

**AGENDA  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
OCTOBER 7, 2021  
PRE-REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

**Review docket items**

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

- 1. Introduction and Oath of New Members: Amanda Cramer and Nicholas LaPointe**
- 2. Roll Call**
- 3. Approve the Minutes of the August 5, 2021 meeting**
- 4. Opening Remarks**

**OLD BUSINESS  
PARKING PLAN**

**Docket No. 08-24-21**

- 5. 1416 Lewis Dr.  
Apartment Building**

Joe Youst, Berardi + Partners, applicant requests parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H – Single-Family, High Density district. (Page 2)

**NEW BUSINESS  
CONDITIONAL USE**

- 6. Docket No.10-25-21  
13369 Madison Ave.  
Lovebird Tattoos**

Kelly King, Lovebird Tattoos, LLC requests approval of a conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district. (Page 4)

**ADJOURN**



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 08-24-21**

**Permit No.: PC21-000030**

**Applicant Name: Joe Youst, Berardi + Partners**

**Project Address: 1416 Lewis Dr.**

**Project Name: Apartment Building**

**Proposal: Parking plan review and approval. Pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions to Required Minimums. This property is located in an R1H – Single-Family, High Density district.**

## Johanna Schwarz

---

**From:** Joe Youst <jyoust@berardipartners.com>  
**Sent:** Wednesday, September 22, 2021 1:34 PM  
**To:** Katelyn Milius  
**Cc:** Shawn Leininger; Johanna Schwarz  
**Subject:** RE: Lewis Apartments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Katelyn,

We will not be coming to the Planning Commission for Lewis Street, in October. We are still evaluating some costs and some options.

Thanks

### JOE YOUST

PROJECT EXECUTIVE  
**E** [jyoust@berardipartners.com](mailto:jyoust@berardipartners.com)  
**P** 614.221.1110  
**F** 614.221.0831  
**C** 614.698.9092

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Please consider the environment before printing this e-mail.

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**From:** Katelyn Milius <Katelyn.Milius@lakewoodoh.net>  
**Sent:** Wednesday, September 22, 2021 1:33 PM  
**To:** Joe Youst <jyoust@berardipartners.com>  
**Cc:** Shawn Leininger <Shawn.Leininger@lakewoodoh.net>; Johanna Schwarz <Johanna.Schwarz@lakewoodoh.net>  
**Subject:** RE: Lewis Apartments

Hi Joe,

Can you let us know today if you plan on coming to Planning Commission for the Lewis Apartments? We are putting together the October Agenda.

Thank you!

Katelyn



PLANNING COMMISSION

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www.onelakewood.com

## Application Cover Page

**Docket No.: 10-25-21**

**Permit No.: PC21-000031**

**Applicant Name: Kelly King**

**Project Address: 13369 Madison Ave.**

**Project Name: Lovebird Tattoos**

**Proposal: Conditional use permit to operate a tattoo business. Pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is in a C2 – Commercial, Retail district.**







**Project Data**

- JURISDICTION OF PROJECT: CITY OF LAKEWOOD, OHIO
- PROJECT: CHESTERLAND OFFICE  
13369 MADISON AVENUE
- BUILDING OWNER'S NAME: NEIGHBORHOOD DRUMMER  
CONTACT PERSON: JIM MIKETO  
MAILING ADDRESS: 13369 MADISON AVENUE  
CITY, STATE, ZIP: LAKEWOOD, OHIO 44107  
PHONE: 440.666.5836  
E-MAIL: JIM@FORESTCITYSHUFFLE.COM
- PROJECT ADDRESS: 13367 MADISON AVENUE  
PROPERTY ID NUMBER: 315-18-007
- GENERAL CONTRACTOR: NEIGHBORHOOD DRUMMER  
CONTACT PERSON: JIM MIKETO  
MAILING ADDRESS: 13369 MADISON AVENUE  
CITY, STATE, ZIP: LAKEWOOD, OHIO 44017  
PHONE: 440.666.5836  
E-MAIL: JIM@FORESTCITYSHUFFLE.COM  
REG. #
- ELECTRICAL CONTRACTOR: -  
CONTACT PERSON: -  
MAILING ADDRESS: -  
CITY, STATE, ZIP: -  
E-MAIL: -  
REG. #
- PLUMBING CONTRACTOR: ALL OHIO PLUMBING  
CONTACT PERSON: -  
MAILING ADDRESS: 5005 E71ST ST  
CITY, STATE, ZIP: CUYAHOGA HTS, OHIO 44125  
PHONE: 440.669.9021  
E-MAIL: -  
REG. #
- MECHANICAL CONTRACTOR: DMJ MECHANICAL  
CONTACT PERSON: ROB  
MAILING ADDRESS: 35605 GROVEWOOD  
EASTLAKE, OHIO 44095  
PHONE: 216.870.8787  
E-MAIL: DMJ1217@YAHOO.COM  
REG. #
- AUTHOR OF PLANS: MANIET ARCHITECTS LLC  
CONTACT PERSON: DAVID J MANIET  
MAILING ADDRESS: 1315 BUNTS RD  
CITY, STATE, ZIP: LAKEWOOD, OHIO 44107  
FAX: 412.720.0424  
E-MAIL: DAVIDJMANIET@GMAIL.COM  
OHIO STATE REG. NO.: 1616664
- ZONING INFORMATION  
ZONING DISTRICT: C2  
LOT SIZE: 4800 SQFT.  
STORIES: 2 - STORY  
NO CHANGE TO BUILDING FOOTPRINT  
BUILDING: 6,782 SQFT.  
TENANT SPACE: FF- 940 SQFT.  
BSMNT - 500 SQFT
- USE GROUP TENANT SPACE:  
EXISTING: M - MERCANTILE  
PROPOSED: B - BUSINESS
- TYPE OF CONSTRUCTION: IIIB  
FLOOR CONSTRUCTION: WOOD FRAME  
ROOF CONSTRUCTION: WOOD FRAME  
WALLS: BRICK MASONRY
- DESCRIPTION OF PROJECT: RENOVATION OF WESTERN STREET LEVEL SPACE FOR OFFICE SPACE AND STOREFRONTS. RE-ESTABLISH CLEAR SEPARATION OF TWO TENANT SPACES.
- SCOPE OF WORK:  
NEW BATHROOM  
PLASTER AND DRYWALL REPAIR  
NEW LIGHTING AND POWER FOR NEW SPACE LAYOUT  
PARTITION WALLS FOR STORAGE  
RESTORATION OF STOREFRONTS  
NEW INTERIOR FINISHES

1. ZONING INFORMATION  
ZONING DISTRICT: C2  
LOT SIZE: 4800 SQFT.  
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NO CHANGE TO BUILDING FOOTPRINT  
BUILDING: 6,782 SQFT.  
TENANT SPACE: FF- 940 SQFT.  
BSMNT - 500 SQFT

**Code Data**

- OBC 105.1 & 106.1: ENFORCEMENT: NO CONSTRUCTION WORK SHALL START ON THIS PROJECT WITHOUT THE APPROVAL AND INSPECTION OF THE RESPECTIVE CITY DEPARTMENTS PER THIS CODE SECTION. OWNER IS LIABLE FOR VIOLATION OF THIS CODE SECTION.
- OBC 106.4 & 114.1: PLAN CONFORMITY: ALL WORK SHALL CONFORM WITHOUT CHANGE TO PROJECT PLAN DOCUMENTS AS FINALLY APPROVED BY BUILDING DEPARTMENT.
- OBC 109: INSPECTION: ALL WORK SHALL BE PERFORMED STRICTLY PER THE PLANS AS APPROVED BY THE CITY BUILDING DEPARTMENT.
- OBC 101.4.1: ALL HEATING, VENTILATION AND AIR-CONDITIONING MATERIALS, INSTALLATION METHODS, AND MODIFICATION SHALL COMPLY WITH CHAPTER 28 OBC, OHIO MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, ASHRAE STANDARDS, SMACNA STANDARDS, EQUIPMENT'S UNDERWRITERS APPROVAL, THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND GOOD ENGINEERS' PRACTICES.
- ALL ELECTRICAL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 27, OBC, AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), NFPA 70, OBC APPROVED EDITION, AND IS SUBJECT TO APPROVAL OF THE LOCAL ELECTRICAL INSPECTOR OR AD ASSIGNED BY THE DIVISION OF FACTORY AND BUILDING INSPECTION.
- OBC 101.4.2: ALL PLUMBING SHALL CONFORM TO STATE OF OHIO PLUMBING CODE, AND OBC CHAPTER 29.
- OBC 106.3.1: ONE SET OF PLANS, WHICH HAS BEEN APPROVED SHALL BE KEPT AT THE SITE OF THE WORK AND SHALL BE AVAILABLE FOR REFERENCE BY THE BUILDING OFFICIAL AT ALL TIMES DURING WORKING HOURS WHILE SUCH WORK IS IN PROGRESS.
- ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF TABLE 803.5 INTERIOR FINISH REQUIREMENTS OF THE OBC.
- EVERY CONTRACTOR AND SUB-CONTRACTOR IS REQUIRED TO COMPLY WITH ALL OSHA SAFETY AND HAZARD PREVENTION STANDARDS; AND SHALL BE RESPONSIBLE TO DEVELOP, IMPLEMENT AND MAINTAIN SAFETY CONDITIONS AND EDUCATIONAL PROGRAMS TAILORED TO FIT EACH CONTRACTOR'S PARTICULAR TRADE (NOT ONLY FOR ITS' OWN EMPLOYEES, BUT FOR VISITORS AS WELL.)
- INSTALL FIRE EXTINGUISHERS PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES TO THE SITE AND FACILITY DURING ALL PHASES OF CONSTRUCTION AS PER ALL OF OFC RULE 5 SECTION 503.

**Occupant Load Calculations**  
PER OBC TABLE 1004.1.2

USE	ALLOWABLE AREA PER OCCUPANT	AREA	OCCUPANTS
BUSINESS	100 S.F.	940 S.F.	10
STORAGE	300 S.F.	500 S.F.	2
			TOTAL OCCUPANTS
			12

Egress Calculations  
PER OBC 1006

	CODE	REQUIRED	PROVIDED
NUMBER OF EXITS	2	1	1
MAXIMUM TRAVEL DISTANCE TO EXIT	100'	100'	65'
MINIMUM EGRESS WIDTH STAIRWAYS	N/A	N/A	N/A
OTHER COMPONENTS	12 X .2" = 2.4"	36"	36"

Plumbing Fixture Calculations  
PER OBC TABLE 2902.1

FIXTURE	CODE	REQUIRED	PROVIDED
WATER CLOSET UNISEX	1 PER 50	1	2
LAVATORY UNISEX	1 PER 80	1	2
SERVICE SINK	1	0**	0
DRINKING FOUNTAIN	1 PER 100	0**	0

\* OBC 2902.2 #4 - SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER

\*\* OBC 2902.6 DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.

\*\*\* OBC 2902.1 EXCEPTION E - FOR BUSINESS OR MERCANTILE OCCUPANCIES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.

