

C:\Users\Owner\LBRA Dropbox\Projects\26-06-26 823 N 5th Site (SO#4)\CAD\26-06-26 plots.dwg

SPECIFICATIONS

CONCRETE:

- ALL CONCRETE SHALL BE NORMAL-WEIGHT (DENSITY = 145 PCF) AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- THE SLUMP OF ALL CONCRETE SHALL NOT EXCEED 4"
- DRIVEWAY SLAB SHALL BE BRUSHED 6" THICK W/ 1.5 POUNDS/CUBIC YARD POLYPROPYLENE FIBER REINFORCEMENT ON 8" OF BASE MATERIAL.
- WALKWAY SLAB SHALL BE BRUSHED 4" THICK W/ 1.5 POUNDS/CUBIC YARD POLYPROPYLENE FIBER REINFORCEMENT ON 4" OF BASE MATERIAL.

BASE MATERIAL

COARSE AGGREGATE CONSISTING OF HARD, DURABLE, AND UNCOATED INERT PARTICLES FREE FROM CLAY, SILT, VEGETATION, AND OTHER DELETERIOUS MATERIAL SUCH AS REACTIVE CHERT, GYPSUM, IRON SULFIDE, AMORPHOUS SILICA, AND HYDRATED IRON OXIDE, CONFORMING TO AASHTO #57.

AGGREGATE BACKFILL PLACEMENT

GENERAL:

- PRIOR TO BACKFILLING, REMOVE ANY STANDING WATER. CLEAN EXCAVATION FREE OF TRASH AND DEBRIS.
- PLACE AGGREGATE AS INDICATED ON DRAWINGS.
- PERFORM COMPACTION USING WALK-BEHIND ROLLERS AND HAND TAMPERS.
- AGGREGATE PLACEMENT: USE 4" UNDER SIDEWALKS AND 6" UNDER DRIVEWAY SLABS.

CHAIN-LINK FENCE AND GATE ASSEMBLIES (ALT #1)

4' HIGH UNLESS NOTED OTHERWISE. INCLUDE ALL MATERIAL REQUIRED FOR A COMPLETE INSTALLATION. MATERIALS SHALL BE FROM A SINGLE SOURCE OF MANUFACTURER UNLESS APPROVED IN ADVANCE BY THE ARCHITECT. COMPLY WITH CLFMI PRODUCT MANUAL.

- FABRIC
 - 11½ GAUGE (011121" DIAMETER)
 - HOT DIPPED GALVANIZED GAW
 - 2 ¾" MESH
 - VINYL COATING OVER FINISHED CORE PER ASTM 668, CLASS 1 EXTRUDED
- FENCE FRAMEWORK MINIMUMS
 - LINE POSTS: 1 7⁄8" 16 GA.
 - TERMINAL POSTS 2 ¾" 16 GA
 - TOP RAIL: 1 3⁄8" 17 GA
- SHOP DRAWING
 - THE CONTRACTOR SHALL SUBMIT FOR ARCHITECT'S APPROVAL A SHOP DRAWING(S) IN COMPLIANCE WITH THESE DOCUMENTS AND INDICATING PROPOSED LOCATION OF FENCE AND GATES, INDICATING HEIGHTS AND INCLUDING STANDARD DETAILS OF FENCE AND GATES.

SHOP-CONSTRUCTED UTILITY SHED

- SIZE 10' X10' WITH 6' HIGH WALLS
- FLOOR ¾" EXTERIOR PLYWOOD ON 2X6 PRESSURE TREATED FLOOR JOIST
- WALLS 2X4 AT 16" OC
- EXTERIOR SIDING ENGINEERED PANELS T&G
- ROOF 2X6 RAFTERS @ 16" OC, ½" OSB SHEATHING, METAL ROOF PANELS
- DOORS 2-3'-0" WIDE WITH ATTACHED HINGES AND LOCKABLE WITH OWNER'S PADLOCK
- EXTERIOR FINISH PAINTED
- BASE; MINIMUM 6" AGGREGATE, COMPACTED. TOP OF FLOOR TO BE AT GRADE AT DOOR.
- THE CONTRACTOR SHALL SUBMIT FOR ARCHITECT'S APPROVAL INFORMATION REGARDING THIS STRUCTURE INDICATING COMPLIANCE WITH THESE SPECIFICATIONS.

