



OWNER

CLERMONT HOUSING CORPORATION

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ARCHITECT:




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CONSULTANT/CONTRACTOR

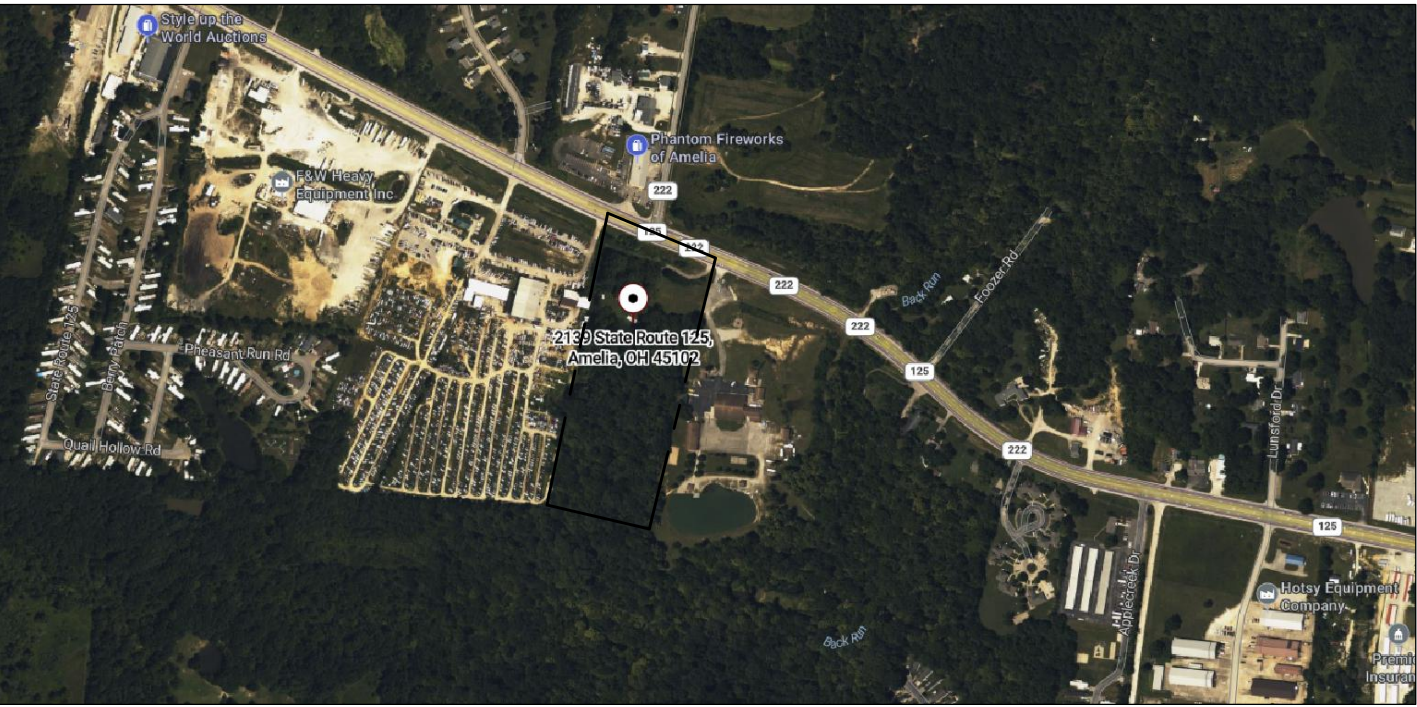


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GENERAL NOTE:

GENERAL NOTE:
REVIEW EACH SHEET OF THE DRAWINGS AND SPECIFICATIONS ONLY IN CONJUNCTION WITH THE REVIEW OF ALL BIDDING DOCUMENTS. THE DOCUMENTS AND SPECIFICATIONS ARE INTERDEPENDENT AND ARE NOT TO BE SEPARATED OR READ INDEPENDENTLY. THE OWNER AND THE ARCHITECT ACCEPT NO RESPONSIBILITY FOR ITEMS MISSED BY NOT REVIEWING THE ENTIRE SET OF DOCUMENTS AND SPECIFICATIONS AS A WHOLE.

VICINITY PLAN



OVERVIEWDETAIL

VICINITY PLAN

NOT TO SCALE

NORTH

CHS GENERAL NOTE:

CHS GENERAL NOTE:
THESE DRAWINGS WERE PREPARED BY CREATIVE HOUSING SOLUTIONS, INC., CINCINNATI, OHIO USA AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF CREATIVE HOUSING SOLUTIONS, INC. WHO WILL BE DEEMED THE AUTHOR OF THE DRAWINGS AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS. CREATIVE HOUSING SOLUTIONS, INC. ASSUMES NO LIABILITY OR COST FOR THE UNAUTHORIZED REUSE OR MODIFICATION. REFER TO PROJECT MANUAL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OHIO BUILDING CODE (OBC) AND OHIO RESIDENTIAL CODE (ORC) LATEST EDITIONS. THE OWNER SHALL SELECT ALL COLORS. SUBMIT SAMPLES THROUGH SUBMITTAL PROCESS. ANY DEVIATIONS FROM THE PLANS SHALL BE DOCUMENTED AND APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. DIFFERING SITE CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL CONDITIONS INDICATED ON THESE PLANS AND SHALL NOT BE RELIEVED OF HIS RESPONSIBILITY TO INSPECT AND BECOME KNOWLEDGEABLE OF THE EXISTING CONDITIONS. DO NOT SCALE DRAWINGS. DRAWINGS ARE INTENDED TO BE PRINTED AT 24" X 36".

VETERANS VILLAGE

2139 STATE ROUTE 125

MONROE TOWNSHIP, OHIO 45102

PERMIT SET OF DOCUMENTS DATE: 2.20.2026

SITE DEVELOPMENT DATA

ZONING REQUIREMENTS - R2 DISTRICT

PROPOSED DEVELOPMENT 15.59 ACRES				
	PERMITTED	PROPOSED	MIN. SF	PROPOSED SF
DENSITY - 2 PRINCIPAL BUILDINGS PER ACRE	31	8	N/A	2,142 SF
ONE BEDROOM UNITS - 8 PER ACRE	124	16	600 SF	650 SF
TWO BEDROOM UNITS - 6 PER ACRE	93	3	800 SF	935 SF

LOT WIDTH MIN.	200.0'	380.69'
FRONT YARD SETBACK	50'-0"	50' (FROM R.O.W.)
SIDE YARD SETBACK	25'-0"	25'-0"
BACK YARD SETBACK	40'-0"	40'-0"

SUMMARY TABLE - SITE AREA - 15.59 ACRES (670,153 SF)

PROPOSED DEVELOPMENT				
	QUANTITY	AREA		
CLUBHOUSE	1 STORY - 15'-6" HIGHEST POINT OF BUILDING ABOVE GRADE	2,142 SF	1	2,142 SF
ONE-BEDROOM TRIPLEX	1 STORY - 20' HIGHEST POINT OF BUILDING ABOVE GRADE	1,950 SF	5	9,750 SF
ONE-BEDROOM/ TWO-BEDROOM DUPLEX	1 STORY - 20' HIGHEST POINT OF BUILDING ABOVE GRADE	1,585 SF	1	1,585 SF
TWO-BEDROOM DUPLEX	1 STORY - 20' HIGHEST POINT OF BUILDING ABOVE GRADE	1,870 SF	1	1,870 SF
TOTAL BUILDING				15,347 SF
PERCENTAGE OF SITE				2.29%

BUILDING CODE INFORMATION

THE WORK OF THIS PROJECT INCLUDES THE NEW CONSTRUCTION OF SEVEN (7) SINGLE-STORY APARTMENT BUILDING WITH 19 DWELLING UNITS AND ONE (1) SINGLE-STORY CLUBHOUSE. WORK SHALL INCLUDE ALL THAT IS DESCRIBED IN THESE DRAWINGS AND IN THIS PROJECT MANUAL.

CLUBHOUSE

CONSTRUCTION TYPE: VB

USE: B- BUSINESS*
* ASSEMBLY SPACE <750 SF ACCESSORY TO 8 PER 303.1.2.

COMMUNITY ROOM: 715 SF
48 OCCUPANTS @15 S.F./PERSON

BUILDING AREA: (ALLOWED: 9,000 SF) 2,142 SF

HEIGHT: (ALLOWED: 1 STORY; 40') 1-STORY; 17'

FIRE PROTECTION: (PER 903) NOT REQUIRED

ZONING: MONROE TWP, R-2

FIRE SEPARATION: NOT REQUIRED

RESIDENTIAL

CONSTRUCTION TYPE: VB

USE: 2-3 FAMILY RESIDENTIAL

BUILDING AREA: (ALLOWED:UNLIMITED) SEE CHART

HEIGHT: (ALLOWED: 1 STORY; 40') 1-STORY; 15'

FIRE PROTECTION: (PER 313.2) NOT REQUIRED

ZONING: MONROE TWP, R-2

FIRE SEPARATION: 1HR/2HR PROVIDED
ORC 302.2 - 2HR, EVERY 2 UNITS, 1HR ALL OTHER DEMISING WALLS

DESIGN LOADS

RISK CATEGORY II

LIVE LOAD: 50 PSF - OFFICES
100 PSF - ASSEMBLY
20 PSF - ROOF
100 PSF - PATIO

WIND LOAD: 20 PSF - HORIZONTAL
35 PSF - VERTICAL

SNOW LOAD: 20 PSF

SEISMIC DESIGN CATEGORY: B

SEISMIC LOAD: CS 0.10
Ss 0.22
S1 0.087
Sms 0.28

DESIGN LOADS

RISK CATEGORY II

LIVE LOAD: 30 PSF - SLEEPING ROOMS
40 PSF - LIVING AREAS
20 PSF - ROOF
100 PSF - PATIO

WIND LOAD: 20 PSF - HORIZONTAL
35 PSF - VERTICAL

SNOW LOAD: 20 PSF

SEISMIC DESIGN CATEGORY: B

SEISMIC LOAD: CS 0.10
Ss 0.22
S1 0.087
Sms 0.28

CODES

APPLIED CODE REQUIREMENTS:
2024 OHIO BUILDING CODE (2021 ICC)
1. ENERGY CONSERVATIVE PER 2024 OBC CHAPTER 13
2. ELECTRICAL PER 2024 OBC CHAPTER 27 & NFPA 70.
3. MECHANICAL PER 2024 OBC CHAPTER 28 & OMC.
4. PLUMBING PER 2024 OBC CHAPTER 29 & OPC.

CODES

APPLIED CODE REQUIREMENTS:
2019 OHIO RESIDENTIAL CODE (2018 IRC)
1. ENERGY CONSERVATIVE PER 2024 ORC CHAPTER 11
2. ELECTRICAL PER 2024 OBC CHAPTER 34-43.
3. MECHANICAL PER 2024 ORC CHAPTER 12-24.
4. PLUMBING PER 2024 ORC CHAPTER 25-33.

ABBREVIATIONS

"TYPE"	UNIT CONFIGURATION	ELEC	ELECTRIC	PL	PROPERTY LINE
+/-	PLUS OR MINUS	EP.	ELECTRICAL PANEL	RA	RETURN AIR
A/C	AIR CONDITIONING	EQ.	EQUAL	REQ'D	REQUIRED
ABV.	ABOVE	EXIST.	EXISTING	RMV.	REMOVE
ADD.	ADDENDUM	ETR	EXISTING TO REMAIN	RPL.	REPLACE
ADJ.	ADJACENT	F.J.	FIRE EXTINGUISHER	SA	SUPPLY AIR
AFB	ABOVE FINISHED FL	F.F.	FINISHED FLOOR	SB	SPLASHBLOCK
B	BASE CABINET	FL	FLOOR	SBC	SINK BASE CAB.
BCB	BLIND CORNER BASE CABINET	FURN.	FURNACE	S.C.	SOLID CORE
BD.	BOARD	FV	FIELD VERIFY	S.D.	STORM DRAIN
BLDG.	BUILDING	G.B.	GRAB BAR	SP.	SPACE
BRM	BROOM CABINET	GFI	GROUND FAULT INTERRUPTER	S.S.	STAINLESS STEEL
BS	BACKSPLASH	GWB	GYPNUM WALL BOARD	STL	STEEL
BUR	BUILT UP ROOF	GYP.	GYPNUM	T.B.	TOWEL BAR
BWC	BLIND CORNER WALL CABINET	H.A.	HOLLOW CORE	TYP.	TYPICAL
CAB.	CABINET	INT.	INTERIOR	V	VENT
CT.	CERAMIC TILE	LVT	LUXURY VINYL TILE	V.I.F.	VERIFY IN FIELD
CJ	CONTROL JOINT	MAS.	MASONRY	VB	VINYL BASE
CLG.	CEILING	N.I.C.	NOT IN CONTRACT	VCCT	VINYL COMPOSITE TILE
CONC.	CONCRETE	N.T.S.	NOT TO SCALE	W/	WITH
D.S.	DOWNSPOUT	N/A	NOT APPLICABLE	WB	WOOD BASE
E.J.	EXPANSION JOINT	OPP.	OPPOSITE HAND	WC	WALL CABINET
E.F.	EXHAUST FAN	P.T.	PRESSURE TREATED	WD.	WOOD
		P.V.	PLUMBING VENT	WH	WATER HEATER

PROVIDE = PROVIDE AND INSTALL COMPONENT
REPAIR = REPAIR EXISTING COMPONENT
REPLACE = REMOVE EXISTING COMPONENT, PROVIDE AND INSTALL NEW COMPONENT
REMOVE = REMOVE, DETACH AND DISCARD FROM THE PROPERTY VIA LEGAL DISPOSAL

DEFERRED SUBMITTAL CHART

DESCRIPTION	SUBMITTAL DATE:	APPROVAL DATE:
TRUSS DESIGN	TBD	
CLUBHOUSE FIRE ALARM SYSTEM	TBD	

INTERIOR FINISHES PER IRC 80, 804, 806, 807, AND 808 R-2
REQ'D VERTICAL EXIT & PASSAGEWAYS CLASS B
CORRIDOR PROVIDING EXIT ACCESS CLASS B
ROOMS OR ENCLOSED SPACES CLASS C

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DRAWING SYMBOLS

DOOR IDENTIFICATION

WINDOW IDENTIFICATION

UNIT IDENTIFICATION

UNIT "2"

1

3 1 2 4

2 A-9

6 A-11

SECTION IDENTIFICATION

EXTERIOR ELEVATION IDENTIFICATION

DEMOLITION/REMOVE

CENTER LINE

PROPERTY LINE

NEW OR REQUIRED POINT ELEVATION

EXISTING POINT ELEVATION

SITE BENCH MARK

NEW WORK KEY NOTE

SITE WORK KEY NOTE

DEMOLITION KEY NOTE

GRAPHIC WALL SYMBOLS

NEW WALL CONSTRUCTION

NEW CMU BLOCK WALL

NEW CONCRETE WALL

NEW CONCRETE BLOCK WALL

NEW BRICK VENEER WALL

REVISIONS

NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.26

SHEET TITLE

TITLESHEET AND INFORMATION

SHEET NUMBER

A-0

CREATIVE HOUSING SOLUTIONS, INC.

935 LENOX PLACE CINCINNATI, OHIO 45229

(513) 961-4400

EMAIL: info@chs-incorp.com

Project Number:

2413

Drawn By:

BTY

Date:

2.20.2026

AS NOTED

VETERANS VILLAGE

2139 ST. RT. 125 MONROE TWP., OHIO 45102

CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.26

SHEET TITLE

TITLESHEET AND INFORMATION

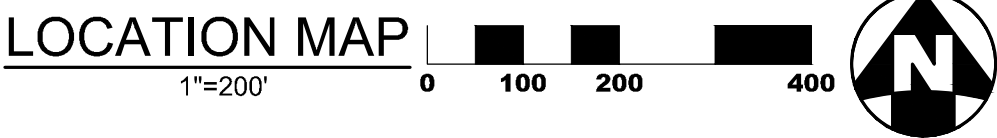
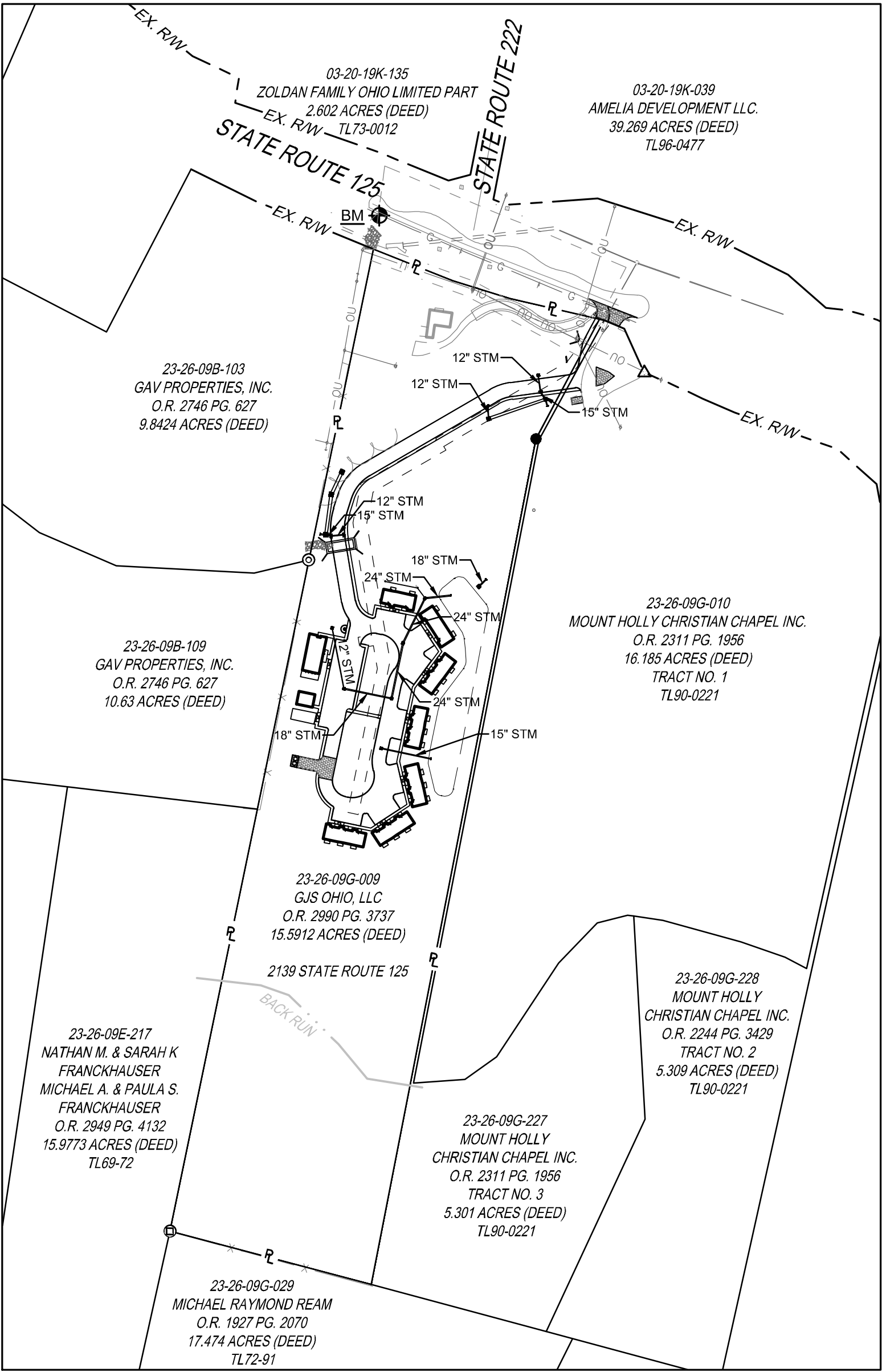
SHEET NUMBER

A-0

VETERAN'S VILLAGE

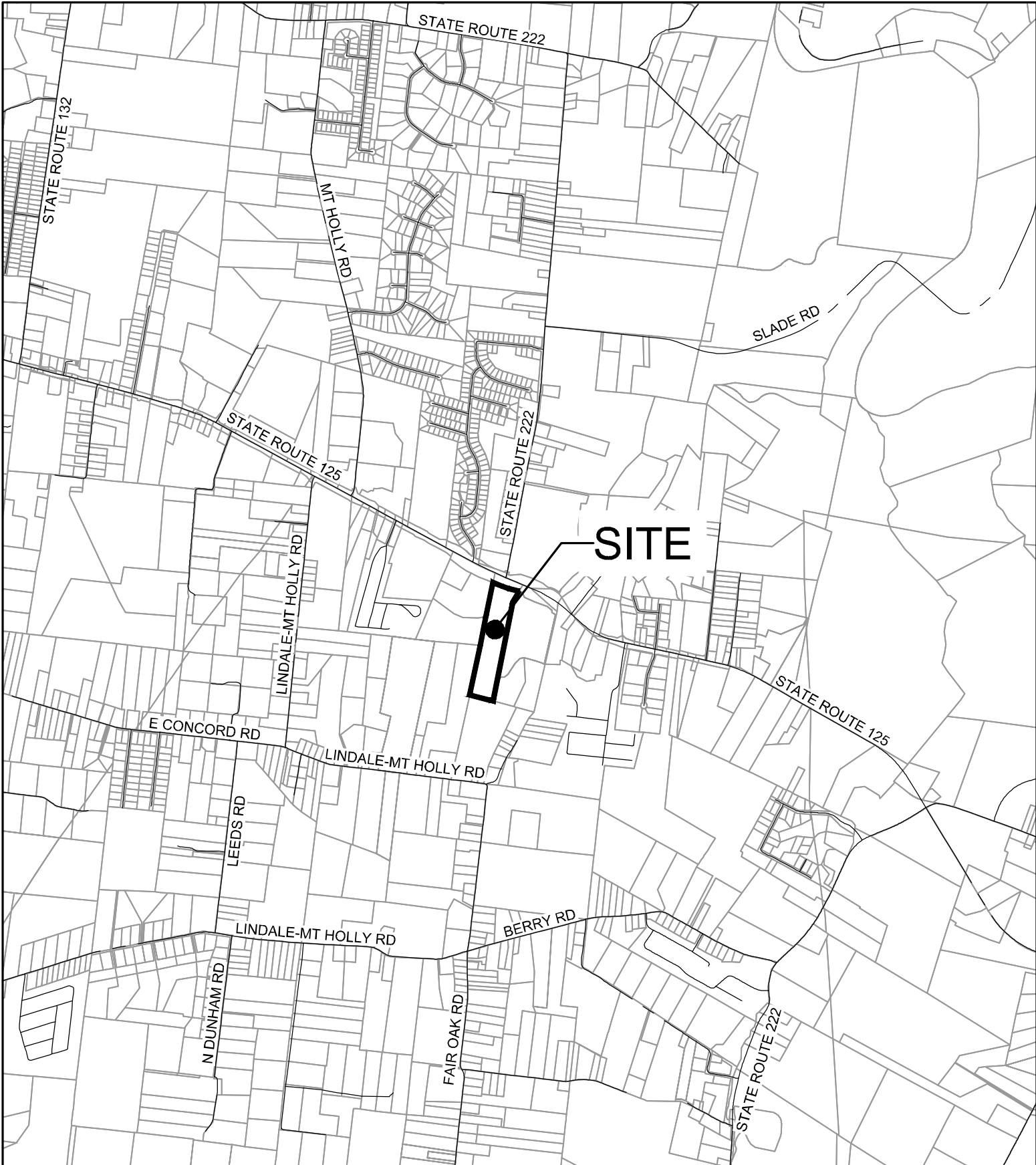
MONROE TOWNSHIP

CLERMONT COUNTY, OHIO



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VICINITY MAP
N.T.S.

DESCRIPTION

THIS PROJECT IS TO INCLUDE SEVEN (7) RESIDENTIAL BUILDINGS HOUSING 19 UNITS WITH A CLUB HOUSE IN MONROE TOWNSHIP, WITH ASSOCIATED PARKING, DRIVES, UTILITIES AND STORMWATER MANAGEMENT.

BENCHMARKS

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "GRTN". PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.00007847476 APPLIED AT A BASE POINT OF N: 371,383.03 E: 1,493,138.65. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT. ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "GRTN" USING GEOID CONUS 18 WITH REFERENCE TO THE FOLLOWING CONTROL MONUMENT(S) CLERMONT COUNTY #107.

BENCHMARK

IRON PIN
N: 372,256.47
E: 1,492,930.57
ELEV = 838.73 (NAVD88)

FEMA NOTES:
1. THIS SITE IS LOCATED IN ZONE X - FIRM MAP 39025C0245G, EFFECTIVE 06/18/2010
2. NO FILL WILL BE ADDED TO THE 100-YEAR FLOODPLAIN



SEAL:



NO. DATE DESCRIPTION
01 02/20/2026 PERMIT SET

VETERAN'S VILLAGE

2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001

DATE: 01.30.2026

SCALE:

AS SHOWN

SHEET NAME:

TITLE SHEET

SHEET NO.

C100

THE CLERMONT COUNTY, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SET FORTH IN THIS PLAN. IN THE EVENT OF CONFLICTS BETWEEN THE ODOT CMS AND THE CLERMONT COUNTY REQUIREMENTS, THE CLERMONT COUNTY REQUIREMENTS SHALL PREVAIL.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION OF THE PROJECT. THE VENDOR SHALL BE RESPONSIBLE TO MEASURE AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CLERMONT COUNTY REQUIREMENTS, THE CLERMONT COUNTY REQUIREMENTS SHALL PREVAIL.

3. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.

4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.

5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL ACTIVITIES AND WORK OF THE PROJECT. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.

6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION, ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.

7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.

8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.

9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.

10. ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND A WELL REPORT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE, SECTION 1521.01 AND 1521.06 IN ADDITION, ANY SUCH ACTIVITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE, FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43224, (614)6265717.

11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.

12. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.

13. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

14. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THERE IS A CRACK OR A HOLE IN A CURB, THEN PLACE A COMPACT BACKFILL MATERIAL IN THE DAMAGED AREA SHALL BE SAWCUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAVEMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.

15. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL. IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.

2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR BRANCHES MAY BE REMOVED WITHIN THE DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.

3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.

4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING CONSIDERABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL. AT THE GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS, ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.

5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.

7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CLERMONT COUNTY AND THE OHIO EPA.

8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION ARE REQUIRED TO BE FINAL GRADE AND ARE TO REMAIN SO. SHALL BE SEEDED AND MULCHED TO PREVENT EROSION. PRACTICE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.

9. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/PLANNING PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

UTILITY NOTES

1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE REPLACED TO THE EXISTING MANHOLE OR STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRUCTURE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.

2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVEMENT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.

6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.

7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.

8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.

9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.

10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.

11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE CURB RAPS, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.

13. ALL PROPOSED STORM SEWER, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.

- THE CLERMONT COUNTY, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SET FORTH IN THIS PLAN. IN THE EVENT OF CONFLICTS BETWEEN THE ODOT CMS AND THE CLERMONT COUNTY REQUIREMENTS, THE CLERMONT COUNTY REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION OF THE PROJECT. THE VENDOR SHALL BE RESPONSIBLE TO MEASURE AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CLERMONT COUNTY REQUIREMENTS, THE CLERMONT COUNTY REQUIREMENTS SHALL PREVAIL.
3. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL ACTIVITIES AND WORK OF THE PROJECT. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION, ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
10. ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND A WELL REPORT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE, SECTION 1521.01 AND 1521.06 IN ADDITION, ANY SUCH ACTIVITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE, FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43224, (614)6265717.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
12. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
13. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THERE IS A NEED FOR A NEW CURB, THEN PLACE A COMPACT BACKFILL MATERIAL AT THE DAMAGED AREA SHALL BE SAWCUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAVEMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
15. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL. IN THE PRICE BID FOR THE PROJECT.
- ## GRADING NOTES
1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR BRANCHES MAY BE REMOVED TO MAINTAIN CLEARANCE OF THE DRAINAGE DITCH. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT THE GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CLERMONT COUNTY AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION ARE REQUIRED TO FIND GRADE AND ARE TO REMAIN SO. SHALL BE SEEDED AND MULCHED TO PREVENT EROSION. PRACTICE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
9. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/PLANNING PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
- ## UTILITY NOTES
1. ALL DRAIN TIE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TIE AND/OR STORM SEWER SHALL BE REPLACED TO THE EXISTING MANHOLE OR STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TIE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRUCTURE. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVEMENT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITH A DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
9. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
10. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
11. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE CURB RAPS, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
12. ALL PROPOSED STORM SEWER, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCESS SOIL OR MULCH MATERIAL OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW FILL AS NECESSARY TO BALANCE THE SITE. SUBMITTER AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CLERMONT COUNTY AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AND EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE DDOT ITEM 659.

1. ALL DRAIN TIE AND SDR18 SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADE/AS EXISTING. THE DRAIN TIE AND/OR STORM SEWER SHALL BE COMPACTED TO THE EXISTING DRAIN TIE OR STORM SEWER SYSTEM OR OUTLETED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACEMENT DRAIN TIE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING AND IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY PILES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CATCHMENTS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF DODOT ITEM 611.
10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF DODOT ITEM 611.
11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR A 3" FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE CONCRETE MONOWALL RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
13. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.

14. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DRAINAGE DITCH TO THE EAST.
15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PER ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
19. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4" x 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2" x 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
21. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-AS DRAIN BASIN, NDS DURACAS FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
22. ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
23. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE. AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
25. SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CLERMONT COUNTY. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CLERMONT COUNTY AND OHIO DEHS. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SEWER JOINTS SHALL CONFORM TO ASTM D-3212.
26. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE. FINE SILT AND FINES, ASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
27. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE BEDDED WITH 12" MINIMUM OF 10" GRAVEL. ALL WATERLINE JOINTS SHALL CONFORM TO ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4' OF COVER.
- ## CLERMONT COUNTY GENERAL SANITARY NOTES
- ### GENERAL
- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST RULES AND REGULATIONS OF THE CLERMONT COUNTY WATER RESOURCES DEPARTMENT FOUND AT WWW.CLERMONTWATER.ORG. IT IS THE INTENT OF THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS TO DESCRIBE A COMPLETE FUNCTIONING SYSTEM IN ALL RESPECTS, WHETHER OR NOT EVERY SUB-ELEMENT OF THE TOTAL SYSTEM IS COMPLETELY DEFINED IN WRITING AND/OR DETAIL. PAYMENT TO THE CONTRACTOR(S) SHALL BE INFERRED TO COVER WORK AND MATERIALS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM SUCH THAT WHEN FINAL PAYMENT IS MADE, THE SYSTEM IS COMPLETELY OPERABLE AND FUNCTIONS IN ALL RESPECTS AS REQUIRED BY THE CONTRACT DOCUMENTS.
- THE WORK TO BE PERFORMED UNDER THESE SPECIFICATIONS INCLUDES FURNISHING ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE THE WORK CALLED FOR IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRIC, WATER, SANITARY FACILITIES AND WASTE DISPOSAL TO COMPLETE THE WORK.
- A SITE VISIT IS HIGHLY RECOMMENDED PRIOR TO SUBMISSION OF BID.
- THE EXISTING UTILITIES ARE SHOWN BASED ON FIELD SURVEYS AND THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.
- EXISTING WASTEWATER FLOWS MUST BE MAINTAINED DURING CONSTRUCTION. ADEQUATE SIZING OF THE TEMPORARY PUMPS REQUIRED TO CONVEY THE EXISTING FLOW IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY TEMPORARY PUMPING REQUIRED FOR SATISFACTORY CONSTRUCTION OF THIS PROJECT SHALL COME AT NO ADDITIONAL EXPENSE TO THE OWNER. BYPASS PUMPING MAY BE REQUIRED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE SUPPORT TO THE EXISTING UTILITY POLES, AS NECESSARY TO COMPLETE THE WORK CALLED FOR IN THE CONTRACT DRAWINGS AND SPECIFICATIONS
- ### PAVEMENT
- ALL PAVEMENT AND/ROADWAY SURFACE DISTURBED BY THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY REGULATIONS OF THE GOVERNING AUTHORITY OF SAID ROADWAYS. IN THE ABSENCE OF SUCH REGULATIONS, THE RESTORATION SHALL BE IN ACCORDANCE WITH INSTRUCTIONS BY THE OWNER'S REPRESENTATIVE WITH THE OBJECTIVE OF RESTORING THE PAVING OR ROADWAY SURFACE TO ITS ORIGINAL CONDITION.
- ### RESTORATION
- ALL RESTORATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO VIDEO TAPE AND PHOTOGRAPH ALL AREAS THAT WILL BE DISTURBED AS A RESULT OF HIS CONSTRUCTION ACTIVITIES AND WILL DELIVER TO THE OWNER'S REPRESENTATIVE A COPY OF THE VIDEO TAPE AND PHOTOGRAPHS. ALL PICTURES SHALL BE LABELED WITH THE LOCATION WHERE THEY WERE TAKEN. NONCOMPLIANCE MAY RESULT IN THE CONTRACTOR'S LIABILITY FOR ALL DISPUTED PICTURES/RESTORATIONS.
- ### EROSION CONTROL
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO COMPLETE THE WORK AS OUTLINED IN THESE DRAWINGS AND PROJECT SPECIFICATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CLERMONT COUNTY WATER MANAGEMENT AND SEDIMENT CONTROL REGULATIONS AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE
- ### UTILITIES
- THE LOCATION, DEPTH, LOCATION, AND CONDITION OF UTILITIES AND STRUCTURES, BOTH ABOVE AND BELOW GROUND, SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. BY EXCAVATION IN THE VICINITY OF SUCH UTILITIES AND STRUCTURES SHALL BE DONE CAREFULLY AND HAND IN HAND IF NECESSARY, THE CONTRACTOR SHALL PROTECT ALL SUCH UTILITIES AND STRUCTURES, BOTH MAINTAINED AND UNMAINTAINED, AND BE HELD RESPONSIBLE FOR DAMAGE TO THEM. THIS INCLUDES ALL EXISTING AND PROPOSED SPRINKLER AND ELECTRIC LINES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ISOLATE, BRACE, SUPPORT, SHIELD, ETC. AND PROTECT THE EXISTING UTILITIES FROM MOVING EITHER HORIZONTALLY OR VERTICALLY. IF SUCH MOVEMENT DOES OCCUR DUE TO THE CONTRACTOR'S OPERATIONS, HE SHALL REPAIR THE UTILITY TO THE SATISFACTION OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL OWNERS OF ADJACENT UTILITIES, FIXTURES, AND/OR PROPERTY, OF HIS PENDING OPERATIONS, BUT IN NO WAY INAPPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE OF EXCAVATION IN THE VICINITY OF SAID UTILITY. FIELD LOCATION SHALL BE MADE BY THE UTILITY OR ITS AUTHORIZED AGENT BEFORE ANY WORK IS PERFORMED BY THE CONTRACTOR. IF AT ANY TIME DURING WORK, AN EXISTING UTILITY IS DISTURBED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE APPROPRIATE GOVERNING ENTITY AND THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO REMOVE, REPLACE, AND PROVIDE TEMPORARIES OF ALL STREET SIGNS, MAILBOXES, ETC. AS NEEDED FOR CONSTRUCTION OF THE PROJECT
- ### PVC GRAVITY SEWER MAIN
- THE CONTRACTOR SHALL INSTALL THROUGH 15" DIAMETER SHALL CONFORM TO ASTM D-3034. ALL PVC GRAVITY SEWER MAIN 18" DIAMETER AND LARGER SHALL CONFORM TO ASTM F-679, TYPE I, ELASTOMERIC GASKET JOINTS FOR BOTH TYPES OF PVC GRAVITY SEWER MAIN SHALL CONFORM TO ASTM D-3212. MATERIAL FOR PVC GRAVITY SEWER MAIN SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-1784 FOR C900 CLASS 150 OR 12454. PVC GRAVITY SEWER MAIN PIPE SHALL ALSO CONFORM TO THE FOLLOWING SCHEDULE:
- | DEPTH OF COVER (FROM TOP OF PIPE) | SDR SCHEDULE |
|-----------------------------------|--------------|
| <15' OF COVER | 35 |
| 15' UP TO <28' OF COVER | 26 |
| 28' AND OVER OF COVER | 17 |
- ALL PVC GRAVITY SEWER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
- ### PIPE INSTALLATION
- THE FIELD LOCATION OF THE GRAVITY SEWER MAIN IS SHOWN ON THE PLANS. CONSTRUCTION SHALL BEGIN AT THE FURTHEST DOWNSTREAM POINT OF THE PROJECT, UNLESS APPROVED OTHERWISE BY THE OWNER'S REPRESENTATIVE. A WATER-TIGHT BULKHEAD MUST BE INSTALLED AT THE FURTHEST DOWNSTREAM MANHOLE TO SEPARATE THE NEW WORK FROM THE EXISTING SEWER SYSTEM. AT THE SUCCESSFUL CONCLUSION OF TESTING, THE CONTRACTOR MUST REMOVE THE BULKHEAD.
- ### INFILTRATION AND EXFILTRATION TESTING FOR GRAVITY SEWER PIPE
- THE OWNER'S REPRESENTATIVE MAY ORDER THE CONTRACTOR TO MAKE INFILTRATION (LEAKAGE) TESTS AT ANY CROSS SECTIONS OF THE SANITARY SEWER AND ITS LATERALS, AS, IN THE OWNER'S REPRESENTATIVE OPINION, MAY BE NECESSARY TO DETERMINE WHETHER WORK COMPLIES WITH THE ABOVE REQUIRED RATE OF INFILTRATION. GENERALLY, A SECTION OF SEWER SHALL MEAN THE DISTANCE BETWEEN MANHOLES. INFILTRATION AND EXFILTRATION MINIMUMS SHALL ONLY BE MADE AT THE TIME OF MAXIMUM HEIGHT OF GROUND WATER, PROVIDED THAT SUCH MAXIMUM HEIGHT OF

GRAVITY SEWER MAIN 18" DIAMETER AND LARGER SHALL CONFORM TO ASTM F-696, TYPE I, ELASTOMERIC GASKET JOINTS FOR BOTH TYPES OF PVC GRAVITY SEWER MAIN SHALL CONFORM TO ASTM D-3212.

MATERIAL FOR PVC GRAVITY SEWER MAIN SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-1784 FOR CELL CLASSIFICATION 12304 OR 12454. PVC GRAVITY SEWER MAIN PIPE SHALL ALSO CONFORM TO THE FOLLOWING SCHEDULE:

DEPTH OF COVER (FROM TOP OF PIPE)	SCHEDULE
<15' OF COVER	35
15' UP TO <28' OF COVER	26
28' AND OVER OF COVER	17

ALL PVC GRAVITY SEWER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.

PIPE INSTALLATION

THE PROPOSED LOCATION OF THE GRAVITY SEWER MAIN IS SHOWN ON THE PLANS. CONSTRUCTION SHALL BEGIN AT THE FURTHEST DOWNSTREAM POINT OF THE PROJECT, UNLESS APPROVED OTHERWISE BY THE OWNER'S REPRESENTATIVE. A WATER-TIGHT BULKHEAD MUST BE INSTALLED AT THE FURTHEST DOWNSTREAM MANHOLE TO SEPARATE THE NEW WORK FROM THE EXISTING SEWER SYSTEM. AT THE SUCCESSFUL CONCLUSION OF TESTING, THE CONTRACTOR MUST REMOVE THE BULKHEAD.

INFILTRATION AND EXFILTRATION TESTING FOR GRAVITY SEWER PIPE

THE OWNER'S REPRESENTATIVE MAY ORDER THE CONTRACTOR TO MAKE INFILTRATION (LEAKAGE) TESTS OF AS MANY SECTIONS OF THE SANITARY SEWERS AND ITS LATERALS, AS, IN THE OWNER'S REPRESENTATIVE OPINION, MAY BE NECESSARY TO DETERMINE WHETHER WORK COMPLIES WITH THE ABOVE REQUIRED RATE OF INFILTRATION. GENERALLY, A SECTION OF SEWER SHALL MEAN THE DISTANCE BETWEEN MANHOLES. EACH TESTS WILL BE OF 30 MINUTE MINIMUM DURATION AND WILL ONLY BE MADE AT THE TIME OF MAXIMUM HEIGHT OF GROUND WATER, PROVIDED THAT SUCH MAXIMUM HEIGHT OF

GROUND WATER MUST BE AT LEAST TWO (2) FEET ABOVE THE ELEVATION OF THE OUTSIDE TOP OF THE SEWER MAIN AT THE UPSTREAM LIMIT OF THE SECTION BEING TESTED. THE INFILTRATION TEST SHALL BE MADE BY INSTALLING A WEIR OR OTHER MEASURING DEVICE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE LOWER END OF THE SEWER SECTION TO BE TESTED. THE QUANTITY OF GROUND WATER INFILTRATION INTO THE SEWER WILL BE MEASURED AND SHALL NOT EXCEED THE ALLOWABLE LEAKAGE.

THE WATER RESOURCES DEPARTMENT MAY ALSO ORDER INFILTRATION TESTS TO BE MADE. FOR INFILTRATION TESTS, THE CONTRACTOR SHALL FILL THE SEWER WITH WATER TO AN ELEVATION OF TWO (2) FEET ABOVE THE OUTSIDE TOP OF THE SEWER AT THE UPSTREAM LIMIT OF THE SECTION BEING TESTED. THE INFILTRATION SHALL NOT EXCEED THE RATE OF 100 GALLONS PER INCH OF TRIBUTARY PIPE DIAMETER PER 24 HOURS PER MILE OF LENGTH, AS SPECIFIED FOR INFILTRATION.

THE CONTRACTOR SHALL ALSO PERFORM A DEFLECTION TEST IN ALL SECTIONS OF GRAVITY SEWER PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. PRIOR TO MAKING THE DEFLECTION TESTS, THE LINES SHALL BE FLUSHED AND SWABBED. SWABBING SHALL BE DONE BY THE CONTRACTOR USING A 1 1/2 INCH DIAMETER SWAB. THE DEFLECTION OF ANY SEWER PIPE SHALL NOT EXCEED 5 PERCENT. THE DEFLECTION TEST SHALL BE MADE BY USING A RIGID BAR OR MANDREL AND SHALL HAVE A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. THE DEFLECTION TEST SHALL BE CONDUCTED USING THE APPROVED METHOD. THE DEFLECTION OF ANY SECTION OF SEWER PIPE NOT MEETING THE DEFLECTION TEST SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

PVC GRAVITY SEWER MAIN PIPE TESTING

AN APPROVED TYPE OF LOW PRESSURE AIR TEST MAY BE USED IN LIEU OF THE ABOVE INFILTRATION TEST. AT THE OPTION OF THE OWNER'S REPRESENTATIVE, UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE, THE SEWER WILL BE TESTED AT 5 POUNDS OF PRESSURE FOR 5 MINUTES WITH NO LOSS OF PRESSURE.

GRAVITY SEWER LATERALS

LATERALS SHALL BE CONSTRUCTED WITH A 6 INCH MINIMUM DIAMETER. THEY SHALL BE CONSTRUCTED AT THE SAME STANDARD DIMENSION RATIO (SDR) AS THE SEWER MAIN IT IS BEING CONNECTED TO. IF THE DIAMETER OF THE LATERAL IS 18 INCHES OR SMALLER, THE LATERAL SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 400 FEET FOR SEWERS 15 INCHES IN DIAMETER AND SMALLER, AND 500 FEET FOR SEWERS 18 INCHES TO 48 INCHES IN DIAMETER.

LOCATION OF MANHOLES

MANHOLES SHALL BE INSTALLED AT POINTS OF CHANGE IN SEWER GRADE, SIZE, OR DIRECTION, AT JUNCTIONS, AT INTERMEDIATE POINTS AND AT THE END OF EACH LINE. MANHOLES FOR SEWERS 36 INCHES AND LARGER IN DIAMETER SHALL BE LOCATED NEAR POINTS OF CHANGE IN SEWER GRADE, SIZE OR DIRECTION. PRECAST CONCRETE BASES, RISERS AND TOPS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE AND SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR CIRCULAR PRECAST REINFORCED CONCRETE PIPE AND CONNECTIONS" ASTM C-478, EXCEPT AS MODIFIED HEREIN. PIPE CONNECTION TO MANHOLE BASES SHALL BE MADE WITH FLEXIBLE RUBBER COMPRESSION GASKETS CONFORMING TO ASTM C923. PIPE TO MANHOLE CONNECTOR FOR SANITARY SYSTEMS SHALL BE A-LOK-X-CEL OR EQUAL AS APPROVED BY THE WATER RESOURCES DEPARTMENT.

JUNCTIONS BETWEEN PRECAST MANHOLE SECTIONS SHALL BE FLEXIBLE WATER TIGHT RUBBER GASKETS CONFORMING TO ASTM C-443. ADDITIONAL FLEXIBLE BUTYL RUBBER SEALANT EQUAL TO CONSEAL TYPE CS-102 SHALL BE APPLIED TO THE OUTSIDE AND INSIDE HORIZONTAL PORTION OF EACH MANHOLE JOINT. GASKETS SHALL BE USED TO ENSURE THE JOINTS ARE CLEAN AND FREE OF DIRT, DEBRIS AND GREASE TO ASSURE ADHESION OF THE SEAL MATERIAL.

DROP MANHOLES

DROP MANHOLES SHALL BE USED WHEN THE INVERT OF THE INFLOW SEWER IS TWO FEET OR MORE ABOVE THE MANHOLE INVERT. WHEN THIS DIFFERENCE IN ELEVATION IS LESS THAN TWO FEET, THE SEWER SHALL BE INSTALLED TO PROVIDE SUFFICIENT COVER TO PROTECT THE SEWER FROM DAMAGE. DROP MANHOLES SHALL BE CONSTRUCTED WITH INSIDE DROP PIPES AS SHOWN ON THE WATER RESOURCES DEPARTMENT STANDARD DRAWINGS. INSIDE DROP CONNECTIONS, WHEN APPROVED BY THE DEPARTMENT, SHALL BE CONSTRUCTED OF DOW-235 PVC SEWER PIPE, SECURELY FASTENED TO THE INSIDE FACE OF THE MANHOLE RINGS. INSIDE DROP PIPES SHALL BE CONSTRUCTED OF DOW-235 PVC SEWER PIPE AND SHALL BE CONSTRUCTED WITH THE RELINER INSIDE DROP SYSTEM OR EQUAL AS DETERMINED BY THE WATER RESOURCES DEPARTMENT.

MATERIALS FOR MANHOLES

PRECAST CONCRETE BASES, RISERS AND TOPS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE AND SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR CIRCULAR PRECAST REINFORCED CONCRETE PIPE AND CONNECTIONS" ASTM C-478, EXCEPT AS MODIFIED HEREIN. PIPE CONNECTION TO MANHOLE BASES SHALL BE MADE WITH FLEXIBLE RUBBER COMPRESSION GASKETS CONFORMING TO ASTM C923. PIPE TO MANHOLE CONNECTOR FOR SANITARY SYSTEMS SHALL BE A-LOK-X-CEL OR EQUAL AS APPROVED BY THE WATER RESOURCES DEPARTMENT.

JUNCTIONS BETWEEN PRECAST MANHOLE SECTIONS SHALL BE FLEXIBLE WATER TIGHT RUBBER GASKETS CONFORMING TO ASTM C-443. ADDITIONAL FLEXIBLE BUTYL RUBBER SEALANT EQUAL TO CONSEAL TYPE CS-102 SHALL BE APPLIED TO THE OUTSIDE AND INSIDE HORIZONTAL PORTION OF EACH MANHOLE JOINT. GASKETS SHALL BE USED TO ENSURE THE JOINTS ARE CLEAN AND FREE OF DIRT, DEBRIS AND GREASE TO ASSURE ADHESION OF THE SEAL MATERIAL.

1-1/4 INCH HOLES FOR HANDLING MAY BE CAST IN THE DOME AND RINGS. THESE HOLES SHALL BE PLUGGED AND SEALED ONCE THE MANHOLE IS IN PLACE.

PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH ONE (1) NO. 3 GAGE WIRE OR EQUIVALENT. A MAXIMUM OF 12 INCHES IN HEIGHT OF ADJUSTING RINGS SHALL BE ALLOWED FOR EACH MANHOLE. NO MORE THAN TWO (2) ADJUSTING RINGS WILL BE PERMITTED FOR EACH MANHOLE. A FLEXIBLE BUTYL RUBBER SEALANT EQUAL TO CONSEAL TYPE CS-102 SHALL BE USED TO SEAL THE JOINT BETWEEN THE MANHOLE TOP AND FIRST ADJUSTING RING AND EACH SUCCEEDING JOINT BETWEEN SAID RINGS.

COMPOSITE ADJUSTING RINGS SHALL BE INFRA-RISER MULTIPURPOSE RUBBER COMPOSITE ADJUSTMENT RISER BY EAST JORDAN IRON WORKS OR EQUAL AS DETERMINED BY THE WATER RESOURCES DEPARTMENT.

IN GENERAL, THE MANHOLES SHALL BE CONSTRUCTED SO THE TOP OF THE CASTING IS AT THE ELEVATION OF THE SEWER MAIN. THE SEWER MAIN SHALL BE GRADE OR TO A POINT 2 INCHES ABOVE THE PRESENT GROUND SURFACE OR TO A POINT 24 INCHES ABOVE THE GROUND SURFACE OF A CULTIVATED FIELD OR AS ORDERED. THE MANHOLE CASTING SHALL BE SET ON A FLEXIBLE BUTYL RUBBER SEALANT EQUAL TO CONSEAL TYPE CS-102, TO PROVIDE A SEAL BETWEEN THE MANHOLE CASTING AND THE MANHOLE STRUCTURE. SPECIAL CASTING SHALL BE USED TO PROVIDE THE SEWER MAIN TO THE TOP OF EARTH TO DETECT TO MANHOLE AND PIPE LINES. ALL SUCH EARTH AND DEBRIS SHALL BE REMOVED FROM THE MANHOLES AND PIPE LINES DURING CONSTRUCTION OPERATIONS.

PRIOR TO EXCAVATION REQUIRED FOR MANHOLE INSTALLATION SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL AS SPECIFIED IN THE WATER RESOURCES DEPARTMENT SPECIFICATIONS FOR PIPE BEDDING AND INITIAL BACKFILL.

INSTALLATION OF MANHOLE

MANHOLES SHALL BE WATER TIGHT STRUCTURES CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:

1. AROUND PRECAST MANHOLE BASES, IN COMBINATION WITH RISER SECTIONS, TRANSITION SECTIONS, CONES AND/OR FLAT SLAB TOPS AS SHOWN ON THE DRAWINGS.
2. MONOLITHIC CONCRETE CAST-IN-PLACE BASES, IN COMBINATION WITH PRECAST RISER SECTIONS, CONES AND/OR FLAT SLAB TOPS.

MANHOLES WITH PRECAST BASE AND/OR FLAT SLAB SHALL BE PLACED ON A 6 INCH COMPACTED LAYER OF AGGREGATE BASE #57 STONE.

WHERE SHAPING OF MANHOLE WALLS AND BOTTOMS IS REQUIRED OR ORDERED TO PROVIDE FOR PIPE JUNCTIONS, CHANNELS, ETC., SUCH WORK SHALL BE DONE WITH CLASS "B" CONCRETE CONFORMING TO THE REQUIREMENTS OF DOOT ITEM #99 AND 511. THE INVERT CHANNEL AND MANHOLE BENCH SHALL BE CONSTRUCTED AS SHOWN IN THE STANDARD DRAWINGS. IN GENERAL, THE INVERT CHANNEL SHALL BE A SMOOTH CONTINUATION OF THE PIPE AND SHAPED. THE BENCH SHALL PROVIDE GOOD FOOTING FOR WORKMEN AND HAVE A 1 INCH BATTER TOWARDS THE INVERT CHANNEL.

TESTING FOR MANHOLES

THE MANHOLES WILL BE TESTED AND INSPECTED FOR DAMAGE PRIOR TO PLACING IN SERVICE. UNDER THE WATER RESOURCES DEPARTMENT SUPERVISION, AFTER INSTALLATION IS COMPLETE TO SHOW THE CONTRACTOR THAT THE SPECIFICATION SHALL COVER THE VACUUM TESTING OF SANITARY SEWER MANHOLES AND STRUCTURES AND SHALL BE USED AS A METHOD OF DETERMINING ACCEPTABILITY IN ACCEPTING MAINTENANCE OF A SANITARY SEWER MANHOLE OR STRUCTURE. VACUUM TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING TESTS:

1. THE MANHOLES SHALL BE TESTED BY VACUUM TEST AS SPECIFIED HEREIN. NEW SANITARY SEWER MANHOLES AND STRUCTURES SHALL BE TESTED BY VACUUM TEST AS SPECIFIED HEREIN TO TEST FOR LEAKS. MANHOLES SHALL BE TESTED AFTER INSTALLATION WITH ALL CONNECTIONS IN PLACE. IF A MANHOLE FAILS THE VACUUM TEST, THE MANHOLE SHALL BE REPAIRED WITH MATERIAL APPROVED BY THE WATER RESOURCES DEPARTMENT. WHEN THE REPAIR TEST IS COMPLETED, A SATISFACTORY TEST IS OBTAINED. ALL TEMPORARY PLUGS AND BRACES SHALL BE REMOVED AFTER EACH TEST.

PROCEDURE FOR TESTING SHALL BE AS FOLLOWS:

1. TEMPORARILY PLUG, WITH THE PLUGS BEING BRACED TO PREVENT THE PLUGS OR PIPES FROM BEING DRAWN INTO THE MANHOLE, ALL PIPES ENTERING THE MANHOLE AT LEAST SIX INCHES INTO THE SEWER PIPE(S). THE PLUG MUST BE INFLATED AT A LOCATION PAST THE MANHOLE PIPE GASKET.
2. THE TEST HEAD SHALL BE PLACED INSIDE THE FRAME AT THE TOP OF THE MANHOLE AND INFLATED, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. THE PRESSURE GAUGE SHALL BE LIQUID-FILLED, USING A 3.5 INCH DIAMETER FACE WITH A HEADING FROM ZERO TO THIRTY INCHES OF MERCURY.
4. THE VALVE ON THE VACUUM LINE TO THE MANHOLE AND SHUT OFF THE PUMP OR DISCONNECT THE VACUUM LINE FROM THE PUMP.
5. THE PRESSURE GAUGE SHALL BE LIQUID-FILLED, USING A 3.5 INCH DIAMETER FACE WITH A HEADING FROM ZERO TO THIRTY INCHES OF MERCURY.
6. THE MANHOLE SHALL BE CONSIDERED TO PASS THE VACUUM TEST IF THE TIME FOR THE VACUUM READING TO DROP FROM 10" TO 9" HG MEETS OR EXCEEDS THE VALUES INDICATED IN THE FOLLOWING TABLE.

MINIMUM TEST TIMES FOR VARIOUS MANHOLE DIAMETERS (MINUTES AND SECONDS)			
MH DEPTH (FEET)	4" DIAMETER MH	5" DIAMETER MH	6" DIAMETER MH
15 FEET OR LESS	50 SEC.	1 MIN. & 5 SEC.	1 MIN. & 20 SEC.
15.01 TO 30 FEET	1 MIN. & 20 SEC.	1 MIN. & 45 SEC.	2 MIN. & 10 SEC.

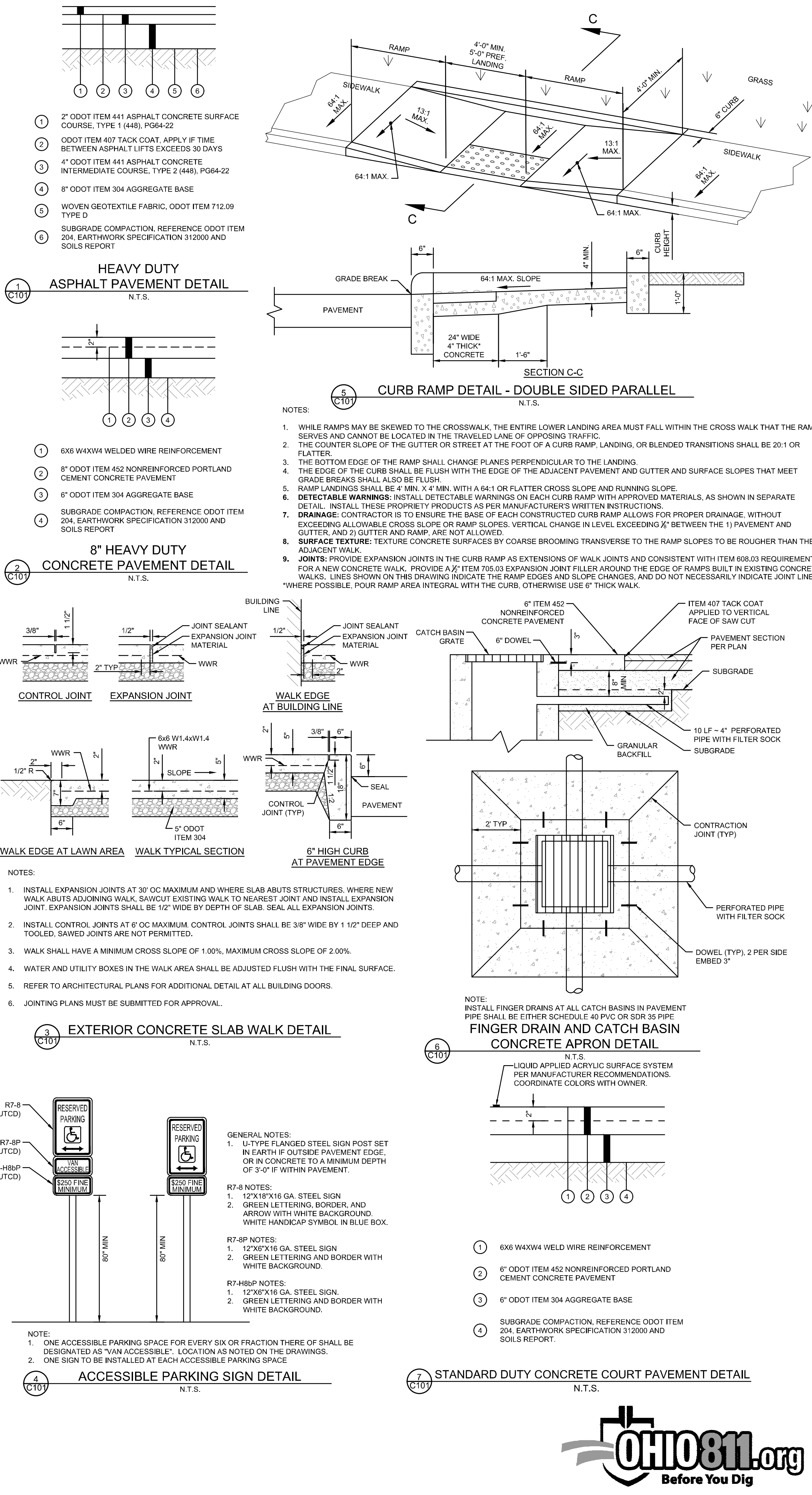
MISC NOTES

FOLLOWING CLEARING AND STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, AND SITE REMEDIATION ACTIVITIES, THE EXPOSED SUBGRADE WITHIN STRUCTURE, PAVEMENT, AND PROPOSED FILL ARE TO BE PROTECTED BY A PROTECTIVE PROOF ROLL USING A HEAVILY LOADED PIECE OF EQUIPMENT (E.G., A LOGGED TANDEM-AXLE PUMP TRUCK WEIGHING AT LEAST 40,000 POUNDS) UNDER THE REVIEW OF THE PROJECT GEOTECHNICAL ENGINEER, OR A REPRESENTATIVE THEREOF, ALTHOUGH NOT ANTICIPATED, SLOTTED OR YIELDING SOILS OBSERVED DURING THE PROOF ROLLING SHOULD BE UNDERGUT TO STIFF, NON-YIELDING, COHESIVE SOILS OR MEDIUM DENSE TO DENSE, WELL-GRADED, COHESIONLESS SOILS.




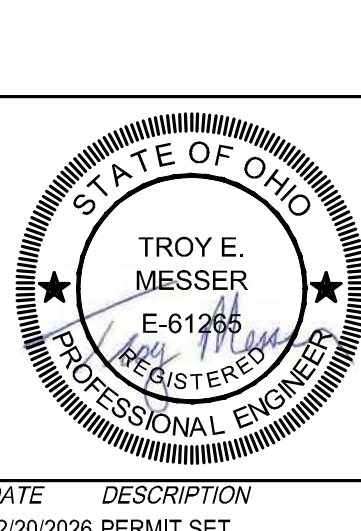
SINCE THE INTENT OF THE DESIGN RECOMMENDATIONS IS BEST UNDERSTOOD BY USES, WE RECOMMEND THAT USES BE INCLUDED IN THE FINAL DESIGN AND CONSTRUCTION PROCESS, AND BE RETAINED TO REVIEW THE PROJECT PLANS AND SPECIFICATIONS TO CONFIRM THAT THE RECOMMENDATIONS GIVEN IN THIS REPORT ARE APPROPRIATE FOR THE PROJECT. WE RECOMMEND THAT USES BE RETAINED TO PARTICIPATE IN PRE-BID AND PRECONSTRUCTION CONFERENCES TO REDUCE THE RISK OF MISINTERPRETATION OF THE CONCLUSIONS AND RECOMMENDATIONS IN THIS REPORT RELATIVE TO THE PROPOSED CONSTRUCTION OF THE SUBJECT PROJECT.

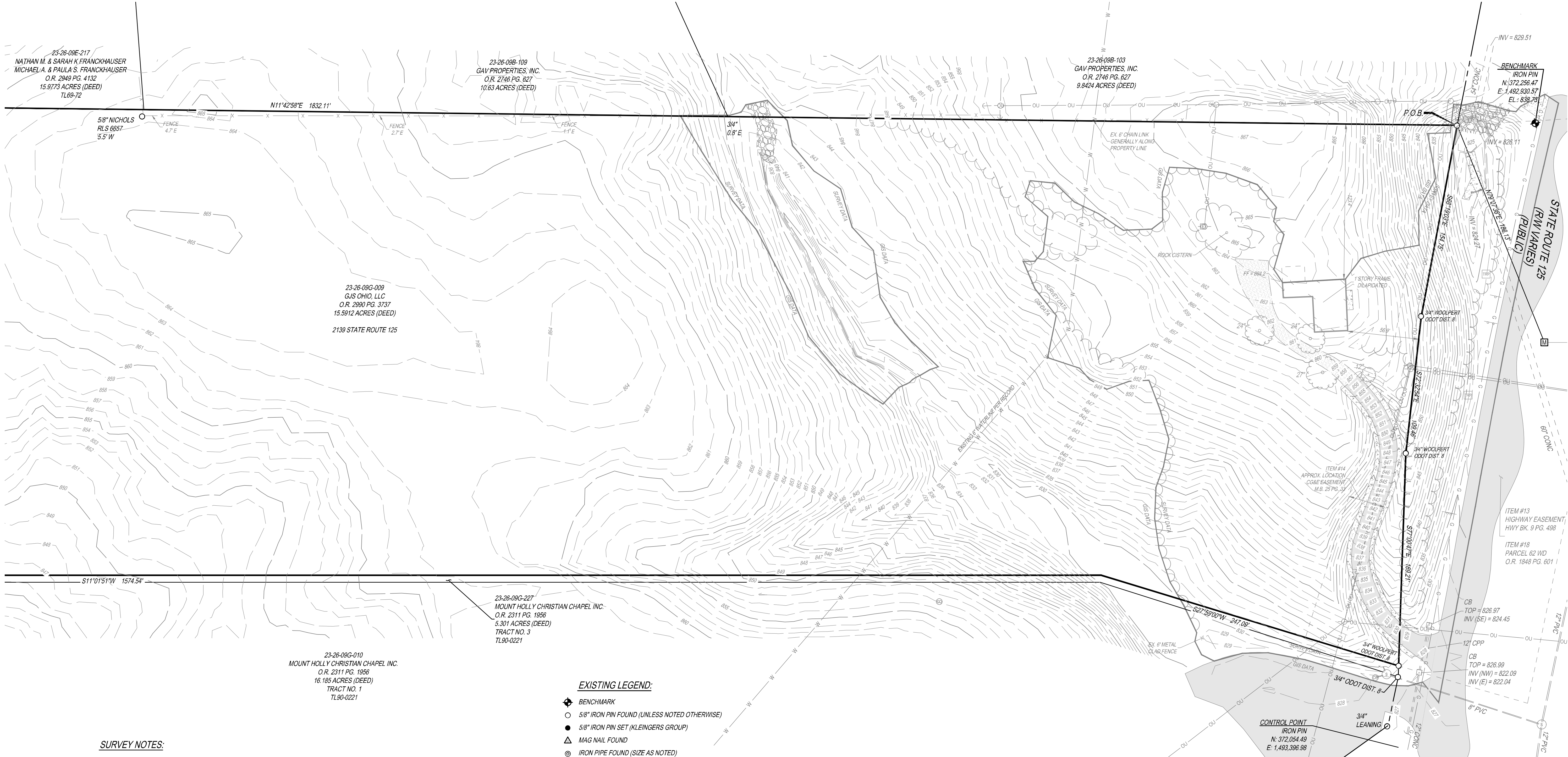
COLLUMPTION CLEARING AND STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, AND SITE REMEDIATION ACTIVITIES, THE EXPOSED SUBGRADE WITHIN STRUCTURE, PAVEMENT, AND PROPOSED FILL AREAS SHOULD BE THOROUGHLY PROOF ROLLED USING A HEAVILY LOADED PIECE OF EQUIPMENT (E.G., A ADGED TANDEM-AXLE DUMP TRUCK WEIGHING AT LEAST 40,000 POUNDS) UNDER THE REVIEW OF THE PROJECT GEOTECHNICAL ENGINEER, OR A REPRESENTATIVE THEREOF, ALTHOUGH NOT ANTICIPATED, SOFT OR YIELDING SOILS OBSERVED DURING THE PROOF ROLLING SHOULD BE UNDERKUT TO STIFF, NON-YIELDING, COHESIVE SOILS OR MEDIUM DENSE TO DENSE, WELL-GRADED, COHESIONLESS SOILS.

BECAUSE THE INTENT OF THE DESIGN RECOMMENDATIONS IS BEST UNDERSTOOD BY USES, WE RECOMMEND THAT USES BE INCLUDED IN THE FINAL DESIGN AND CONSTRUCTION PROCESS, AND BE RETAINED TO REVIEW THE PROPOSED CONCLUSIONS AND SPECIFICATIONS TO CONFIRM THAT THE RECOMMENDATIONS GIVEN IN THIS REPORT HAVE BEEN CORRECTLY IMPLEMENTED. WE RECOMMEND THAT USES BE RETAINED TO PARTICIPATE IN PRE-BID AND PRECONSTRUCTION CONFERENCES TO REDUCE THE RISK OF MISINTERPRETATION OF THE CONCLUSIONS AND RECOMMENDATIONS IN THIS REPORT RELATIVE TO THE PROPOSED CONSTRUCTION OF THE SUBJECT PROJECT.



