GENERAL NOTES-

THE NOTES, CONSIDERATIONS, AND RECOMMENDATIONS INCLUDED HEREIN ARE OFFERED IN GOOD FAITH FOR THE CONTRACTOR'S REFERENCE. THESE NOTES ARE NOT ALL INCLUSIVE AND DO NOT, BY ANY MEANS, INCLUDE ALL OF THE INFORMATION NECESSARY TO COVER ALL ASPECTS OF THE CONSTRUCTION PROJECT. THESE NOTES ARE SUPERCEDED BY THE CONTRACTOR'S EXPERIENCE, BEST JUDGEMENT, AND LOCAL APPLICABLE BUILDING CODES. THE DRAWINGS, ILLUSTRATIONS, AND DIAGRAMS INCLUDED IN THIS PACKAGE ARE FOR THE DESIGN OF THE BUILDING AND IMPROVEMENTS AND ARE TO BE USED IN COORDINATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF ALL ASSEMBLIES AND ALL WORK IS TO CONFORM TO ACCEPTED RESIDENTIAL CONSTRUCTION STANDARDS.

CONTROLLING BUILDING CODES-

2019 RESIDENTIAL CODE (RCO)
2017 OHIO PLUMBING CODE
2017 OHIO MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE

DESIGN LOADS-

FLOOR: 40 PSF LIVE LOAD
15 PSF DEAD LOAD
ROOF: 45 PSF SNOW LOAD
15 PSF DEAD LOAD

SOIL BEARING CAPACITY: 2000 PSF (ASSUMED- G.C. TO VERIFY)

CONCRETE-

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, WITH A WATER CEMENT RATIO = .50 (MAXIMUM). CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED AT 6% ± 1.5%
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 DELIVERED IN FLAT SHEETS.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" CURRENT EDITION OF ACI.
5. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" CURRENT EDITION OF ACI, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC., AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
7. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC., NECESSARY TO SUPPORT REINFORCING STEEL. CHAIRS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL. CHAIRS WHICH BEAR ON EXPOSED CONCRETE SURFACES TO RECEIVE SANDBLAST FINISH SHALL BE STAINLESS STEEL.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
   3"----CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH.
   2"----CONCRETE EXPOSED TO EARTH OR WEATHER, #6 THRU #18 BARS.
   1-1/2"-CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR & SMALLER.
   1-1/2"--CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH FOR THE PRIMARY REINFORCEMENT, TIES, STIRRUPS AN SPIRALS IN BEAMS AND COLUMNS.
   3/4"---CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR SLABS, WALLS AND JOISTS, #11 BAR & SMALLER.

STRUCTURAL STEEL-

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", CURRENT EDITION.
2. WELDED CONNECTIONS SHALL CONFORM TO THE CURRENT REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.01. WELDING ELECTRODES SHALL BE E70XX, LOW HYDROGEN.
3. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" CURRENT EDITION. SEE SECTIONS AND DETAILS FOR SPECIFIC CONNECTION REQUIREMENTS.
4. STRUCTURAL STEEL BEAMS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A992, Fy = 50 KSI. STEEL TUBE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B, Fy = 46 KSI. STEEL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A501, Fy = 36 KSI. ALL OTHER STEEL SHAPES, PLATES, ETC. SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36, Fy = 36 KSI.