**City of Lakewood  
APPROVED\*  
Case#CB20-000102  
\*See Certificate of Plan Approval  
Joseph Meyers  
12/11/2020**

**REVISED**  
2nd

CB20-000102  
**RECEIVED**  
DEC 07 2020  
By Email DJM



David J Maniet Jr  
License # 1616664  
Exp. 12/31/2021

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**Location Map**  
Not to Scale

**MA  
MANIET  
ARCHITECTS**

4 1 2 . 7 2 0 . 0 4 2 4  
DavidJManiet@gmail.com

Name / Project Address  
**The Chesterland  
13369 Madison Avenue  
Lakewood, Ohio 44107**

Issue for PERMIT - REV2	2	Sheet
Date	12/4/2020	<b>T1</b>
Drawn By	DJM	

## General Notes

- GN1. THE LATEST EDITION OF AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION IS CONSIDERED TO BE PART OF THIS SET OF DRAWINGS.
- GN2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE PROJECT AND THE CONTRACT DOCUMENTS. IF THE CONTRACTOR FEELS THERE IS ANY AMBIGUITY IN THE CONTRACT DOCUMENTS, IT IS HIS RESPONSIBILITY TO HAVE SUCH ISSUES CLARIFIED PRIOR TO SUBMITTING HIS PROPOSAL.
- GN3. COMMENCEMENT OF WORK BY THE CONTRACTOR SHALL INDICATE THAT THE EXISTING CONDITIONS IN THE FIELD ARE SUCH THAT THE TOTAL INTENT OF THE DRAWINGS CAN BE MET.
- GN4. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND THE REQUIREMENTS OF GOVERNING AUTHORITIES.
- GN5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TESTS, INSPECTIONS AND PERMITS AS REQUIRED FOR THIS PROJECT.
- GN6. ALL WORK SHALL BE GUARANTEED TO BE INSTALLED FREE OF DEFECT IN MATERIAL, WORKMANSHIP AND OPERATION FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, UNLESS A LONGER PERIOD IS STIPULATED. CONTRACTOR SHALL REPAIR OR REPLACE AT NO EXTRA COST, ANY MATERIAL, CONSTRUCTION, OR EQUIPMENT THAT IS DEFECTIVE.
- GN7. CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THIS PROJECT AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- GN8. MATERIALS PROVIDED AND COMPLETED WORK WHICH, IN THE JUDGMENT OF THE ARCHITECT, IS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS DESIGN INTENT SHALL BE REPAIRED OR REPLACED AS DIRECTED, WITH NO ADDITIONAL COMPENSATION.
- GN9. UNLESS OTHERWISE SPECIFIED, WHENEVER AN ALLOWANCE ITEM IS INCLUDED, THE ALLOWANCE AMOUNT IS FOR THE MATERIAL ONLY. ALL OTHER CHARGES, INCLUDING INCIDENTAL HARDWARE, FASTENERS, ACCESSORIES, AND ETC., AS WELL AS LABOR, DELIVERY AND TAXES ARE TO BE INCLUDED IN THE BASE BID.
- GN10. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL TURN OVER TO THE ARCHITECT ALL GUARANTEES, WARRANTIES, PRODUCT INFORMATION, CLEANING REQUIREMENTS, PRODUCT RESTRICTIONS, ETC. FOR ALL MATERIALS, APPLIANCES, FIXTURES, AND SUCH USED ON THIS PROJECT. TO BE INCLUDED ARE ITEM SUCH AS FAUCETS, FURNACES, COMPRESSORS, BUILDING MATERIALS, HARDWARE, DOORS, WOOD, PAINT, ETC.
- GN11. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL SUBMIT A WORK PLAN AND SCHEDULE.
- GN12. CONTRACTOR IS TO PROVIDE DUST BARRIERS AND TAKE OTHER PROTECTIVE MEASURES AS REQUIRED TO CONTAIN AND ELIMINATE DAMAGES, DUST, AND DEBRIS TO AREAS WHERE LITTLE OR NO WORK IS TAKING PLACE. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REPAIRING TO ORIGINAL CONDITION ANY SUCH DAMAGE OR REMOVAL OF DEBRIS.
- GN13. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS OR EXISTING FIELD CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR NOT TO SCALE DRAWINGS.
- GN14. REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR COORDINATION OF WORK. IN CASE OF DISCREPANCIES, THE LOCATIONS SHOWN ON THE ARCHITECTURAL PLANS SHALL PREVAIL UNLESS PERMITTED OTHERWISE BY ARCHITECT.
- GN15. ALL DIMENSIONS ARE TO THE FINISHED FACE WALL, UNLESS OTHERWISE NOTED.
- GN16. UNLESS OTHERWISE NOTED, ALL EXPOSED EXISTING SURFACES SHALL BE PATCHED TO MATCH ADJACENT FINISHES WHEREVER EXISTING PARTITIONS, DOORS, OR OTHER BUILDING ELEMENTS HAVE BEEN REMOVED.
- GN17. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACES, WHICH WILL REMAIN EXPOSED AND WHICH HAVE TO BE DISTURBED TO INSTALL NEW EQUIPMENT, CONDUIT, PIPES, ETC., SHALL BE REPAIRED TO MATCH THE EXISTING FINISHES BY THE CONTRACTOR HAVING CAUSED THE CUTTING. THE WORK, HOWEVER, SHALL BE SUBLET TO AND COORDINATED BY THE GENERAL CONTRACTOR.
- GN18. WHERE EXISTING PARTITIONS, CEILING TILE, OR OTHER ITEMS HAVE TO BE REMOVED USE CONSIDERABLE CARE NOT TO DAMAGE ADJACENT WALL AND CEILING SURFACES WHICH ARE TO REMAIN IN PLACE.
- GN19. PROTECT ALL EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT WHICH IS TO REMAIN IN PLACE.
- GN20. IF THE CONTRACTOR SUSPECTS THE PRESENCE OF ASBESTOS, HE SHALL STOP WORK IMMEDIATELY AND NOTIFY THE OWNER. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ASBESTOS ABATEMENT HAS BEEN IMPLEMENTED, IF FOUND.
- GN21. THE GENERAL CONTRACTOR MUST COORDINATE ALL TRADES TO PROVIDE ALL THAT MUST BE COVERED WITHIN PROJECT. (I.E., ELECTRICAL WIRING, ELEVATOR, ETC.) THIS COORDINATION IS CRITICAL.
- GN22. ALL DIMENSIONS SHALL BE FIELD CHECKED, SPECIFICALLY FOR THE SELECTION AND MANUFACTURE OF CASEWORK, WINDOWS, FLOOR FINISHES, ETC.
- GN24. CONTRACTOR SHALL INSTALL ALL PRODUCTS AND FINISH MATERIALS PER MANUFACTURER'S INSTRUCTIONS. IF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS ARE DIFFERENT THAN THE MANUFACTURERS THEN THE CONTRACTOR SHALL CONTACT THE ARCHITECT BEFORE PROCEEDING TO REVIEW THE METHOD OF INSTALLATION.
- GN26. ALL GAPS OR PENETRATIONS IN RATED WALLS SHALL BE FIRE CAULKED AND COMPLY WITH ALL REQUIREMENTS OF OBC SECTIONS 713.
- GN27. CONTRACTOR TO PHOTOGRAPH MECHANICAL, ELECTRICAL, AND PLUMBING ROUGH-INS AND SEND COPIES TO ARCHITECT PRIOR TO INSTALLING FINISH MATERIALS.
- GN28. ONE WEEK BEFORE COMPLETION OF JOB, CONTRACTOR SHALL ORGANIZE A WALK-THROUGH EXAMINATION OF THE PROJECT WITH THE ARCHITECT, OWNER AND CONTRACTOR. AT THIS MEETING, CONTRACTOR SHALL DEMONSTRATE USE OF ALL ITEMS (LOCKS, TOILETS, HVAC SYSTEM, LIGHTS, ETC.) INSTALLED, AND A COMPLETE PUNCH LIST WILL BE DEVELOPED BY THE ABOVE PARTIES.
- GN29. FINAL PAYMENT WILL NOT BE APPROVED WITHOUT:  
- ALL WARRANTIES/ MANUALS/ INSTALLATION INSTRUCTIONS FOR ALL INSTALLED FIXTURES AND EQUIPMENT/ APPLIANCES SUPPLIED TO OWNER.  
- OWNER RECEIVED LIEN WAIVER FROM CONTRACTOR.
- GN30. HANDRAILS AND GUARDS (PER OBC SEC. 1607.8) HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS THE STRUCTURE. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
- GN31. GRAB BARS, (PER OBC SEC 1607.7) GRAB BARS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS APPLIED IN ANY DIRECTIONS AT ANY POINT.
- GN32. ICC A117.1 COMPLIANT SIGNAGE NOTES:  
LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSIONS OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT.
- THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGG-SHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE BASELINE OF THE BRAILLE AND THE BASELINE OF THE HIGHEST TACTILE CHARACTER.. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR BY PROVIDING AN 18"x18" CLEAR FLOOR SPACE CENTERED ON THE SIGN, BEYOND THE SWING OF THE DOOR..
- FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- TACTILE SIGNS STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE

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**MA**  
**MANIET**  
ARCHITECTS

4 1 2 . 7 2 0 . 0 4 2 4  
DavidJManiet@gmail.com

Name / Project Address

The Chesterland  
13369 Madison Avenue  
Lakewood, Ohio 44107

Issue for  
PERMIT - REV2

2

Sheet

Date

12/4/2020

Drawn By

DJM

**T2**

## General Notes Continued

### GN33. WOOD

- STRUCTURAL WOOD TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AWC DESIGN SPECIFICATIONS AND THE GOVERNING BUILDING CODE.
- KILN DRIED 19% MAX. MOISTURE CONTENT SELECT STRUCTURAL OR BETTER.
- ALL STRUCTURAL FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR (SPF) NO.1/ NO.2 OR BETTER.
- SILL PLATES, LINTELS, GROUNDS AND OTHER MEMBERS EXPOSED TO WEATHER, MOISTURE, CONCRETE, MASONRY OR THE GROUND SHALL BE PRESSURE TREATED WITH A NON-STAINING PRESERVATIVE.
- CONNECTIONS SHALL BE NAILED, BOLTED, OR JOINED WITH METAL FRAMING DEVICES.
- HANGERS AS REQUIRED.
- BRACE CORNERS WITH SIMPSON STRONG-TIE WALL BRACE PRODUCT AND FULL SHEET PLYWOOD SHEATHING.
- PROVIDE FIRE STOPS AND BRIDGING AS REQUIRED.
- ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE FIRE RETARDANT TREATED.

### GN34. FRAMING NOTES

1. DBL. 2X12 HEADERS @ ALL OPENINGS UNLESS NOTED OTHERWISE.
2. ALL LUMBER SHALL HAVE A MIN. 1500 PSI RATING FOR REPETITIVE MEMBERS. (NO.2 DOUG FIR OR SOUTHERN PINE).
3. ALL PASSAGE WAYS BETWEEN ROOMS SHALL BE CASED OPENINGS UNLESS NOTED OTHERWISE.

