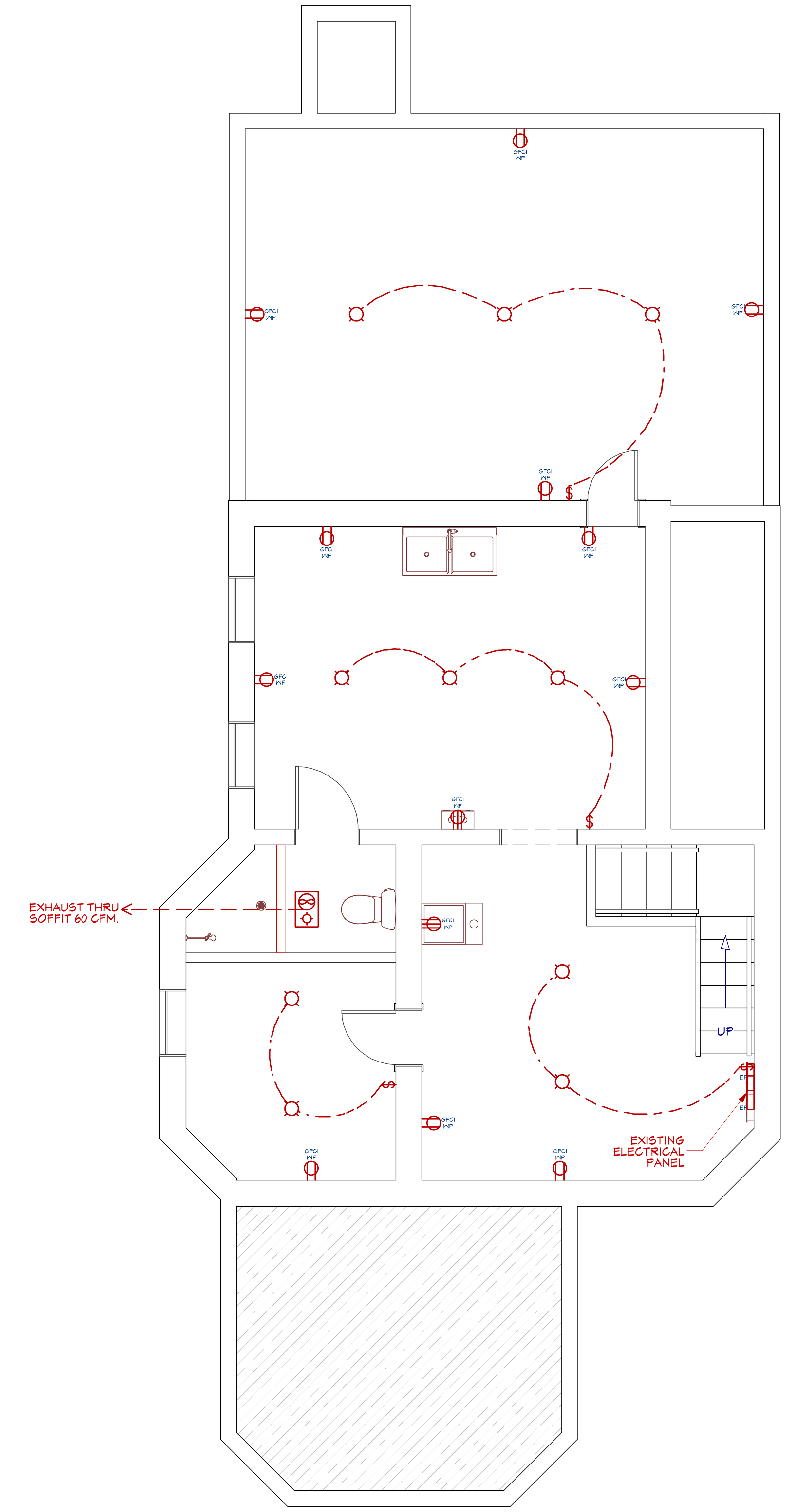
2D SYMBOL	QTY	ATTACHED TO	DESCRIPTION	CODE	COMMENTS
EP	2	WALL	ELECTRICAL PANEL - SURFACE MOUNTED		
AFCI	18	WALL	AFCI RECEPTACLE		
R	81	CEILING	RECESSED DOWN LIGHT 6		
GFCI	12	WALL	DECORATOR GFCI OUTLET		
	5	WALL	SCONCE 3		
$	26	WALL	SWITCH (DECORATOR)		
$ 3	1	WALL	3-WAY SWITCH		
$3	8	WALL	DECORATOR SWITCH 3-WAY		
	1	CEILING	DUPLEX CEILING MOUNTED		
	3	WALL	SPOTLIGHT 2 MOTION SENSOR		
	4	CEILING	EXHAUST FAN 10		
CO	8	CEILING	CO DETECTOR		
GFCI WP	1	WALL	GFCI WP		
CW	1	WALL	CLOTHES WASHER RECEPTACLE		
CD	1	WALL	CLOTHES DRYER RECEPTACLE		
DW	1	WALL	DISHWASHER RECEPTACLE		
RA	1	WALL	ELECTRIC RANGE RECEPTACLE		
M	1	WALL	MICROWAVE RECEPTACLE		
R	1	WALL	REFRIGERATOR RECEPTACLE		
GFCI WP	1	WALL	220V GFCI WEATHERPROOF RECEPTACLE		FURNACE
GFCI WP	1	WALL	220V GFCI WEATHERPROOF RECEPTACLE		WATER HEATER
	9	WALL	DECORATOR OUTLET		
	1	CEILING	RECESSED VAPOR LIGHT		
SD	8	CEILING	SMOKE DETECTOR 1		
	10	CEILING	BARE BULB		
GFCI WP	11	WALL	GFCI WEATHERPROOF RECEPTACLE		



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



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



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

PLANS & DETAILS THIS PAGE:
- SCHEMATIC ELECTRICAL PLAN
- ELECTRICAL NOTES
- ELECTRICAL SCHEDULE

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CLEVELAND, OH 44102

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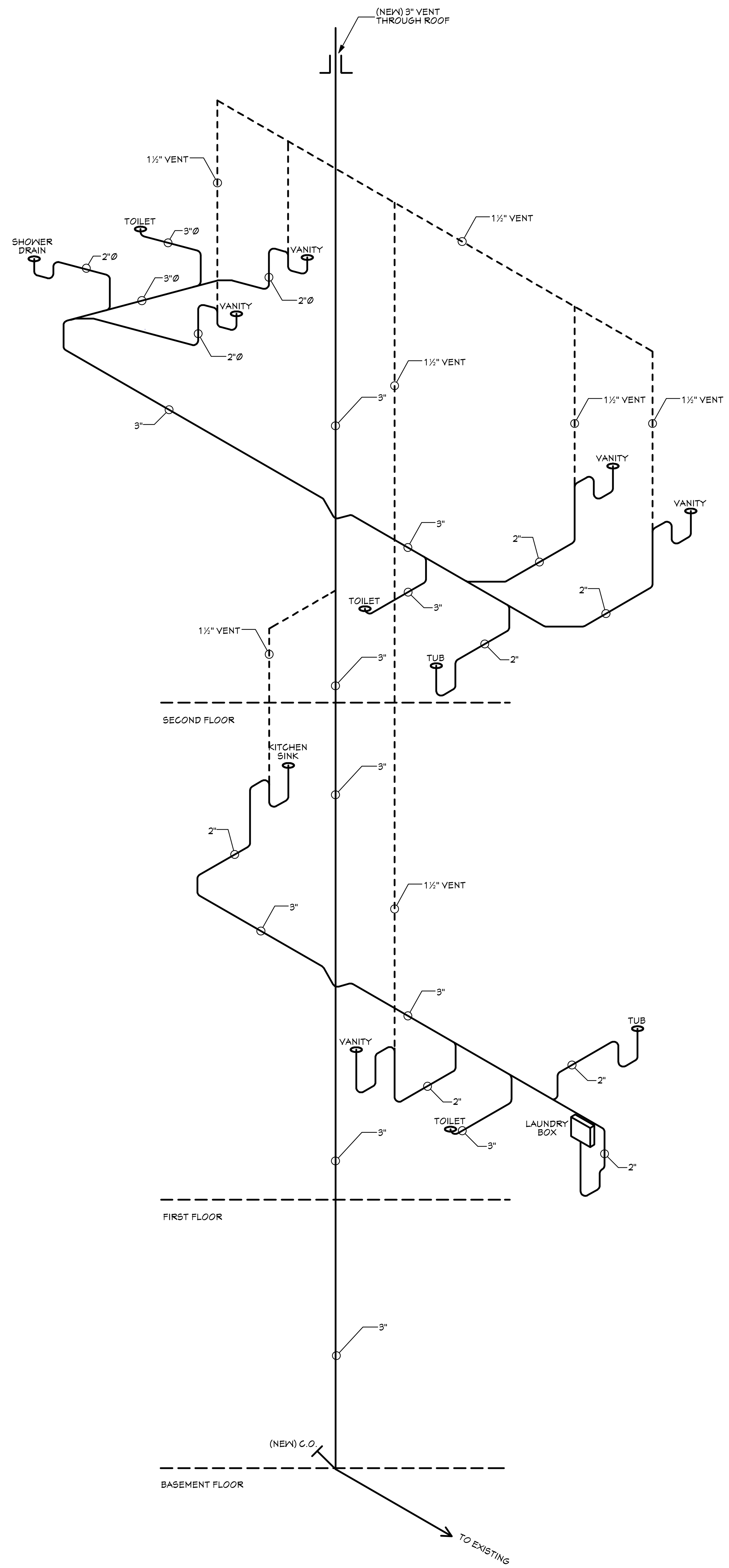
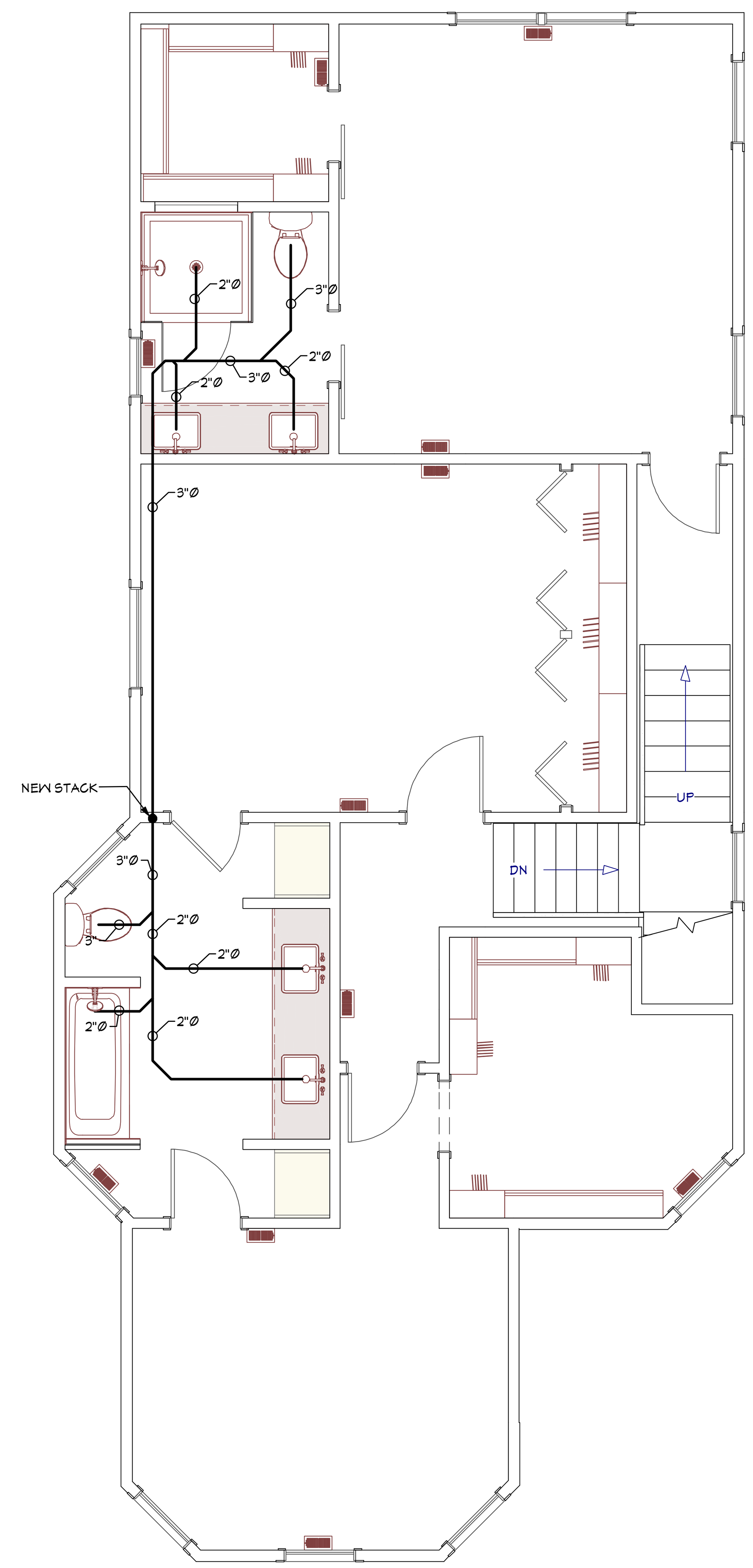
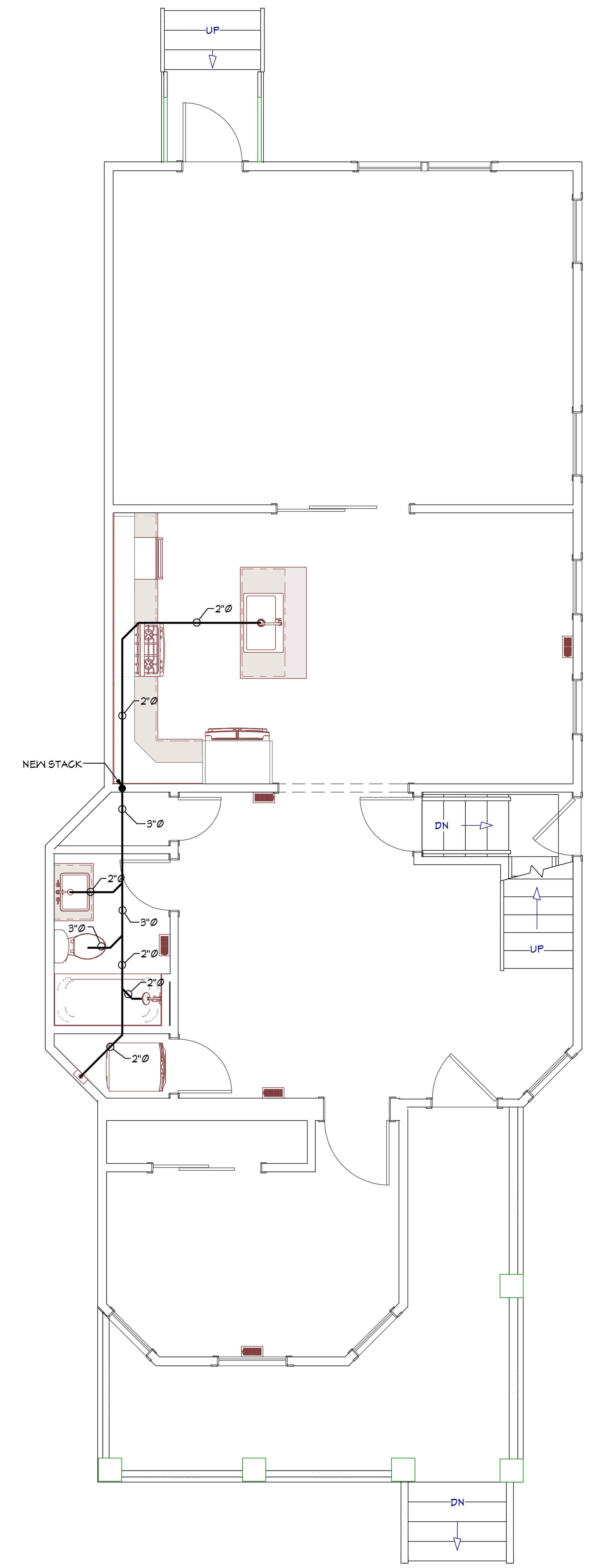


SCHEMATIC PLUMBING ISOMETRIC
NOT TO SCALE



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



FIRST FLOOR SCHEMATIC SANITARY PLAN
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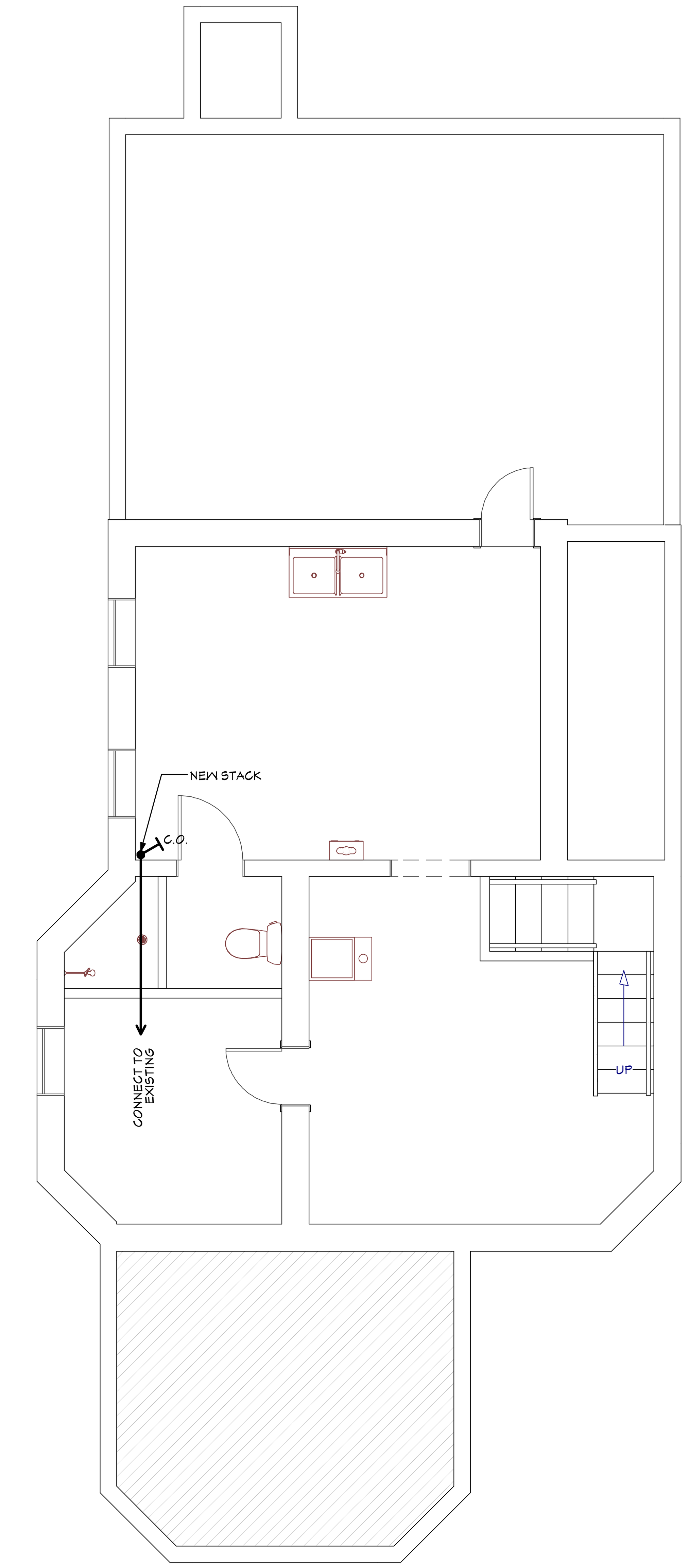

BASEMENT SCHEMATIC SANITARY PLAN
SCALE: 1/4" = 1'-0"

PLANS & DETAILS THIS PAGE:
- SCHEMATIC SANITARY PLANS
- SCHEMATIC PLUMBING ISOMETRIC

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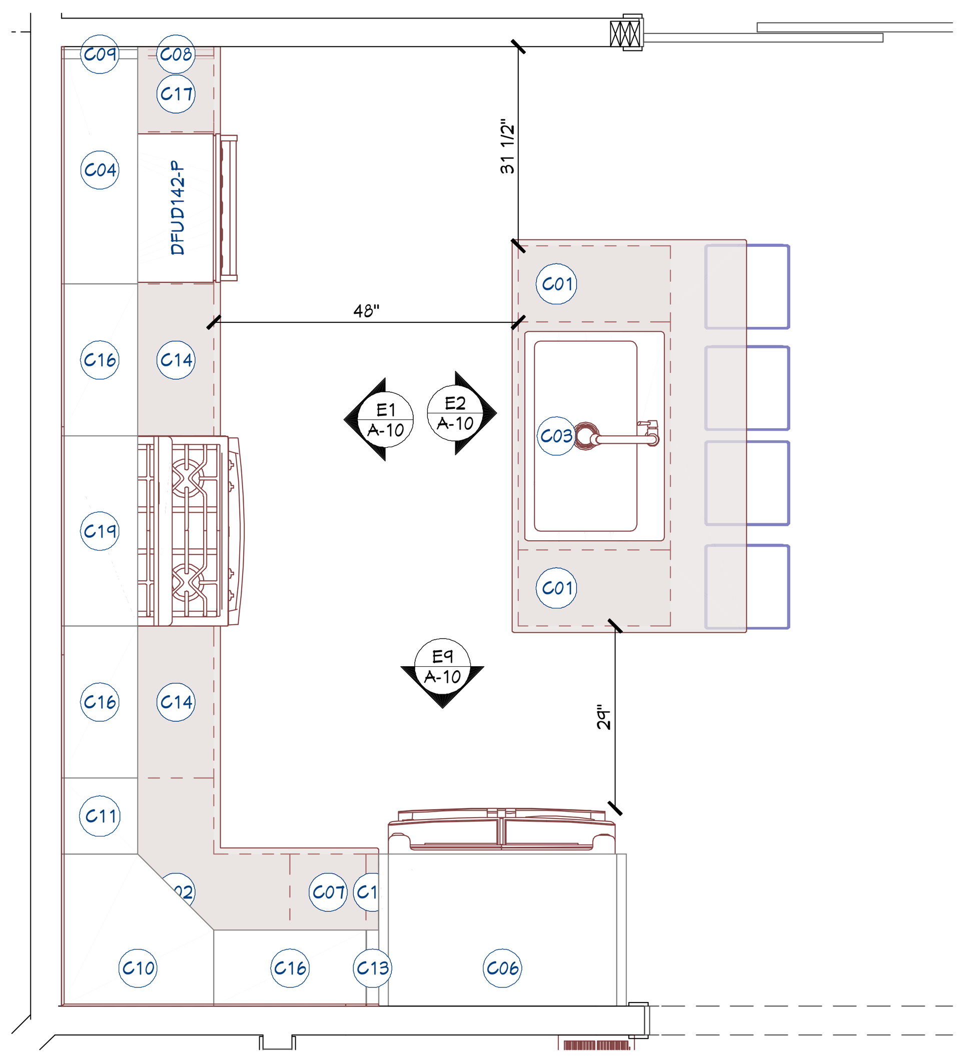
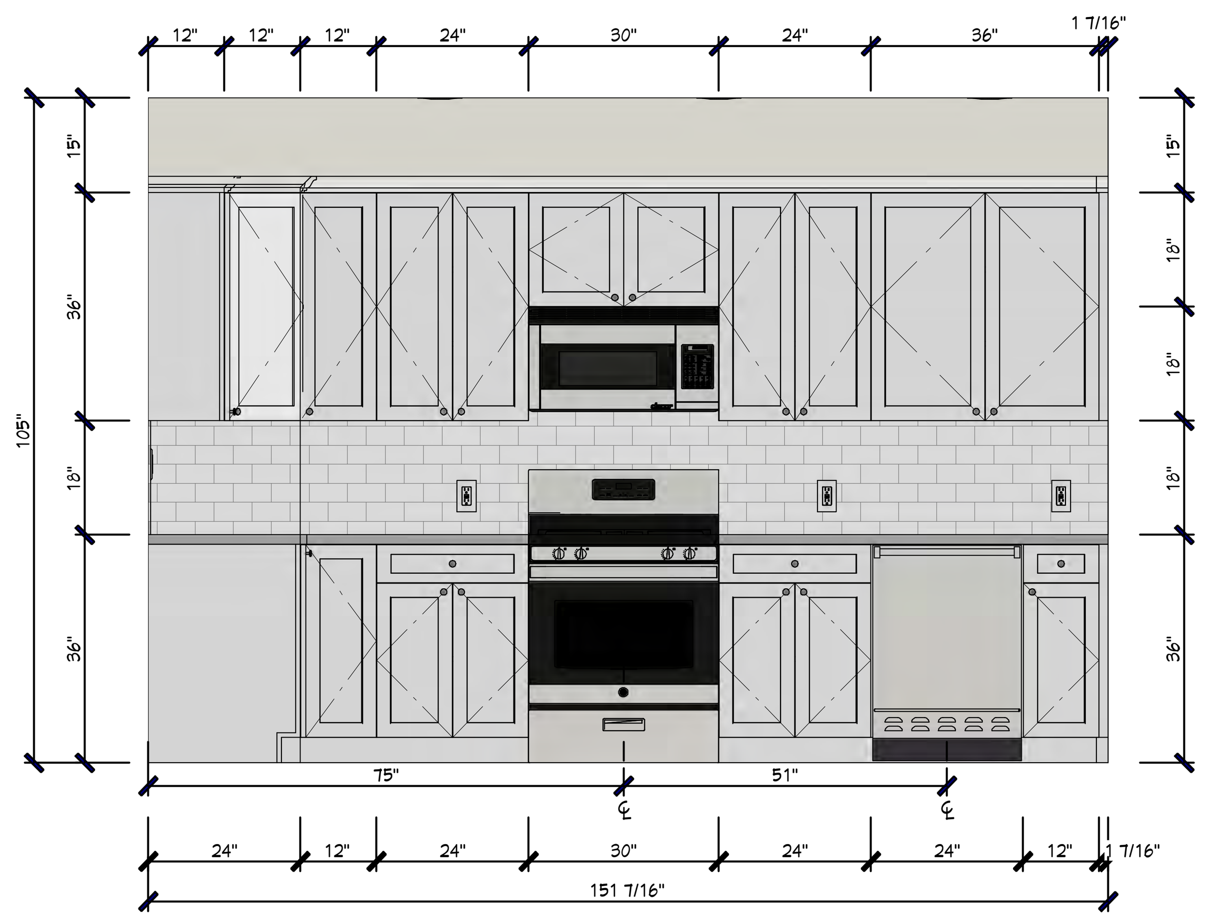
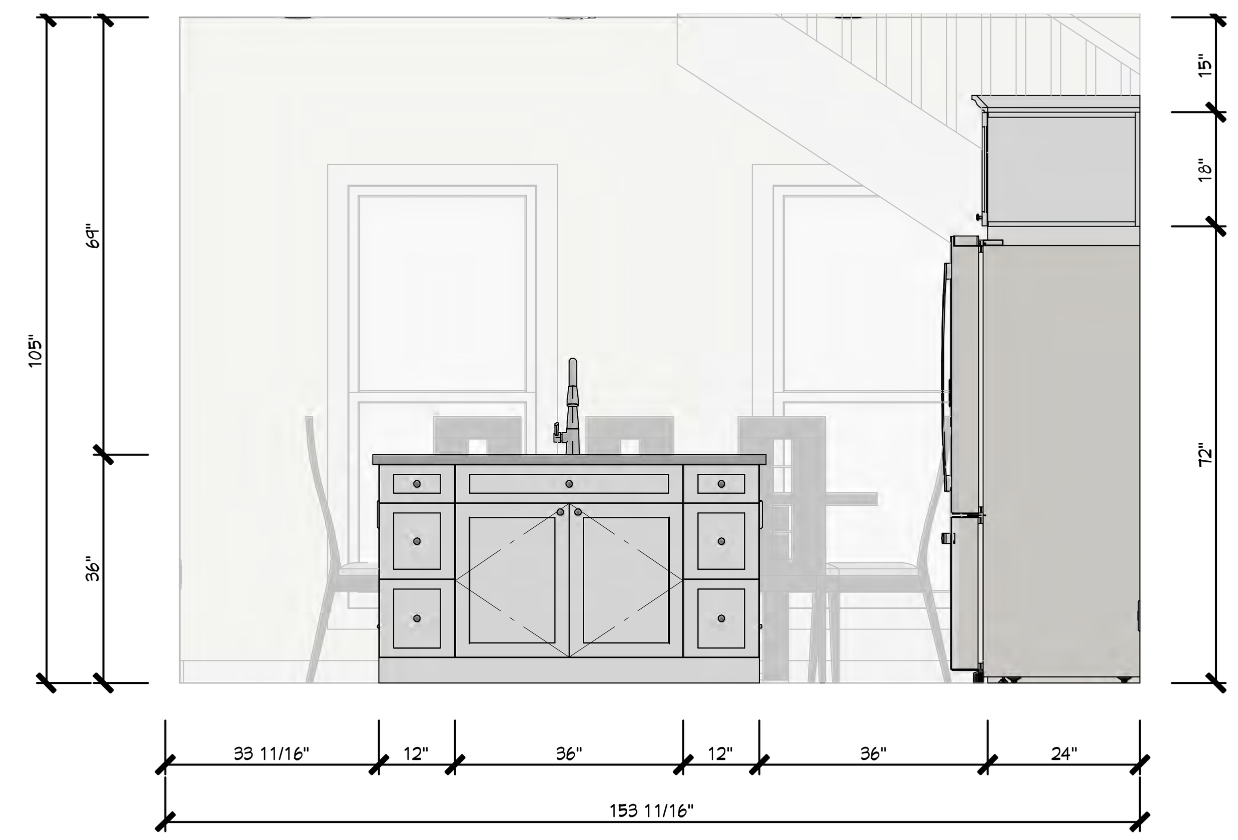


KITCHEN LAYOUT
SCALE: 1/2" = 1'-0"



E1 KITCHEN ELEV.
SCALE : 1/2" = 1'-0"



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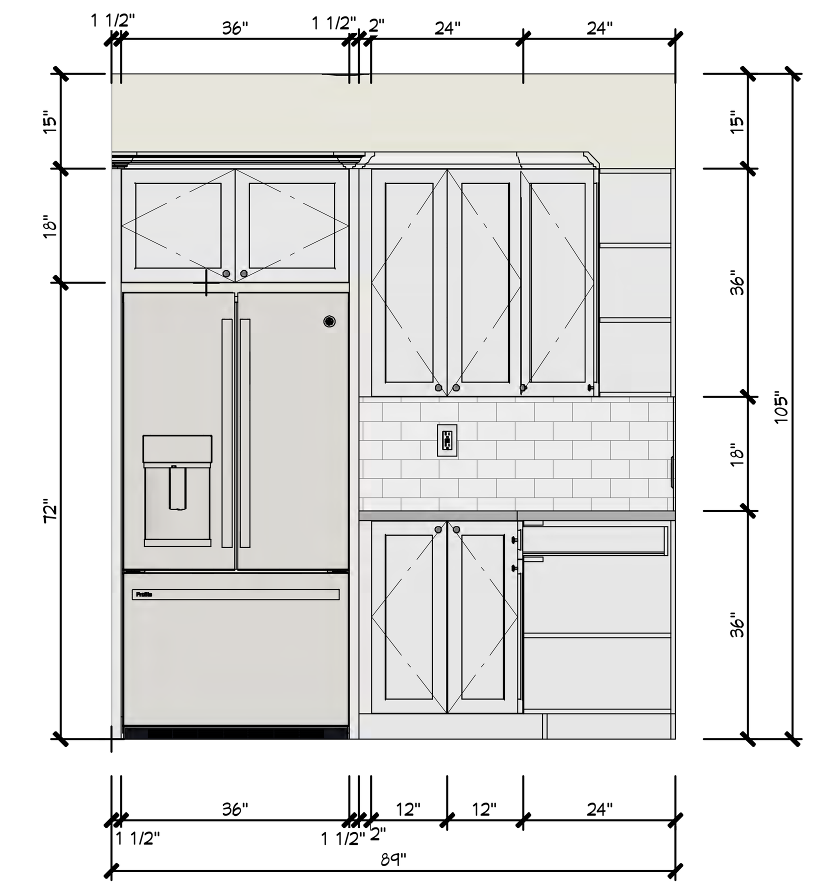
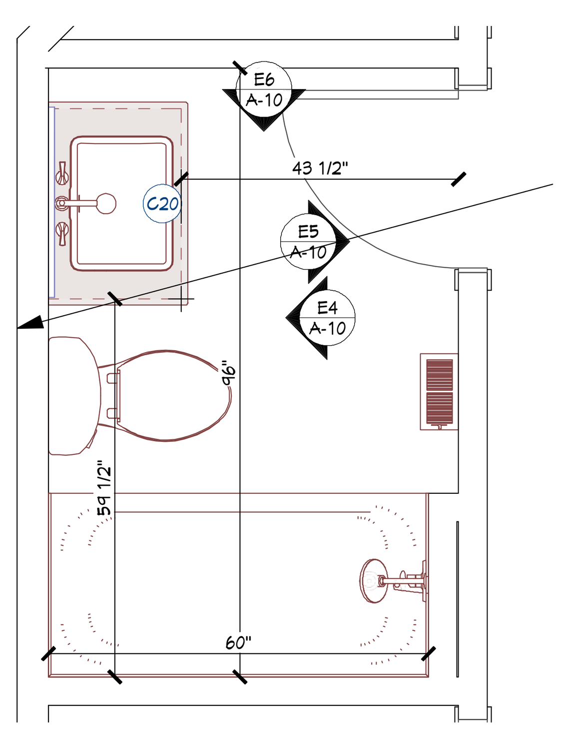
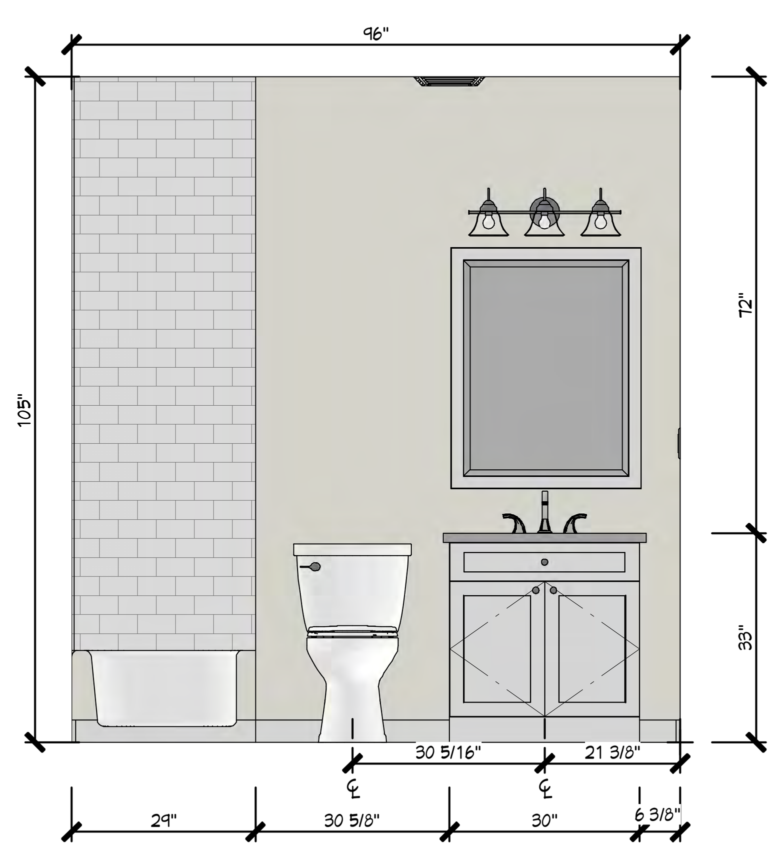
SCALE : 1/2" = 1'-0"



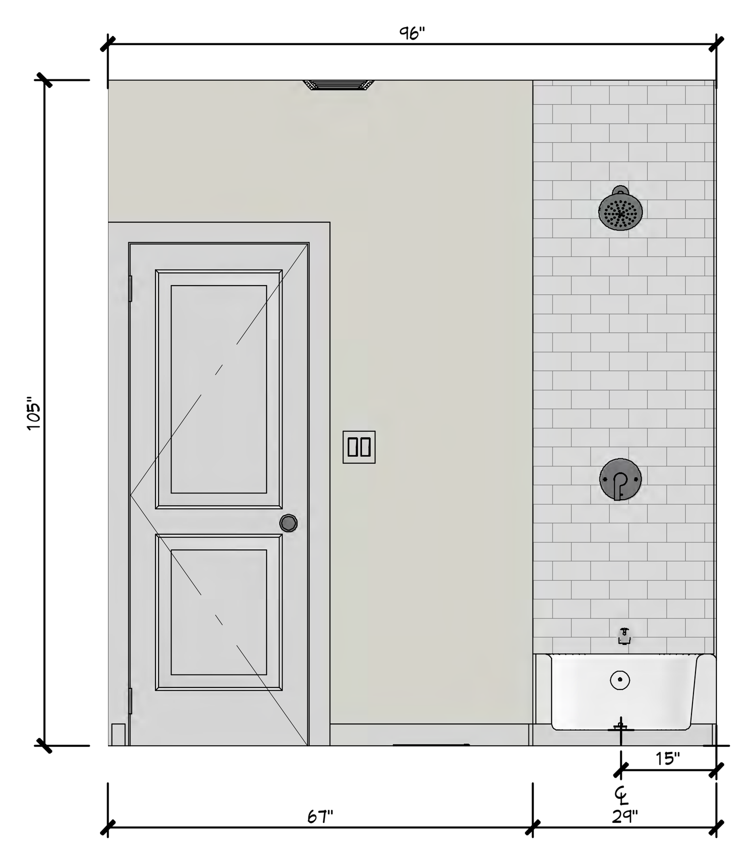
E3 KITCHEN ELEV.
SCALE : 1/2" = 1'-0"



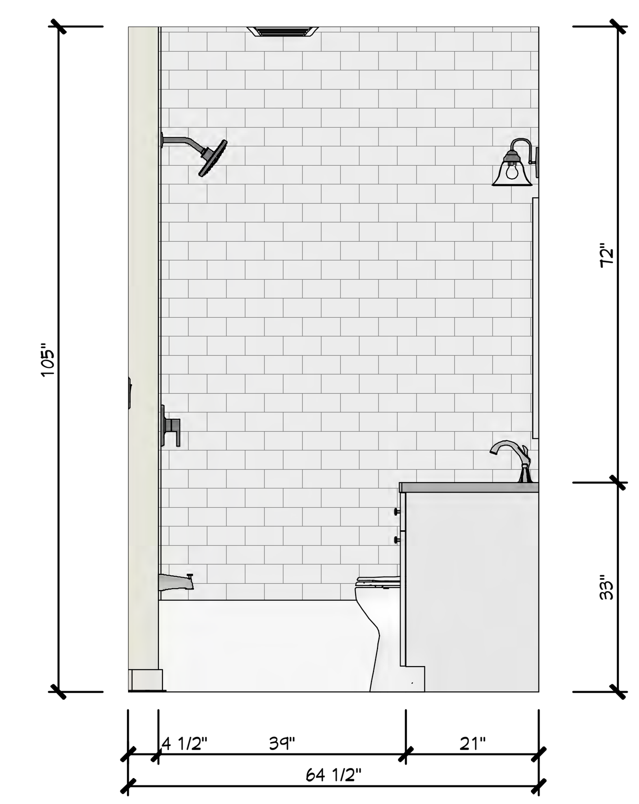
FIRST FLOOR BATH LAYOUT
SCALE: 1/2" = 1'-0"



E4 BATH ELEV.
SCALE : 1/2" = 1'-0"



E5 BATH ELEV.
SCALE : 1/2" = 1'-0"



E6 BATH ELEV.
SCALE : 1/2" = 1'-0"

PLANS & DETAILS THIS PAGE:
- KITCHEN LAYOUT
- KITCHEN ELEVATIONS
- CABINET SCHEDULE

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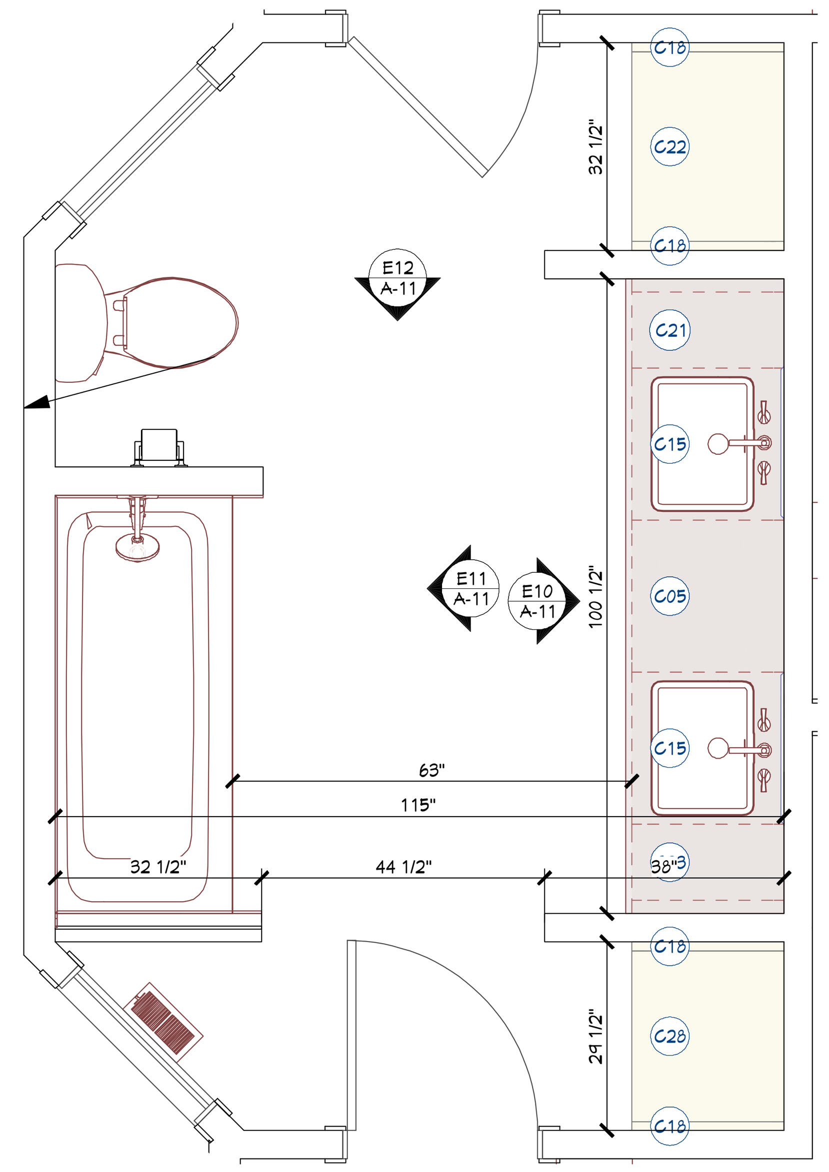
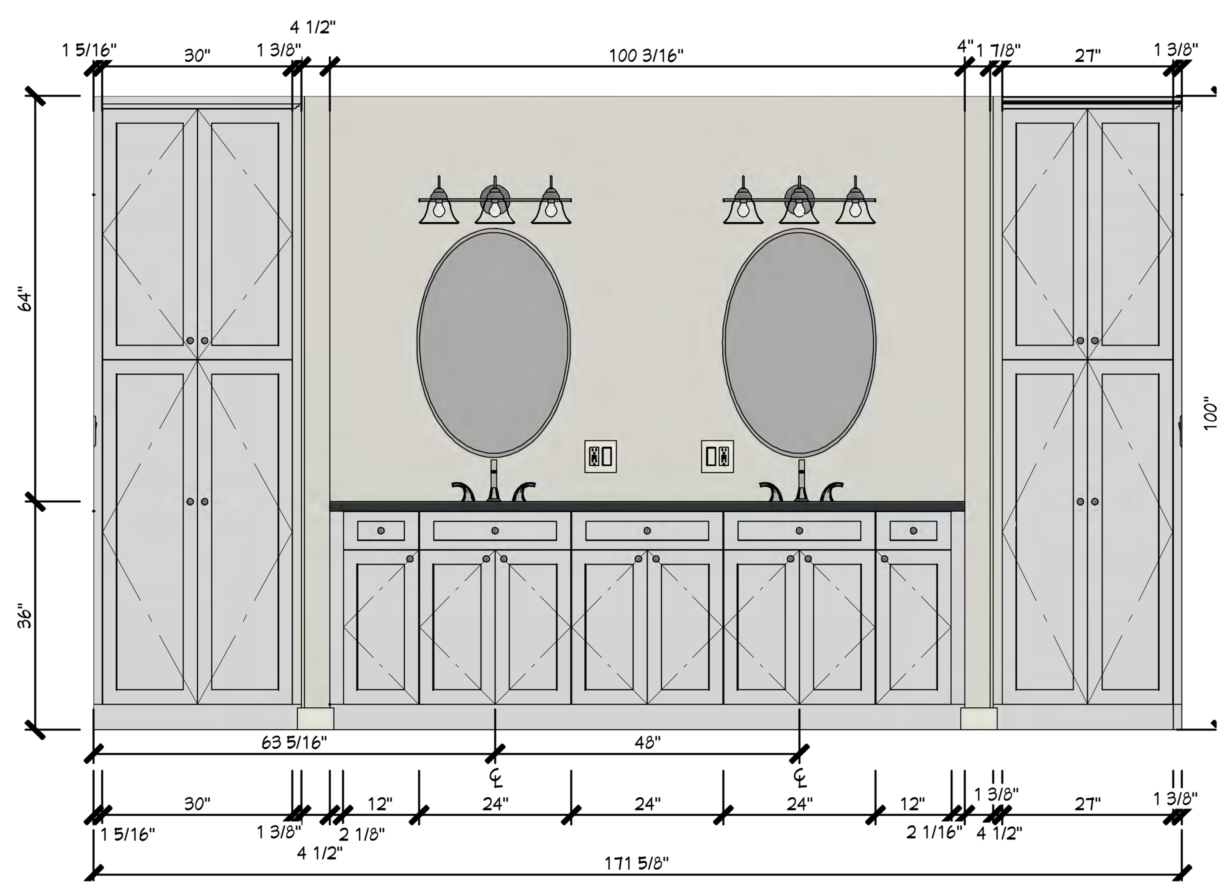
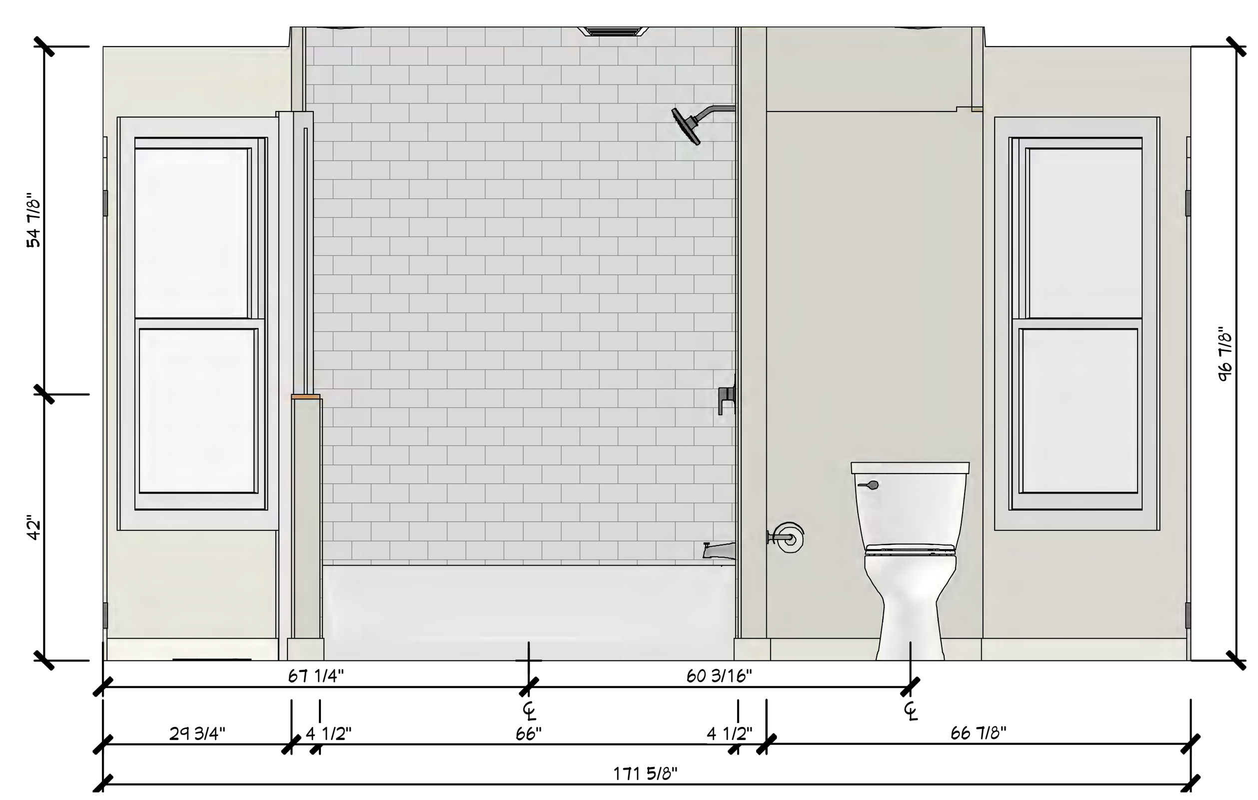


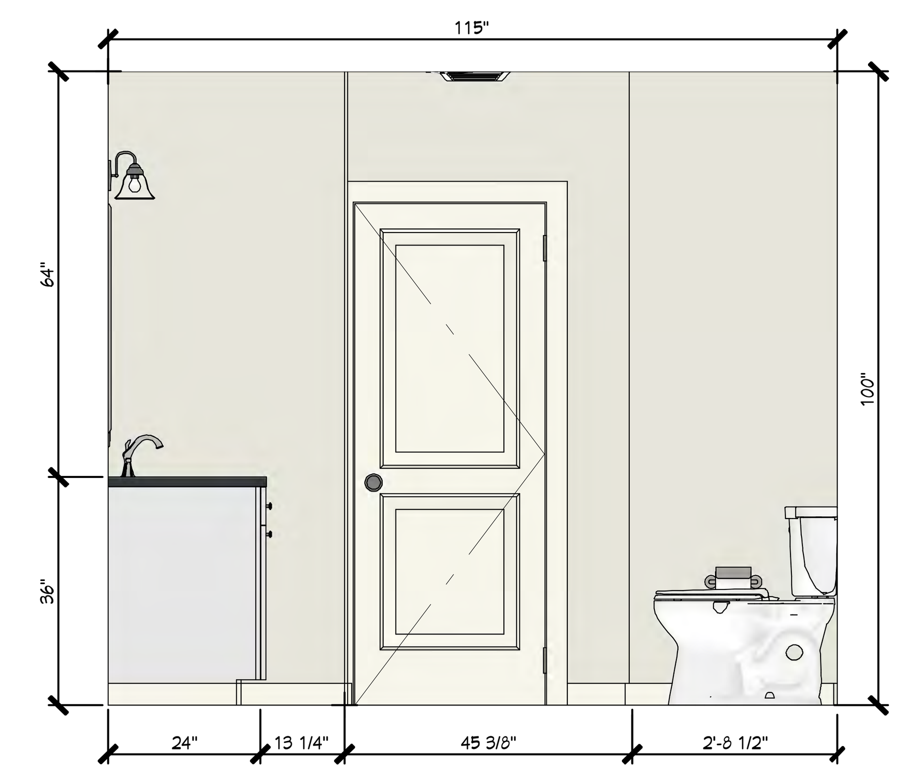
JACK AND JILL BATH LAYOUT
SCALE: 1/2" = 1'-0"



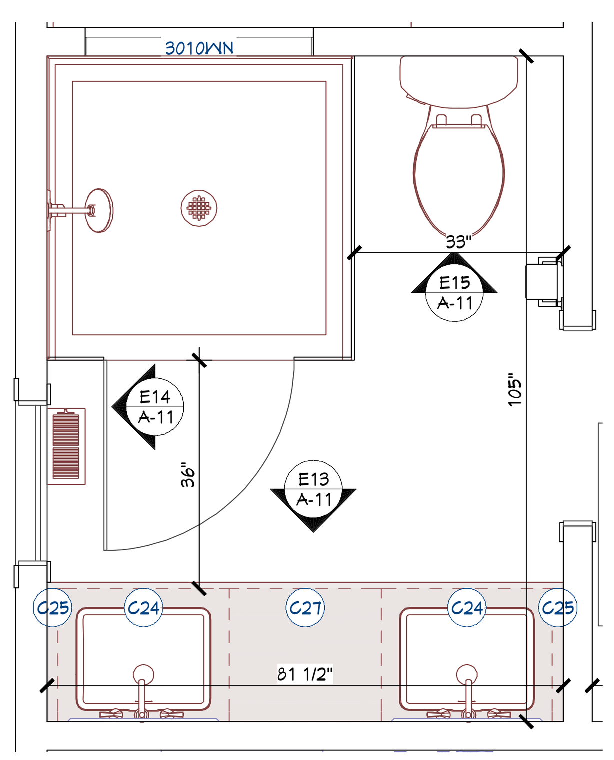
E7 BATH ELEV.
SCALE : 1/2" = 1'-0"



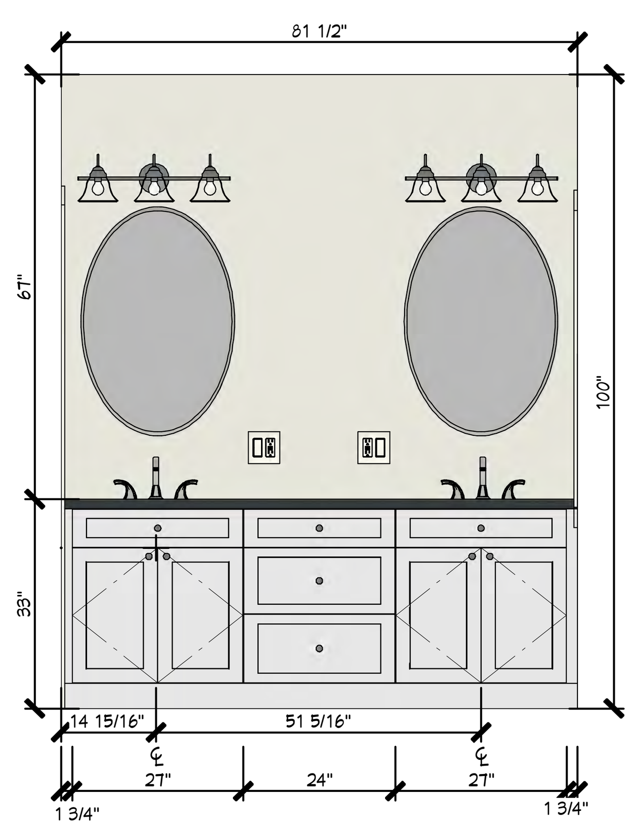
E8 BATH ELEV.
SCALE : 1/2" = 1'-0"



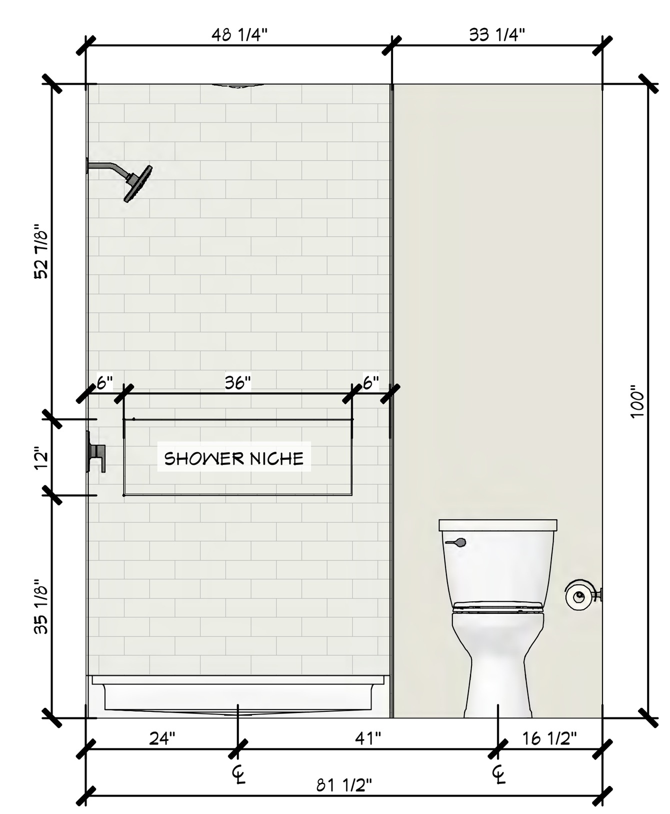
E9 BATH ELEV.
SCALE : 1/2" = 1'-0"



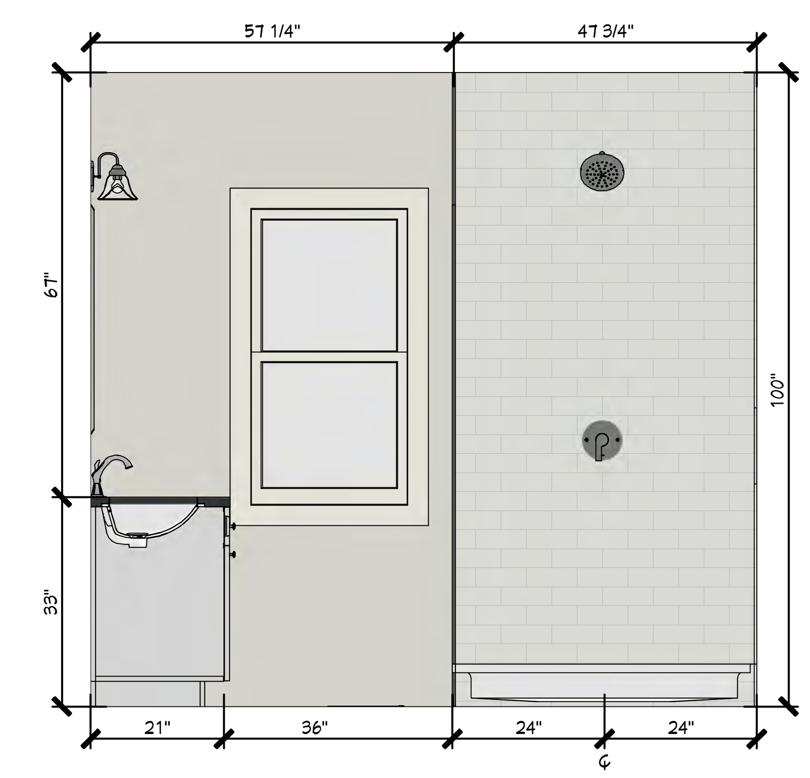
MASTER BATH LAYOUT
SCALE: 1/2" = 1'-0"