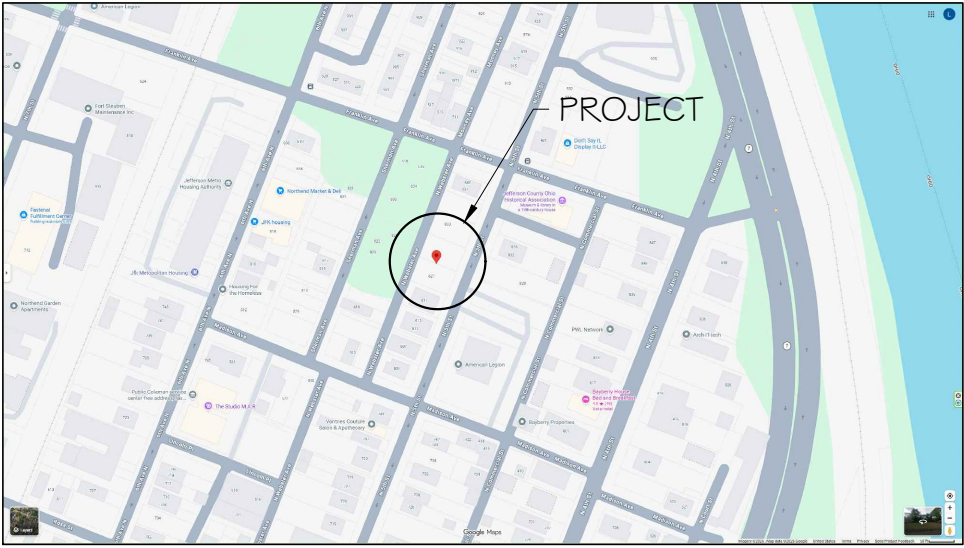
SITE NOTES

1. THE CONTRACTOR SHALL CONTACT LOCAL AUTHORITIES HAVING JURISDICTION PRIOR TO START OF WORK REGARDING REQUIREMENTS FOR INSPECTIONS. HE SHALL POST PERMITS AND ANY OTHER REQUIRED DOCUMENTS AT THE SITE.
2. BEFORE STARTING ANY EXCAVATION THE CONTRACTOR SHALL CONTACT OHIO 811 TO VERIFY LOCATIONS OF UTILITIES. NO EXCAVATING SHALL TAKE PLACE UNTIL THE REQUIREMENTS OF THIS LAW IS SATISFIED.
3. ALL CONCRETE WORK SHALL COMPLY WITH *AMERICAN CONCRETE INSTITUTE (ACI)* AS WELL AS REQUIREMENTS IN THESE DOCUMENTS AND THE BUILDING CODE.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK OF ALL TRADES INVOLVED AND SHALL BE RESPONSIBLE FOR SCHEDULING AND SEQUENCING OF THE WORK.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY (AND FOLLOW UP IN WRITING) OF ANY DISCREPANCIES IN THE DRAWINGS OR FIELD CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY UNDERSTAND THE SCOPE OF WORK. STARTING WORK INDICATES THE CONTRACTOR'S ACCEPTANCE OF THESE CONDITIONS.
6. FINISH GRADE THE SITE AFTER IMPROVEMENTS ARE INSTALLED, SUCH THAT SURFACE WATERS ARE DIRECTED AWAY FROM THE BUILDING AND FILL SLOPES. PROVIDE SWALES AND/OR UNDERGROUND DRAINS TOWARD AND INTO APPROVED DRAINAGE WAYS. COMPLY WITH ALL PROVISIONS OF LOCAL ORDINANCES, CODES, LAWS AND THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
8. THE CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES WITH RESPECT TO THE PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED SLOPES.
9. ALL EXTERIOR CONCRETE SURFACES SHALL BE PROVIDED WITH A "SLIP RESISTANT" FINISH, TYPICAL.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2019 OHIO RESIDENTIAL CODE AND SHALL CONFORM TO THE REQUIREMENTS THEREOF.
2. ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR WRITTEN INSTRUCTIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT AT ONCE FOR REVIEW AND/OR REVISION. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED UNTIL SUCH DISCREPANCY IS RESOLVED, NOR SHALL THEY REVISE ANY PORTION OF THE WORK WITHOUT APPROVAL OF THE ARCHITECT.
4. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR INDICATES THE CONTRACTOR'S ACCEPTANCE OF THE SITE CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ) AND IS RESPONSIBLE TO PICK THE PERMIT UP. HE SHALL BE RESPONSIBLE TO CALL FOR INTERIM AND FINAL INSPECTIONS ALONG WITH ANY OTHER NECESSARY APPROVALS.
6. ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.
7. ALL WORK SHALL BE PERFORMED BY CONTRACTORS AND SUBCONTRACTORS CERTIFIED AND LICENSED IN THE JURISDICTION. ALL LICENSES SHALL BE KEPT CURRENT AND A COPY OF CERTIFICATES SHALL BE POSTED ON SITE.
8. THE CONSTRUCTION DRAWINGS GENERALLY INDICATE THE TYPE AND LOCATIONS OF WORK TO BE PERFORMED. EXISTING CONDITIONS IN THE FIELD MAY REQUIRE MINOR MODIFICATIONS. BEFORE ANY SUCH MODIFICATIONS THE CONTRACTOR IS TO CONTACT THE ARCHITECT.
9. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTS SHALL BE CLOSE FITTING, NEAT, AND WELL SCRIBED. THE FINISH WORK SHALL NOT HAVE EXPOSED, UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
10. VERIFY DIMENSIONS AGAINST REQUIREMENTS OF SPECIFIED PRODUCTS, CONDITIONS, ELEVATIONS, ETC. PERTAINING TO WORK BEFORE PROCEEDING.
11. ALL MATERIALS SHALL BE NEW (UNLESS NOTED OTHERWISE) AND OF GOOD QUALITY.
12. A COPY OF THE MOST RECENT SET OF DRAWINGS SHALL BE KEPT AT JOB SITE FOR USE BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC TO WORK ONLY WITH THE LATEST ISSUED DRAWINGS.

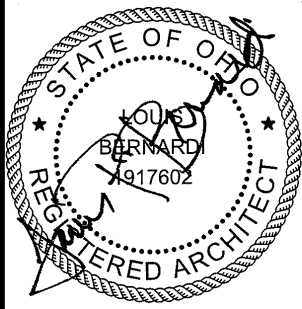
- DRAWING LIST
- | | |
|-----|---------------------|
| G-1 | GENERAL INFORMATION |
| A-1 | SITE PLAN |
| A-2 | DETAILS |



3 LOCATION
G-1 SCALE: SHOWN



2 VICINITY
G-1 SCALE: SHOWN



SITE WORK FOR RESIDENTIAL HOUSING
823 North 5th Street
STEUBENVILLE, OH 43952
FOR THE JEFFERSON CO. LAND BANK

BIDDING

DRAWN BY:	CAD	SCALE:	SHOWN
DATE:	8/20/26	REVISED:	

LBRA Architecture
3356 Pennsylvania Avenue
Weirton, WV 26062
304-723-5870 lbr@lbra-arch.com

GENERAL INFORMATION



DWG.NO.

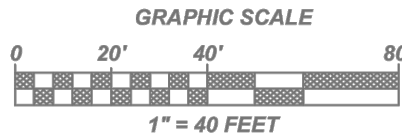
G-1

PERTINENT DOCUMENTS

DEED & PLAT RECORDS AS SHOWN.
JEFFERSON COUNTY GIS & TAX MAPS.