C107	N.T.S.
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 THE KLEINGERS GROUP							
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE	www.kleingers.com 350 Worthington Rd Suite H Westerville, OH 43082 614.882.4311						
 							
SEAL: 							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">NO.</th> <th style="width: 35%;">DATE</th> <th style="width: 50%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>02/20/2026</td> <td>PERMIT SET</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	01	02/20/2026	PERMIT SET
NO.	DATE	DESCRIPTION					
01	02/20/2026	PERMIT SET					
VETERAN'S VILLAGE 2139 STATE ROUTE 125 MONROE TOWNSHIP CLERMONT COUNTY, OHIO							
PROJECT NO: 250235.001							
DATE: 01.30.2026							
SCALE: NOT TO SCALE							
SHEET NAME: GENERAL NOTES AND DETAILS							
SHEET NO. C101							



SURVEY NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
- DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200.3937 METERS).
- BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "GRTN".
- PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.00007847476 APPLIED AT A BASE POINT OF N: 371,383.03 E: 1,493,138.65. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "GRTN" USING GEOID CONUS 18 WITH REFERENCE TO THE FOLLOWING CONTROL MONUMENT(S): CLERMONT COUNTY #107.
- SITE BENCHMARK AS SHOWN HEREON.
- SUBJECT SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 38025C0245G WITH AN EFFECTIVE DATE OF 03/16/2006.
- SUBJECT SITE CONTAINS 0 PARKING SPACES.
- AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
- SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO S.R. 125.
- TOPOGRAPHIC INFORMATION IS BASED ON CONVENTIONAL SURVEYING METHODS AND GIS DATA.

EXISTING LEGEND:

- BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- MAG NAIL FOUND
- IRON PIPE FOUND (SIZE AS NOTED)
- STONE FOUND
- MONUMENT BOX FOUND
- SANITARY MANHOLE
- CLEANOUT
- CATCH BASIN
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- CONTOUR LINES
- FENCE LINE
- TREE LINE
- GAS LINE
- OVERHEAD UTILITIES
- STORM SEWER
- SANITARY SEWER
- DECIDUOUS TREE
- ASPHALT
- CONCRETE
- GRAVEL
- RIP RAP

OHIO811.org
Before You Dig

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614.882.4311

CMHA
1967

CREATIVE HOUSING SOLUTIONS

SEAL:

NO.	DATE	DESCRIPTION
01	02/20/2026	PERMIT SET

VETERAN'S VILLAGE

2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001

DATE: 01.30.2026

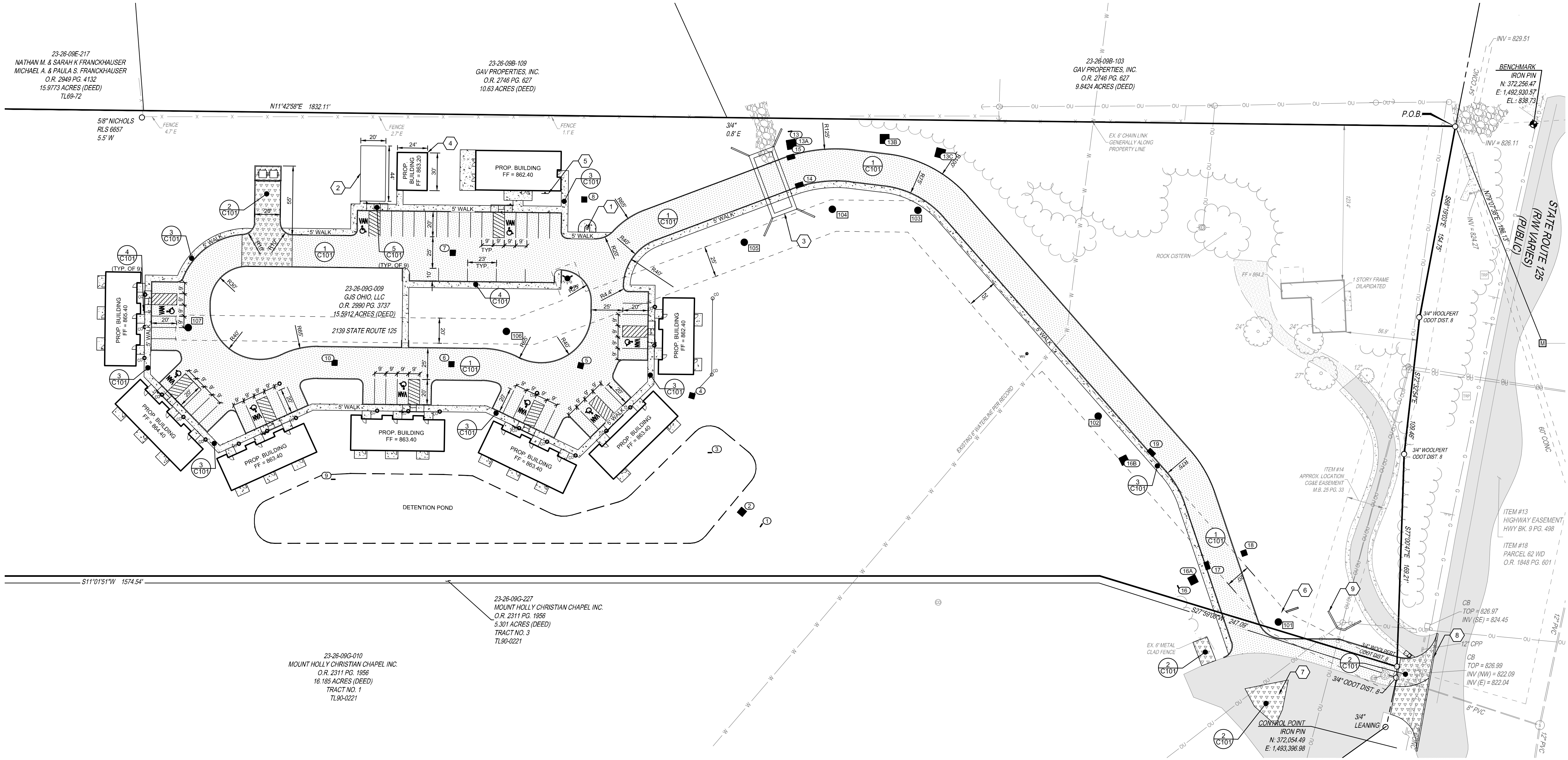
SCALE:

SHEET NAME:

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.

C102



CODED NOTES

- 1 25' ALUMINUM FLAG POLE
- 2 20'x44' PROPOSED PICKLEBALL COURT CONTRACTOR TO PROVIDE STRIPING AND NET
- 3 CONCRETE CULVERT (BY OTHERS)
- 4 24'x30' PROPOSED PREENGINEERED PICNIC SHELTER
- 5 PROPOSED OFFICE SIGN
- 6 MONUMENT SIGN, REFER TO ARCHITECTURAL PLAN FOR DETAILS
- 7 REPAIR EXISTING FAILED ASPHALT APPROXIMATE EXTENTS
- 8 SAW CUT 1.0' INTO EXISTING ROADWAY AND REPLACE "IN-KIND"
- 9 PROPOSED RETAINING WALL SEE GRADING PLAN FOR DETAILS

PROPOSED LEGEND

- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE
- CATCH BASIN
- CURB INLET
- HEADWALL
- SANITARY MANHOLE
- CLEAN OUT
- WATER VALVE
- FIRE HYDRANT

THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311



SEAL:



NO.	DATE	DESCRIPTION
01	02/20/2026	PERMIT SET

VETERAN'S VILLAGE
2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001

DATE: 01.30.2026

SCALE:



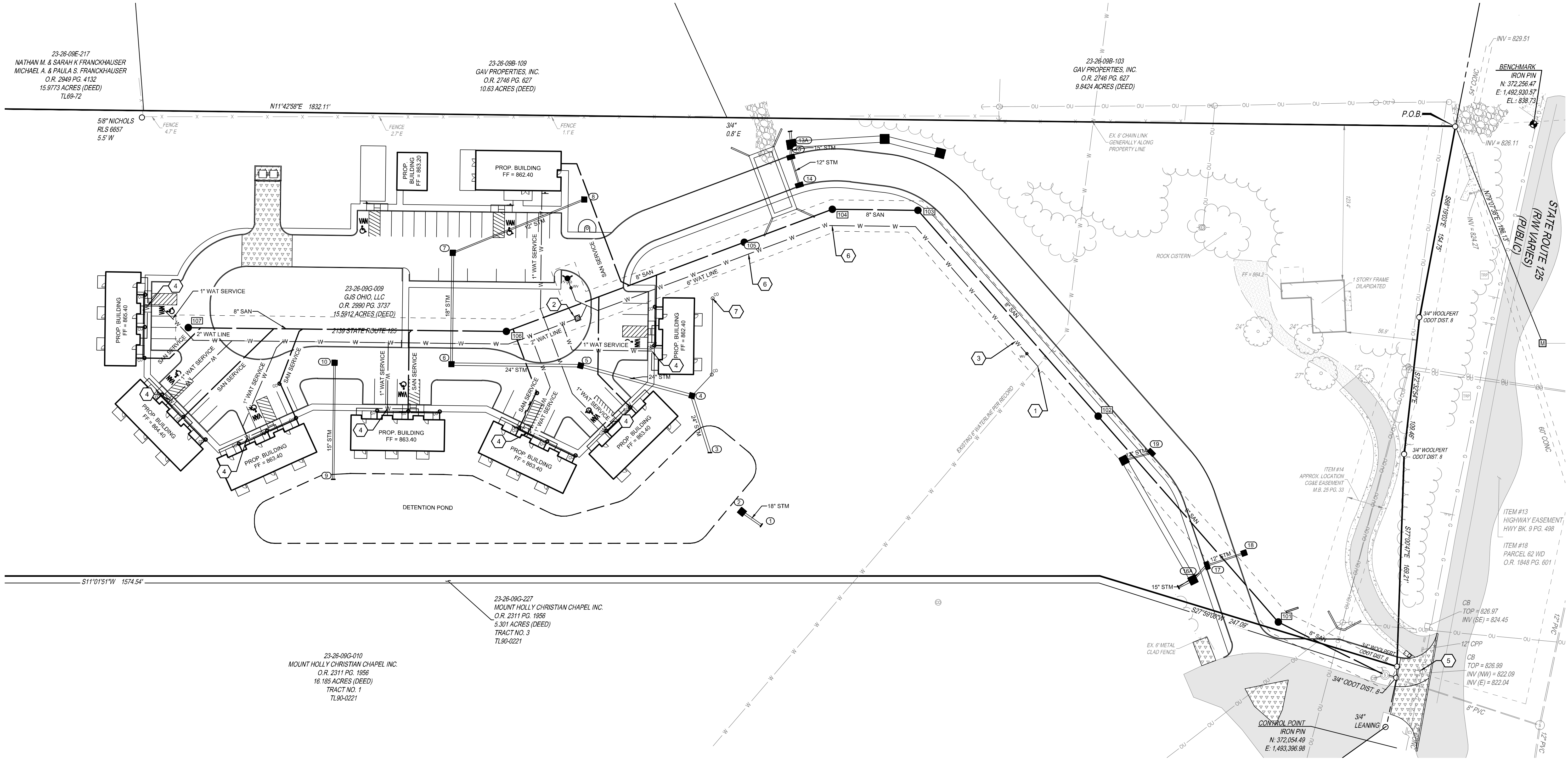
SHEET NAME:

SITE PLAN

SHEET NO.

C103





PROPOSED LEGEND

- STM STORM PIPE
- CATCH BASIN
- CURB INLET
- HEADWALL
- SAN SANITARY PIPE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT

CODED NOTES

- 1 CONNECT TO EXISTING 6" WATER WITH 6" X 6" TEE. CONTRACTOR FIELD VERIFY LOCATION OF EXISTING LINE.
- 2 PROPOSED 2" MASTER WATER METER AND BACKFLOW PREVENTION DEVICE.
- 3 PROPOSED 6" DOMESTIC WATER SERVICE CONTRACTOR TO MAINTAIN 4.5' OF DEPTH.
- 4 WHERE WATER SERVICE SPLITS TO SERVE UNITS WATERLINE WILL BE 3/4".
- 5 RAISE EXISTING STORM GRATE TO PROPOSED GRADE. SEE GRADING PLAN FOR DETAILS.
- 6 BEGIN/END WATERLINE BORE UNDER CREEK.
- 7 6" STORM DOWNSPOUT LINE AT 0.5%.



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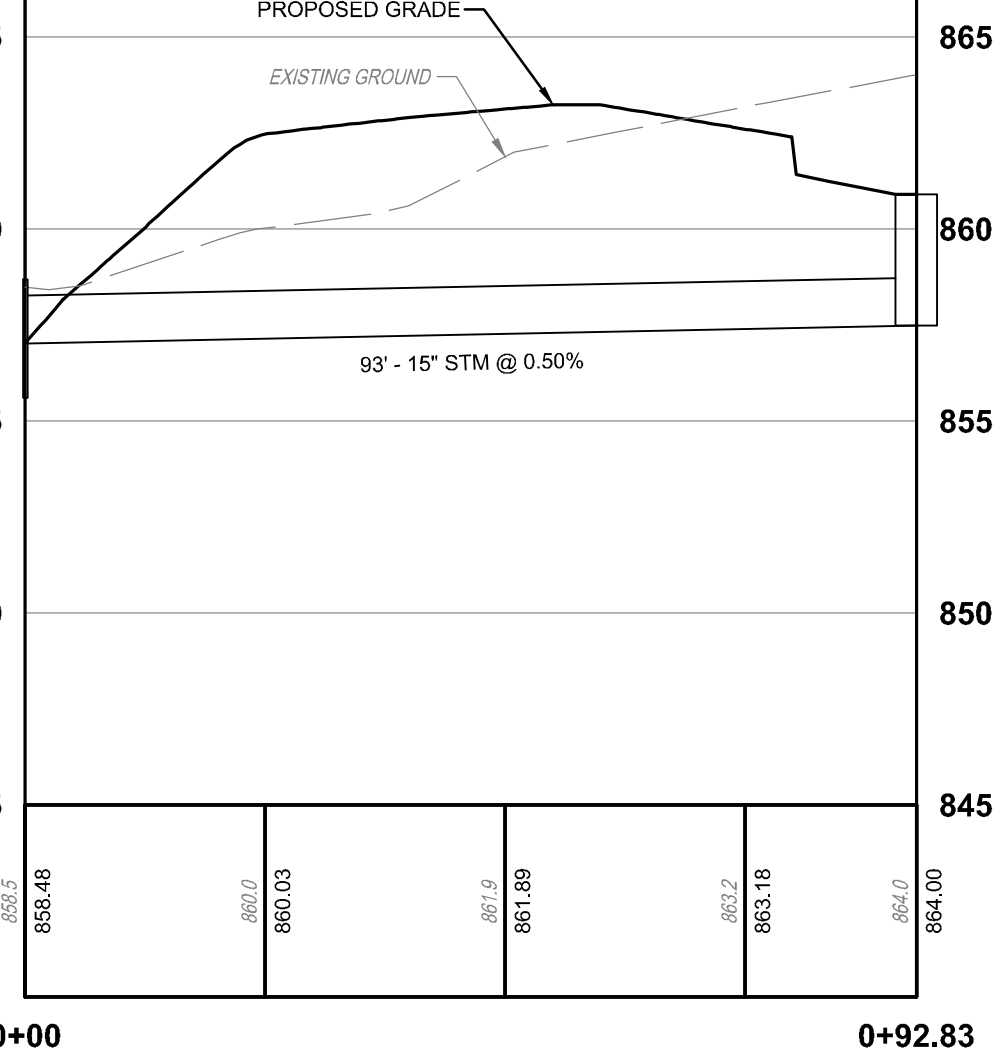
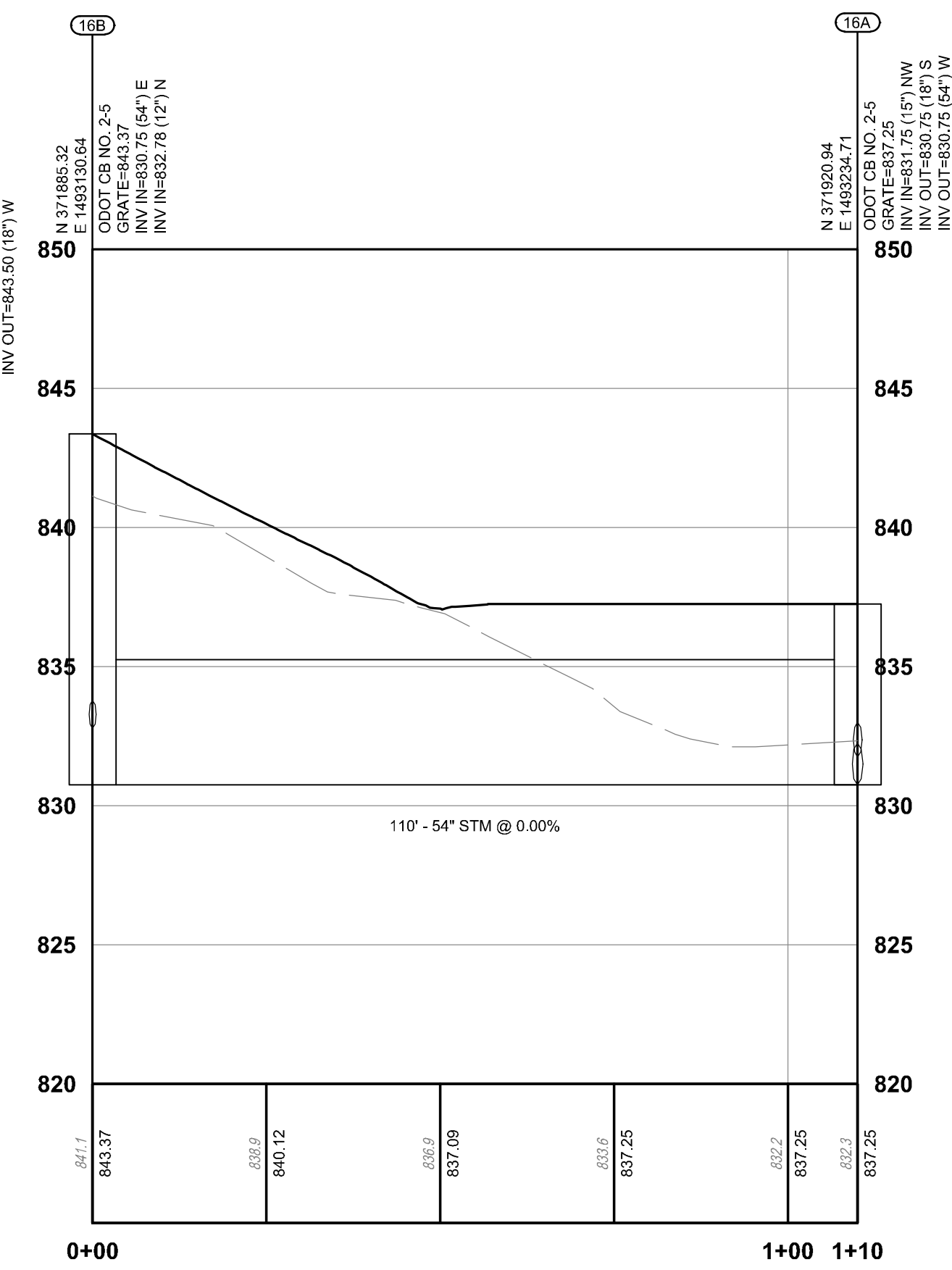
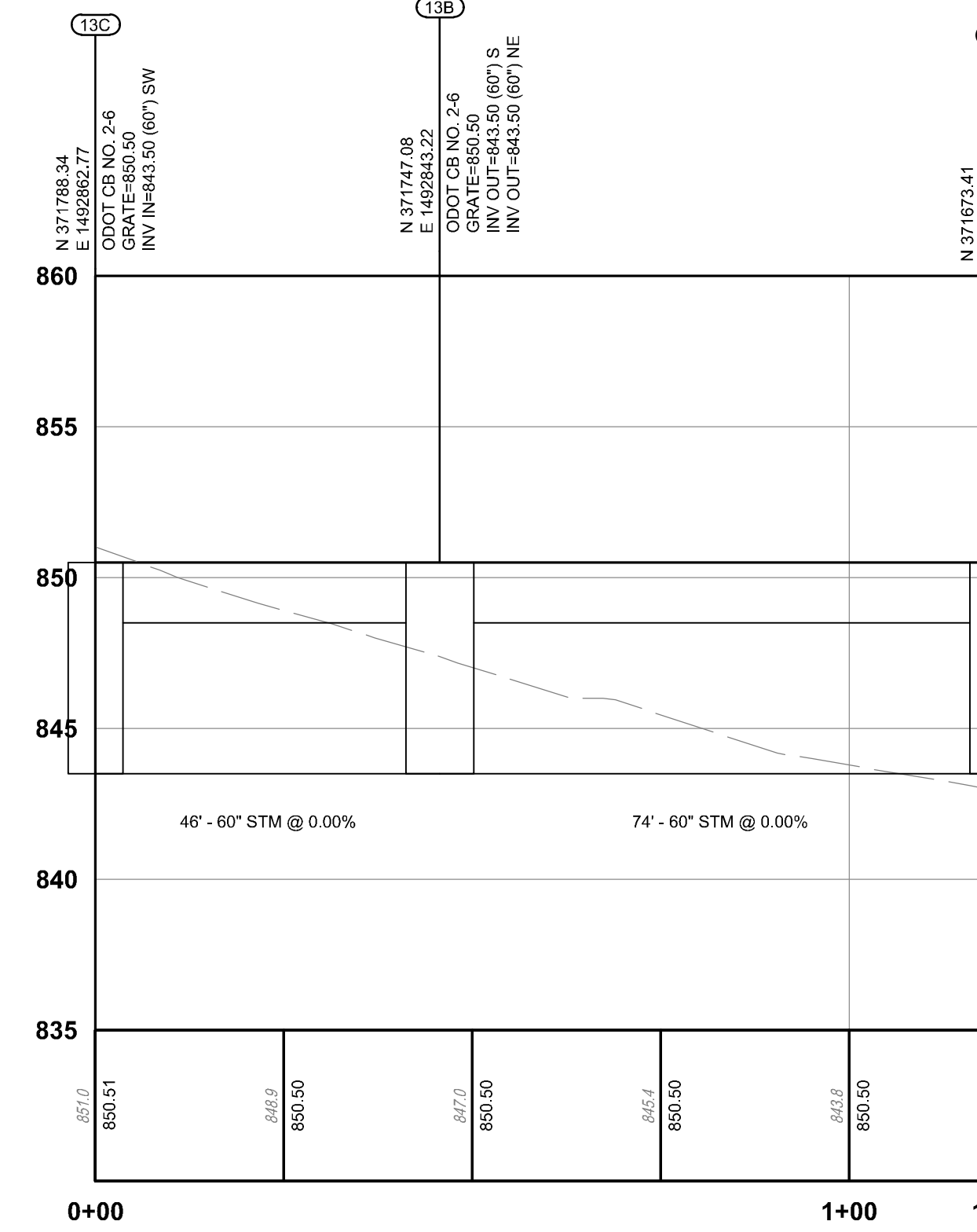
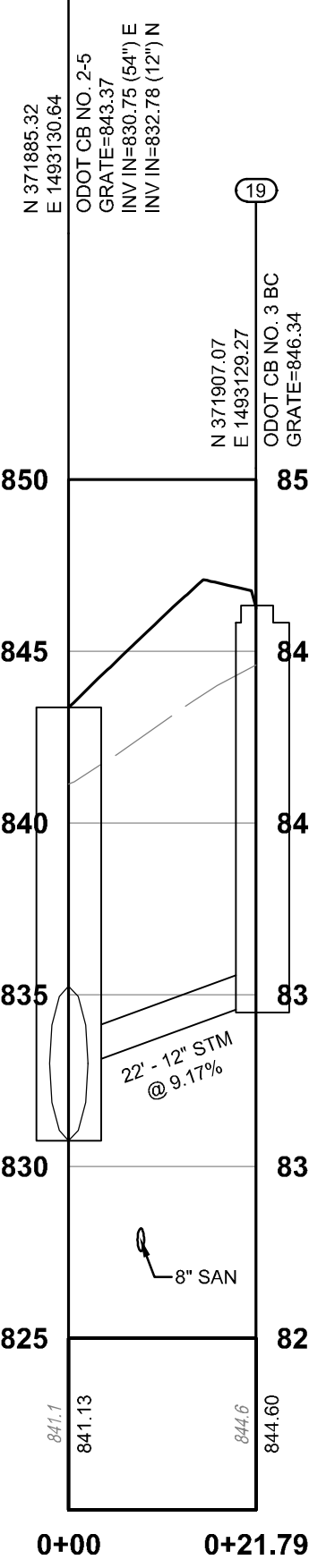
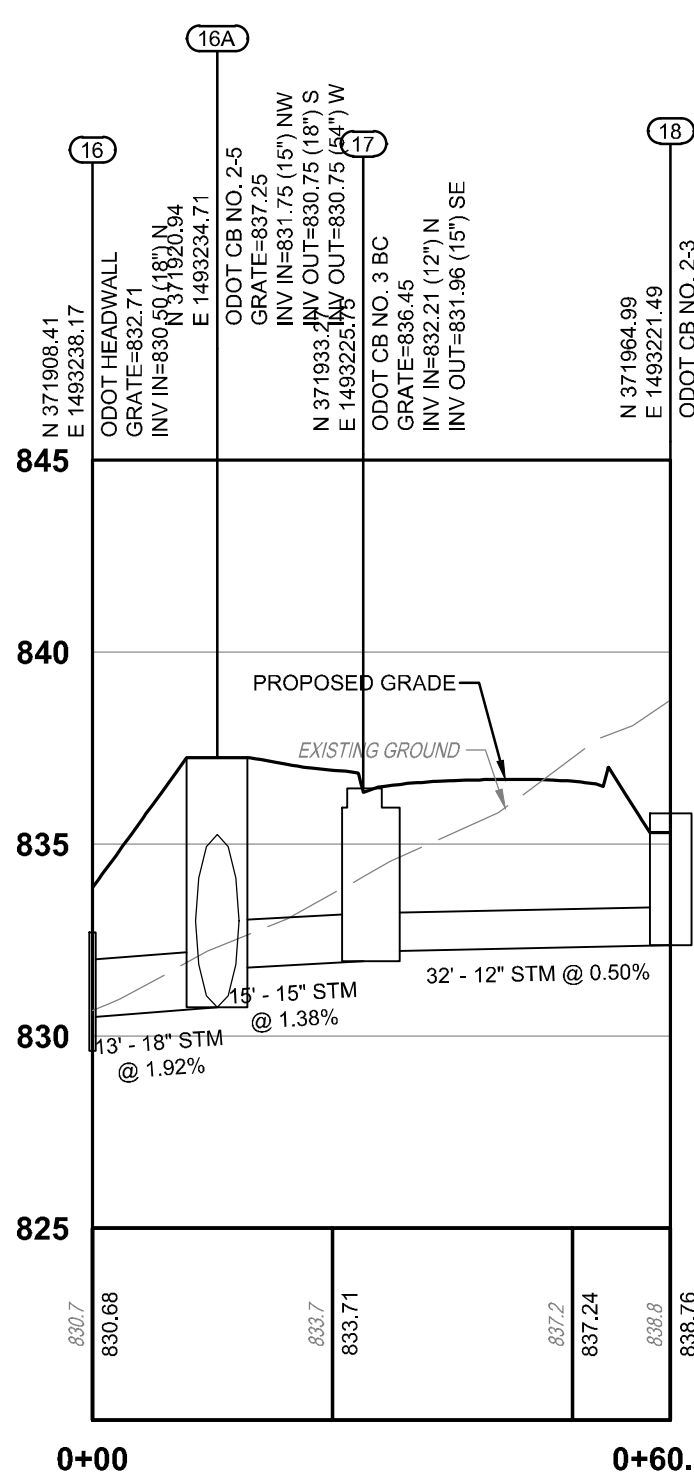
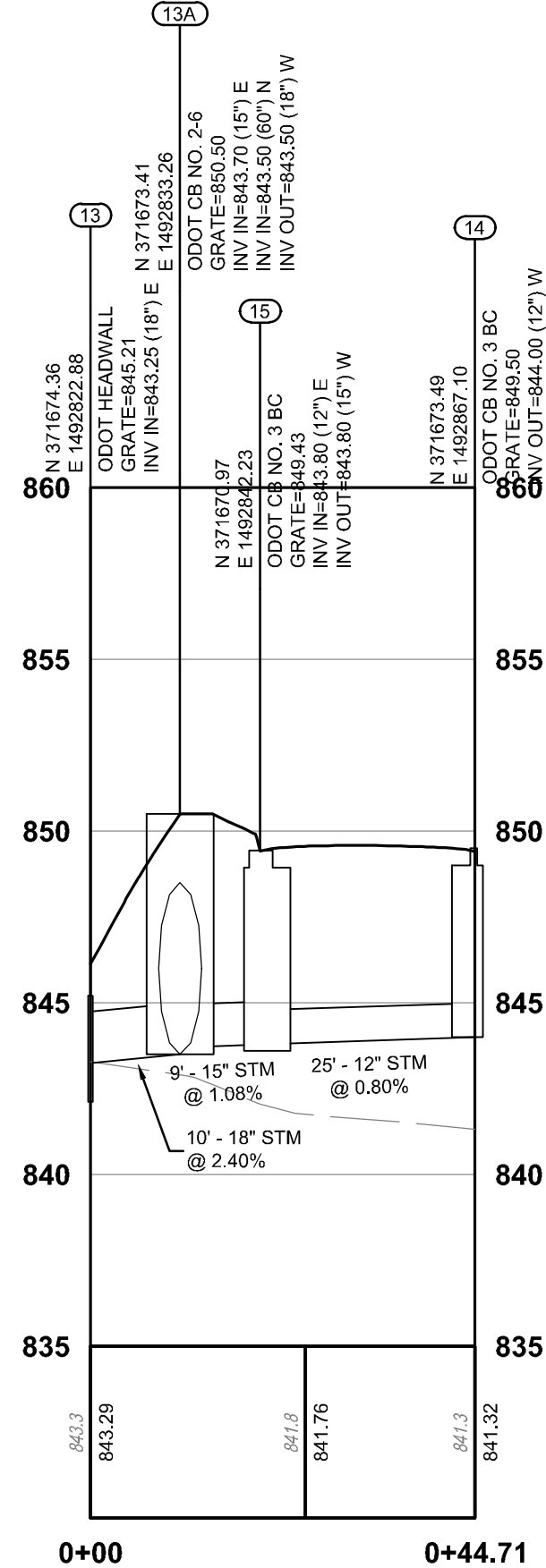
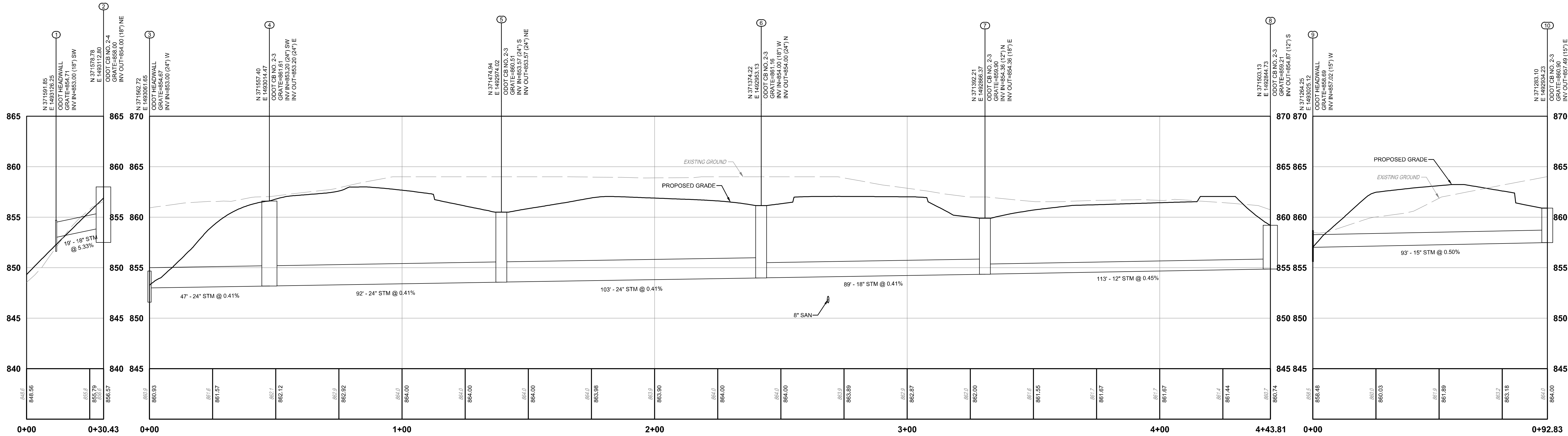
CREATIVE HOUSING SOLUTIONS

SEAL:

NO. DATE DESCRIPTION
01 02/20/2026 PERMIT SET

VETERAN'S VILLAGE
2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001
DATE: 01.30.2026
SCALE:
0 20 40 80
SHEET NAME:
UTILITY PLAN
SHEET NO:
C104



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SEAL:

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VETERAN'S VILLAGE

2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001

DATE: 01.30.2026

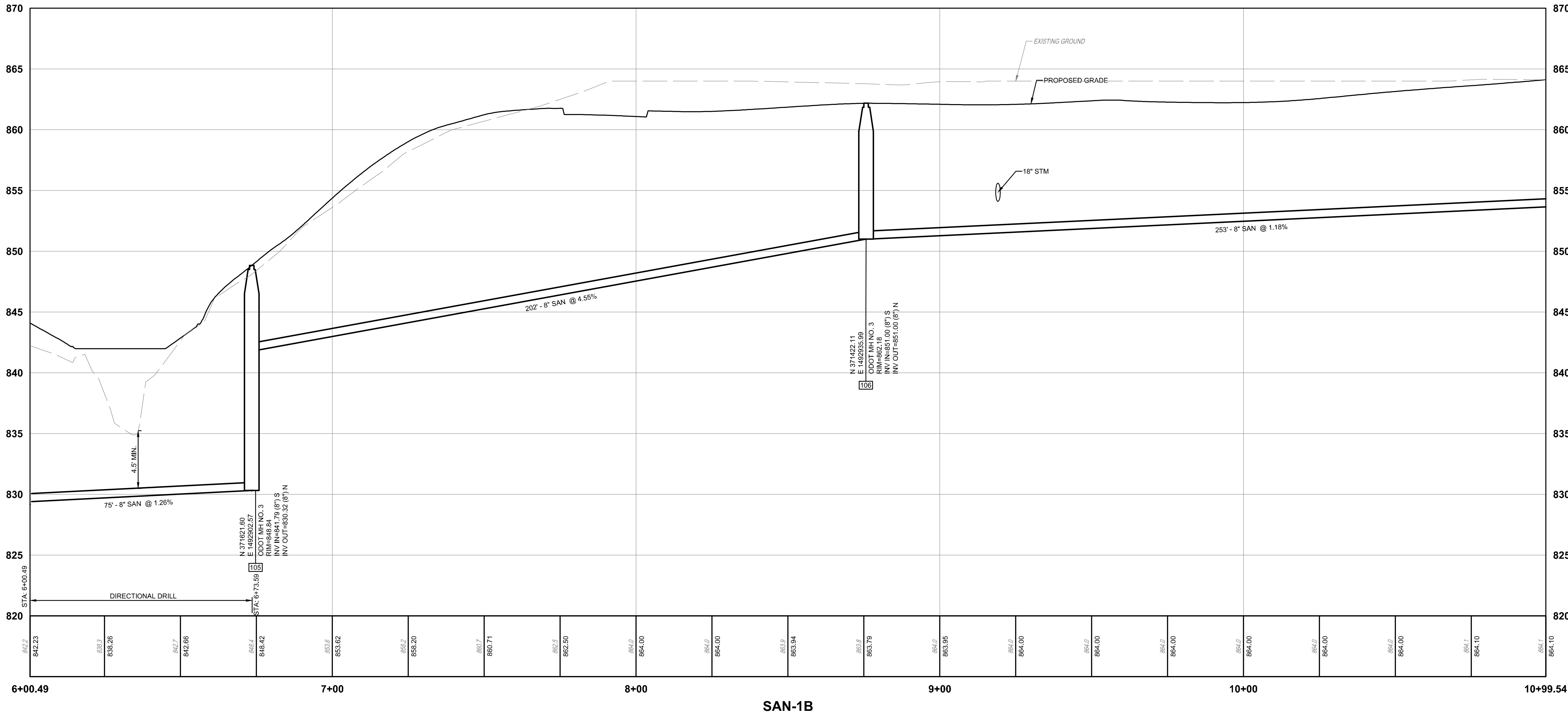
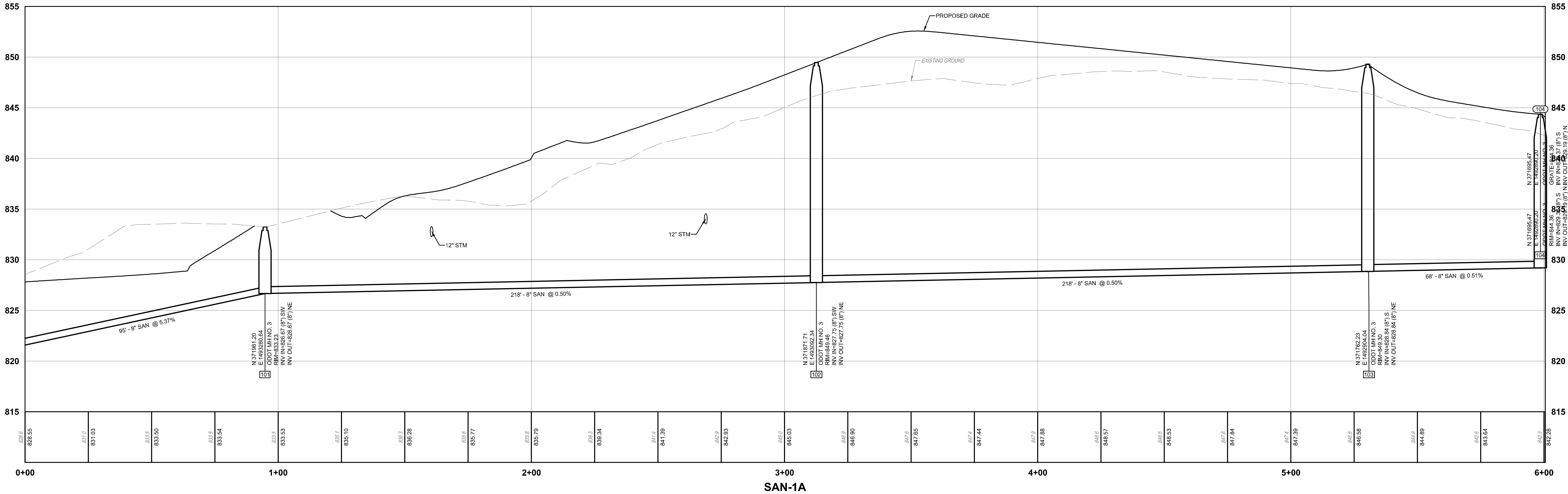
SCALE:

SHEET NAME:

STORM PROFILES

SHEET NO.

C105



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SEAL:

NO. 01 DATE: 02/20/2026 DESCRIPTION: PERMIT SET

VETERAN'S VILLAGE
2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001
DATE: 01.30.2026
SCALE:
V 0 2.5 5 10
H 0 20 40 80

SHEET NAME:
SANITARY PROFILES

SHEET NO.
C106

860 ——— EXISTING MAJOR CONTOUR

859 ——— EXISTING MINOR CONTOUR

860 ——— PROPOSED MAJOR CONTOUR

859 ——— PROPOSED MINOR CONTOUR



CREATIVE HOUSING
SOLUTIONS

SEAL:



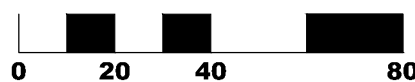
NO.	DATE	DESCRIPTION
01	02/20/2026	PERMIT SET

**2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO**

PROJECT NO:	250235.001
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DATE: 01.30.2026

SCALE:

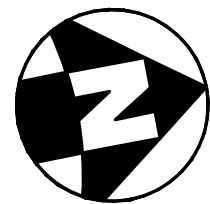


SHEET NAME:

GRADING PLAN

SHEET NO.

C107



PROJECT DATA

PROJECT DESCRIPTION
THIS PROJECT IS TO INCLUDE SEVEN (7) RESIDENTIAL BUILDINGS HOUSING 19 UNITS WITH A COMMUNITY CENTER, ASSOCIATED PARKING, DRIVES, UTILITIES AND STORMWATER MANAGEMENT.

LATITUDE:	N 39°00'34.1"N
LONGITUDE:	W 84°10'22.6"W"
ESTIMATED CONSTRUCTION DATES:	xx/xx/2026 - xx/xx/2027
TOTAL SITE AREA:	15.59 ACRES
TOTAL DISTURBED AREA:	4.80 ACRES
EXISTING IMPERVIOUS AREA:	0.20 ACRES
PROPOSED IMPERVIOUS AREA:	1.97 ACRES
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION:	2.17 ACRES
INCREASE IN IMPERVIOUS AREA:	985%
PRE-CONSTRUCTION RUNOFF COEFFICIENT :	C=0.41
POST-CONSTRUCTION RUNOFF COEFFICIENT:	C=0.48
IMMEDIATE RECEIVING WATER/MS4:	BACK RUN TO WILLIAM H HARSHA LAKE
ULTIMATE RECEIVING STREAM:	OHIO RIVER
EXISTING LAND USE:	RESIDENTIAL
SOILS:	CnC2, EbE2, JoR1B1, JoRU1B, UCnC2, UEeb2, UuUXF.

CONSTRUCTION SEQUENCE

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED, THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

- A) INSTALL EROSION CONTROL ITEMS.
- B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
- C) INSTALL TEMPORARY DITCH CHECKS IN DOWNSTREAM END OF EXISTING DITCH WITHIN 24 HOURS FOLLOWING THE STRIPPING OPERATION.
- D) IF U/G PIPE IS CALLED FOR IN THIS PORTION OF WORK AREA, PIPE CREW WILL INSTALL PIPE AS WELL AS MANHOLES.
- E) AS PIPE INSTALLATION PROGRESSES, REPAIR OF THE ROADWAY WILL PROCEED BEHIND IT.
- F) ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:

1. SEEDING

2. DITCH MATTING

3. INLET PROTECTION

4. MULCHING

5. WATERING

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT		
PROJECT ENGINEER		

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

- 1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
- 2) STOP THE SPILL.
- 3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
- 4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

IF THE SPILL EXCEEDS 25 GALLONS, THE FOLLOWING ORGANIZATIONS SHALL BE CONTACTED WITHIN 30 MINUTES OF THE INCIDENT:

EMERGENCY CONTACTS:	
OHIO EPA EMERGENCY RESPONSE CENTER	800-282-9378 (24-HOUR PHONE NO.)

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH REVISIONS IN APRIL 2018 AND IN APRIL 2023. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OEPA "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE ENGINEER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000006. (SEE TABLE 1)

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000006. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

- 1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
- 2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
- 3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
- 4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1,000 SQ.FT	PER ACRE
PERENNIAL RYEGRASS	1 POUND	40 POUNDS
TALL FESCUE	1 POUND	40 POUNDS
ANNUAL RYEGRASS	1 POUND	40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D	
PERMANENT SEEDING				•	•	•	*	*	*	•	•		* IRRIGATION NEEDED
DORMANT SEEDING	•	•	•							•	•		** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED
TEMPORARY SEEDING				•	•	•	*	*	*	•	•		
SODDING			**	**	**	**	**	**	**	**	**		
MULCHING	•	•	•	•	•	•	•	•	•	•	•	•	

INSPECTIONS

ALL BMPS ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED, AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

1. THE INSPECTION DATE;
2. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
3. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
4. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
5. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
6. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
7. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
8. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
9. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPS SHALL BE MADE WITHIN 3 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF DEFICIENCIES. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 3 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE ODOT CMS SECTION 108.07.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

1. VEGETATIVE COVER AND/MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. SPRAY-ON ADHESIVES - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE

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VETERAN'S VILLAGE

2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 250235.001

DATE: 01.30.2026

SCALE: NOT TO SCALE

SHEET NAME:

EROSION CONTROL NOTES

SHEET NO.

C108

SPILL PREVENTION

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

- 1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- 2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- 3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- 4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- 5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- 6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- 7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:

- 1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- 2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- 3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- 1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- 2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- 3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATERS OF THE STATE, MUST BE REPORTED TO THE OHIO EPA'S HOTLINE.
- 5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
- 6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- 7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS

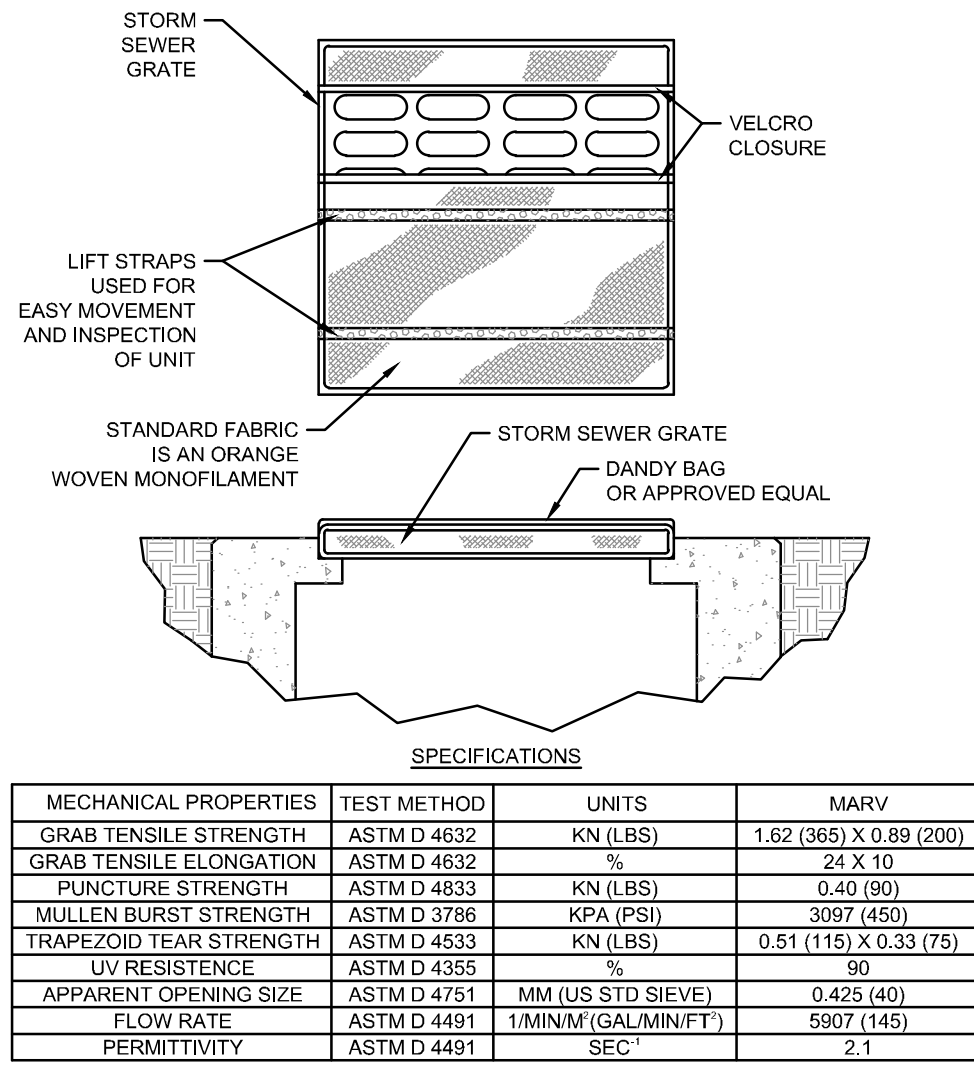
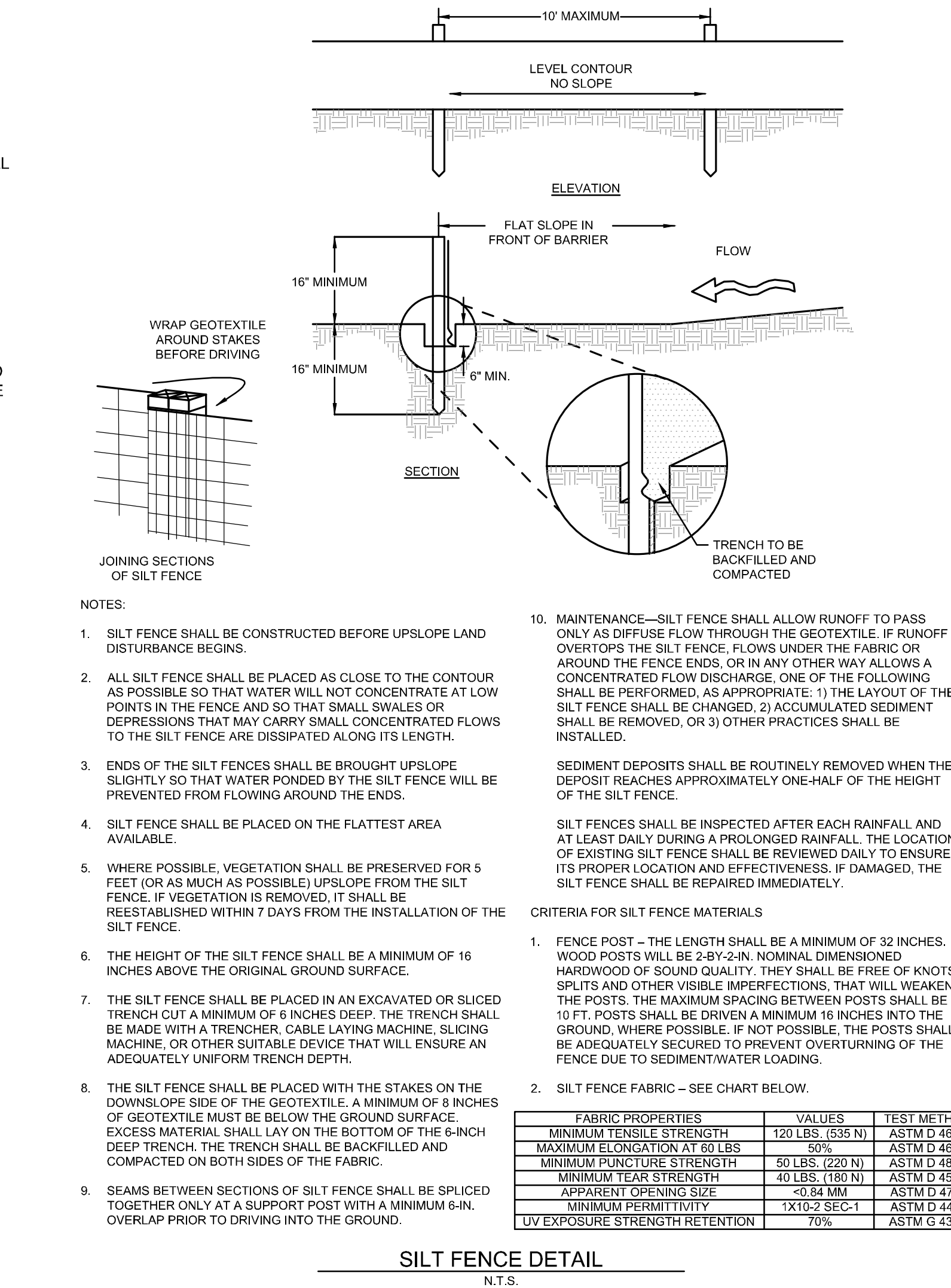
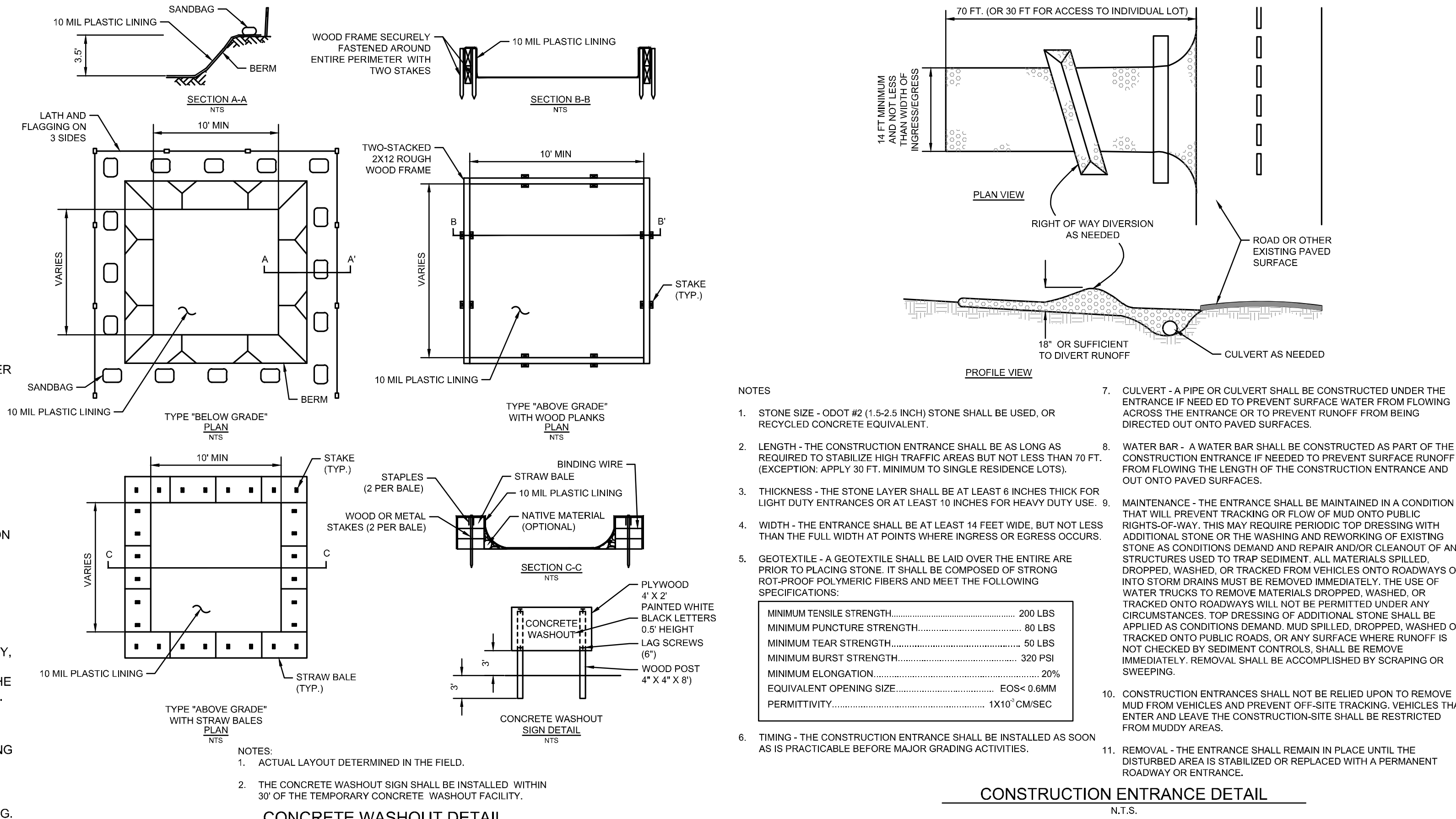
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE, EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE WASH WATER/WASH OUTS

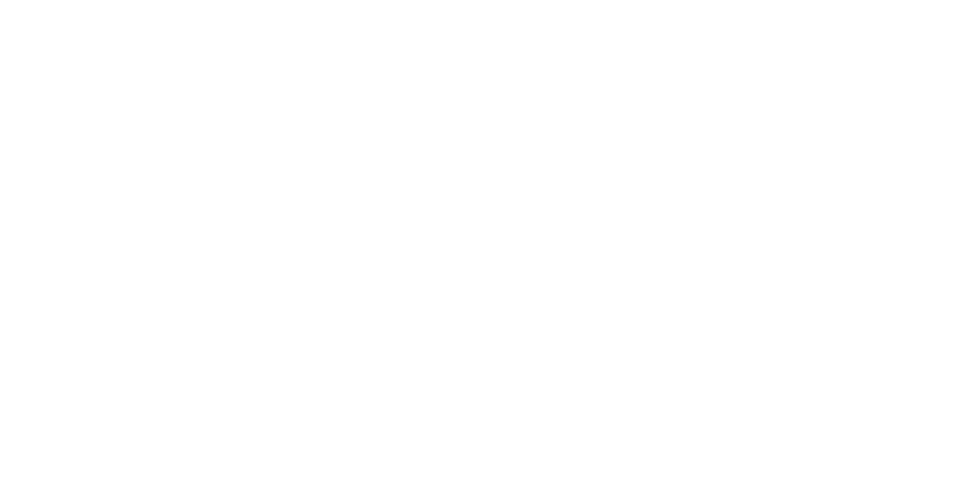
CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED ON THE LOT AWAY FROM ANY WATER CONVEYANCES.



SPECIFICATIONS			
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4633	KN (LBS)	0.40 (90)
MULLIN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1(MIN)(GAL/MIN)(FT)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC	2.1

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES: DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS: REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.



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CLERMONT COUNTY, OHIO

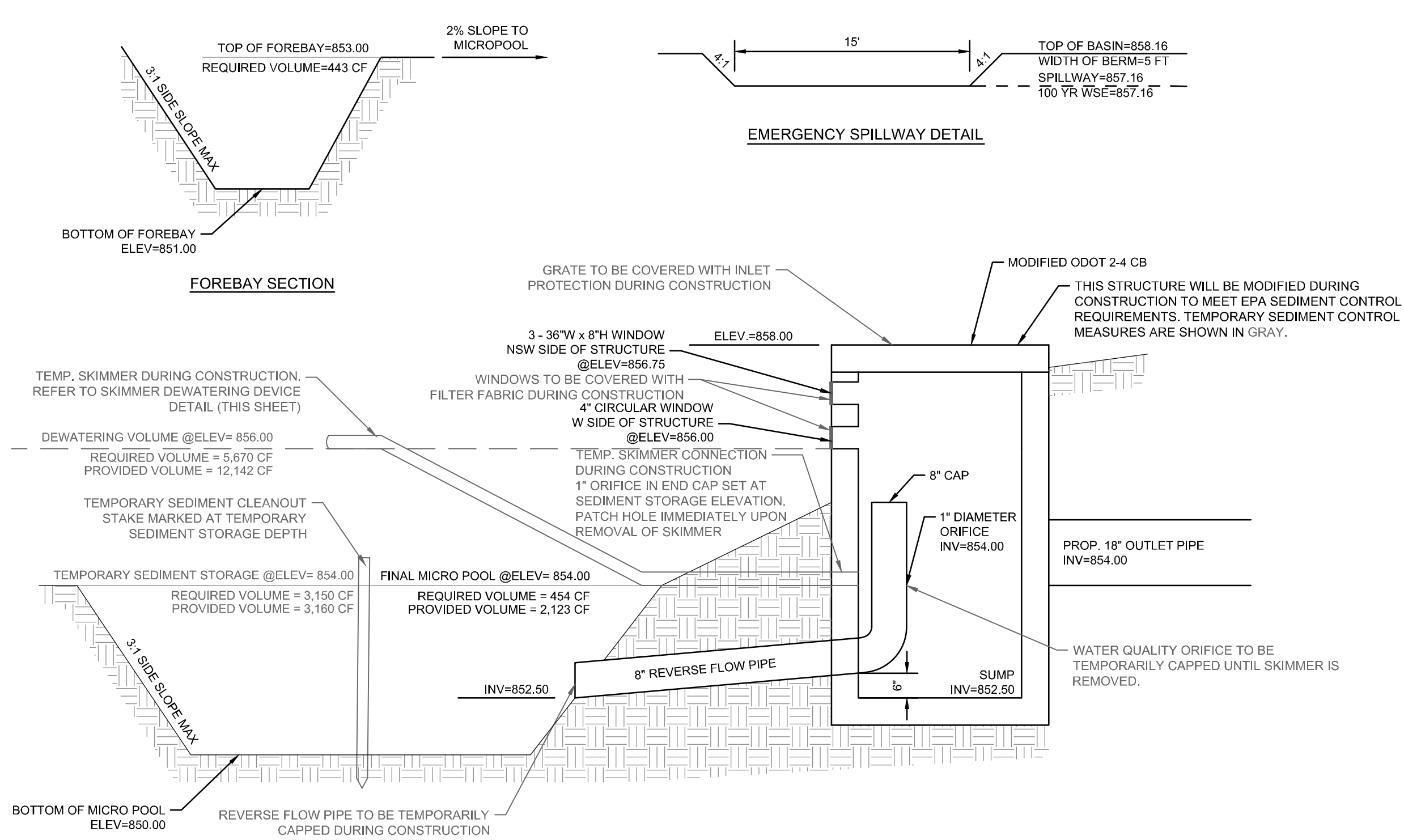
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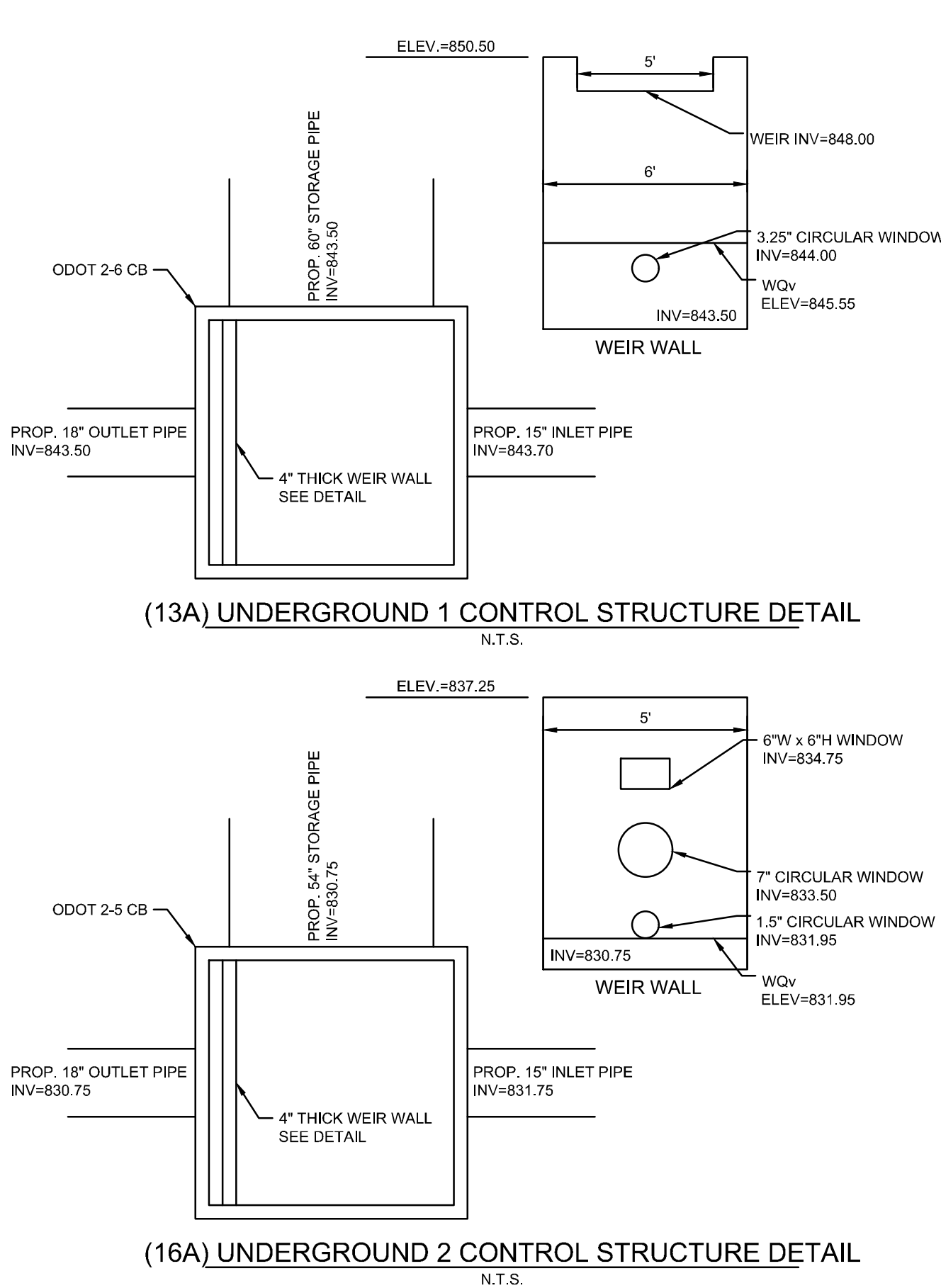
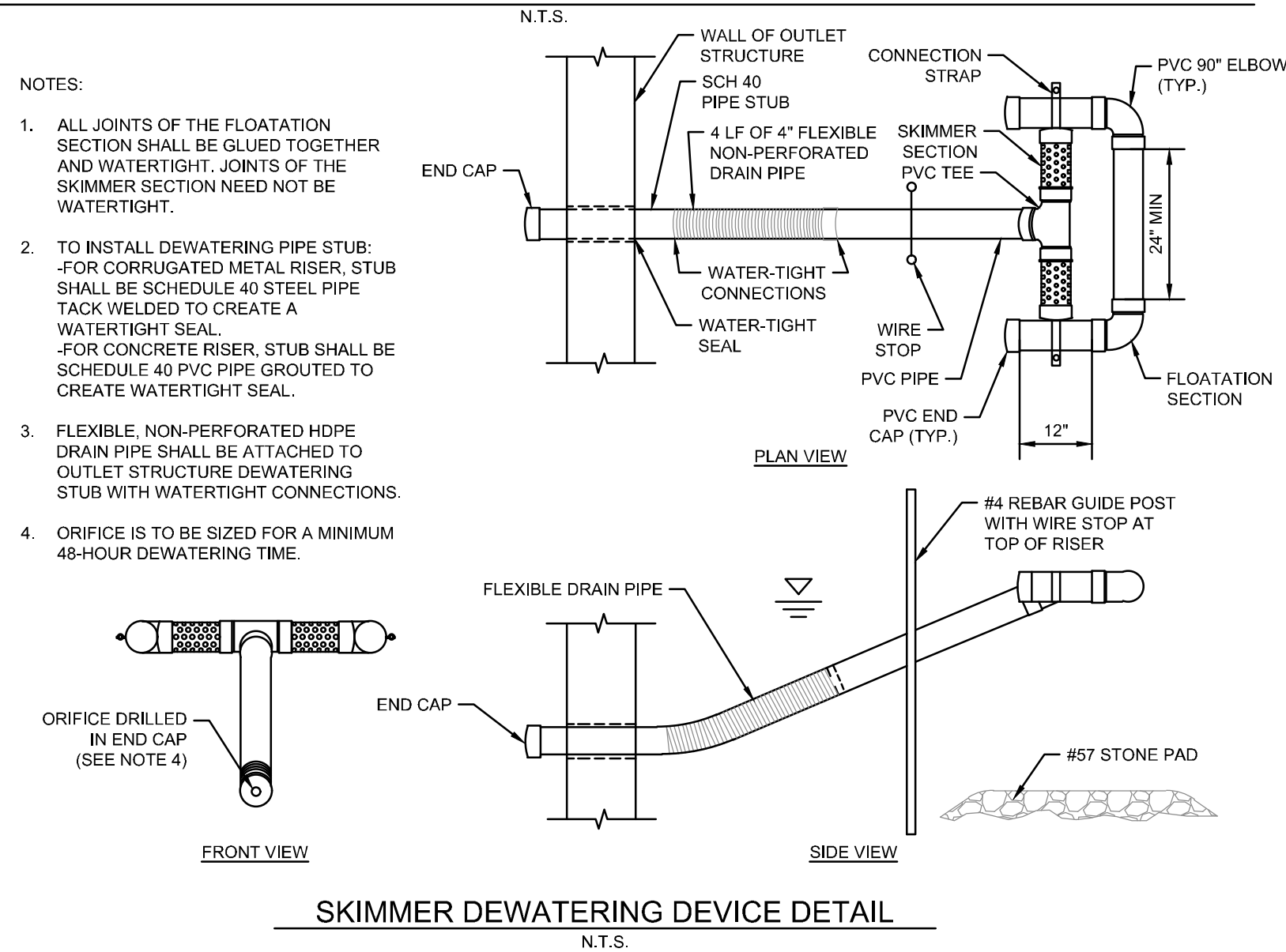
SHEET NAME: EROSION CONTROL NOTES AND DETAILS

SHEET NO. C109



- OPERATION & MAINTENANCE:
1. BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:
 3. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.
 4. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.
 5. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.
 6. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.
 7. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.
 8. REMOVE SEDIMENT FROM BASIN WHEN IT FILLS THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE SEDIMENT STORAGE ZONE. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
 9. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.
 10. AFTER THE ENTIRE CONSTRUCTION PROJECT IS COMPLETED, TEMPORARY SEDIMENT BASIN MEASURES SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. THE BASIN IS TO BE DEWATERED AND HAVE EXCESS SEDIMENT REMOVED TO ACHIEVE FINAL DESIGN CONTOURS. DEWATERING AND SEDIMENT REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE SEEDED, MULCHED AND STABILIZED AS NECESSARY. ALL RELATED TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE REMOVED. ANY TEMPORARY CONNECTIONS TO THE OUTFALL STRUCTURE MUST BE REMOVED AND/OR SEALED. ANY TEMPORARY PIPE CAPS ARE TO BE REMOVED PER FINAL DESIGN CONDITIONS.