E10 MASTER BATH ELEV.
SCALE : 1/2" = 1'-0"



E11 MASTER BATH ELEV.
SCALE : 1/2" = 1'-0"



E12 MASTER BATH ELEV.
SCALE : 1/2" = 1'-0"

PLANS & DETAILS THIS PAGE:
- MASTER BATH LAYOUT & ELEVATIONS
- JACK & JILL BATH LAYOUT & ELEVATIONS

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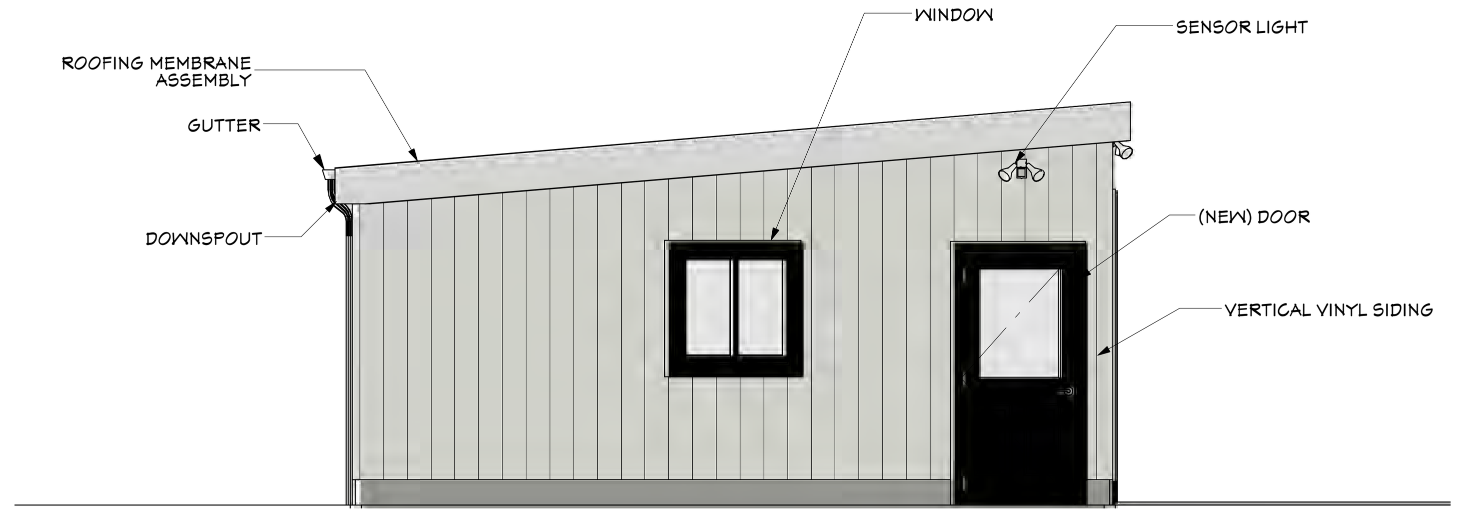
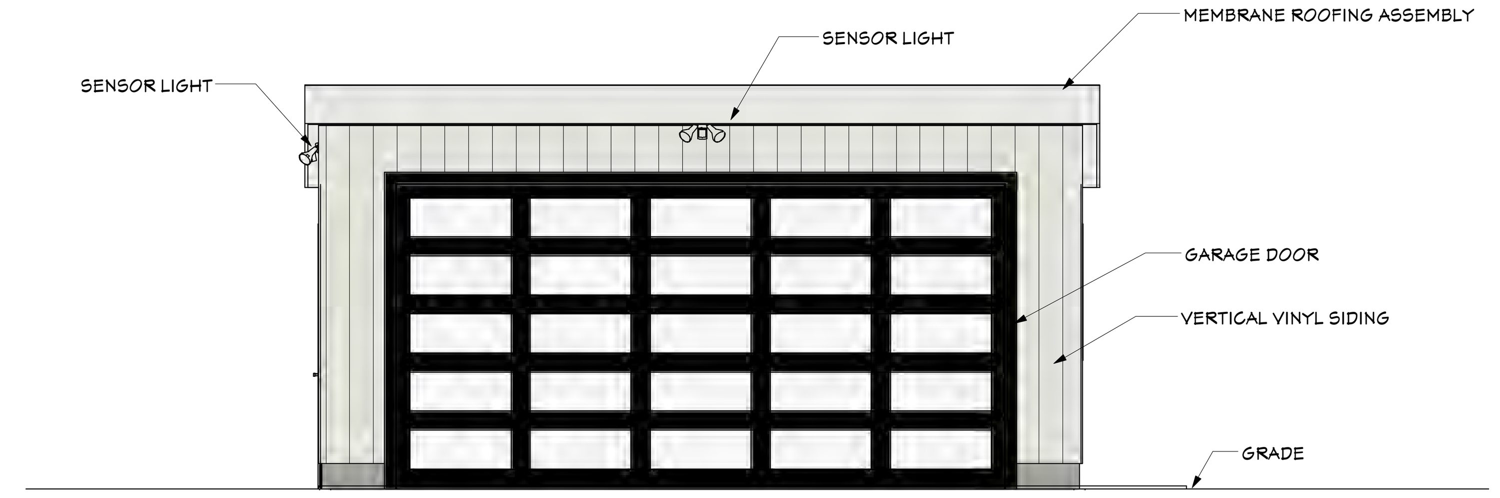
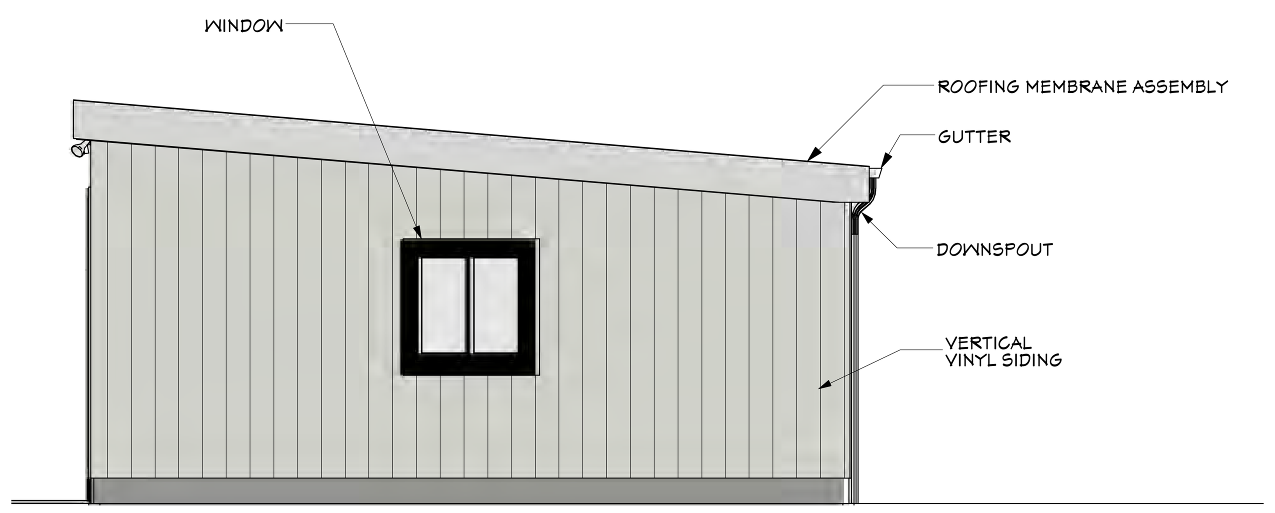


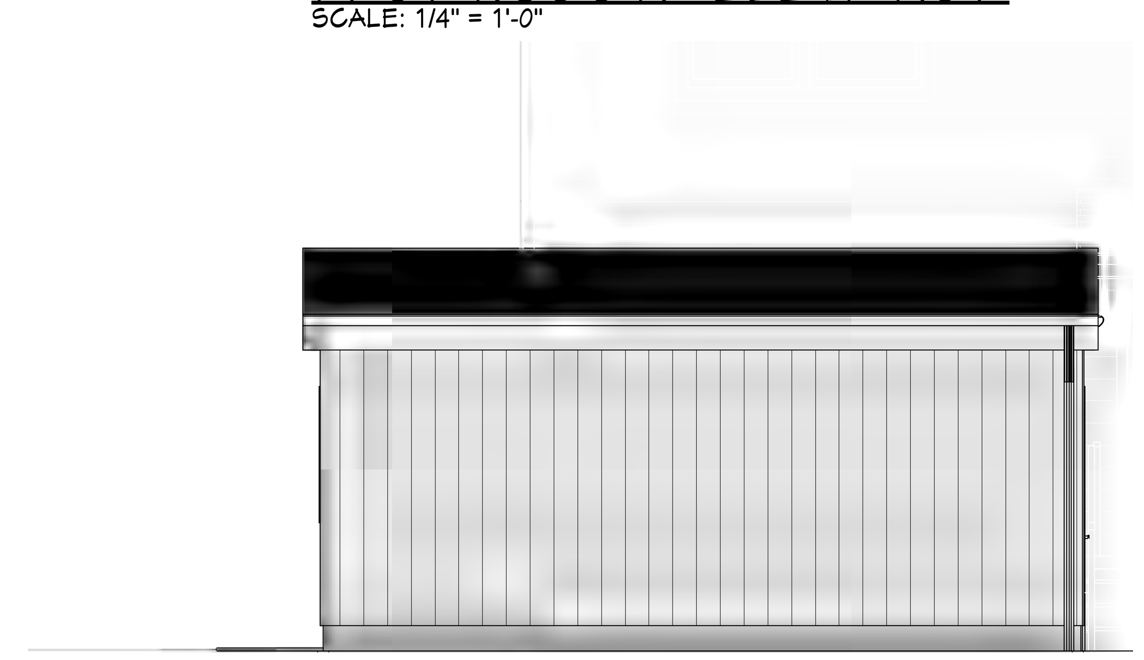
LEFT/WEST ELEVATION
SCALE: 1/4" = 1'-0"



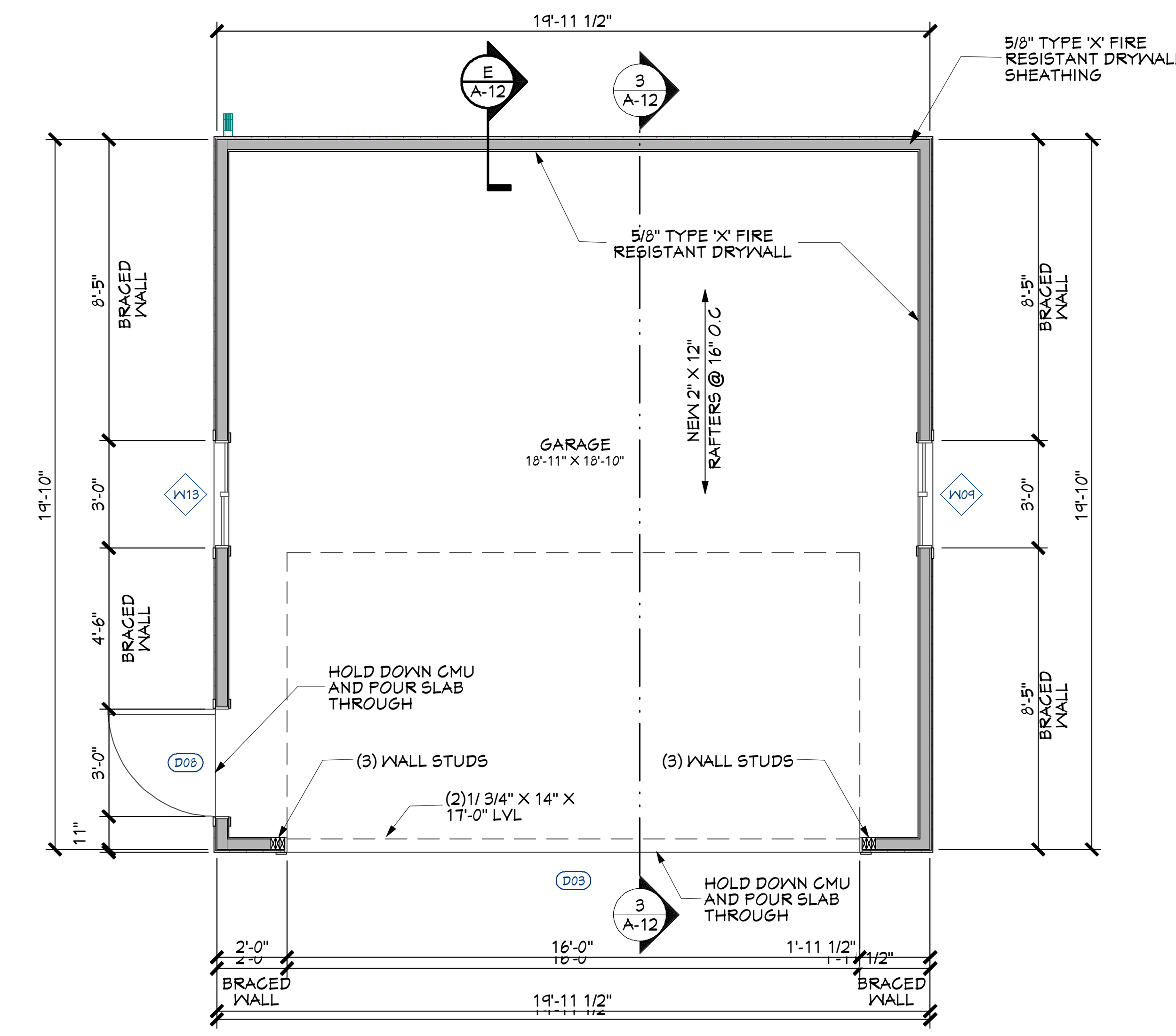
FRONT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



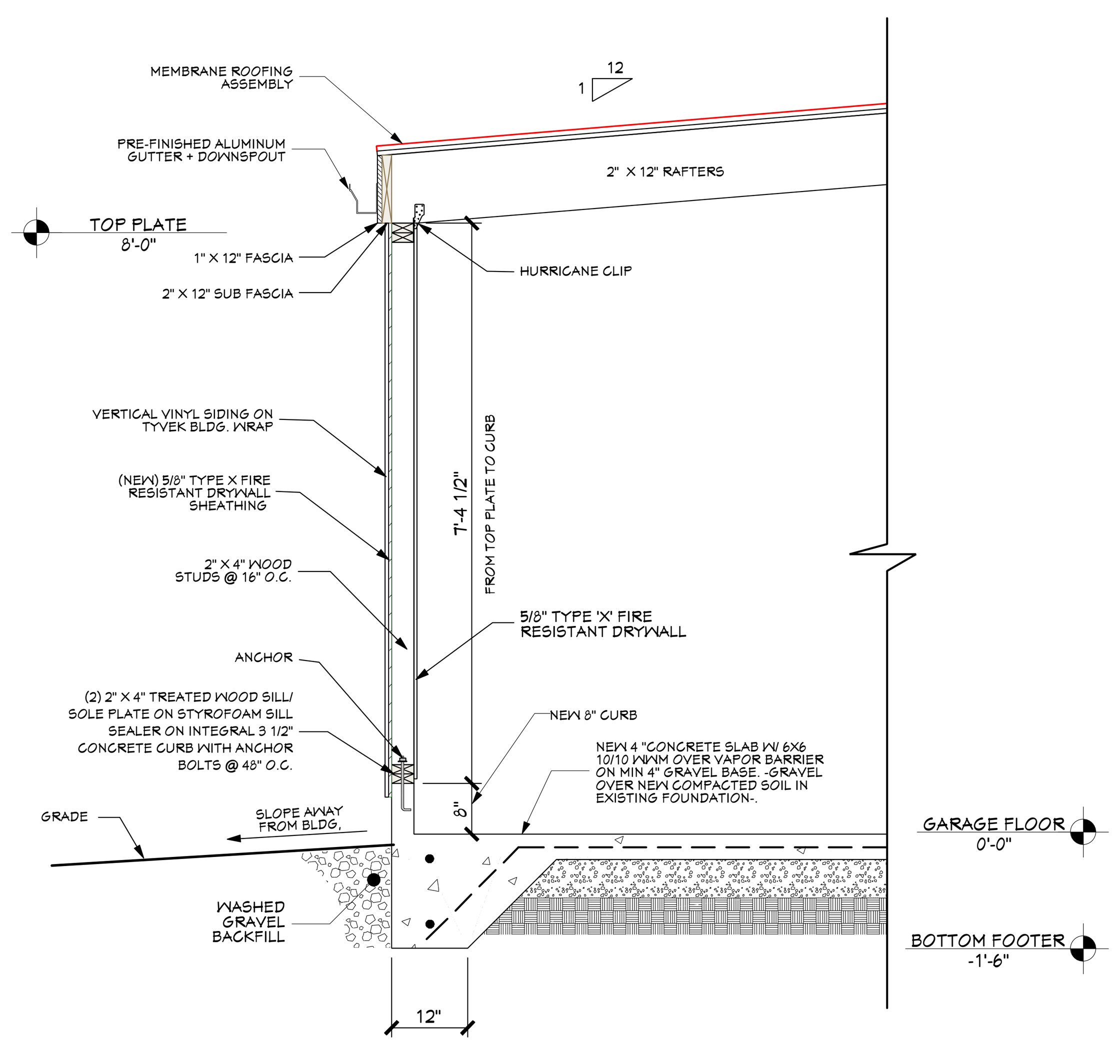
RIGHT/EAST ELEVATION
SCALE: 1/4" = 1'-0"



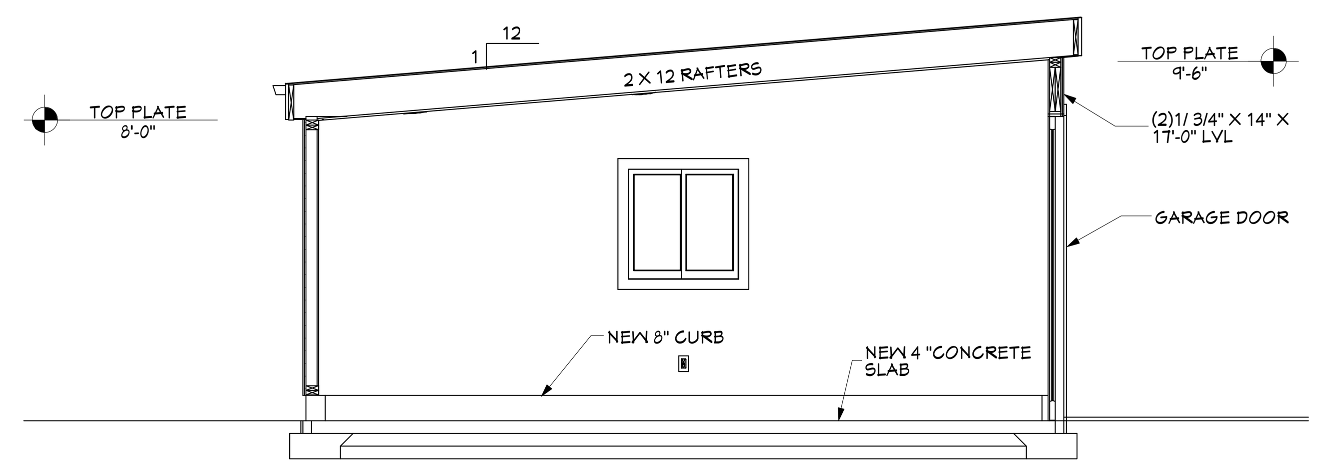
BACK/NORTH ELEVATION
SCALE: 1/4" = 1'-0"



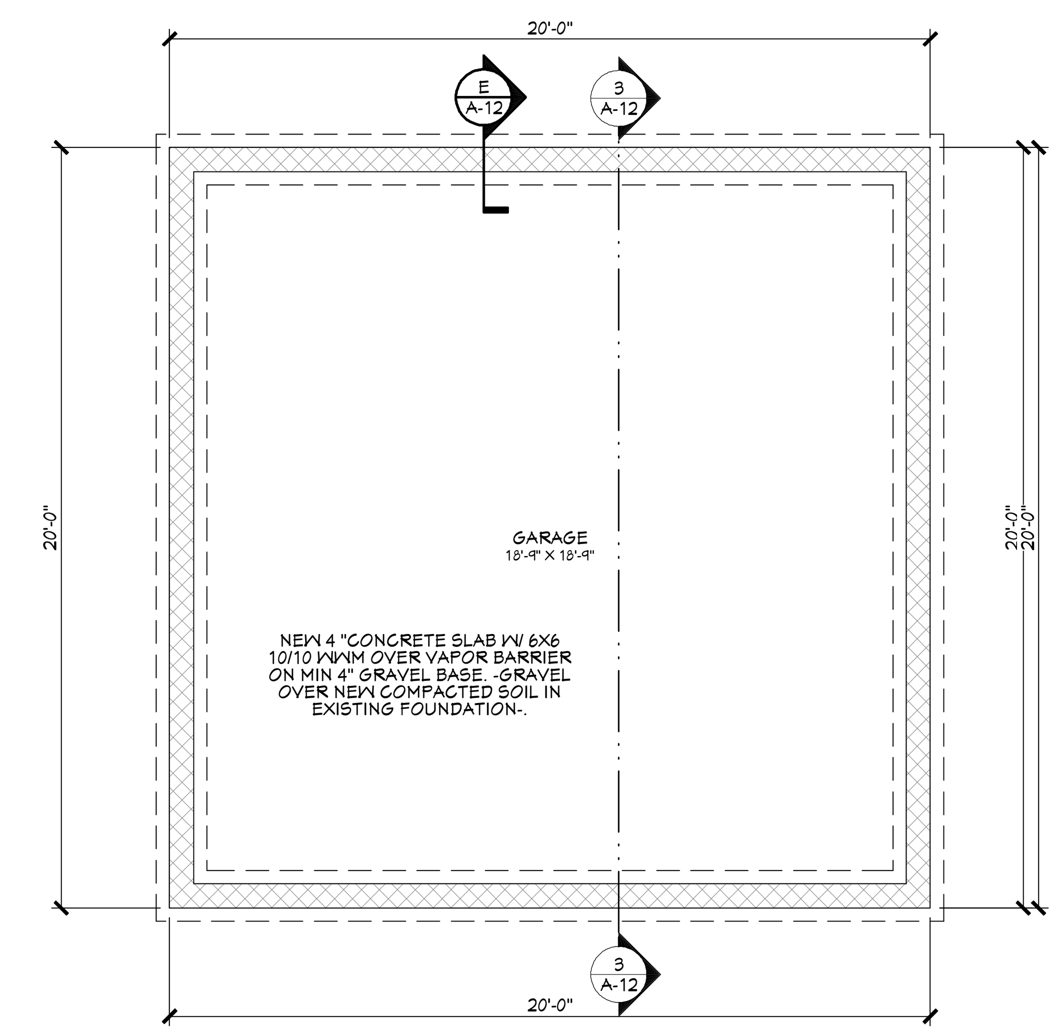
GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECTION
E / A-13
SCALE: 1/2" = 1'-0"



SECTION
3 / A-13
SCALE: 1/4" = 1'-0"



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

PLANS & DETAILS THIS PAGE:
- GARAGE FLOOR PLAN & ELEVATIONS
- GARAGE WALL SECTION

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FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
Roof		
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—
Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—
Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
Collar tie rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")	—
Rafter to plate, toe nail	2-16d (3 1/2" × 0.135")	—
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16d (3 1/2" × 0.135")	—
face nail	3-16d (3 1/2" × 0.135")	—
Wall		
Built-up corner studs	10d (3" × 0.128")	24" o.c.
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge
Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—
Double studs, face nail	10d (3" × 0.128")	24" o.c.
Double top plates, face nail	10d (3" × 0.128")	24" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")	—
Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.
Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")	—
Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—
Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	—
Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	—
Floor		
Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—
1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—
Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.
2" planks (plank & beam – floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing
Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top & bottom & staggered. Two nails at ends & at each splice.
Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")	At each joist or rafter

Description	Fastener	Edges	Intermediate supports
3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor wall) 8d common (2 1/2" × 0.131") nail (roof)	6" edge	12" intermediate
19/32" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2 1/2" × 0.131") nail (roof)	6" edge	12" intermediate
19/32" - 1"	8d common nail (2 1/2" × 0.131")	6" edge	12" intermediate
1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6" edge	12" intermediate
Other wall sheathing			
1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3" edge	6" intermediate
25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3" edge	6" intermediate
1/2" gypsum sheathing	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7" edge	7" intermediate
5/8" gypsum sheathing	1 3/4" galvanized roofing nail; 1 5/8" screws, Type W or S	7" edge	7" intermediate
Wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6" edge	12" intermediate
7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6" edge	12" intermediate
1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6" edge	12" intermediate

- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

ALTERNATE ATTACHMENTS

Nominal thickness (inches)	Fastener	Edges	Intermediate supports
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing			
up to 1/2	Staple 15 ga. 1 3/4	4" edge	8" intermediate
	0.097 - 0.099 Nail 2 1/4	3" edge	6" intermediate
	Staple 16 ga. 1 3/4	3" edge	6" intermediate
19/32 and 5/8	0.113 Nail 2	3" edge	6" intermediate
	Staple 15 and 16 ga. 2	4" edge	8" intermediate
	0.097 - 0.099 Nail 2 1/4	4" edge	8" intermediate
23/32 and 3/4	Staple 14 ga. 2	4" edge	8" intermediate
	Staple 15 ga. 1 3/4	3" edge	6" intermediate
	0.097 - 0.099 Nail 2 1/4	4" edge	8" intermediate
	Staple 16 ga. 2	4" edge	8" intermediate
1	Staple 14 ga. 2 1/4	4" edge	8" intermediate
	0.113 Nail 2 1/4	3" edge	6" intermediate
	Staple 15 ga. 2 1/4	4" edge	8" intermediate
	0.097 - 0.099 Nail 2 1/2	4" edge	8" intermediate
Floor underlayment; plywood-hardboard-particleboard			
Plywood			
1/4 and 5/16	1 1/4 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	3" edge	6" intermediate
	Staple 18 ga., 7/8, 3/16 crown width	2" edge	5" intermediate
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	6" edge	8" intermediate
19/32, 5/8, 23/32 and 3/4	1 1/2 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	6" edge	8" intermediate
	Staple 16 ga. 1 1/2	6" edge	8" intermediate
Hardboard			
0.200	1 1/2 long ring-grooved underlayment nail	6" edge	6" intermediate
	4d cement-coated sinker nail	6" edge	6" intermediate
	Staple 18 ga., 7/8 long (plastic coated)	3" edge	6" intermediate
Particleboard			
1/4	4d ring-grooved underlayment nail	3" edge	6" intermediate
	Staple 18 ga., 7/8 long, 3/16 crown	3" edge	6" intermediate
3/8	6d ring-grooved underlayment nail	6" edge	10" intermediate
	Staple 16 ga., 1 1/8 long, 3/8 crown	3" edge	6" intermediate
1/2, 5/8	6d ring-grooved underlayment nail	6" edge	10" intermediate
	Staple 16 ga., 1 5/8 long, 3/8 crown	3" edge	6" intermediate

- Nail is a general description and may be T-head, modified round head or round head.
- Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.
- Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
- Fasteners shall be placed in a grid pattern throughout the body of the panel.

TABLE R502.3.1(1)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential sleeping areas, live load = 30 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
12	Spruce-pine-fir	#2	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
16	Spruce-pine-fir	#1	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
16	Spruce-pine-fir	#2	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
24	Spruce-pine-fir	#1	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7
24	Spruce-pine-fir	#2	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7

TABLE R502.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential living areas, live load = 40 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
12	Spruce-pine-fir	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
16	Spruce-pine-fir	#1	9-4	12-3	15-5	17-10	8-11	11-6	14-1	16-3
16	Spruce-pine-fir	#2	9-4	12-3	15-5	17-10	8-11	11-6	14-1	16-3
24	Spruce-pine-fir	#1	8-1	10-3	12-7	14-7	7-3	9-5	11-6	13-4
24	Spruce-pine-fir	#2	8-1	10-3	12-7	14-7	7-3	9-5	11-6	13-4

TABLE R802.4.1(3)
RAFTER SPANS FOR COMMON LUMBER SPECIES
(Ground snow load = 30 psf, ceiling not attached to rafters, L/Δ = 180)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	11-5	17-1	21-4	24-8	12-4	15-7	19-1	22-1
12	Spruce-pine-fir	#2	11-9	17-1	21-4	24-8	12-4	15-7	19-1	22-1
16	Spruce-pine-fir	#1	9-4	15-1	18-5	21-5	11-7	14-6	17-1	20-5
16	Spruce-pine-fir	#2	11-11	15-1	18-5	21-5	11-7	14-6	16-3	17-9
24	Spruce-pine-fir	#1	9-9	12-4	15-1	17-6	9-6	11-9	13-6	15-7
24	Spruce-pine-fir	#2	9-3	12-4	15-1	17-6	9-6	11-9	13-6	15-7

Check sources for availability of lumber in lengths greater than 20 feet.

a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the following factors:

H_C/H_R	Rafter Span Adjustment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

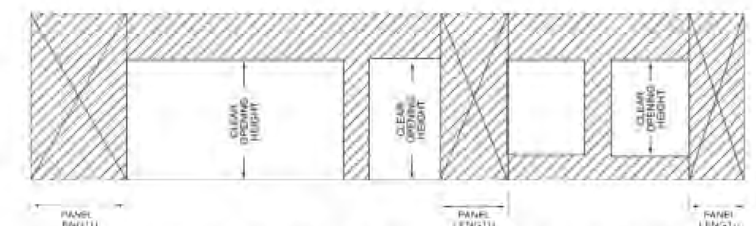
where:
H_C = Height of ceiling joists or rafter ties measured vertically above the top of the rafter support walls.
H_R = Height of roof ridge measured vertically above the top of the rafter support walls.
b. Span exceeds 26 feet in length.

TABLE R802.5.1(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics with limited storage, live load = 20 psf, L/Δ = 240)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum ceiling joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	9-5	14-9	19-5	22-11
12	Spruce-pine-fir	#2	9-5	14-9	19-0	22-11
16	Spruce-pine-fir	#1	8-7	12-10	16-3	19-10
16	Spruce-pine-fir	#2	8-7	12-10	16-3	19-10
24	Spruce-pine-fir	#1	7-2	10-6	13-3	16-3
24	Spruce-pine-fir	#2	7-2	10-6	13-3	16-3

BRACING METHODS TABLE 602.10.4

	METHODS, MATERIAL	MIN THICKNESS	FIGURE	CONNECTION CRITERIA Fasteners	Spacing
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table 602.3(3)	6" edges 12" field
				Interior sheathing per Table 602.3(1) or 602.3(2)	Varies by fastener
	CS-G Continuously sheathed wood structural panel adjacent to garage openings	3/8"		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	7/16"		See Section 602.10.6.4	See Section 602.10.6.4



MINIMUM LENGTH OF BRACED WALL PANELS TABLE 602.10.5

METHOD (See Table 602.10.4)		MINIMUM LENGTH (inches) Wall Height 8 feet	9 feet	CONTRIBUTING LENGTH (inches)
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	Actual
CS-G		24	27	Actual
CS-WSP, CS-SFB	Adjacent clear opening height (inches)			
	≤ 64	24	27	Actual
	68	26	27	
	72	27	27	
	76	30	29	
	80	32	30	
	84	35	32	
	88	38	35	
	92	43	37	
	96	48	41	
	100	—	44	
	104	—	49	
	108	—	54	
CS-PF	SDC A, B and C	16	18	1.5 × Actual

TABLE 602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS[a]

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a] Ultimate Design Wind Speed V_{ult} (mph) 115 Exposure B	115 Exposure C
2 × 6 Stud Grade	2	12	9	1,000	2,025
			16	2,150	3,675

a. Straps shall be installed in accordance with manufacturer's recommendations.

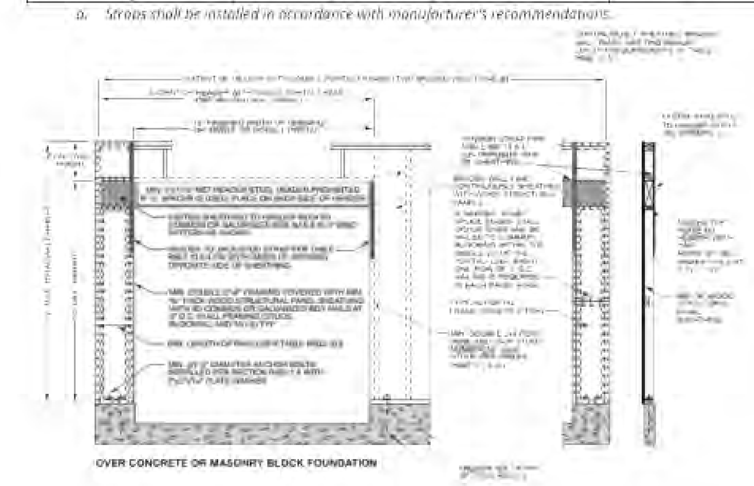


FIGURE 602.10.6.4: METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Each end of a braced wall line with continuous sheathing shall have one of the conditions shown in Figure 602.10.7

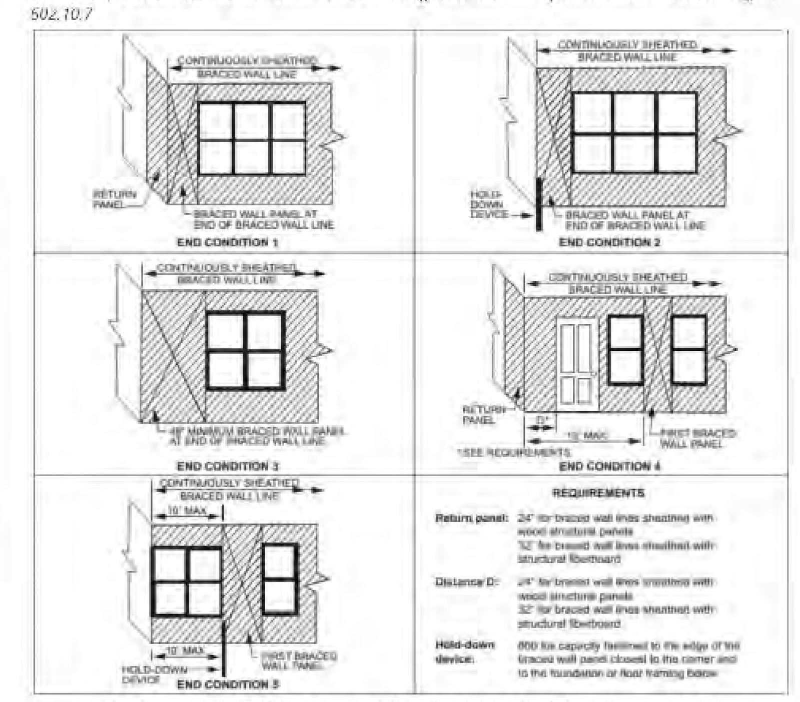


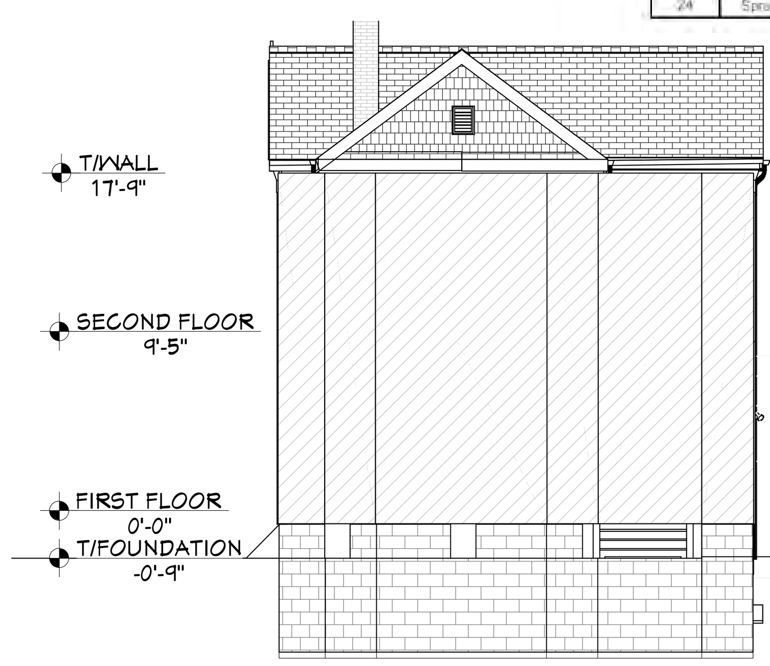
FIGURE 602.10.7: END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

BRACED WALL KEY

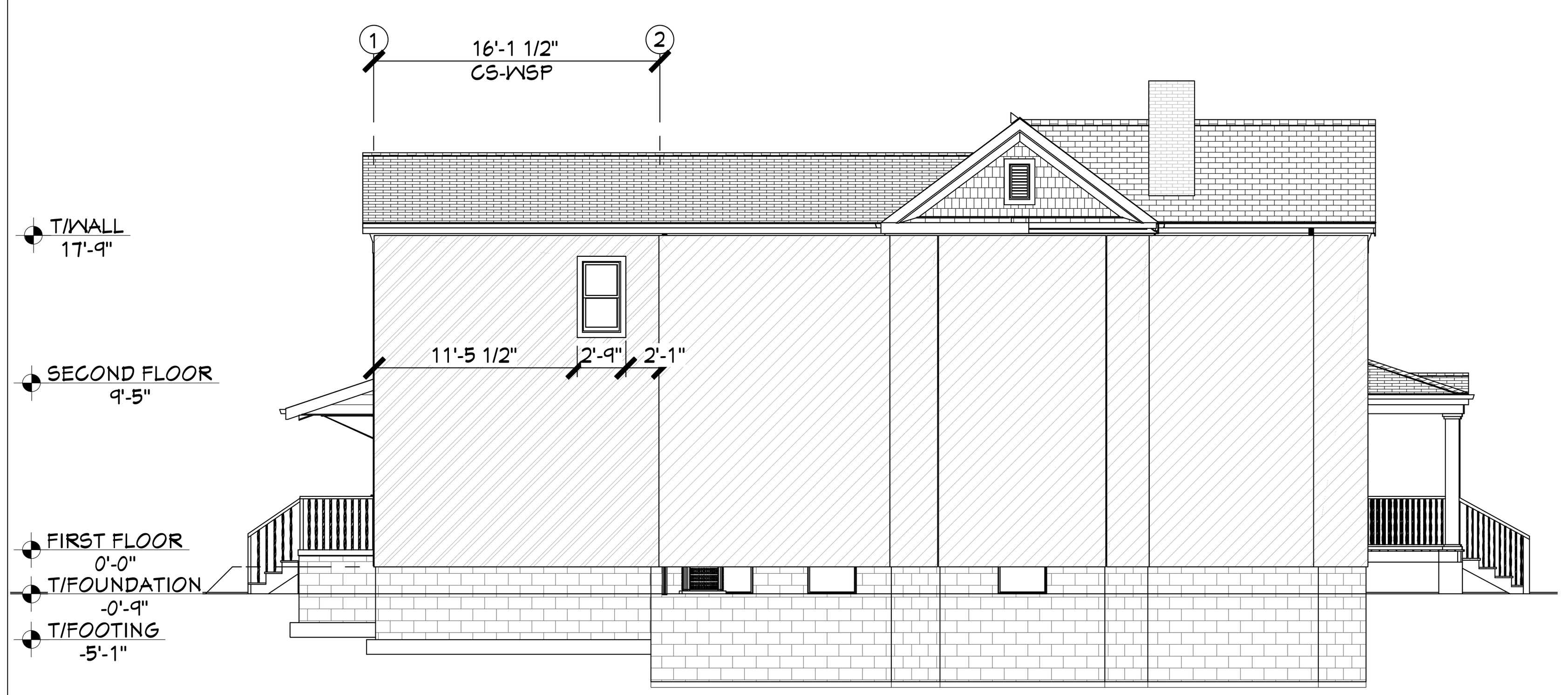
EXISTING BRACED WALL

PROPOSED BRACED WALL

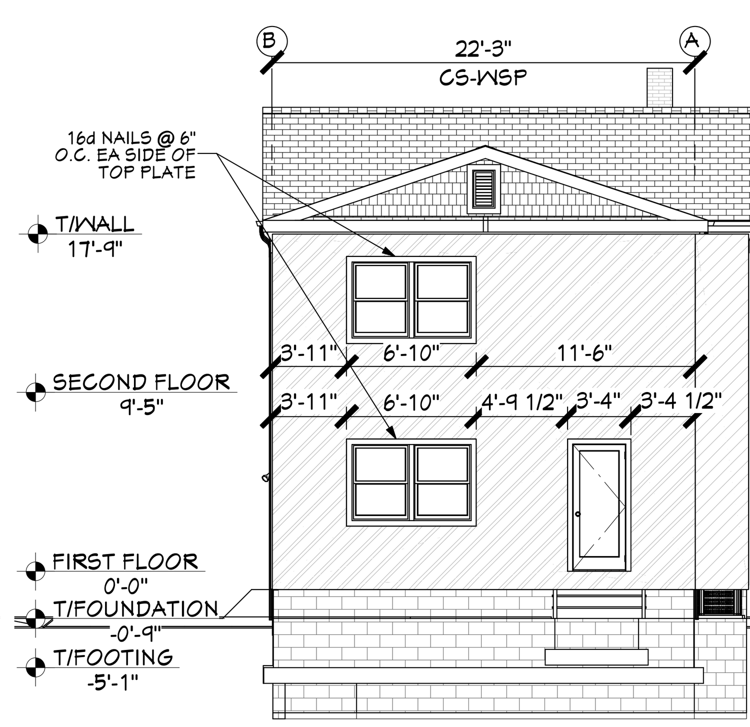
FULL BRACED WALL LINE



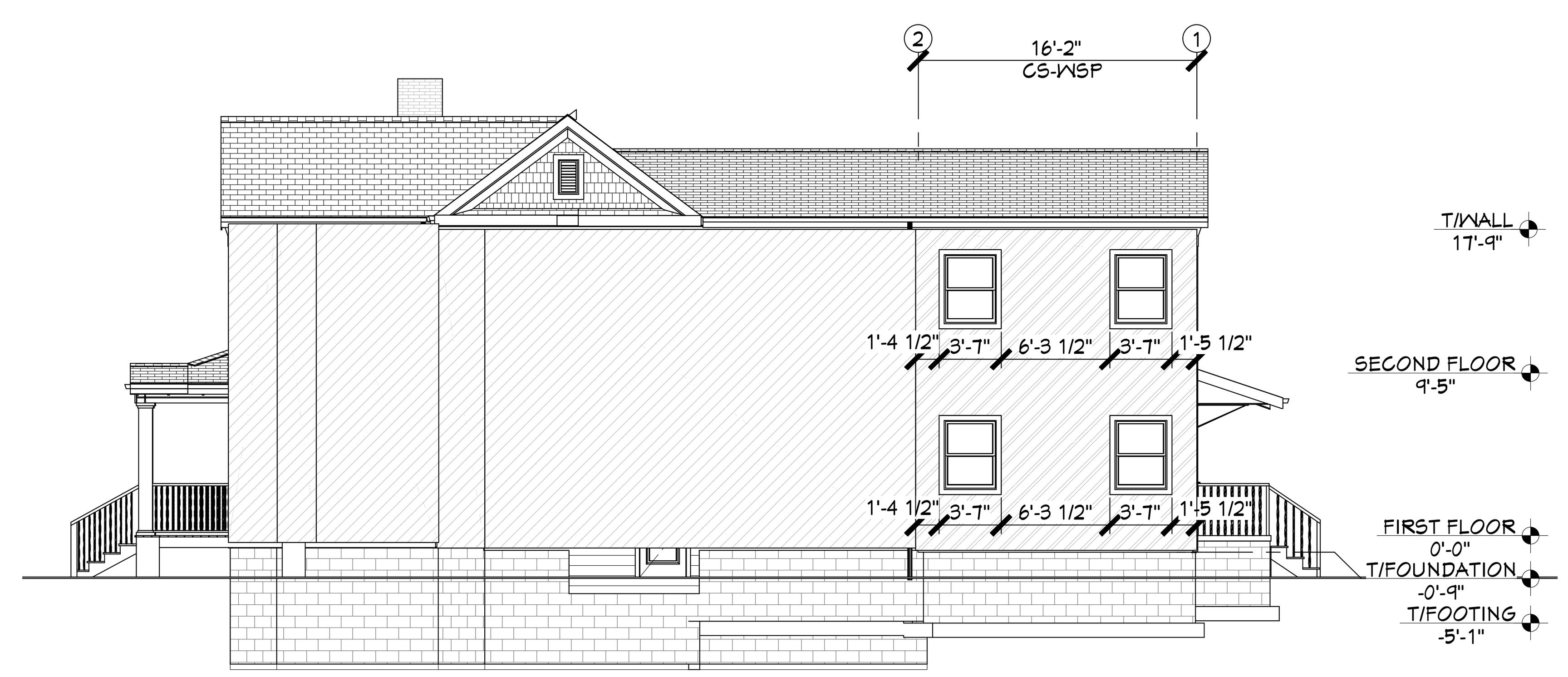
A FRONT BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"



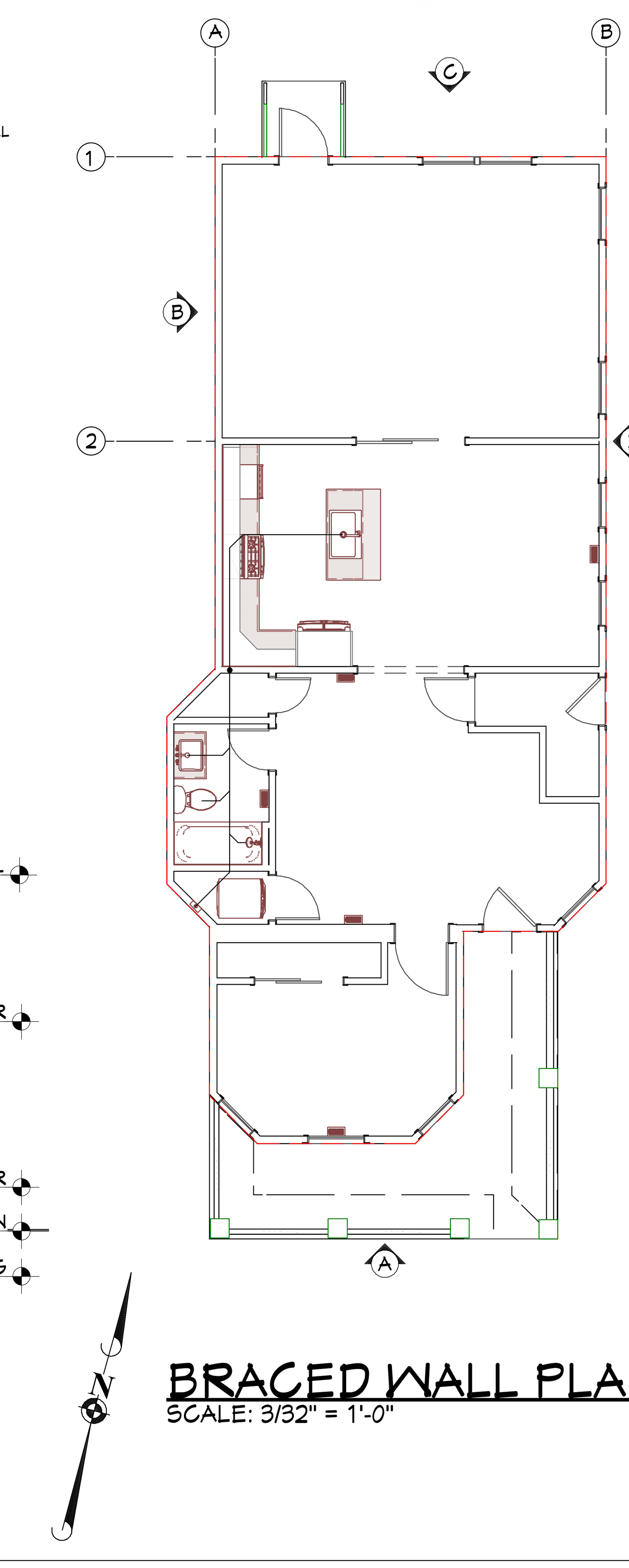
B LEFT BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"



C BACK BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"



D RIGHT BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"



BRACED WALL PLAN
SCALE: 3/32" = 1'-0"

PLANS & DETAILS THIS PAGE:
- BRACED WALL PLANS
- BRACED WALL ELEVATIONS
- BRACED WALL NOTES & DETAILS

REMODEL & ADDITION FOR:
6114 W. CLINTON AVE.
CLEVELAND, OH 44102

DRAFTING & DESIGN
12401 Rockside Rd. #
25611, Cleveland, OH
(216)-278-2468 gabriel@gvdraftingdesign.com

Revision Table	
Number	Date

DATE:
3/31/2026

SCALE:

SHEET:
A-13

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER		SPACING OF FASTENERS
Roof			
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")		—
Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")		—
Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d		—
Collar tie rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")		—
Rafter to plate, toe nail	2-16d (3 1/2" × 0.135")		—
Roof rafters to ridge, valley or hip rafters:			
toe nail	4-16d (3 1/2" × 0.135")		—
face nail	3-16d (3 1/2" × 0.135")		—
Wall			
Built-up corner studs	10d (3" × 0.128")		24" o.c.
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")		16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" × 0.135")		16" o.c. along each edge
Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")		—
Double studs, face nail	10d (3" × 0.128")		24" o.c.
Double top plates, face nail	10d (3" × 0.128")		24" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")		—
Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")		16" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")		16" o.c.
Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")		—
Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")		—
Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")		—
1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"		—
1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"		—
1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"		—
Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"		—
Floor			
Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")		—
1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"		—
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")		—
Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")		6" o.c.
2" planks (plank & beam – floor & roof)	2-16d (3 1/2" × 0.135")		at each bearing
Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")		Nail each layer as follows: 32" o.c. at top & bottom & staggered. Two nails at ends & at each splice.
Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")		At each joist or rafter
5/16" - 1/2"	6d common (2" × 0.113") nail (subfloor wall) 8d common (2 1/2" × 0.131") nail (roof)	6" edge	12" intermediate
19/32" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2 1/2" × 0.131") nail (roof)	6" edge	12" intermediate
19/32" - 1"	8d common nail (2 1/2" × 0.131")	6" edge	12" intermediate
1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6" edge	12" intermediate
Other wall sheathing			
1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3" edge	6" intermediate
25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3" edge	6" intermediate
1/2" gypsum sheathing	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7" edge	7" intermediate
5/8" gypsum sheathing	1 3/4" galvanized roofing nail; 1 5/8" screws, Type W or S	7" edge	7" intermediate
Wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6" edge	12" intermediate
7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6" edge	12" intermediate
1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6" edge	12" intermediate

- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS	
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing			
up to 1/2	Staple 15 ga. 1 3/4	4" edge	8" intermediate
	0.097 - 0.099 Nail 2 1/4	3" edge	6" intermediate
	Staple 16 ga. 1 3/4	3" edge	6" intermediate
19/32 and 5/8	0.113 Nail 2	3" edge	6" intermediate
	Staple 15 and 16 ga. 2	4" edge	8" intermediate
	0.097 - 0.099 Nail 2 1/4	4" edge	8" intermediate
23/32 and 3/4	Staple 14 ga. 2	4" edge	8" intermediate
	Staple 15 ga. 1 3/4	3" edge	6" intermediate
	0.097 - 0.099 Nail 2 1/4	4" edge	8" intermediate
	Staple 16 ga. 2	4" edge	8" intermediate
1	Staple 14 ga. 2 1/4	4" edge	8" intermediate
	0.113 Nail 2 1/4	3" edge	6" intermediate
	Staple 15 ga. 2 1/4	4" edge	8" intermediate
	0.097 - 0.099 Nail 2 1/2	4" edge	8" intermediate
Floor underlayment; plywood-hardboard-particleboard			
Plywood			
1/4 and 5/16	1 1/4 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	3" edge	6" intermediate
	Staple 18 ga., 7/8, 3/16 crown width	2" edge	5" intermediate
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	6" edge	8" intermediate
19/32, 5/8, 23/32 and 3/4	1 1/2 ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter	6" edge	8" intermediate
	Staple 16 ga. 1 1/2	6" edge	8" intermediate
Hardboard			
0.200	1 1/2 long ring-grooved underlayment nail	6" edge	6" intermediate
	4d cement-coated sinker nail	6" edge	6" intermediate
	Staple 18 ga., 7/8 long (plastic coated)	3" edge	6" intermediate
Particleboard			
1/4	4d ring-grooved underlayment nail	3" edge	6" intermediate
	Staple 18 ga., 7/8 long, 3/16 crown	3" edge	6" intermediate
3/8	6d ring-grooved underlayment nail	6" edge	10" intermediate
	Staple 16 ga., 1 1/8 long, 3/8 crown	3" edge	6" intermediate
1/2, 5/8	6d ring-grooved underlayment nail	6" edge	10" intermediate
	Staple 16 ga., 1 5/8 long, 3/8 crown	3" edge	6" intermediate

- Nail is a general description and may be T-head, modified round head or round head.
- Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.
- Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
- Fasteners shall be placed in a grid pattern throughout the body of the panel.

TABLE R502.3.1(1)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential sleeping areas, live load = 30 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
12	Spruce-pine-fir	#2	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
16	Spruce-pine-fir	#1	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
16	Spruce-pine-fir	#2	10-3	13-6	17-2	18-11	9-11	12-7	15-5	17-10
24	Spruce-pine-fir	#1	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7
24	Spruce-pine-fir	#2	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7

TABLE R502.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential living areas, live load = 40 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
12	Spruce-pine-fir	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
16	Spruce-pine-fir	#1	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
16	Spruce-pine-fir	#2	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
24	Spruce-pine-fir	#1	8-1	10-3	12-7	14-7	7-5	9-5	11-6	13-4
24	Spruce-pine-fir	#2	8-1	10-3	12-7	14-7	7-5	9-5	11-6	13-4

TABLE R802.4.1(3)
RAFTER SPANS FOR COMMON LUMBER SPECIES
(Ground snow load = 30 psf, ceiling not attached to rafters, L/Δ = 180)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a] (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	13-9	17-5	21-4	24-8	12-4	15-7	19-1	22-1
12	Spruce-pine-fir	#2	13-9	17-5	21-4	24-8	12-4	15-7	19-1	22-1
16	Spruce-pine-fir	#1	11-11	15-1	18-5	21-5	13-7	14-9	17-3	20-5
16	Spruce-pine-fir	#2	11-11	15-1	18-5	21-5	10-0	12-8	15-1	17-9
24	Spruce-pine-fir	#1	9-9	12-4	15-1	17-6	9-8	11-0	13-6	15-7
24	Spruce-pine-fir	#2	9-9	12-4	15-1	17-6	9-8	11-0	13-6	15-7

Check sources for availability of lumber in lengths greater than 20 feet.

a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the following factors:

H_C/H_R	Rafter Span Adjustment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

1. where:
2. H_C = Height of ceiling joists or rafter ties measured vertically above the top of the rafter support walls.
3. H_R = Height of roof ridge measured vertically above the top of the rafter support walls.

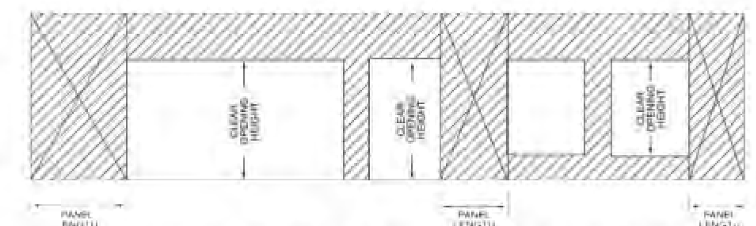
b. Span exceeds 26 feet in length.

TABLE R802.5.1(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics with limited storage, live load = 20 psf, L/Δ = 240)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum ceiling joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
12	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
16	Spruce-pine-fir	#1	8-7	12-10	16-3	19-10
16	Spruce-pine-fir	#2	8-7	12-10	16-3	19-10
24	Spruce-pine-fir	#1	7-2	10-6	13-3	16-3
24	Spruce-pine-fir	#2	7-2	10-6	11-3	16-3

BRACING METHODS TABLE 602.10.4

	METHODS, MATERIAL	MIN THICKNESS	FIGURE	CONNECTION CRITERIA Fasteners	Spacing
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table 602.3(3)	6" edges 12" field
				Interior sheathing per Table 602.3(1) or 602.3(2)	Varies by fastener
	CS-G Continuously sheathed wood structural panel adjacent to garage openings	3/8"		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	7/16"		See Section 602.10.6.4	See Section 602.10.6.4



MINIMUM LENGTH OF BRACED WALL PANELS TABLE 602.10.5

METHOD (See Table 602.10.4)		MINIMUM LENGTH (inches) Wall Height 8 feet	9 feet	CONTRIBUTING LENGTH (inches)
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	Actual
CS-G		24	27	Actual
CS-WSP, CS-SFB	Adjacent clear opening height (inches)			
	≤ 64	24	27	Actual
	68	26	27	
	72	27	27	
	76	30	29	
	80	32	30	
	84	35	32	
	88	38	35	
	92	43	37	
	96	48	41	
	100	—	44	
	104	—	49	
	108	—	54	
CS-PF	SDC A, B and C	16	18	1.5 × Actual

TABLE 602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS[a]

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a] Ultimate Design Wind Speed V_{ult} (mph) 115 Exposure B	115 Exposure C
2 × 6 Stud Grade	2	12	9	1,000	2,025
			16	2,150	3,675

a. Straps shall be installed in accordance with manufacturer's recommendations.