SURVEY RECORDS

SURVEY BY J.T. McDEVITT - JULY 1974



I HEREBY STATE, THAT AS A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF OHIO, I HAVE SURVEYED THE LAND DELINEATED HEREON AND THIS SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

R.J. Swearingen P.E.
OHIO REGISTERED SURVEYOR # 7162

LEGEND

- IRON BAR SET (5/8" x 30" REBAR WCAP # 7162)
- MONUMENTS FOUND AS NOTED
- (R) - SURVEY OR DEED RECORD
- (M) - MEASURED VALUE
- (C) - CALCULATED BEARING OR DISTANCE

1 SURVEY
G-1 SCALE: 1" = 40'

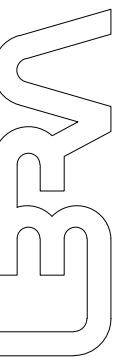
R.J. SWEARINGEN

PROFESSIONAL SURVEYOR

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

BIDDING	DRAWN BY:	CAD	SCALE:	SHOWN	PROJECT NO.:
	DATE:	8/20/26	REVISED:		26-06-26

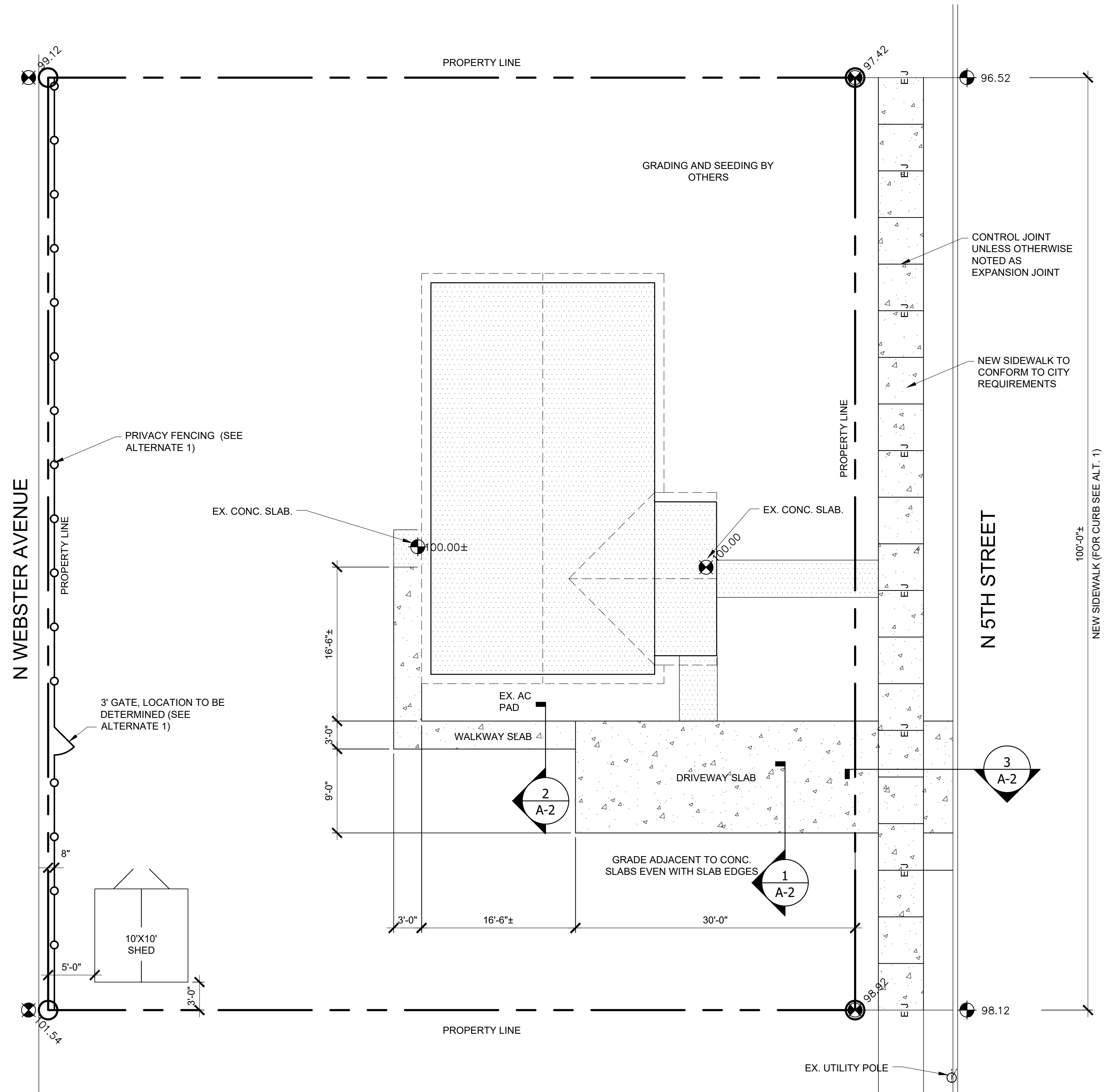
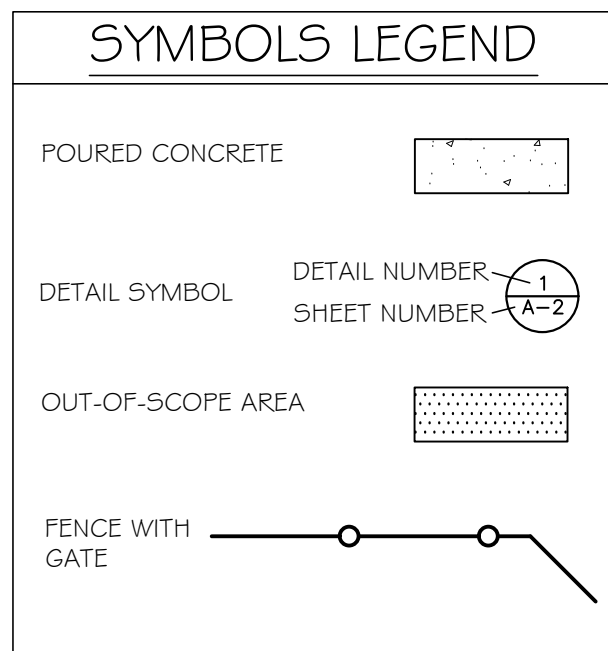
LBRA Architecture
3356 Pennsylvania Avenue
Weirton, WV 26062
304-723-5870 lou@lbra-arch.com