(2) DETENTION & WATER QUALITY OUTFALL / TEMPORARY SEDIMENT BASIN STRUCTURE DETAIL



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MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

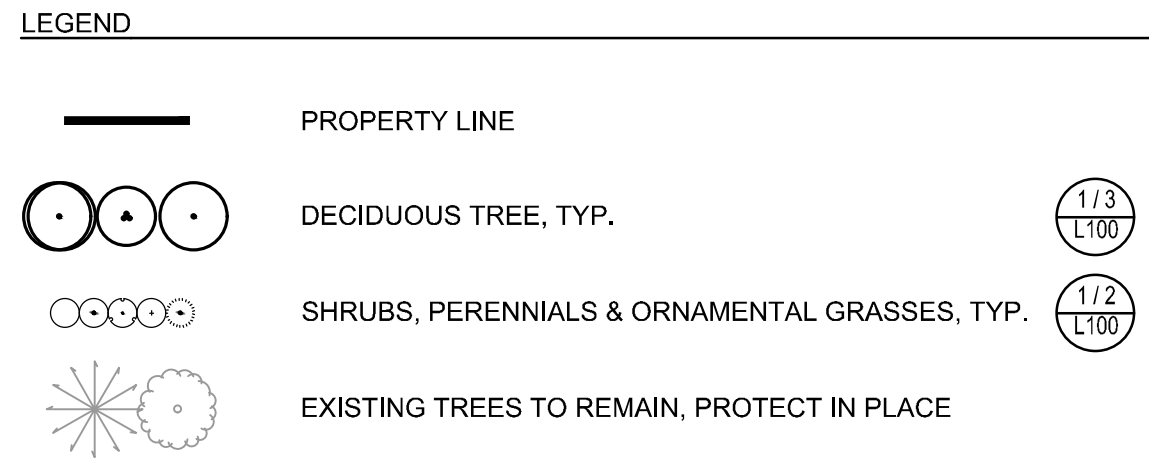
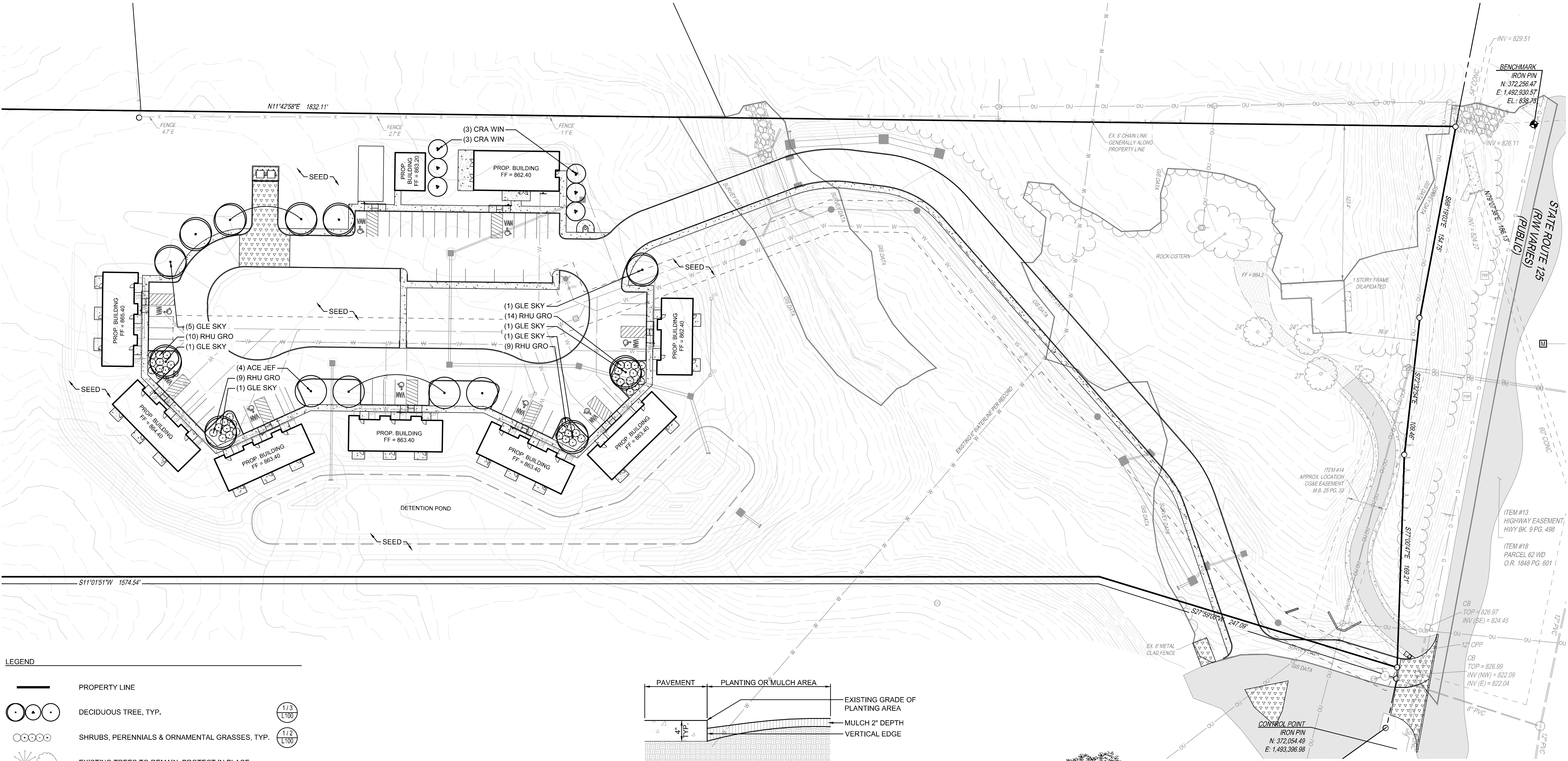
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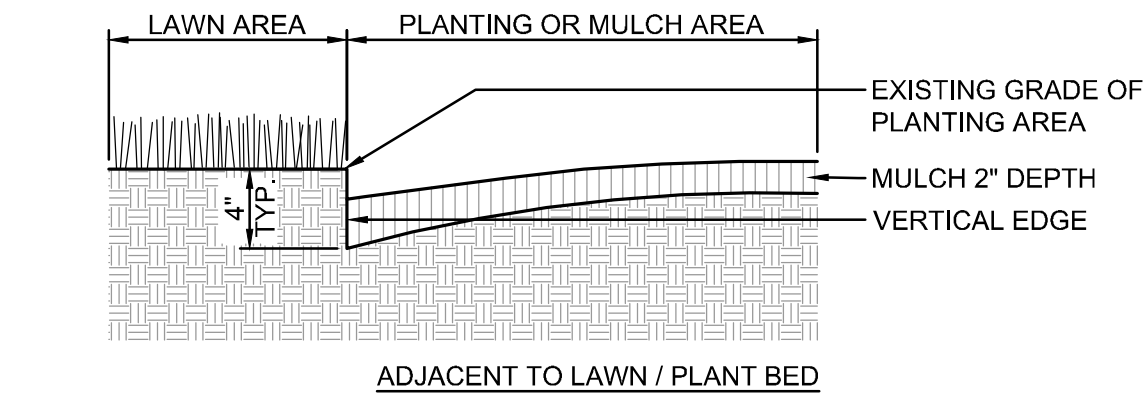
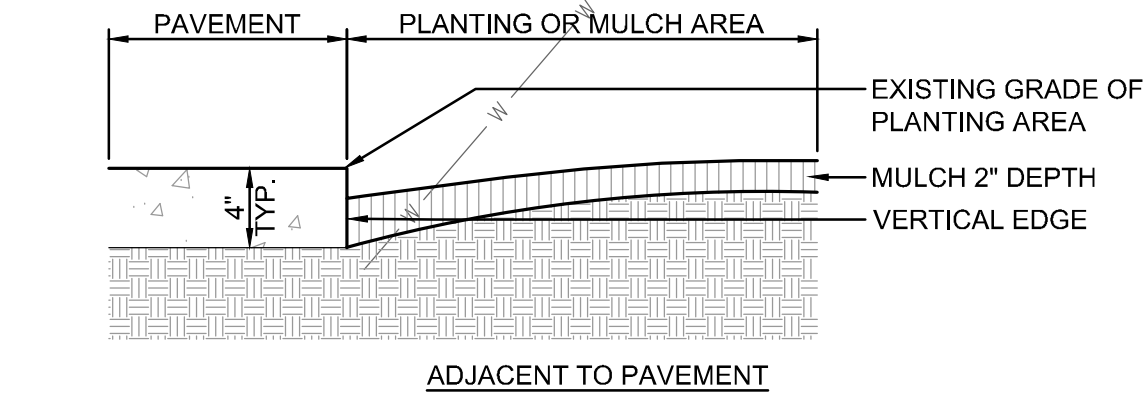
SHEET NAME: DETENTION OUTFALL DETAILS

SHEET NO. C110

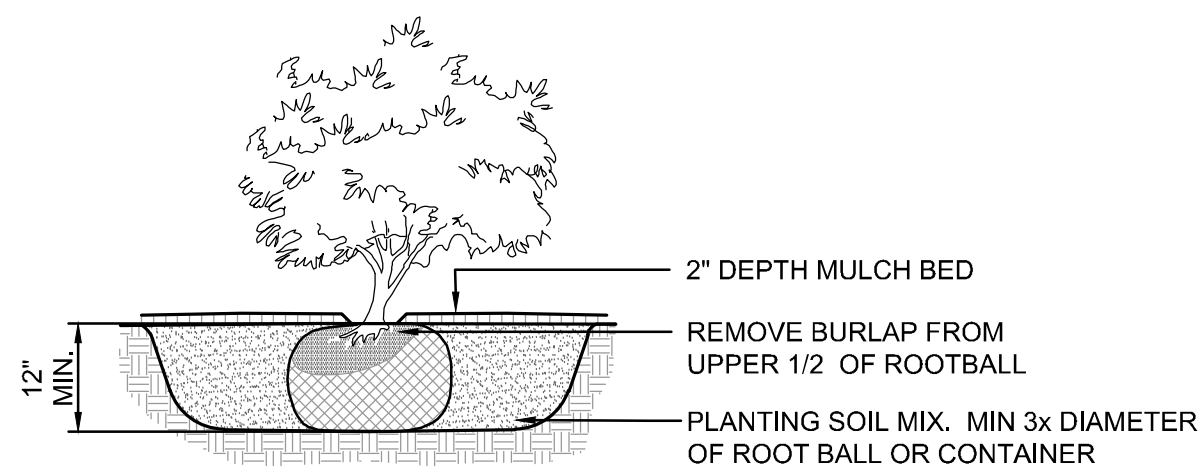


- PLANTING NOTES
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
 - ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 - SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 - ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 - THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 - ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
 - PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

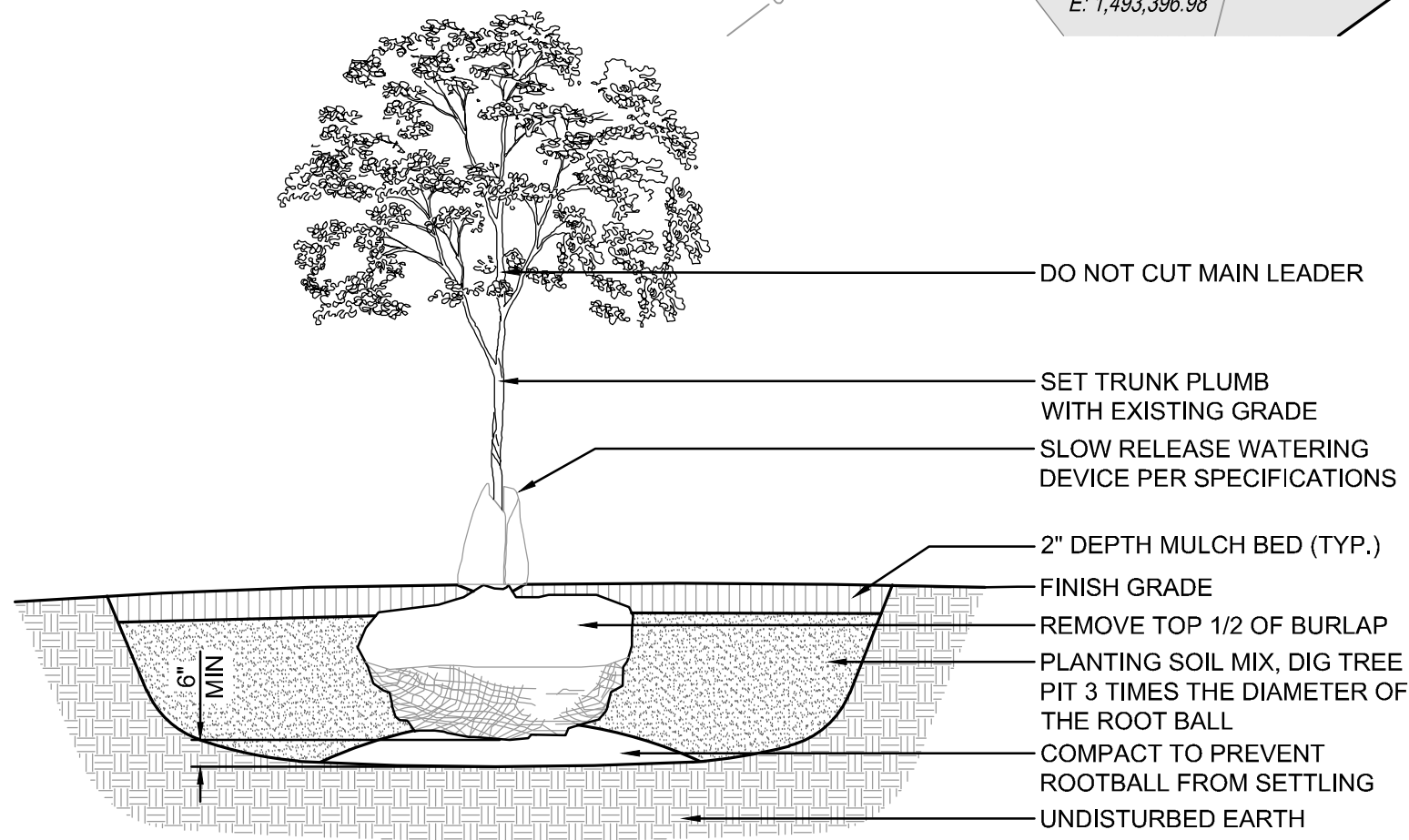
PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE JEF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL. MIN.	B&B	
GLE SKY	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL. MIN.	B&B	
ORNAMENTAL TREES:					
CRA WIN	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	7' HT. MIN.	B&B	MULTI-STEM
SHRUBS:					
RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT. MIN.	CONT.	PLANT 5' O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					



1 PLANTING BED / TREE PIT EDGING DETAIL N.T.S.



2 SHRUB PLANTING N.T.S.



- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
 - DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE.
 - PROVIDE SLOW RELEASE WATERING DEVICE. ONE PER TREE. REFER TO SPECIFICATIONS.

3 DECIDUOUS TREE PLANTING WITH WATERING DEVICE N.T.S.



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TROY E. MESSER

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REGISTERED PROFESSIONAL ENGINEER

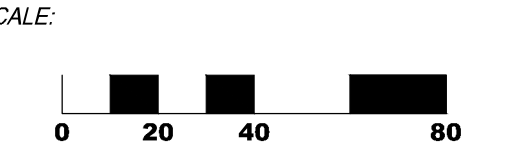
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VETERAN'S VILLAGE

2139 STATE ROUTE 125
MONROE TOWNSHIP
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DATE: 01.30.2026



SHEET NAME:

PLANTING PLAN

SHEET NO.

L100

PLANTING SOIL SPECIFICATION

THE WORK OF THIS SECTION CONSISTS OF PROVIDING ALL LABOR, EQUIPMENT, MATERIALS, INCIDENTAL WORK, AND CONSTRUCTION METHODS NECESSARY TO PROVIDE AND PLACE PLANTING SOILS AS INDICATED ON THE CONTRACT DOCUMENTS AND AS SPECIFIED IN THIS SECTION. THE INSTALLATION OF ALL NEW MATERIALS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTION, AND IN ACCORDANCE WITH ALL APPROVED SHOP DRAWINGS.

1. MIXING, AMENDING AND MANUFACTURING PLANTING SOILS FROM BASE COMPONENTS.
2. SOIL TESTING.
3. PLACING, SPREADING AND GRADING OF PLANTING SOIL.

THE ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE GOVERNING AGENCIES. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

GENERAL: THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING, EXPORTING, OR AMENDING ONSITE TOPSOIL AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

SOIL-TESTING LABORATORY QUALIFICATIONS:
AN INDEPENDENT LABORATORY OR UNIVERSITY LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED AND THAT SPECIALIZES IN TYPES OF TESTS TO BE PERFORMED.

SOIL ANALYSIS:
FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL. TESTING METHODS AND WRITTEN RECOMMENDATIONS SHALL COMPLY WITH USDA'S HANDBOOK NO. 60. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING, WITH DEPTH, LOCATION, AND NUMBER OF SAMPLES TO BE TAKEN PER INSTRUCTIONS FROM ARCHITECT. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES. REPORT SUITABILITY OF TESTED SOIL FOR PLANT AND TURF GROWTH SPECIFIC TO THIS PROJECT. BASED ON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS, INCLUDING ALUMINUM, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COBALT, LEAD, LITHIUM, AND VANADIUM. IF SUCH PROBLEM MATERIALS ARE PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION

PLANTING SOIL:
TOPSOIL STOCKPILED FROM ON-SITE STRIPPING SHALL BE UTILIZED FOR REUSE. AMEND ALL TOPSOIL ON-SITE BY MIXING WITH SAND AND COMPOST TO MANUFACTURE SPECIFIED SOIL MIX. IN THE EVENT THAT THERE IS AN INSUFFICIENT AMOUNT OF ON-SITE TOPSOIL TO COMPLETE THE PROJECT, ADDITIONAL TOPSOIL FROM OFF-SITE SOURCES SHALL BE PROVIDED FOR MIXING WITH SAND AND COMPOST TO MANUFACTURE THE SPECIFIED SOIL MIX. ANY AMENDMENTS USED TO MANUFACTURE A SOIL TO BE IMPORTED SHALL MEET THE SPECIFICATIONS DEFINED BELOW.

AMENDED TOPSOIL:
THE ON-SITE SOIL OR ANY IMPORTED TOPSOIL SHALL BE AMENDED WITH THE SPECIFIED SAND OR COMPOST TO PRODUCE A SOIL MEETING THE FOLLOWING CRITERIA, AS DETERMINED BY ASTM F1632 OR D422:

1. SAND: (0.05 TO 2.0 MM) 65% - 75% WITH AT LEAST 50% OF THE TOTAL SAND FALLING INTO THE MEDIUM AND COARSE SAND FRACTIONS AND NO MORE THAN 25% OF THE TOTAL SAND IN THE FIN AND VERY FINE SAND FRACTIONS.
2. SILT: (0.002 TO 0.05 MM) 15% - 25%
3. CLAY: (<0.002 MM) 5% - 15%
4. GRAVEL: (>2.0 MM) <15% MAXIMUM SIZE SHALL BE THREE EIGHTS (3/8") INCHES LARGEST DIAMETER

THE AMENDED SOIL SHALL HAVE AN ORGANIC MATTER CONTENT OF 5 TO 6% (BY WEIGHT) AS DETERMINED BY ASTM F1647. FOR BIDDING PURPOSES, THE AMOUNT OF COMPOST REQUIRED TO INCREASE THE ORGANIC MATTER CONTENT TO MEET THE SPECIFICATIONS CAN RANGE FROM 30 TO 50% BY VOLUME, DEPENDING ON THE QUALITY OF THE COMPOST.

RATIO OF THE PARTICLE SIZE FOR 80% PASSING (D80) TO THE PARTICLE SIZE FOR 30% PASSING (D30) SHALL BE 5.5 OR LESS (D80/D30 <8).

THE AMENDED SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 0.50-INCH PER HOUR WITH THE SOIL COMPACTED TO 88% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698).

THE PLANTING SOIL MEETING THIS SPECIFICATION SHALL SERVE AS THE BASELINE FOR SUBSEQUENT QUALITY CONTROL TESTING. SAMPLES SHALL BE TAKEN EVERY 1000 YARDS FOR CONFORMITY TO THE SPECIFICATIONS. QUALITY CONTROL TESTING SHALL INCLUDE ORGANIC MATTER CONTENT AND PARTICLE SIZE ANALYSIS.

THE FINAL SOIL MIX SHALL BE SUBMITTED TO TESTING AGENCY TO DETERMINE THE FERTILITY STATUS OF THE SOIL.

SAND:
SAND SHALL BE BLENDED INTO THE TOPSOIL IN THE PROPER AMOUNT TO ACHIEVE THE PARTICLE SIZE DISTRIBUTION DESCRIBED IN THESE SPECIFICATIONS. SAND FOR USE AS A SOIL AMENDMENT SHALL BE WASHED NATURAL OR CLASSIFIED SAND MEETING THE FOLLOWING PARTICLE SIZE DISTRIBUTION AS DETERMINED BY ASTM C-136 OR F1632. IN ADDITION, THE SAND SHALL HAVE A COEFFICIENT OF UNIFORMITY (D60/D10) OF LESS THAN 4.0.

SIEVE	SIEVE SIZE	% PASSING
NO. 4	4.75 MM	100%
NO. 8	2.38 MM	90 - 100%
NO. 16	1.19 MM	80 - 100%
NO. 30	0.60 MM	25 - 60%
NO. 50	0.30 MM	0 - 25%
NO. 100	0.15 MM	0 - 5%
NO.270	0.075 MM	0 - 3%

PLANTING SOIL MAY BE ALTERED, UPON APPROVAL OF THE ENGINEER, BY ADDING APPROVED CONDITIONERS. CONDITIONERS SHALL CONFORM TO ODOT ITEM 653 AS DETERMINED BY THE ENGINEER.

MIXING PLANTING SOIL: SOIL ADDITIVES SHALL BE THOROUGHLY INCORPORATED INTO PLANTING SOIL BY HARROWING OR OTHER METHODS STANDARD TO THE INDUSTRY. CORRECT DEFICIENCIES IN SOIL AS DIRECTED BY HORTICULTURAL SOIL TEST RESULTS. THOROUGHLY INCORPORATE AMENDMENTS INTO PLANTING MIXTURE TO ENSURE EVEN DISTRIBUTION.

PREPARATION OF THE SUBGRADE IN LANDSCAPE AREAS:
PRIOR TO THE PLACEMENT OF PLANTING SOIL AND THE ESTABLISHMENT OF THE FINISHED GRADE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO INSPECT THE SUBGRADE FOR SUITABILITY FOR PLANTING. IF SUBSURFACE BEDROCK, SHALE, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN THE SUBGRADE, THE ENGINEER MAY SELECT ALTERNATE LOCATIONS FOR PLANT PLACEMENTS. WHERE LOCATIONS CANNOT BE CHANGED, THE UNSUITABLE MATERIAL OR OBSTRUCTION SHALL BE REMOVED TO A DEPTH, NO LESS, THAN 6" BELOW BOTTOM OF THE ROOT BALL WHEN THE PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE ADDITIONAL EXCAVATION SHALL BE FILLED WITH A SUITABLE CLEAN SOIL MATERIAL FREE OF ROCK AND CONSTRUCTION DEBRIS AND SUITABLE FOR THE PLANTING SUBGRADE AS DETERMINED BY THE ENGINEER.

PLANTING SOIL PLACEMENT: PLACE PLANTING SOIL IN TWO LIFTS. PLACE THE FIRST LIFT TO A DEPTH OF 2 INCHES AND HARROW OR TILL THE LOAM INTO THE UNDERLYING SUBSOIL TO A DEPTH OF 2 INCHES, CREATING A BLENDED INTERFACE OF LOAM AND SUBSOIL APPROXIMATELY 4 INCHES DEEP. THE CONTRACTOR SHALL INSTALL PLANTING SOIL IN SUCCESSIVE HORIZONTAL LIFTS NO THICKER THAN 6 INCHES IN TURF AREAS AND 12 INCHES IN PLANT BED AREAS TO THE DESIRE COMPACTION AS DESCRIBED HEREIN. THE CONTRACTOR SHALL INSTALL THE SOIL AT A HIGHER LEVEL TO ANTICIPATE ANY REDUCTION OF PLANTING SOIL VOLUME DUE TO COMPACTION, SETTLING, EROSION, DECOMPOSITION, AND OTHER SIMILAR PROCESSES DURING THE WARRANTY PERIOD.

PLANTING SOIL DEPTHS:
1. PLANTING SOIL DEPTH FOR TREE PITS SHALL BE 30 INCHES BY THREE TIMES THE DIAMETER OF THE ROOT BALL MINIMUM.
2. PLANTING SOIL DEPTH IN ALL PLANTING BEDS CONTAINING SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER SHALL BE 12 INCHES MINIMUM.
3. PLANTING SOIL DEPTH IN ALL TURF GRASS AREAS SHALL BE 6 INCHES MINIMUM.

PREPARATION OF FINISHED GRADE:
THE PREPARATION OF PLANTING AREAS MAY BEGIN PRIOR TO THE SPECIFIED PLANTING SEASON PROVIDED THE FINISHED GRADE HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER, AND PROVIDED THAT IN THE JUDGEMENT OF THE ENGINEER, THE GENERAL CONSTRUCTION WORK IS SUFFICIENTLY ADVANCED.

TURF AND GRASSES SPECIFICATION

THE WORK OF THIS SECTION CONSISTS OF PROVIDING ALL LABOR, EQUIPMENT, MATERIALS, INCIDENTAL WORK, AND CONSTRUCTION METHODS NECESSARY TO PROVIDE AND PLACE TURF AND MEADOW SEEDING AS INDICATED ON THE CONTRACT DOCUMENTS AND AS SPECIFIED IN THIS SECTION. THE INSTALLATION OF ALL NEW MATERIALS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTION, AND IN ACCORDANCE WITH ALL APPROVED SHOP DRAWINGS.

1. SEEDING.
2. SODDING.
3. HYDROSEEDING.
4. TURF RENOVATION.
5. EROSION-CONTROL MATERIAL(S).

DEFINITIONS

1. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
2. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.
3. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
4. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH. SEE "PLANTING SOIL" SPECIFICATION.
5. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

PREINSTALLATION MEETINGS: PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

SUBMITTALS

1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER.
2. CERTIFICATION OF GRASS SEED: FROM SEED VENDOR FOR EACH GRASS-SEED MONOSTAND OR MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.
3. CERTIFICATION OF EACH SEED MIXTURE FOR TURFGRASS SOD. INCLUDE IDENTIFICATION OF SOURCE AND NAME AND TELEPHONE NUMBER OF SUPPLIER.
4. PRODUCT CERTIFICATES: FOR FERTILIZERS, FROM MANUFACTURER.
5. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PRODUCT.
6. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF TURF DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL TURF ESTABLISHMENT.

1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDSCARE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN TURF INSTALLATION.
3. INSTALLER'S FIELD SUPERVISOR: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITS WHEN WORK IS IN PROGRESS.
4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCARE NETWORK:
 - a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.
 - b. LANDSCAPE INDUSTRY CERTIFIED LAWNCARE MANAGER.
 - c. LANDSCAPE INDUSTRY CERTIFIED LAWNCARE TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

DELIVERY, STORAGE, AND HANDLING

SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

SOD: HARVEST, DELIVER, STORE, AND HANDLE SOD ACCORDING TO REQUIREMENTS IN "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" AND "SPECIFICATIONS FOR TURFGRASS SOD TRANSPLANTING AND INSTALLATION" SECTIONS IN TP15 "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." DELIVER SOD WITHIN 24 HOURS OF HARVESTING AND IN TIME FOR PLANTING PROMPTLY. PROTECT SOD FROM BREAKAGE AND DRYING.

BULK MATERIALS:

1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

FIELD CONDITIONS

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: MARCH 15 TO JUNE 1.
2. FALL PLANTING: AUGUST 15 TO OCTOBER 15.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEED

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 85 PERCENT GERMINATION, NOT LESS THAN 98 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN. CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 5-10 PERCENT PERENNIAL RYEGRASS.
3. 5-10 PERCENT KENTUCKY BLUEGRASS.

TURFGRASS SOD

TURFGRASS SOD: CERTIFIED, COMPLYING WITH "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN TP15 "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE THAT IS STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

TURFGRASS SPECIES: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 85 PERCENT GERMINATION, NOT LESS THAN 98 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN. CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 10-20 PERCENT KENTUCKY BLUEGRASS.

FERTILIZERS

1. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF QUICK RELEASE NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.

2. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF A MINIMUM OF 50 PERCENT WATER-INSOLUBLE NITROGEN OR COATED NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.

MULCHES

1. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.
2. FIBER MULCH: BIODEGRADABLE, DYED-WOOD, CELLULOSE-FIBER MULCH; NONTOXIC AND FREE OF PLANT-GROWTH OR GERMINATION INHIBITORS; WITH A MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5.
3. NONASPHALTIC TACKIFIER, COLLOIDAL TACKIFIER RECOMMENDED BY FIBER-MULCH MANUFACTURER FOR SLURRY APPLICATION; NONTOXIC AND FREE OF PLANT-GROWTH OR GERMINATION INHIBITORS.

PESTICIDES

GENERAL: PESTICIDE, REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

1. PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.
2. POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

EROSION-CONTROL MATERIALS

1. EROSION-CONTROL BLANKETS: BIODEGRADABLE WOOD, EXCELSIOR, STRAW, OR COCONUT-FIBER MAT ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.
2. EROSION-CONTROL FIBER MESH: BIODEGRADABLE BURLAP OR SPUN-COIR MESH, A MINIMUM OF 0.92 LBS/SQ. YD., WITH 50 TO 65 PERCENT OPEN AREA. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.