### GN35. WOOD LINTEL SCHEDULE

- FOR OPENINGS UP TO 3'-0" USE TWO (2) 2X4S WITH 1/2" PLYWOOD FLITCH PLATE
- FOR OPENINGS 3'-0" TO 5'-0" USE TWO (2) 2X6S WITH 1/2" PLYWOOD FLITCH PLATE

### GN36. COLD FORMED METAL FRAMING

- DESIGN OF METAL STUD FRAMING SHOWN IS BASED ON CSJ TYPE (1 5/8") FLANGE STUDS WITH DEITRICH INDUSTRIES SECTION PROPERTIES AND ALLOWABLE RESISTANCE MOMENT CAPACITY. ALTERNATE MANUFACTURERS' FRAMING SIDE SHALL MEET THE MINIMUM SECTION PROPERTIES AND ALLOWABLE RESISTING MOMENT CAPACITY OF THE MEMBERS INDICATED ON THE DESIGN DRAWINGS. ADDITIONAL COSTS FOR AN INCREASE IN STUD SIZE OR GAUGE IS PROHIBITED.
- ALL COLD-FORMED FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE COLD FORMED STEEL DESIGN MANUAL AS REFERENCED BY THE 2011 OBC.
- ALL FRAMING MEMBERS 16 GAUGE AND HEAVIER SHALL BE FORMED FROM STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI.
- ALL FRAMING SHALL BE GALVANIZED.
- ALL CONNECTIONS SHALL BE SCREWED OR WELDED. POWER FASTENERS ARE NOT ACCEPTABLE FOR ANY STRUCTURAL APPLICATIONS.

### GN37. GENERAL FINISH NOTES

1. ALL CARPET SHALL CONFORM TO OBC MINIMUM CRITICAL RADIANT FLUX = TYPE 2.
2. CEILING AND WALL FINISHES SHALL CONFORM TO OBC FLAMESPREAD AND SMOKE DEVELOPMENT INDEX = CLASS C.
3. PROVIDE SAMPLES OF ALL FINISH MATERIALS TO BUILDING DEPARTMENT FOR REVIEW.

### GN38. GLASS

ALL GLASS SHALL BE THERMAL-PANE LOW-E ARGON FILLED AND SAFETY GLASS WHERE REQUIRED BY CODE.

### GN39. DEMOLITION

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE DOWNS MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE EXISTING BUILDING DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS WHICH AFFECT THE NEW CONSTRUCTION.



Streetview of Building - Chesterland

Not to Scale



Streetview of Building - Detroit

Not to Scale

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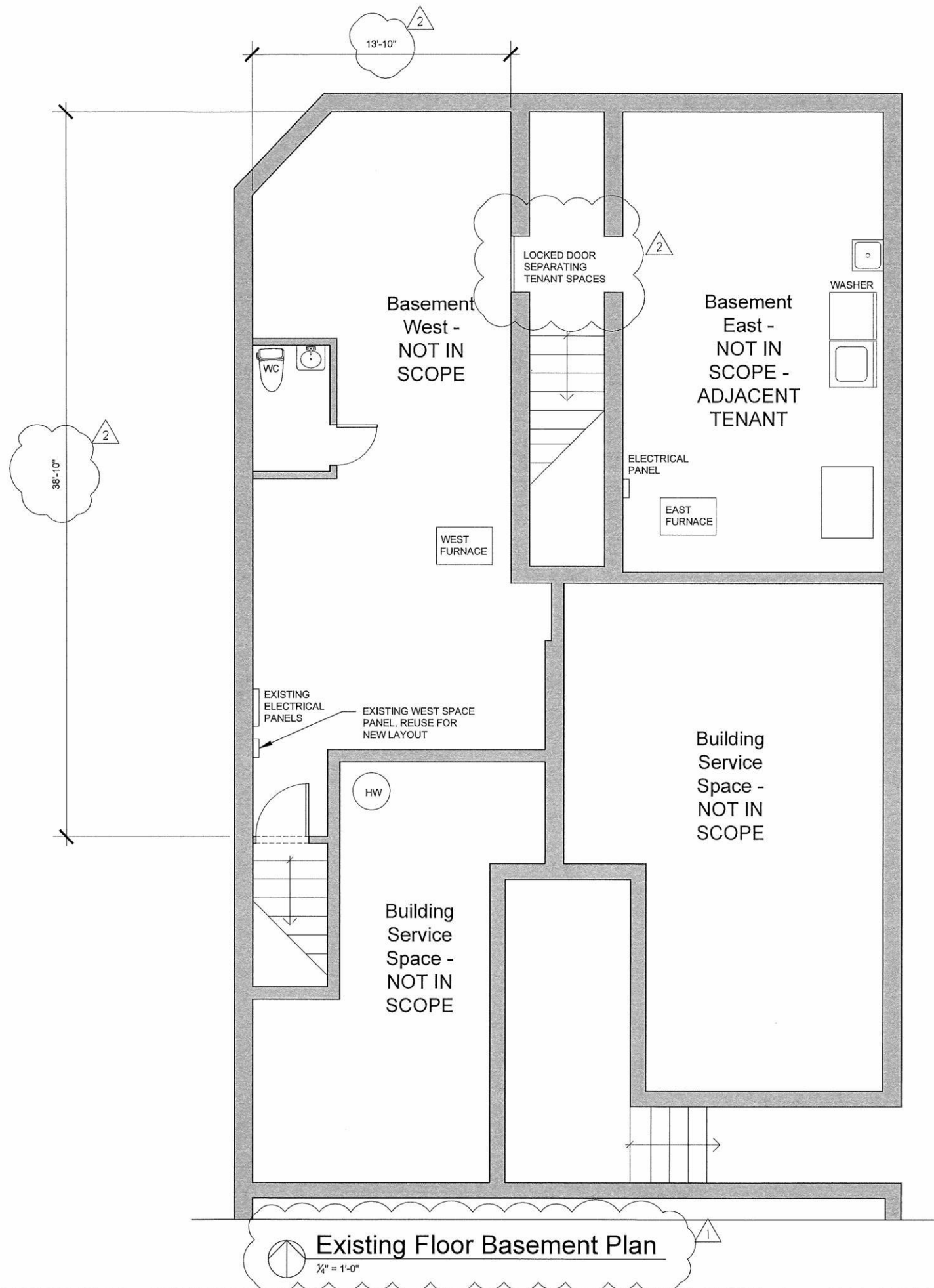
12/4/2020

Drawn By

DJM

**T3**





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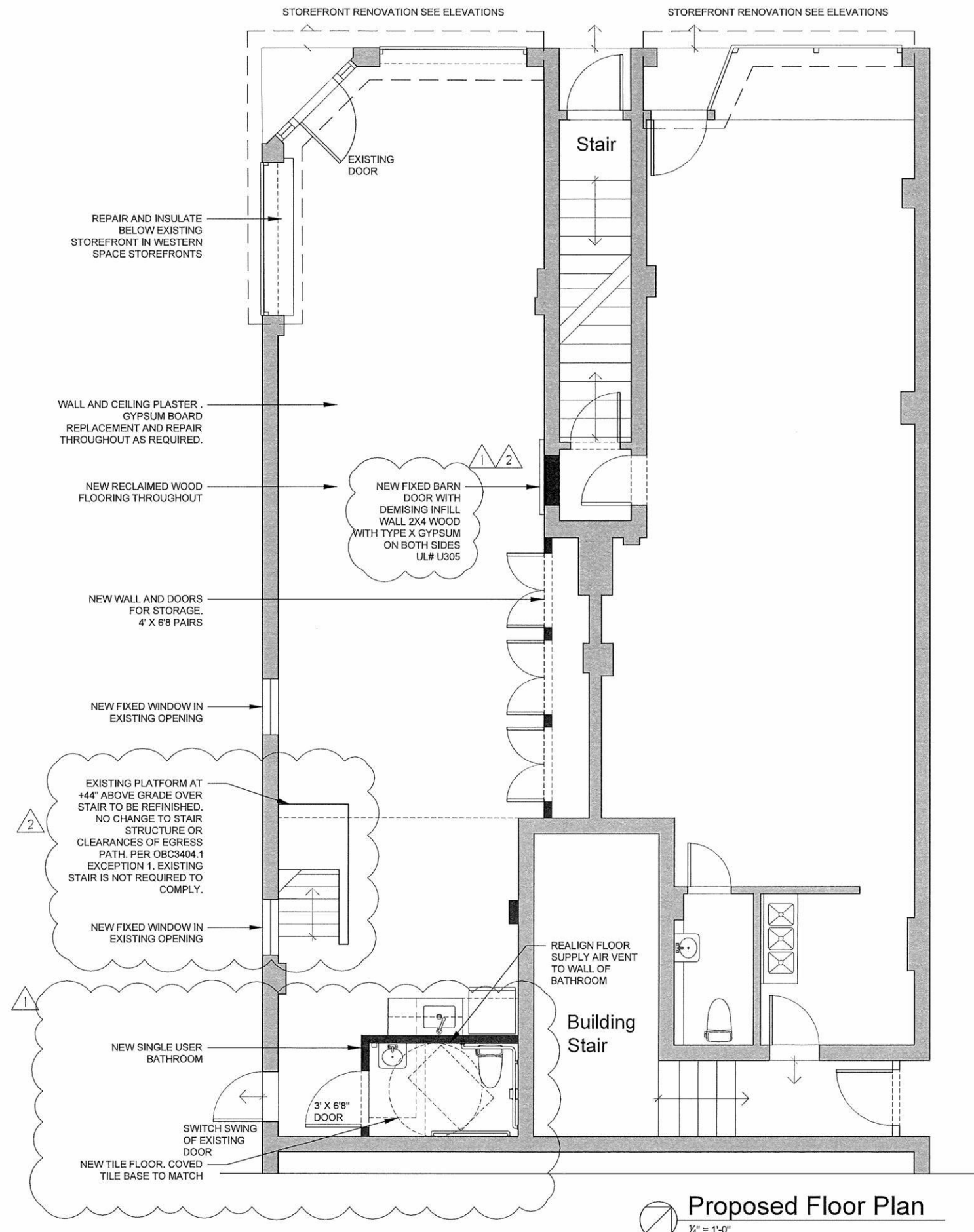
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**Proposed Floor Plan**  
 1/4" = 1'-0"