SITE PLAN

DWG.NO.

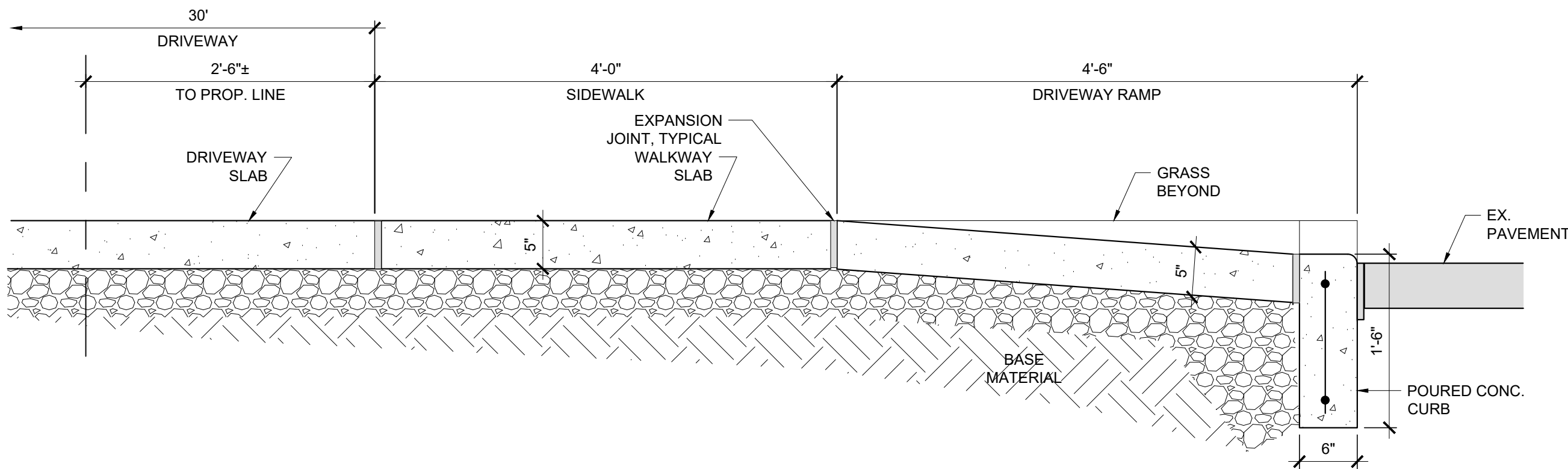
A-1



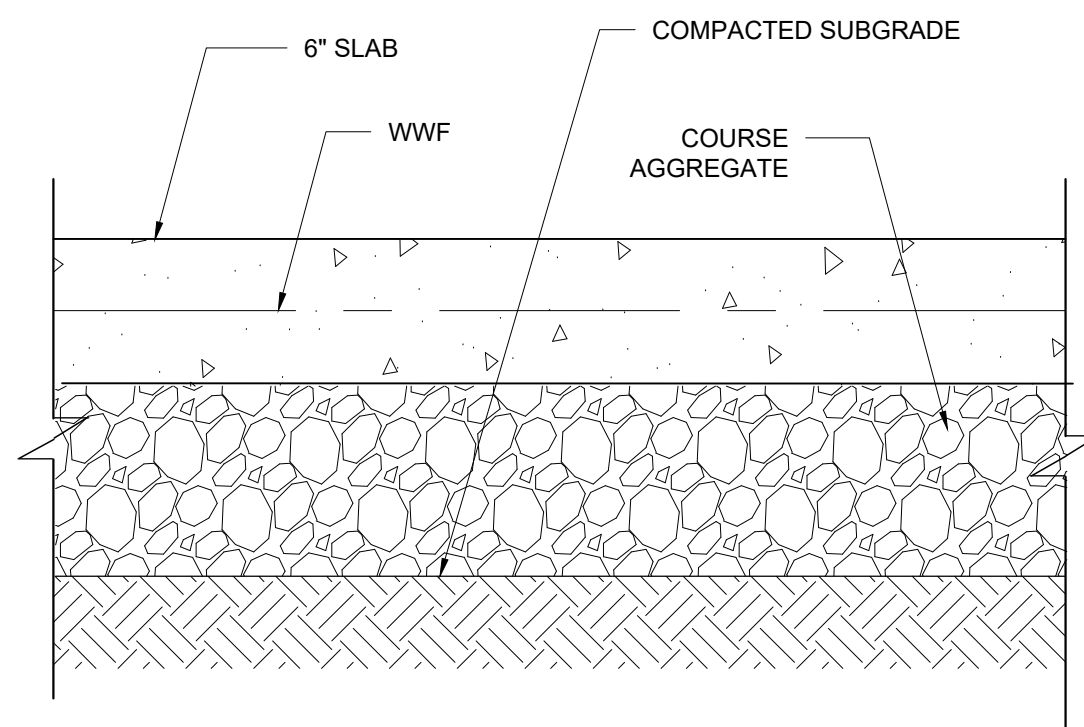
SITE PLAN
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