EXAMINATION

EXAMINE AREAS TO BE PLANTED FOR COMPLIANCE WITH REQUIREMENTS AND OTHER CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
3. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
5. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PREPARATION

1. PROTECT STRUCTURES; UTILITIES; SIDEWALKS; PAVEMENTS; AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
2. PROTECT ADJACENT AND ADJOINING AREAS FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY.
3. PROTECT GRADE STAKES SET BY OTHERS UNTIL DIRECTED TO REMOVE THEM.
4. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

TURF AREA PREPARATION

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

1. PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.
 - a. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
2. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL. BEFORE PLANTING, OBTAIN FIELD ENGINEER'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
3. BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

PREPARATION FOR EROSION-CONTROL MATERIALS

1. PREPARE AREA AS SPECIFIED ABOVE.
2. FOR EROSION-CONTROL BLANKET OR MESH, INSTALL FROM TOP OF SLOPE, WORKING DOWNWARD, AND AS RECOMMENDED BY MATERIAL MANUFACTURER FOR SITE CONDITIONS, FASTEN AS RECOMMENDED BY MATERIAL MANUFACTURER.
3. MOISTEN PREPARED AREA BEFORE PLANTING IF SURFACE IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

SEEDING

1. SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH.
 - a. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - b. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
 - c. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
2. SOW SEED AT A TOTAL RATE OF 6 TO 8 LB/1000 SQ. FT..
3. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
4. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 1.0 TON/ACRE TO FORM A CONTINUOUS BLANKET 1-12 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
 - a. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
6. OVERSEED TURF AREA EIGHT (8) WEEKS AFTER INITIAL SEEDING OPERATION AT A RATE OF 5 LBS/1000 SQ. FT., IF INITIAL SEEDING HAS NOT PROVIDED A MINIMUM OF 90% COVERAGE OVER ANY 10 SQ. FT., OR IF BARE AREAS GREATER THE 5 BY 5 INCHES ARE PRESENT.

HYDROSEEDING: MIX SPECIFIED SEED, COMMERCIAL FERTILIZER, AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

1. MIX SLURRY WITH NONASPHALTIC TACKIFIER.
2. SPRAY-APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDDED IN A TWO-STEP PROCESS. APPLY FIRST SLURRY COAT AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 500-LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE. APPLY SLURRY COVER COAT OF FIBER MULCH (HYDROMULCHING) AT A RATE OF 1000 LB/ACRE.

SODDING

1. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
 - a. LAY SOD ACROSS SLOPES EXCEEDING 1:3.

- b. ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS[OR STEEL STAPLES] SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
3. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.

TURF RENOVATION

1. RENOVATE EXISTING TURF WHERE INDICATED.
2. RENOVATE TURF DAMAGED BY CONTRACTOR'S OPERATIONS, SUCH AS STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF VEHICLES.
 - a. REESTABLISH TURF WHERE SETTLEMENT OR WASHOUTS OCCUR OR WHERE MINOR REGRADING IS REQUIRED.
 - b. INSTALL NEW PLANTING SOIL AS REQUIRED.

3. REMOVE SOD AND VEGETATION FROM DISEASED OR UNSATISFACTORY TURF AREAS; DO NOT BURY IN SOIL.
4. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS, SUCH AS OIL DRIPPINGS, FUEL SPILLS, STONES, GRAVEL, AND OTHER CONSTRUCTION MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, AND REPLACE WITH NEW PLANTING SOIL.
5. MOW, DETATCH, CORE AERATE, AND RAKE EXISTING TURF.
6. REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE EXTENSIVE, APPLY SELECTIVE HERBICIDES AS REQUIRED. DO NOT USE PRE-EMERGENCE HERBICIDES.
7. REMOVE WASTE AND FOREIGN MATERIALS, INCLUDING WEEDS, SOIL CORES, GRASS, VEGETATION, AND TURF, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
8. TILL STRIPPED, BARE, AND COMPACTED AREAS THOROUGHLY TO A SOIL DEPTH OF 6 INCHES.
9. APPLY INITIAL FERTILIZER REQUIRED FOR ESTABLISHING NEW TURF AND MIX THOROUGHLY INTO TOP 4 INCHES OF EXISTING SOIL. INSTALL NEW PLANTING SOIL TO FILL LOW SPOTS AND MEET FINISH GRADES.
 - a. INITIAL FERTILIZER: COMMERCIAL FERTILIZER APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. APPLY [SEED AND PROTECT WITH STRAW MULCH] [SOD] AS REQUIRED FOR NEW TURF.
11. WATER NEWLY PLANTED AREAS AND KEEP MOIST UNTIL NEW TURF IS ESTABLISHED.

TURF MAINTENANCE

GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.

1. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
2. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
3. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.

1. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
2. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.

MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT:
1. MOW TURF TO A HEIGHT OF 2 TO 3 INCHES.

TURF POST-FERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

1. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.
2. SECOND APPLICATION FERTILIZER: APPLY SIX (6) WEEKS AFTER SEEDING OPERATIONS. PROVIDE A HIGH NITROGEN SLOW RELEASE FERTILIZER WITH AN ANALYSIS OF 30-3-10 OR SIMILAR. APPLY AT A RATE TO PROVIDE ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.

SATISFACTORY TURF

TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT:

1. SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
2. SATISFACTORY SODDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

PESTICIDE APPLICATION

1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
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PLANT SPECIFICATION

THE WORK OF THIS SECTION CONSISTS OF PROVIDING ALL LABOR, EQUIPMENT, MATERIALS, INCIDENTAL WORK, AND CONSTRUCTION METHODS NECESSARY TO PROVIDE AND PLACE PLANT MATERIAL AS INDICATED ON THE CONTRACT DOCUMENTS AND AS SPECIFIED IN THIS SECTION. THE INSTALLATION OF ALL NEW MATERIALS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTION, AND IN ACCORDANCE WITH ALL APPROVED SHOP DRAWINGS.

1. PLANT MATERIAL.

2. SLOW-RELEASE TREE WATERING DEVICES.

3. MULCH.

DEFINITIONS

1. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.

2. BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH A BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED; WRAPPED WITH BURLAP, TIED, RIGIDLY SUPPORTED, AND DRUM LACED WITH TWINE WITH THE ROOT FLARE VISIBLE AT THE SURFACE OF THE BALL AS RECOMMENDED BY ANSI Z60.1.

3. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED.

4. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.

5. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDE SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT. SOME SOURCES CLASSIFY HERBICIDES SEPARATELY FROM PESTICIDES.

6. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.

7. PLANTING AREA: AREAS TO BE PLANTED.

8. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.

9. PLANT; PLANTS; PLANT MATERIAL: THESE TERMS REFER TO VEGETATION IN GENERAL, INCLUDING TREES, SHRUBS, VINES, GROUND COVERS, ORNAMENTAL GRASSES, BULBS, CORMS, TUBERS, OR HERBACEOUS VEGETATION.

10. ROOT FLARE: ALSO CALLED "TRUNK FLARE." THE AREA AT THE BASE OF THE PLANTS' STEM OR TRUNK WHERE THE STEM OR TRUNK COMMENCES TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.

11. STEM GIRDLING ROOTS: ROOTS THAT ENIRCLE THE STEMS (TRUNKS) OF TREES BELOW THE SOIL SURFACE.

12. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

COORDINATION

COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.

1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

ACTION SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

1. PLANT PHOTOGRAPHS: INCLUDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN 20 PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF THREE PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF THE GROWING NURSERY.

2. SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:

a. ORGANIC MULCH: 1-QUART VOLUME OF EACH ORGANIC MULCH REQUIRED; IN SEALED PLASTIC BAGS LABELED WITH COMPOSITION OF MATERIALS BY PERCENTAGE OF WEIGHT AND SOURCE OF MULCH. EACH SAMPLE SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE FURNISHED; PROVIDE AN ACCURATE REPRESENTATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP.

b. SLOW-RELEASE, TREE-WATERING DEVICE: ONE UNIT OF EACH SIZE REQUIRED.

INFORMATIONAL SUBMITTALS

1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER. INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY INSTALLER DEMONSTRATING INSTALLER'S CAPABILITIES AND EXPERIENCE. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF OWNERS' CONTACT PERSONS.

2. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:

a. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.

b. ANALYSIS OF OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.

2. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.

3. SAMPLE WARRANTY: FOR SPECIAL WARRANTY.

CLOSEOUT SUBMITTALS

1. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.

1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDSCAPE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN SECTION 014000 "QUALITY REQUIREMENTS."

3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.

4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCAPE NETWORK:

a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.

b. LANDSCAPE INDUSTRY CERTIFIED HORTICULTURAL TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1.

MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.

1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER-GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD. DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.

2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.

PLANT MATERIAL OBSERVATION: ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

1. NOTIFY ARCHITECT OF SOURCES OF PLANTING MATERIALS SEVEN DAYS IN ADVANCE OF DELIVERY TO SITE.

DELIVERY, STORAGE, AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.

BULK MATERIALS:

1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.

2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.

3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

HANDLE PLANTING STOCK BY ROOT BALL.

WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.

2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.

3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

FIELD CONDITIONS

FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: MARCH 15 TO JUNE 1.

2. FALL PLANTING: SEPTEMBER 1 TO NOVEMBER 1.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

WARRANTY

SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER.

b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.

c. FAULTY PERFORMANCE OF TREE STABILIZATION.

d. DETEIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.

2. WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.

a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.

b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.

c. ANNUALS: THREE MONTHS.

3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:

a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PLANT MATERIAL

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER; OR WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.

2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.

PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

LABELING: LABEL EACH PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING A LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT.

IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

FERTILIZERS: REFER TO PLANTING SOIL SPECIFICATION.

MULCHES

ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:

1. TYPE: DOUBLE-SHREDDED HARDWOOD.

2. SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.

3. COLOR: NATURAL.

PESTICIDES

GENERAL: PESTICIDE REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.

POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

SLOW-RELEASE WATERING DEVICE: STANDARD PRODUCT MANUFACTURED FOR DRIP IRRIGATION OF PLANTS AND EMPLOYING ITS WATER CONTENTS OVER AN EXTENDED TIME PERIOD; MANUFACTURED FROM UV-LIGHT-STABILIZED NYLON-REINFORCED POLYETHYLENE SHEET, PVC, OR HDPE PLASTIC.

1. PRODUCT: TREEGATOR ORIGINAL SLOW RELEASE WATERING BAG

a. COLOR: GREEN.

MISCELLANEOUS PRODUCTS

BURLAP: NON-SYNTHETIC, BIODEGRADABLE.

EXAMINATION

EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.

2. VERIFY THAT PLANTS AND VEHICLES LOADED WITH PLANTS CAN TRAVEL TO PLANTING LOCATIONS WITH ADEQUATE OVERHEAD CLEARANCE.

3. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.

4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.

IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PREPARATION

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

PLANTING AREA ESTABLISHMENT

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATIONS.

PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATION

BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

EXCAVATION FOR TREES AND SHRUBS

PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS.

1. EXCAVATE PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.

2. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED AND CONTAINER-GROWN STOCK.

3. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.

4. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.

5. MAINTAIN ANGLES OF REPOSE OF ADJACENT MATERIALS TO ENSURE STABILITY. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.

6. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.

7. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.

BACKFILL SOIL: SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS BACKFILL SOIL UNLESS OTHERWISE INDICATED.

OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

1. HARDPAN LAYER, DRILL 6-INCH-DIAMETER HOLES, 24 INCHES APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET, WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE, SHRUB, AND VINE PLANTING

INSPECTION: AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL, ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK, AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.

REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.

BALLED AND BURLAPPED STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

1. BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.

2. AFTER PLACING SOME BACKFILL AROUND ROOT BALL TO STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS, WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.

4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

CONTAINER-GROWN STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

1. BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.

2. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.

3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS, WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.

4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

MECHANIZED TREE-SPADE PLANTING

1. TREES MAY BE PLANTED WITH AN APPROVED MECHANIZED TREE SPADE AT THE DESIGNATED LOCATIONS. DO NOT USE TREE SPADE TO MOVE TREES LARGER THAN THE MAXIMUM SIZE ALLOWED FOR A SIMILAR FIELD-GROWN, BALLED-AND-BURLAPPED ROOT-BALL DIAMETER ACCORDING TO ANSI Z60.1, OR LARGER THAN MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER.

2. USE THE SAME TREE SPADE TO EXCAVATE THE PLANTING HOLE AS WILL BE USED TO EXTRACT AND TRANSPORT THE TREE.

3. WHEN EXTRACTING THE TREE, CENTER THE TRUNK WITHIN THE TREE SPADE AND MOVE TREE WITH A SOLID BALL OF EARTH.

4. CUT EXPOSED ROOTS CLEANLY DURING TRANSPLANTING OPERATIONS.

5. PLANT TREES FOLLOWING PROCEDURES IN "TREE, SHRUB, AND VINE PLANTING" ARTICLE.

6. WHERE POSSIBLE, ORIENT THE TREE IN THE SAME DIRECTION AS IN ITS ORIGINAL LOCATION.

TREE, SHRUB, AND VINE PRUNING

1. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.

2. DO NOT APPLY PRUNING PAINT TO WOUNDS.

GROUND COVER AND PLANT PLANTING

1. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING.

2. USE PLANTING SOIL PER PLANTING SOIL SPECIFICATION FOR BACKFILL.

3. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.

4. FOR ROOTED CUTTING PLANTS SUPPLIED IN FLATS, PLANT EACH IN A MANNER THAT MINIMALLY DISTURBS THE ROOT SYSTEM BUT TO A DEPTH NOT LESS THAN TWO NODES.

5. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.

6. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.

7. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

PLANTING AREA MULCHING

MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.

1. TREES IN TURF AREAS: APPLY [ORGANIC] [AGGREGATE] MULCH RING OF 2-INCH AVERAGE THICKNESS, WITH 18-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH AVERAGE THICKNESS OF ORGANIC MULCH OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

EDGING INSTALLATION

SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45-DEGREE, 4- TO 6-INCH-DEEP, SHOVEL-CUT EDGE.

INSTALLING SLOW-RELEASE WATERING DEVICE

1. PROVIDE ONE DEVICE FOR EACH TREE.

2. PLACE DEVICE ON TOP OF THE MULCH AT BASE OF TREE STEM AND FIL WITH WATER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

PLANT MAINTENANCE

1. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTling TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.

2. FILL IN, AS NECESSARY, SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

3. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENIC DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHEN POSSIBLE TO MINIMIZE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOISING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

PESTICIDE APPLICATION

1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.

2. PRE-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.

3. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

REPAIR AND REPLACEMENT

GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

1. SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.

2. PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF APPROVED.

3. REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT.

REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION BEFORE THE END OF THE CORRECTIONS PERIOD OR ARE DAMAGED DURING CONSTRUCTION OPERATIONS THAT ARCHITECT DETERMINES ARE INCAPABLE OF RESTORING TO NORMAL GROWTH PATTERN.

1. PROVIDE NEW PLANTS OF SAME SIZE AND SPECIES AS THOSE BEING REPLACED.

CLEANING AND PROTECTION

1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.

2. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

3. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

4. AFTER INSTALLATION AND BEFORE PROJECT COMPLETION, REMOVE NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

5. AT TIME OF SUBSTANTIAL COMPLETION, VERIFY THAT TREE-WATERING DEVICES ARE IN GOOD WORKING ORDER AND LEAVE THEM IN PLACE. REPLACE IMPROPERLY FUNCTIONING DEVICES.

MAINTENANCE SERVICE

MAINTENANCE SERVICE FOR PLANTS: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "PLANT MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED, BUT FOR NOT LESS THAN MAINTENANCE PERIOD BELOW.

1. MAINTENANCE PERIOD: 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.



THE KLEINGERS GROUP

CIVIL ENGINEERING
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ARCHITECTURE

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614.882.4311



CMHA

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CREATIVE HOUSING SOLUTIONS

SEAL:



TROY E. MESSER
E-61265
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
01	02/20/2026	PERMIT SET

VETERAN'S VILLAGE

2139 STATE ROUTE 125
MONROE TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO:	250235.001
DATE:	01.30.2026
SHEET NO:	

PLANTING SPECIFICATIONS

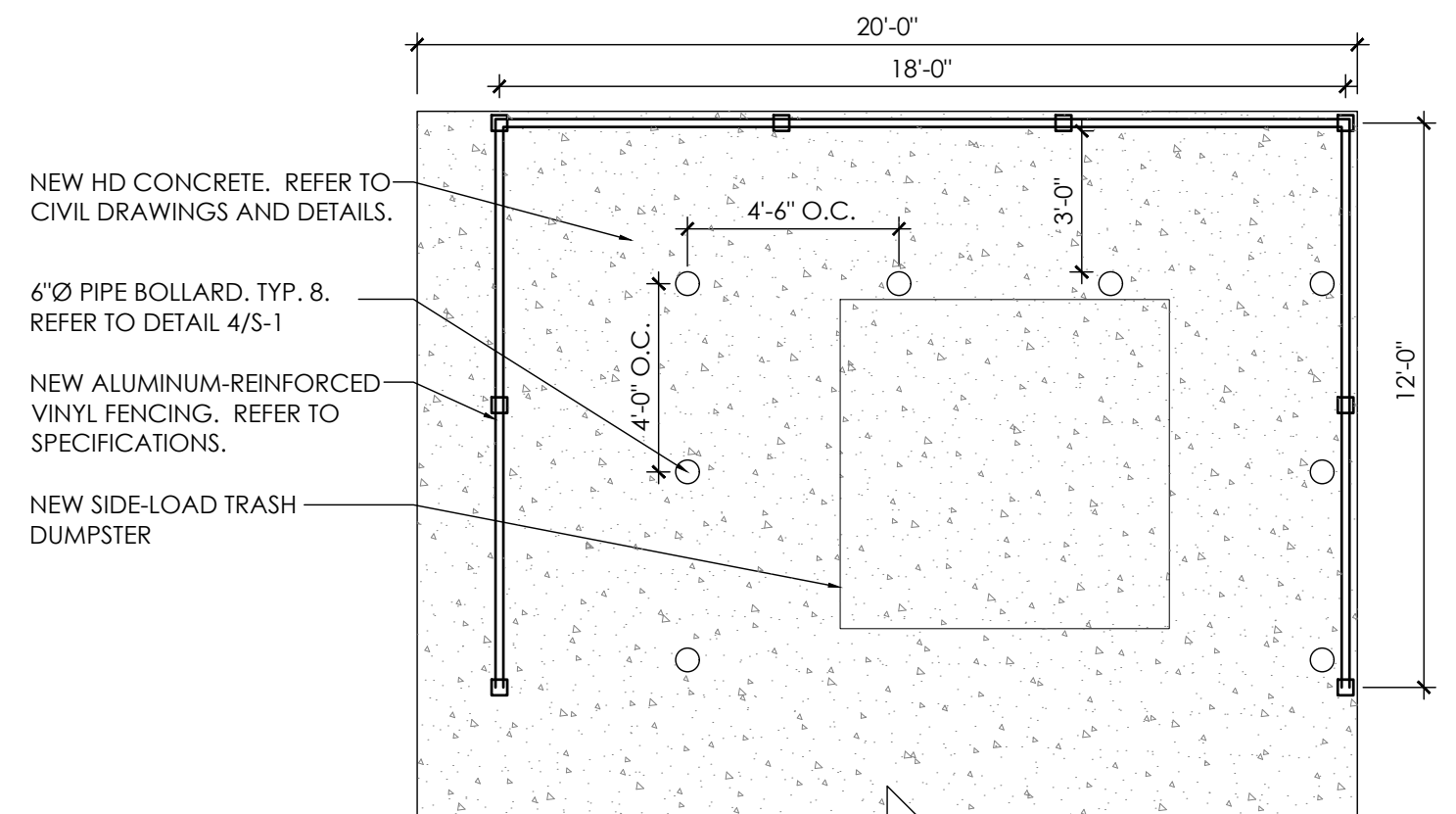
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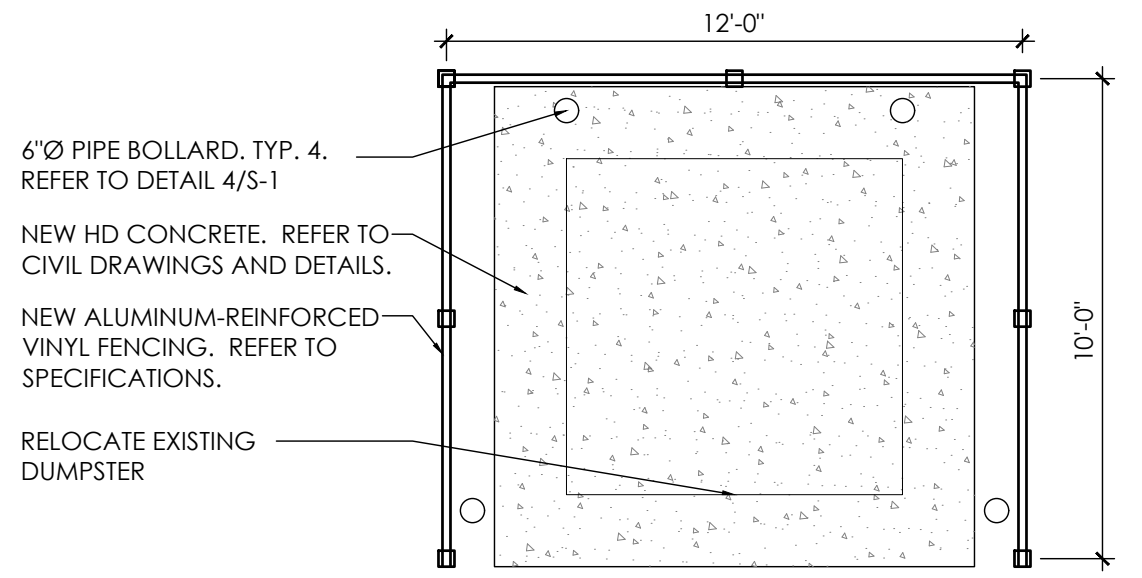
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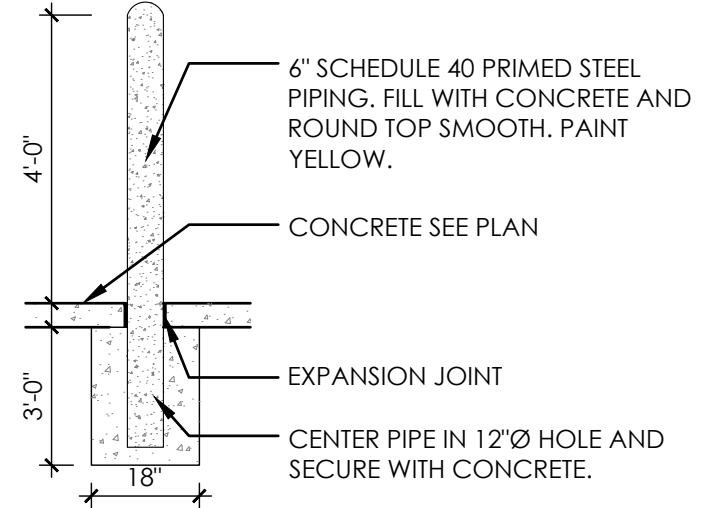
1
S-1
ARCHITECTURAL SITE PLAN
1"=20'-0"



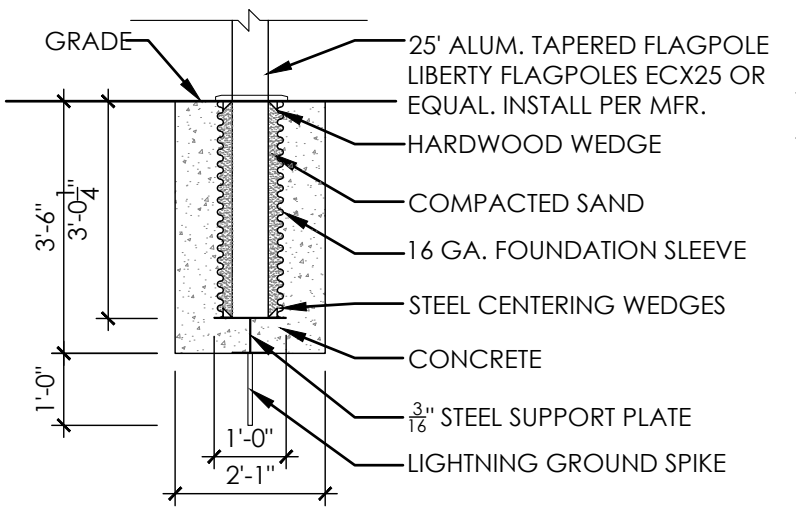
2
S-1
VETERANS VILLAGE DUMPSTER PLAN
1/4"=1'-0"



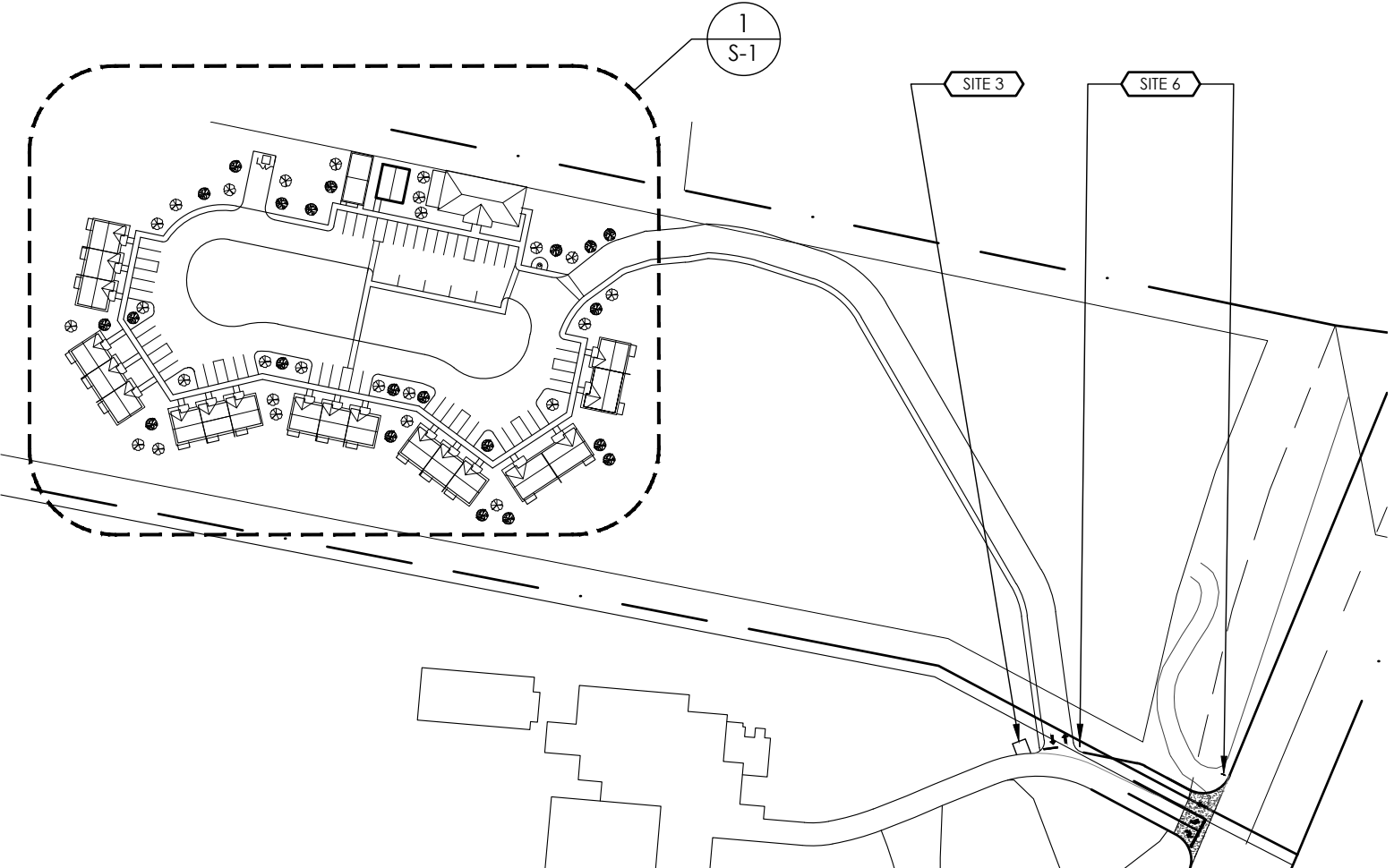
3
S-1
CHURCH DUMPSTER PLAN
1/4"=1'-0"



4
S-1
BOLLARD DETAIL
3/8"=1'-0"



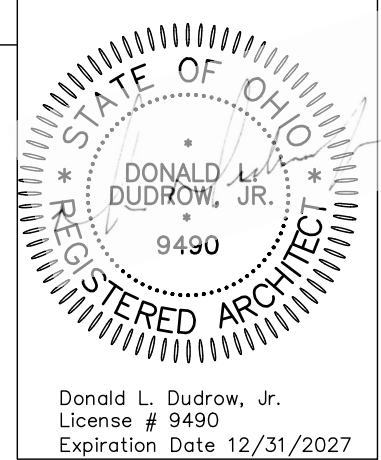
5
S-1
FLAGPOLE
3/8"=1'-0"



6
S-1
KEYPLAN
1"=150'-0"

- GENERAL NOTES**
1. INFORMATION GIVEN HEREIN IS AS EXACT AS COULD BE SECURED FOR BIDDING PURPOSES. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 2. ALL DIMENSIONS SHALL BE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
 3. WALL PARTITIONS SHALL BE AS INDICATED ON PARTITION SCHEDULE.
 4. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CODES LISTED ON THE COVERSHEET.
 5. WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT. RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
 6. ALL WORK SHALL FOLLOW THE CONTRACT DOCUMENTS AND SPECIFICATIONS. WHERE CONFLICTS EXIST AMONG DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT SHALL APPLY.
 7. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF THE WORK. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, COMPONENT LOCATION ETC.
 8. EXCEPT WHERE MODIFIED BY SPECIFIC NOTATION, THE INDICATION OR DESCRIPTION OF ANY ITEM IN THE DRAWINGS, SPECIFICATIONS OR BOTH CARRIES WITH THE INSTRUCTION TO FURNISH AND INSTALL THE ITEM, REGARDLESS OF WHETHER OR NOT THIS INSTRUCTION IS EXPLICITLY STATED AS PART OF THE INDICATION OR DESCRIPTION.
 9. COORDINATE ALL WORK WITH CIVIL AND MEP. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.

- CODED SITE NOTES** SITE #
1. NEW 25' ALUMINUM FLAG POLE. REFER TO DETAIL 4/S-1.
 2. NEW CONCRETE TRASH DUMPSTER PAD AND VINYL FENCING. REFER TO DETAIL 2/S-1.
 3. NEW CONCRETE PAD AND FENCING AT CHURCH DUMPSTER. REFER TO DETAIL 3/S-1.
 4. NEW 6' TALL X 4' LONG VINYL PRIVACY FENCE SEPARATING UNITS. REFER TO SPECIFICATION SECTION 323180.
 5. NEW ENGINEERED PREFABRICATED SHELTER. REFER TO SPECIFICATIONS SECTION 107345.
 6. NEW DEVELOPMENT SIGN AND LIGHTING.