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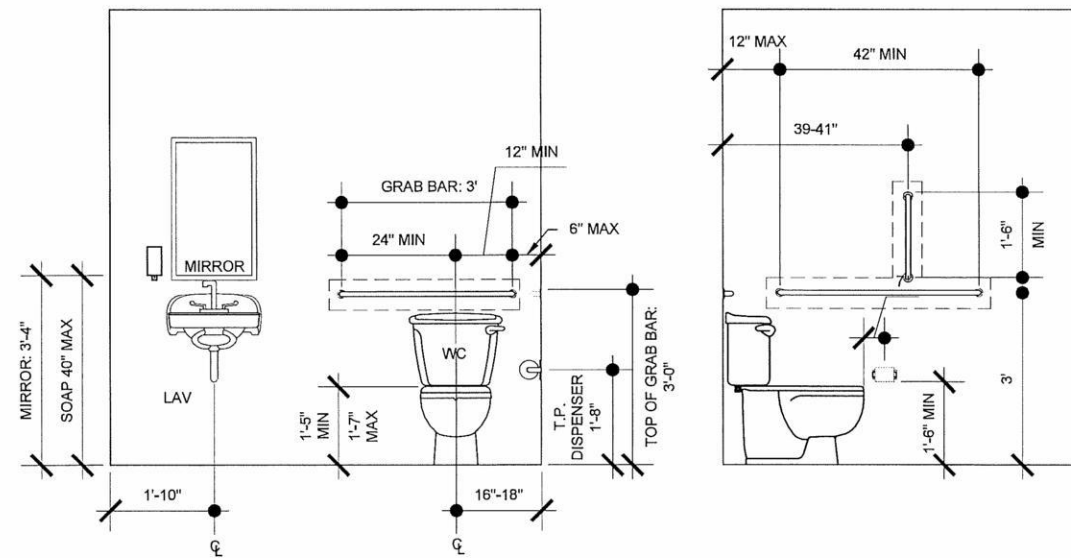
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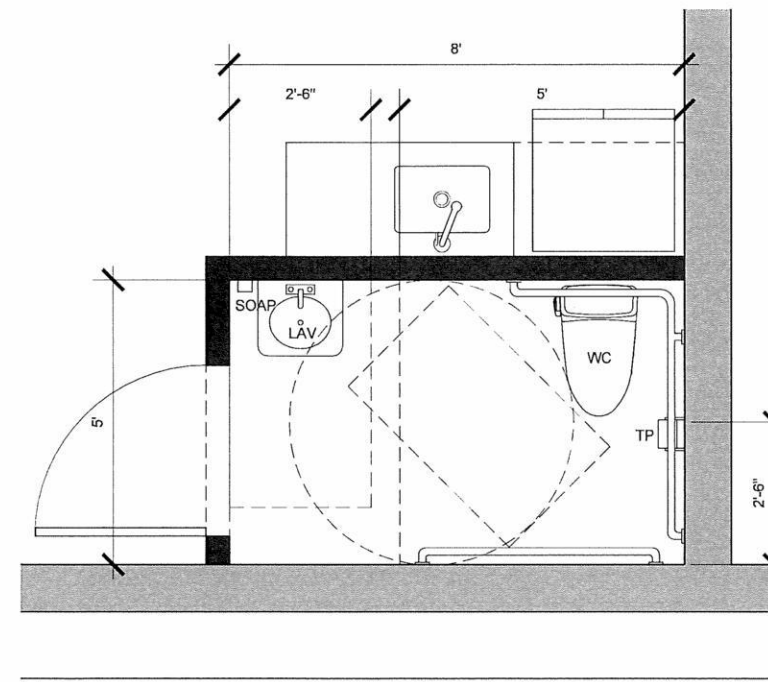
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### Fixture Location Diagrams

1/2" = 1'-0"



### Plumbing Fixture and Accessories Schedule (ADA Compliant)

TOILET	AMERICAN STANDARD 3305 "CADET 3" RIGHT HEIGHT ELONGATED TOILET ADA 16 1/2"H, 12" ROUGH-IN, ELONGATED VITREOUS CHINA TOILET AND EVERCLEAN SURFACE. USE #5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES - SOLID PLASTIC SEAT WITH COVER. WHITE. FLUSH CONTROL TO BE MOUNTED ON OPEN SIDE OF TOILET. COLOR WHITE UNLESS OTHERWISE NOTED. OR APPROVED EQUAL
GRAB BARS	1 1/4" STAINLESS STEEL - AMERICAN SPECIALTIES SERIES 3700, SNAP FLANGE MOUNTING, TYPE 57 CONFIGURATION. INSTALL 2X10 BLOCKING TO PROVIDE FULL SUPPORT. OR APPROVED EQUAL
TOILET PAPER DISPENSER	AMERICAN SPECIALTIES 7402-SD RECESSED STAINLESS STEEL TOILET PAPER DISPENSER. OR APPROVED EQUAL
LAVATORY	AMERICAN STANDARD "LUCERNE" 0356.015 WALL HUNG LAVATORY WITH FAUCET HOLES ON 8" CENTERS, FOR WALL HANGER OR CONCEALED ARMS SUPPORT, WHITE. OR APPROVED EQUAL
SINK AND CABINET (LAVATORY ALTERNATE)	ALTERNATE TO INSTALL FLOATING SINK CABINET TO ALLOW FOR FRONT APPROACH MEETING SECTION 305.3 AND SECTION 306 OF THE 2009 ICC A117.1
FAUCET	DECK MOUNTED LAVATORY FAUCET W/ GOOSENECK SPOUT AND WRISTBLADE HANDLES. FLOW REGULATOR TO LIMIT MAXIMUM FLOW RATE TO 0.5 GPM. BRAND TO BE SELECTED.
PIPE COVERS	TRUBRO INC. LAV-GUARD-2 UNDERSINK PROTECTIVE PIPE COVER. COLOR: WHITE. EXPOSED PIPES MUST BE INSULATED IN COMPLIANCE WITH ADAAG 4.19.4. OR APPROVED EQUAL
BLOCKING	PROVIDE 2X12 WOOD BLOCKING @ ALL GRAB BARS, T.P. HOLDERS, MIRRORS, ETC.
NOTE:	VERIFY ALL FINAL FIXTURE SELECTIONS WITH OWNER PRIOR TO PURCHASE

### GENERAL ADA Signage Notes

LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSIONS OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT.

THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGG-SHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

TACTILE SIGNS STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

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**Existing Front Elevation**

1/4" = 1'-0"



**Proposed Front Elevation**

1/4" = 1'-0"

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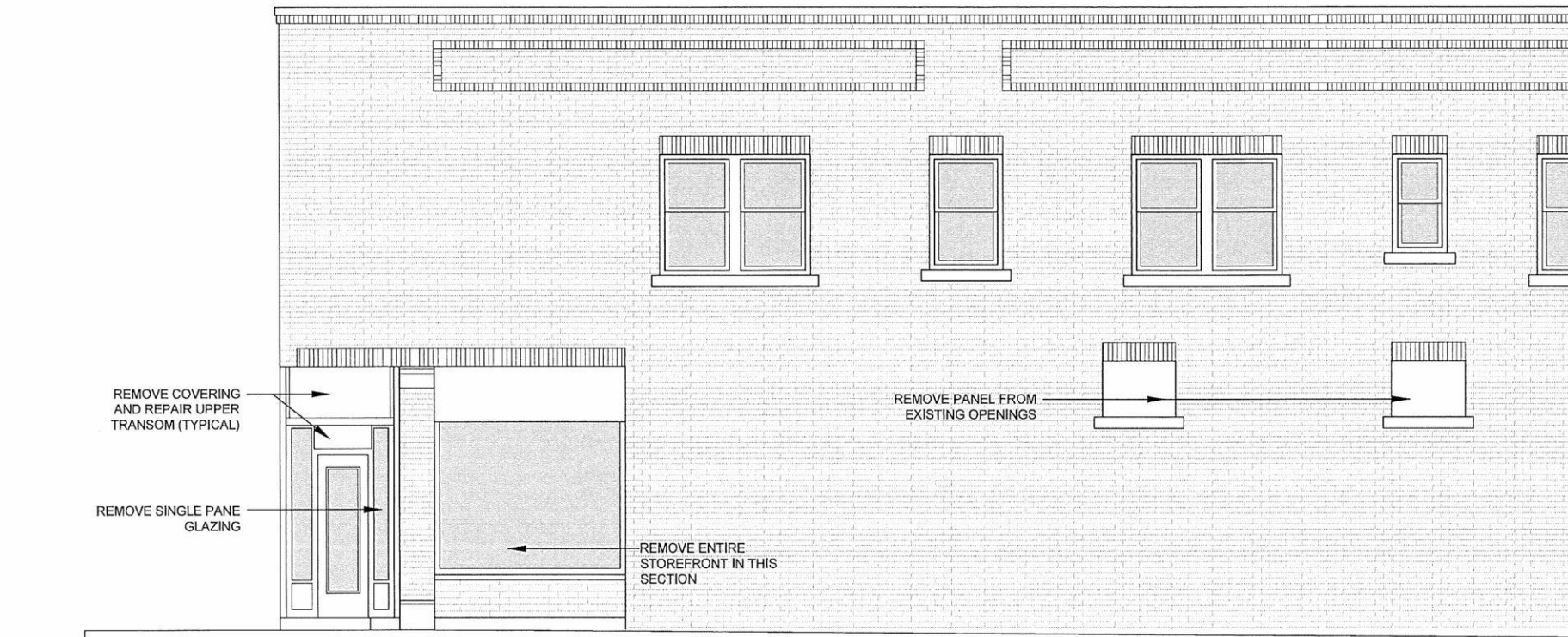
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**Existing Front Elevation**

1/4" = 1'-0"



**Proposed Front Elevation**

1/4" = 1'-0"