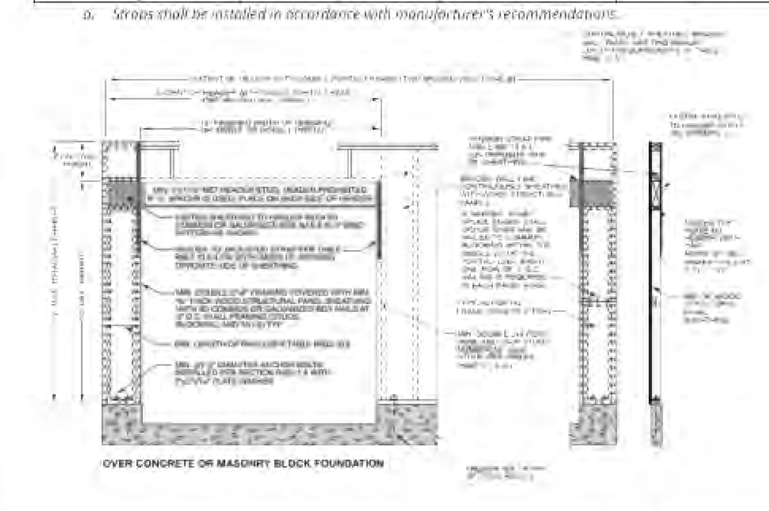


FIGURE 602.10.6.4: METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Each end of a braced wall line with continuous sheathing shall have one of the conditions shown in figure 602.10.7

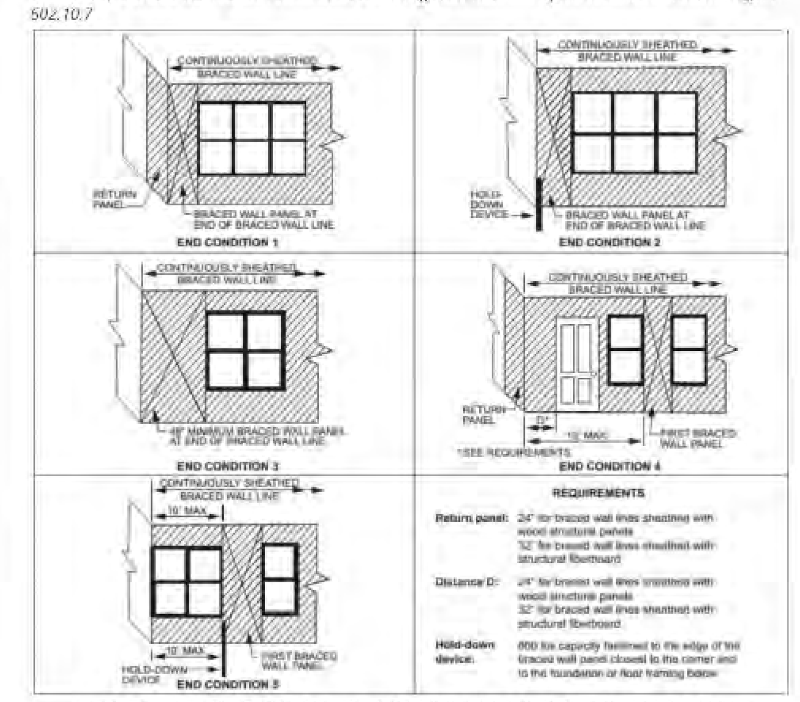
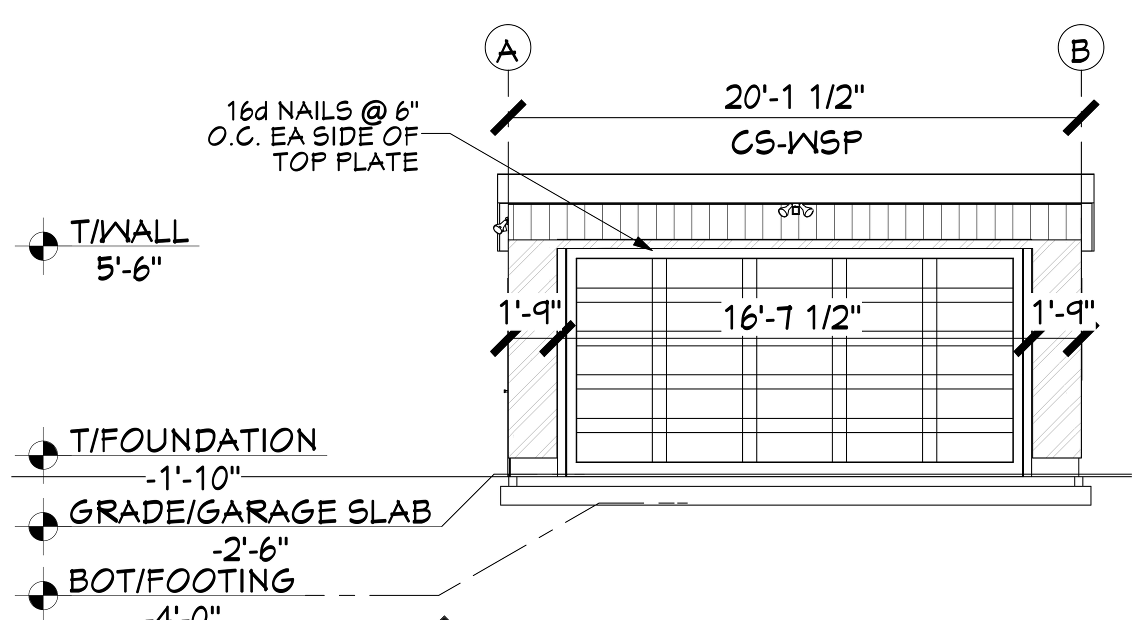
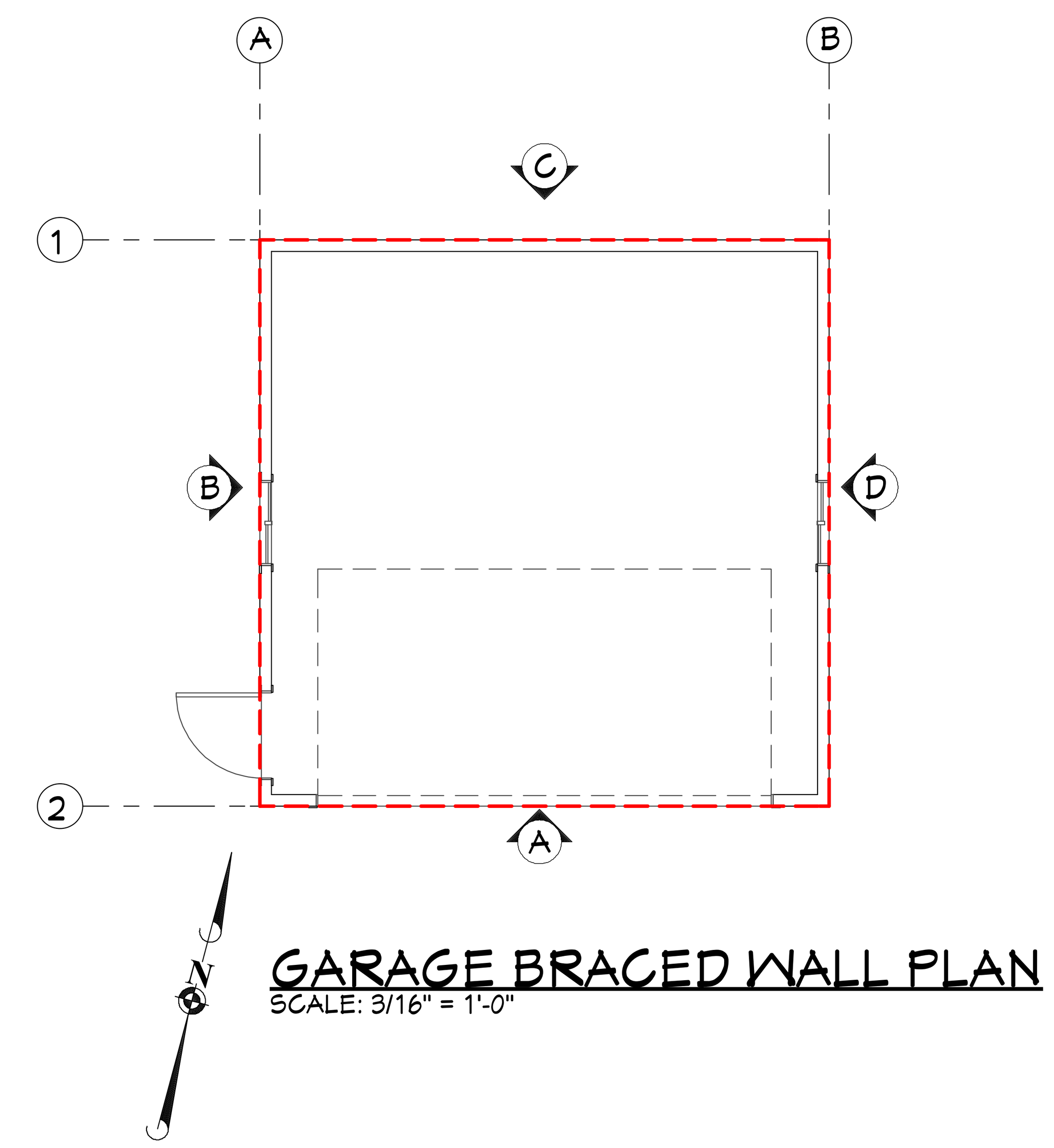


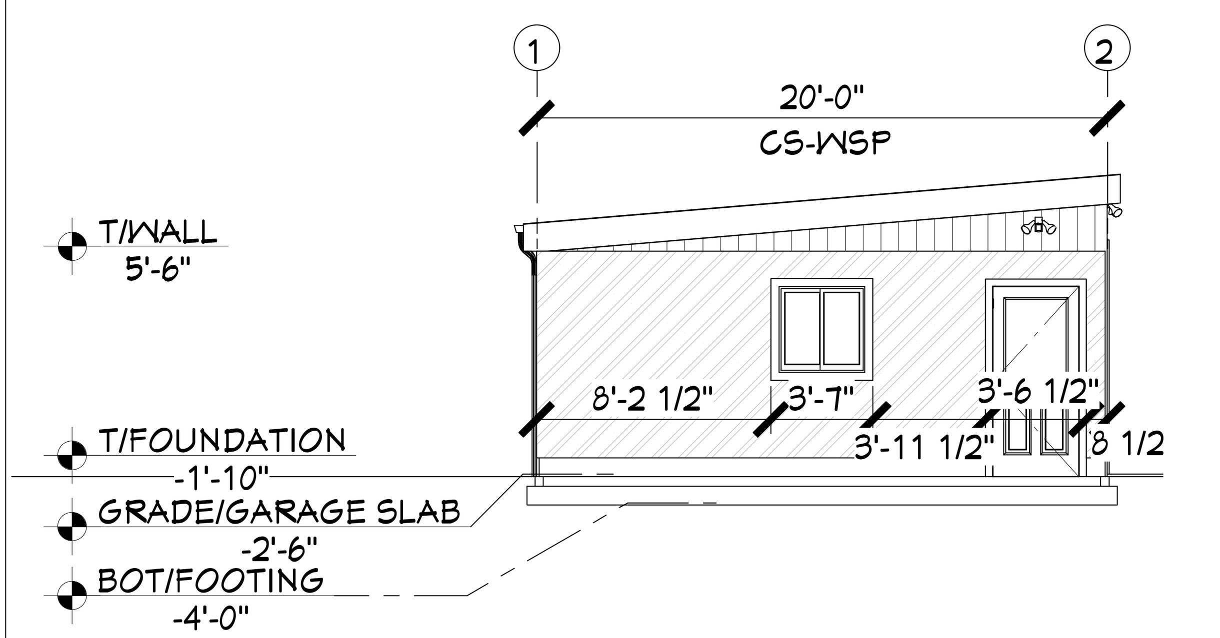
FIGURE 602.10.7: END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



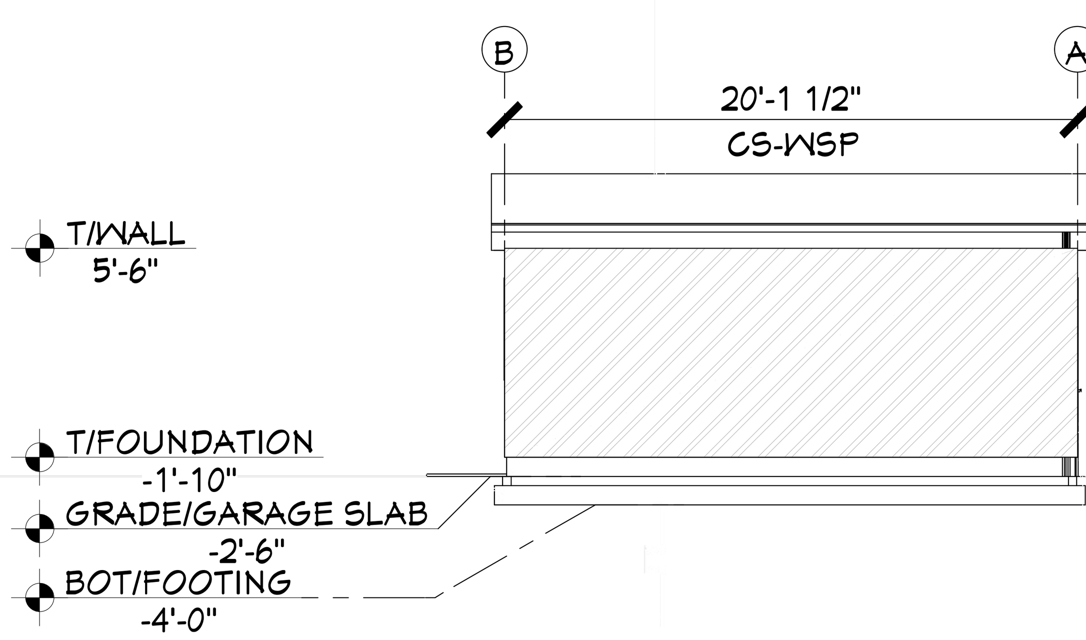
A FRONT BRACED WALL ELEVATION
SCALE : 3/16" = 1'-0"



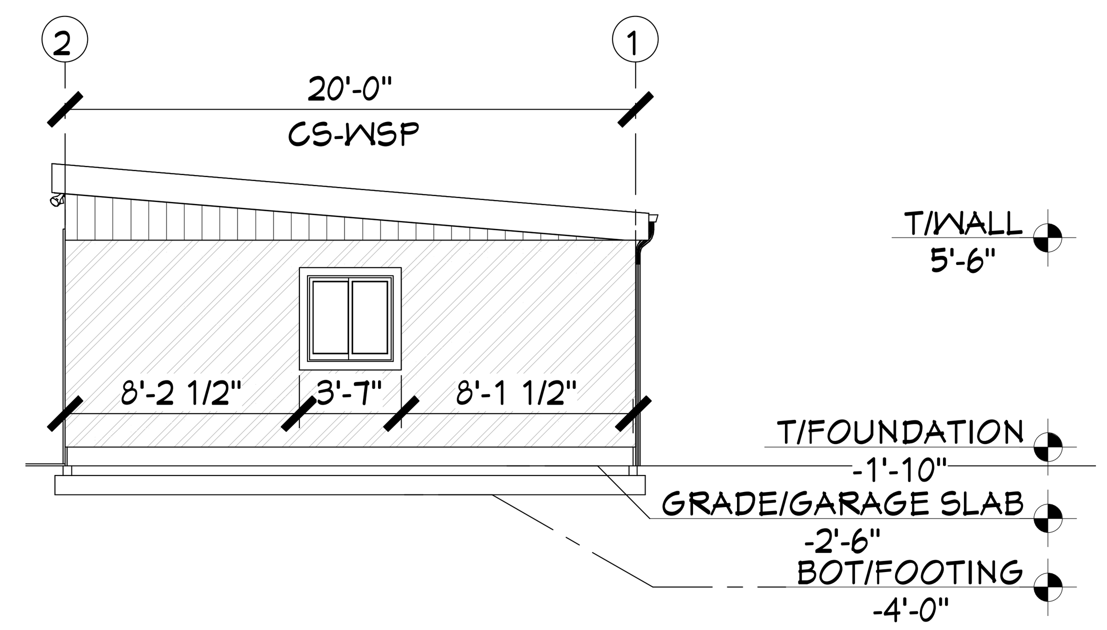
GARAGE BRACED WALL PLAN
SCALE: 3/16" = 1'-0"



B GARAGE LEFT BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"



C BACK BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"



D GARAGE RIGHT BRACED WALL ELEVATION
SCALE : 1/8" = 1'-0"

BRACED WALL KEY
EXISTING BRACED WALL
PROPOSED BRACED WALL
FULL BRACED WALL LINE

PLANS & DETAILS THIS PAGE:
- GARAGE BRACED WALL PLANS
- GARAGE BRACED WALL ELEVATIONS
- GARAGE BRACED WALL NOTES & DETAILS

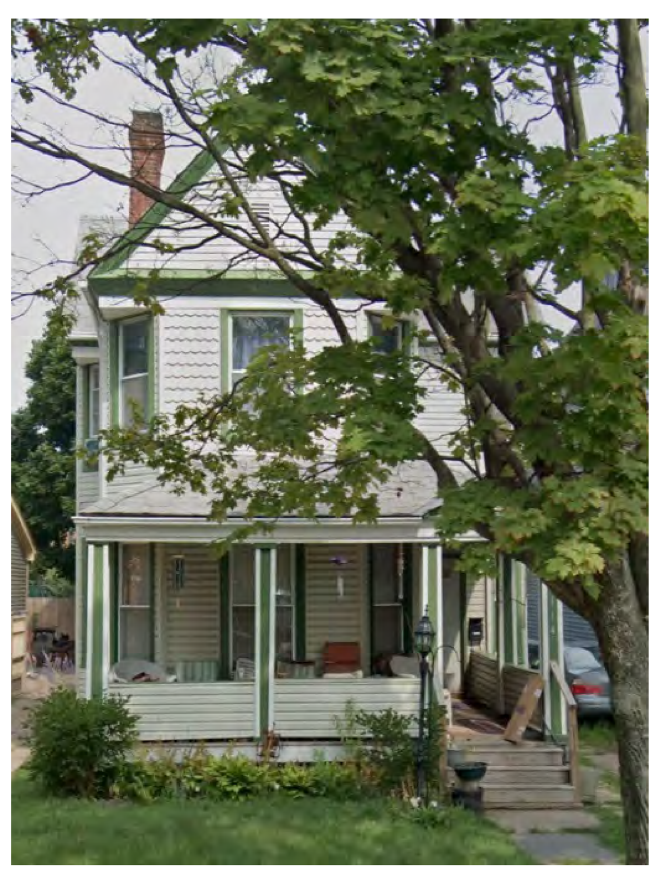
REMODEL & ADDITION FOR:
6114 W. CLINTON AVE.
CLEVELAND, OH 44102

DRAFTING & DESIGN
12401 Rockside Rd. # 25671, Cleveland, OH
(216)-278-2468 gabriel.r@gvdraftingdesign.com

Revision Table Number	Date

DATE:
3/31/2026
SCALE:

SHEET:
A-14



EXISTING CONDITIONS

PROPOSED CONDITIONS

DISCLAIMER:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

PLANS & DETAILS THIS PAGE:
- EXISTING & PROPOSED CONDITIONS

REMODEL & ADDITION FOR:
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Revision Table	
Number	Date

DATE:
3/31/2026

SCALE:

SHEET:
A-15

Case 25-027A

Certificate of Appropriateness

Cleveland Museum of Art

Previous Case 19-020
Schematic Review
completed May 8th, 2025

Fine Art Garden
11150 East Boulevard

Rehabilitation, Phases A and B

Project Representatives: Matt Langan, Stimson Studio
Ward 9: Councilmember Conwell

Cleveland Museum of Art | Fine Arts Garden

Design Review

STIMSON

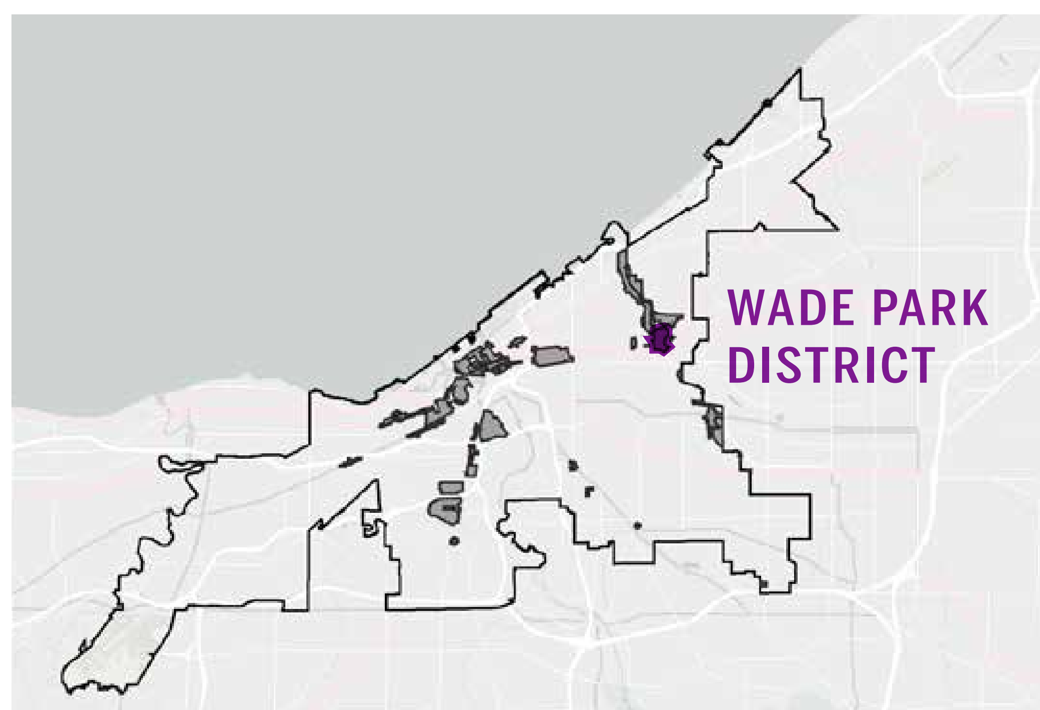
May 2026

PROJECT SUMMARY

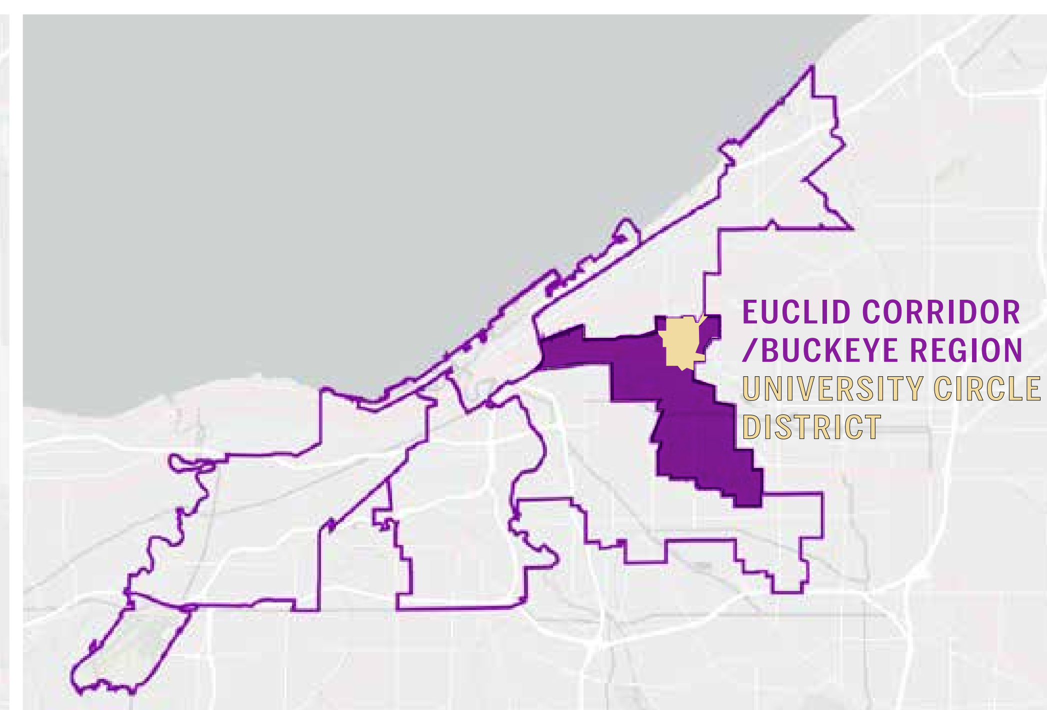
The Cleveland Museum of Art (CMA) is advancing the rehabilitation of its historic Fine Arts Garden as part of a long-term commitment to revitalize its 40-acre grounds. Building on the 2018 Landscape Master Plan, the Fine Arts Garden phased rehabilitation transitions from vision to implementation, aiming to restore the garden's historic integrity while enhancing ecological health, accessibility, and visitor experience. Designed in the 1920s by the Olmsted Brothers, the Fine Arts Garden remains a nationally significant cultural landscape and a central feature of Cleveland's University Circle.

Key restoration efforts include rebuilding sandstone walks and stairs, replacing hedges, revitalizing plantings, and fully restoring Chester Beach's Fountain of the Waters. The redesign emphasizes accessibility, connectivity to the Nord Family Greenway and Wade Lagoon, and opportunities for future art installations. Through these interventions, the CMA reaffirms its mission to provide transformative experiences through art and landscape—preserving the Fine Arts Garden's legacy and vitality **"for the benefit of all the people forever."**

CLEVELAND HISTORIC DISTRICTS



DESIGN REVIEW REGIONS



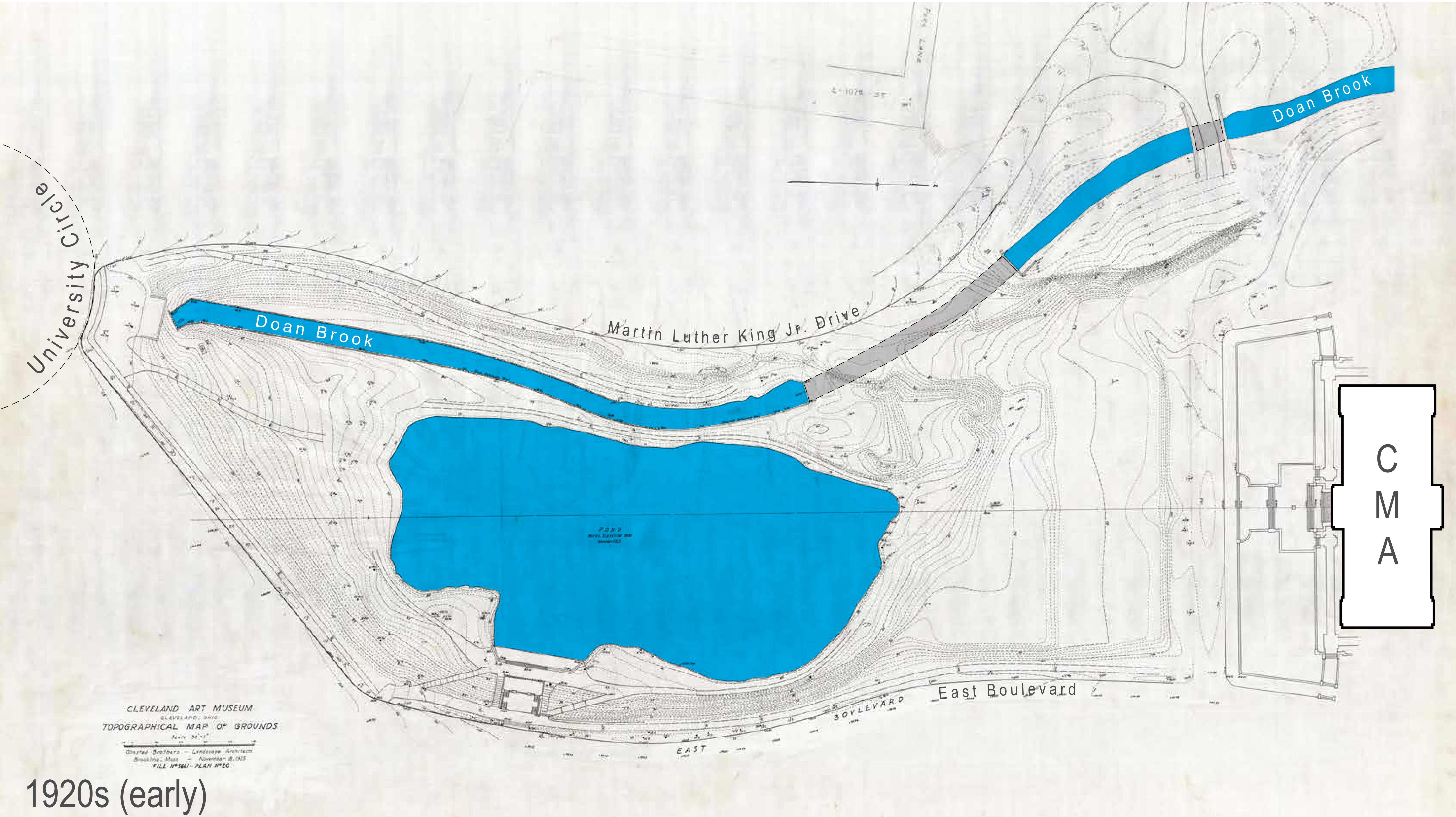
SITE CONTEXT PLAN - WADE PARK

EXISTING CONDITIONS PLAN - FINE ARTS GARDEN

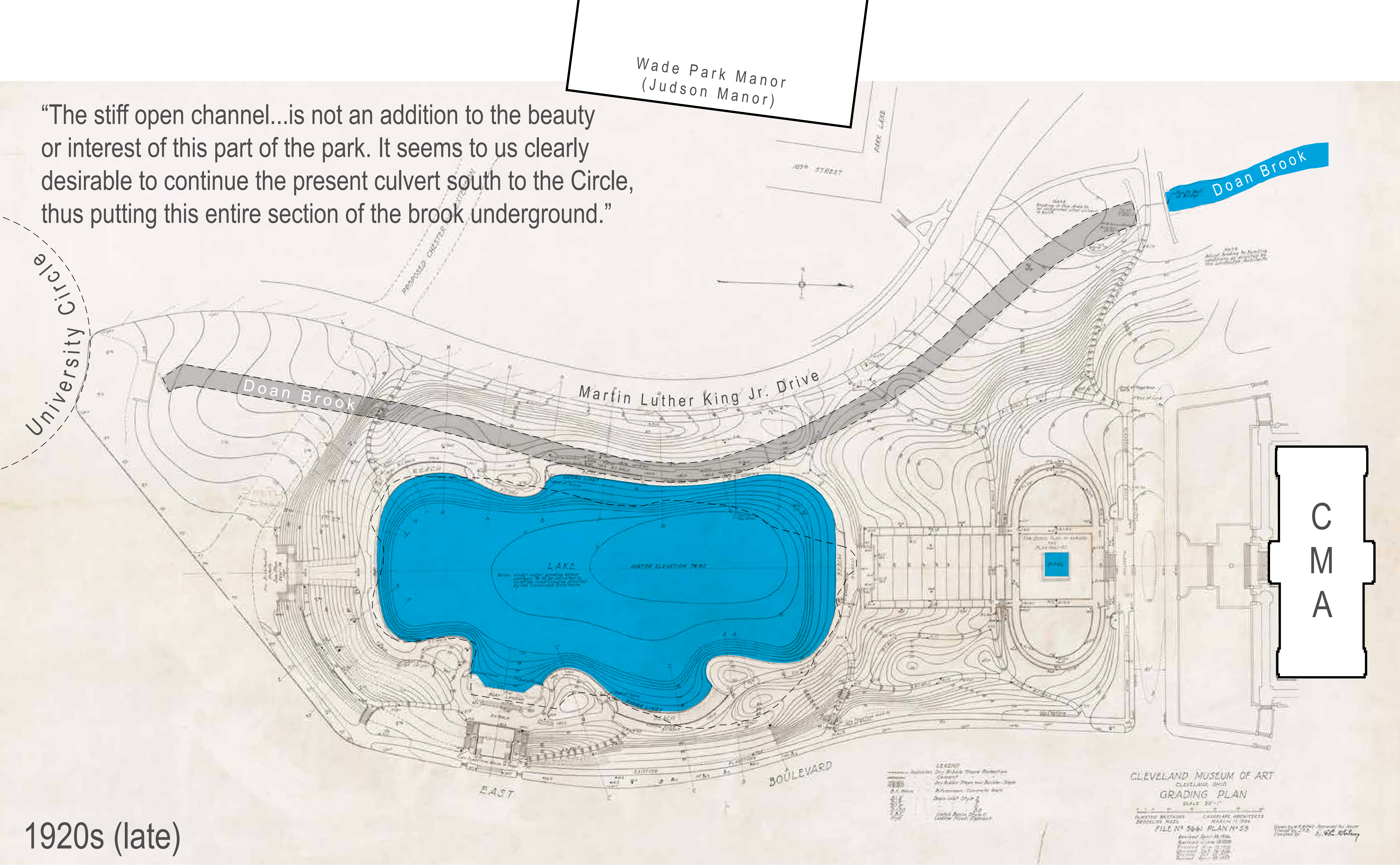
1890s


University Circle, Cleveland, Ohio.
1910s

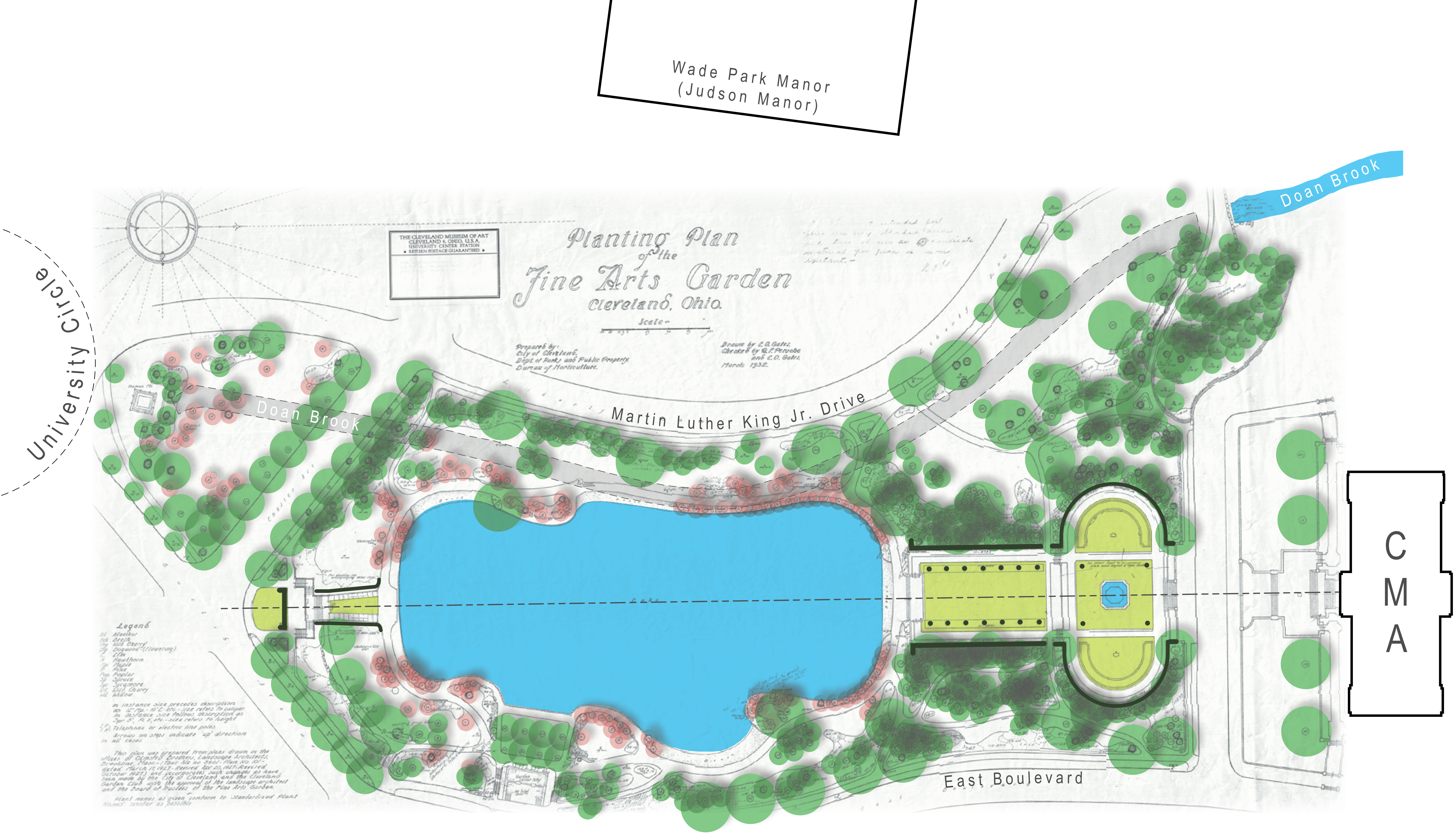

1910s


University Circle
Doan Brook
Doan Brook
Martin Luther King Jr. Drive
POND
East Boulevard
EAST BOULEVARD
C M A
CLEVELAND ART MUSEUM
CLEVELAND, OHIO
TOPOGRAPHICAL MAP OF GROUNDS
Olmsted Brothers — Landscape Architects
FILE Nº 5661 - PLAN Nº 20
1920s (early)

"The stiff open channel...is not an addition to the beauty or interest of this part of the park. It seems to us clearly desirable to continue the present culvert south to the Circle, thus putting this entire section of the brook underground."

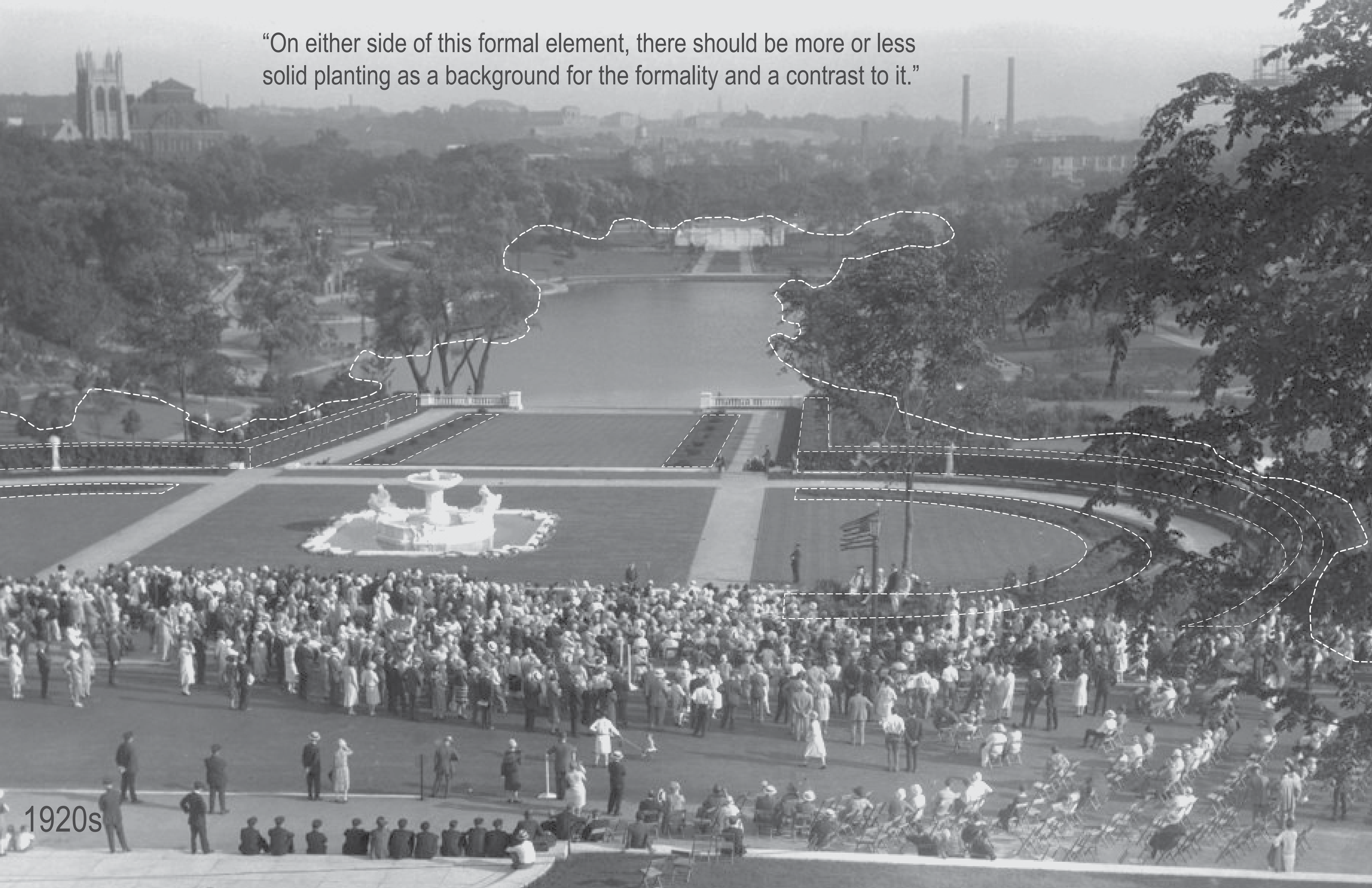


1920s (late)

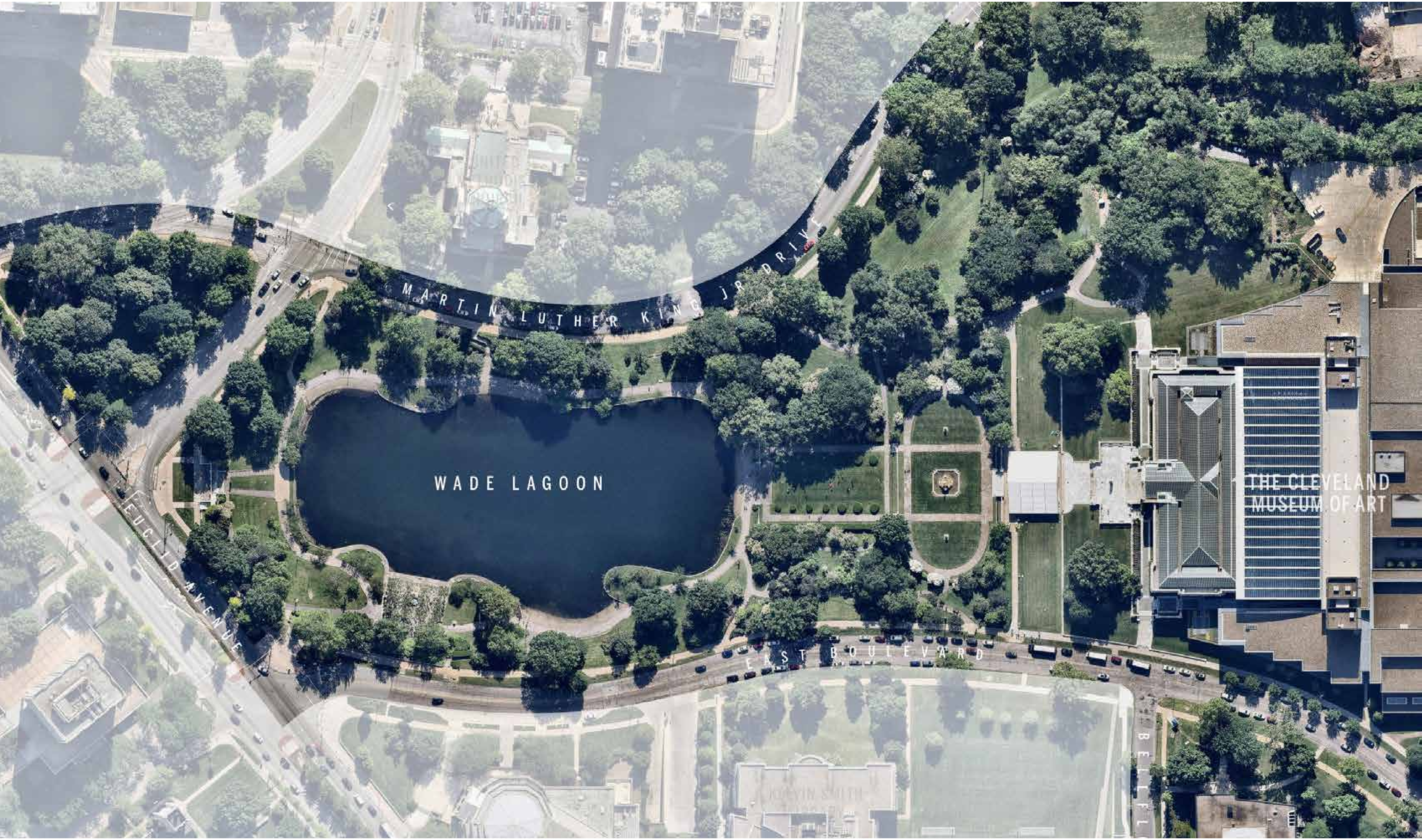

Wade Park Manor
(Judson Manor)
Doan Brook
University Circle
Planting Plan of the Fine Arts Garden
Cleveland, Ohio
Doan Brook
Martin Luther King Jr. Drive
East Boulevard
C
M
A

1920s

"On either side of this formal element, there should be more or less solid planting as a background for the formality and a contrast to it."



FINE ARTS GARDEN - 2015



FINE ARTS GARDEN - 2023

CMA MAINTENANCE FACILITY (2016) + NORD FAMILY GREENWAY (2017) + HOLDEN TERRACE (2018) + EAST BELL COMMONS (2019) + SMITH FAMILY GATEWAY (2020)

CMA LANDSCAPE MASTER PLAN - 2018

EXISTING CONDITIONS - MUSEUM TERRACES

EXISTING CONDITIONS - SANDSTONE PAVING

EXISTING CONDITIONS - SANDSTONE WALLS AND STAIRS

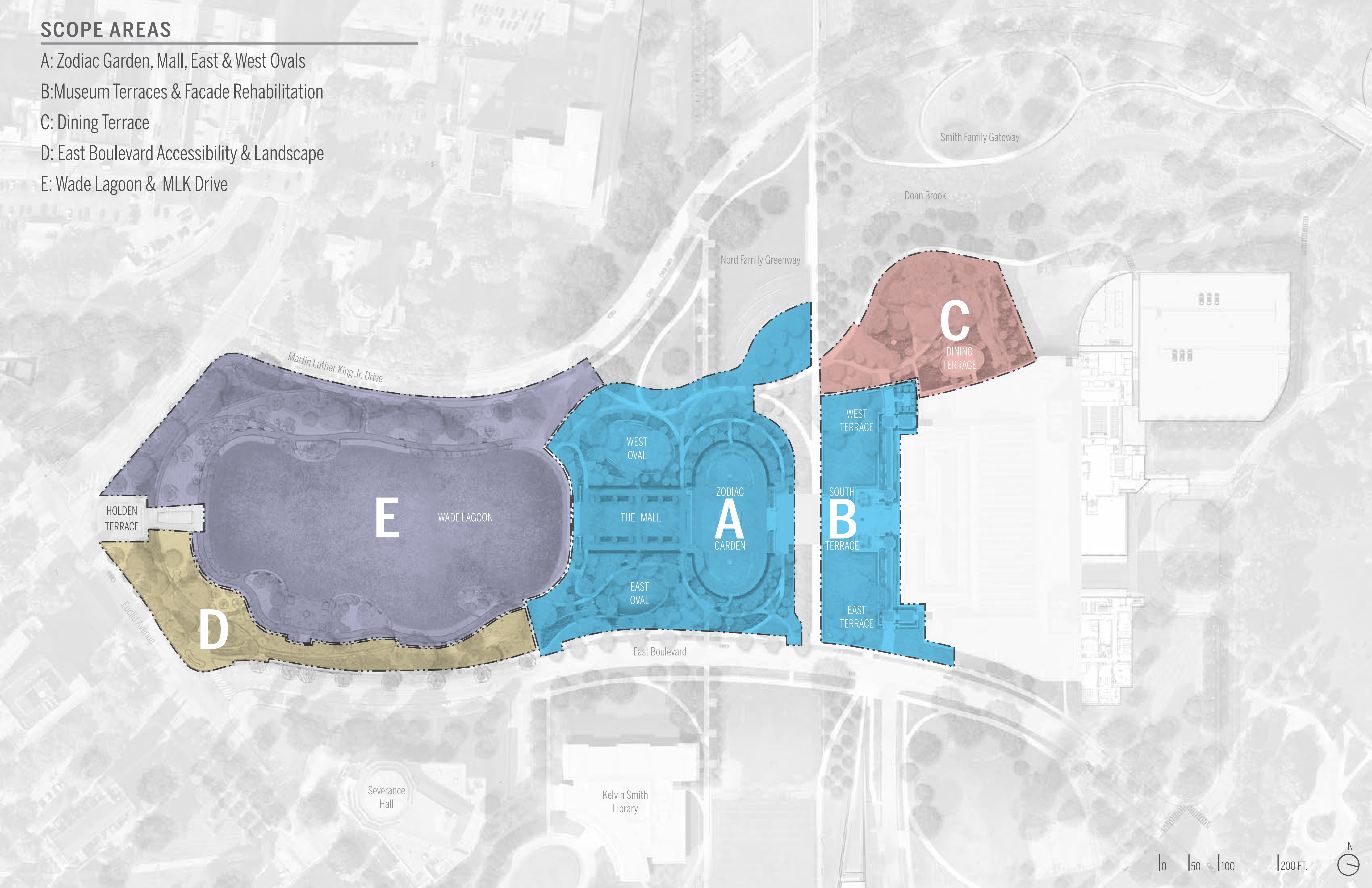
EXISTING CONDITIONS - LAGOON

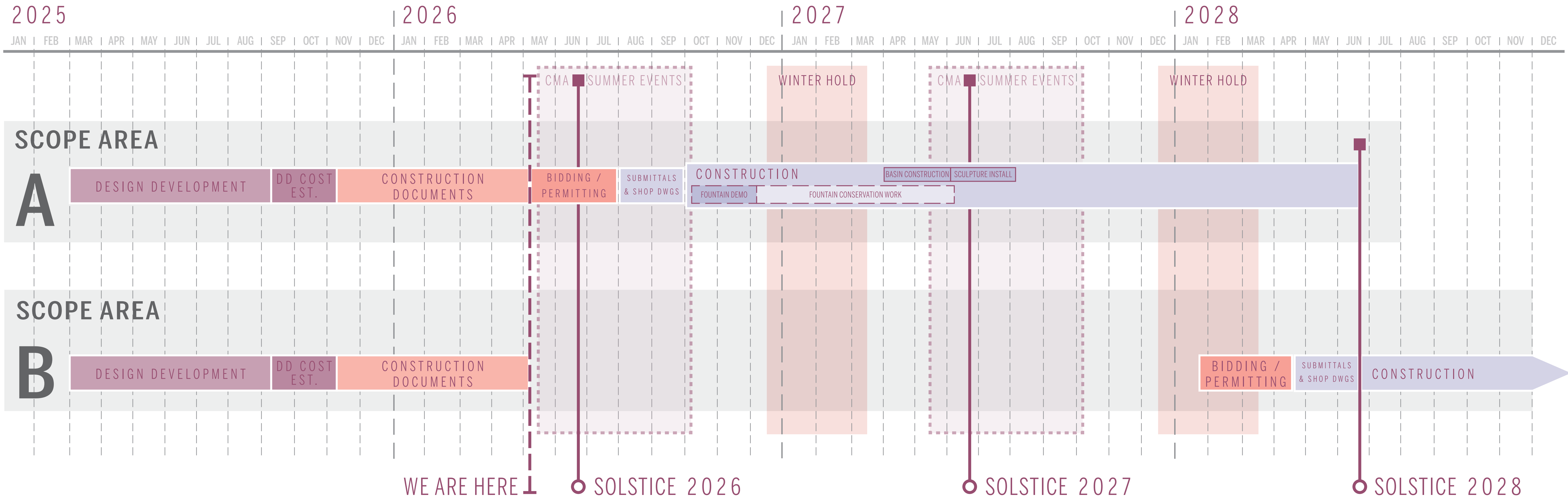





EXISTING CONDITIONS - PLANTING

ILLUSTRATIVE SITE PLAN


SCOPE AREAS
A: Zodiac Garden, Mall, East & West Ovals
B:Museum Terraces & Facade Rehabilitation
C: Dining Terrace
D: East Boulevard Accessibility & Landscape
E: Wade Lagoon & MLK Drive
Smith Family Gateway
Doan Brook
Nord Family Greenway
Martin Luther King Jr. Drive
C
DINING TERRACE
WEST TERRACE
WEST OVAL
ZODIAC
A
GARDEN
THE MALL
SOUTH
B
TERRACE
EAST OVAL
EAST TERRACE
HOLDEN TERRACE
E
WADE LAGOON
D
Euclid Avenue
East Boulevard
Severance Hall
Kelvin Smith Library
0
50
100
200 FT.
N



SCOPE AREAS

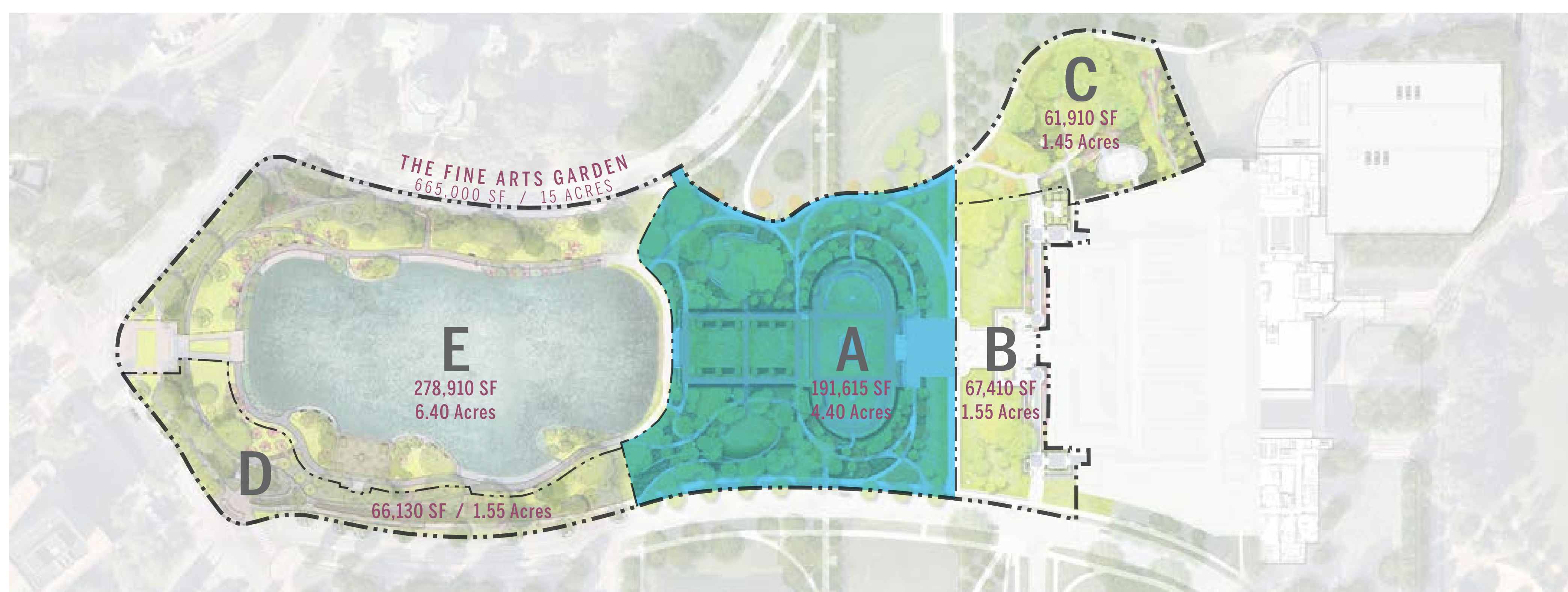
A: Zodiac Garden, Mall, East & West Ovals

B:Museum Terraces & Facade Rehabilitation

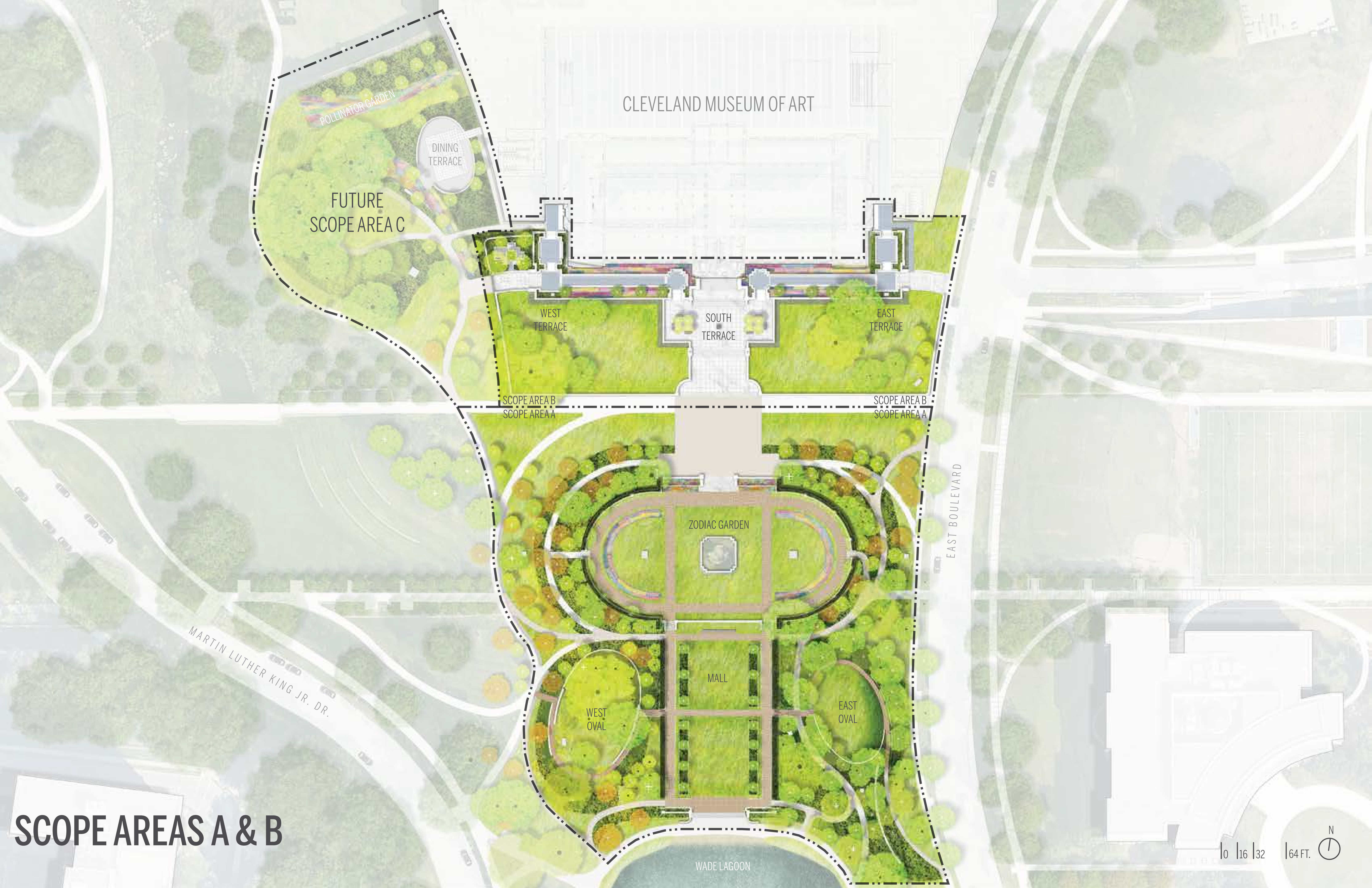
C: Dining Terrace

D: East Boulevard Accessibility & Landscape

E: Wade Lagoon & MLK Drive




FUTURE
SCOPE AREA C
SCOPE AREAS A & B
N
0 16 32 64 FT.