CREATIVE HOUSING SOLUTIONS, INC.
935 LENOX PLACE CINCINNATI, OHIO 45229
(513) 961-4400 EMAIL: info@chs-incorp.com

Scale: AS NOTED
Date: 2.20.2026
Drawn By: BTY
Project Number: 2413

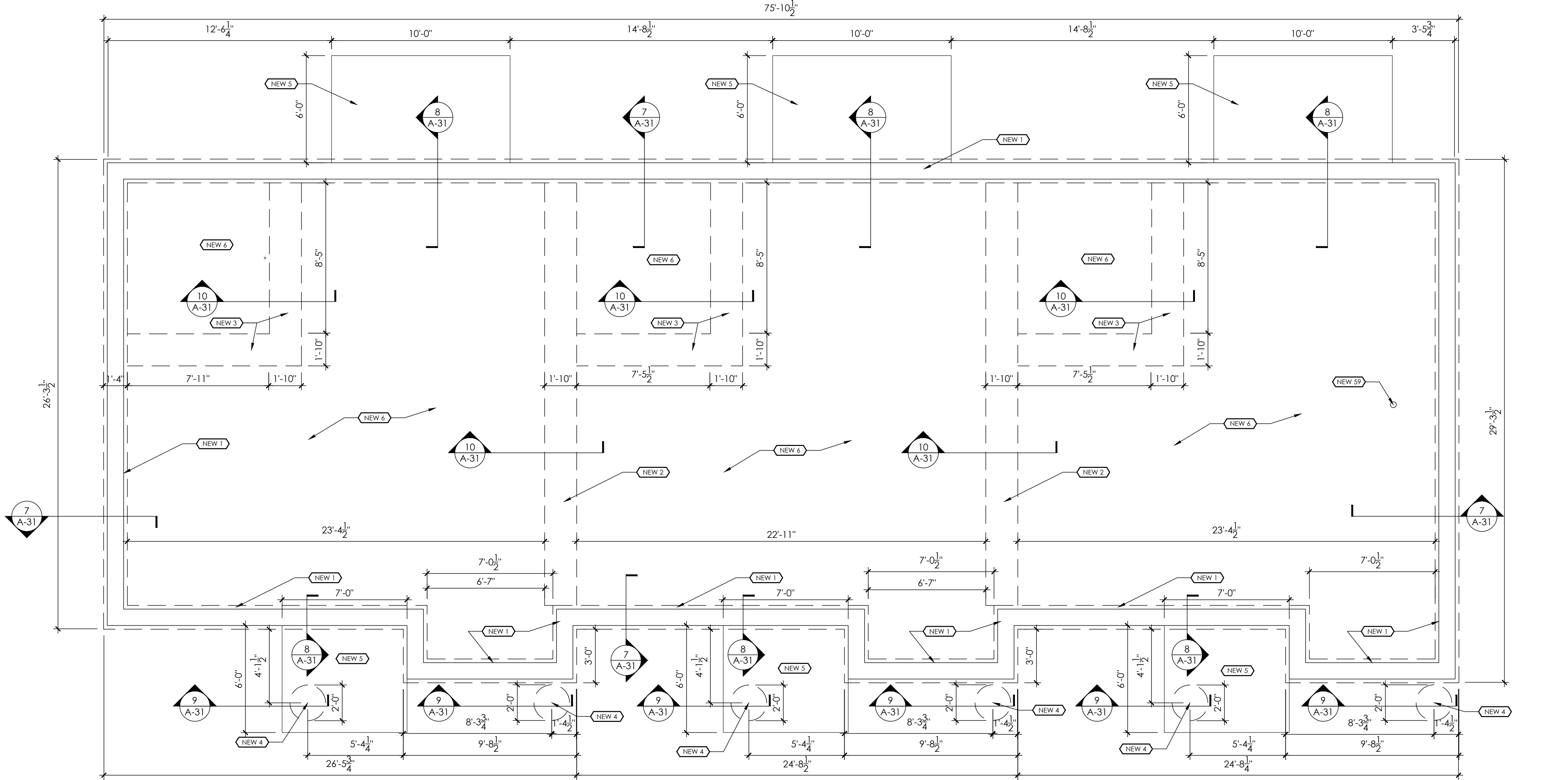
VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS		
NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.26

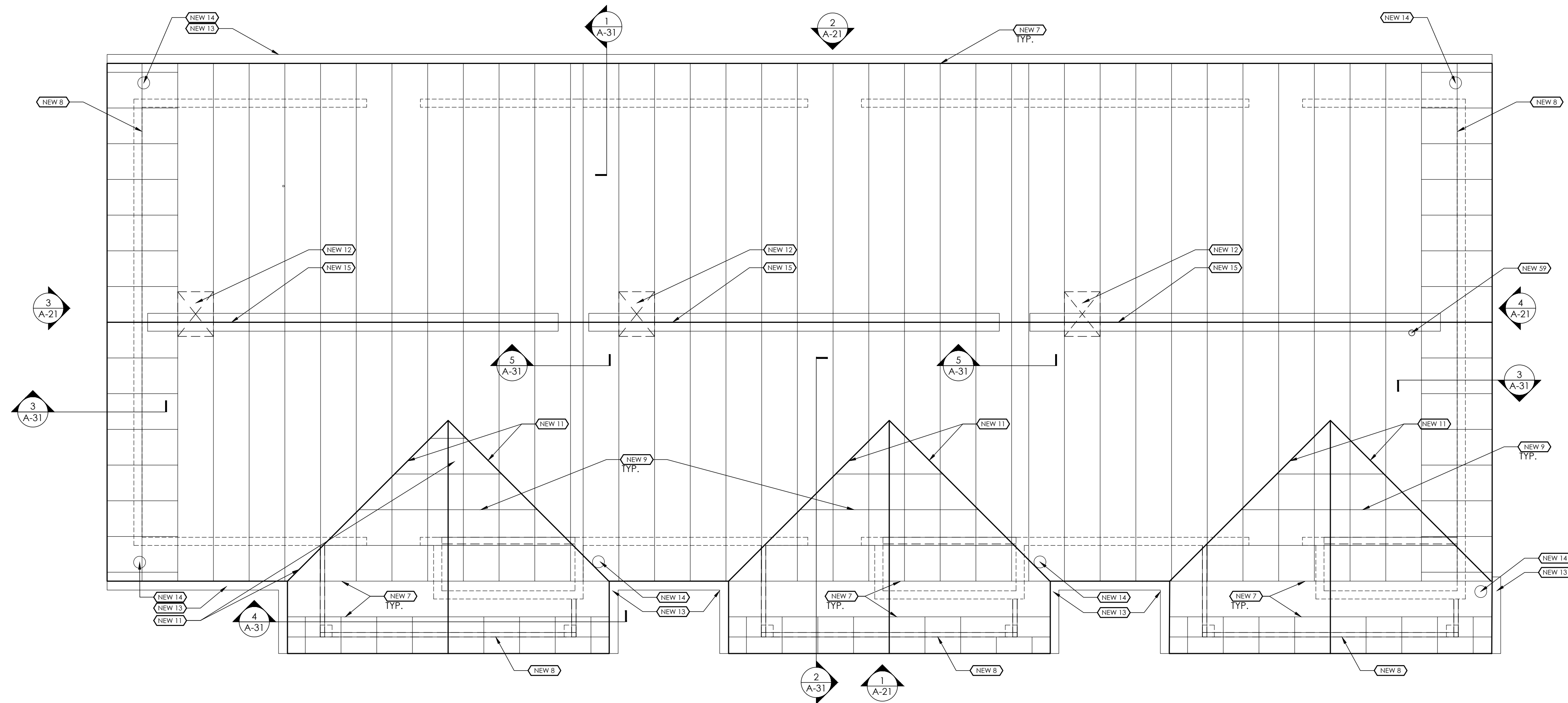
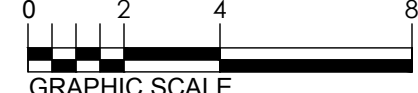
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**ARCHITECTURAL
SITE
PLAN**

SHEET NUMBER
S-1

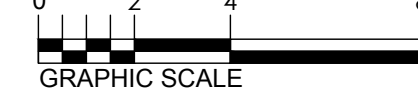
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1 FOUNDATION PLAN - ONE BEDROOM TRIPLEX
1/4"=1'-0"



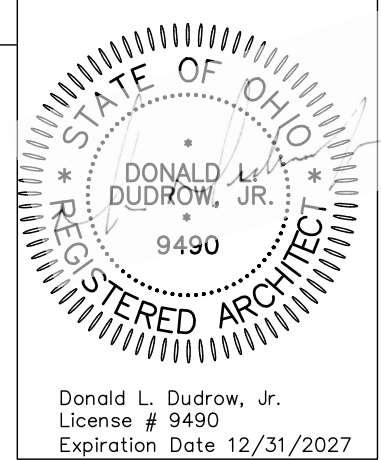
2 ROOF PLAN - ONE BEDROOM TRIPLEX
1/4"=1'-0"



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CODED NOTES SITE #

1. NEW EXTERIOR WALL FOUNDATION AND FOOTING. REFER TO DETAIL.
2. NEW DEMISING WALL FOUNDATION. REFER TO DETAIL.
3. NEW FOUNDATION AT REINFORCED WALL. REFER TO DETAIL.
4. NEW COLUMN FOUNDATION AND FOOTING. REFER TO DETAIL.
5. NEW CONCRETE PATIO SLAB BROOM FINISH. REFER TO DETAIL.
6. NEW CONCRETE FLOOR SLAB OVER CONTINUOUS VAPOR BARRIER, SCREED SMOOTH. REFER TO DETAILS. PROVIDE STAINLESS STEEL TERMITE MESH AT ALL SLAB PENETRATIONS.
7. ENGINEERED WOOD TRUSSES @ 24" O.C. MAX. TRUSS DESIGN PER 2021 IBC BY TRUSS MANUFACTURER. DESIGN FOR DESIGNATED LOADS. SUBMIT ENGINEERED TRUSS DESIGN FOR APPROVAL.
8. ENGINEERED WOOD GABLE TRUSS. REFER TO NOTE 7 FOR DESIGN.
9. ENGINEERED WOOD OVER FRAME TRUSS. REFER TO NOTE 7 FOR DESIGN.
10. ENGINEERED WOOD HIP TRUSS. REFER TO NOTE 7 FOR DESIGN.
11. ALUMINUM W VALLEY FLASHING. TYP ALL VALLEYS.
12. STEEL ATTIC ACCESS PANEL. REFER TO SPECIFICATIONS.
13. 6" CONTINUOUS ALUMINUM GUTTERS WITH CONCEALED HANGERS 4X5 DOWNSPOUT.
14. RIDGE VENT. REFER TO DETAIL 7/A-32.
15. KITCHEN CABINETS AND COUNTERTOP. REFER TO INTERIOR ELEVATIONS.
16. REFRIGERATOR.
17. ELECTRIC RANGE.
18. RANGEHOOD & GREASE SHIELD. VENT RANGEHOOD THROUGH SOFFIT TO EXTERIOR WALL. PROVIDE CAP. REFER TO INTERIOR ELEVATIONS AND MEP DRAWINGS. WIRE RANGEHOOD TO WALL SWITCH.
19. SINK AND FAUCET. REFER TO PLUMBING DRAWINGS.
20. WASHER BOX. REFER TO PLUMBING DRAWINGS.
21. DRYER VENT AND ELECTRIC. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.
22. VINYL COATED WIRE SHELVING. REFER TO DETAIL 24/A41.
23. WALL HUNG VANITY SINK/TOP, FRAME, AND FAUCET. REFER TO DETAIL 22/A41 AND PLUMBING DRAWINGS.
24. TOILET. REFER TO MEP. CENTER FIXTURE 18" OFF FINISHED WALL.
25. WALL HUNG LAVATORY. REFER TO PLUMBING DRAWINGS.
26. REFER TO INTERIOR ELEVATIONS FOR ACCESSORIES IN THIS SPACE.
27. ROLL-IN SHOWER. REFER TO PLUMBING DRAWINGS. SLOPE SHOWER AND BATHROOM FLOOR 1/8" - 1/4" TOWARD DRAIN. SEE 23/A41.
28. LVT FLOORING - WOOD LOOK.
29. LVT FLOORING - STONE LOOK.
30. CERAMIC TILE FLOORING.
31. MOP SINK. REFER TO PLUMBING DRAWINGS.
32. AIR HANDLER UNIT. REFER TO MEP DRAWINGS.
33. FLOOR DRAIN. SLOPE FLOOR 1/8" - 1/4" TO DRAIN. REFER TO PLUMBING DRAWINGS.
34. MAILBOX KIOSK: SALISBURY 3316 OR EQUAL: 16 HORIZONTAL BOXES, 2 PARCEL BOXES, 1 OUTGOING MAIL BOX, EMBED (4) 1/2" X 5/8" S.S. STUDS IN CONCRETE. LOCATE PER MIB MANUFACTURER.
35. ELECTRIC WATER HEATER. REFER TO MEP DRAWINGS.
36. 2X4 WD FRAMED BULKHEAD WITH 3/8" GWB. BULKHEAD SHALL PROJECT 1" MIN FROM END AND FACE OF CABINET BOX.
37. TRENCH DRAIN. SLOPE FLOOR 1/8" - 1/4" TO DRAIN. REFER TO PLUMBING DRAWINGS AND 23/A41.
38. GRAB BAR. SIZE AS INDICATED. INSTALL HORIZONTAL BARS WITH GRIPPING SURFACE 33"-36" A.F.F. UNLESS NOTED OTHERWISE. REFER TO SPECIFICATION.
39. GRAB BAR AS TOWEL BAR. SIZE AS INDICATED.
40. CONTINUOUS BLOCKING. REFER TO DETAIL 11/A51.
41. TOILET PAPER HOLDER. PROVIDE BLOCKING. REFER TO SPECIFICATIONS.
42. TOWEL RING. REFER TO SPECIFICATIONS.
43. SURFACE MOUNTED MEDICINE CABINET. REFER TO SPECIFICATIONS.
44. FRAMED MIRROR. REFER TO SPECIFICATIONS.
45. WALL-MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
46. HEAVY DUTY SHOWER ROD. PROVIDE CURTAIN AND RINGS. REFER TO SPECIFICATIONS.
47. SWANSTONE SHOWER SURROUND. REFER TO SPECIFICATIONS.
48. DROP ELL/VACUUM BREAK, HAND-HELD SPRAYER, HOSE, AND SLIDEBAR. CENTER SHOWER OUTLET ON SHOWER SURROUND.
49. CERAMIC TILE COVE BASE.
50. PROVIDE 3/4" PLYWOOD BETWEEN GWB CEILING AND TRUSSES.
51. SECURE TO TRUSSES 12" O.C. SECURE TRUSSES AT ALL INTERSECTIONS WITH BATHROOM WALLS WITH SIMPSON HIA HURRICANE TIE.
52. ALIGN FACE OF FRAMING WITH FACE OF FURRING.
53. HARDWIRED PHOTO-ELECTRIC SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
54. HARDWIRED COMBINATION CO DETECTOR AND IONIZATION SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
55. STROBE NOTIFIER [NO DETECTION]. CONNECT TO OTHER SMOKE AND CO DEVICES IN UNIT. PROVIDE IN SIGHT/SOUND UNIT 705.
56. PORTABLE FIRE EXTINGUISHER.
57. APPROXIMATE LOCATION FOR KEYPAD FOR DOOR ACCESS 48" H. MAX.
58. APPROXIMATE LOCATION FOR DOOR OPERATORS, 36" H. MAX.
59. MOUNT ROBE HOOK ON BACK OF BATHROOM DOOR - 48" MAX. HT. PASSIVE RADON PIPE. OFFSET PIPING IN ATTIC TO AVOID RIDGE VENT AND OTHER OBSTACLES. REFER TO DETAIL 10/A-32 AND MEP.



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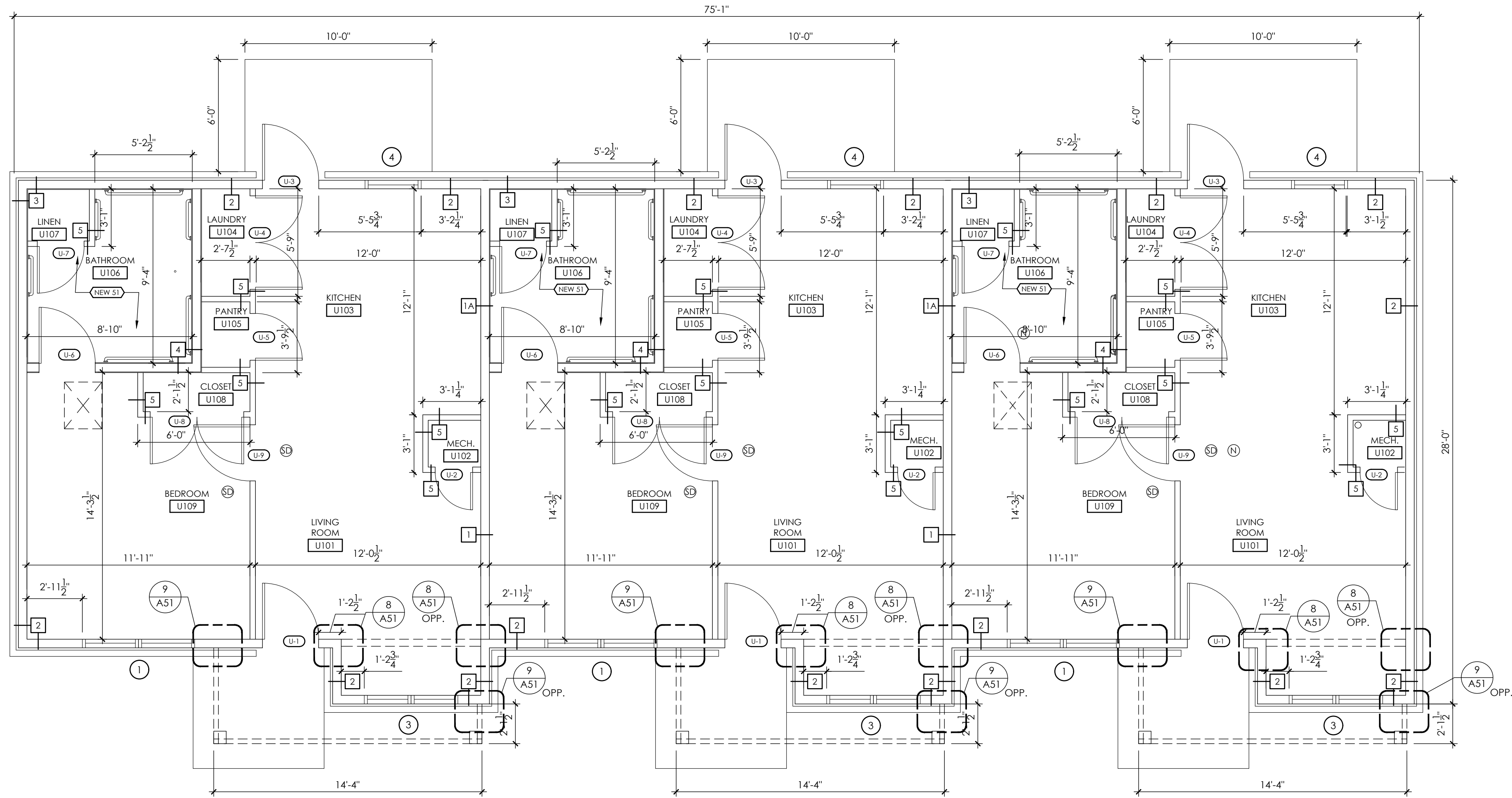
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CLERMONT COUNTY

REVISIONS		
NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.26

SHEET TITLE
**PLANS
1BR
TRIPLEX**

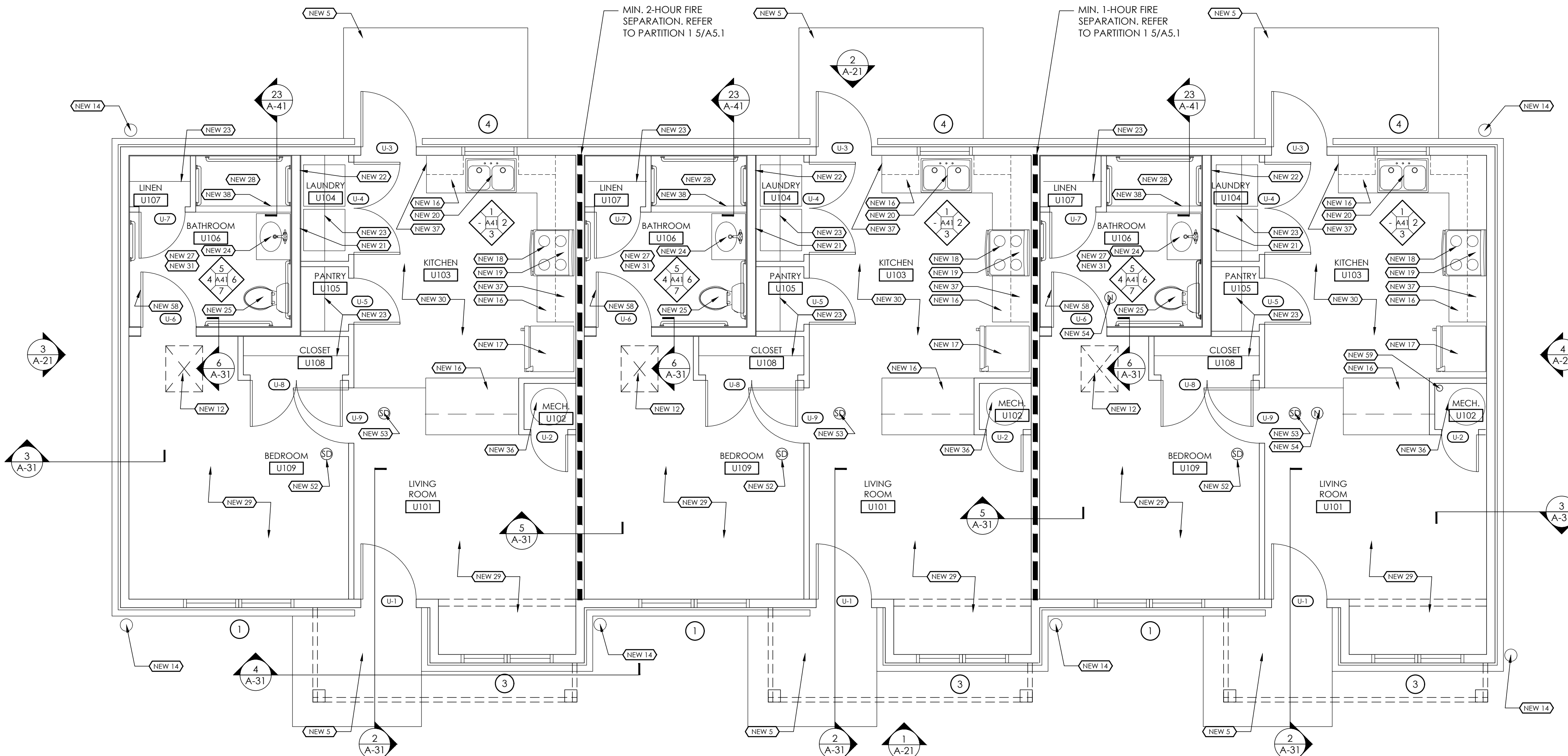
SHEET NUMBER
A-11

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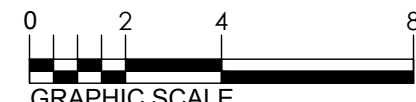
1
A-12
1/4"=1'-0"

FRAMING PLAN - ONE BEDROOM TRIPLEX



2
A-12
1/4"=1'-0"

FLOOR PLAN - ONE BEDROOM TRIPLEX

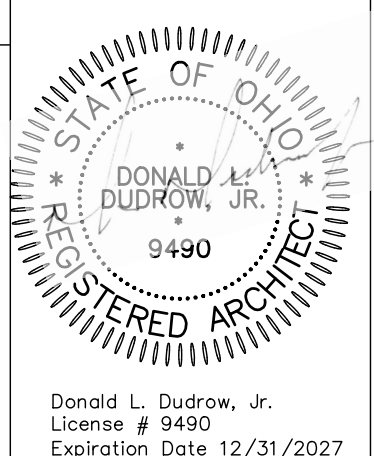


GENERAL NOTES

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3. WALL PARTITIONS SHALL BE AS INDICATED ON PARTITION SCHEDULE.
4. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CODES LISTED ON THE COVERSHEET.
5. WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT. RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
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7. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF THE WORK. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, COMPONENT LOCATION ETC.
8. EXCEPT WHERE MODIFIED BY SPECIFIC NOTATION, THE INDICATION OR DESCRIPTION OF ANY ITEM IN THE DRAWINGS, SPECIFICATIONS OR BOTH CARRIES WITH THE INSTRUCTION TO FURNISH AND INSTALL THE ITEM, REGARDLESS OF WHETHER OR NOT THIS INSTRUCTION IS EXPLICITLY STATED AS PART OF THE INDICATION OR DESCRIPTION.
9. COORDINATE ALL WORK WITH CIVIL AND MEP. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.

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2. NEW DEMISING WALL FOUNDATION. REFER TO DETAIL.
3. NEW FOUNDATION AT REINFORCED WALL. REFER TO DETAIL.
4. NEW COLUMN FOUNDATION AND FOOTING. REFER TO DETAIL.
5. NEW CONCRETE PATIO SLAB BROOM FINISH.
6. NEW CONCRETE FLOOR SLAB OVER CONTINUOUS VAPOR BARRIER, SCREED SMOOTH. REFER TO DETAILS. PROVIDE STAINLESS STEEL TERMITES MESH AT ALL SLAB PENETRATIONS.
7. ENGINEERED WOOD TRUSSES @ 24" O.C. MAX. TRUSS DESIGN PER 2021 IBC BY TRUSS MANUFACTURER. DESIGN FOR DESIGNATED LOADS. SUBMIT ENGINEERED TRUSS DESIGN FOR APPROVAL.
8. ENGINEERED WOOD GABLE TRUSS. REFER TO NOTE 7 FOR DESIGN.
9. ENGINEERED WOOD OVER FRAME TRUSS. REFER TO NOTE 7 FOR DESIGN.
10. ENGINEERED WOOD HIP TRUSS. REFER TO NOTE 7 FOR DESIGN.
11. ALUMINUM W VALLEY FLASHING. TYP ALL VALLEYS.
12. STEEL ATTIC ACCESS PANEL. REFER TO SPECIFICATIONS.
13. 6" CONTINUOUS ALUMINUM GUTTERS WITH CONCEALED HANGERS.
14. 4X5 DOWNSPOUT.
15. RIDGE VENT. REFER TO DETAIL 7/A-32.
16. KITCHEN CABINETS AND COUNTERTOP. REFER TO INTERIOR ELEVATIONS.
17. REFRIGERATOR.
18. ELECTRIC RANGE.
19. RANGEHOOD & GREASE SHIELD. VENT RANGEHOOD THROUGH SOFFIT TO EXTERIOR WALL. PROVIDE CAP. REFER TO INTERIOR ELEVATIONS AND MEP DRAWINGS. WIRE RANGEHOOD TO WALL SWITCH.
20. SINK AND FAUCET. REFER TO PLUMBING DRAWINGS.
21. WASHER BOX. REFER TO PLUMBING DRAWINGS.
22. DRYER VENT AND ELECTRIC. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.
23. VINYL COATED WIRE SHELVING. REFER TO DETAIL 24/A41.
24. WALL HUNG VANITY SINK/TOP, FRAME, AND FAUCET. REFER TO DETAIL 22/A41 AND PLUMBING DRAWINGS.
25. TOILET. REFER TO MEP. CENTER FIXTURE 18" OFF FINISHED WALL.
26. WALL HUNG LAVATORY. REFER TO PLUMBING DRAWINGS.
27. REFER TO INTERIOR ELEVATIONS FOR ACCESSORIES IN THIS SPACE.
28. ROLL-IN SHOWER. REFER TO PLUMBING DRAWINGS. SLOPE SHOWER AND BATHROOM FLOOR $\frac{1}{4}$ " - $\frac{3}{4}$ " TOWARD DRAIN. SEE 23/A41.
29. LVT FLOORING - WOOD LOOK.
30. LVT FLOORING - STONE LOOK.
31. CERAMIC TILE FLOORING.
32. MOP SINK. REFER TO PLUMBING DRAWINGS.
33. AIR HANDLER UNIT. REFER TO MEP DRAWINGS.
34. FLOOR DRAIN. SLOPE FLOOR $\frac{1}{8}$ " - $\frac{1}{4}$ " TO DRAIN. REFER TO PLUMBING DRAWINGS.
35. MAILBOX KIOSK: SALISBURY 3316 OR EQUAL; 16 HORIZONTAL BOXES, 2 PARCEL BOXES, 1 OUTGOING MAIL BOX. EMBED (4) $\frac{1}{2}$ " \varnothing X 5 $\frac{1}{2}$ " S.S. STUDS IN CONCRETE. LOCATE PER MIB MANUFACTURER.
36. ELECTRIC WATER HEATER. REFER TO MEP DRAWINGS.
37. 2X4 WD FRAMED BULKHEAD WITH $\frac{1}{2}$ " GWB. BULKHEAD SHALL PROJECT 1" MIN FROM END AND FACE OF CABINET BOX.
38. TRENCH DRAIN. SLOPE FLOOR $\frac{1}{8}$ " - $\frac{1}{4}$ " TO DRAIN. REFER TO PLUMBING DRAWINGS AND 23/A41.
39. GRAB BAR. SIZE AS INDICATED. INSTALL HORIZONTAL BARS WITH GRIPPING SURFACE 33"-36" A.F.F. UNLESS NOTED OTHERWISE. REFER TO SPECIFICATION.
40. GRAB BAR AS TOWEL BAR. SIZE AS INDICATED.
41. CONTINUOUS BLOCKING. REFER TO DETAIL 11/A51.
42. TOILET PAPER HOLDER. PROVIDE BLOCKING. REFER TO SPECIFICATIONS.
43. TOWEL RING. REFER TO SPECIFICATIONS.
44. SURFACE MOUNTED MEDICINE CABINET. REFER TO SPECIFICATIONS.
45. FRAMED MIRROR. REFER TO SPECIFICATIONS.
46. WALL-MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
47. HEAVY DUTY SHOWER ROD. PROVIDE CURTAIN AND RINGS. REFER TO SPECIFICATIONS.
48. SWANSTONE SHOWER SURROUND. REFER TO SPECIFICATIONS.
49. DROP ELL/VACUUM BREAK, HAND-HELD SPRAYER, HOSE, AND SLIDE BAR. CENTER SHOWER OUTLET ON SHOWER SURROUND.
50. CERAMIC TILE COVE BASE.
51. PROVIDE $\frac{3}{4}$ " APA PLYWOOD BETWEEN GWB CEILING AND TRUSSES. SECURE TO TRUSSES 12" O.C. SECURE TRUSSES AT ALL INTERSECTIONS WITH BATHROOM WALLS WITH SIMPSON HIA HURRICANE TIE.
52. ALIGN FACE OF FRAMING WITH FACE OF FURRING.
53. HARDWIRED PHOTO-ELECTRIC SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
54. STROBE NOTIFIER (NO DETECTION). CONNECT TO OTHER SMOKE AND CO DEVICES IN UNIT. PROVIDE IN SIGHT/SOUND UNIT 705.
55. PORTABLE FIRE EXTINGUISHER.
56. APPROXIMATE LOCATION FOR KEYPAD FOR DOOR ACCESS 48" H. MAX.
57. APPROXIMATE LOCATION FOR DOOR OPERATORS, 36" H. MAX.
58. MOUNT ROBE HOOK ON BACK OF BATHROOM DOOR - 48" MAX. HT.
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CREATIVE HOUSING SOLUTIONS, INC.