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## Electrical Notes

1. THE SPECIFICATIONS ARE TO BE USED AS A GUIDE FOR QUALITY OF WORKMANSHIP, QUANTITIES, ETC., AND ARE INTENDED TO COVER ALL PARTS OF THE SYSTEM, BUT THE OMISSION OF EXPRESS MENTION IN THE SPECIFICATIONS OR ON THE DRAWING OF ITEMS WHICH ARE OBVIOUSLY NECESSARY FOR THE PROPER FUNCTIONING OF THE SYSTEM SHALL NOT RELIEVE THIS CONTRACTOR FROM RESPONSIBILITY FOR PROVIDING SAME AND NECESSARY LABOR FOR INSTALLATION.
2. THE BID SHALL CONTEMPLATE THE FURNISHING AND INSTALLING OF MATERIAL AND EQUIPMENT EXACTLY AS SPECIFIED OR SHOWN OR EQUAL AS APPROVED BY THE OWNER. BIDS SUBMITTED SHALL LIST ANY ITEMS OF MATERIAL OR EQUIPMENT OTHER THAN BUT SIMILAR TO THE ONES CALLED FOR. THESE SUBSTITUTIONS SHALL BE APPROVED BEFORE AWARDED THE CONTRACT. OTHERWISE, THIS CONTRACTOR SHALL COMPLY WITH SPECIFICATION REQUIREMENTS.
3. ELECTRICAL CONTRACTOR TO DO ALL EXCAVATING BACK FILLING, CUTTING AND PATCHING AS REQUIRED.
4. THE INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL AND STATE CODES.
5. ALL ELECTRICAL EQUIPMENT FURNISHED SHALL BE UNDERWRITER'S LABORATORIES APPROVED AND SHALL BEAR U.L. LABEL.
6. ALL CONDUITS ARE TO BE CONCEALED UNLESS OTHERWISE SHOWN. ALL ELECTRICAL OUTLETS IN FINISHED AREAS IN NEW WALLS TO BE RECESSED IN THE STRUCTURE WITH FACE FINISHED WITH SURFACE AND CONDUIT FOR SUCH OUTLETS TO BE CONCEALED IN THE CONSTRUCTION.
7. THE ELECTRICAL CONTRACTOR SHALL FURNISH, WIRE AND INSTALL ALL LIGHT FIXTURES AND LAMPS, UNLESS OTHERWISE NOTED.
8. DURING THE CONSTRUCTION OPERATION, THE ELECTRICAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN ELECTRICAL UTILITIES OF THE BUILDING WITHOUT INTERRUPTION. SHOULD IT BECOME NECESSARY TO INTERRUPT ANY ELECTRICAL SERVICE OR UTILITY, THE ELECTRICAL CONTRACTOR SHALL SECURE PERMISSION FOR SUCH INTERRUPTION AT LEAST 72 HOURS IN ADVANCE FROM THE OWNER. ANY INTERRUPTION SHALL BE MADE WITH MINIMUM AMOUNT OF INCONVENIENCE TO BUILDING OCCUPANTS AND ANY POSSIBLE SHUTDOWN TIME SHALL HAVE TO BE DONE ON OVERTIME BASIS. SUCH TIME SHALL BE INCLUDED IN ELECTRICAL BID.
9. DURING BUILDING OPERATION, SOME EXISTING INSTALLATION MAY BE EXPOSED THAT WILL HAVE TO BE CHANGED, ALTERED, REROUTED, REMOVED AND/ OR ABANDONED. ANY SUCH WORK WHICH IN THE TRADE COMES UNDER THE JURISDICTION OF THE ELECTRICAL CONTRACTOR SHALL BE DONE BY THIS CONTRACTOR WITHOUT EXTRA COST TO THE OWNER AS THOUGH FULLY DETAILED ON THE PLANS AND/ OR DESCRIBED IN THE SPECIFICATIONS.
10. THIS CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF ALL DEVIATIONS FROM THE CONTRACT DRAWINGS. HE SHALL NEATLY AND CORRECTLY ENTER IN COLORED CRAYON ANY DEVIATIONS ON DRAWINGS AFFECTED. AT COMPLETION OF THIS JOB, CONTRACTOR SHALL DELIVER A SET OF PRINTS SHOWING THESE DEVIATIONS TO THE ARCHITECT.
11. THIS CONTRACTOR IS TO ARRANGE WITH THE APPROPRIATE ELECTRICAL POWER COMPANY FOR NEW AND INCREASED OVERHEAD ELECTRICAL SERVICE TO THE BUILDING FOR BOTH LIGHT AND POWER, IF REQUIRED. THIS CONTRACTOR IS TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT, INCLUDING PLYWOOD, BACKBOARD, AND ANY OTHER MATERIAL AND LABOR AS MAY BE REQUIRED BY THE UTILITY COMPANY. THIS CONTRACTOR IS TO PAY FOR ALL EXPENSES CONNECTED THEREWITH.
12. WIRING DEVICES SHALL BE "LUTRON" PADDLE- TYPE SWITCHES "DIVA SWITCH" (OR APPROVED EQUAL). WALL PLATES SHALL BE "LUTRON" (OR APPROVED EQUAL). ALL WIRING DEVICES SHALL BE "WHITE" NOT "IVORY", EXCEPT FOR "BLACK" IN WOOD SURFACES. WALL PLATES SHALL MATCH COLOR OF WIRING DEVICES. VERIFY WITH ARCHITECT.
13. UNLESS OTHERWISE SPECIFIED, WALL SWITCHES SHALL BE INSTALLED WITH A CENTERLINE HEIGHT EQUAL TO ADJACENT DOOR KNOB. SEE ELECTRICAL ELEVATIONS FOR TYPICAL SWITCH HEIGHT.
14. UNLESS OTHERWISE SPECIFIED, GANG PLATES SHALL BE PROVIDED WHERE SWITCHES ARE GROUPED.
15. UNLESS OTHERWISE SPECIFIED, ALL WALL SWITCHES SHALL BE INSTALLED WITH CAPABILITY TO CHANGE, IN FUTURE, TO DIMMERS
16. ALL WET AREAS TO HAVE GROUND FAULT CIRCUIT INTERRUPT OUTLETS. (GFCI TYP.)
17. IN EXISTING BUILDING, REMOVE EXISTING LIGHTING AND REUSE EXISTING CIRCUITS FOR NEW FIXTURES. RELOCATE EXISTING RECEPTACLE USING EXISTING CIRCUITS.
18. SUCCESSFUL ELECTRICAL CONTRACTOR WILL PROVIDE CIRCUITING AND PANEL DIAGRAMS FOR BUILDING PERMIT.
19. ELECTRICAL CONTRACTOR IS TO DETERMINE IF EXISTING PANEL BOARD IS OF SUFFICIENT SIZE FOR NEW CIRCUITS. ELECTRICAL CONTRACTOR IS TO UPGRADE PANEL BOARD FOR NEW CIRCUITS. ALL COSTS FOR PROVIDING SUFFICIENT CIRCUITS (NEW MAIN PANEL OR BRANCH PANELS) TO ACCOMPLISH THIS ELECTRICAL PLAN OR SHOW SHALL BE INCLUDED IN THE BASE BID. ALL COST NECESSARY TO BRING THE SERVICES AND EXISTING ELECTRICAL INSTALLATION UP TO NATIONAL ELECTRICAL CODE REQUIREMENTS SHALL BE BORNE BY THE SUCCESSFUL ELECTRICAL CONTRACTOR.
20. REFER TO LIGHTING SCHEDULE FOR INFORMATION ON LIGHTING FIXTURES. PROVIDE CUT SHEETS PRIOR TO PURCHASE FOR APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED PRIOR TO PURCHASE.
21. VERIFY ALL FIXTURES & LOCATIONS WITH CLIENT PRIOR TO PURCHASE.
22. DRAWINGS INDICATE THE MINIMUM DESIGN REQUIREMENTS. IN ADDITION, NATIONAL STATE AND LOCAL CODES SHALL BE FOLLOWED. THE CONTRACTOR SHALL INCLUDE THE COST OF SATISFYING SUCH CODES IN HIS BID.
23. ELECTRICAL, MECHANICAL, ARCHITECTURAL, STRUCTURAL, AND ALL OTHER DRAWINGS AS WELL AS THE SPECIFICATIONS AND ADDENDUMS ARE A PART OF THE CONTRACT DOCUMENTS.
24. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID SUBMISSION TO SATISFY HIMSELF THAT NO INTERFERENCES EXIST, AND THAT EXISTING CONDITIONS INDICATED ON THE DRAWINGS ARE ACCURATE. COORDINATE WORK WITH ALL OTHER TRADES DURING CONSTRUCTION.
25. DISCREPANCIES BETWEEN DIFFERENT DESIGN DRAWINGS, ACTUAL EXISTING CONDITIONS AND THE CONTRACT DRAWINGS, OR DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO SUBMITTING FINAL BID.
26. THE CONTRACTOR SHALL SECURE AND PAY FOR LOCAL AND STATE PERMITS AND INSPECTIONS REQUIRED FOR ELECTRICAL WORK.
27. PROVIDE SUBMITTAL DRAWINGS (SHOP DRAWINGS AND PRODUCT DATA) FOR LIGHTING FIXTURES, PANELBOARDS, STARTERS AND ALL OTHER SPECIFIED SYSTEMS AND COMPONENTS FOR APPROVAL BY THE ARCHITECT AND ENGINEER AS FOLLOWS:
  - A. CONFORM TO SUBMITTAL REQUIREMENTS OUTLINED IN THE ARCHITECTURAL SPECIFICATIONS.
  - B. WHERE CONTENTS OF SUBMITTAL LITERATURE INCLUDES DATA NOT PERTINENT TO THE SUBMITTAL, CLEARLY INDICATE WHICH PORTION OF CONTENT IS BEING SUBMITTED FOR REVIEW.
  - C. WHERE ONLY ONE MAKE OF EQUIPMENT IS NAMED, IT SHALL BE PROVIDED AS SPECIFIED.
28. EQUIPMENT AND MATERIALS USED ON THIS PROJECT SHALL BE NEW, U.L. LABELED, AND SHALL MEET O.S.H.A REQUIREMENTS. EQUIPMENT AND MATERIAL SHALL BE PROTECTED AND SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR UNTIL FORMALLY ACCEPTED BY THE OWNER.
29. THE FINAL LOCATIONS OF ALL EQUIPMENT, OUTLETS, ETC., ARE SUBJECT TO REASONABLE CHANGES BY THE ARCHITECT OR OWNER BEFORE ROUGHING-IN AT NO ADDITIONAL COST TO THE OWNER.
30. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK. SUCH CUTTING AND PATCHING SHALL BE BY SKILLED MECHANICS IN THE TRADE.
31. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, TEMPERATURE AND INTERLOCK CONTROL COMPONENTS AND ALL RELATED CONDUIT AND WIRING ARE PROVIDED BY THE MECHANICAL CONTRACTOR.
32. INSTALL BLACK PHENOLIC NAMEPLATES WITH WHITE ENGRAVED DESIGNATIONS FOR PANELBOARDS, PANELBOARD FEEDER DEVICES, DISTRIBUTION EQUIPMENT, STARTERS, JUNCTION BOXES, PULLBOXES, SWITCHES, AND CONTROL DEVICES. PROVIDE TYPEWRITTEN DIRECTORY CARDS WITH BRANCH CIRCUIT IDENTIFICATION FOR BRANCH CIRCUIT PANELBOARDS. UPDATED TYPEWRITTEN DIRECTORY CARDS SHALL BE SUPPLIED FOR EXISTING PANELS SERVING NEW, OR MODIFIED EXISTING BRANCH CIRCUITS.
33. THE INSIDE COVER OF ALL RECEPTACLE OUTLET PLATES SHALL BE PERMANENTLY MARKED TO INDICATE THE PANEL AND CIRCUIT NUMBER OF THE OUTLET.
34. GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF ARTICLE 250 OF THE NATIONAL ELECTRIC CODE, OR LOCAL CODES THAT MAY APPLY. ALL BRANCH CIRCUIT PANELBOARD FEEDERS AND BRANCH CIRCUITS FOR ISOLATED GROUND RECEPTACLES SHALL CONTAIN A SEPARATE INSULATED GROUNDING CONDUCTOR.
35. TEST FOR GROUNDS, SHORT CIRCUITS AND PROPER FUNCTION OF ALL EQUIPMENT AFTER INSTALLATION IS COMPLETE. FAULTS IN THE INSTALLATION SHALL BE CORRECTED.
36. DEMONSTRATE TO THE OWNER'S SATISFACTION THE PROPER OPERATION OF EACH OF THE SYSTEM COMPRISING THIS CONTRACT BEFORE FINAL PAYMENT.
37. A MINIMUM OF ONE SET OF RECORD DRAWINGS SHALL BE GIVEN TO THE ARCHITECT OR OWNER AT THE COMPLETION OF THE WORK. THESE DRAWINGS SHALL SHOW EXACT EQUIPMENT LOCATIONS AND SHALL INDICATE THE "AS-BUILT" CONDITION.
38. GUARANTEE FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER, ALL WORKMANSHIP AND MATERIALS FURNISHED.
39. NO MORE THAN 4 G.F.I. RECEPTACLES SHALL BE ON ONE CIRCUIT.
40. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS. BOXES SHALL BE 4" SQUARE MINIMUM WITH DEVICE COVERS TO SUIT.
41. PANELBOARDS SHALL BE AS SHOWN ON THE DRAWINGS WITH BOLT - ON TYPE CIRCUIT BREAKERS AND GROUND BUS. MINIMUM SHORT CIRCUIT CAPACITY SHALL BE 10,000 AMPS SYMMETRICAL.
  - A. THE BRANCH CIRCUIT NUMBERS USED ON THE DRAWINGS SHALL BE APPLIED FOR THE CONSTRUCTION. HOWEVER, AT THE COMPLETION OF THE WORK, BRANCH CIRCUIT NUMBER ADJUSTMENTS SHALL BE MADE AS REQUIRED TO PROVIDE BALANCED PHASE LOADING ON EACH PANELBOARD.
42. FUSE AND SWITCH PANELBOARD TYPES ARE INDICATED ON THE DRAWINGS. DISTRIBUTION EQUIPMENT AND PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, ITE, WESTINGHOUSE, ALLEN BRADLEY, SYLVANIA OR CUTLER-HAMMER.
43. LIGHTING AND CONVENIENCE RECEPTACLE CIRCUITS MAY BE GROUPED FOR HOMERUNS TO PANELBOARDS WITH A MAXIMUM OF THREE (3) CIRCUITS PER HOMERUN.
44. LIGHTING FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH ARTICLE 410 - 15 OF THE NATIONAL ELECTRICAL CODE, OR ANY LOCAL CODES THAT MAY APPLY.
45. ALL EXTERIOR EMERGENCY LIGHTS SHALL CONFORM TO OBC 1006.3
46. OCCUPANCY SENSORS SHALL BE INSTALLED IN ALL CONFERENCE AND MEETING ROOMS, BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, STORAGE ROOMS, AND JANITOR CLOSETS, AND OTHER SPACES 300 SQFT OR LESS PER IECC C405.2.2.2
47. ALL WIRING SHALL BE THHN OR THWN #12 COPPER MINIMUM. THWN TO BE USED IN DAMP AND WET LOCATIONS
48. BUILDING TO FOLLOW IECC C405 FOR LIGHTING WATTAGE REQUIREMENTS. TOTAL WATTAGE ALLOWABLE PER C405.5.2 INTERIOR BUILDING AREA METHOD TO BE 0.9W/SQFT.
  - 48.1. 940SQFT X 0.9 = 846 WATTS ALLOWABLE
  - 48.2. 25 NEW BULBS + 2 BASEMENT FIXTURES (REPLACE LAMP) 27 X 8W LAMPS = 216 WATTS USED