SCOPE AREAS A & B

MALL & OVALS

SCOPE AREA A

SCOPE AREA A

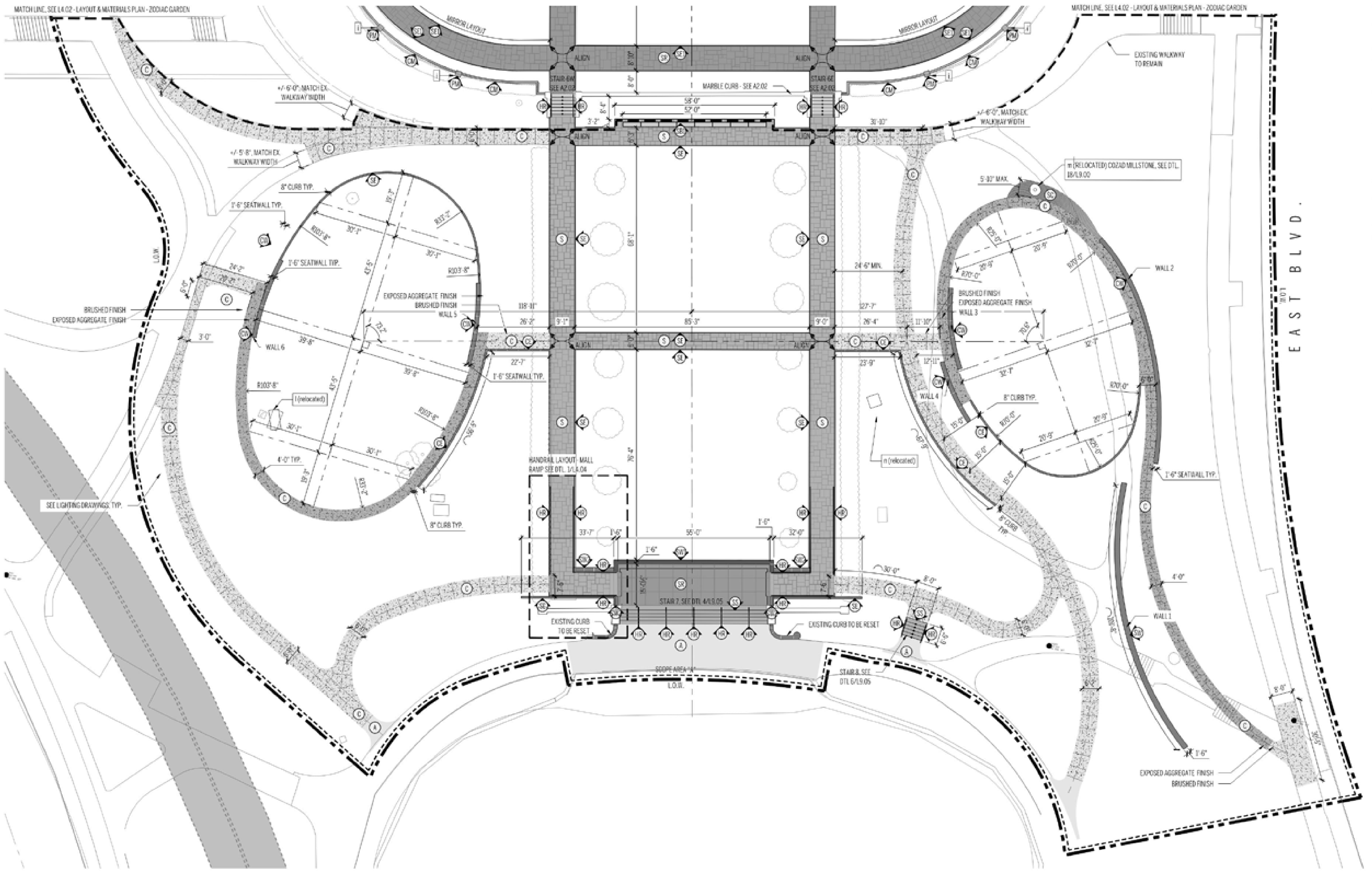

SCOPE AREA A
THE MALL


SCOPE AREA A
WEST OVAL


SCOPE AREA A
EAST OVAL

SCOPE AREA A - EAST OVAL

COZAD MILLSTONE



SCOPE AREA A - MALL & OVALS

LAYOUT & MATERIALS PLAN

HANDRAIL LEGEND

EAST TERRACE	BRONZE, INCLUDED LIGHTING, TYP. SEE SITE LIGHTING PLAN
STAIR 1	BRONZE, INCLUDED LIGHTING, TYP. SEE SITE LIGHTING PLAN
STAIR 2	BRONZE, INCLUDED LIGHTING, TYP. SEE SITE LIGHTING PLAN
STAIR 3	BRONZE, INCLUDED LIGHTING, TYP. SEE SITE LIGHTING PLAN
STAIR 4	BRONZE, INCLUDED LIGHTING, TYP. SEE SITE LIGHTING PLAN
STAIR 5	BRONZE, INCLUDED LIGHTING, TYP. SEE SITE LIGHTING PLAN
STAIR 6	ANODIZED ALUMINUM, NO INCLUDED LIGHTING
MALL RAMP	ANODIZED ALUMINUM, NO INCLUDED LIGHTING
STAIR 7	ANODIZED ALUMINUM, LIGHTING VARIES, SEE SITE LIGHTING PLAN
STAIR 8	ANODIZED ALUMINUM, LIGHTING VARIES, SEE SITE LIGHTING PLAN

SEE SHEETS L9.05-L9.06 FOR HANDRAIL DETAILS AND ELEVATIONS

MATERIALS LEGEND

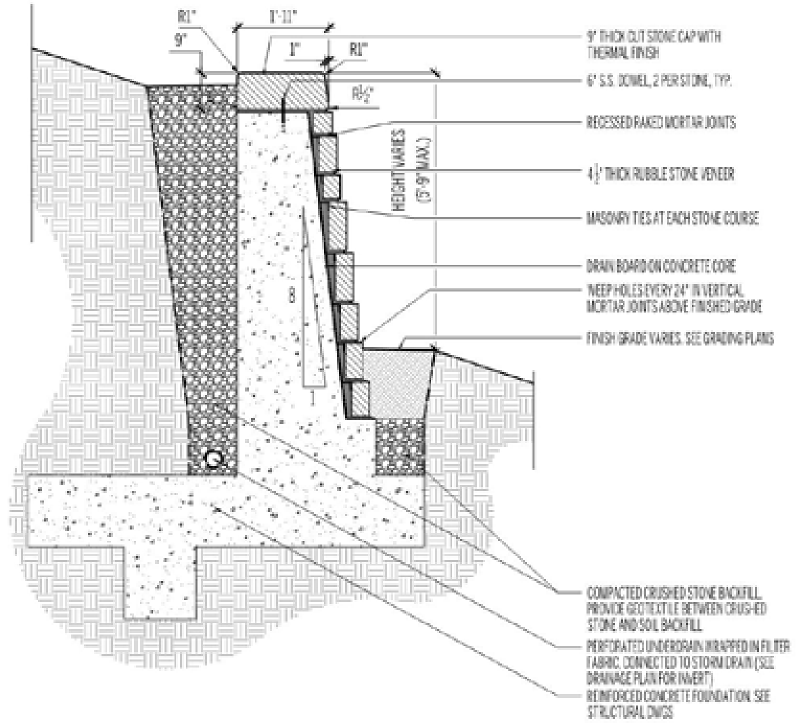
Symbol	Description	Reference
L.O.W.	LIMIT OF WORK	
	MATCH LINE	
	SCOPE AREA DELINEATION	
C	CAST-IN-PLACE CONCRETE PAVEMENT - BRUSHED FINISH CAST-IN-PLACE CONCRETE PAVEMENT - EXPOSED AGG. FINISH	2/L9.00
	CONSTRUCTION EXPANSION JOINTS	3/L9.00
A	BITUMINOUS CONCRETE	1/L9.00
S	SANDSTONE PAVER - ON CONCRETE BASE	4/L9.00
SR	SANDSTONE PAVER - ON CONCRETE BASE - SALVAGED	4/L9.00
M	MARBLE PAVER - ON CONCRETE BASE - 85% SALVAGED, 15% NEW	15/L9.00
BN	BLUESTONE PAVERS - ON CONCRETE BASE - NEW	
BR	BLUESTONE PAVERS - RESET, 85% SALVAGED, 15% NEW	
SC	SANSTONE CREVICE	17/L9.00
SB	MONOLITHIC SANDSTONE BENCH	10/L9.02
SBS	SANDSTONE SLAB BENCH	2/L9.02
SS	STAIR 7	4/L9.05
SW	RETAINING VENEER WALL	
SW	MONOLITHIC SANDSTONE BENCH - SALVAGED & RESET	
SW	MONOLITHIC SANDSTONE BENCH - NEW	
CW	PRECAST SEATWALL FREESTANDING	
SE	SANSTONE CURB - ON AGGREGATE BASE	6/L9.00
SE	NEW SANDSTONE EDGING	7/L9.00
CE	PRECAST CONCRETE EDGING	16/L9.00
MN	MARBLE PAVER - ON CONCRETE BASE - NEW	15/L9.00
MC	MARBLE FLUSH CURB - ON CONC. SLAB	9/L9.00
CM	MARBLE CURB - ON GRADE BEAM	
PM	MARBLE PEDESTAL - ON GRADE BEAM	
MS	MARBLE STAIRS	SEE A-SERIES DWI
MW	MONOLITHIC MARBLE SEATWALL - NEW (RADIAL)	
BC	BLUESTONE FLUSH CURB - ON CONC. SLAB	8/L9.00
PA	PLANTING AREA	SEE L7.00 - L7.0
HR	HANDRAIL	SEE HANDRAIL LEG
BD	BRONZE DRAIN	12/L9.00
BB	################################	##/L9.00
RS	MAINTENANCE EDGE	
	LIGHTPOLE	SEE LL-SERIES DWI

SCULPTURE LEGEND

ANNOTATIONS (a-o)

- a TADEUSZ KOSCIUSZKO, 1904. GAETANO TRENTANOVE
- b BELT, 2007. DEBORAH BUTTERFIELD
- c ART, 1972/2011. ROBERT INDIANA
- d BOY AND PANTHER CUB, 1905. MALVINA HOFFMAN
- e THE THINKER, 1880-1881. AUGUSTE RODIN
- f BACCHANALE, 1917. MALVINA HOFFMAN
- g FOUNTAINS OF THE WATERS, 1928-1929. CHESTER BEACH
- h TWO LAMPPOSTS IN COMMEMORATION OF THE INVENTION OF THE INCANDESCENT LAMP BY THOMAS ALVA EDISON, 1897 / 1928.
- i ARIES, TWELVE SIGNS OF THE ZODIAC, 1928-1929. CHESTER BEACH
- j ARIES, TWELVE SIGNS OF THE ZODIAC, 1928-1929. CHESTER BEACH
- k EARTH RECEIVING THE RAIN, 1928-1929. CHESTER BEACH
- l THE CITY FETTERING NATURE, 1927. ALEXANDER BLAZYS
- m COZAD MILLSTONE, DATE UNKNOWN. UNKNOWN (AMERICAN)
- n SPRING RACING IN THE WIND, 1929. FRANK L. JIROUCH
- o TWO BRONZE PLAQUES

0 8 16 32 ft



11 RETAINING VENEER WALL
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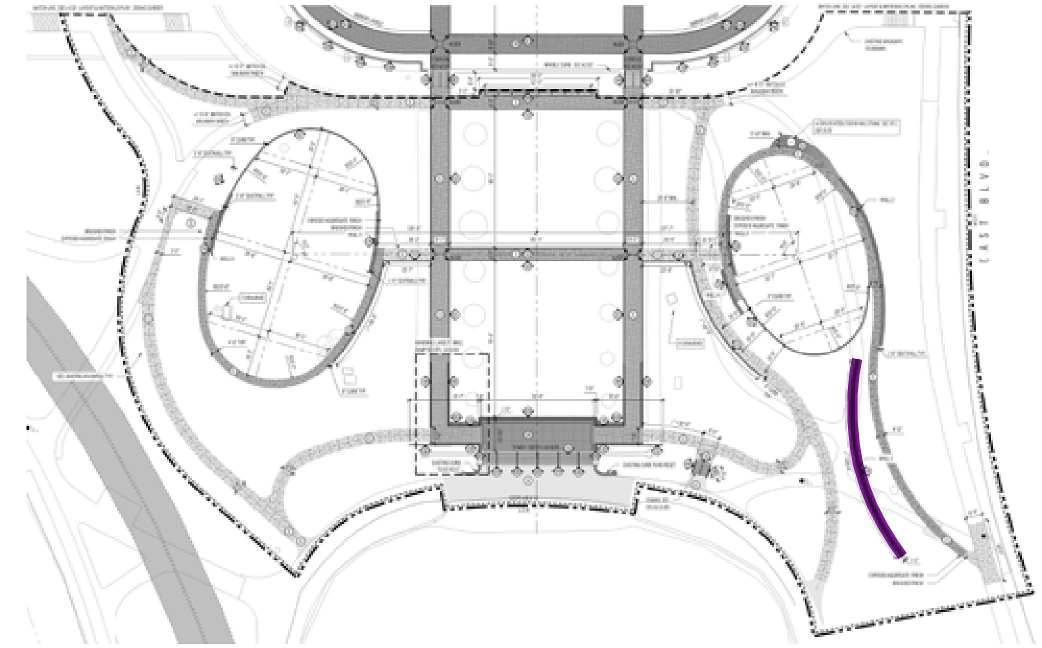
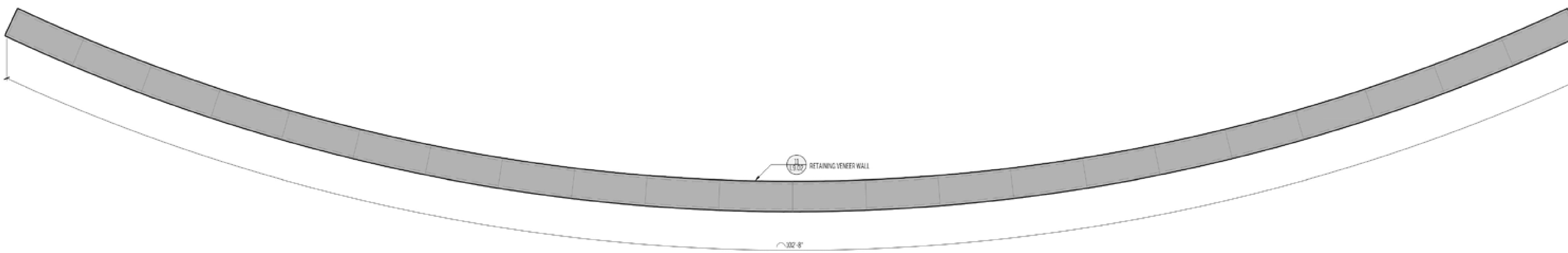
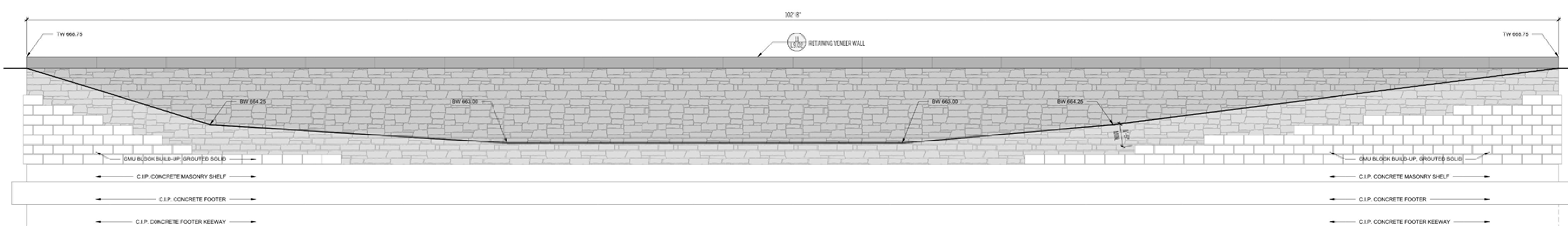


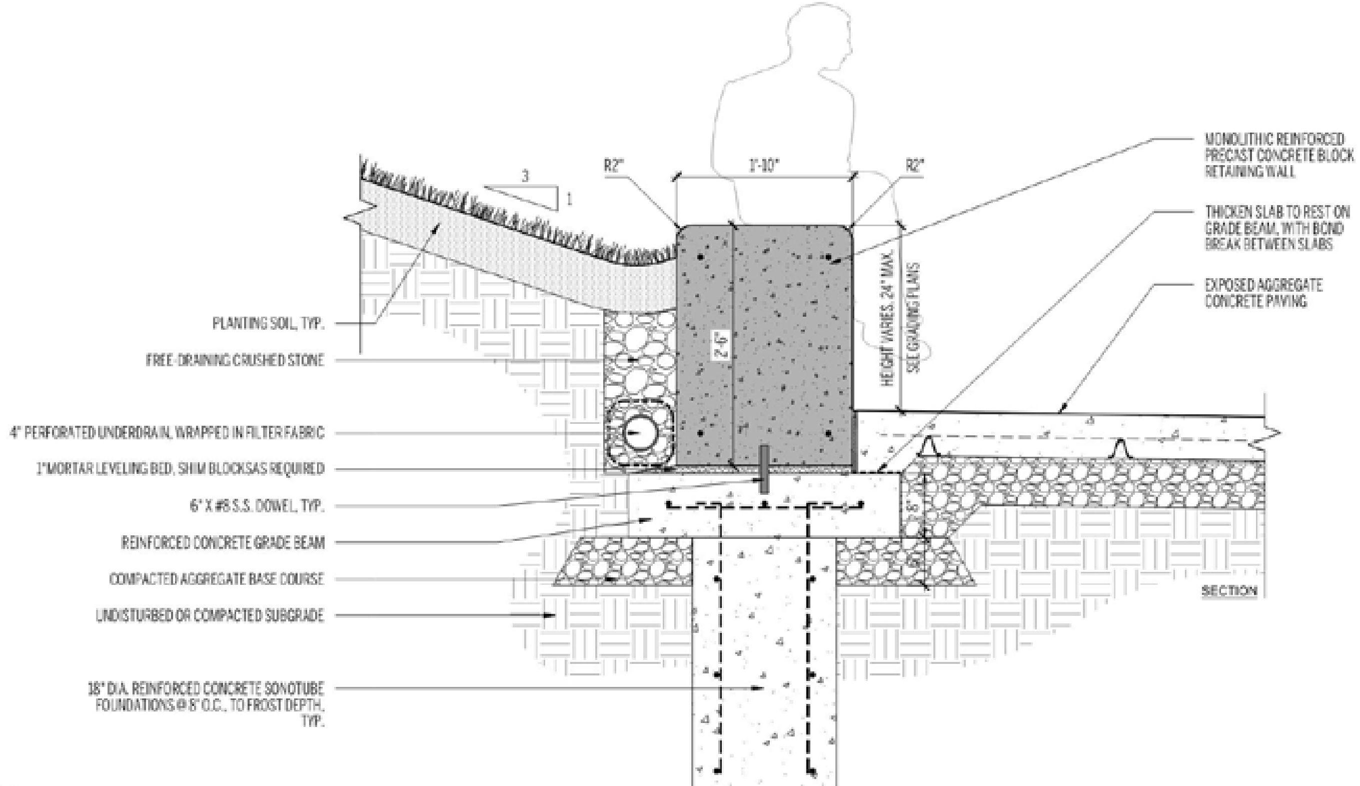




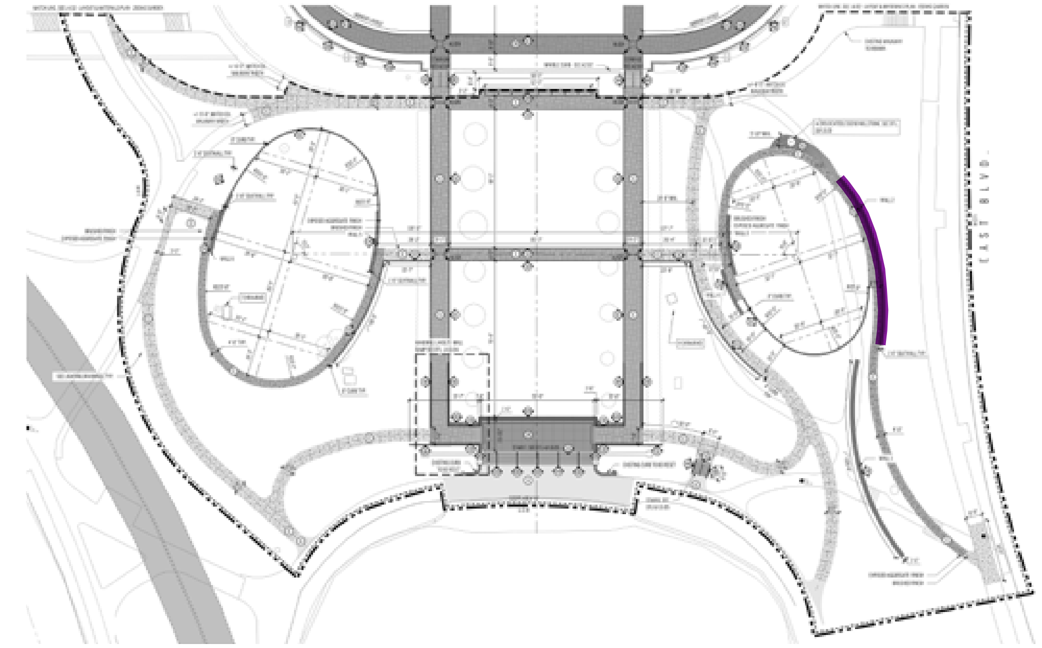
1 SEATWALL ELEVATION - WALL 1
############

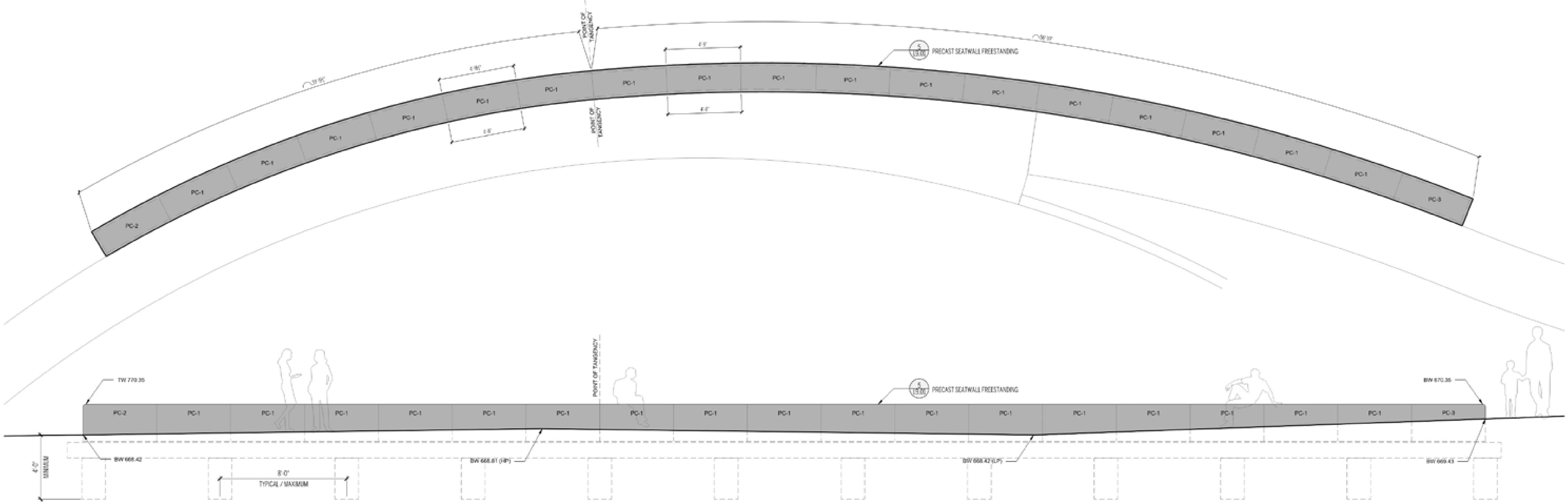
SCOPE AREA A - MALL & OVALS

KEY DETAILS



7 PRECAST SEATWALL RETAINING

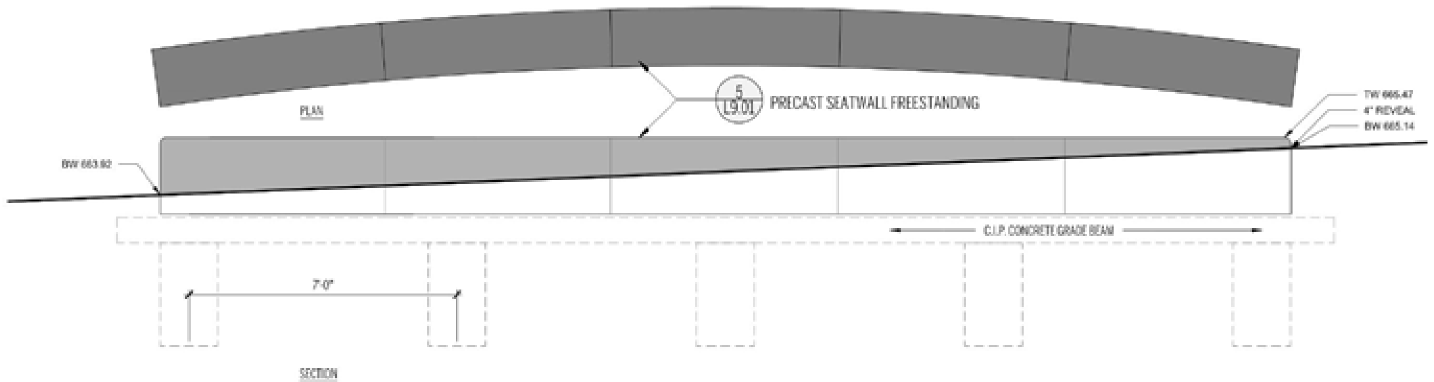




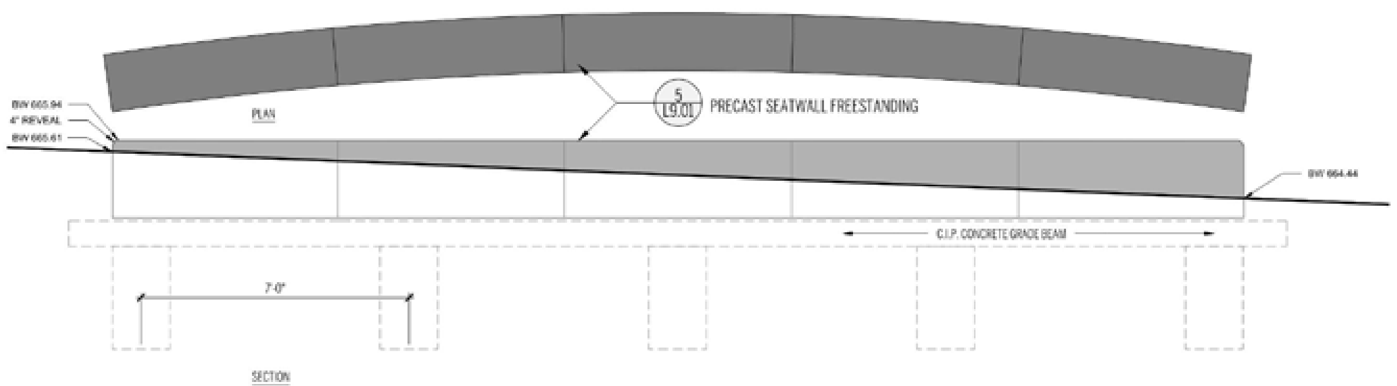
2 PRECAST SEATWALL FREESTANDING ELEVATION - WALL 2

SCOPE AREA A - MALL & OVALS

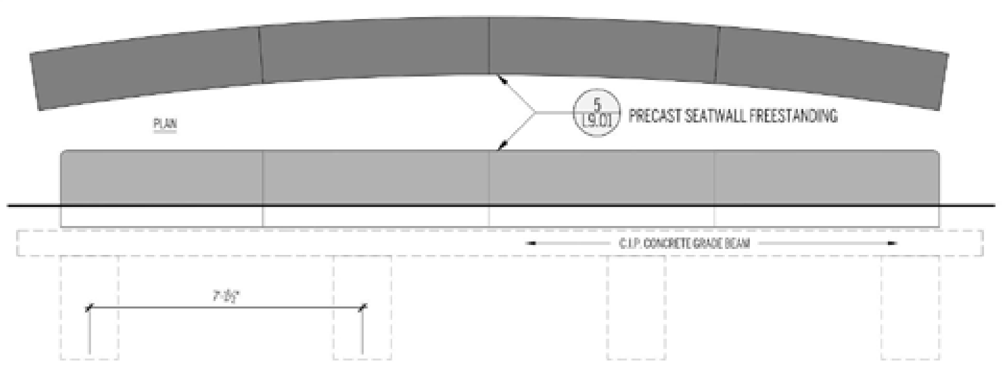
KEY DETAILS



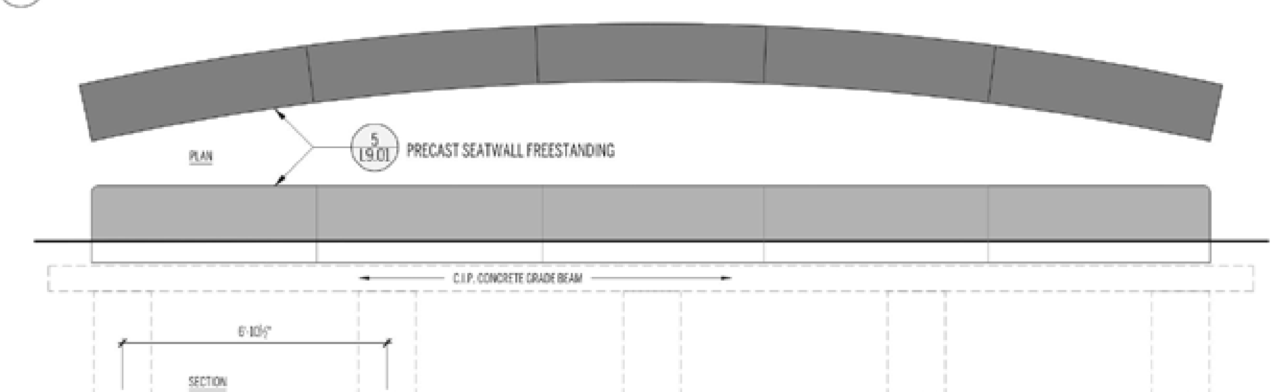
4 PRECAST SEATWALL FREESTANDING ELEVATION - WALL 6



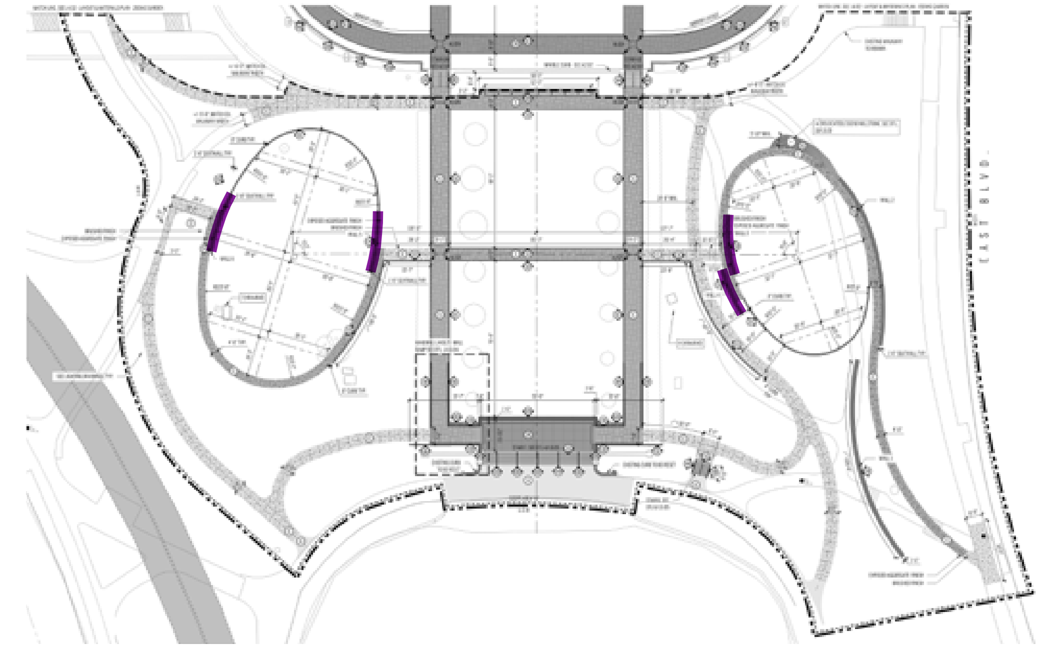
3 PRECAST SEATWALL FREESTANDING ELEVATION - WALL 5

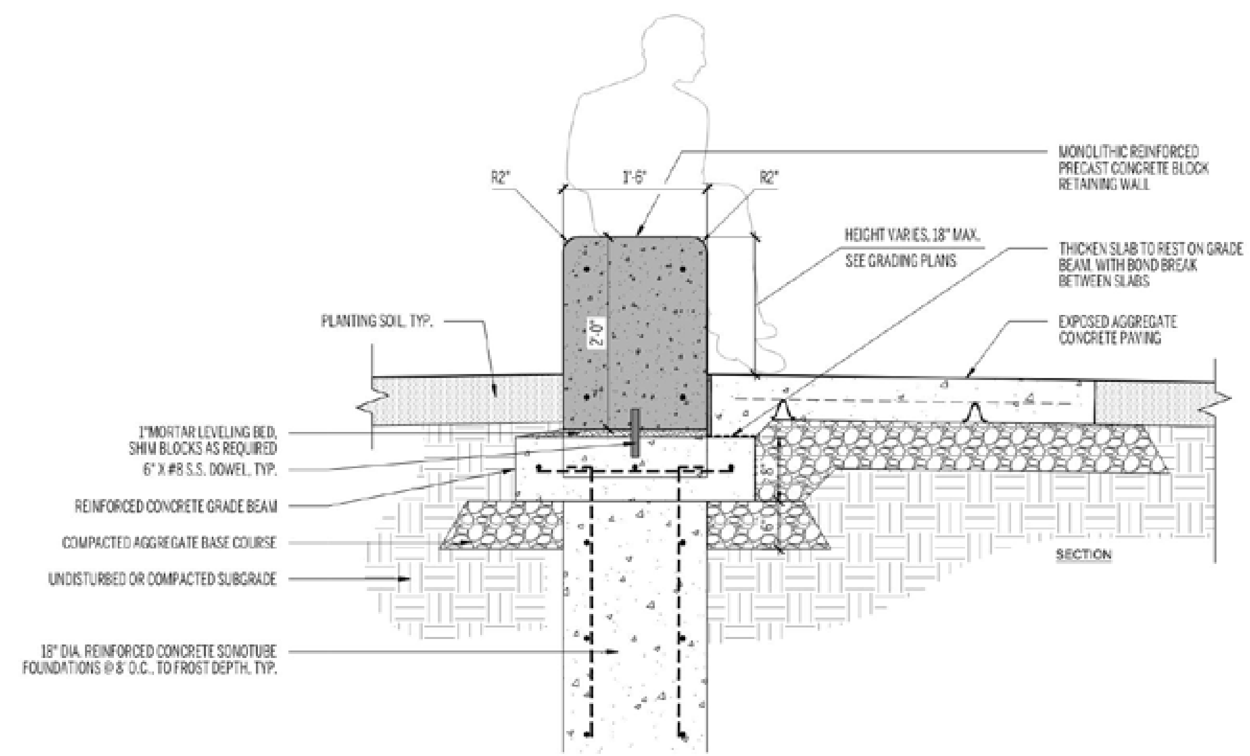


2 PRECAST SEATWALL FREESTANDING ELEVATION - WALL 4



1 PRECAST SEATWALL FREESTANDING ELEVATION - WALL 3

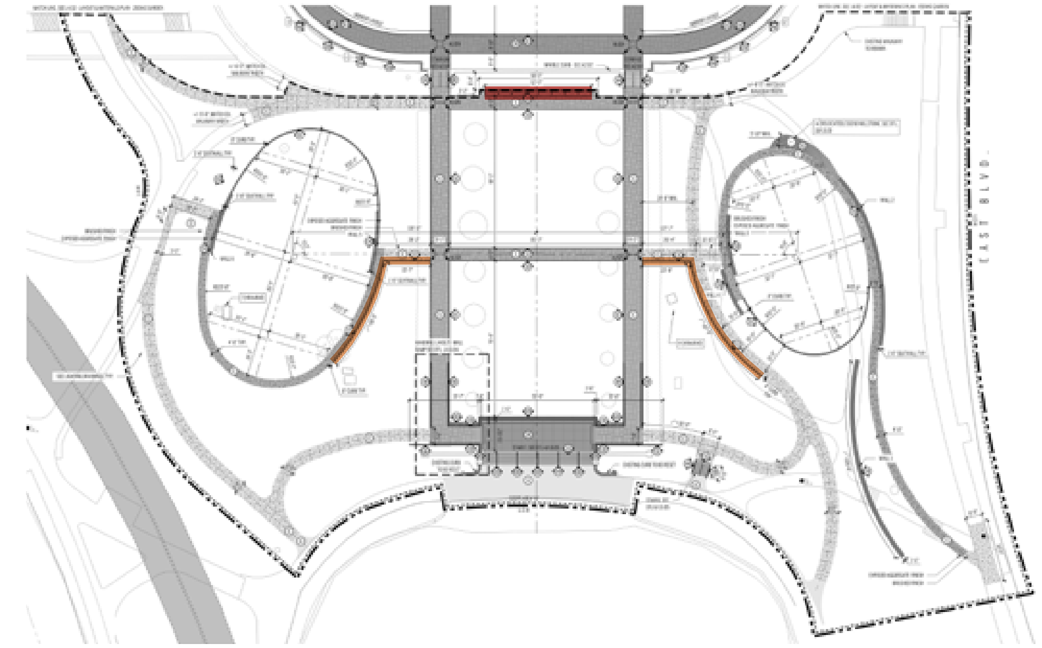


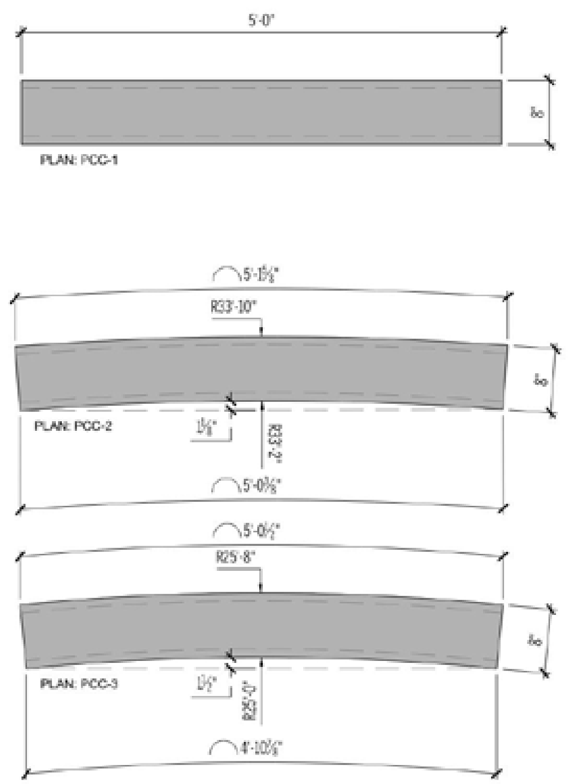


5 PRECAST SEATWALL FREESTANDING

SCOPE AREA A - MALL & OVALS

KEY DETAILS





2 PRECAST LAWN CURB MODULES
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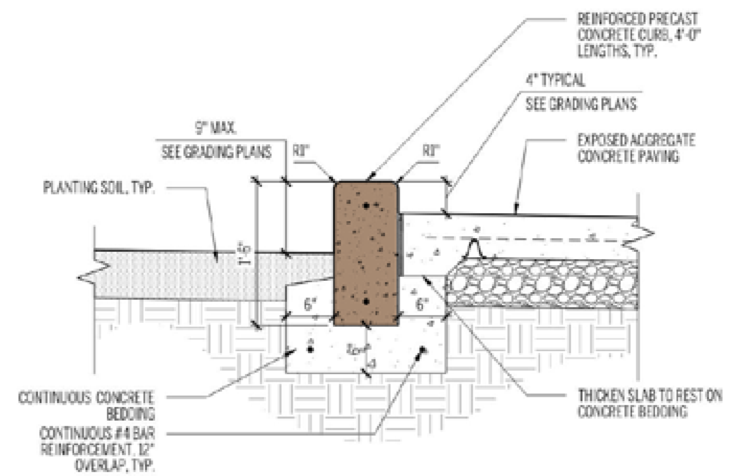

4 PRECAST CURB RETAINING
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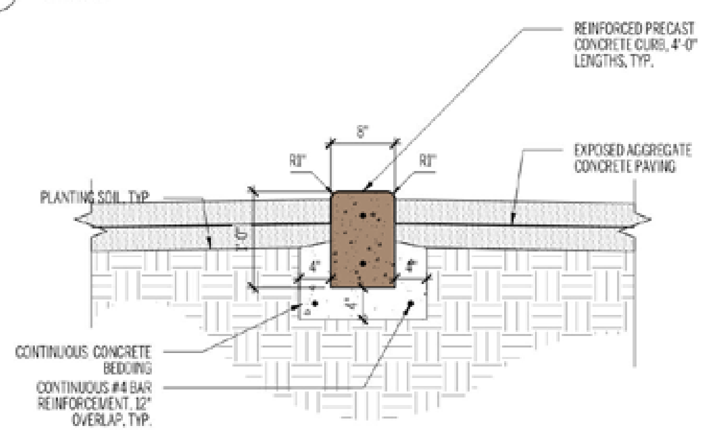

1 PRECAST CURB LAWN
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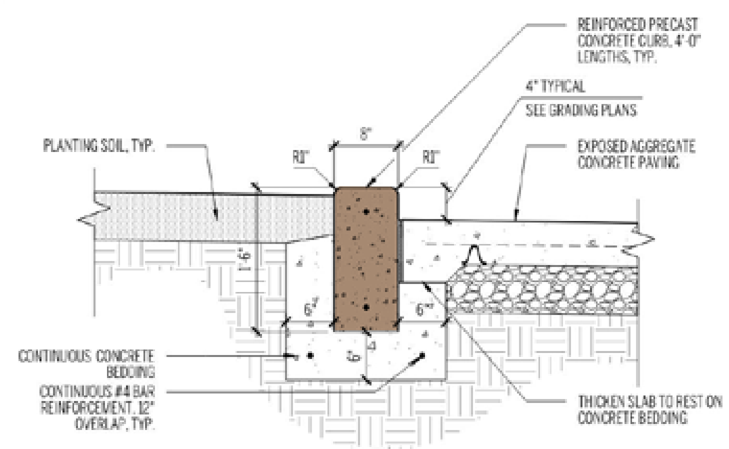

3 PRECAST CURB TYPICAL
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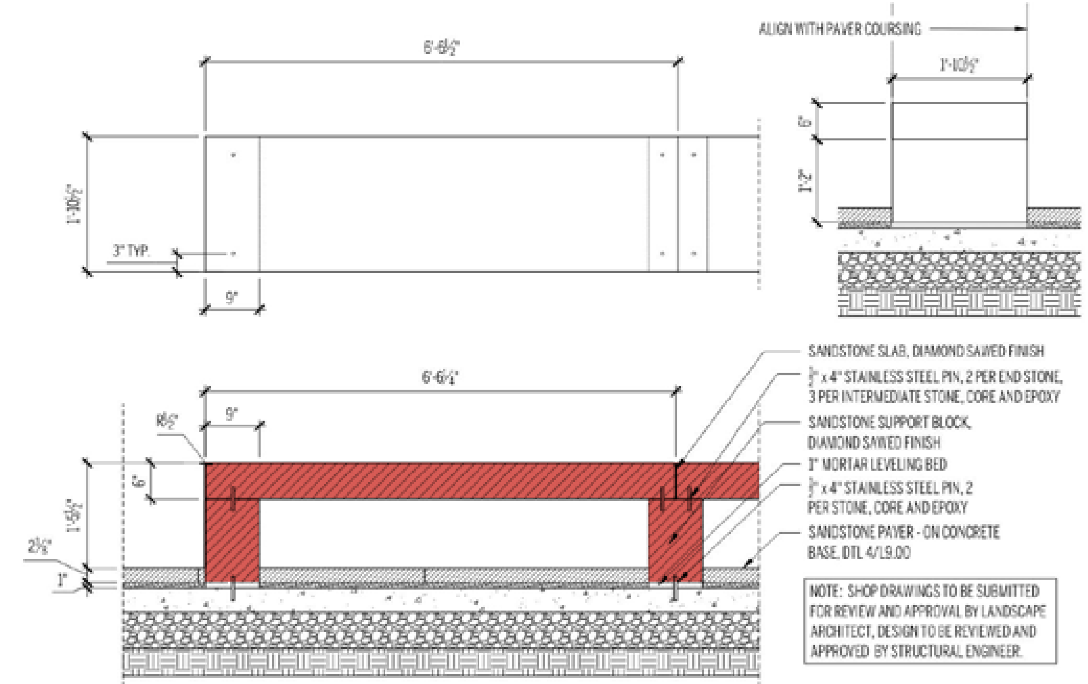
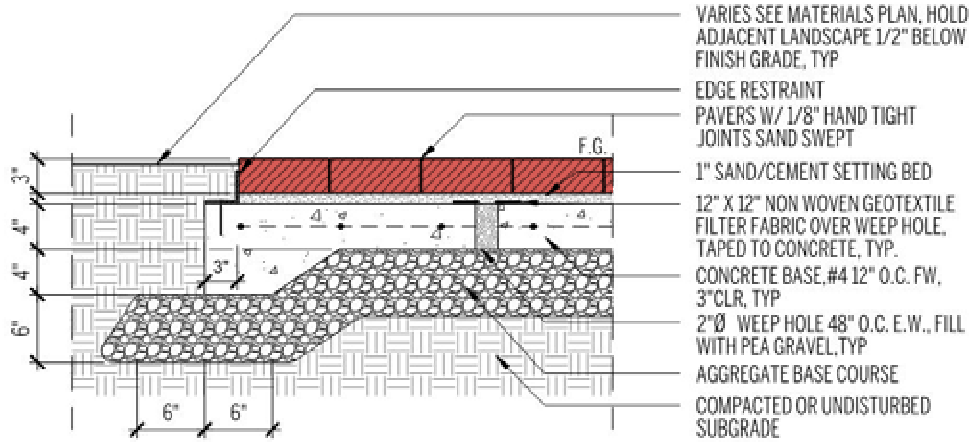


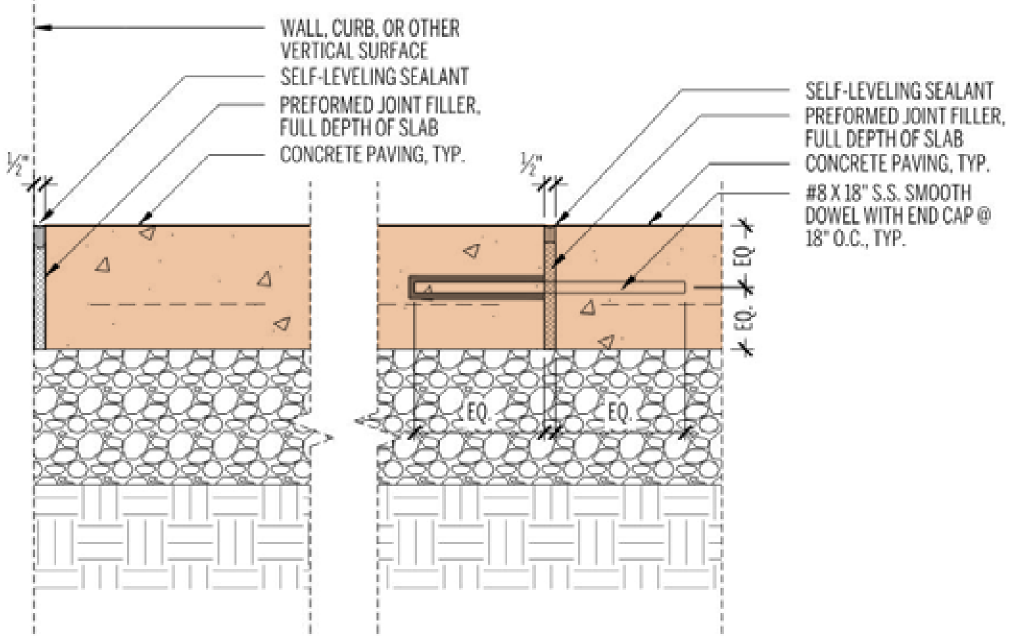
2 SANDSTONE SLAB BENCH
##########

SCOPE AREA A - MALL & OVALS

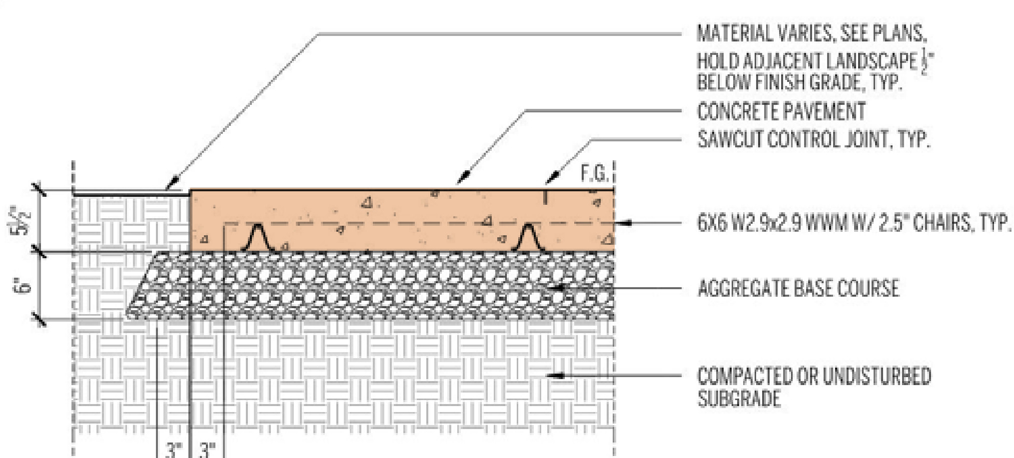
KEY DETAILS



4 SANDSTONE PAVER - ON CONCRETE BASE
1" = 1'-0"



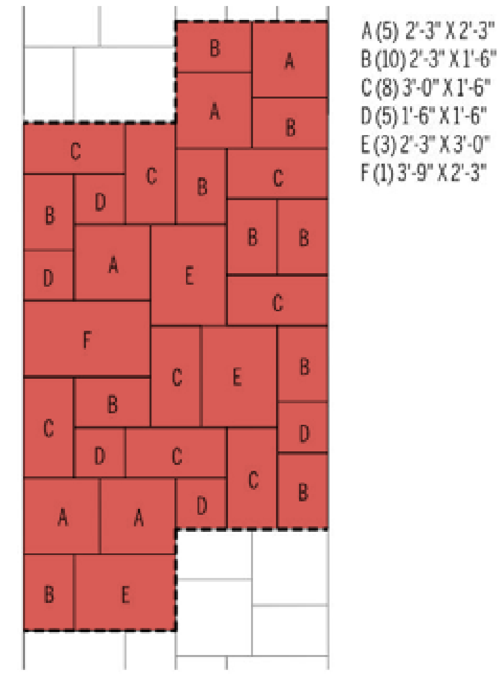
3 CONSTRUCTION EXPANSION JOINTS
2" = 1'-0"



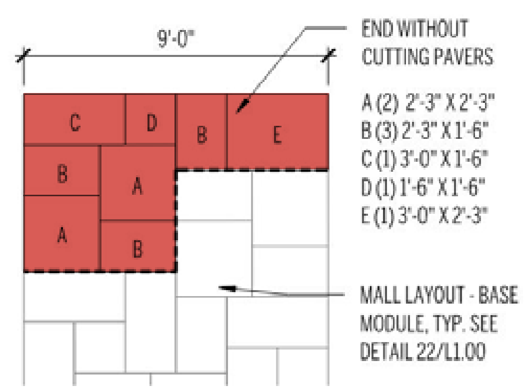
2 CAST-IN-PLACE CONCRETE PAVEMENT
1" = 1'-0"

SCOPE AREA A - MALL & OVALS

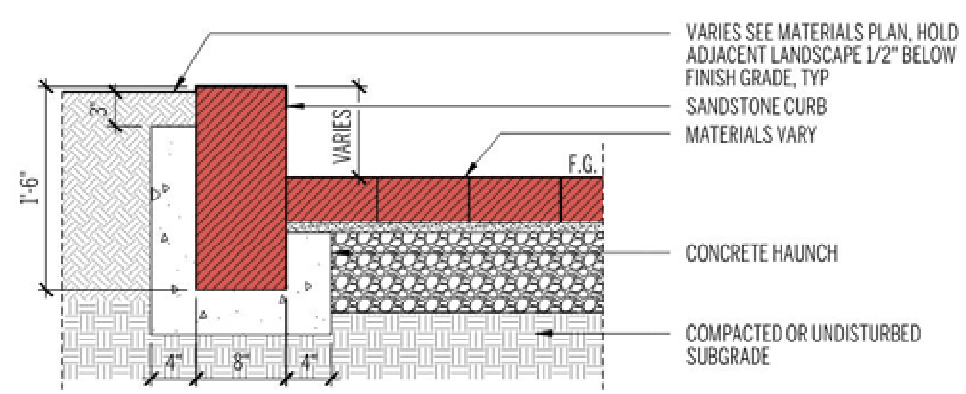
KEY DETAILS



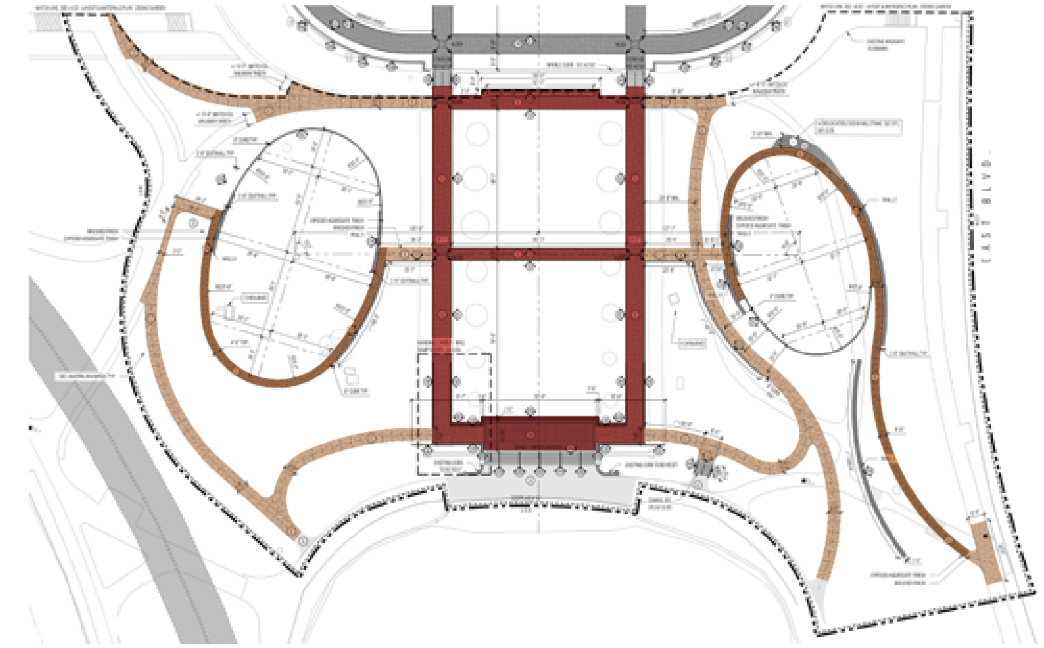
22 SANDSTONE PAVER MALL - BASE MODULE
1/4" = 1'-0"