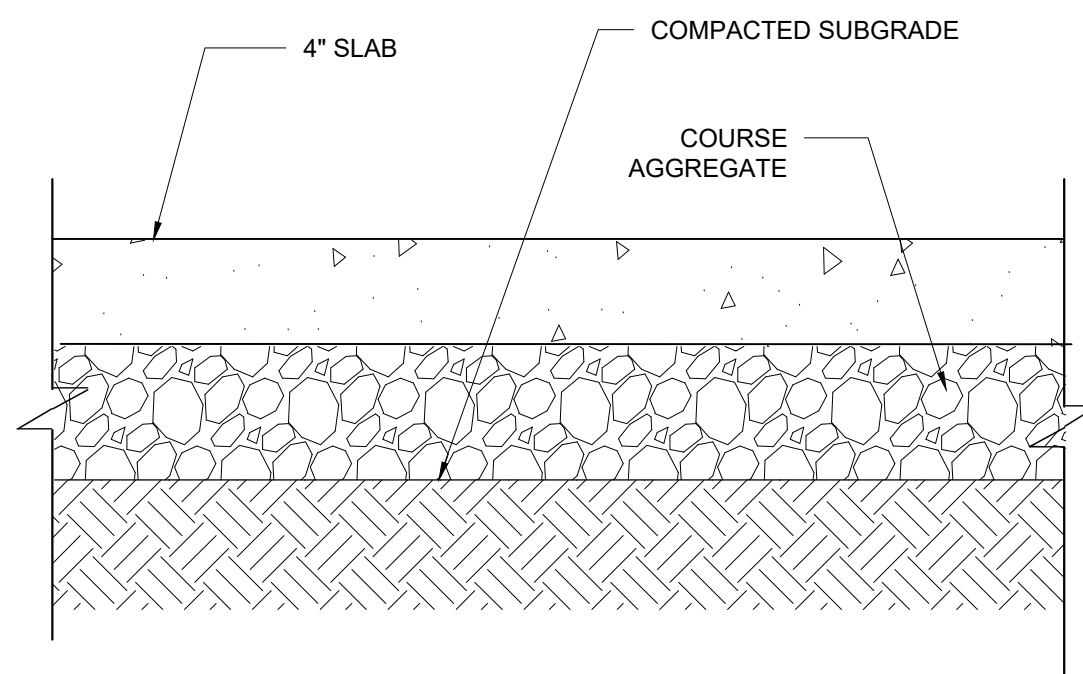
C:\Users\Owner\LBRA Dropbox\Projects\26-06-26 823 N 5th Site (SO#4)\CAD\26-06-26 plots.dwg



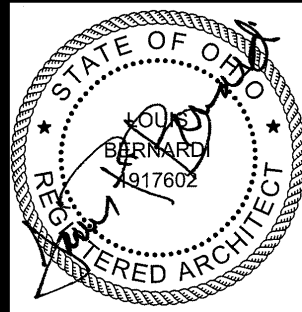
3 ROLLED CURB
A-2 SCALE: 1" = 1'-0"



1 DRIVEWAY SLAB
A-2 SCALE: 1-1/2" = 1'-0"



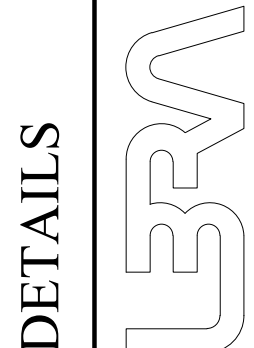
2 WALKWAY SLAB
A-2 SCALE: 1-1/2" = 1'-0"



SITE WORK FOR RESIDENTIAL HOUSING
823 North 5th Street
STEUBENVILLE, OH 43952
FOR THE JEFFERSON CO. LAND BANK

BIDDING			
DRAWN BY:	CAD	SCALE:	SHOWN
DATE:	8/20/26	REVISED:	
		PROJECT NO.:	26-06-26

LBRA Architecture
3356 Pennsylvania Avenue
Weirton, WV 26062
304-723-5870 lb@lbra-arch.com



DETAILS

DWG.NO.

A-2