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**E1**

**LEGEND**

SWITCH		JUNCTION BOX	
LIGHT WITH EXHAUST FAN		DUPLEX OUTLET, TAMPER RESISTANT	
SINGLE HEAD REMOTE EMERGENCY LIGHT		DOUBLE DUPLEX OUTLET, TAMPER RESISTANT	
TWO HEAD EMERGENCY LIGHT		GROUND FAULT CIRCUIT INTERRUPTING OUTLET, TAMPER RESISTANT	
EMERGENCY SIGN WITH LIGHT		FLOOR OUTLET	
LIGHT FIXTURE - CEILING MOUNTED OR RECESSED - SEE SCHEDULE			
TRACK LIGHT WITH HEADS			

**LIGHT FIXTURE SCHEDULE**

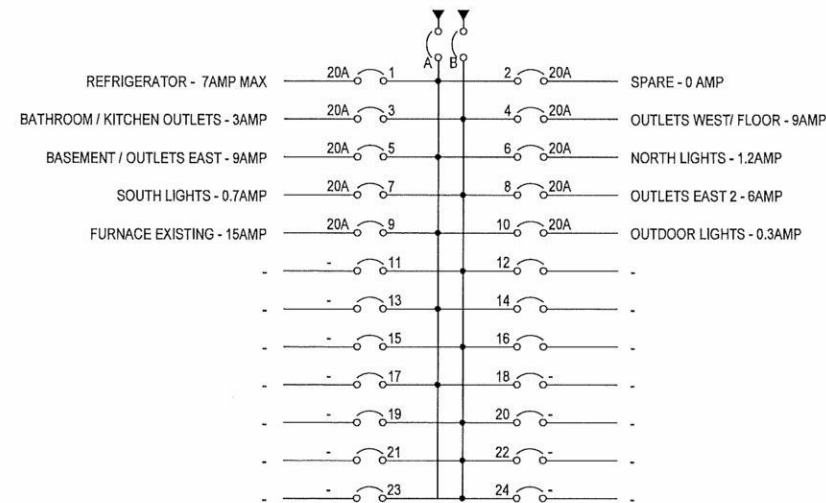
MARK	DESCRIPTION	QTY.
	8' TRACK LIGHT - 4 - 8W LED LAMPS PER TRACK - PRODUCT TO BE DETERMINED	3
	DECORATIVE HANGING CEILING LIGHT FIXTURE. 8W LED LAMP. FINAL FIXTURE TO BE DETERMINED	1
	8W DECORATIVE HANGING CEILING LIGHT FIXTURE. LED LAMP. FINAL FIXTURE TO BE DETERMINED	4
	RECESSED CAN LIGHT FIXTURE WITH 8W MAX LED LAMP	6
	DECORATIVE HANGING CEILING LIGHT FIXTURE FOR EXTERIOR. 8W MAX LED LAMP . FINAL FIXTURE TO BE DETERMINED	1
	EXHAUST FAN 80CFM WITH 8W MAX LED LIGHT. EXACT FIXTURE TO BE SELECTED- 20W MAX FOR FIXTURE.	1

**GENERAL NOTES**

- VERIFY ALL FIXTURES AND LOCATIONS WITH CLIENT PRIOR TO PURCHASE
- ALL LIGHTING TO USE LED LAMPS

**CIRCUIT BREAKER PANEL SCHEDULE**

NAME: WEST PANEL VOLTAGE: 120 / 240 1 PH. 3 W AMPS: 100 AMP TYPE: SURFACE MOUNT  
 SPACES: 24 LOCATION: WEST WALL MCB: - KWD:



**NOTE:**

THIS EXISTING PANEL IS FOR THIS TENANT SPACE LIGHTING AND POWER. REWORK FOR NEW LAYOUT. REUSED EXISTING BREAKERS ON PANEL

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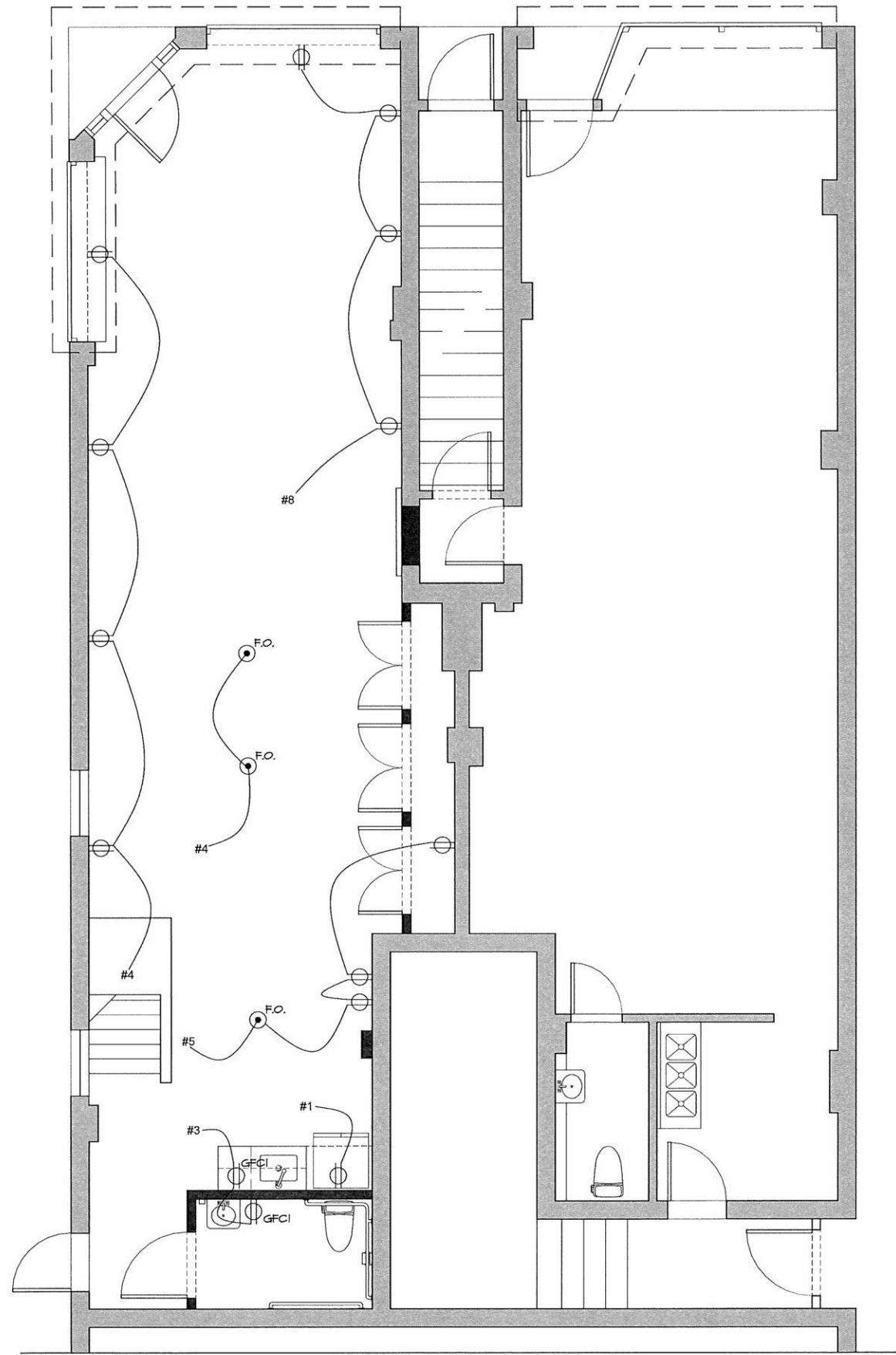
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Date 12/4/2020