21 SANDSTONE PAVER MALL - END MODULE
1/4" = 1'-0"



6 SANSTONE CURB - ON AGGREGATE BASE
1" = 1'-0"



SANDSTONE PAVERS

EXPOSED AGGREGATE CONCRETE PAVING

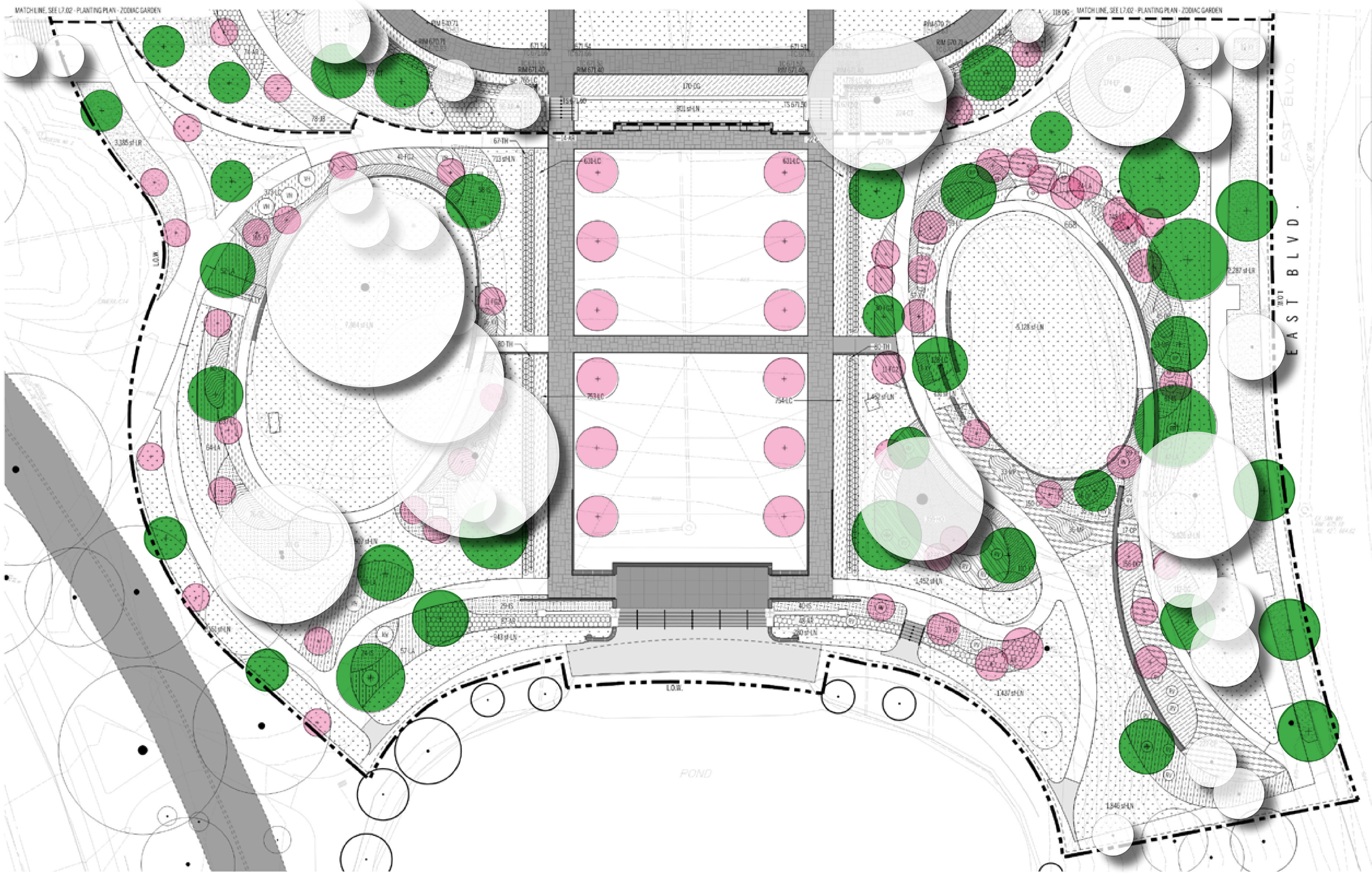
BRUSHED FINISH CONCRETE PAVING

PLANTING PLAN LEGEND

L.O.W. APPROXIMATE LIMIT OF WORK
MATCH LINE
SCOPE AREA DELINEATION

EXISTING TREE TO REMAIN

PROPOSED TREE, SEE L7.00 - TREE PLANTING PLAN



GROUNDCOVER PLANTING SCHEDULE

	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
SHRUBS						
	RP	Rhododendron periclymenoides / Pinxterbloom Azalea	B&B	4'-5' HT	8	
	RV	Rhododendron viscosum / Swamp Azalea	B&B	4'-5' HT	21	
	TH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	B&B	4'-5' HT	234	
	VH	Vaccinium corymbosum / Highbush Blueberry	B&B	4'-5' HT	9	
SYMBOL	CODE	BOTANICAL / COMMON NAME		SPACING	QTY	REMARKS
GROUND COVERS						
	LN	LAWN / Lawn sod			61,237 sf	
	LR	Lawn Restoration / Lawn Seed			46,231 sf	
	PX	Mixed Perennial Border / Perennial Mix		18" o.c.	3,952	
SUNNY GROUNDCOVERS						
	CT	Carex stricta / Tussock Sedge		18" o.c.	3,844	
	CX	Carex woodii / Pretty Sedge		15" o.c.	226	
	DG	Deutzia gracilis / Slender Deutzia		24" o.c.	3,244	
	EP	Eragrostis pectinacea / Tufted Lovegrass		18" o.c.	644	
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper		24" o.c.	3,459	
	LC	Liriope spicata / Creeping Lilyturf		9" o.c.	8,849	
WOODLAND GARDEN GROUNDCOVERS						
	CP	Comptonia peregrina / Sweet Fern		24" o.c.	409	
	DP	Darmera peltata / Indian Rhubarb		18" o.c.	280	
	FG2	Fothergilla gardenii / Dwarf Fothergilla		36" o.c.	213	
	HO	Helleborus x nigercors 'Honeyhill Joy' / Honeyhill Joy Hellebore		18" o.c.	355	
	IS	Itea virginica 'Little Henry' / Sweetspire		30" o.c.	480	
	LA	Leucothoe axillaris / Coastal Leucothoe		30" o.c.	483	
	MP	Matteuccia pensylvanica / Ostrich Fern		20" o.c.	122	
	OC	Osmunda cinnamomea / Cinnamon Fern		18" o.c.	250	
	XY	Xanthorhiza simplicissima / Yellowroot		24" o.c.	679	

EXISTING TREE (TO REMAIN)

PROPOSED CANOPY TREE

PROPOSED UNDERSTORY TREE

NOTE:
FOR TREES SEE: L7.00 - TREE PLANTING PLAN

SCOPE AREA A - MALL & OVALS

PLANTING PLAN

Tupelo

Red Maple

Yellowwood

Tupelo

Swamp White Oak

Tulip Poplar

Catalpa

Golden Rain Tree

Sugar Maple

CANOPY TREES

Serviceberry

Japanese Stewartia

Silverbell

Kousa Dogwood

White Fringetree

Star Magnolia

Redbud

Sargent Crabapple

UNDERSTORY TREES

PLANTING PLAN LEGEND

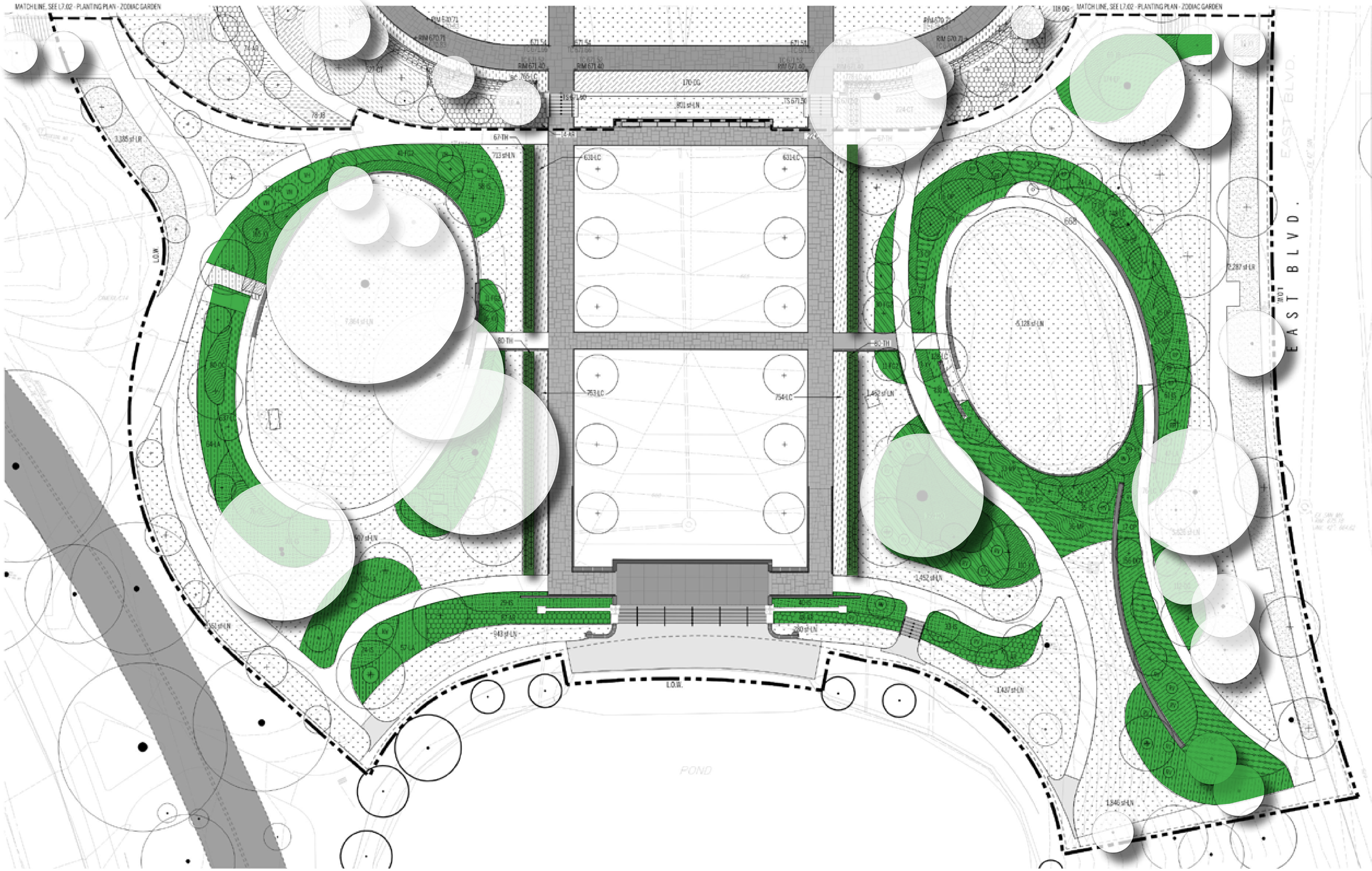
L.O.W. APPROXIMATE LIMIT OF WORK

MATCH LINE

SCOPE AREA DELINEATION

EXISTING TREE TO REMAIN

PROPOSED TREE, SEE L7.00 - TREE PLANTING PLAN



GROUNDCOVER PLANTING SCHEDULE						
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
SHRUBS						
	RP	Rhododendron periclymenoides / Pinxterbloom Azalea	B&B	4'-5' HT	8	
	RV	Rhododendron viscosum / Swamp Azalea	B&B	4'-5' HT	21	
	TH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	B&B	4'-5' HT	234	
	VH	Vaccinium corymbosum / Highbush Blueberry	B&B	4'-5' HT	9	
SYMBOL	CODE	BOTANICAL / COMMON NAME		SPACING	QTY	REMARKS
GROUND COVERS						
	LN	LAWN / Lawn sod			61,237 sf	
	LR	Lawn Restoration / Lawn Seed			40,231 sf	
	PX	Mixed Perennial Boarder / Perennial Mix		18" o.c.	3,952	
SUNNY GROUNDCOVERS						
	CT	Carex stricta / Tussock Sedge		18" o.c.	1,844	
	CX	Carex woodii / Pretty Sedge		15" o.c.	226	
	DG	Deutzia gracilis / Slender Deutzia		24" o.c.	1,244	
	EP	Eragrostis pectinacea / Tufted Lovegrass		18" o.c.	644	
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper		24" o.c.	1,459	
	LC	Liriope spicata / Creeping Lilyturf		9" o.c.	6,849	
WOODLAND GARDEN GROUNDCOVERS						
	CP	Comptonia peregrina / Sweet Fern		24" o.c.	486	
	DP	Darmera peltata / Indian Rhubarb		18" o.c.	280	
	FG2	Fothergilla gardenii / Dwarf Fothergilla		36" o.c.	213	
	HO	Helleborus x nigercors 'Honeyhill Joy' / Honeyhill Joy Hellebore		18" o.c.	356	
	IS	Itea virginica 'Little Henry' / Sweetspire		30" o.c.	480	
	LA	Leucothoe axillaris / Coastal Leucothoe		30" o.c.	483	
	MP	Matteuccia pensylvanica / Ostrich Fern		20" o.c.	122	
	OC	Osmunda cinnamomea / Cinnamon Fern		18" o.c.	250	
	XY	Xanthorhiza simplicissima / Yellowroot		24" o.c.	679	

PROPOSED CLIPPED HEDGE

PROPOSED SHRUB DRIFTS

NOTE:
FOR TREES SEE: L7.00 - TREE PLANTING PLAN

SCOPE AREA A - MALL & OVALS

PLANTING PLAN

Taxus x media 'Hicasii' | Hicks Yew

Vaccinium corymbosum | Highbush Blueberry (Blooms spring, fruits summer)

Fothergilla gardenii | Fothergilla (Blooms April - May)

Vibunum corelessi 'Compactum' | Dwarf Korean Spice Viburnum (Blooms April - May)

Rhododendron viscosum | Swamp Azalea (Blooms May - July)

Rhododendron periclymenoides | Pinxter Flower (April - May)

SHRUBS

Aronia melanocarpa 'Low Scape Mound' | Chokeberry (Blooms April - May)

Deutzia gracilis | Slender Deutzia (Blooms April - May)

Juniperus horizontalis | Blue Rug Juniper

GROUNDCOVER | Woody Groundcover (Sunny)

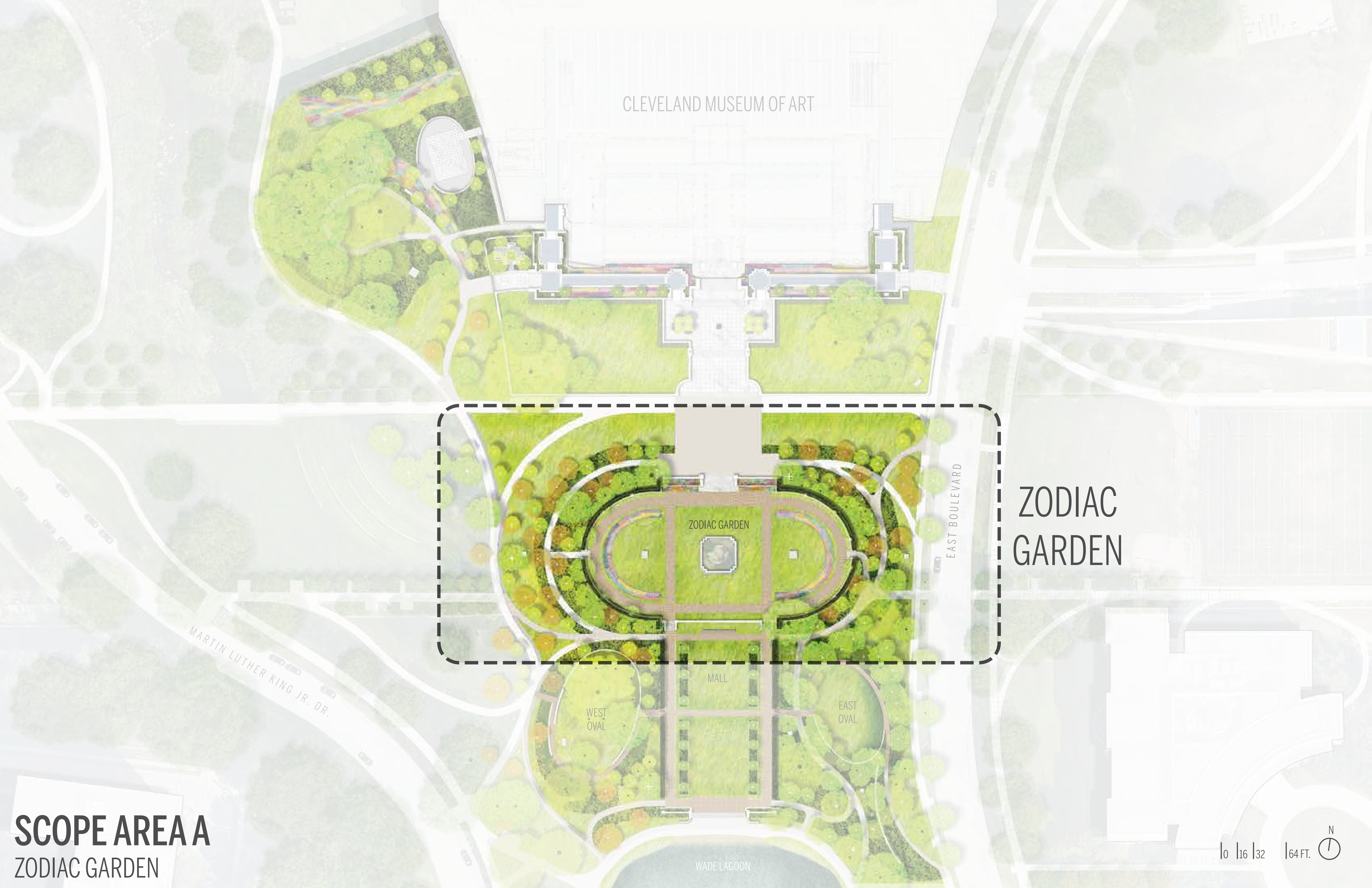
Itea virginica 'Sprich' | 'Little Henry' Sweetspire (Blooms May - June)

Comptonia peregrina | Sweet Fern

Xanthorhiza simplicissima | Yellowroot

Leucothoe axillaris | Coastal Doghobble (Blooms April to June)

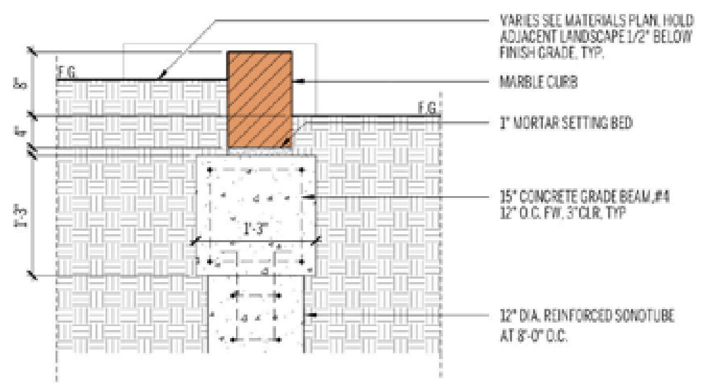
GROUNDCOVER | Woody Groundcover (Shady)



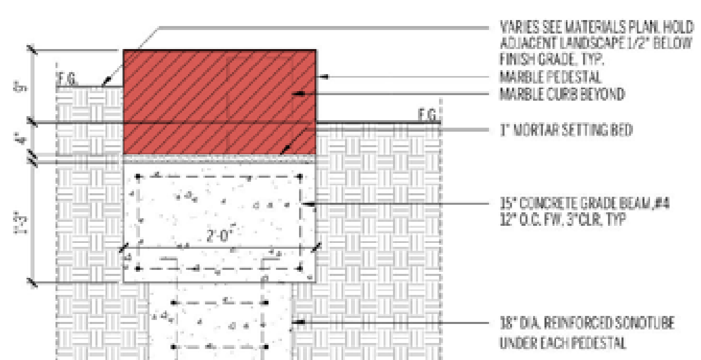
SCOPE AREA A

ZODIAC GARDEN

SCOPE AREA A
ZODIAC GARDEN



6 MARBLE CURB - ON GRADE BEAM
##########



5 MARBLE PEDESTAL - ON GRADE BEAM
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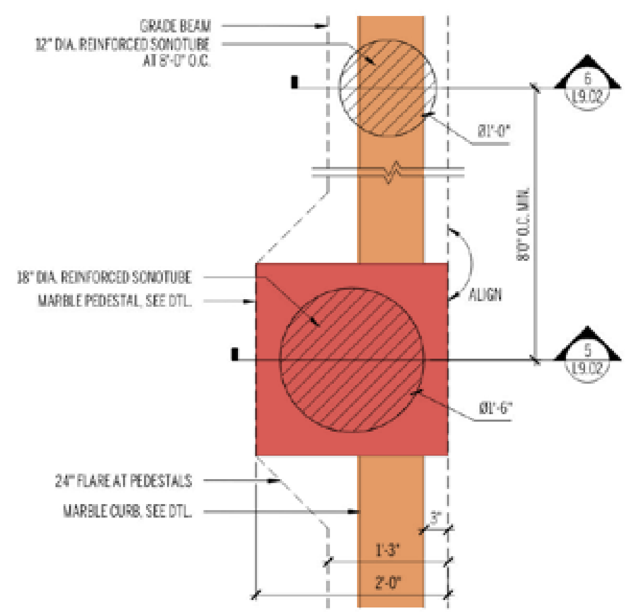
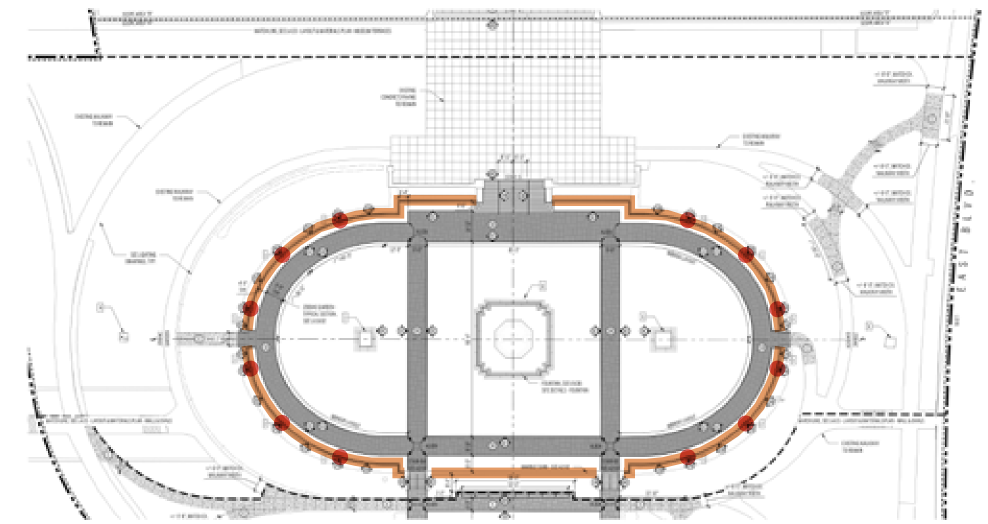
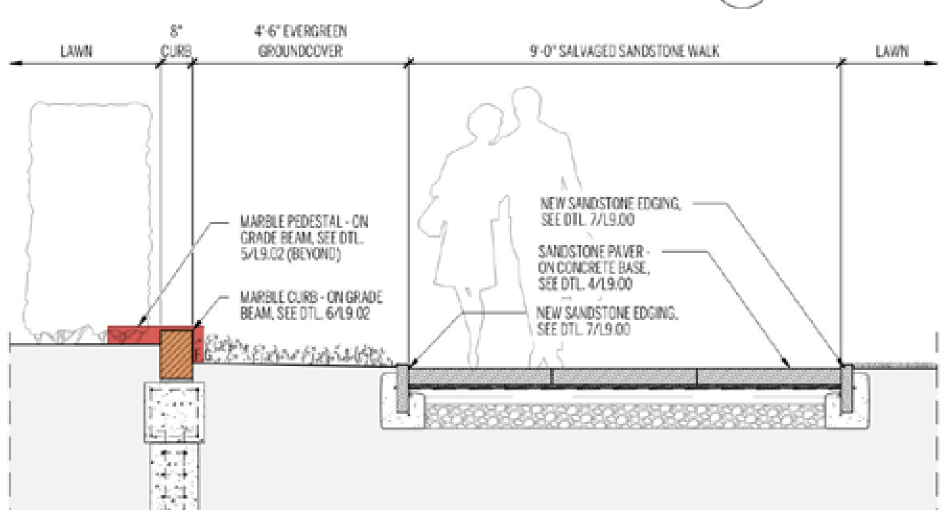


3 GRADE BEAM PLAN
##########

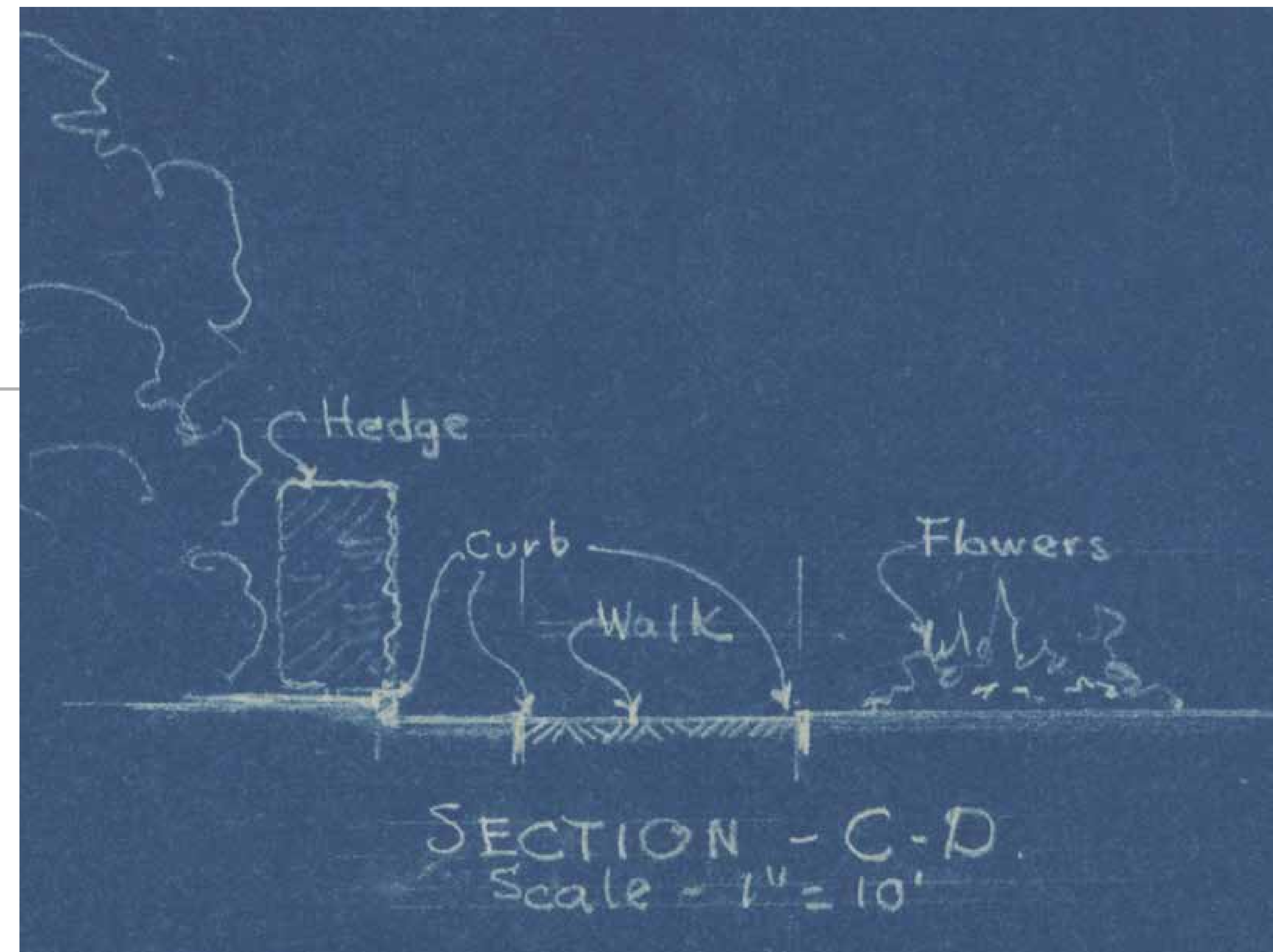
MARBLE PEDESTAL ON GRADE BEAM

MARBLE CURB ON GRADE BEAM



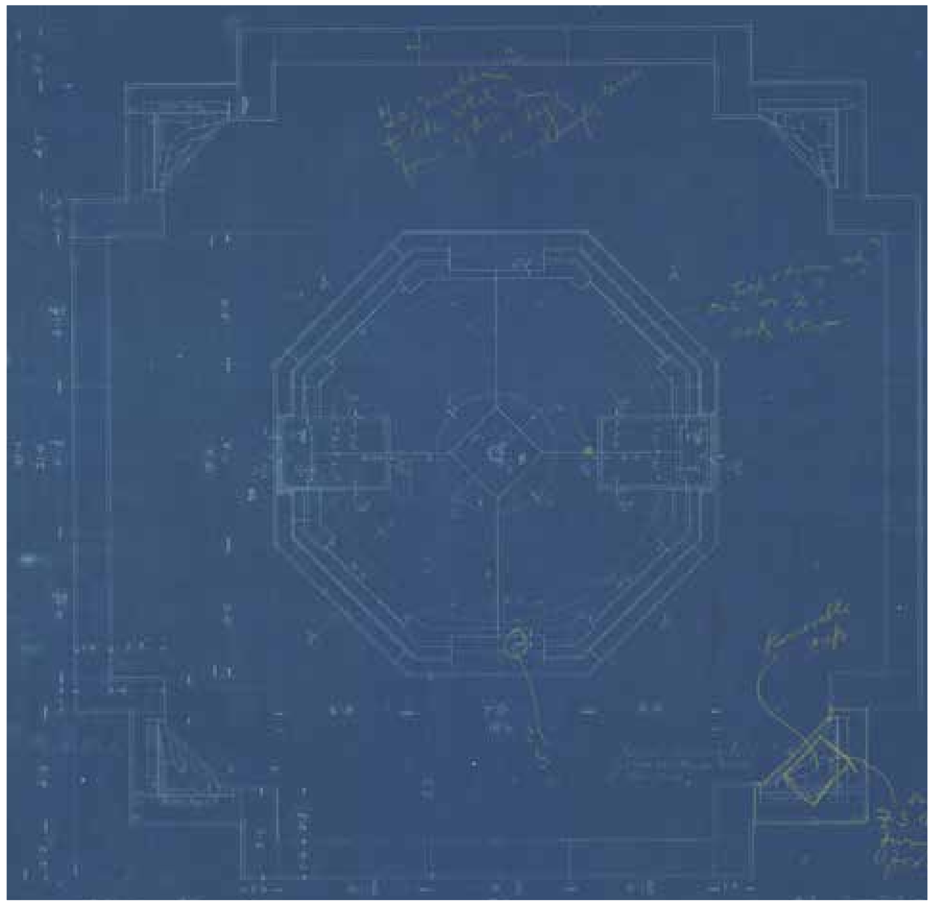


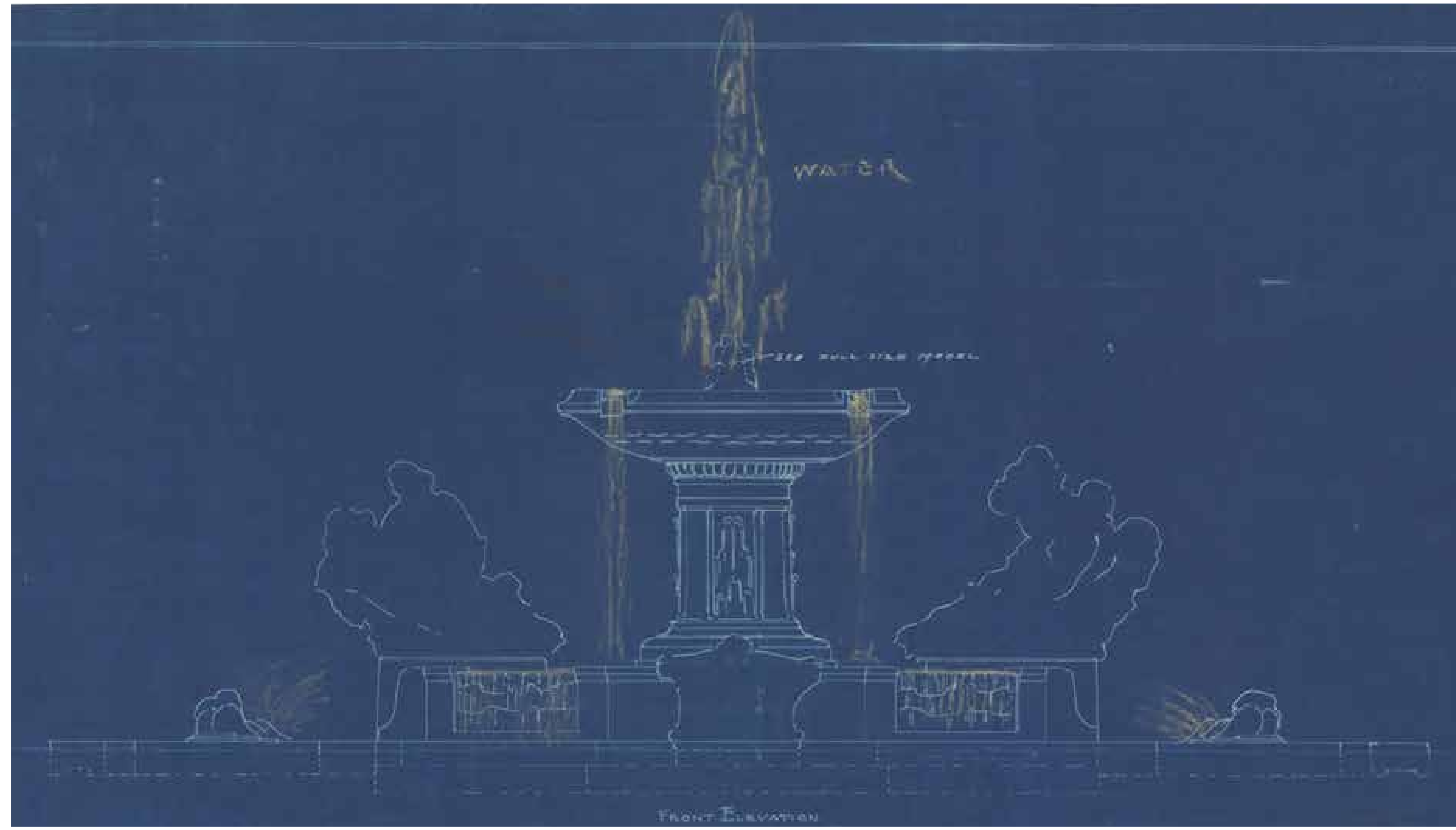
1 ZODIAC GARDEN - TYPICAL SECTION
###########

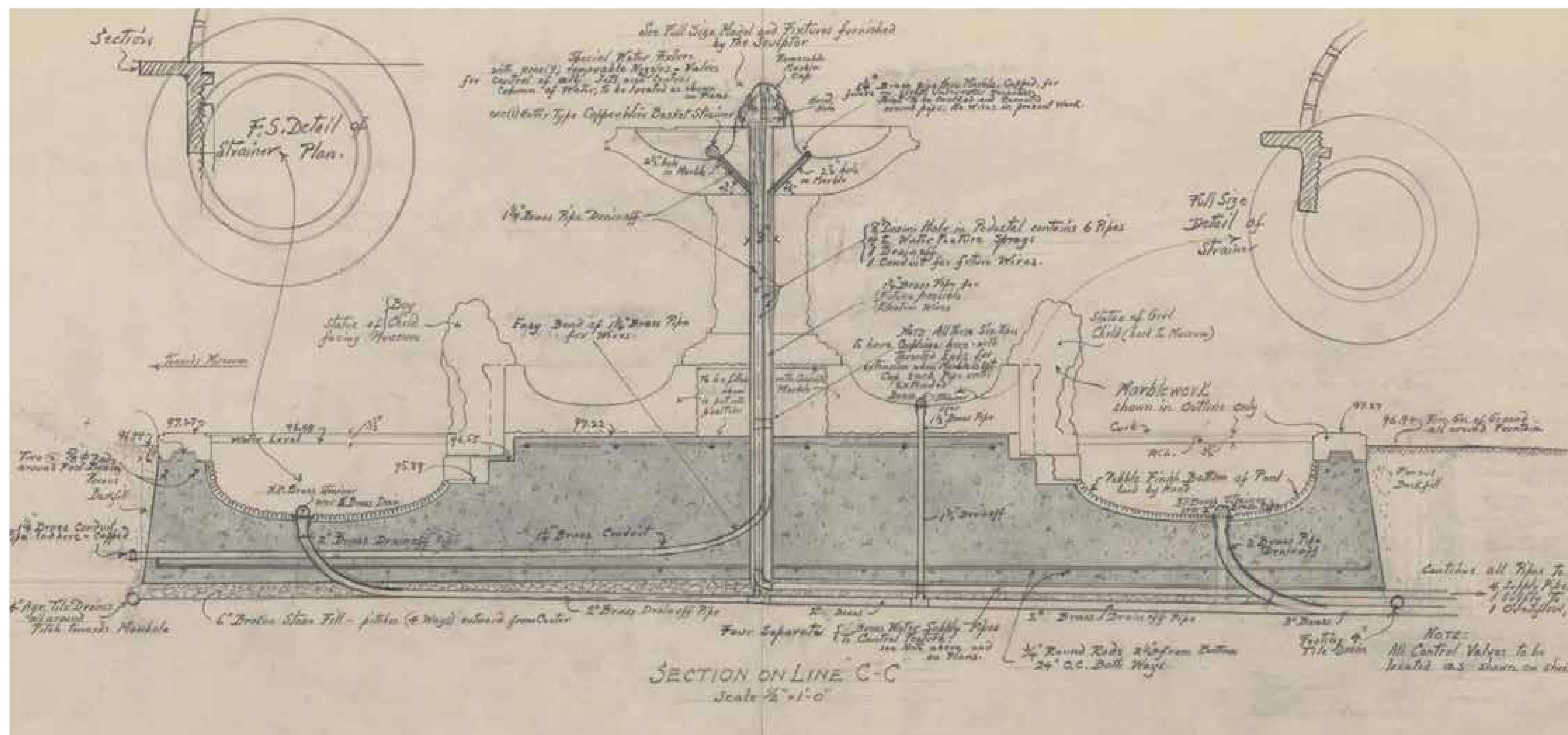


SCOPE AREA A - ZODIAC GARDEN

KEY DETAILS

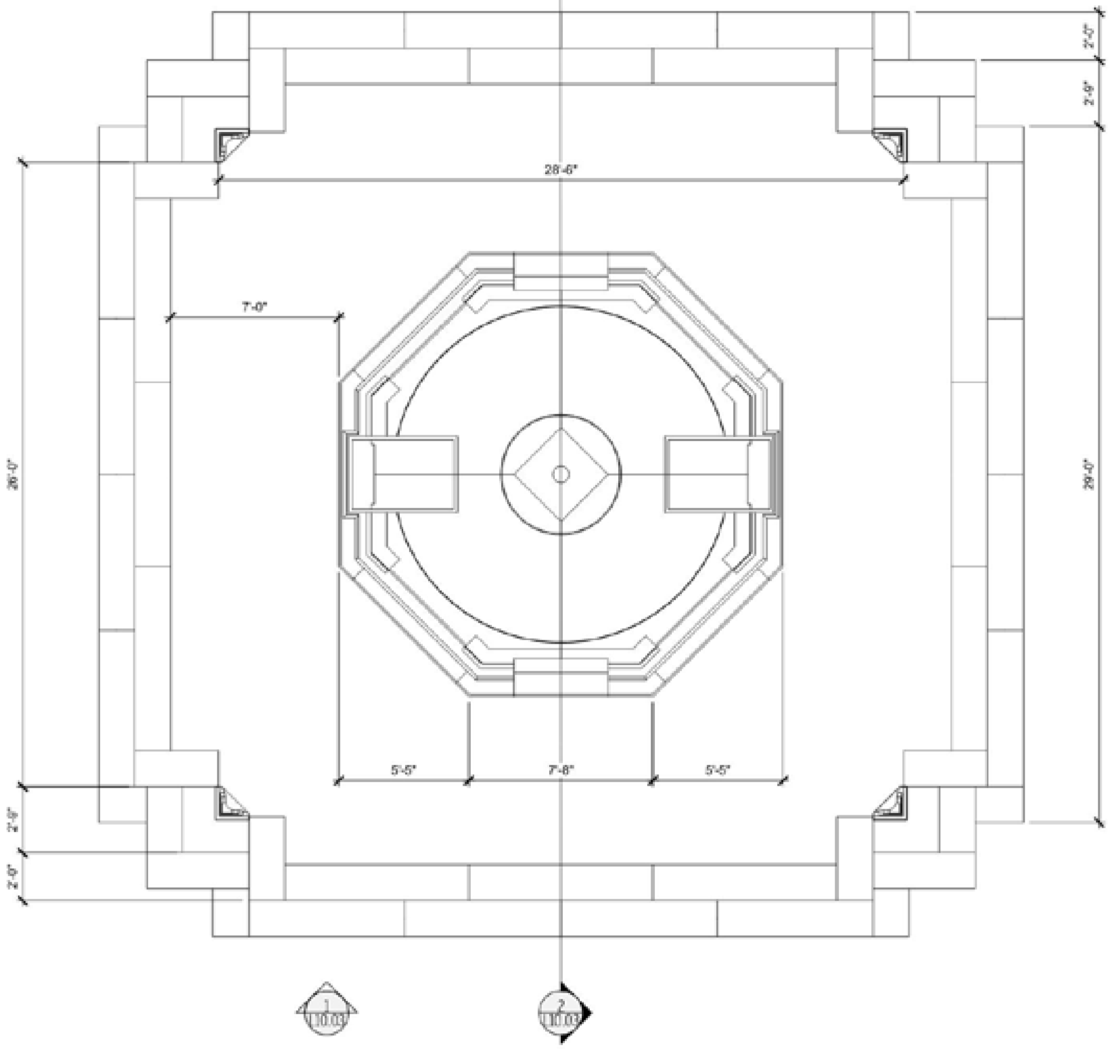


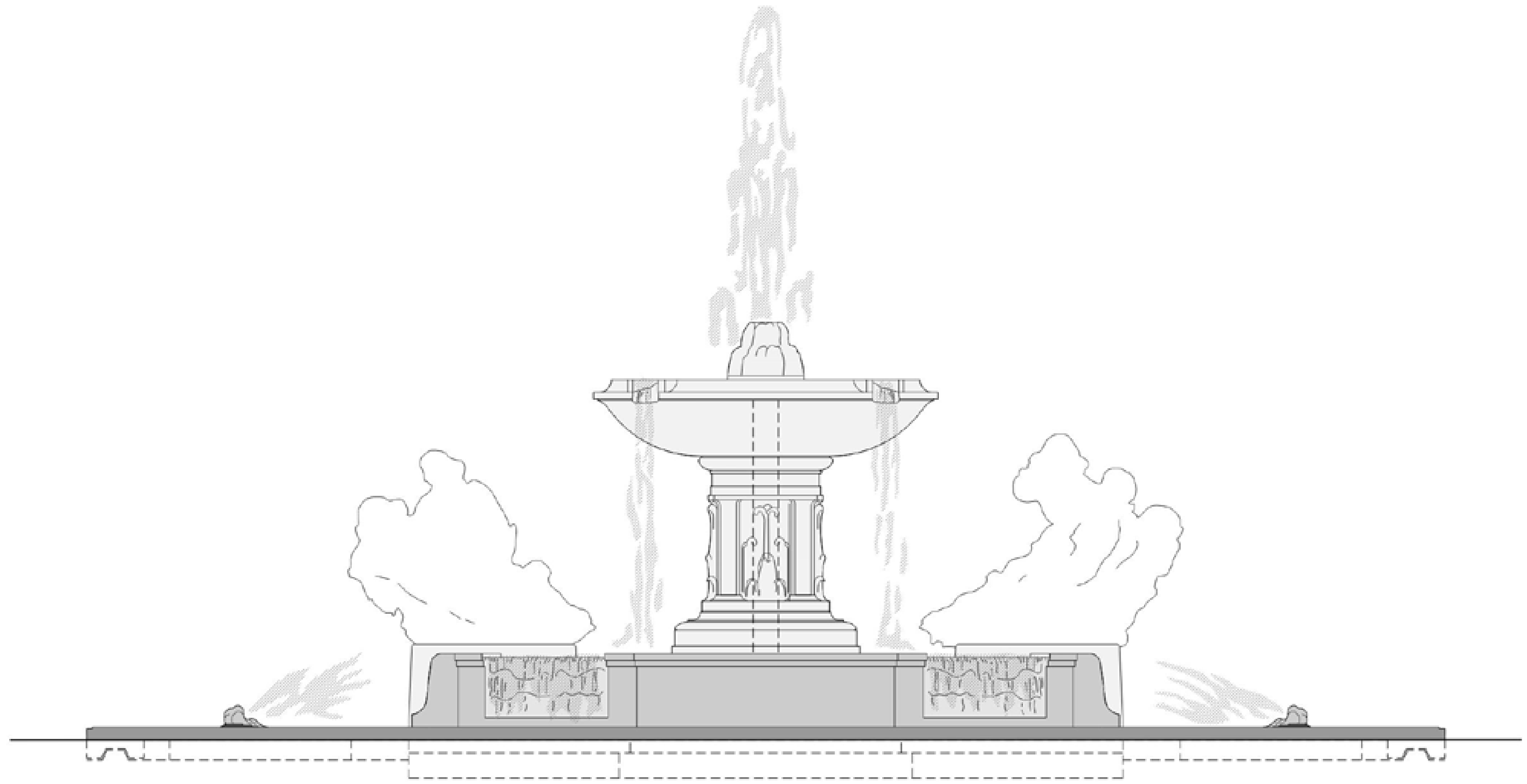




SCOPE AREA A - ZODIAC GARDEN

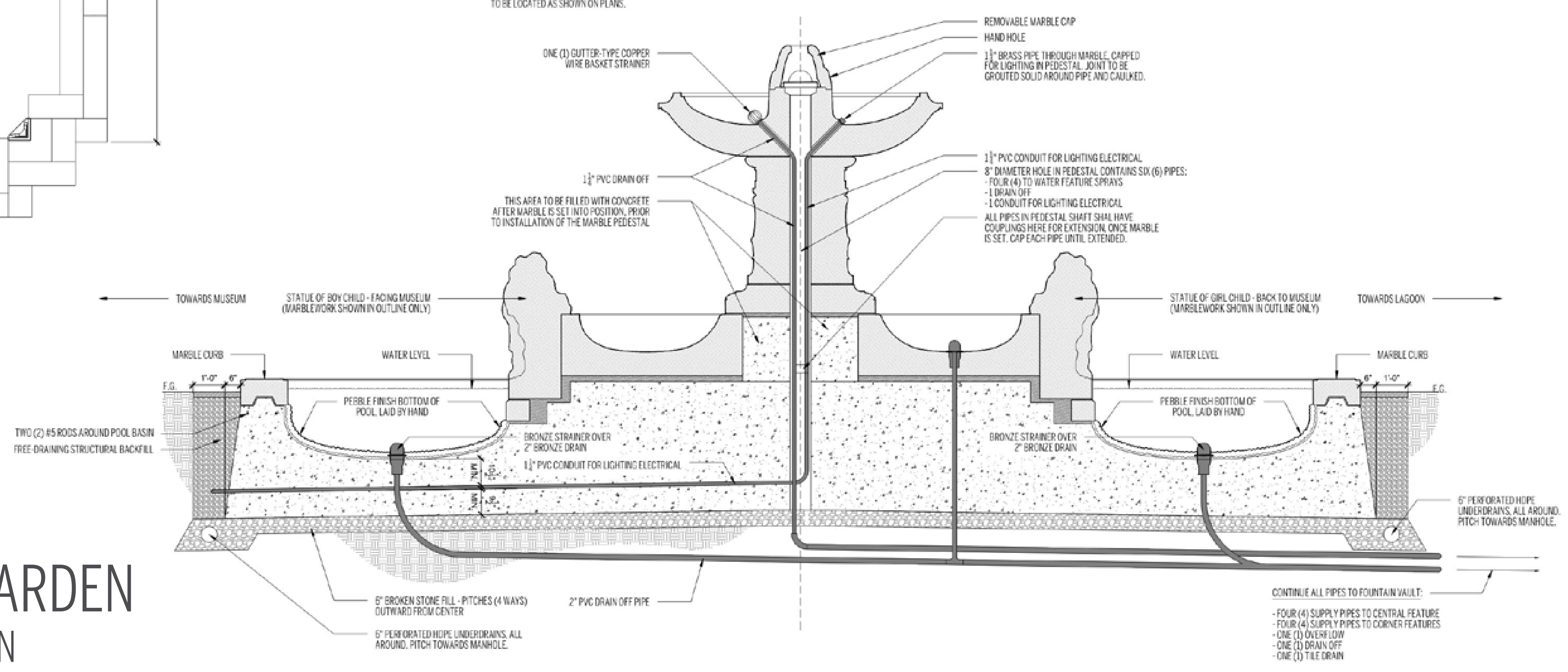
FOUNTAIN OF THE WATERS ORIGINAL DRAWINGS





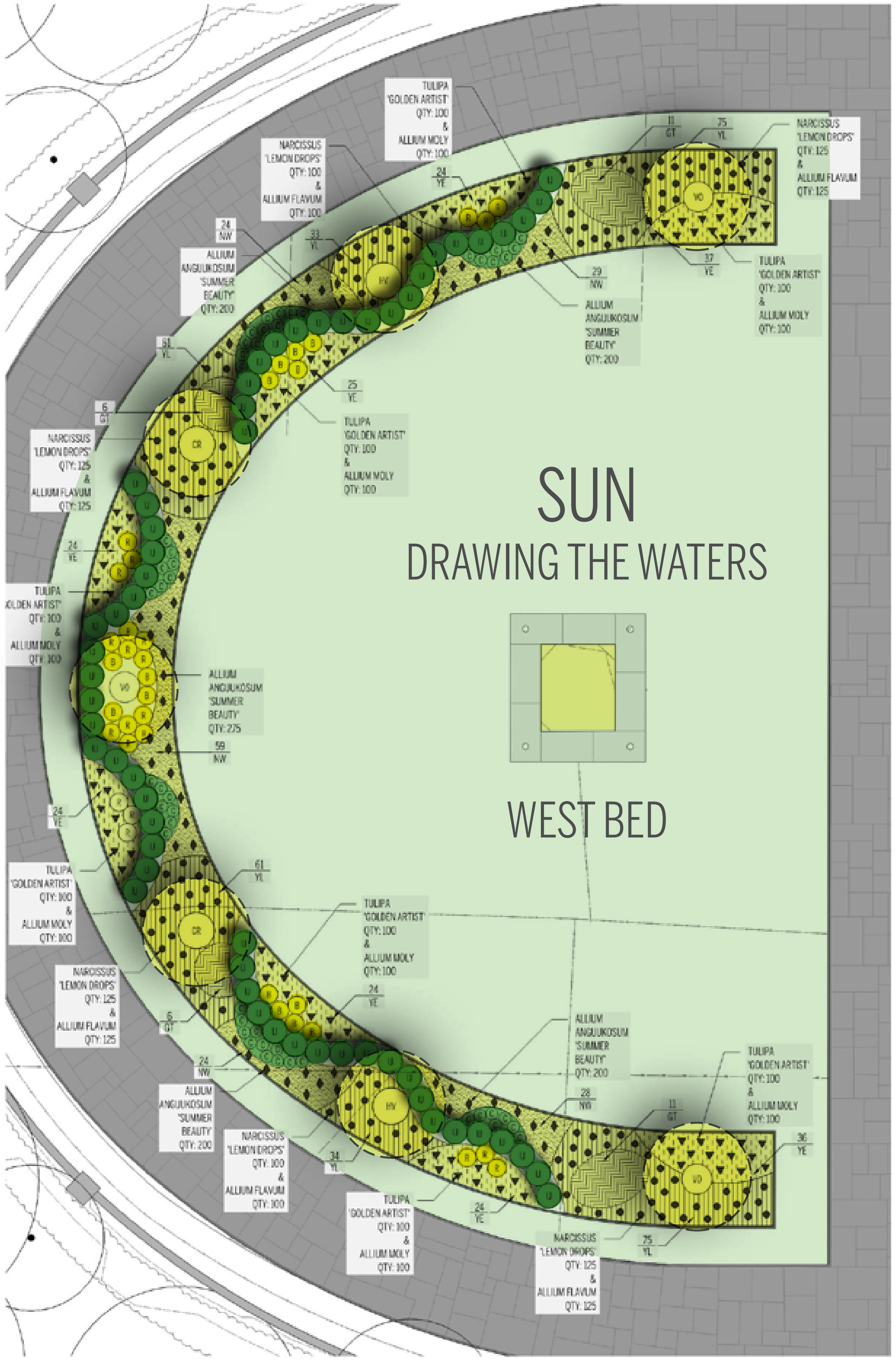
NOTES:

SPECIAL WATER FIXTURE WITH NINE (9) REMOVABLE NOZZLES - VALVES FOR CONTROL OF ALL JETS AND CENTRAL COLUMN OF WATER, TO BE LOCATED AS SHOWN ON PLANS.