COLD FORMED METAL FRAMING

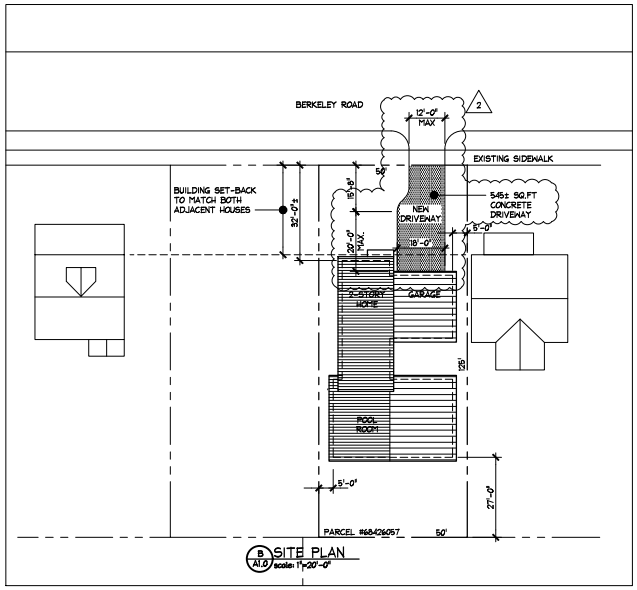
1. COLD FORMED STEEL FRAMING SHALL CONFORM TO REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE PUBLICATION "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL FRAMING - NONSTRUCTURAL MEMBERS", EXCEPT AS OTHERWISE SHOWN OR SPECIFIED.
2. FRAMING MEMBERS SHALL COMPLY WITH ASTM C 645 FOR CONDITIONS INDICATED. STEEL SHEET COMPONENTS SHALL COMPLY WITH ASTM C 645 AND PROTECTIVE COATING SHALL COMPLY WITH ASTM A 653 G40 OR HAVE A COATING THAT PROVIDES EQUIVALENT CORROSION RESISTANCE. A40 GALVANNEALED PRODUCTS ARE NOT ACCEPTABLE.
3. FRAMING SHALL HAVE A MINIMUM THICKNESS OF 0.014 INCHES (57 KSI MINIMUM YIELD STRENGTH) OR 0.030 INCHES (33 KSI MINIMUM YIELD STRENGTH).
4. FRAMING SHALL HAVE 1 1/4" FLANGES AND WEB DEPTHS INDICATED ON THE DRAWINGS.
5. BASE TRACKS SHALL BE SET ON SMOOTH AND LEVEL CONCRETE OR NON-SHRINK GROUT SUCH AS "MASTERFLOW 713" BY MASTER BUILDERS.
6. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING CADMIUM PLATED OR ZINC COATED SCREWS (UNLESS NOTED). SCREWS SHALL BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION.
7. SPLICES IN FRAMING COMPONENTS OTHER THAN TOP AND BOTTOM WALL TRACK ARE NOT PERMITTED.
8. ATTACH BOTTOM TRACKS WITH 0.157" DIA POWDER ACTUATED FASTENERS (HILTI X-U OR EQUIVALENT) AT 16" O.C., TYP U.N.
9. STUDS SHALL BE INSTALLED SO THE ENDS ARE POSITIONED AGAINST THE INSIDE OF THE RUNNER TRACK WEB PRIOR TO FASTENING AND SHALL BE ATTACHED TO BOTH FLANGES OF THE UPPER AND LOWER RUNNER TRACKS, WITH (1)-#8 SCREW IN EACH FLANGE OF EACH STUD, UNLESS NOTED.

WOOD FRAMING-

1. ALL WOOD FRAMING AND MATERIAL SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER TO BE HIM FIR #2, SOUTHERN PINE #2, OR EQUAL.
3. LUMBER FOR 2x4 OR 2x6 STUD PARTITIONS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL.
4. ALL EXTERIOR STUD WALL ARE TO BE CONSTRUCTED OF 2x4 OR 2x6 STUDS @ 16" O.C., ALL STUD WALLS TALLER THAN 9'-0" ARE TO BE BLOCKED TWICE AT THE THIRD HEIGHTS.
5. ALL HEADERS AND BEAMS ARE TO BE SUPPORTED BY BUILT-UP FRAMING MEMBERS OR COLUMNS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION.
6. ALL KNEEWALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4'-0" O.C., MAX.
7. ANY STRUCTURAL AND/ RO FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY THE CONTRACTOR, CONSULT WITH A LICENSED STRUCTURAL ENGINEER WERE NECESSARY.
8. LUMBER TO BE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER.
9. ALL WALLS ARE DIMENSIONED TO FACE OF STUDS.
10. ALL TRUSSES TO BE ENGINEERED AND CONSTRUCTED BY A TPI MEMBER TRUSS MANUFACTURER. INSTALL TEMPORARY AND PERMANENT BRIDGING PER TRUSS MANUFACTURER'S RECOMMENDATION.
11. ONE ROW OF 1x4 CROSS BRACING OR SOLID BLOCKING ON ALL SPANS OVER 6'-0".
12. COLLAR TIES ARE TO BE SPACED AT 4'-0" O.C.
13. ALL PURLOINS AND KICKERS ARE TO BE 2x6 UNLESS NOTED OTHERWISE.
14. ANY HIP OR VALLEY RAFTERS OF 28'-0" SPAN ARE TO BE LAMINATED VENEER LUMBER (LVL).