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Sheet

**E2**



2 1

**Proposed Power Plan**  
 1/4" = 1'-0"

**Drawing Index**

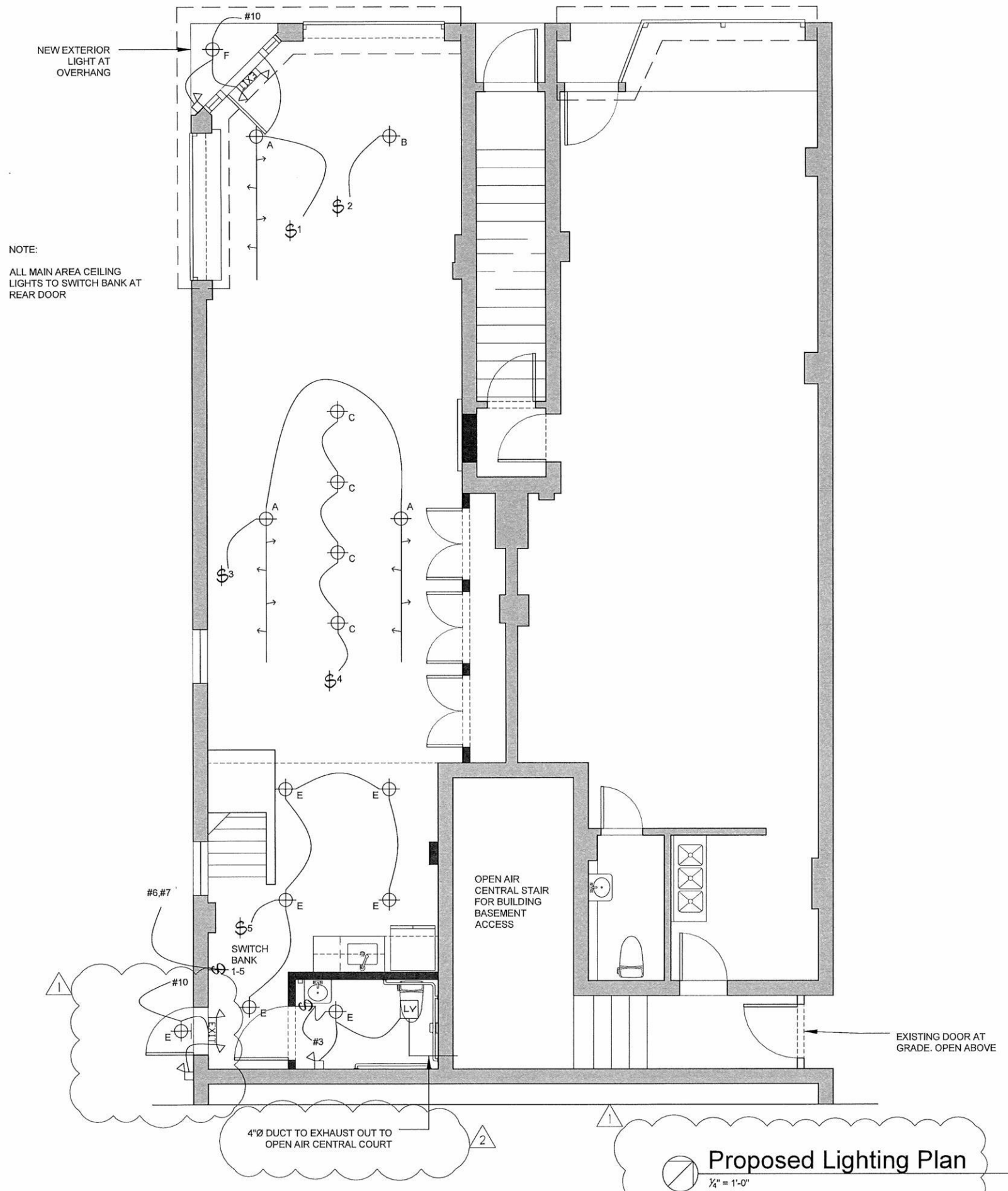
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NOTE:  
ALL MAIN AREA CEILING LIGHTS TO SWITCH BANK AT REAR DOOR

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**Proposed Lighting Plan**  
1/4" = 1'-0"

## General Plumbing Notes

1. UNLESS DIRECTED OTHERWISE, ALL WORK IN THE PLUMBING CONTRACT SHALL BE INSTALLED WITHIN THE CONCEALING STRUCTURE.
  2. THE PLUMBING CONTRACTOR IS TO SECURE AND VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE PROJECT IN ADVANCE OF WORK (INCLUDING FABRICATION.)
  3. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING AT ALL PLUMBING RELATED PENETRATIONS OF FIRE. SMOKE AND OTHER RATED STRUCTURES INCLUDING FLOORS, WALLS, PARTITIONS, ETC. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF ALL RATED STRUCTURES, AND SPECIFIC INFORMATION AND REQUIREMENTS PERTAINING TO SAME.
  4. LAYOUT AND INSTALLATION OF PLUMBING CONTRACT PIPING, EQUIPMENT, ITEMS AND ELEMENTS INDICATED ON PLAN IS SCHEMATIC IN NATURE. EXACT LOCATION, ROUTING AND INSTALLATION TO BE COORDINATED WITH BUILDING STRUCTURE AND ALL OTHER WORK PROVIDED UNDER SEPARATE CONTRACT.
  5. COORDINATE EXACT LOCATION AND INSTALLATION OF ALL PLUMBING UTILITIES REQUIRED AND PROVIDED FOR WORK UNDER SEPARATE CONTRACT WITH THE APPROPRIATE CONTRACTOR(S) IN ADVANCE OF WORK. THIS INCLUDES SUPPLY AND DRAIN ELEMENTS, FOR DIRECT (PIPED) AND/ OR INDIRECT (FLOOR/HUB DRAIN, AIR GAP, ETC.) CONNECTION SERVICE.
  6. RUN ALL PIPING AS DIRECT AS POSSIBLE. ACTUAL LOCATION OF DRAINS, SOIL, AND WASTE PIPING SHALL MEET THE VARIOUS BUILDING CONDITIONS. DO ANY WORK NECESSARY TO CONCEAL PIPING OR CLEAR PIPING AND DUCTWORK OF OTHER TRADES.
  7. PROVIDE WATER SYSTEM AS INDICATED ON DRAWINGS. PITCH ALL WATER PIPING TO DRAINAGE POINTS, PROVIDE HOSE AND DRAIN VALVES.
  8. PROVIDE ALL STOPS, TRAPS, ESCUTCHEONS, CARRIERS, ETC. REQUIRED FOR A COMPLETE INSTALLATION.
  9. ROUGH IN ALL PIPING (SUPPLY, RETURN, WASTE, DRAIN, ETC.) FOR FIXTURES/ EQUIPMENT INSTALLATION THRU OR ON FACE OF WALL (AS APPLICABLE), AND TERMINATE WITH SHORT PIP NIPPLE AND CAP. ROUGH INS AT EXTERIOR WALLS (IF ANY) TO BE ON "WARM" SIDE OF INSTALLATION ASSEMBLY, AS REQUIRED FOR NON-FREEZE INSTALLATION.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH BUILDING CODE, INCLUDING APPLICABLE PLUMBING, MECHANICAL AND HANDICAPPED ACCESSIBILITY PROVISIONS.
  11. PROVIDE CLEANOUT AS FOLLOWS:
    - A. IN ALL HORIZONTAL SANITARY PIPING AT INTERVALS NOT TO EXCEED 100 L.F. IN LENGTH.
    - B. AT EACH CHANGE OF DIRECTION BY SANITARY PIPING BELOW GRADE OR AT THE LOWEST POINT OF THE HORIZONTAL DRAINAGE SYSTEM GREATER THEN 45 DEGREES, UNLESS ANOTHER CLEANOUT IS WITHIN ANOTHER 40 FT. DEVELOPED LENGTH.
    - C. AT ALL SANITARY PIPING BUILDING EXIT POINTS, AND/OR BUILDING SEWER CONNECTIONS FOR SITE UTILITY TIE-IN.
    - D. AT CONNECTION POINTS TO EXISTING SANITARY PIPING (TEST TYPE CLEANOUTS)
  12. UNLESS INDICATED OTHERWISE, ALL FIXTURES AND EQUIPMENT PROVIDED WITH PLUMBING SUPPLY PIPING, TO BE FURNISHED WITH APPROVED / LISTED STOPS IN ACCESSIBLE LOCATIONS.
  13. VERIFY THE EXACT LOCATION AND INSTALLATION REQUIREMENTS FOR ALL DRAINS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTATION FOR PROPER PLACEMENT IN RESPECT TO SLOPES AND STRUCTURE AT EACH DRAIN. COORDINATE INSTALLATION WITH THE APPROPRIATE CONTRACTOR.
  14. NO LIQUID TRANSMISSION PLUMBING UTILITY PIPING IS TO RUN ABOVE ELECTRIC SWITCHGEAR, MOTOR CONTROL CENTERS OR PANELS (INCLUDING CLEARANCE AREAS 42" IN FRONT AND MINIMUM 30" WIDE). CONFIRM LOCATIONS OF NEW ELECTRICAL EQUIPMENT FOR ELECTRICAL CONTRACT DOCUMENTATION, AND MAKE ADJUSTMENTS NECESSARY TO REROUTE PIPING FOR ACTUAL INSTALLATION.
  15. PLUMBING MATERIAL MAY CONSIST OF PLASTIC ABS OR PVC (SCHEDULE 40) FOR DRAIN AND VENT PIPING, 6" STORM SEWER SDR-35, 4" SANITARY SEWER SDR 35 OR PVC SCHEDULE 40, 1" WATER TYPE 'K' COPPER PIPE, OBT SCHEDULE 40 PVC PIPE FOR PHONE.
  16. PROVIDE SHUT-OFF VALVES (READILY ACCESSIBLE) TO ALL WATER SUPPLY LINES FOR TOILETS AND LAVATORIES.
  17. AN ANTI-SIPON MECHANISM MUST BE PROVIDED ON SERVICE SINK.
19. GENERAL NOTES:
    - A. WORK UNDER THIS SECTION INCLUDES ALL LABOR, MATERIAL, EQUIPMENT, SCAFFOLDING, ETC., NECESSARY FOR THE INSTALLATION OF A PLUMBING SYSTEM AS SHOWN ON THE PLUMBING DRAWINGS AND HEREIN SPECIFIED, COMPLETE IN EVERY RESPECT, UNLESS OTHERWISE INDICATED.
  20. WORK INCLUDED:
    - A. THE PLUMBING WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO THE FOLLOWING:
      1. FURNISH AND INSTALL PIPING, EQUIPMENT, PLUMBING FIXTURES, AND ALL SPECIALTIES. PROVIDE AND INSTALL STOPS TO ALL FIXTURES, TRAPS, ESCUTCHEONS, AND CONNECTIONS AS NECESSARY.
      2. CONNECT TO SANITARY WASTE, VENT, GAS, HOT & COLD WATER, VERIFY EXACT LOCATIONS IN FIELD.
      3. ALL OTHER PIPING, EQUIPMENT, AND ACCESSORIES THAT ARE NECESSARY FOR A COMPLETE AND PROPER OPERATING SYSTEM.
      4. INSPECT AND CLEAN SANITARY SEWER SYSTEM AS REQUIRED TO INSURE FREE FLOWING SEWERS.
  21. CODES AND PERMITS:
    - A. THE PLUMBING CONTRACTOR SHALL INSTALL ALL WORK IN FULL ACCORDANCE WITH THE PROVISIONS OF THE CITY AND STATE CODES, THE LOCAL FIRE CODE, AND ALL OTHER SUCH CODES RULES AND REGULATIONS HAVING JURISDICTION. ALL SUCH CODES, RULES, AND REGULATIONS ARE HEREBY INCORPORATED INTO THESE SPECIFICATIONS.
    - B. COMPLY WITH SPECIFICATIONS AND DRAWING REQUIREMENTS WHICH ARE IN EXCESS OF CODE REQUIREMENTS.
    - C. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION REQUIRED BY THE FOREGOING AUTHORITIES. ALL SUCH CERTIFICATES SHALL BE PRESENTED TO THE ARCHITECT IN DUPLICATE BEFORE FINAL PAYMENT WILL BE ALLOWED.
  22. RIGGING, TRANSPORTATION, AND SCAFFOLDING:
    - A. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL SCAFFOLDING, STAGING, CRIBBING, TACKLE AND HOIST EQUIPMENT, AND ALL RIGGING REQUIRED FOR THE INSTALLATION OF HIS WORK.
    - B. THE PLUMBING CONTRACTOR SHALL PAY FOR ALL TRANSPORTATION COSTS FOR HIS MATERIAL AND EQUIPMENT TO THE JOB SITE.
  23. AS-BUILT DRAWINGS.
    - A. MAINTAIN ONE COMPLETE BLACK ON WHITE SET OF PLUMBING DRAWINGS ON THE JOB SITE. THIS SET SHALL BE USED TO RECORD AND DEVIATIONS FROM THE DESIGN DRAWINGS.
  24. OPERATING MANUALS:
    - A. PROVIDE TWO SETS OF "MAINTENANCE AND OPERATING MANUALS" TO THE OWNER AT THE COMPLETION OF THE PROJECT. THESE MANUALS SHALL INCLUDE THE PLUMBING CONTRACTORS NAME, ADDRESS, PHONE NUMBER, INSTRUCTIONS ON EQUIPMENT CARE, ADJUSTMENTS, NORMAL MAINTENANCE SCHEDULES, PARTS LISTS, ETC. FOR ALL EQUIPMENT THE PLUMBING CONTRACTOR INSTALLS. INCLUDE DESCRIPTIONS OF ALL OPERATING AND ROUTINE MAINTENANCE SERVICE PROCEDURES TO BE USED.
  25. HANGERS AND SUPPORTS:
    - A. ALL PIPING AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED, EITHER SUSPENDED FROM THE CONSTRUCTION ABOVE OR BY MEANS OF STRUTS TO THE CONSTRUCTION BELOW.
    - B. USE VIBRATION ISOLATORS FOR ALL MOVING AND ROTATING EQUIPMENT THAT HAS THE POSSIBILITY OF TRANSMITTING VIBRATION TO THE BUILDING STRUCTURE.
    - C. NO PIPING OR EQUIPMENT SHALL BE SUSPENDED FROM ANOTHER DUCT, PIPE, OR EQUIPMENT.
  26. OPERATION INSTRUCTIONS:
    - A. AT THE COMPLETION OF THE PROJECT AND AFTER THE SYSTEMS HAVE BEEN IN OPERATION, THE PLUMBING CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPETENT INSTRUCTORS WELL VERSES IN THE OPERATION OF THE SYSTEMS, FOR THE PURPOSE OF TRAINING THE OWNER'S PERSONNEL.
  27. TESTING AND BALANCING:
    - A. OBTAIN ALL INSPECTION AND TEST CERTIFICATES REQUIRED BY CODES, ETC. HAVING JURISDICTION AND OBTAIN AND PAY ALL FEES, CHARGES, AND OTHER EXPENSES REQUIRED. DELIVER ALL CERTIFICATES IN DUPLICATES TO THE ARCHITECT.
    - B. THE PLUMBING CONTRACTOR SHALL BALANCE ALL SYSTEMS AND SUBMIT REPORT TO THE MECHANICAL ENGINEER FOR REVIEW.