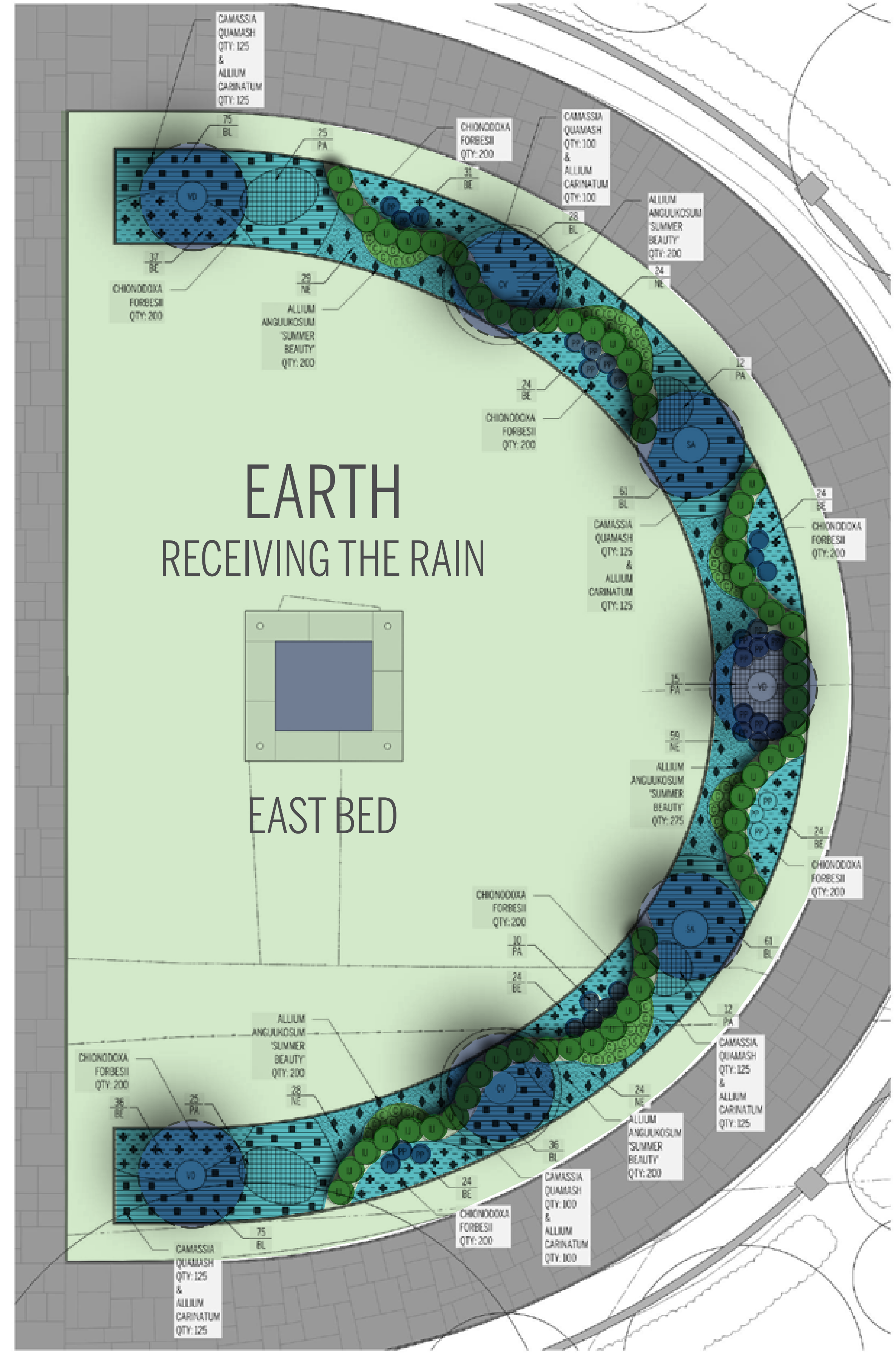


SCOPE AREA A - ZODIAC GARDEN

FOUNTAIN OF THE WATERS RESTORATION



1 ADD ALTERNATE #03: ZODIAC GARDEN PLANTING AREAS WITH NEW SANDSTONE EDGING - WEST
3/16"=1'-0"



2 ADD ALTERNATE #03: ZODIAC GARDEN PLANTING AREAS WITH NEW SANDSTONE EDGING - EAST
3/16"=1'-0"

ALTERNATE PLANT SCHEDULE : ZODIAC GARDENS

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CV	Chionanthus virginicus / White Fringetree	B&B	9'-10' HT	2

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CR	Cornus sericea / Red Twig Dogwood	B&B	4'-5' HT	2
	HV	Hamamelis virginiana 'Harvest Moon' / Harvest Moon Witch Hazel	B & B	4'-5' HT	2
	IJ	Ilex crenata / Japanese Holly		2'-3' HT	108
	SA	Symphoricarpos albus / Common Snowberry	B&B	4'-5' HT	2
	VD	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	B&B	5'-6' HT	3
	VO	Viburnum opulus 'Xanthocarpum' / Gold Fruited European Cranberrybush	B&B	4'-5' HT	3

PERENIALS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	B	Baptisia sphaerocarpa / Yellow Wild Indigo	5 Gal		14
	C	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal		100
	PP	Phlox paniculata 'Blue Paradise' / Blue Paradise Garden Phlox	1 Gal		24
	R	Rudbeckia subtomentosa / Sweet Black-eyed Susan	1 Gal		22

GROUND COVERS	CODE	BOTANICAL / COMMON NAME		SPACING	QTY
	BE	BLUE EARLY: Chionodoxa Forbesii Sesleria autumnalis Anthericum ramosum Echinacea purpurea 'Virgin' Nepeta 'Early Bird'	1 GAL	12" o.c.	216
	BL	BLUE LATE: Amsonia tabernaemontana var salicifolia Camassia quamash Stachys officinalis 'rosea' Sporobolus heterolepis Allium carinatum subsp. pulchellum Agastache 'Blue Fortune'	1 GAL	12" o.c.	380
	GT	Gillenia trifoliata / Bowman's Root	1 GAL	18" o.c.	34
	NE	NEUTRAL (EAST): Geranium Sanguineum 'Orion' Allium Angulosum 'Summer Beauty' Spodiopogon sibiricus Penstemon digitalis	1 GAL	12" o.c.	139
	NW	NEUTRAL (WEST): Geranium Sanguineum 'Album' Allium Angulosum 'Summer Beauty' Spodiopogon sibiricus Penstemon digitalis	1 GAL	12" o.c.	139
	PA	Perovskia abrotanoides / Russian Sage	2 GAL	12" o.c.	99
	YE	YELLOW EARLY: Allium Moly Sesleria Autumnalis Anthericum Ramosum Echinacea Purpurea 'Virgin' ▼ Tulipa 'Golden Artist'	1 GAL	12" o.c.	216
	YL	YELLOW LATE: Coreopsis Verticillata 'Grandiflora' Allium Flavum Achillea 'Hella Glashoff' Sporobolus Heterolepis Rudbeckia Subtomentosa ● Narcissus 'Lemon Drops'	1 GAL	12" o.c.	380

BULBS:

✚ BLUE EARLY
Chionodoxa forbesii

■ BLUE LATE
50% Camassia quamash
50% Allium carinatum subsp. pulchellum

◆ NEUTRAL (EAST)
Allium angulosum 'Summer Beauty'

◆ NEUTRAL (WEST)
Allium angulosum 'Summer Beauty'

▼ YELLOW EARLY
50% Allium moly
50% Tulipa 'Golden Artist'

● YELLOW LATE
50% Allium flavum
50% Narcissus 'Lemon Drops'

NOTE:
FOR TREE PLANTING IN THE BASE BID SEE:
L7.00 - TREE PLANTING PLAN

SCOPE AREA A - ZODIAC GARDEN

ALTERNATE PLANTING DESIGN


Allium Molly


Sporobolus herolepis


Rudbeckia subtomentosa


Anthericum ramosum


Sesleria autumnalis


Narcissus 'Lemon Drops'


Tulipa 'Golden Artist'


Allium flavum


Echinacea purpurea 'Virgin'


Coreopsis verticillata 'Grandiflora'


Achillea 'Hella Glashoff'

SCOPE AREA A - ZODIAC GARDEN

ALTERNATE PLANTING DESIGN - WEST BED


Chionodoxa forbesii


Echinacea purpurea 'Virgin'


Camassia quamash


Agastache 'Blue Fortune'


Sporobolus herolepis


Sesleria autumnalis


Anthericum ramosum

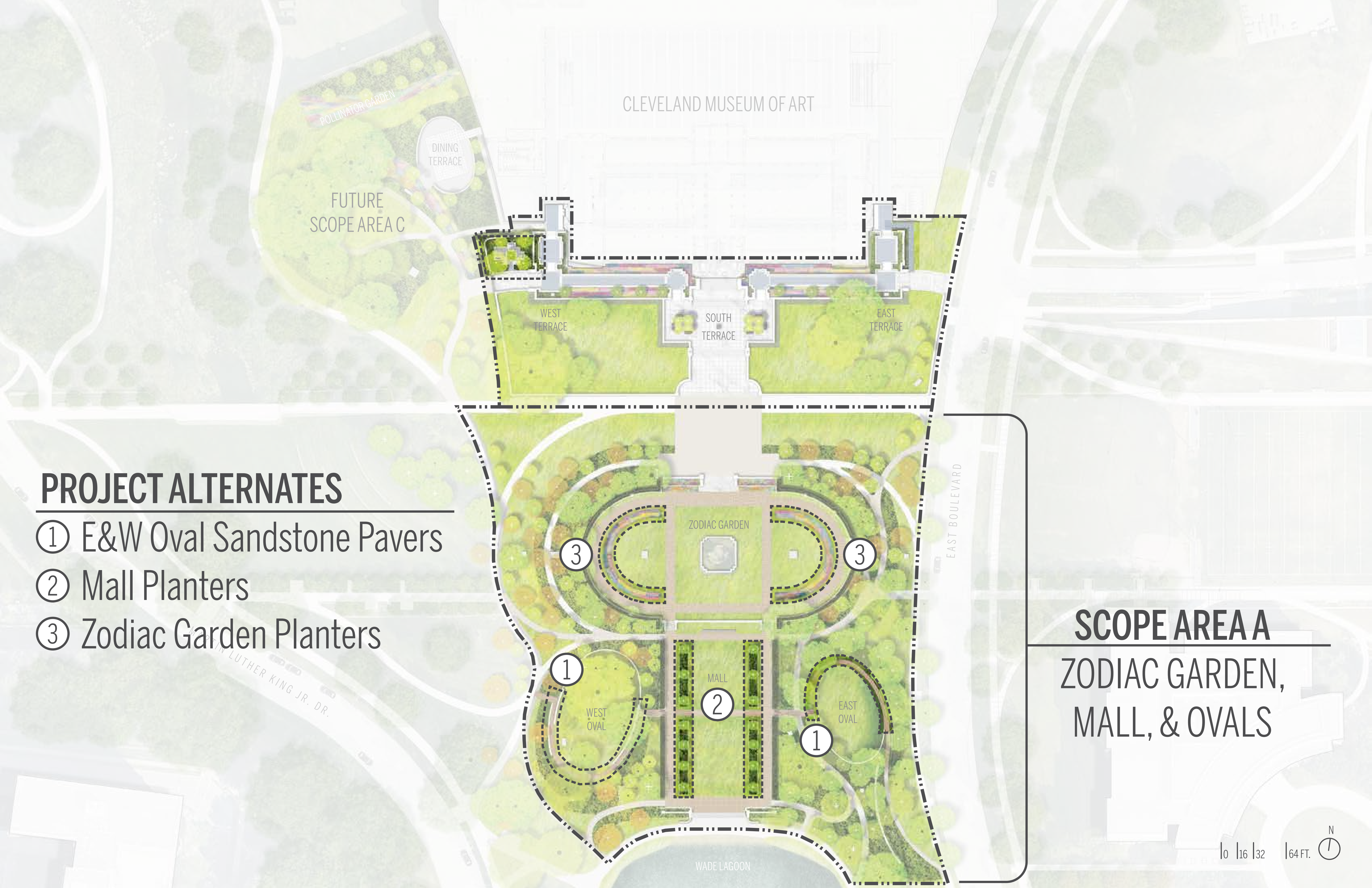

Allium carinatum subsp. pulchellum


Nepeta 'Early Bird'


Amsonia tabernaemontana var. salicifolia


Stachys officinalis 'rosea'

SCOPE AREA A - ZODIAC GARDEN
ALTERNATE PLANTING DESIGN - EAST BED



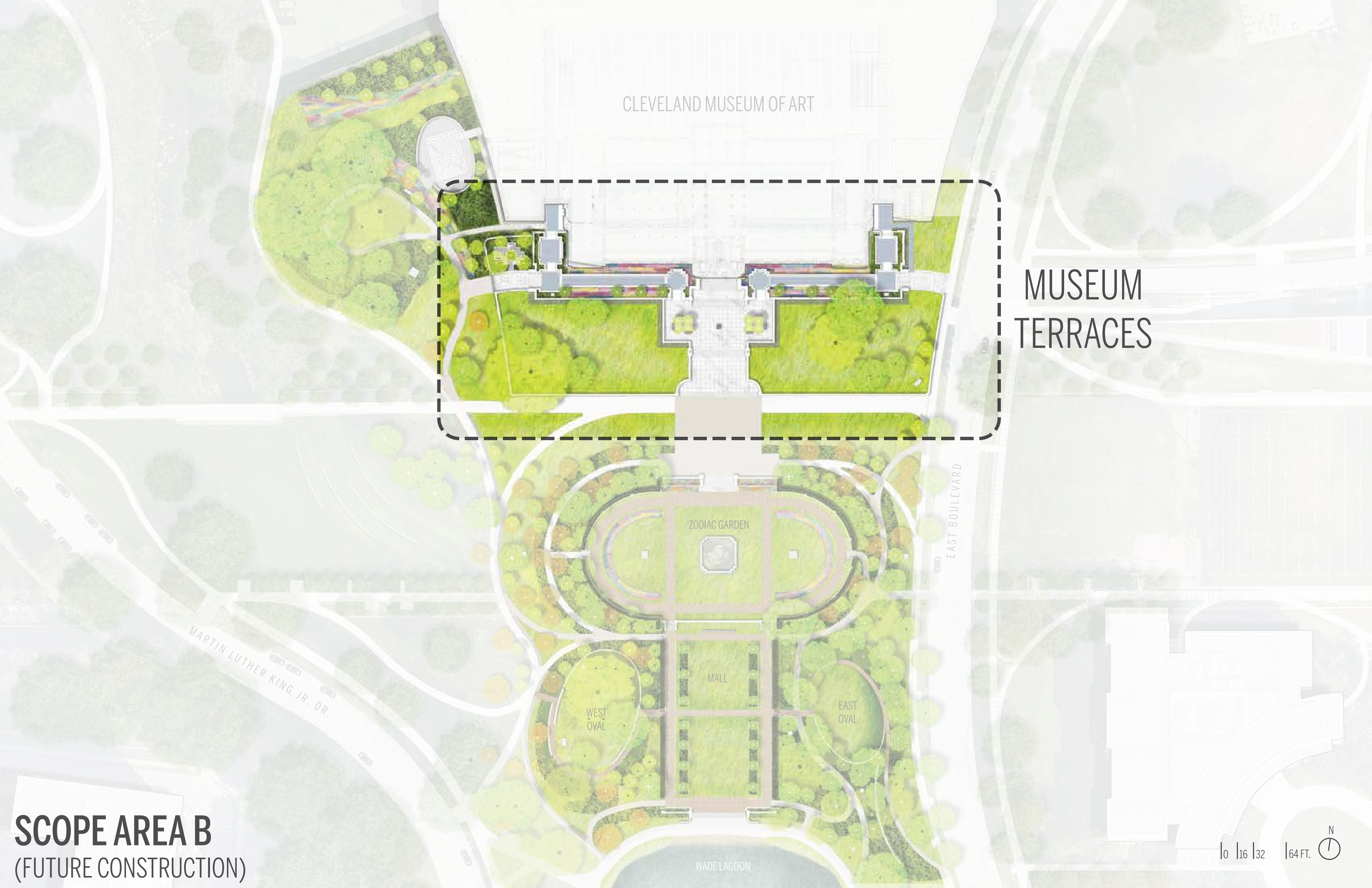
PROJECT ALTERNATES

1. E&W Oval Sandstone Pavers
2. Mall Planters
3. Zodiac Garden Planters

SCOPE AREA A

ZODIAC GARDEN, MALL, & OVALS

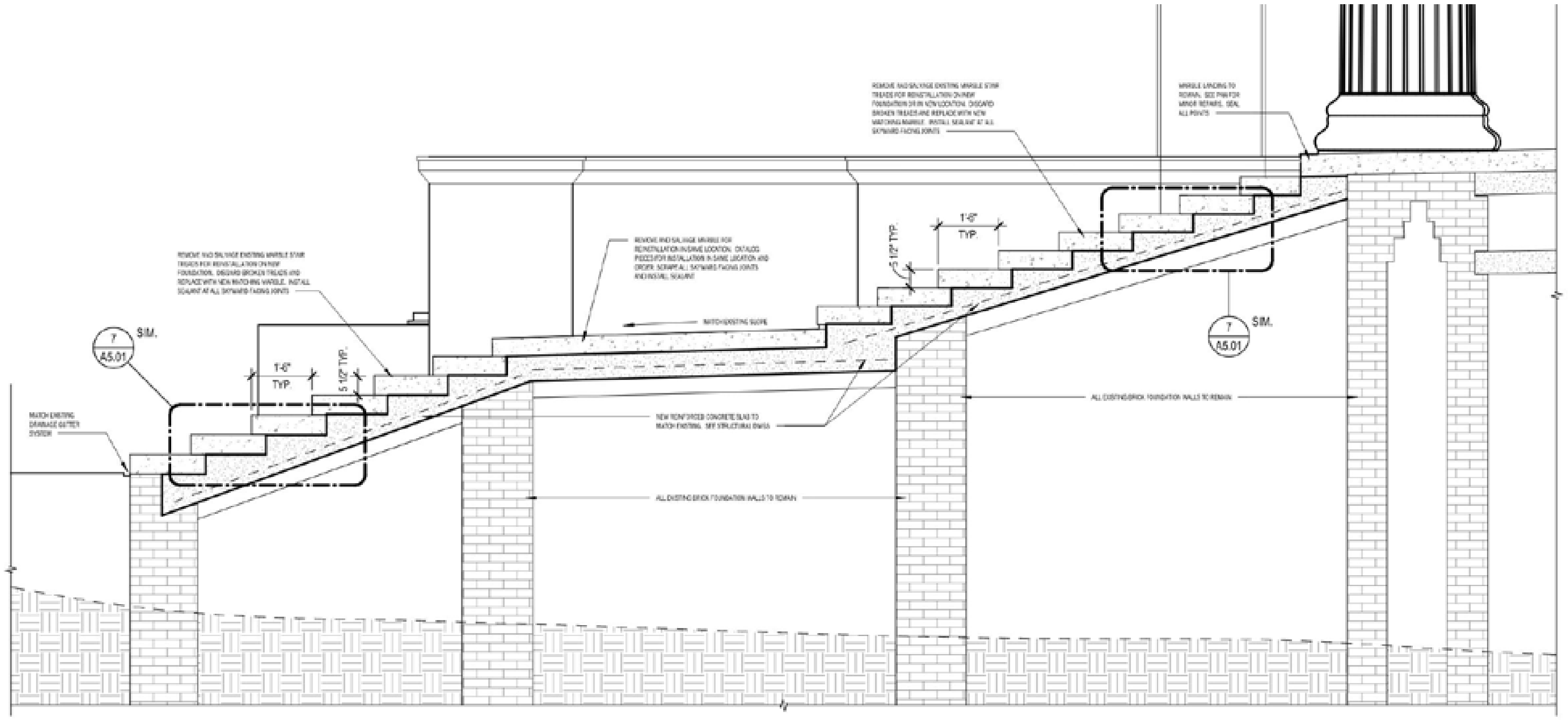
SCOPE AREA B
(FUTURE CONSTRUCTION)



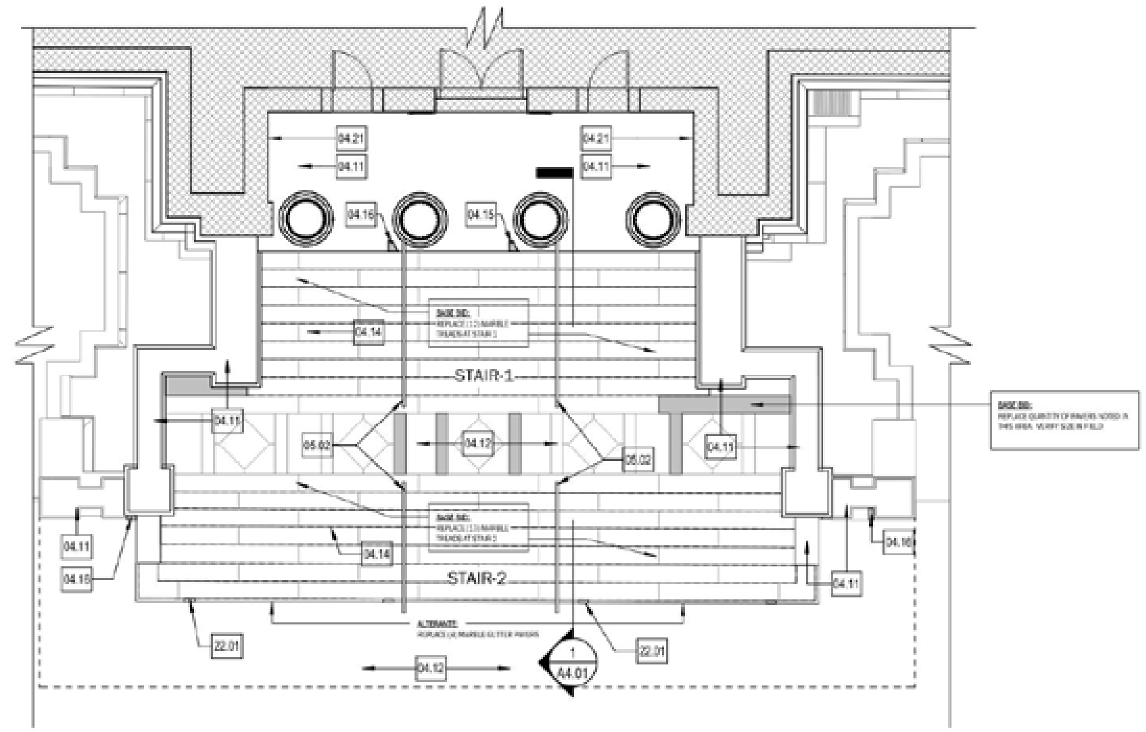
EAST TERRACE
(FUTURE CONSTRUCTION)

READING GARDEN
(FUTURE CONSTRUCTION)

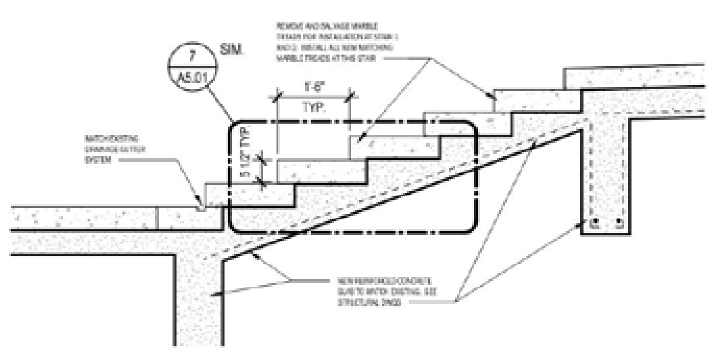
READING GARDEN
(FUTURE CONSTRUCTION)



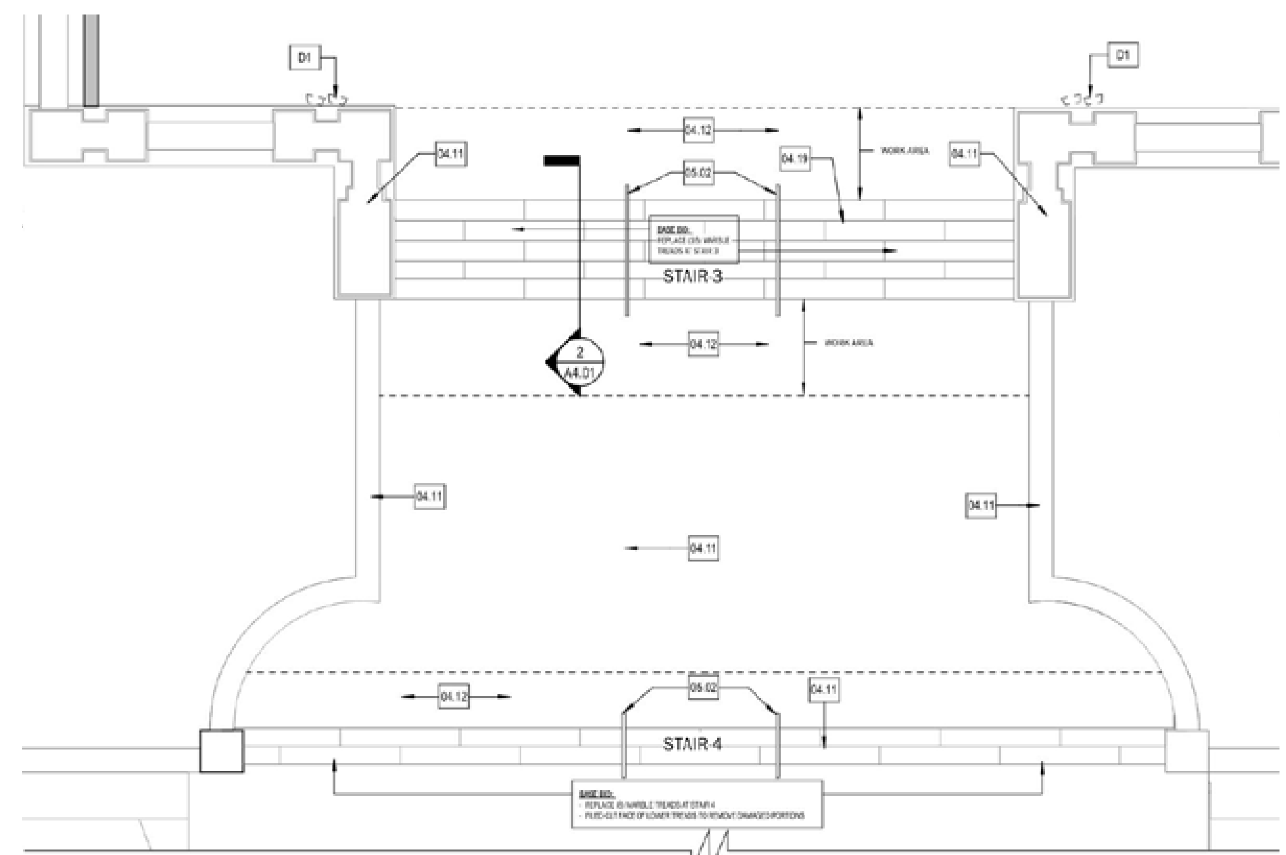
1 MUSEUM TERRACES - SECTION AT STAIR 1 & 2
A4.01 SCALE: 1/2" = 1'-0"



1 MUSEUM TERRACES - UPPER LANDING, STAIR-1, STAIR-2
A2.01 SCALE: 1/8" = 1'-0"



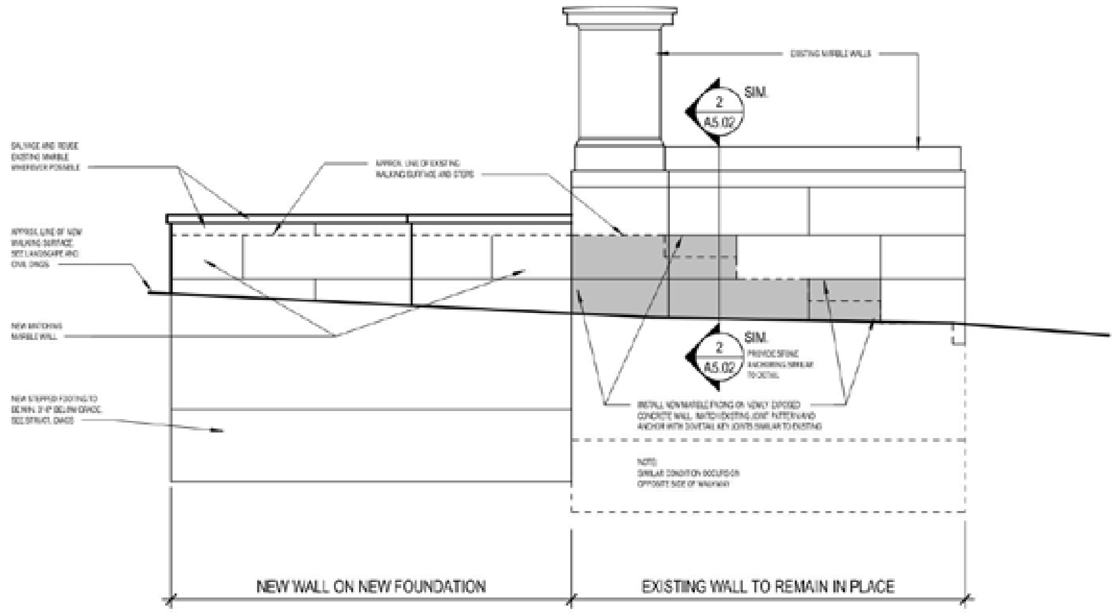
2 MUSEUM TERRACES - SECTION AT STAIR 3
A4.01 SCALE: 1/2" = 1'-0"



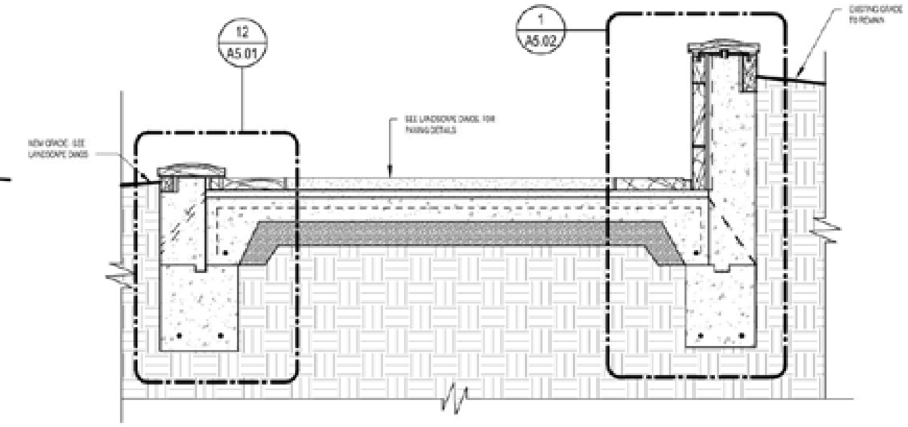
3 MUSEUM TERRACES - STAIR-3, STAIR-4
A2.01 SCALE: 1/8" = 1'-0"

SCOPE AREA B - MUSEUM TERRACES

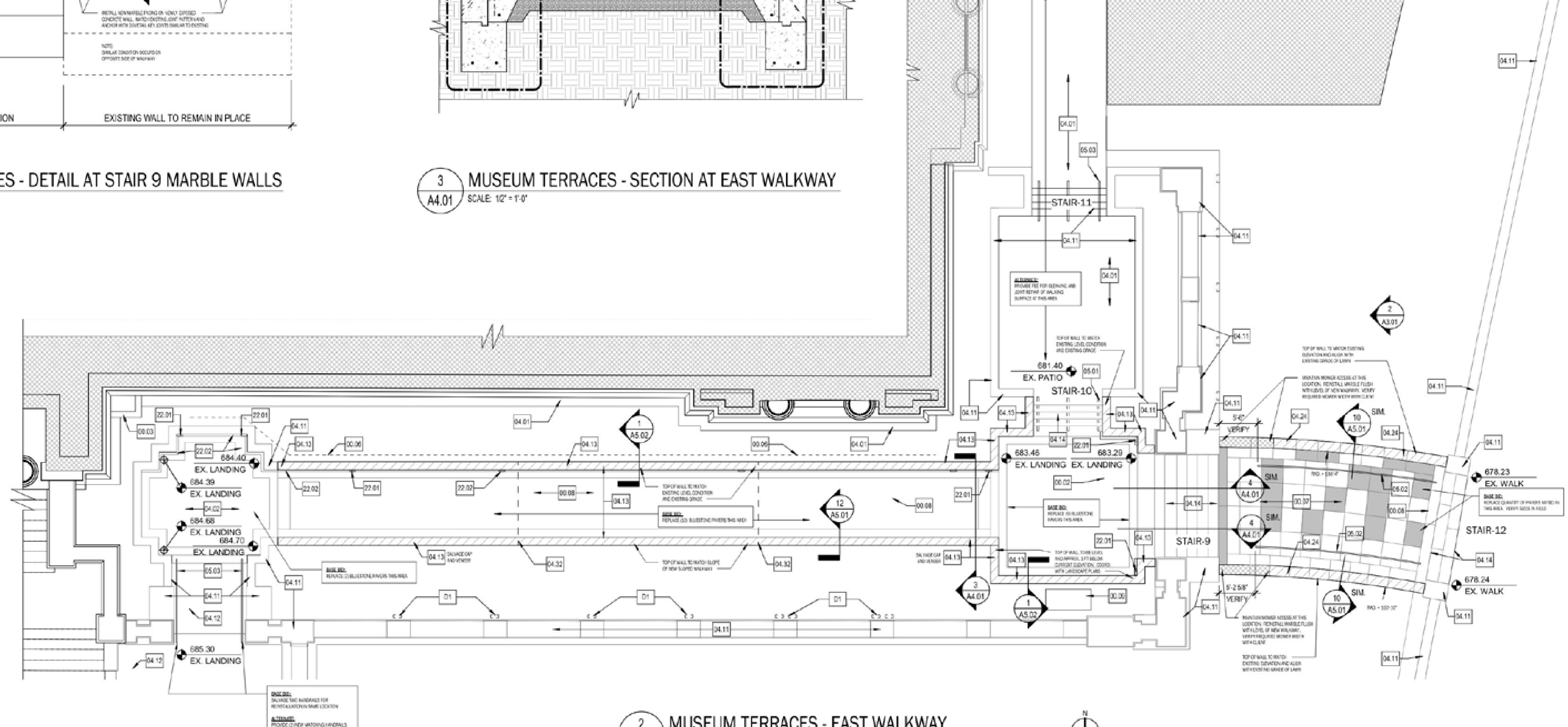
KEY DETAILS



4 A4.01 MUSEUM TERRACES - DETAIL AT STAIR 9 MARBLE WALLS
SCALE: 1/2" = 1'-0"



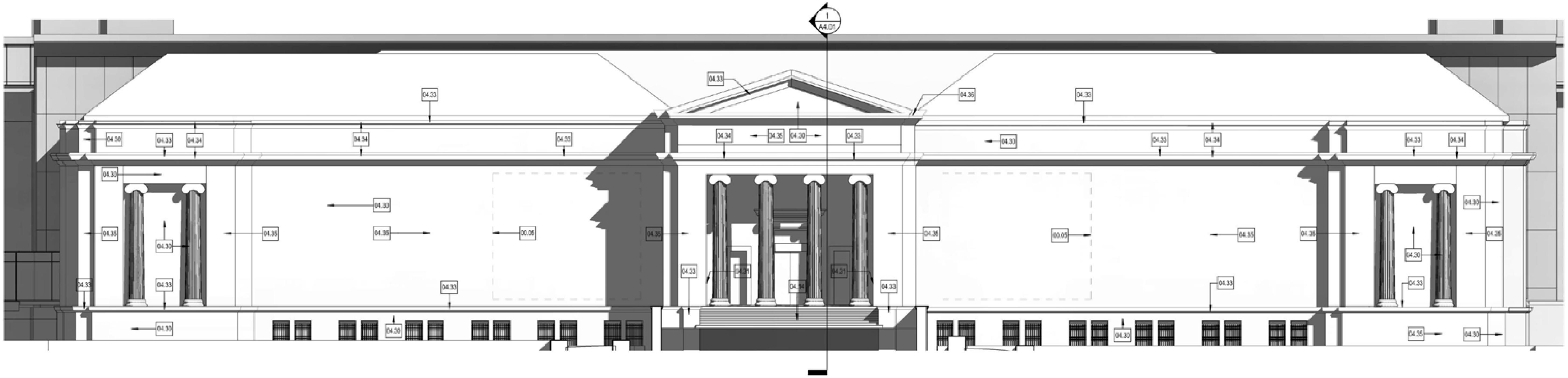
3 A4.01 MUSEUM TERRACES - SECTION AT EAST WALKWAY
SCALE: 1/2" = 1'-0"



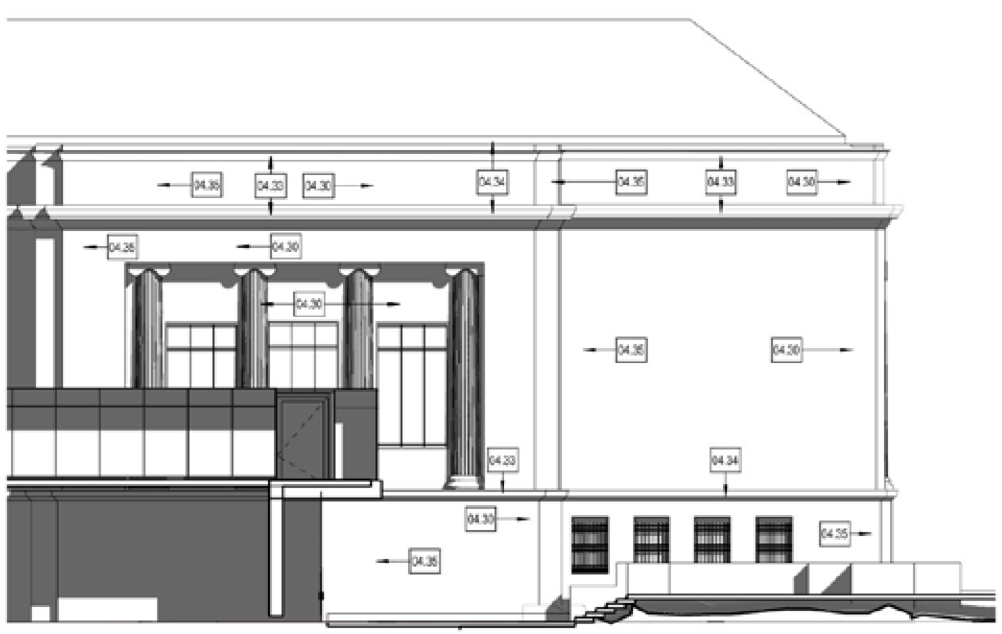
2 A2.01 MUSEUM TERRACES - EAST WALKWAY
SCALE: 1/8" = 1'-0"

SCOPE AREA B - MUSEUM TERRACES

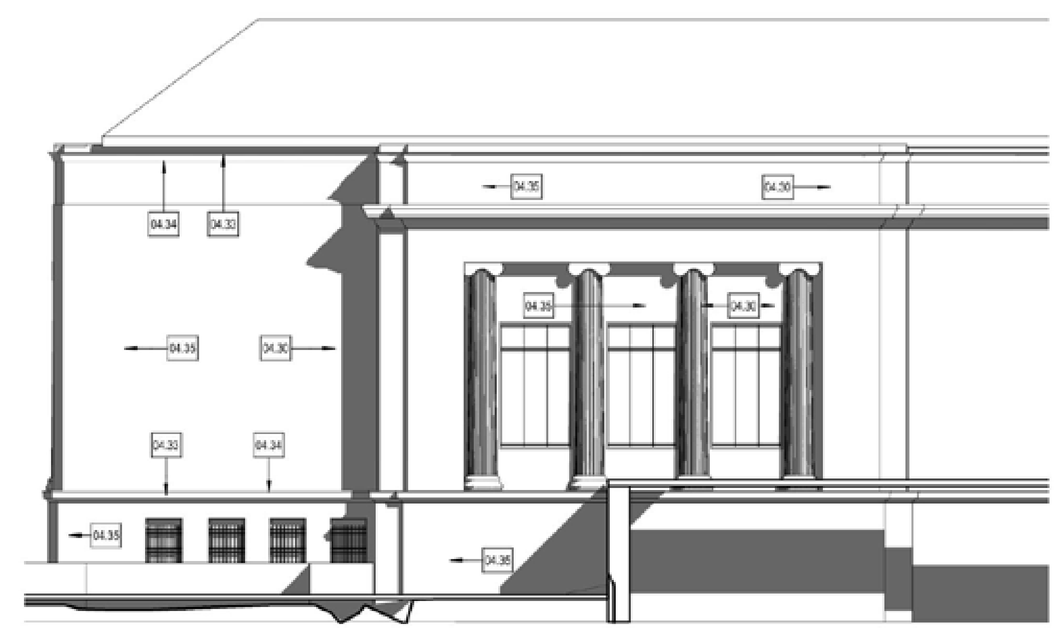
KEY DETAILS



1 A3.01 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



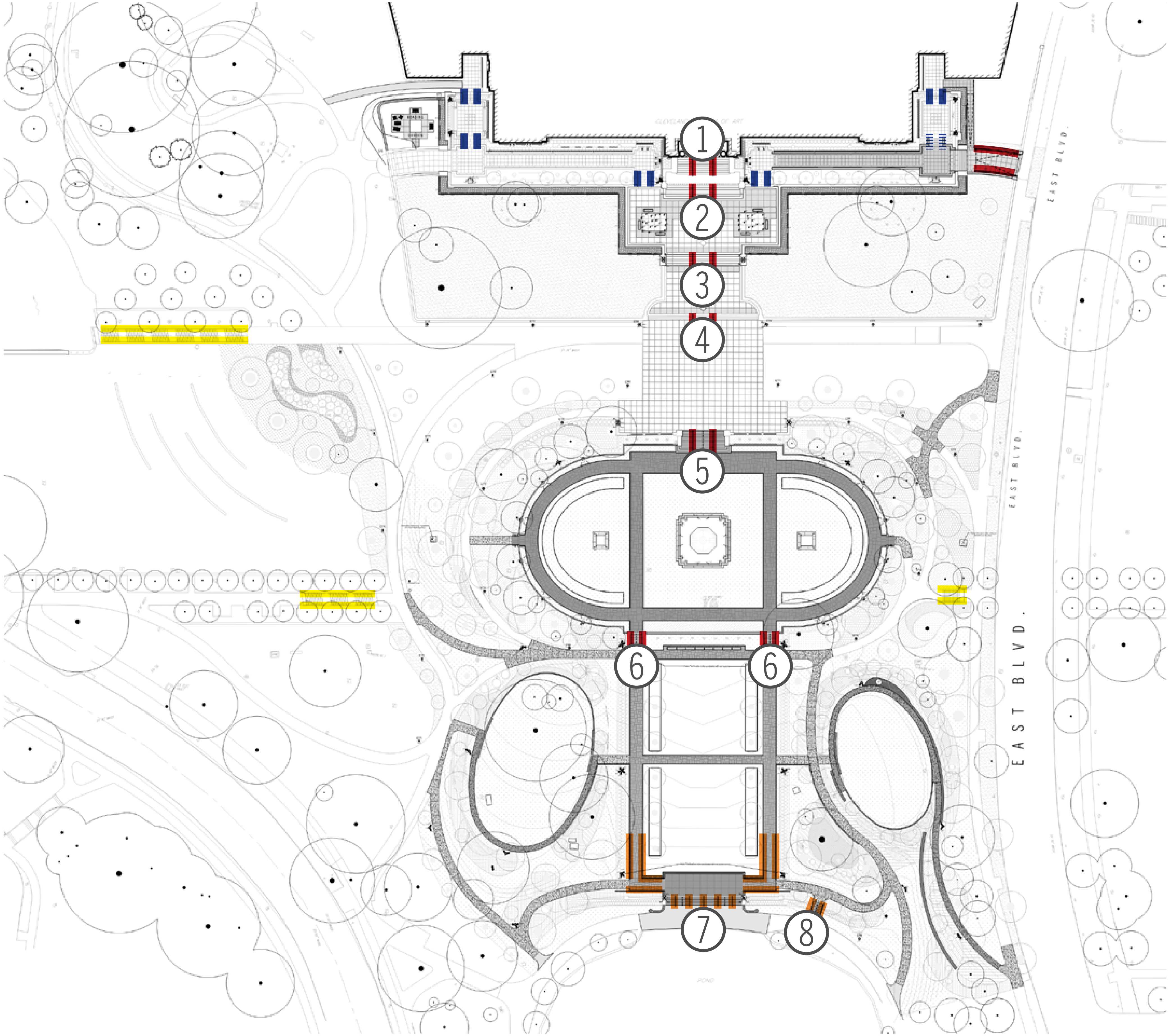
3 A3.01 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 A3.01 EAST ELEVATION
SCALE: 3/32" = 1'-0"

SCOPE AREA B - MUSEUM TERRACES

KEY DETAILS



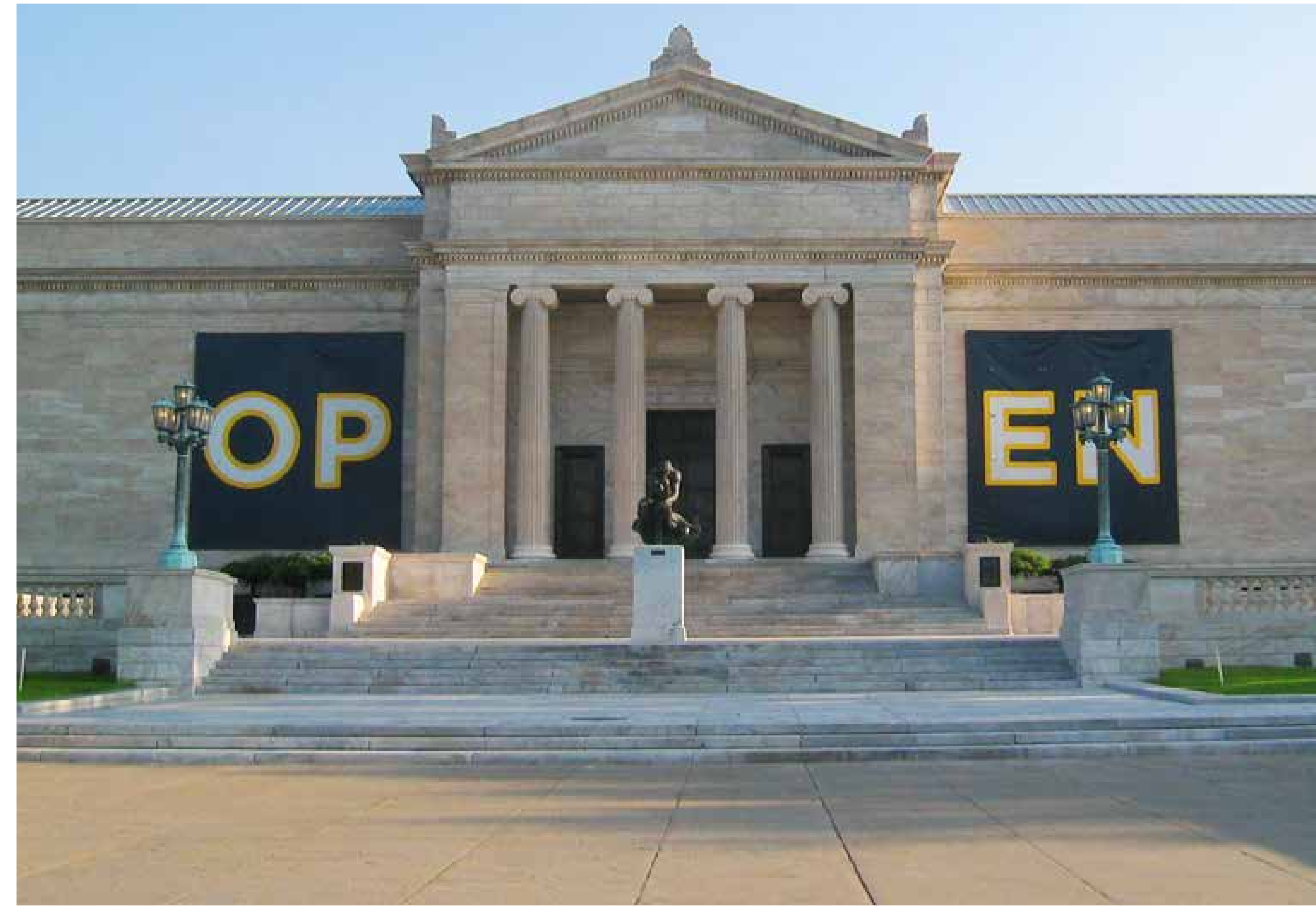
HANDRAILS REVIEW

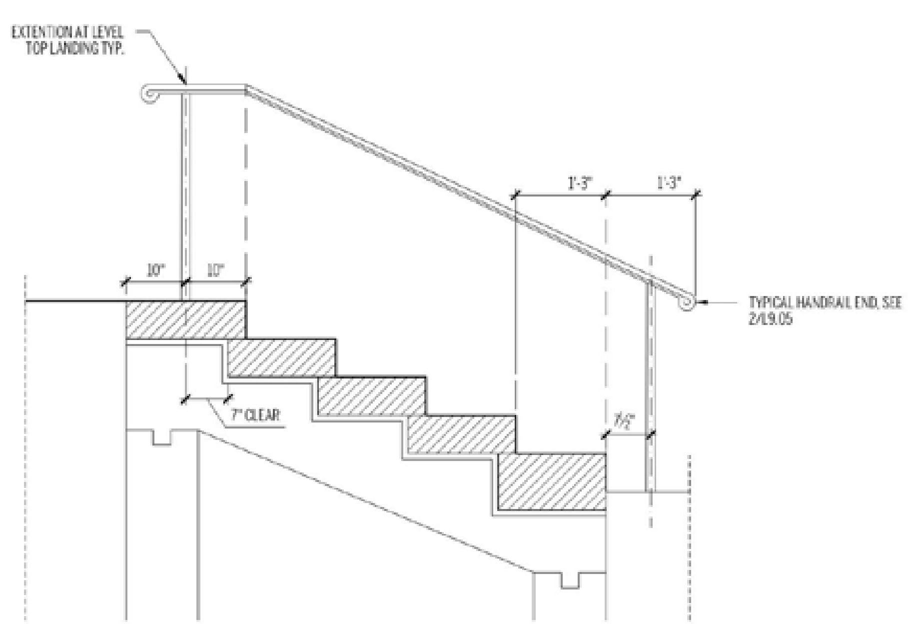
Thomas Vanover - Chief Building Official

"The south side stairs are existing non-conforming in that they were approved and installed without handrails or guards. As explained in our 1-28-26 meeting, the 2024 OEBC Section 503.1 states that these conditions are allowed to remain as originally approved. Furthermore, OBC 102.9 allows for the installation of non-required handrails and guards as a full or partial system. That is to say that some components are acceptable without requiring all components, providing the installed components meet the requirements of the code."

HANDRAILS LEGEND

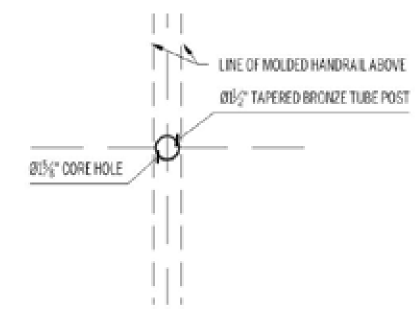
- EXISTING bronze handrail to remain
- EXISTING stainless steel Greenway handrail
- NEW non-required handrails
- NEW required handrails





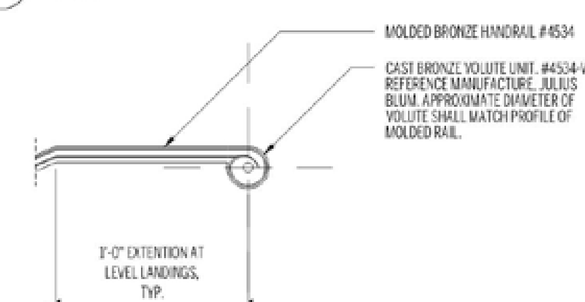
5 STAIR 7 HANDRAIL

##########



3 TYPICAL POST DETAIL

#########



2 TYPICAL HANDRAIL END

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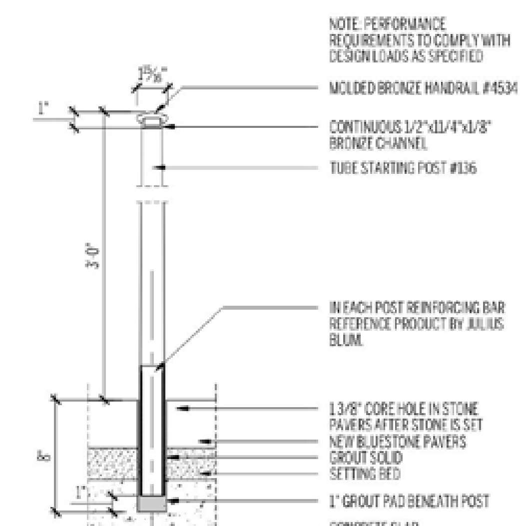
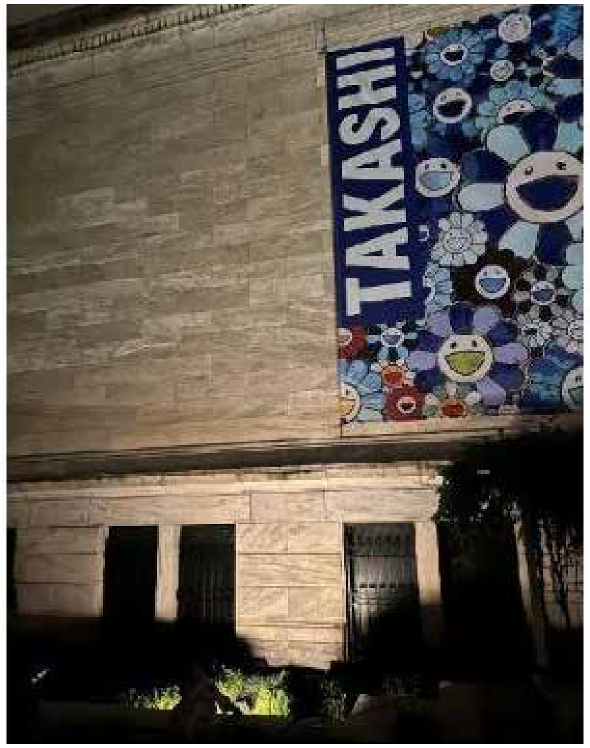


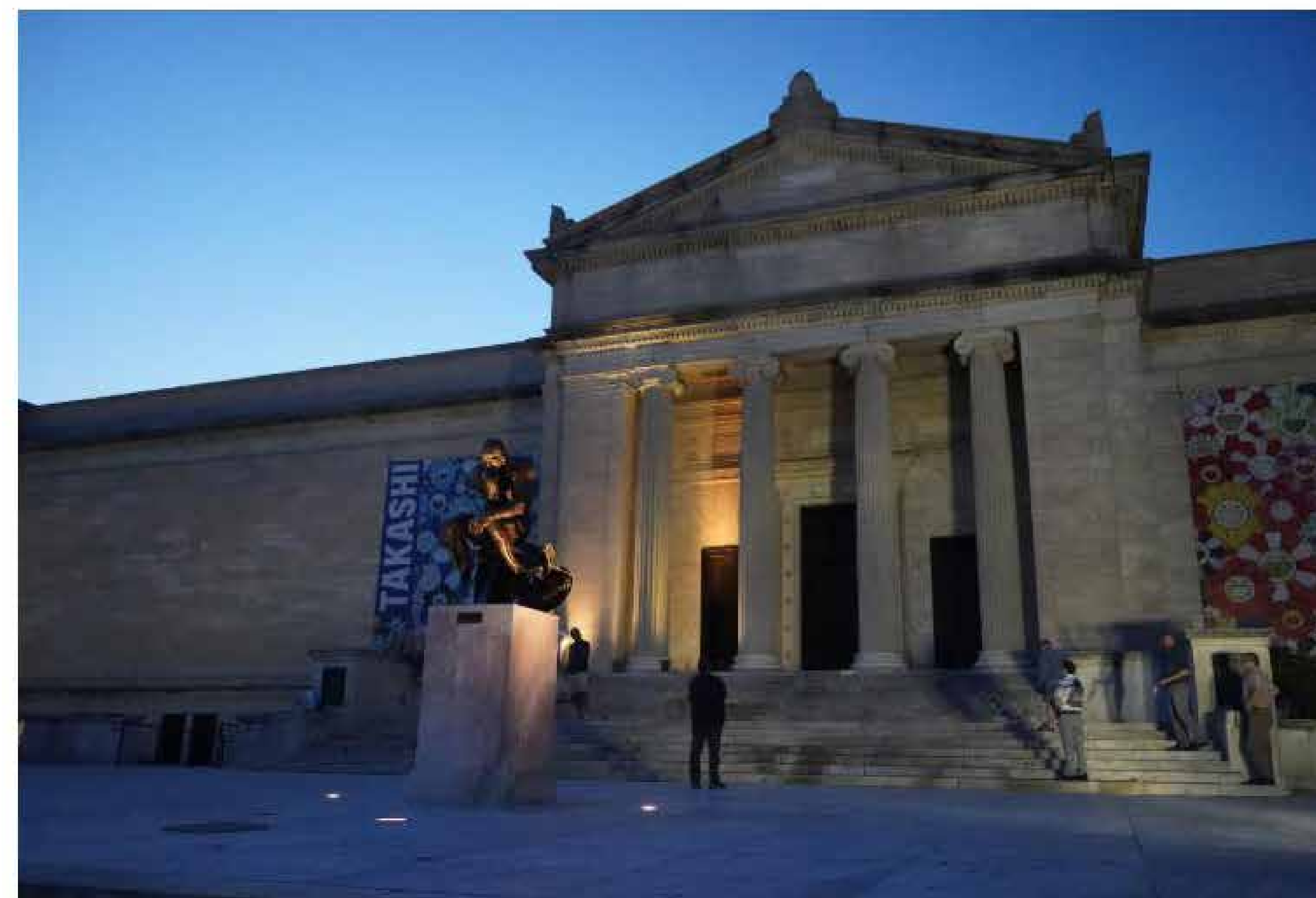
1 BRONZE HANDRAIL POST EMBEDMENT IN STONE

#########

SCOPE AREA B - MUSEUM TERRACES

KEY DETAILS

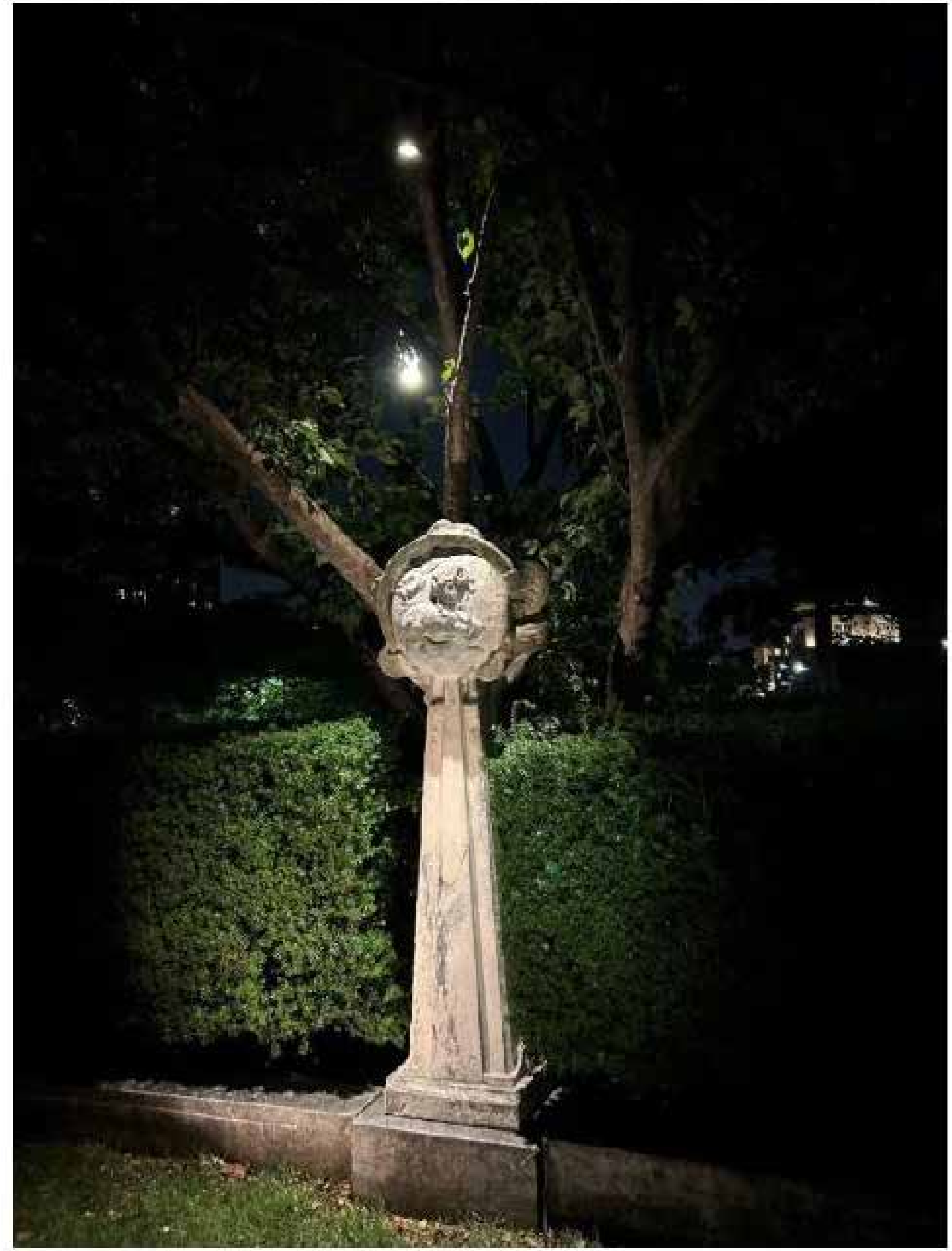




SCOPE AREAS A & B

SITE LIGHTING

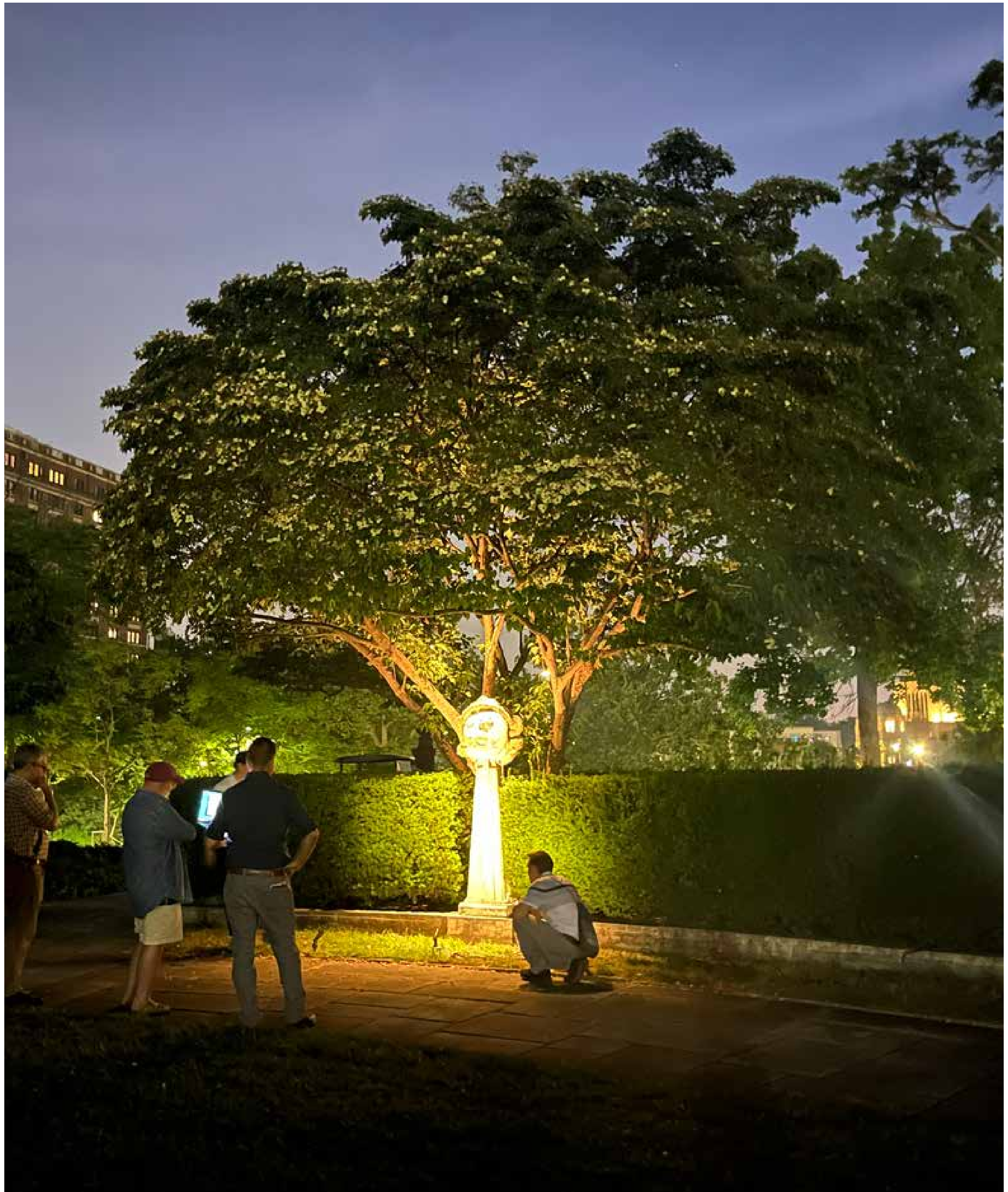


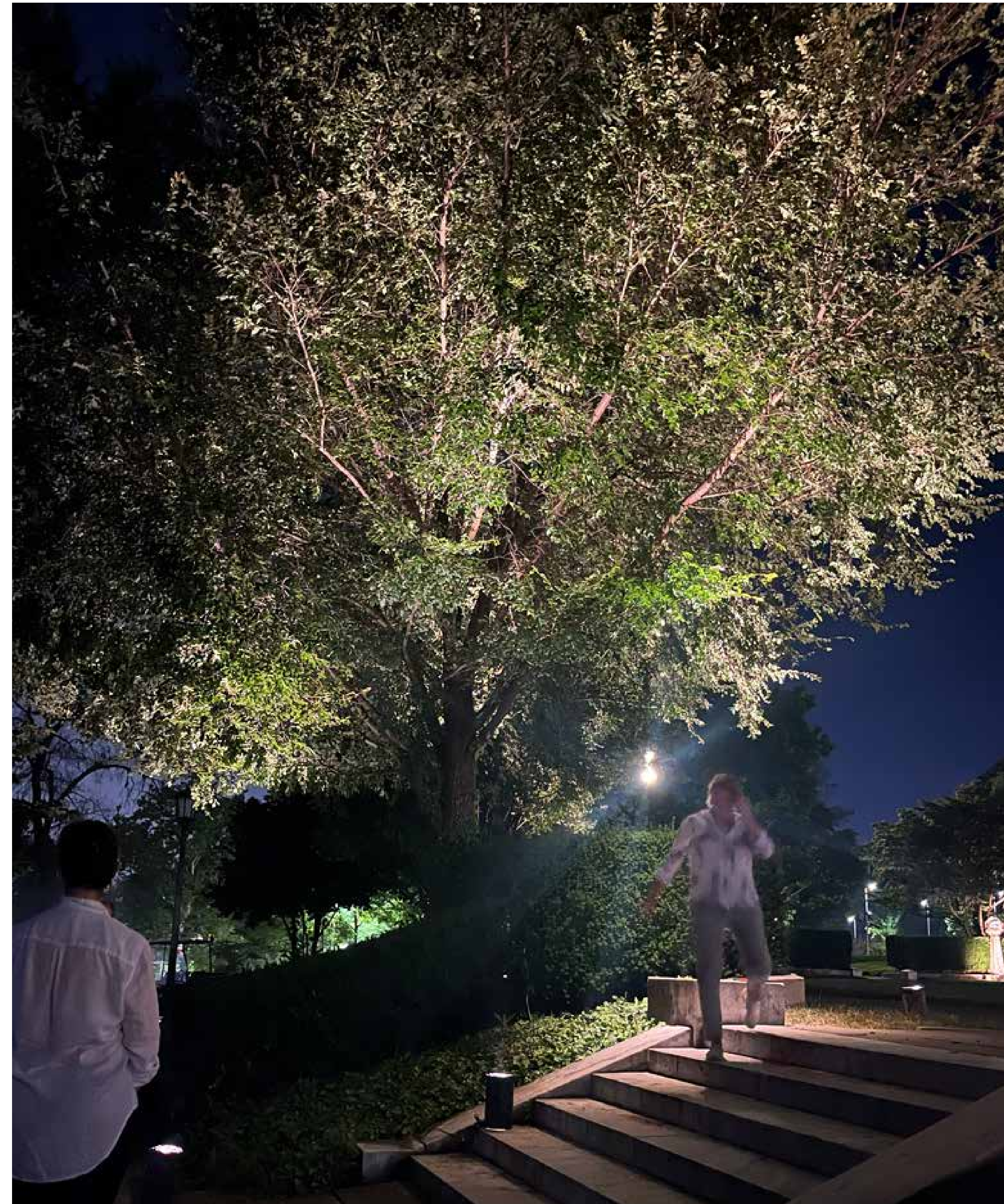






SCOPE AREAS A & B

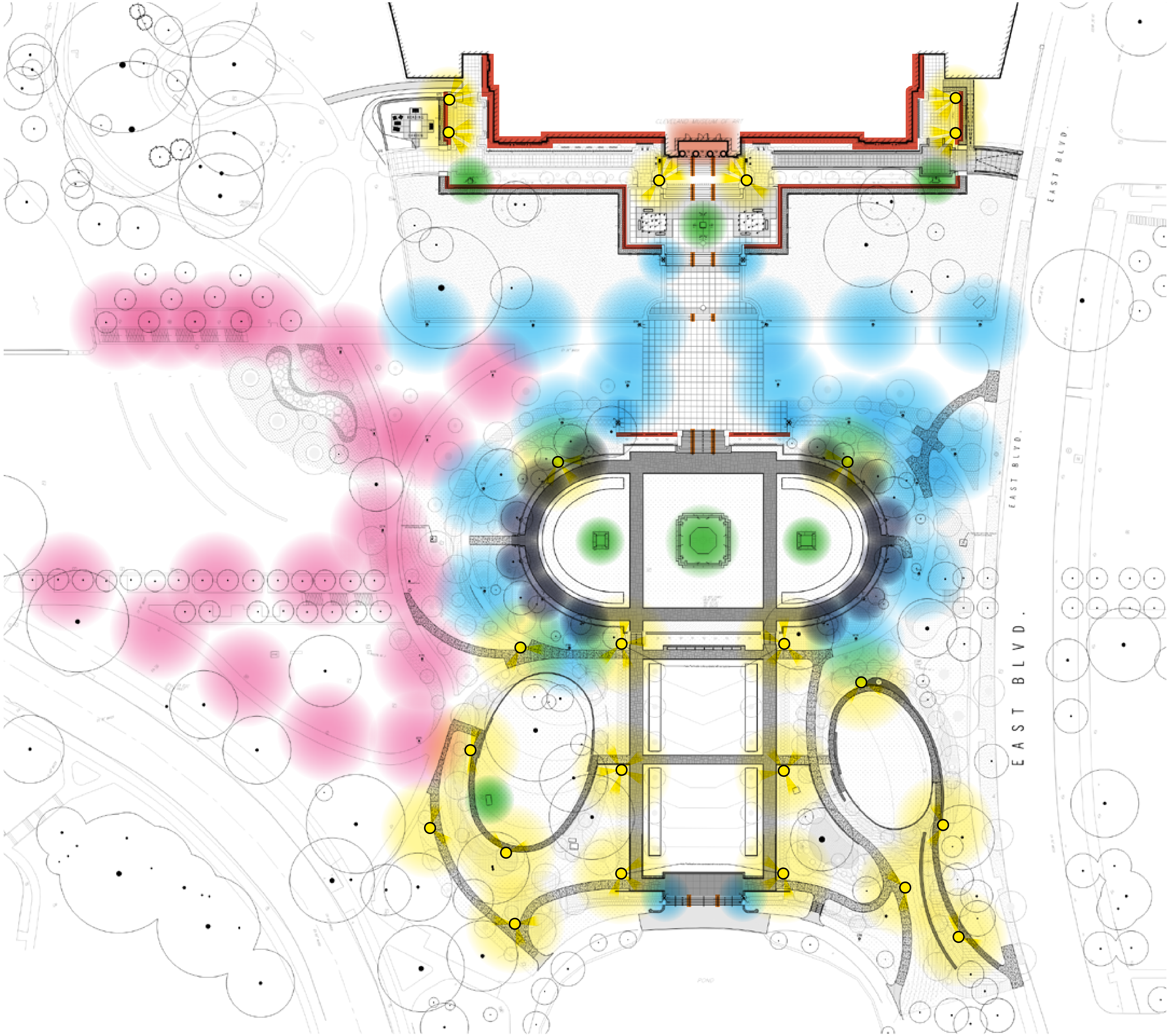
SITE LIGHTING





SCOPE AREAS A & B

SITE LIGHTING



LIGHTING LEGEND

	EXISTING post-top historic lighting	(LED)
	EXISTING post-top Greenway lighting	(LED)
	REPLACEMENT facade lighting	(LED)
	REPLACEMENT balustrade lighting	(LED)
	Replacement sculpture lighting	(LED)
	NEW handrail lighting	(LED)
	NEW Zodiac Garden lighting	(LED)
	NEW post-top lighting	(LED)