MISCELLANEOUS-

1. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY SURVEYS NEEDED TO LOCATE EXISTING SITE UTILITY SERVICES AND SHALL COORDINATE ALL UTILITY COMPANIES REGARDING THE DISCONNECTION OF EXISTING SERVICES AND THE RECONNECTION OF NEW SYSTEMS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK.
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL HOUSE IS COMPLETELY FRAMED AND ROOF OF STRUCTURE IS IN PLACE. BACKFILL SHALL BE FREE OF DELETERIOUS MATERIAL AND SHALL HAVE A MINIMUM OF 90% STANDARD PROCTOR DENSITY.
4. BOTTOM OF ALL FOOTINGS TO BE BELOW FROST DEPTH.
5. PROVIDE TERMITE PROTECTION AS REQUIRED BY HUD MINIMUM PROPERTY STANDARDS.
6. PREFABRICATED FIREPLACE INSERTS, FLUES, AND/OR APPLIANCES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL MATERIALS, SUPPLIES AND EQUIPMENT ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.
8. 1/2" WATER RESISTANT DRYWALL AROUND SHOWERS AND TUBS.
9. 1/2" DRYWALL ON INTERIOR WALLS AND CEILINGS UNLESS NOTED OTHERWISE.
10. 5/8" TYPE-X GYPSUM WALLBOARD ON GARAGE WALLS AND CEILING.
11. THE CONTRACTOR IS RESPONSIBLE THAT ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE DESIGNED AND INSTALLED PER APPLICABLE CODES. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AS WELL AS ALL OTHER TRADES AS NECESSARY. THE GENERAL CONTRACTOR WILL COORDINATE WITH THE OWNER AND THE DESIGN CONSULTANT WITH REGARD TO THE LOCATION OF FIXTURES AND MECHANICAL SYSTEM COMPONENTS.
12. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD.
13. "V.I.F." - VERIFY IN FIELD. DIMENSION MAY BE VARIABLE OR MAY BE DETERMINED BY RELATED FACTORS.



B SITE PLAN
A1.0 scale: 1"=20'-0"

1

INSULATION-

ALL EXPOSED INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E-84.
EXCEPTION: WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

NEW CONSTRUCTION:

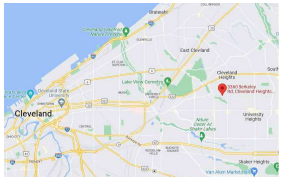
TWO STORY
THREE BEDROOM
SINGLE FAMILY RESIDENCE
w/SWIMMING POOL ROOM
w/ATTACHED 2 CAR GARAGE

3360 BERKELEY ROAD
CLEVELAND HEIGHTS, OHIO 44118
CUYAHOGA COUNTY

PRE-CAST CONCRETE FOUNDATION
CRAWLSPACE

FIRST FLOOR- 1678 SQ.FT.
SECOND FLOOR- 640 SQ.FT.
GARAGE- 440 SQ.FT.

TO BE CONSTRUCTED USING
METAL SHIPPING CONTAINER



N
A VICINITY MAP-
A0.0 scale: N.T.S.

DRAWING LIST-

A1.0	COVER SHEET & CONSTRUCTION NOTES
A1.1	FOUNDATION PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	LOWER ROOF FRAMING PLAN
A1.5	UPPER ROOF FRAMING PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	WALL SECTIONS & DETAILS
A3.2	WALL SECTIONS & DETAILS
A3.3	SECTIONS & DETAILS
A4.1	ROOM, WINDOW & DOOR SCHEDULES
A4.2	TYPICAL DETAILS
M1.1	1st FLOOR ELECTRIC PLAN & NOTES
M1.2	2nd FLOOR ELECTRIC PLAN & NOTES
M2.1	1st FLOOR PLUMBING PLAN & NOTES
M2.2	2nd FLOOR PLUMBING PLAN & NOTES
M3.1	1st FLOOR H.V.A.C. PLAN & NOTES
M3.2	2nd FLOOR H.V.A.C. PLAN & NOTES
S1.1	CONTAINER FABRICATION DRAWINGS
S1.2	CONTAINER FABRICATION DRAWINGS
S1.3	CONTAINER FABRICATION DRAWINGS
S1.4	CONTAINER FABRICATION DRAWINGS
S2.1	CONTAINER FABRICATION DETAILS
S2.2	CONTAINER FABRICATION DETAILS

ATTACHMENTS-

1. "SUPERIOR WALL" FOUNDATION PLAN AND DETAILS.
2. ELECTRICAL PANEL LAYOUT TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
3. SITE AND SITE IMPROVEMENT DRAWINGS
4. FURNACE/ AIR CONDITIONER SIZING TO BE PROVIDED BY THE HVAC CONTRACTOR. THIS IS A DUCTLESS SYSTEM.
5. IN-GROUND SWIMMING POOL DESIGN AND DRAWINGS TO BE PROVIDED BY POOL SUPPLIER. CONTRACTOR TO COORDINATE WITH BUILDING COMPONENTS.

SINGLE FAMILY RESIDENCE
Shiri Goldsmith
3360 Berkeley Road
Cleveland Heights, Ohio 44118

CONTAINER HOMES USA
3387 E. 75th Street
Cleveland, Ohio 44127
(216) 372-8250
derrick@containerhomesusa.com

NO.	REVISION	DATE	BY
2	COMMENTS-ZONING	10-24-2023	RLA
1	FOR PERMIT	6-26-2023	RLA

COVER SHEET AND NOTES

DRAWN BY: RLA	DATE: 6-26-2023
PROJECT: CH2215	CLIENT: CHUSA
SCALE: NOTED	
SHEET: A1.0	