28. PIPE AND FITTINGS:
  - A. SANITARY, WASTE, STORM, RAIN WATER CONDUCTORS, AND VENT PIPING 3" AND LARGER SHALL BE SERVICE WEIGHT CENTRIFUGALLY CAST, BELL AND SPIGOT SOIL PIPE AND FITTINGS. PVC PIPE AND FITTINGS CAN BE USED WHERE PERMITTED BY CODE.
  - B. SANITARY, WASTE, AND VENT PIPING 2-1/2" AND SMALLER SHALL BE SCHEDULE 40 STANDARD WEIGHT, GALVANIZED IRON PIPE. WASTE FITTINGS SHALL BE CAST IRON RECESSED DRAINAGE FITTINGS. PVC CAN BE USED WHERE PERMITTED BY CODE.
  - C. DOMESTIC WATER PIPING SHALL BE TYPE L HARD DRAWN COPPER TUBE WITH WROUGHT COPPER CLASS 150 SOCKET SOLDER FITTINGS. USE LEAD FREE SOLDER ON ALL FITTINGS.
29. SYSTEM ACCEPTANCE:
  - A. THE PLUMBING CONTRACTOR SHALL ISSUE A REPORT UPON COMPLETION STATING THAT THE SYSTEMS ARE COMPLETE IN ACCORDANCE WITH THE INTENT OF THIS PROJECT. ANY DEVIATIONS FROM THESE SPECIFICATIONS OR DRAWINGS NECESSITATED SHALL BE SPECIFICALLY NOTED.
  - B. THE PLUMBING CONTRACTOR SHALL INSTRUCT THE OWNER'S DESIGNATED REPRESENTATIVE IN THE SYSTEMS OPERATING PROCEDURE AND ROUTINE MAINTENANCE. THE DURATION OF THE INSTRUCTION PERIOD SHALL BE NO LESS THAN 2 HOURS DURING NORMAL WORKING HOURS.
30. WARRANTY:
  - A. ALL EQUIPMENT AND INSTALLATION SHALL BE WARRANTED TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF JOB ACCEPTANCE BY THE OWNER. ANY EQUIPMENT, SOFTWARE, OR LABOR FOUND TO BE DEFECTIVE DURING THIS PERIOD SHALL BE REPAIRED OR REPLACED WITHOUT EXPENSE TO THE OWNER
31. INSTALL SERVICE, SHUTOFF & CHECK VALVS, COCKS, STOPS, AIR CUSHIONS, VACUUM BREAKERS, SAFETY DEVICES AND BACKFLOW PREVENTERS WHERE REQUIRED BY CODE, SPECIFICATIONS OR DRAWINGS.
32. WATER AT PUBLIC HAND SINKS TO BE SUPPLIED THROUGH A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE-1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM 110 DEGREES F.
33. HAND SPRAYERS SHALL BE PROTECTED WITH AN INLINE ANTI-SIPHON VACUUM BREAKER PER LOCAL CODE REQUIREMENTS.
34. INSULATION OF PIPING TO THE INLET OF A WATER HEATER AND PIPING CONVEYING WATER HEATED BY A WATER HEATER SHALL BE INSULATED WITH NOT LESS THAN R-3 INSULATION IN ACCORDANCE WITH IECC C404.5.
35. CONNECT NEW FIXTURES TO EXISTING BUILDING HOT WATER SUPPLY.

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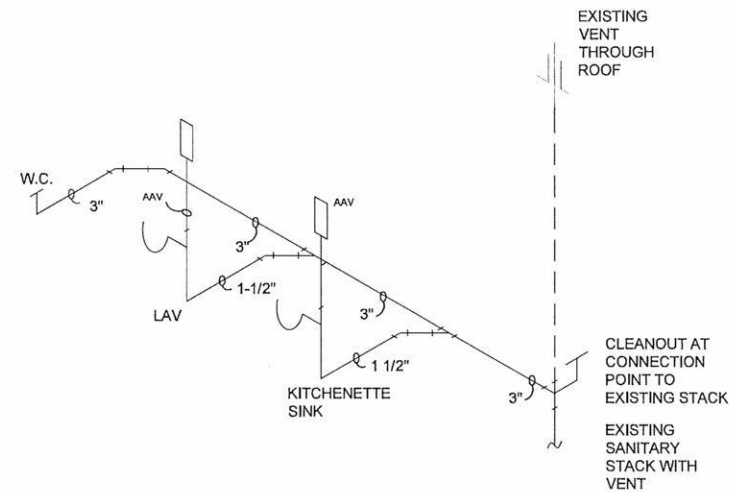
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 DJM

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**P1**

### Plumbing Connection Schedule

FIXTURE	H.W.	C.W.	TRAP	VENT	REMARKS
LAVATORY	1/2"	1/2"	1 1/2"	AAV	
WC		1/2"	3"		
KITCHENETTE SINK	1/2"	1/2"	1 1/2"	AAV	



### Schematic Riser Diagram 1

NOT TO SCALE

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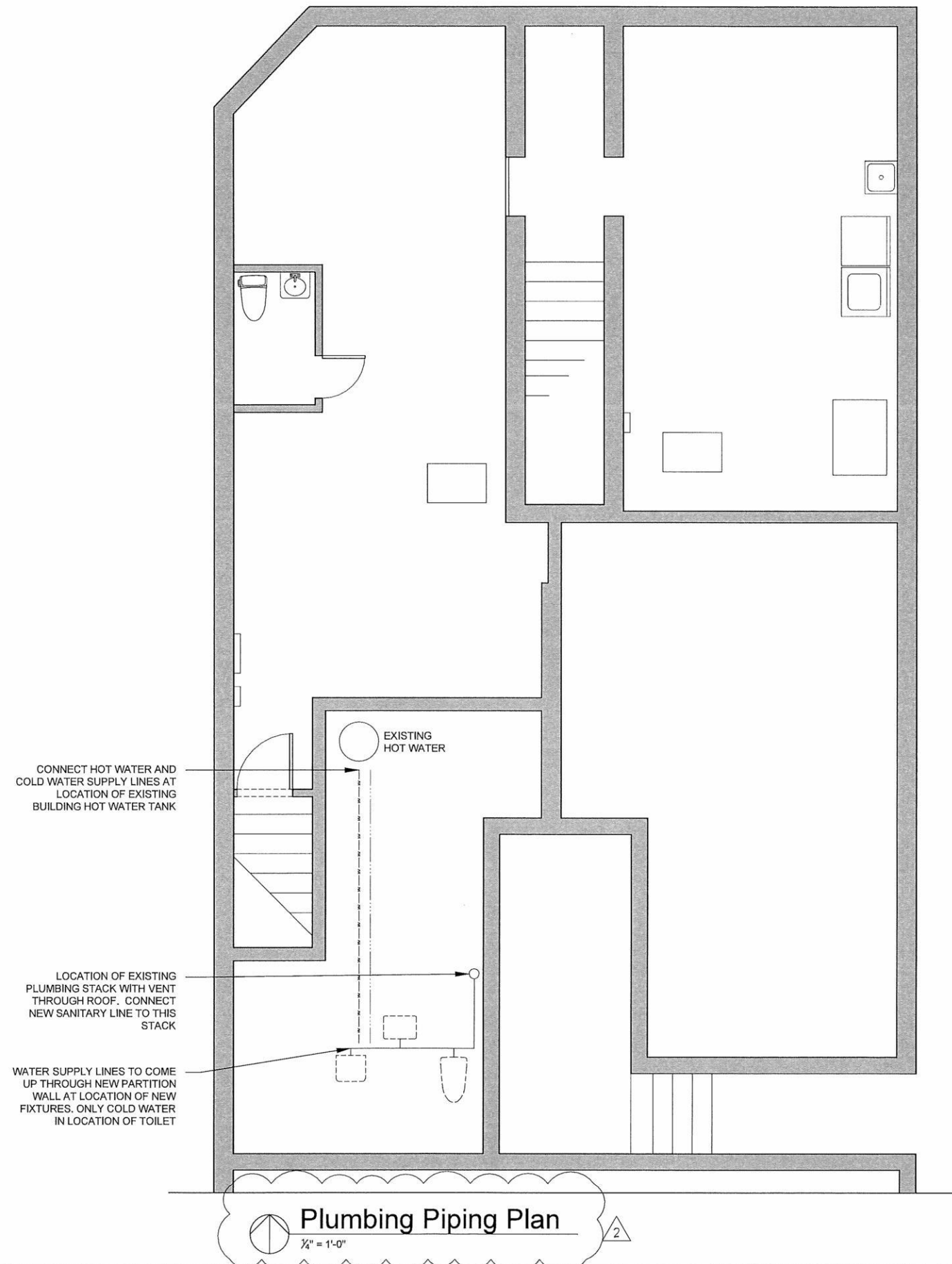
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