SCOPE AREAS A & B

SITE LIGHTING

CLEVELAND MUSEUM OF ART
POLLINATOR GARDEN
DINING TERRACE
FUTURE SCOPE AREA C
WEST TERRACE
SOUTH TERRACE
EAST TERRACE
SCOPE AREA B
MUSEUM TERRACES
PROJECT ALTERNATES
1 E&W Oval Sandstone Pavers
2 Mall Planters
3 Zodiac Garden Planters
4 South Terrace Planters
5 East Terrace Bluestone Walk
6 Reading Garden
ZODIAC GARDEN
EAST BOULEVARD
MARTIN LUTHER KING JR. DR.
WEST OVAL
MALL
EAST OVAL
WADE LAGOON
0 16 32 64 FT.
N


STIMSON

Case 26-034

Certificate of Appropriateness

Willson Middle School

Previous Case 18-021 and 12-031

Willson K-8 School
1625 East 55th Street

Demolition

Project Representatives: Sandra Madison, Robert P. Madison International Inc.
Ward 8: Councilmember Howse-Jones

WILLSON SCHOOL

CLEVELAND LANDMARKS COMMISSION PRESENTATION

FEBURARY 17, 2026

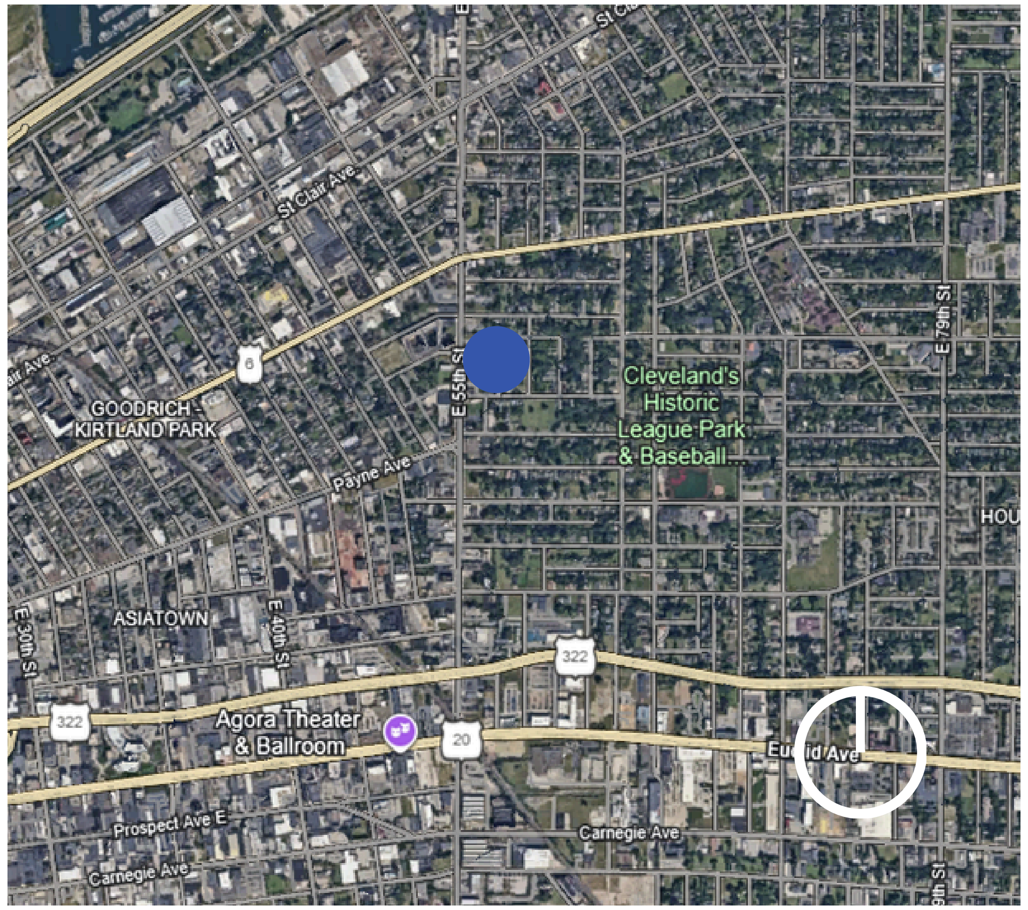
ROBERT P. MADISON INTERNATIONAL, INC
ARCHITECTS • INTERIORS • PLANNERS

AGENDA

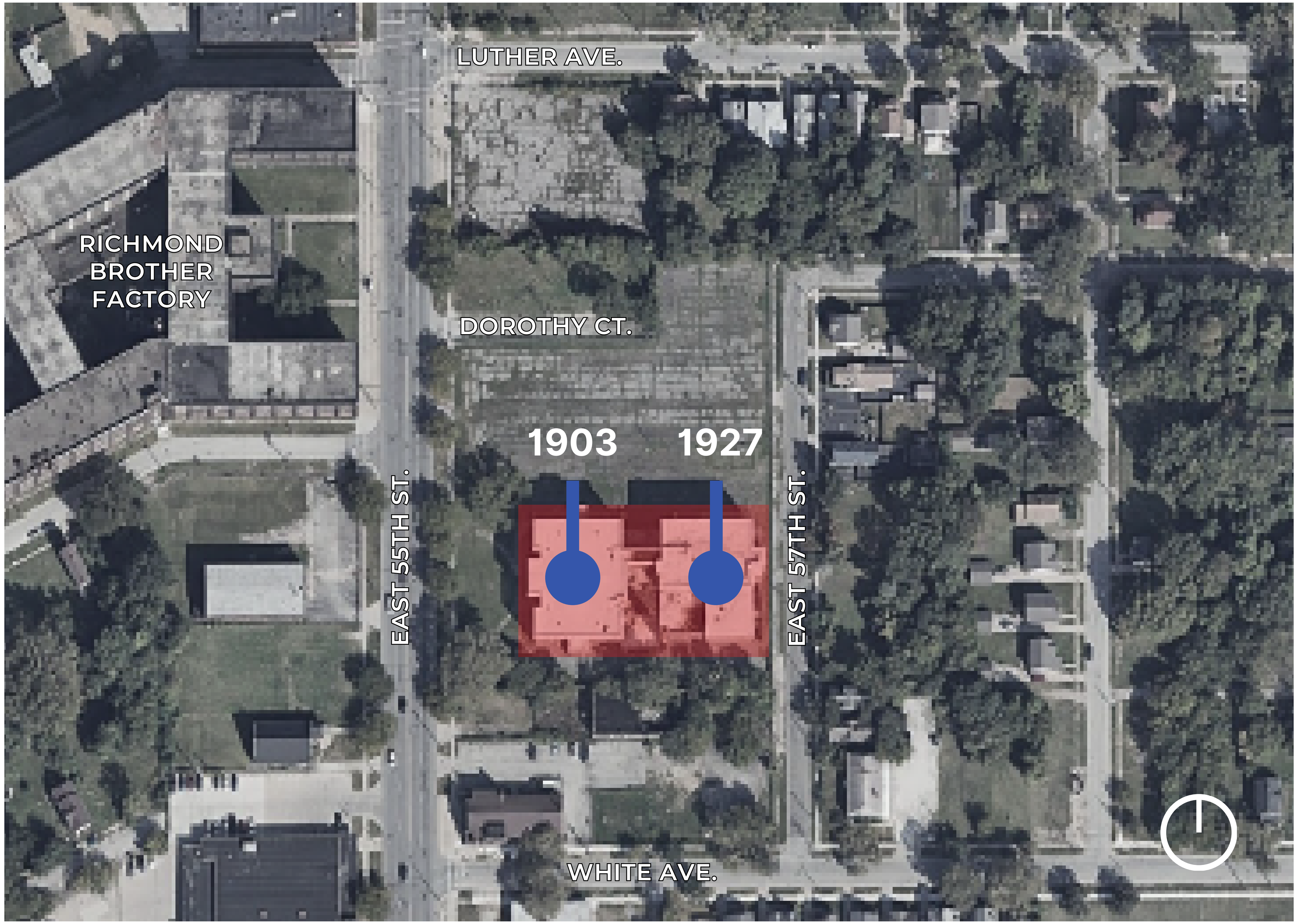
1. SITE DETAILS
2. CONTEXT
3. SITE PLAN
4. SALVAGE PLAN
5. POTENTIAL FOR REDEVELOPEMENT
6. QUESTIONS?

1. SITE DETAILS

SITE CONTEXT



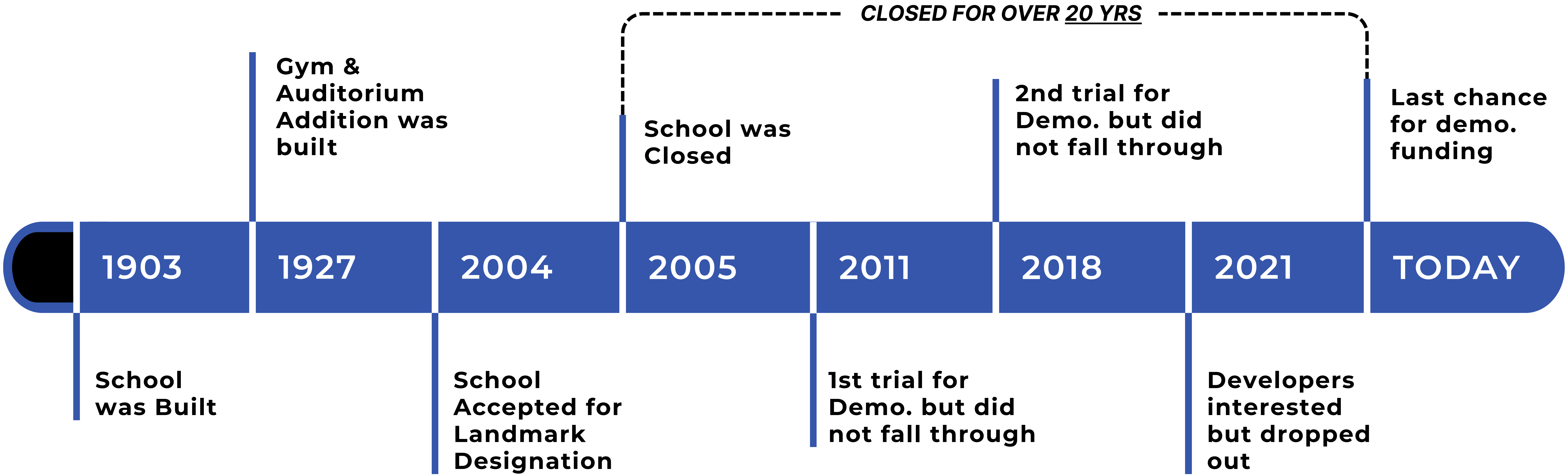
1625 East 55th St. Cleveland, OH 44103 Architect: Frank S. Barnum



2. CONTEXT

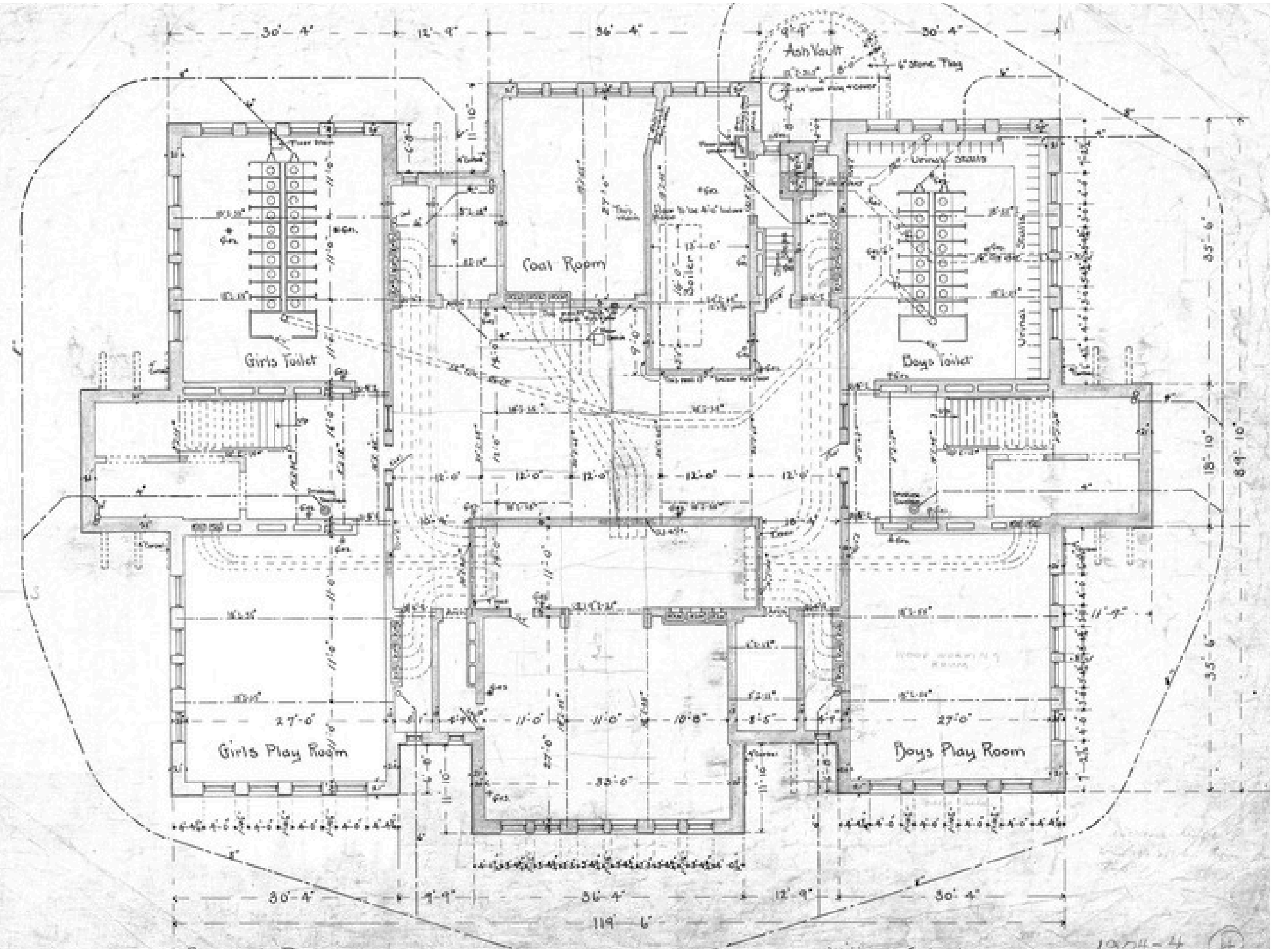
HISTORY

WILLSON K-8 SCHOOL

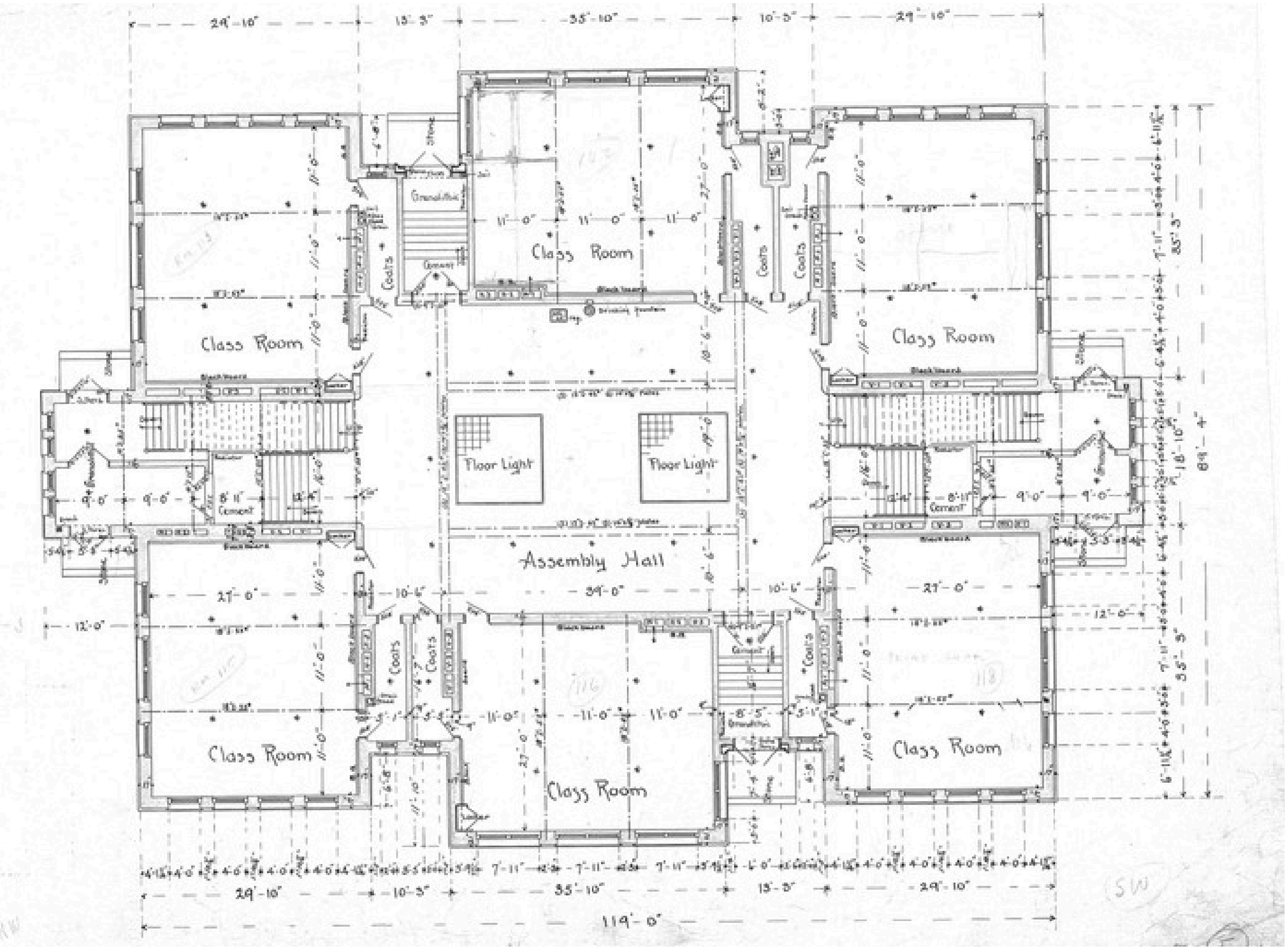


HISTORIC IMAGE

ORIG. BUILDING FLOOR PLANS

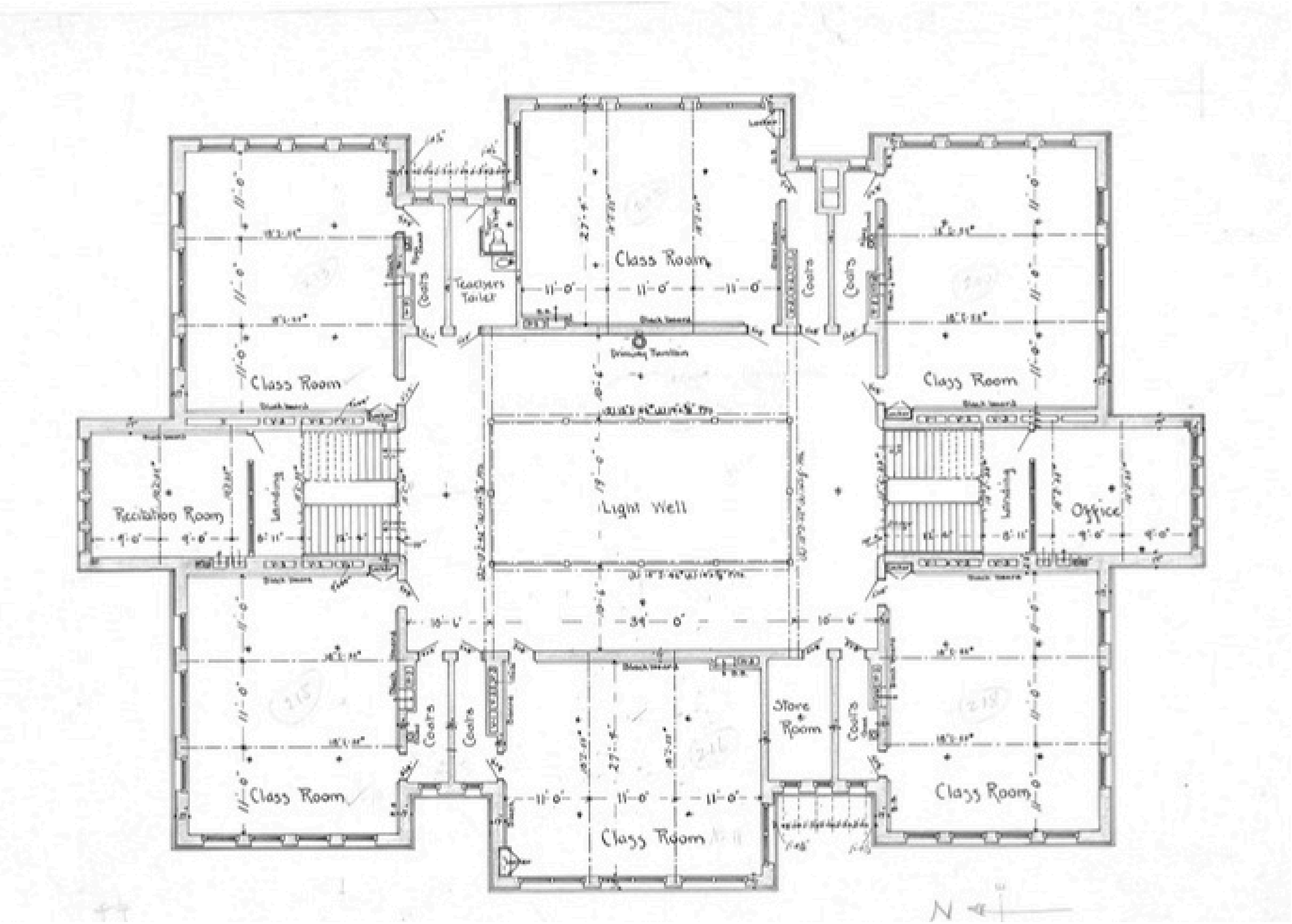


BASEMENT LEVEL

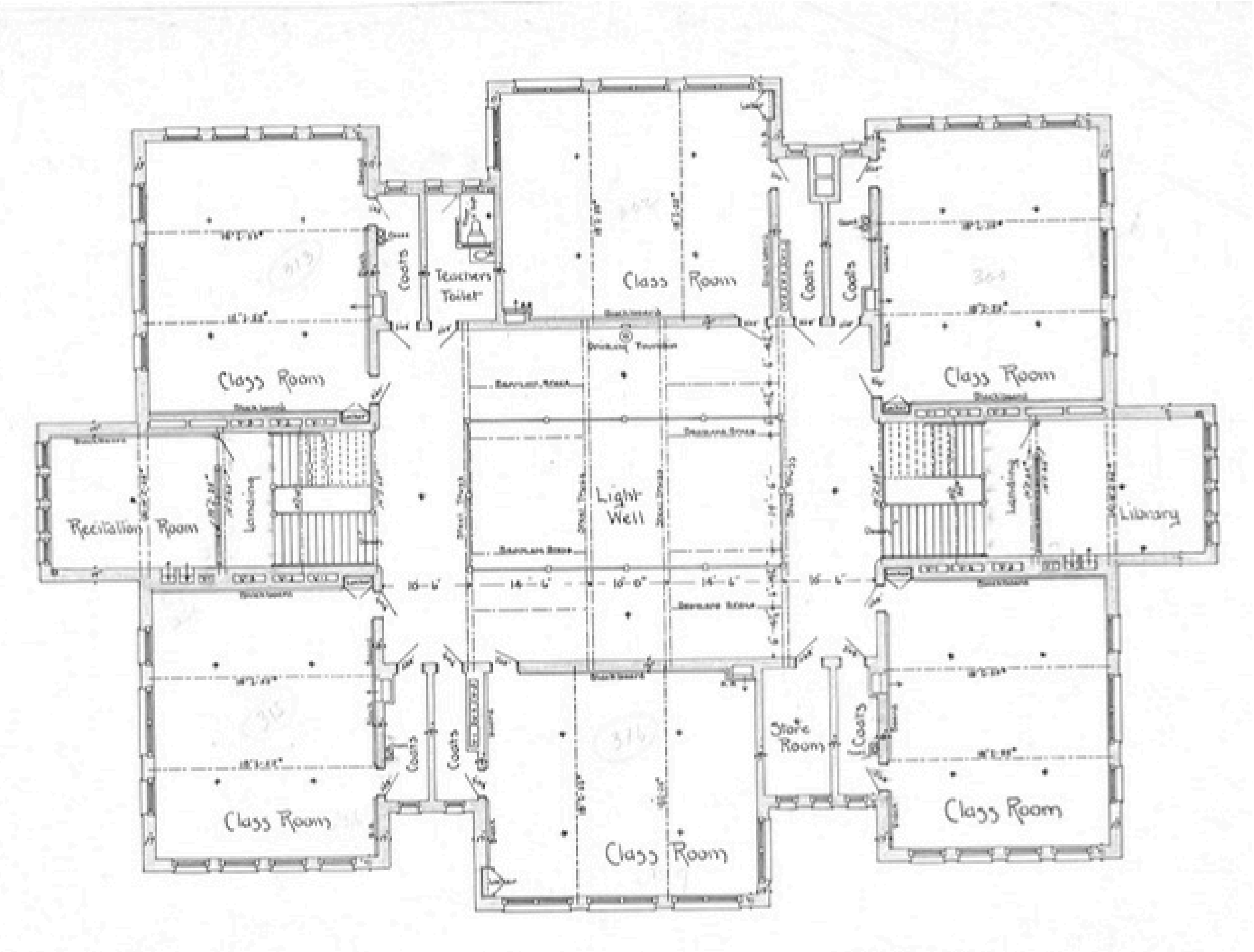


FIRST FLOOR

ORIG. BUILDING FLOOR PLANS



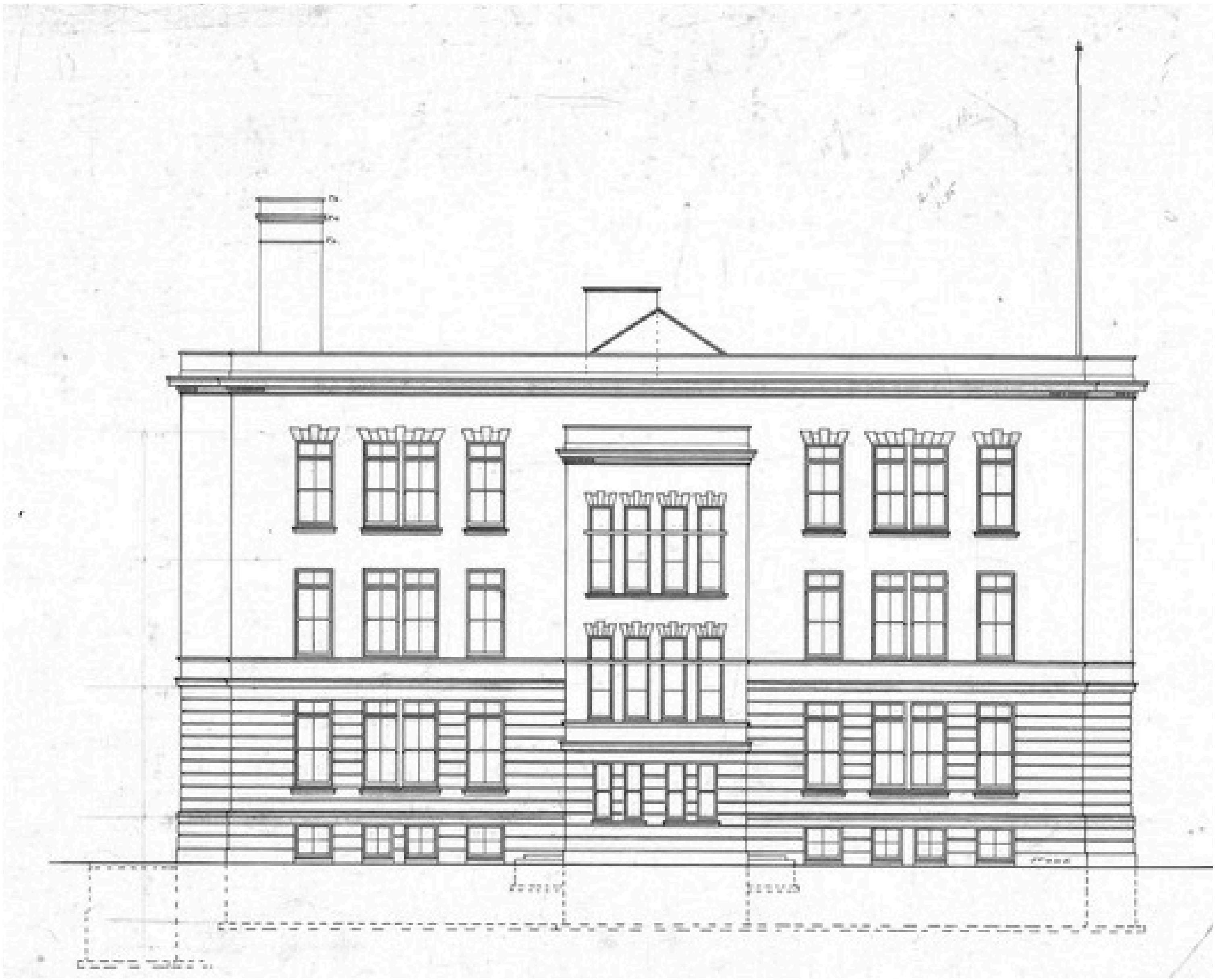
SECOND FLOOR



THIRD FLOOR

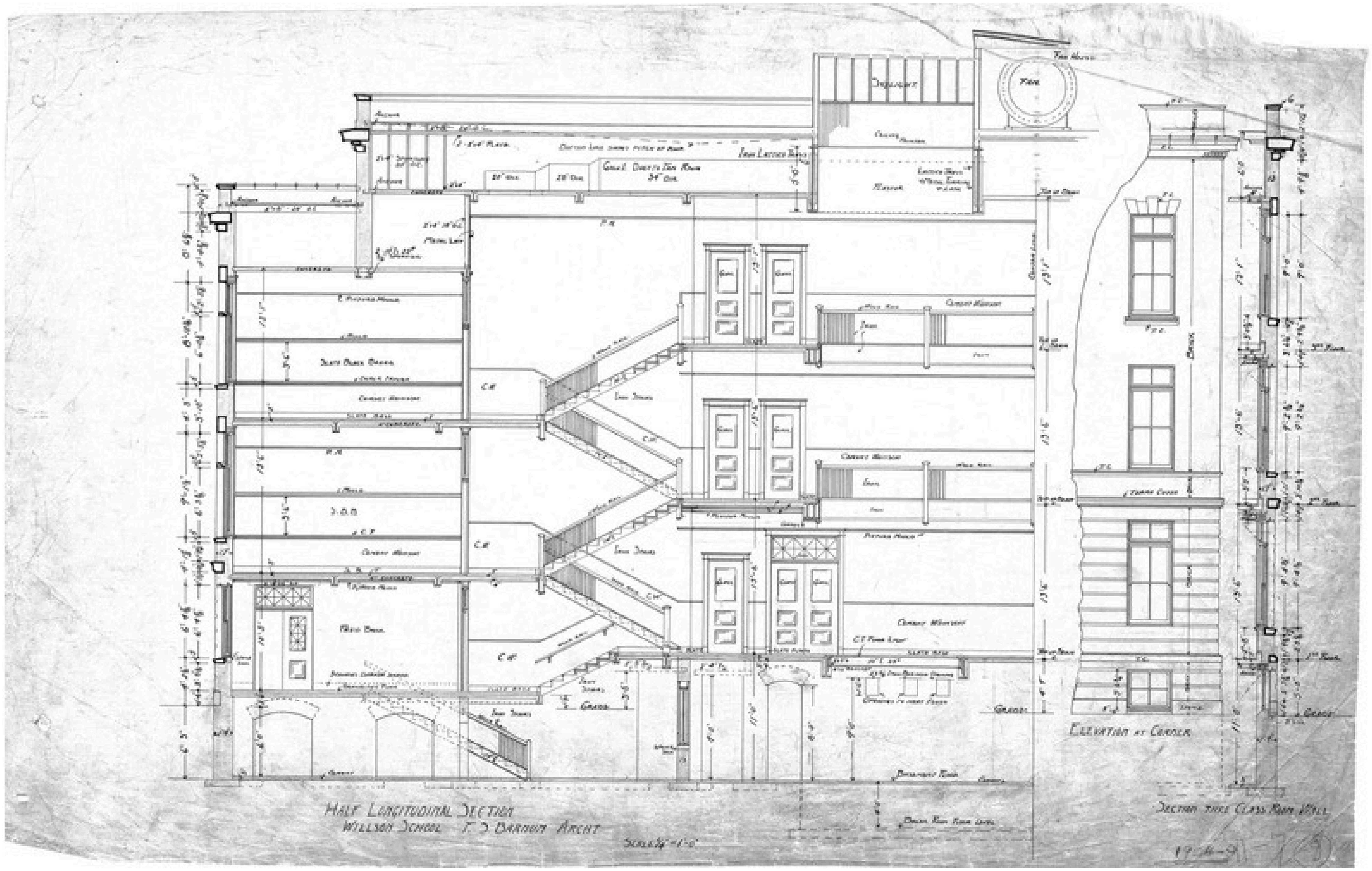
ORIG. BUILDING ELEVATIONS

FRONT ELEVATION

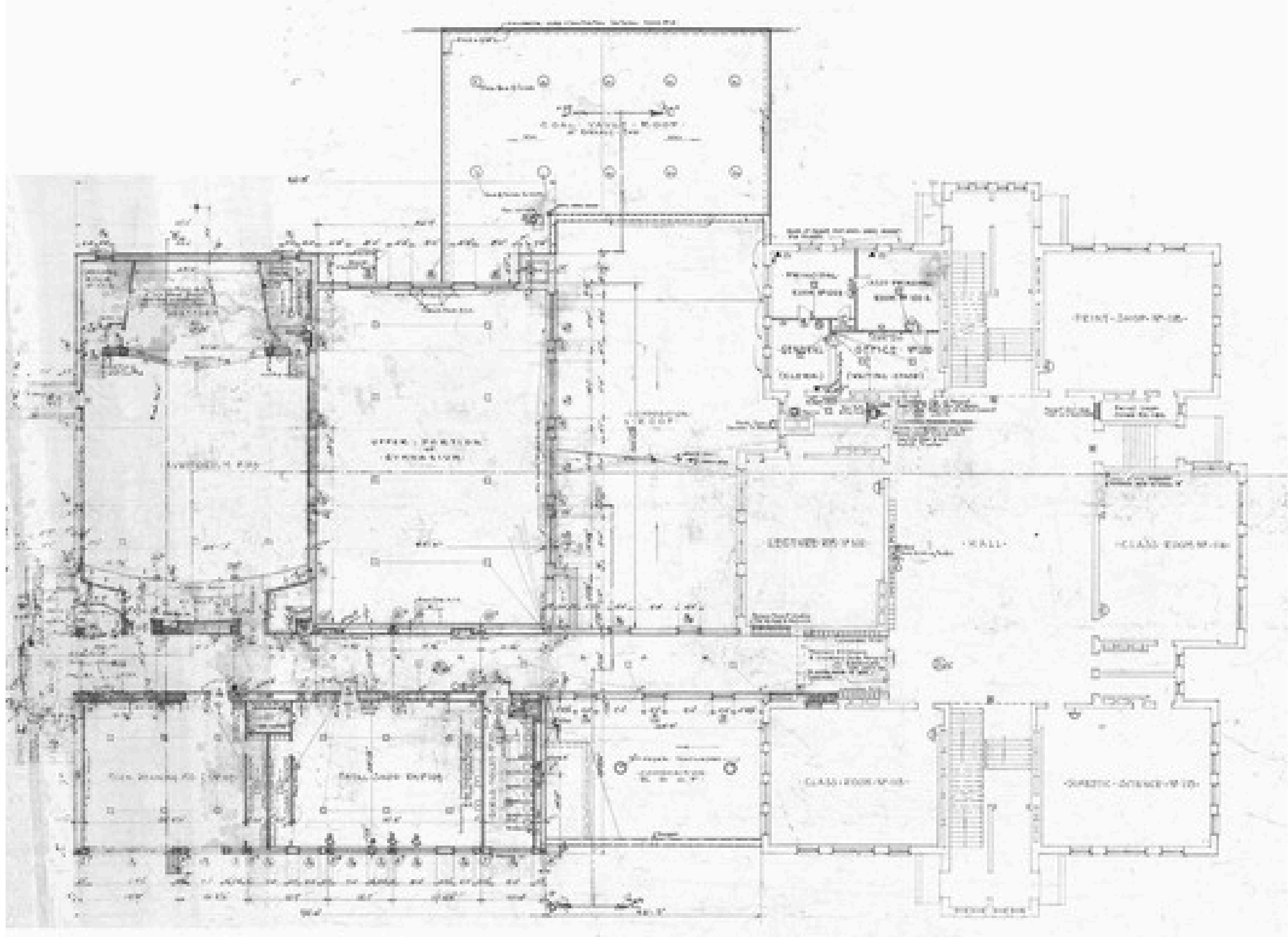


EAST ELEVATION

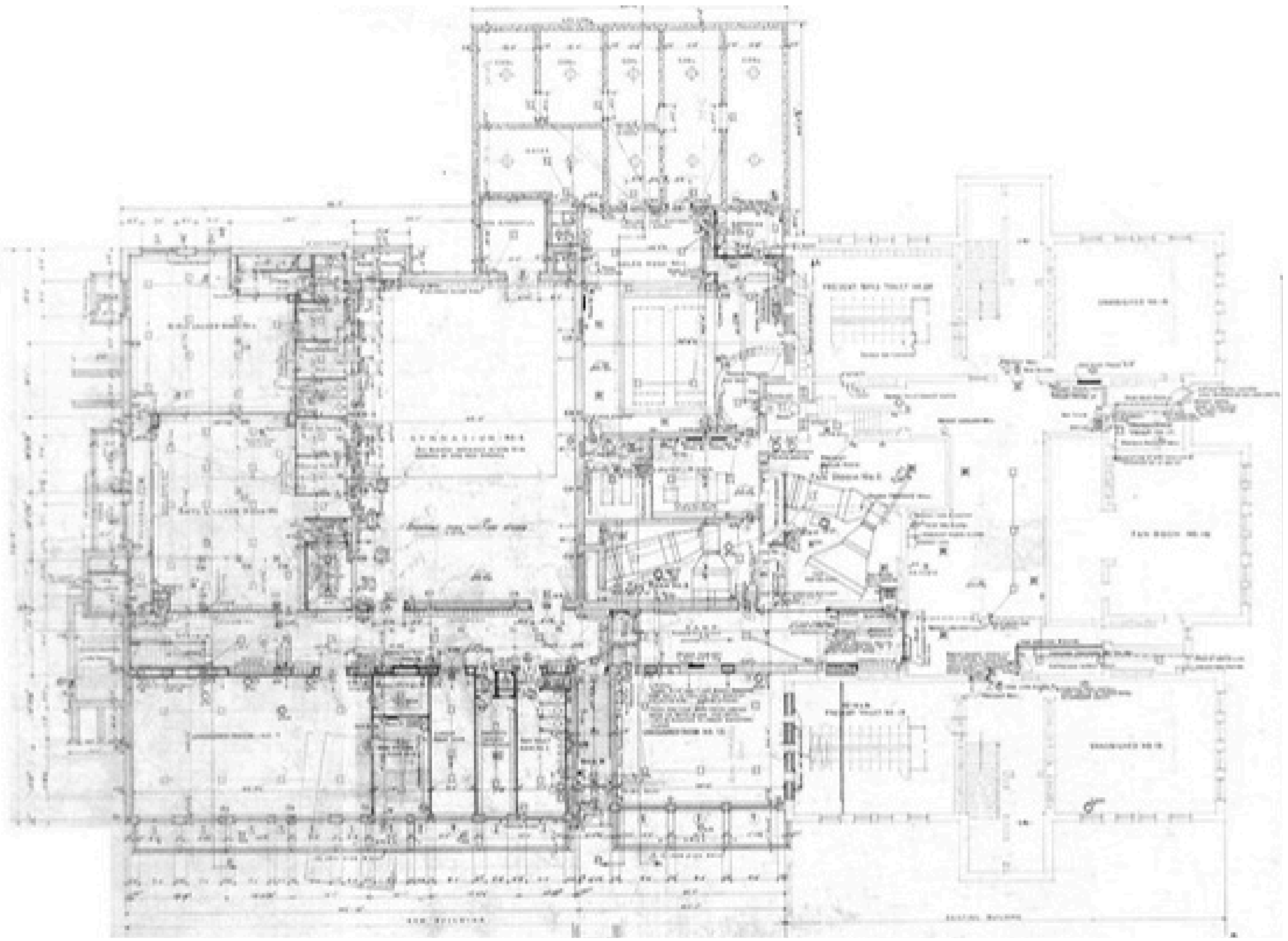
ORIG. BUILDING SECTION



ADDITION FLOOR PLANS

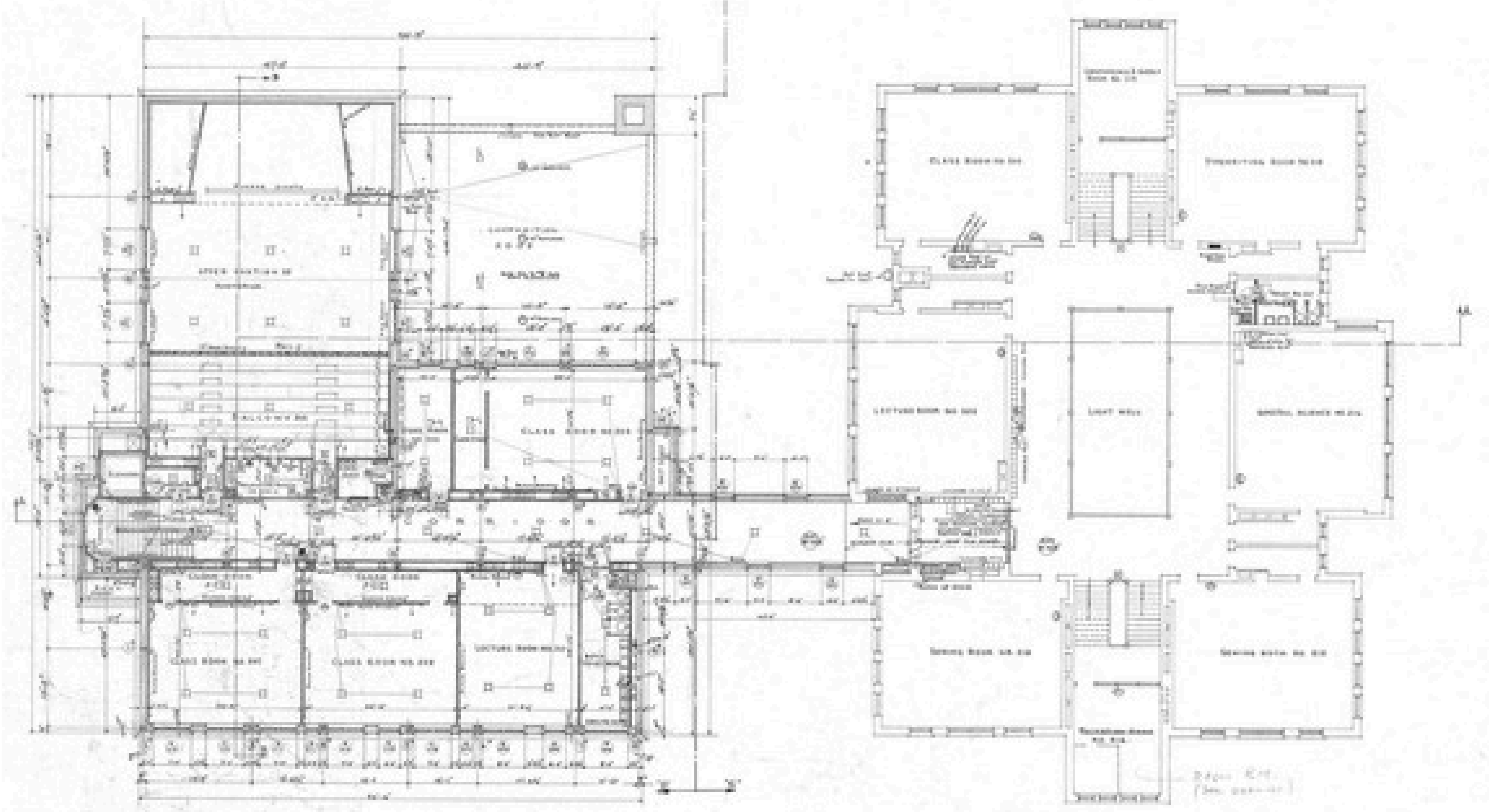


GROUND LEVEL

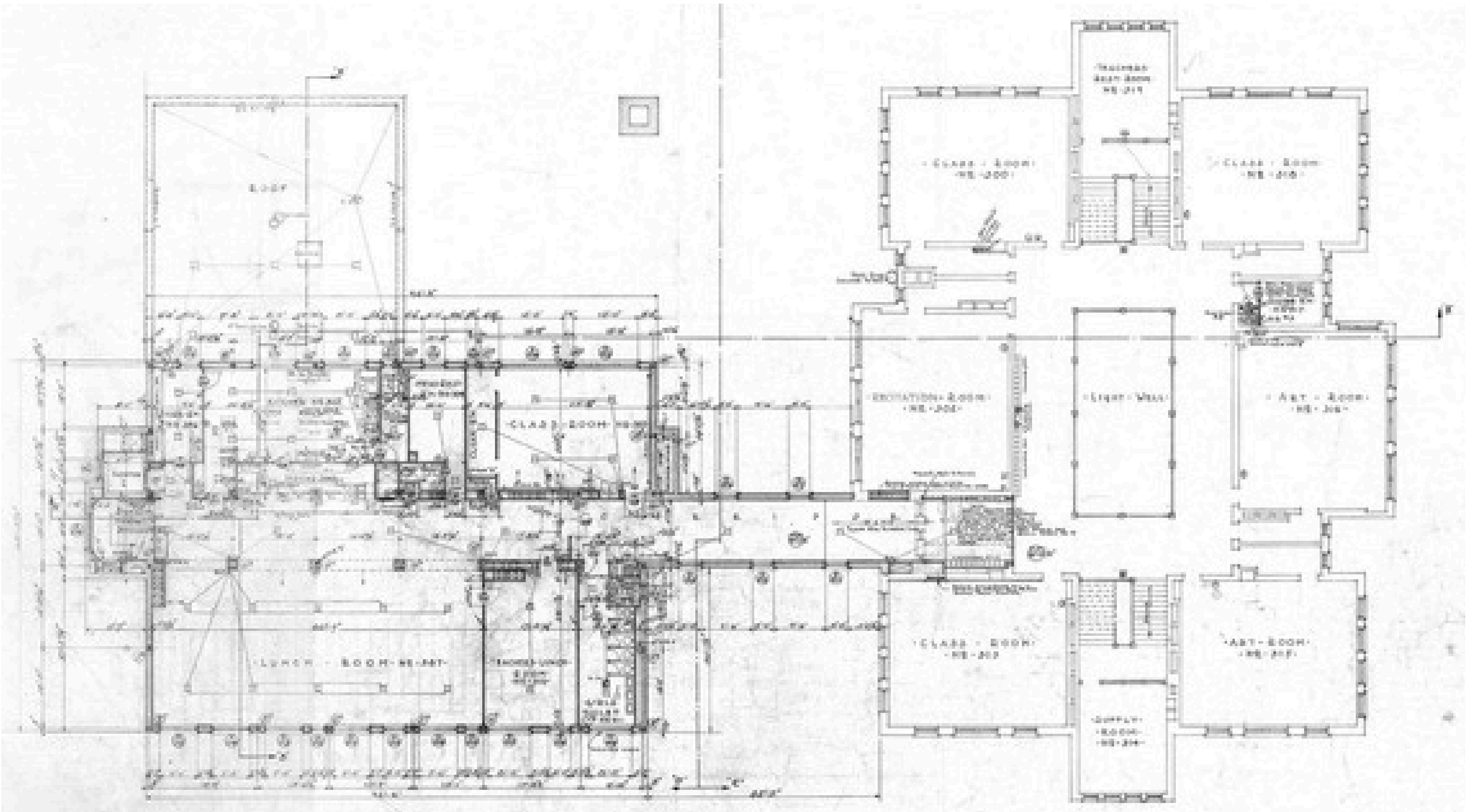


FIRST FLOOR

ADDITION FLOOR PLANS

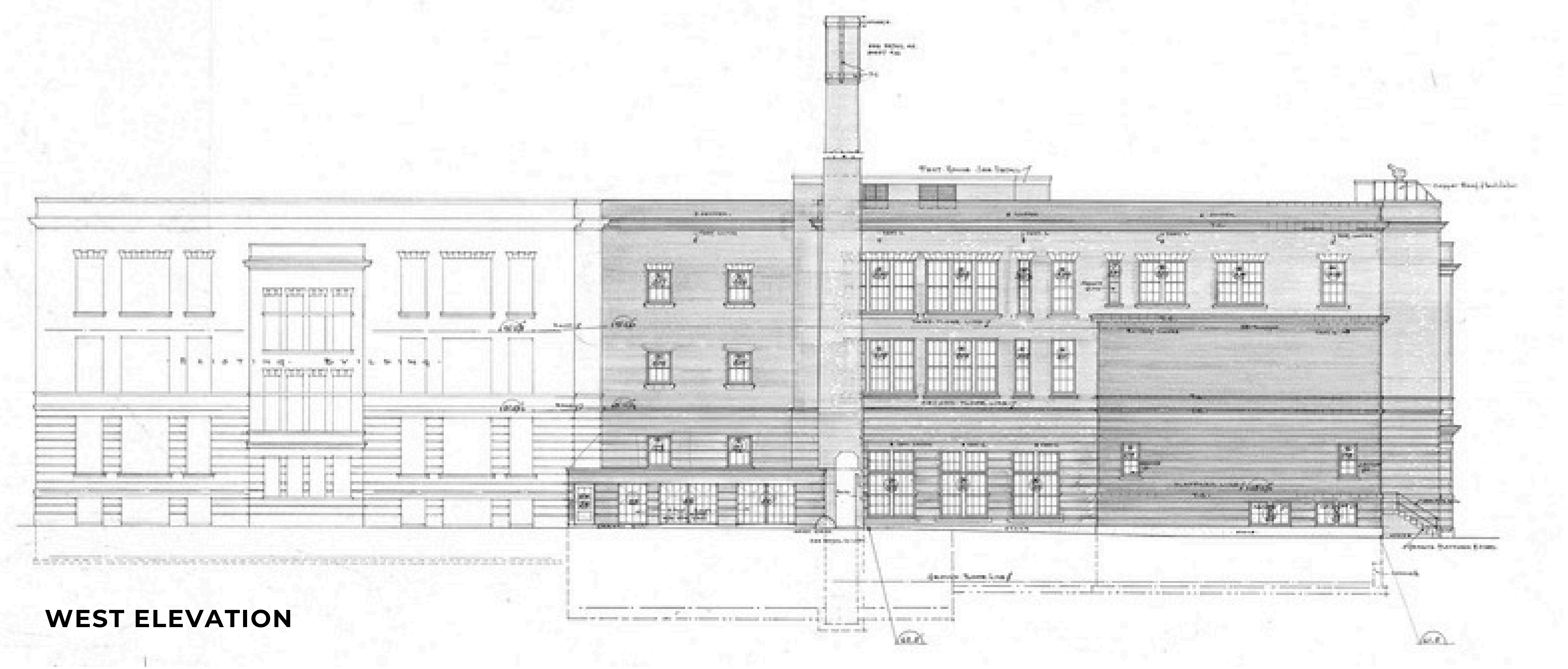


SECOND FLOOR



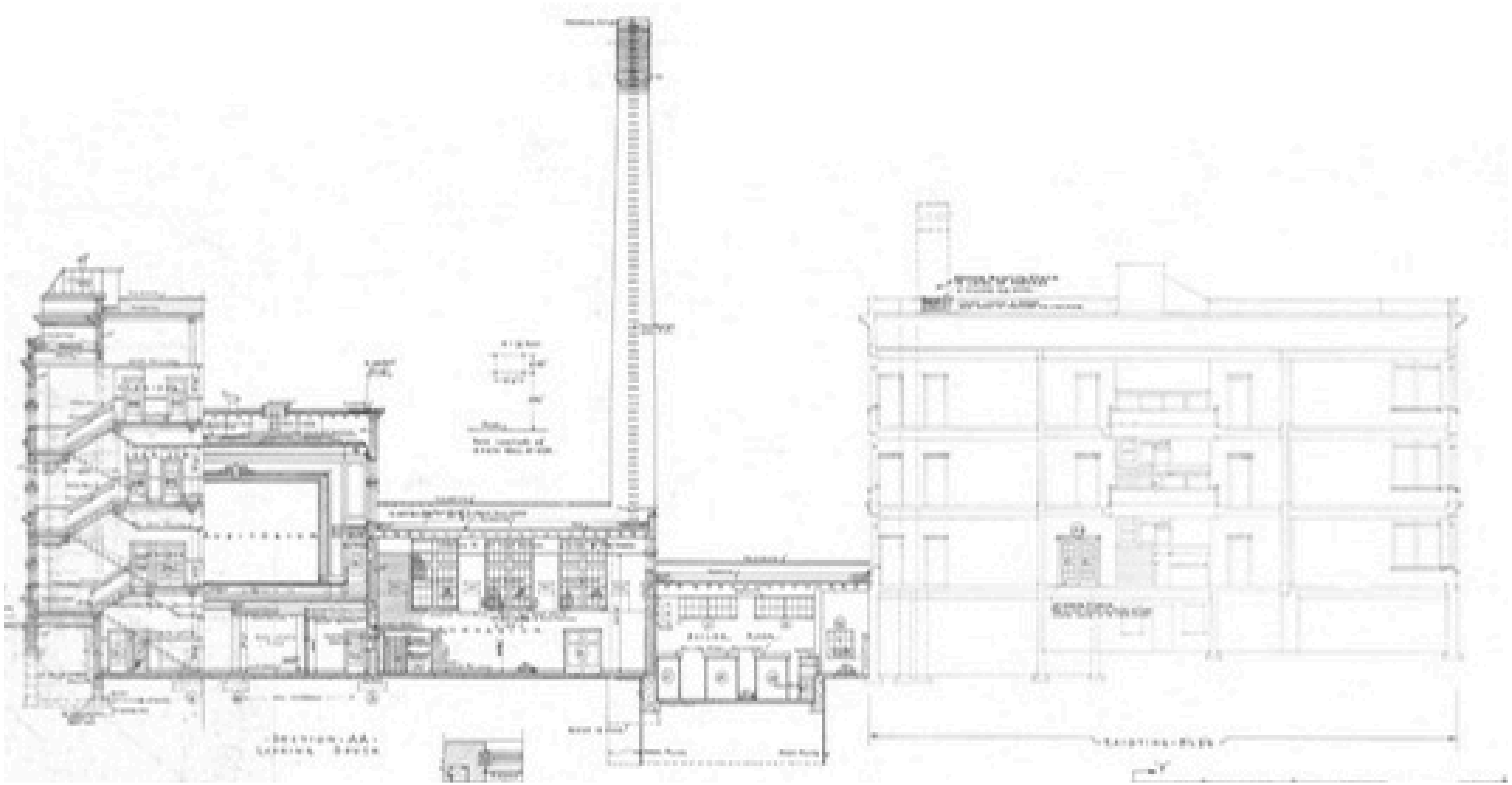
THIRD FLOOR

ADDITION ELEVATION



WEST ELEVATION

ADDITION SECTION



CURRENT EXTERIOR CONDITIONS

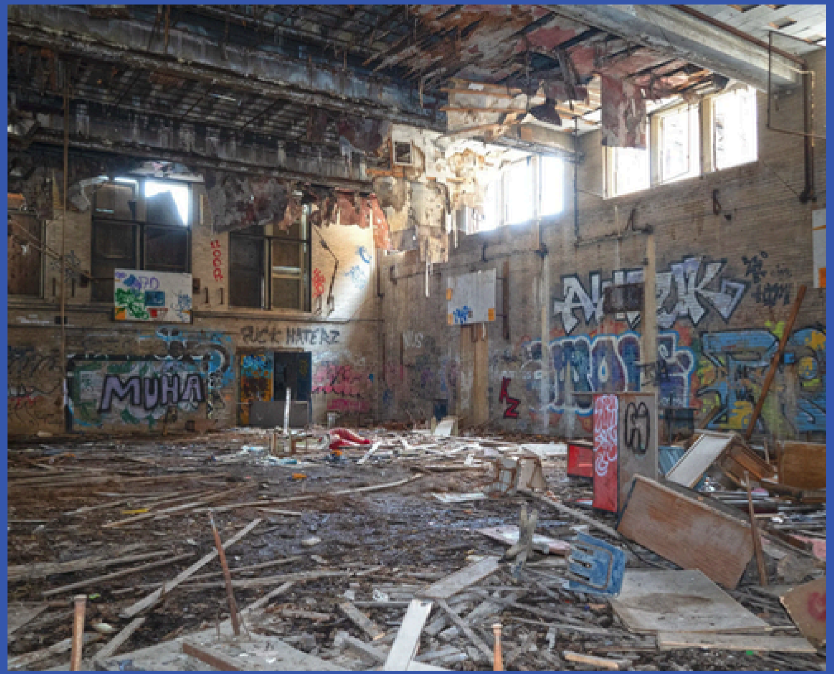






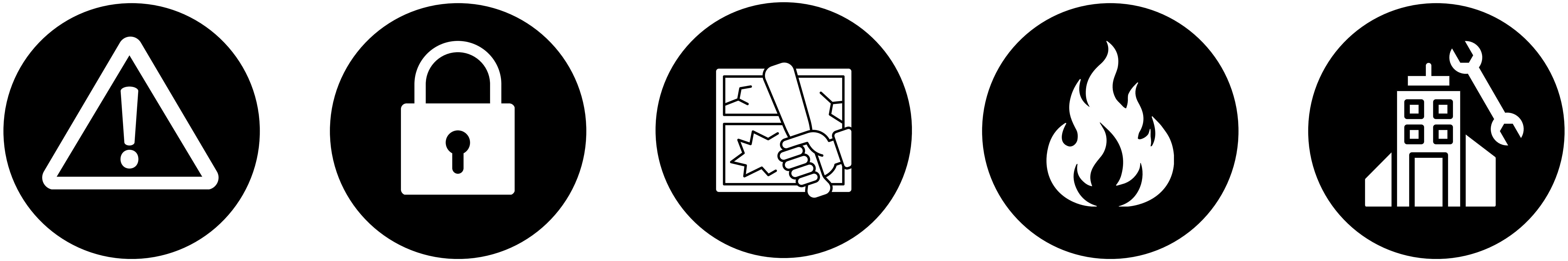

CURRENT INTERIOR CONDITIONS








SAFETY RISKS



SAFETY HAZARDS

SECURITY THREATS

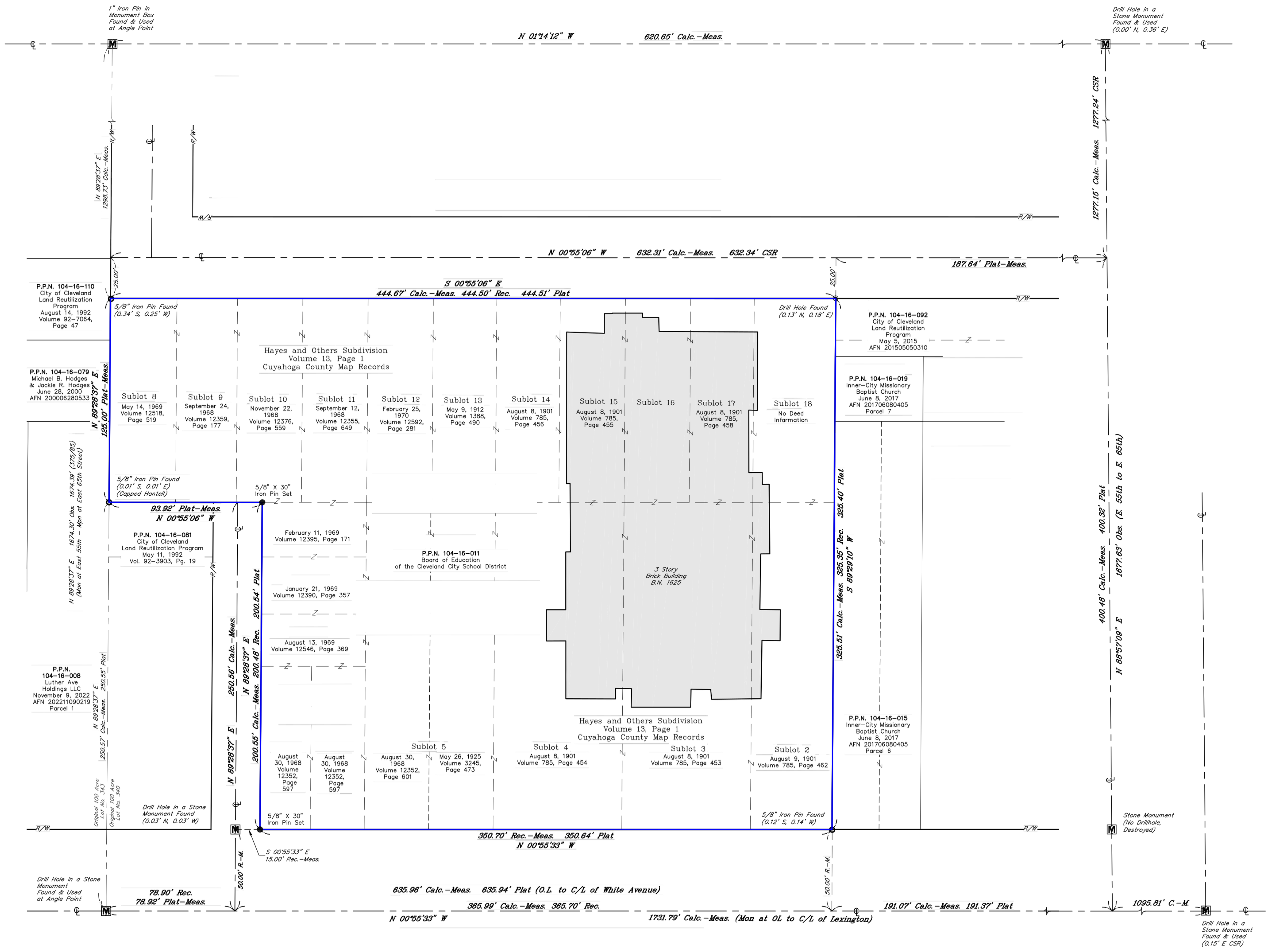
VANDALISM + DAMAGE

FIRE RISKS

UPKEEP EXPENSES

3.

SITE PLAN



Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Parcel "A" of the Map of Consolidation for Cleveland Metropolitan School District part of the Original Hundred Acre Lot No. 340, as shown by the plat recorded in Volume 369, Page 9 of Cuyahoga County Map Records.

1.) Subject and adjoining deeds as noted
2.) Map of Consolidation for Cleveland Metropolitan School District, Volume 369, Page 9 of Cuyahoga County Map Records (Plat)
3.) Lot Split & Consolidation for 5708 & 5710 Luther Avenue N.E. Volume 375, Page 85 of Cuyahoga County Map Records. (375/85)
4.) White Manufacturing Company Allotment, Volume 12, Page 14 of Cuyahoga County Map Records
5.) E.N. Keyes Subdivision, Volume 3, Page 24 of Cuyahoga County Map Records
6.) Hayes and Others Subdivision Volume 13, Page 1 of Cuyahoga County Map Records
7.) James S. Stevens Re-Allotment Volume 24, Page 16 of Cuyahoga County Map Records
8.) John Kelly Subdivision Volume 4, Page 44 of Cuyahoga County Map Records
9.) City of Cleveland Survey Records (CSR)

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 INCH = 30 FT.

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. Finished Floor elevation & House sizes
2. Location and Elevations of existing utility connections
3. Sidewalks to be 4" thick concrete except at drive apron which is to be 6" thick concrete.
4. Existing sewer connections can only be used if they are in good working condition. the city shall decide on the condition of existing connections.
5. The contractor must obtain a sewer permit from the City of Cleveland, division of Water Pollution Control, before performing the sewer work.

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.

Dimensions shown on this plan are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge and belief. Bearings are to an assumed meridian and are used to denote angles only.

Brian Siebenthal March 6, 2026

Brian Siebenthal P.S. No. 8740 Date

STATE OF OHIO BRIAN SIEBENTHAL 8740 REGISTERED PROFESSIONAL SURVEYOR

January 2026

[redacted]

BDK, ER, BS

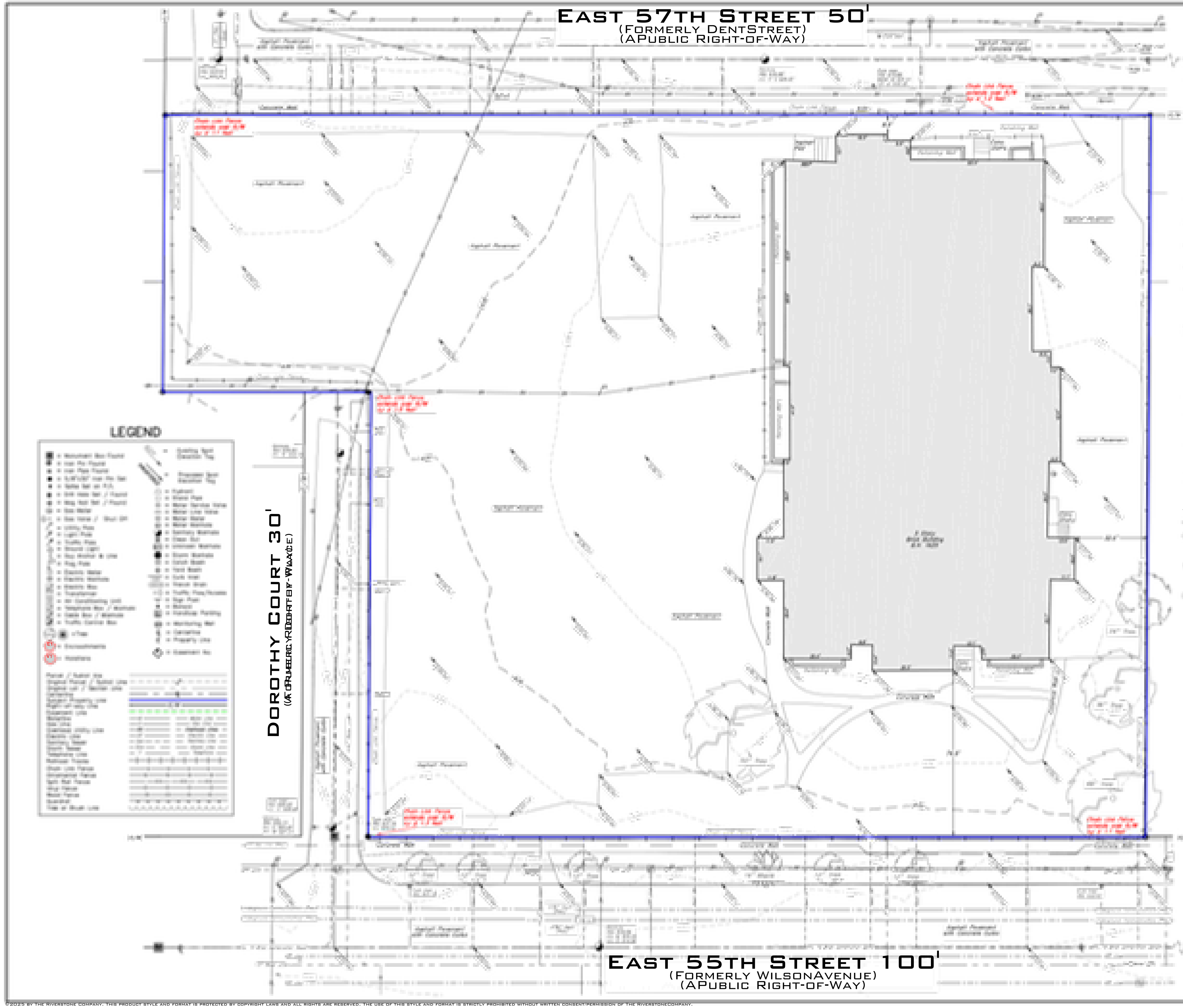
B.S. P.S. 8740

- M = Monument Box Found
- ○ = Iron Pin Found
- ○ = Iron Pipe Found
- ● = 5/8"x30" Iron Pin Set
- • = Spike Set on P/L
- ◉ = Drill Hole Set / Found
- ✛ = Mag Nail Set / Found
- ℄ = Centerline

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Co PS8740"

Bearings shown hereon are based on Ohio State Plane Coordinate System, North Zone, NAD 1983. US Feet



Site Plan Survey
of
Wilson Middle School
1625 East 55th Street
P.P.N. 104-16-011
City of Cleveland, Ohio

Utility Providers

Plans Not Received- Clear Email

Plans Not Received- Overhead Lines

Plans Not Received

Plans Received
East 55th Street - Plan 2603a
East 57th Street - Plan 3182

Plans Received
East 55th Street - Plan 2340
East 57th Street - Plan 4050
DorthyCourt- Plan2068

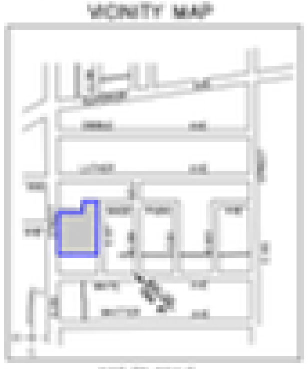
Plans Received- Plans East 55th Sludge Force Main

Plans Received- GIS Plans

Plans Received- Plans East 55th Sludge Force Main

Sewer Reference

Vertical Control Monument and T.B.M.



GRAPHIC SCALE

RIVER STONE
LAND SURVEYING - ENGINEERING - DESIGN
3800LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216)491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-433, Page 2of2

1625 East 55th Street

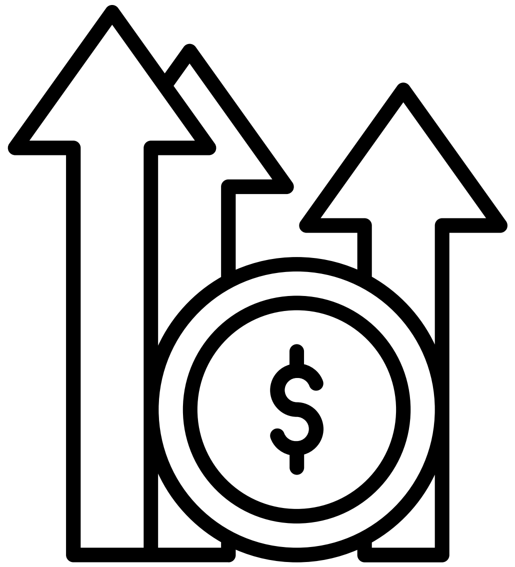
4.

SALVAGE PLAN

POTENTIAL SALVAGE STONE


5.
POTENTIAL FOR
REDEVELOPEMENT

FAILED ATTEMPT TOWARDS REDEVELOPEMENT



Biggest issue: High cost

COST OF NEW STATE OF ART 350 STUDENT PK-8 SCHOOL

TYPICAL SQ FOOTAGE =	52,849 SF
TYPICAL CONSTRUCTION COST =	**$11,500,000.00**
2/3RDS OF COST IS CO-FUNDED **BY OSFC** =	**$ 7,670,000.00**
1/3RD OF COST IS FUNDED BY DISTRICT =	**$ 3,830,000.00**

ESTIMATED COST TO RENOVATE EXISTING WILLSON BUILDING

EXISTING 1903 BUILDING =	48,050 SF
EXISTING 1927 ADDITION =	43,240 SF
TOTAL WILLSON SCHOOL SQ FT =	**91,290 SF**
EXCESS SQ. FT. OVER NEW BUILDING =	**38,441 SF**

NOTE:

1. EXCESS SQ. FT. IS NOT CO-FUNDED BY THE OHIO SCHOOL FACILITIES COMMISSION (OSFC)
2. OSFC WILL NOT CO-FUND SPACES NOT IN THE OHIO SCHOOL DESIGN MANUAL (OSDM) SUCH AS THE AUDITORIUM

TO MEET THE OSDM, THE FOLLOWING ADDITION IS REQUIRED

Note that these spaces should be at grade level to meet OSDM, ADA requirements and access to playgrounds

PE SPACES	8,505 NSF
STUDENT DINING SPACES	4,106 NSF
FOOD SERVICE SPACES	1,145 NSF
PRE-K /KINDERGARTEN SPACES	3,500 NSF
ACCESSIBLE MAIN ENTRANCE AND ADMINISTRATIVE OFFICES	3,000 NSF
SUBTOTAL	20,310 NSF
CIRCULATION + CONSTRUCTION (30%)	6,093 NSF
TOTAL ADDITION SF =	26,403 GSF

ESTIMATED COST TO RENOVATE EXISTING BUILDING =	91,290 SF X $160/SF =	$14,606,400.00
ESTIMATED COST OF ADDITION =	26,403SF X $228/SF =	$ 6,019,884.00
	TOTAL ESTIMATE FOR RENOVATION AND ADDITION =	**$20,626,284.00**

OSFC WILL CO-FUND RENOVATION COSTS EQUAL TO 2/3RDS THE COSTS OF NEW BUILDING =	**$ 9,600,000.00**
THIS COULD INCLUDE THE ADDITION @ 26,403 SF X $228/SF =	$ 6,019,884.00
PART OF EXISTING STRUCTURE @ APPROX. 22,376 SF X $160/SF =	$ 3,580,116.00
REMAINING 68,914 SQ FT RENOVATION COSTS DISTRICT WOULD HAVE TO FUND	**$11,026,240.00**
1/3RD COST BY DISTRICT (COST TO BUILD NEW)	**$ 4,900,000.00**
DISTRICT LFI COSTS TO RENOVATE EXISTING	**$ 6,126,240.00**

FUTURE USE OPPORTUNITIES

CLEARED LAND =
INCREASED DEVELOPER INTEREST

TO POTENTIALLY REPURPOSE LAND FOR:

- **AFFORDABLE HOUSING**
- **MIX-USE**

CITY REPRESENTATIVES & COMMUNITY FEEDBACK

Council Women Stephanie voiced that **the site has been a sore eye to many people in the community and are on board** with the demo as long as it done right.

THANK YOU FOR ATTENDING!

QUESTIONS?

CLEVELAND LANDMARKS COMMISSION PRESENTATION

FEBURARY 17, 2026

ROBERT P. MADISON
INTERNATIONAL, INC
ARCHITECTS • INTERIORS • PLANNERS

CITY OF CLEVELAND
Mayor Justin M. Bibb

Schematic Plan Review

May 28th, 2026

Case 26-035

Schematic Plan Review

**Cleveland City Hall
Mall Historic District**

Cleveland City Hall
601 Lakeside Avenue East

Modernization

**Project Representatives: Mark Duluk, City of Cleveland
Ward 8: Councilmember Howse-Jones**

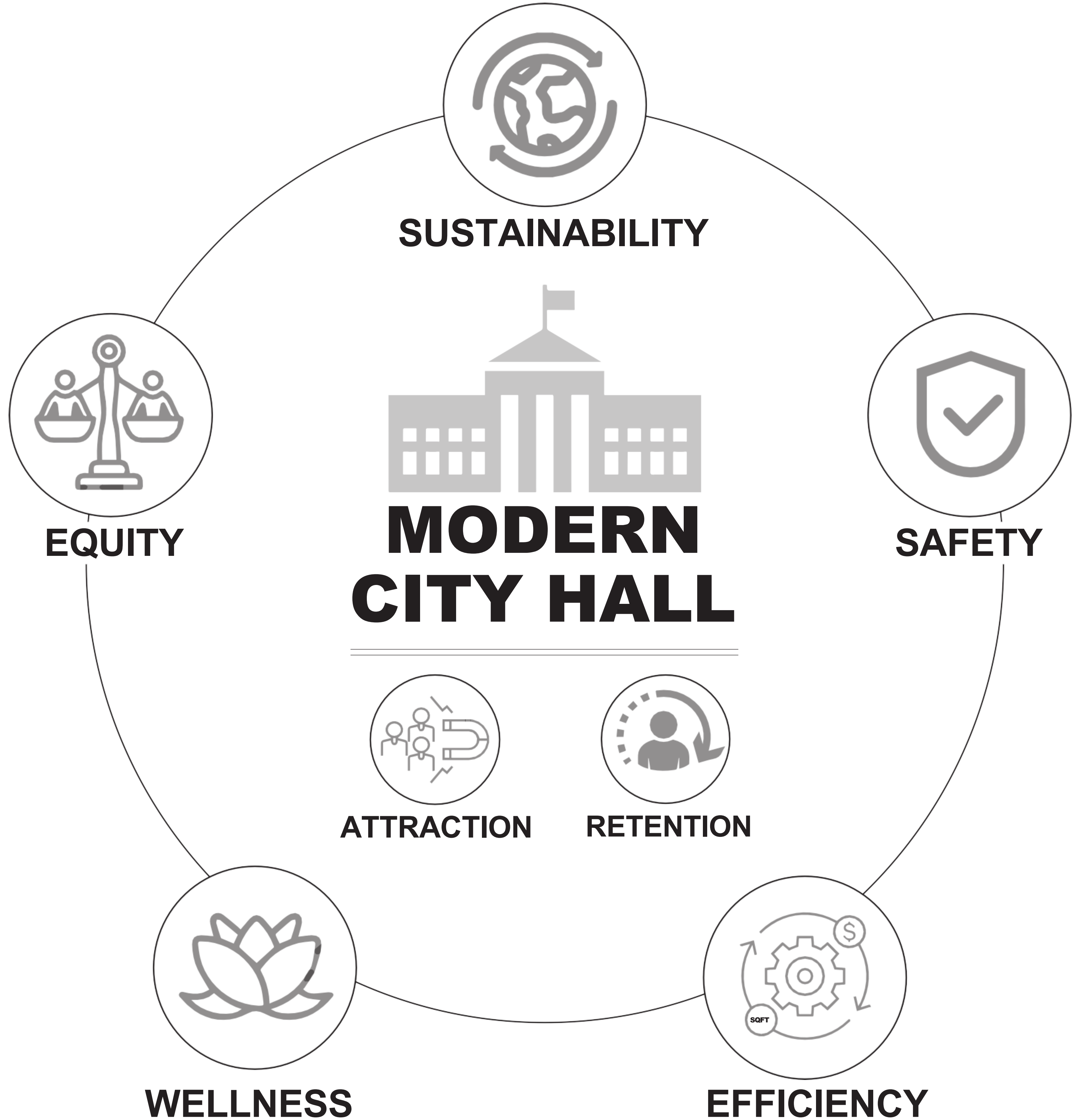
CITY HALL MODERNIZATION

CITY OF CLEVELAND
Mayor Justin M. Bibb

DLR GROUP
PLANNING & DESIGN

Algebra AEC
ENGINEERING

CC&E
COST ESTIMATING


SUSTAINABILITY
EQUITY
SAFETY
MODERN CITY HALL
ATTRACTION
RETENTION
SQFT
WELLNESS
EFFICIENCY

ACCESSIBILITY

EMPLOYEE ATTRACTION AND RETENTION

ENHANCED DEPARTMENT ADJACENCIES

MAYOR

- Public Safety
- Youth & Family Success
- Legal
- Finance
- ITS
- Integrated Development
- Operations
- Human Resources
- Government Affairs
- Communications
- Public Health
- Community Police Commission
- Civilian Police Review Board
- Office of Professional Standards

FIVE BUILDINGS

CITY HALL

PUBLIC AUDITORIUM

205 ST CLAIR

ERIEVIEW
(LEASE)

2001 PAYNE
(PUBLIC SAFETY CENTRAL)

EXCESSIVE STORAGE

INEFFICIENT SPACE UTILIZATION

POOR INDOOR ENVIRONMENT

OUTDATED SYSTEMS

1200+
EMPLOYEES

360
SQFT / EMPLOYEE

CITY HALL

PUBLIC AUDITORIUM

205 ST CLAIR

ERIEVIEW
(LEASE)

2001 PAYNE
(PUBLIC SAFETY CENTRAL)

UTILIZE TECHNOLOGY

STANDARDIZE OFFICE SPACE

ENVIRONMENTAL EQUITY

UPGRADE SYSTEMS

+5 YEAR EMPLOYEE GROWTH

BASIS OF DESIGN

150

SQFT / EMPLOYEE
(TARGET)

CITY HALL
(RENOVATE)

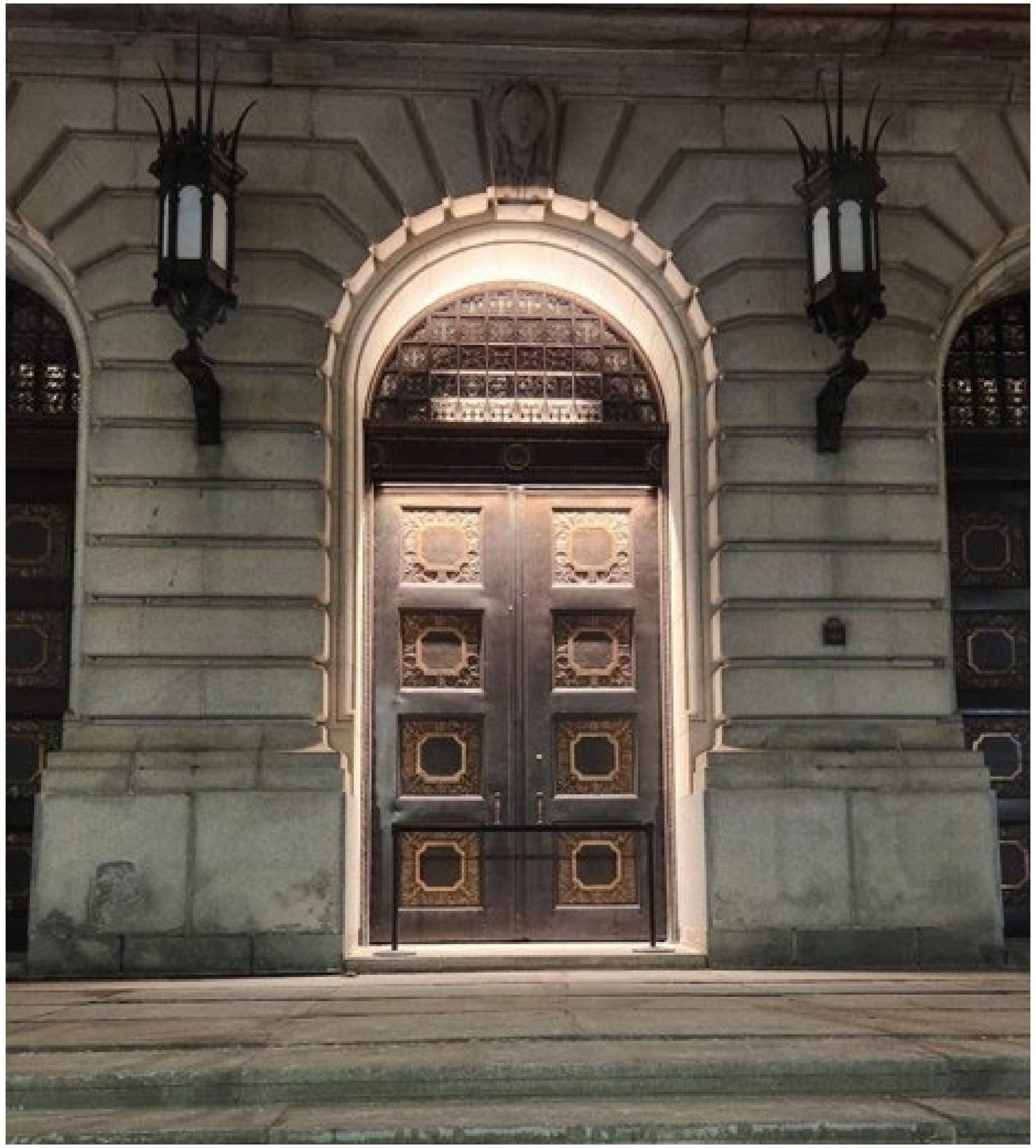
PUBLIC AUDITORIUM

205 ST CLAIR
CONSTRUCT NEW BUILDING FOR EMERGENCY OPERATIONS CENTER

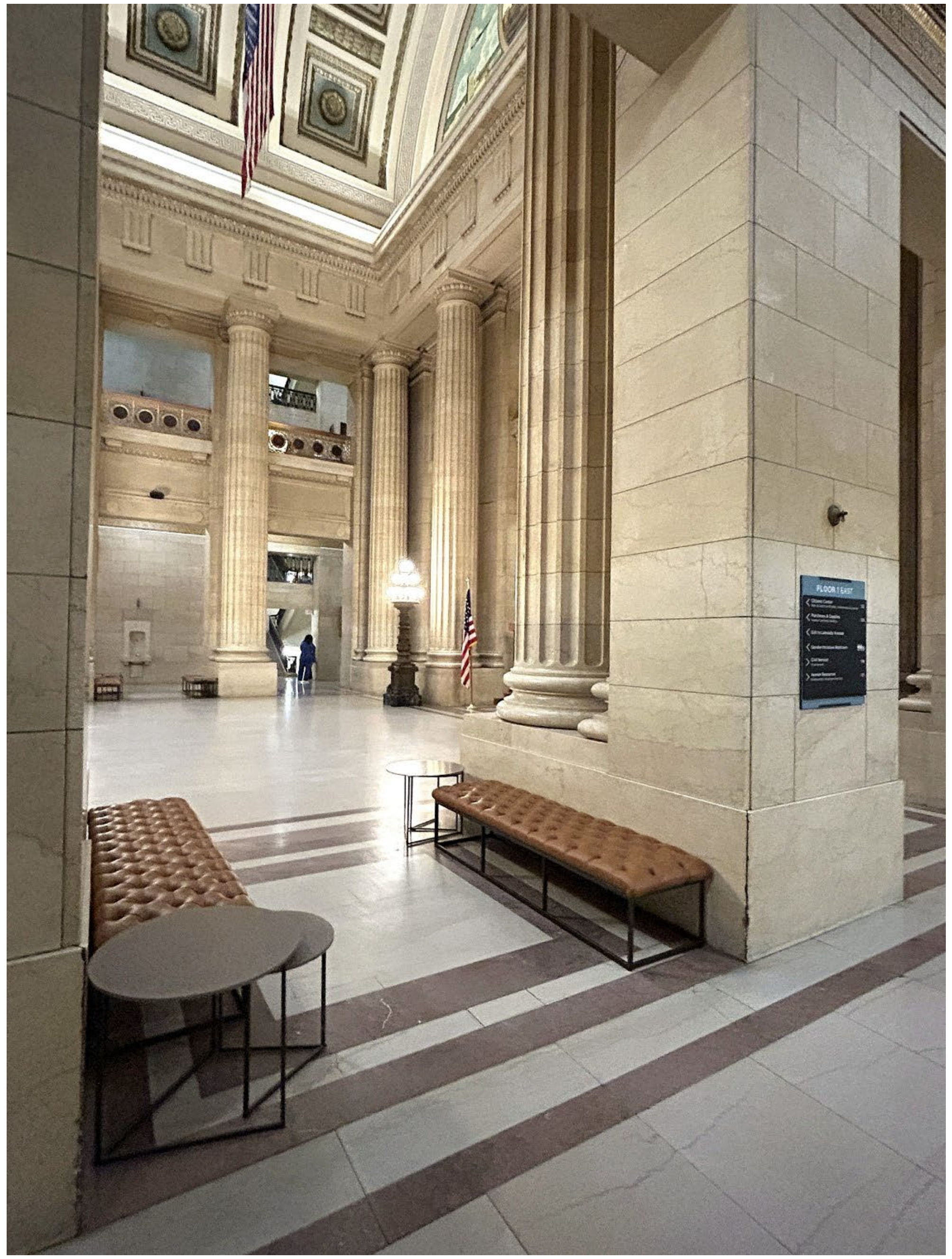
ERIEVIEW

2001 PAYNE
(RENOVATE)

CITY HALL PROJECTS IN PROGRESS



EXTERIOR RESTORATION



COLLABORATIVE FURNITURE

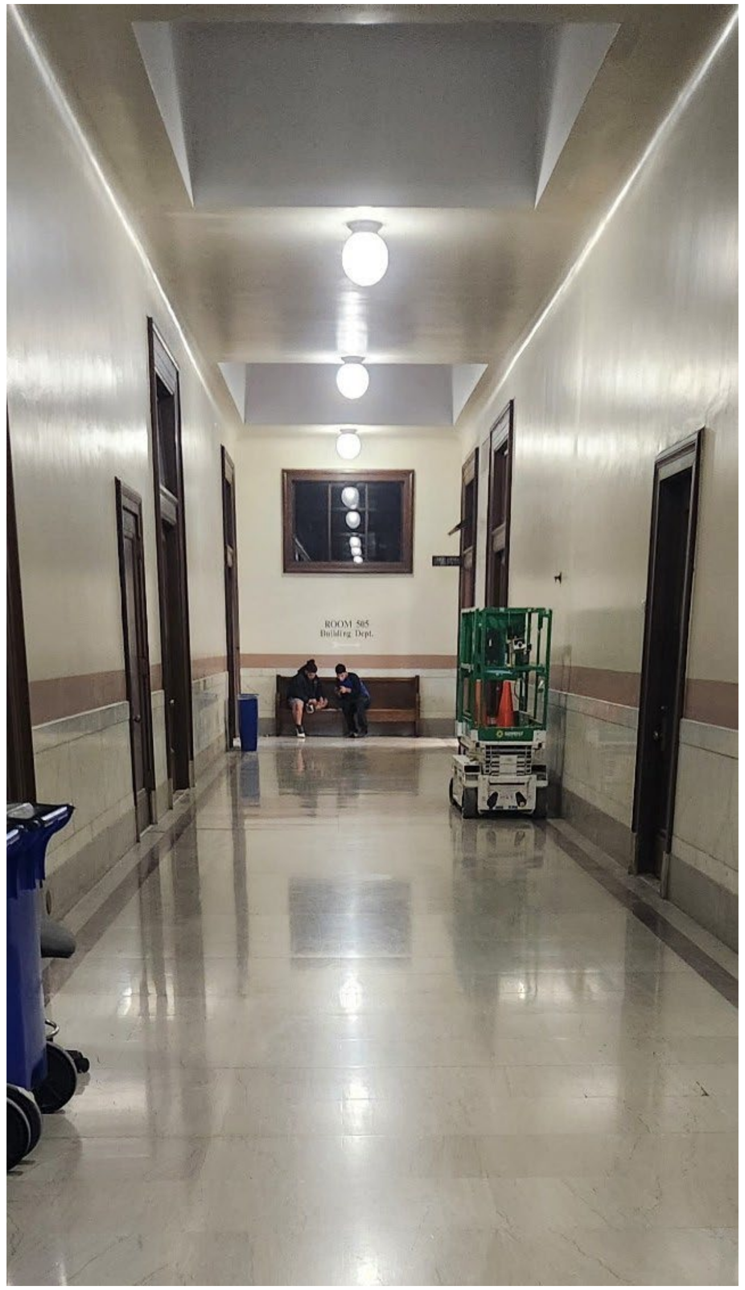
CITY HALL PROJECTS IN PROGRESS

- **$21 MILLION IN IMPROVEMENTS TO THE BUILDING ENVELOPE UNDERWAY**

FAÇADE RESTORATION - BEFORE

FAÇADE RESTORATION – IN PROGRESS

CITY HALL PROJECTS IN PROGRESS



REACTIVATING SKYLIGHTS - BEFORE

REACTIVATING SKYLIGHTS - AFTER

CITY HALL MODERNIZATION

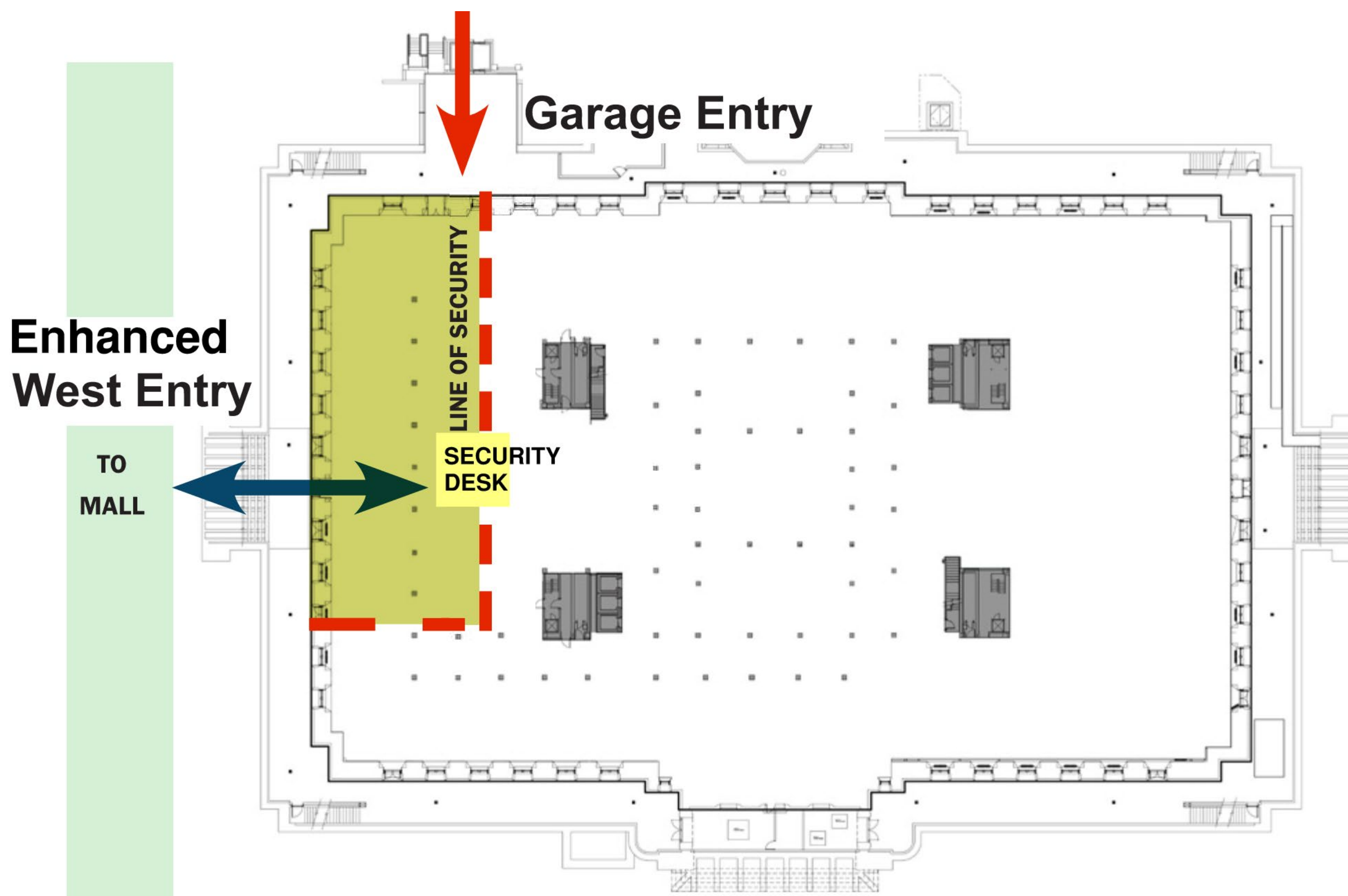
RED ROOM - BEFORE

RED ROOM - AFTER

CITY HALL PROJECTS IN PROGRESS

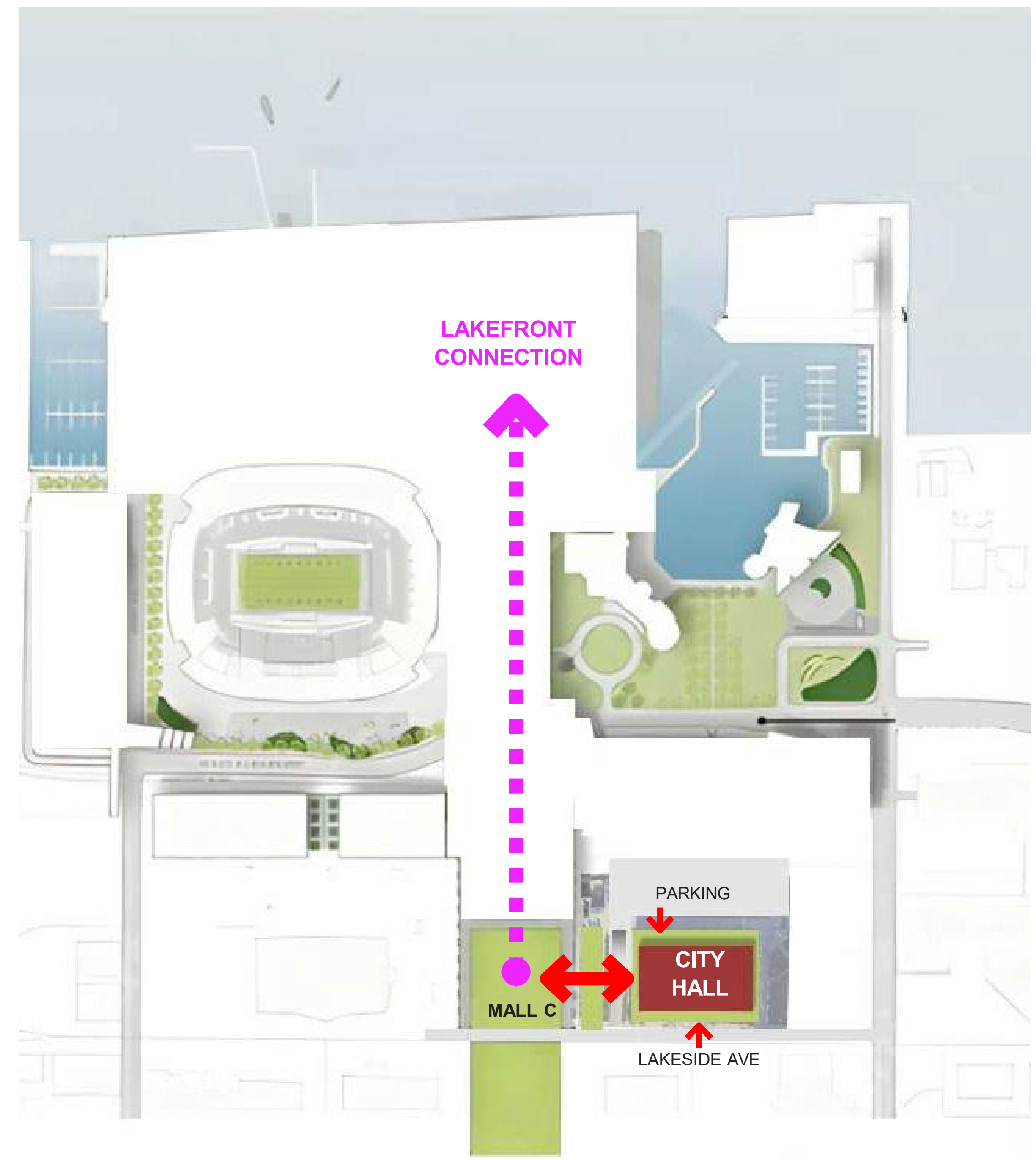
DIGITAL SIGNAGE

WAYFINDING SIGNAGE



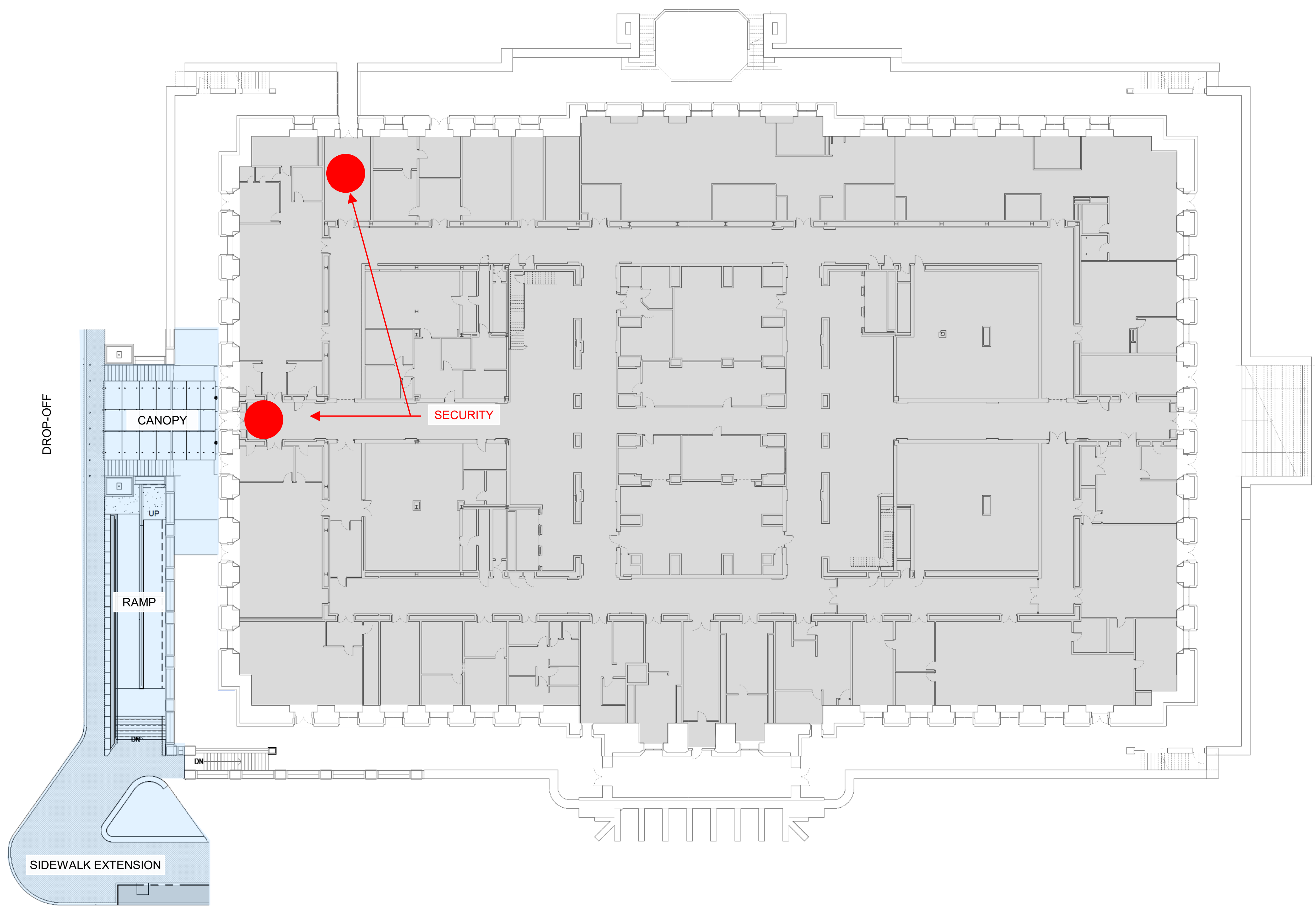
GARDEN LEVEL

LAKE ERIE



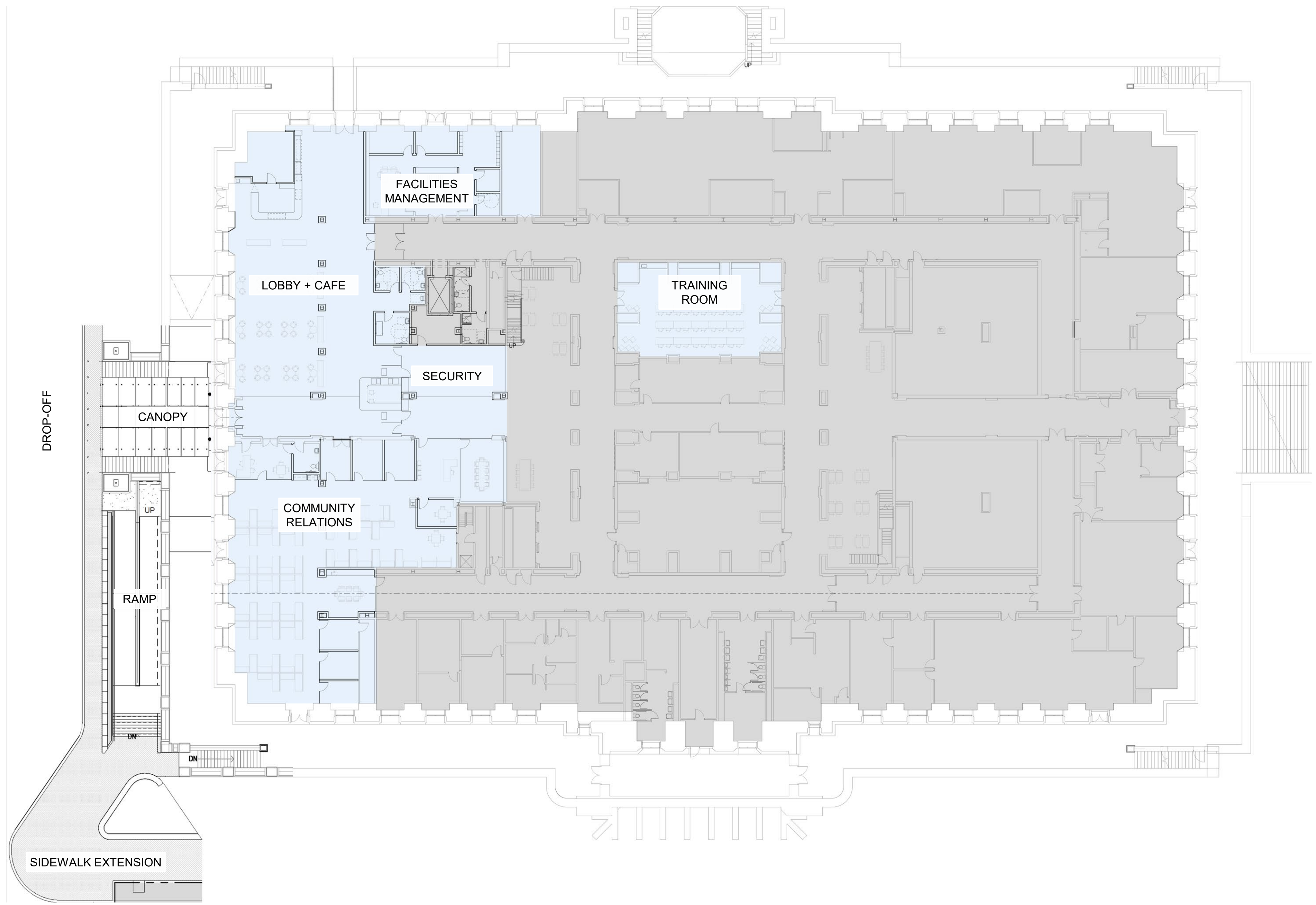
DOWNTOWN CLEVELAND

CITY HALL MODERNIZATION NEXT PHASE



PROPOSED GARDEN LEVEL PLAN PHASE 1A

CITY HALL MODERNIZATION NEXT PHASE



PROPOSED GARDEN LEVEL PLAN PHASE 1B

WEST ENTRANCE RAMP

EXISTING CONDITIONS

CITY HALL MODERNIZATION NEXT PHASE

HANDICAPPED ACCESSIBLE WEST ENTRANCE

PROPOSED

CITY OF CLEVELAND OHIO

MOCAP Building Cleveland

CC&E

DLRGROUP

WEST DOORS (FORMER ENTRANCE)

EXISTING CONDITIONS

WEST ENTRANCE CANOPY & DROP-OFF

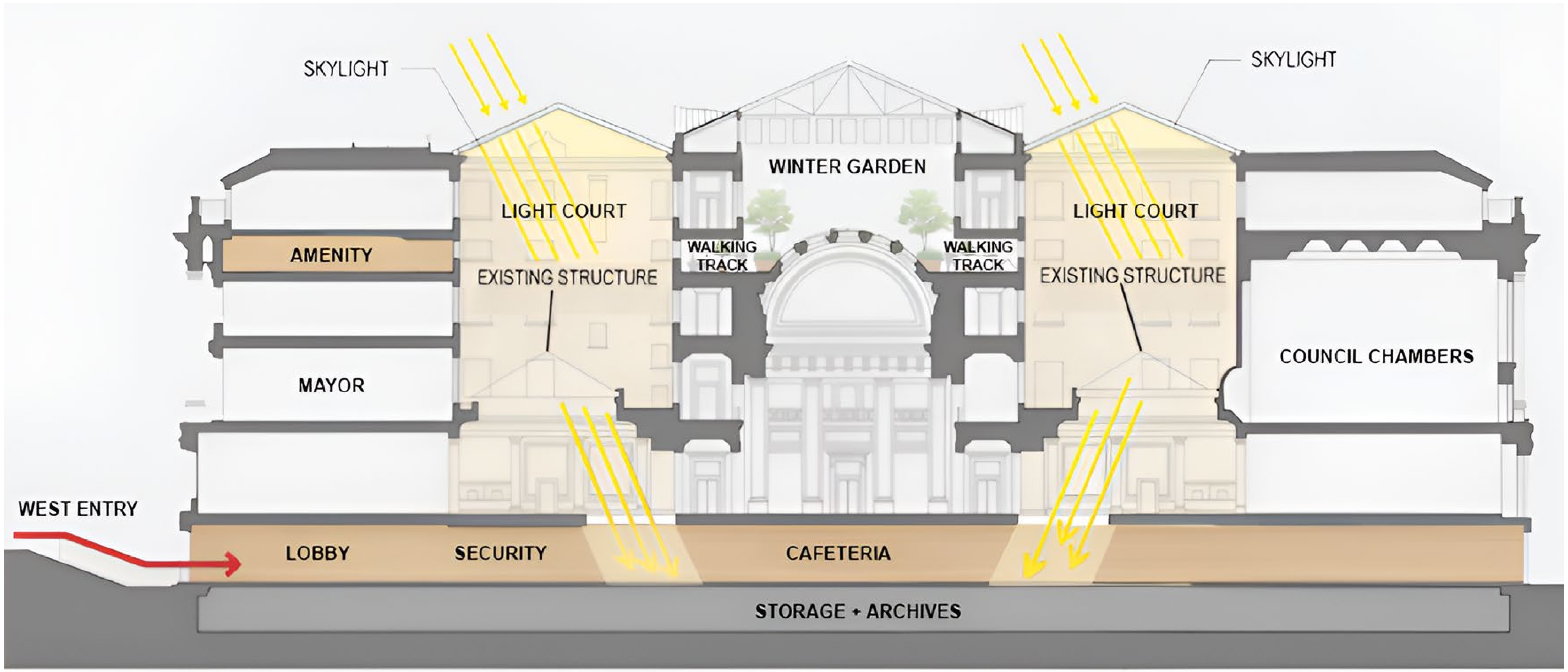
PROPOSED

LOBBY - WEST ENTRANCE

EXISTING

LOBBY - WEST ENTRANCE

PROPOSED



SECTION WITH ALL PHASES