935 LENOX PLACE CINCINNATI, OHIO 45229

(513) 961-4400 EMAIL: info@chs-incorp.com

Scale: AS NOTED Date: 2/20/2026 Drawn By: BTY Project Number: 2413

VETERANS VILLAGE

2139 ST. RT. 125 MONROE TWP., OHIO 45102

CLERMONT COUNTY

REVISIONS

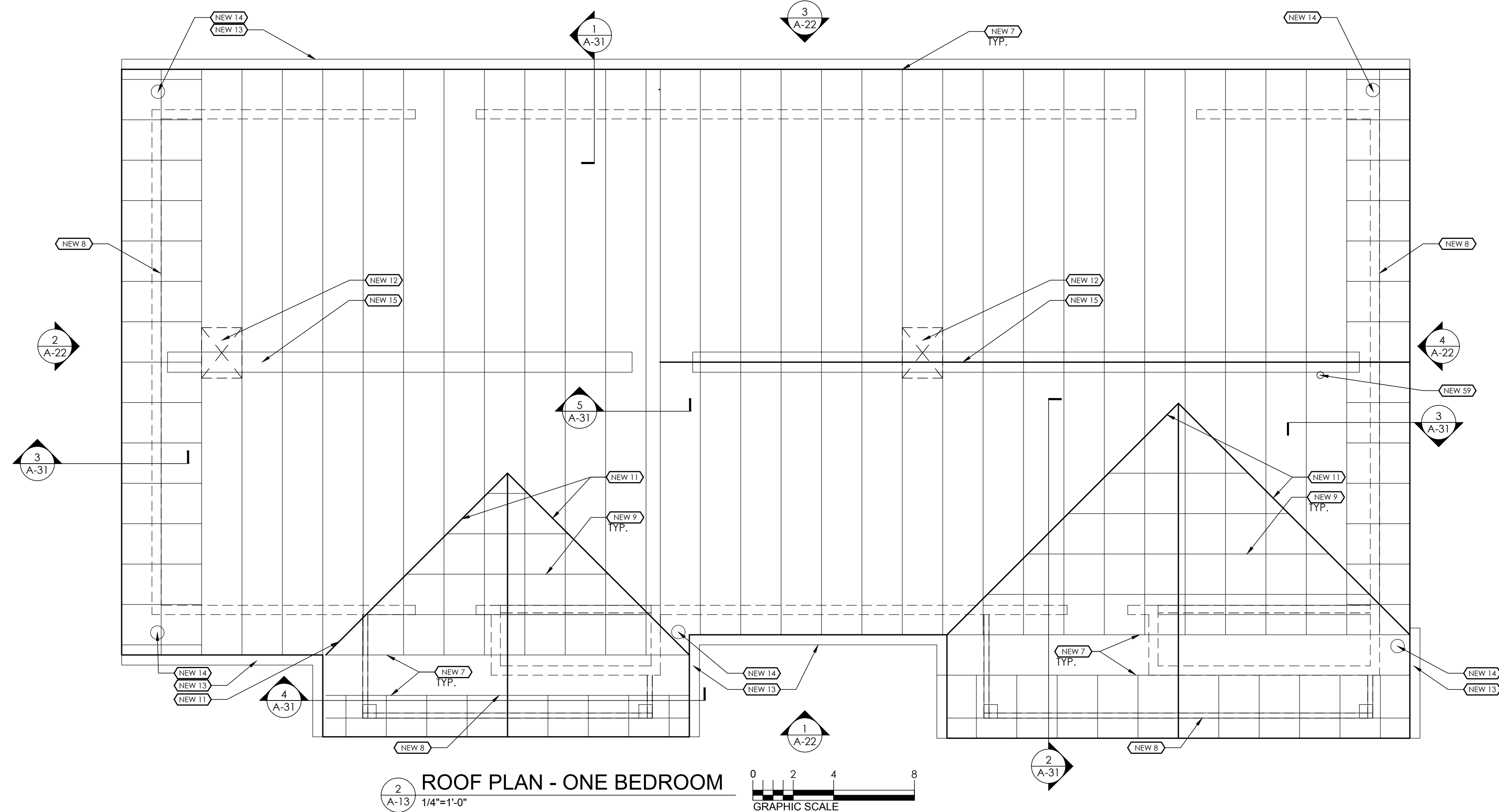
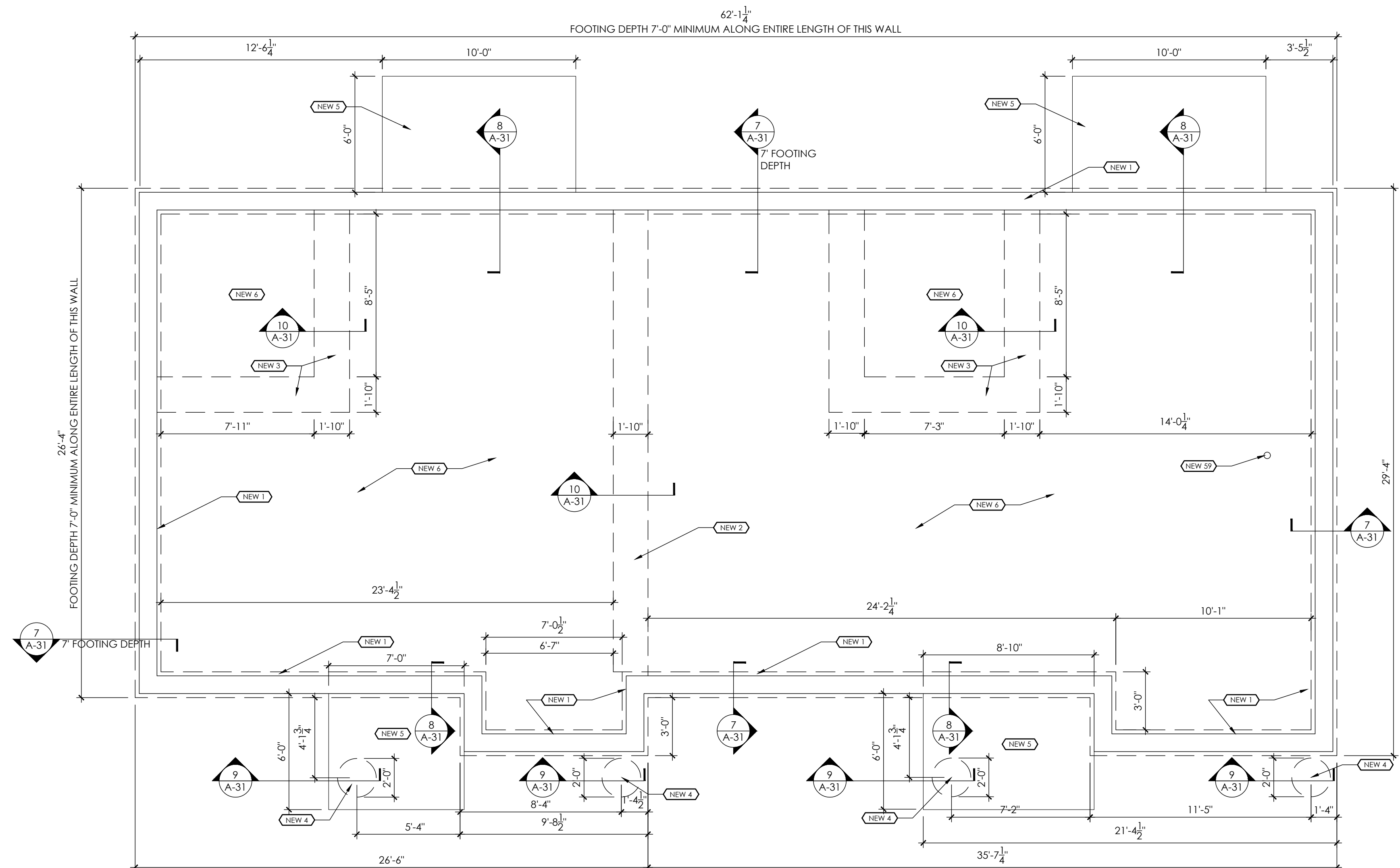
NO.	DESCRIPTION	DATE
1	FOR PERMIT	2.20.26

SHEET TITLE

PLANS
1BR
TRIPLEX

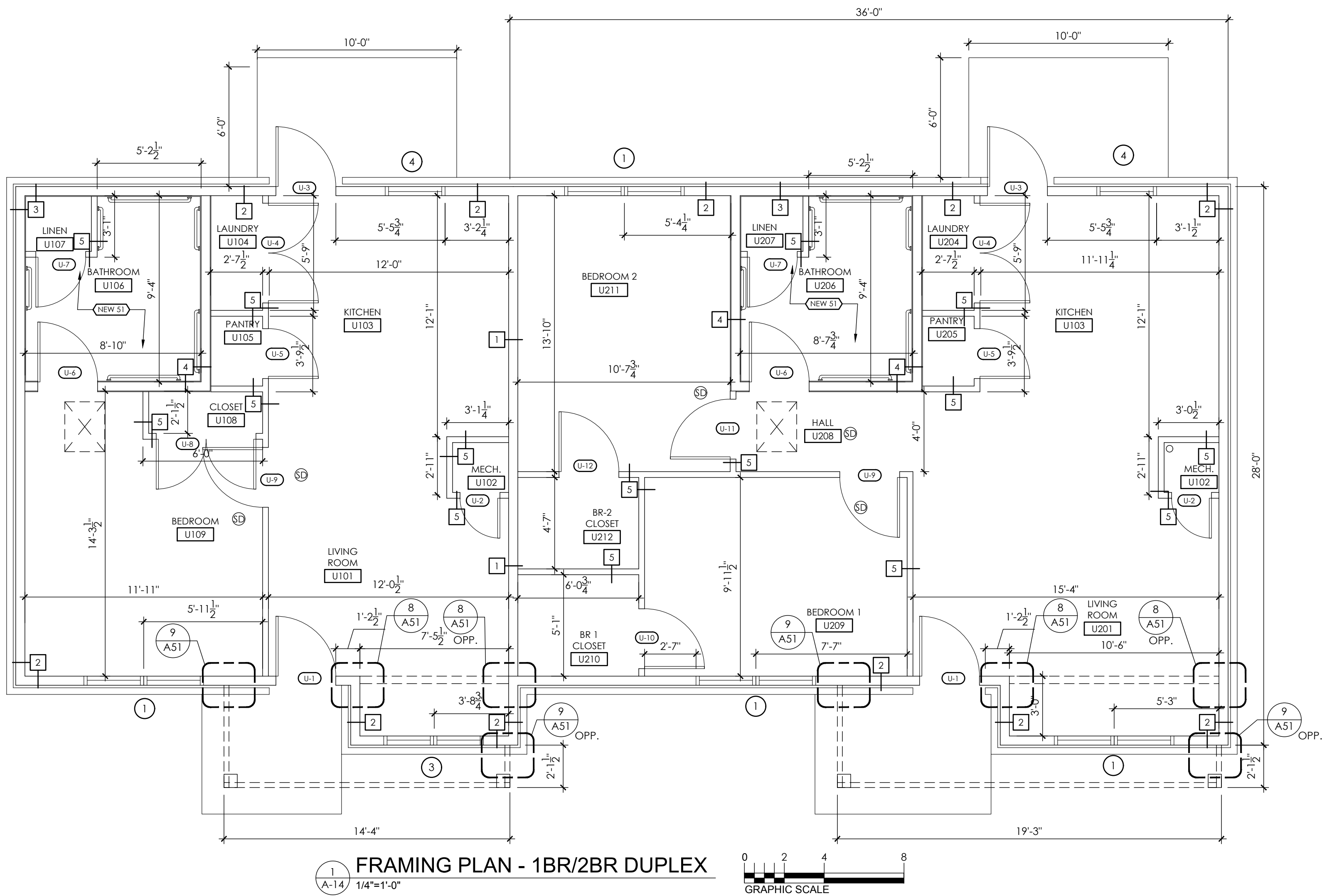
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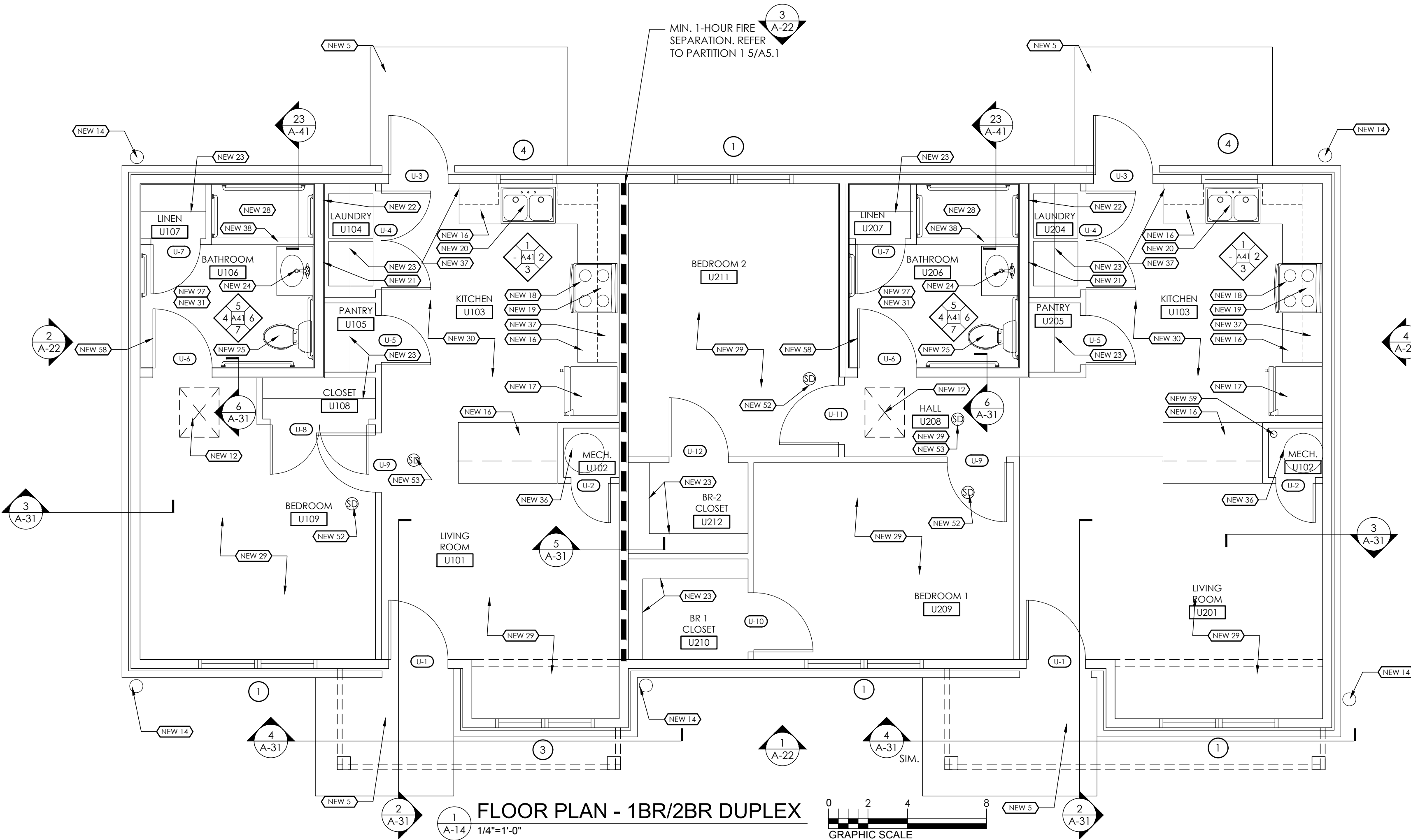


A-13

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FRAMING PLAN - 1BR/2BR DUPLEX



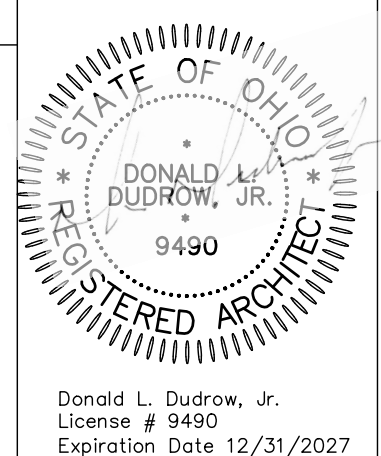
FLOOR PLAN - 1BR/2BR DUPLEX

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VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
1	FOR PERMIT	2.20.26

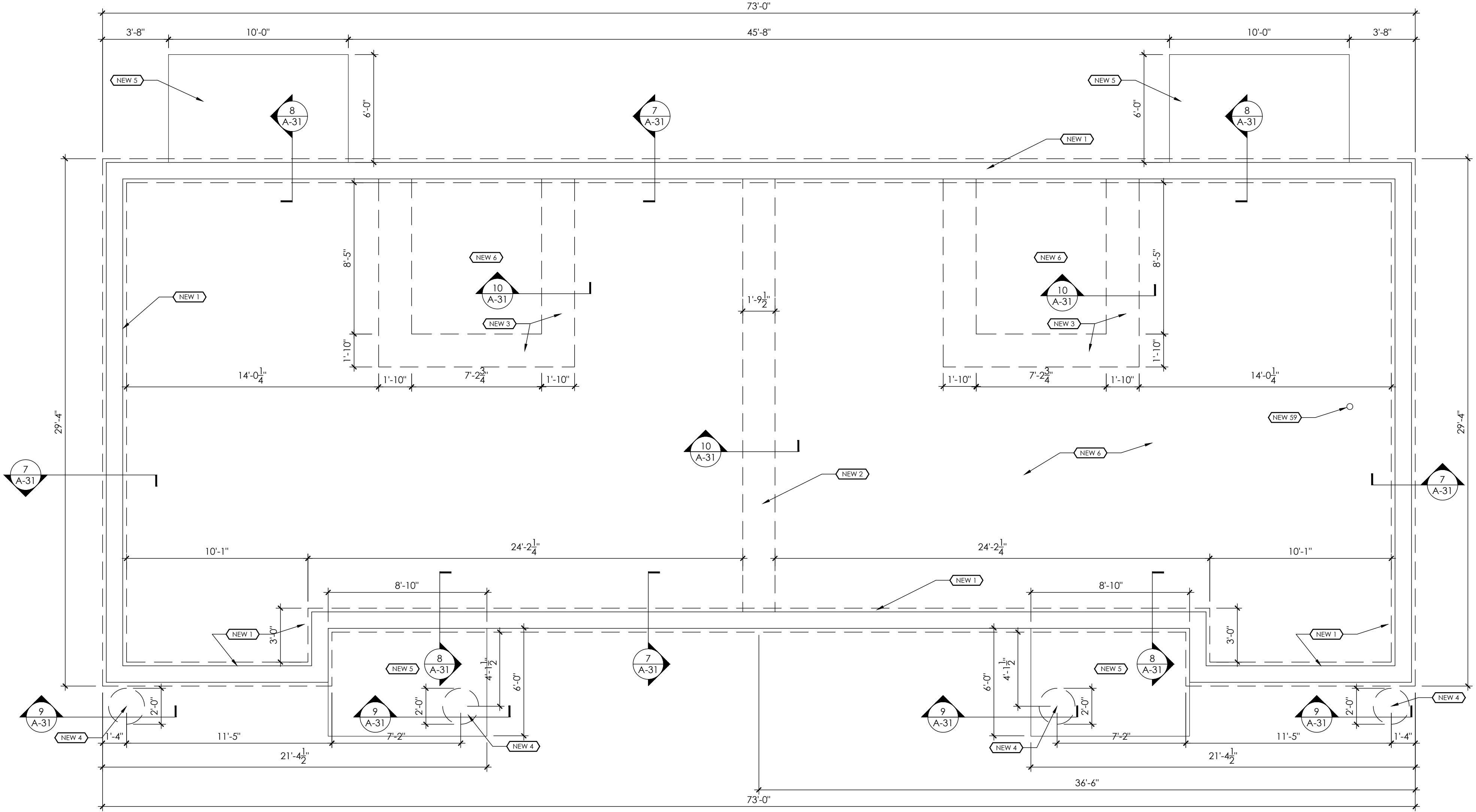
SHEET TITLE

PLANS
1BR/2BR
DUPLEX

SHEET NUMBER

A-14

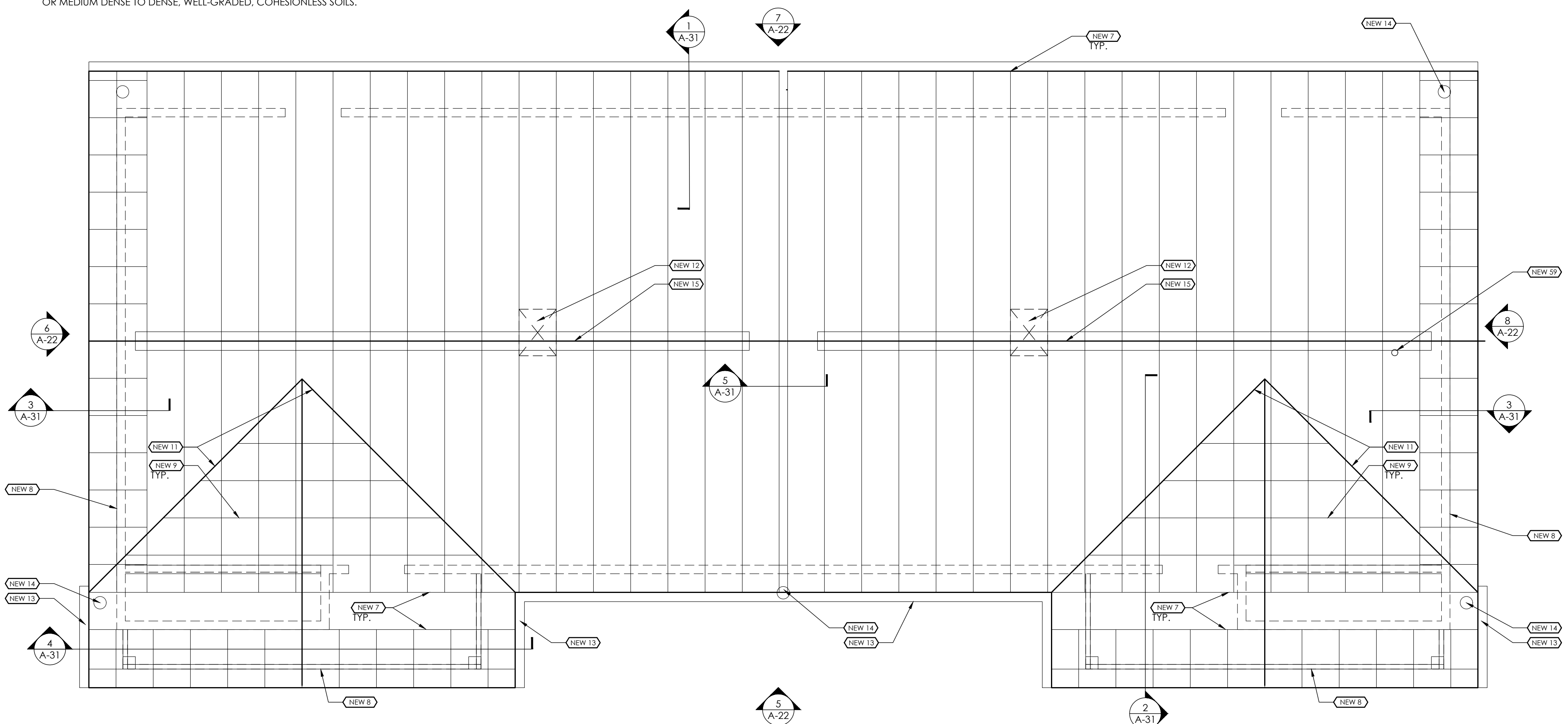
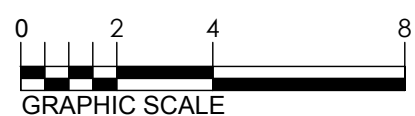
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NOTE: SEE MEP DRAWINGS FOR UNDERSLAB MECHANICAL, ELECTRICAL, AND PLUMBING

1
A-15
1/4"=1'-0"

FOUNDATION PLAN - TWO BEDROOM DUPLEX



2
A-15
1/4"=1'-0"

ROOF PLAN - TWO BEDROOM DUPLEX

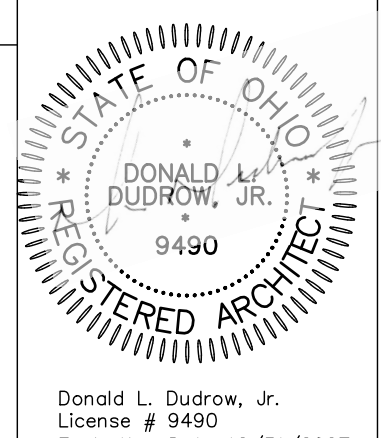


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49. DROP ELL/VACUUM BREAK, HAND-HELD SPRAYER, HOSE, AND SLIDEBAR. CENTER SHOWER OUTLET ON SHOWER SURROUND.
50. CERAMIC TILE COVE BASE.
51. PROVIDE 3/4" APA PLYWOOD BETWEEN GWB CEILING AND TRUSSES. SECURE TO TRUSSES 12" O.C. SECURE TRUSSES AT ALL INTERSECTIONS WITH BATHROOM WALLS WITH SIMPSON HIA HURRICANE TIE.
52. ALIGN FACE OF FRAMING WITH FACE OF FURRING.
53. HARDWIRED PHOTO-ELECTRIC SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
54. HARDWIRED COMBINATION CO DETECTOR AND IONIZATION SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
55. STROBE NOTIFIER [NO DETECTION]. CONNECT TO OTHER SMOKE AND CO DEVICES IN UNIT. PROVIDE IN SIGHT/SOUND UNIT 705.
56. PORTABLE FIRE EXTINGUISHER.
57. APPROXIMATE LOCATION FOR KEYPAD FOR DOOR ACCESS 48" H. MAX.
58. APPROXIMATE LOCATION FOR DOOR OPERATORS, 36" H. MAX.
59. MOUNT ROBE HOOK ON BACK OF BATHROOM DOOR - 48" MAX. HT.
60. PASSIVE RADON PIPE. OFFSET PIPING IN ATTIC TO AVOID RIDGE VENT AND OTHER OBSTACLES. REFER TO DETAIL 10/A-32 AND MEP.



CREATIVE HOUSING SOLUTIONS, INC.
935 LENOX PLACE CINCINNATI, OHIO 45229
(513) 961-4400 EMAIL: info@chs-incorp.com

Scale: AS NOTED
Date: 2.20.2026
Drawn By: BTY
Project Number: 2413

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS

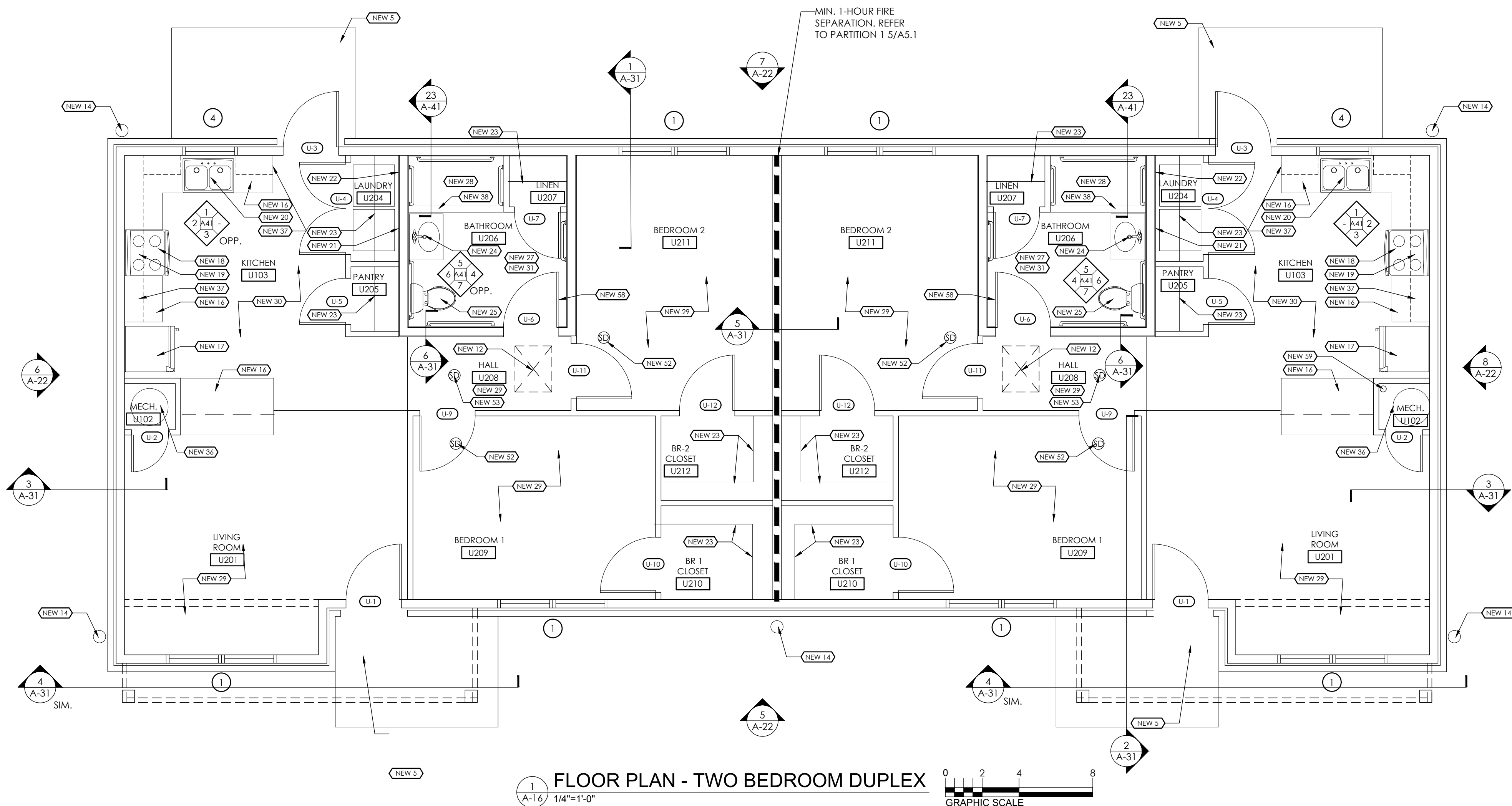
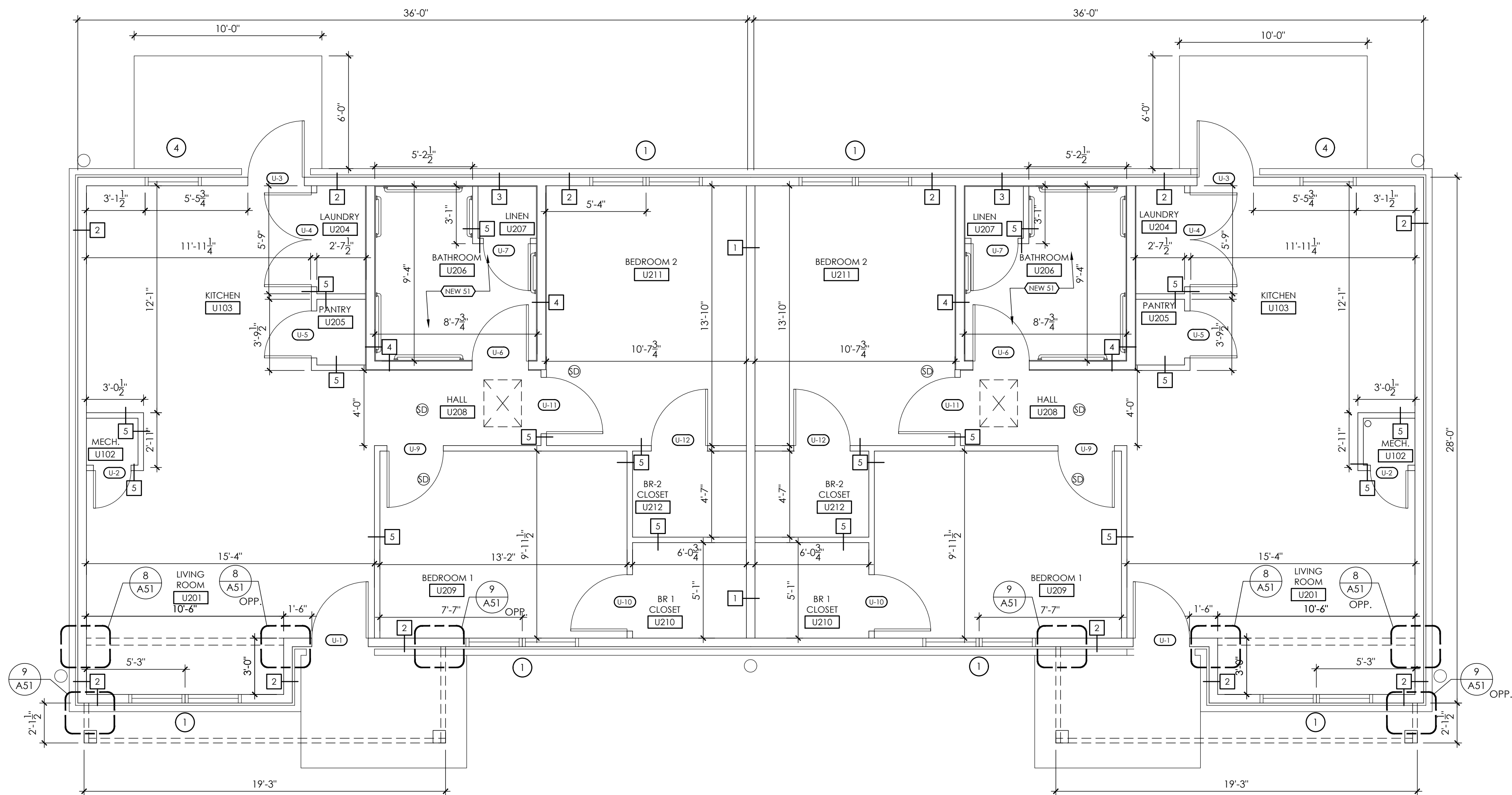
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1	FOR PERMIT	2.20.26

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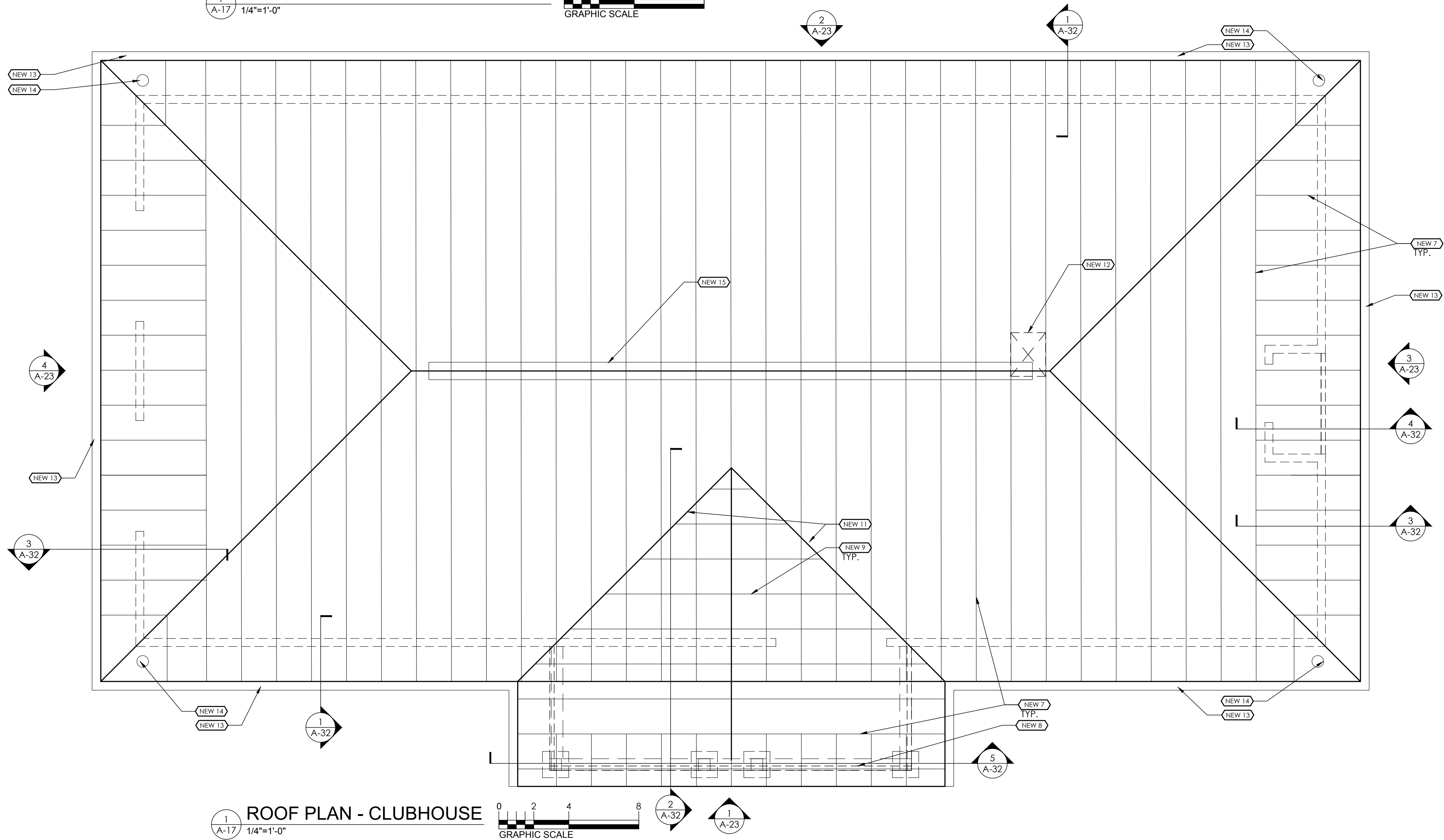
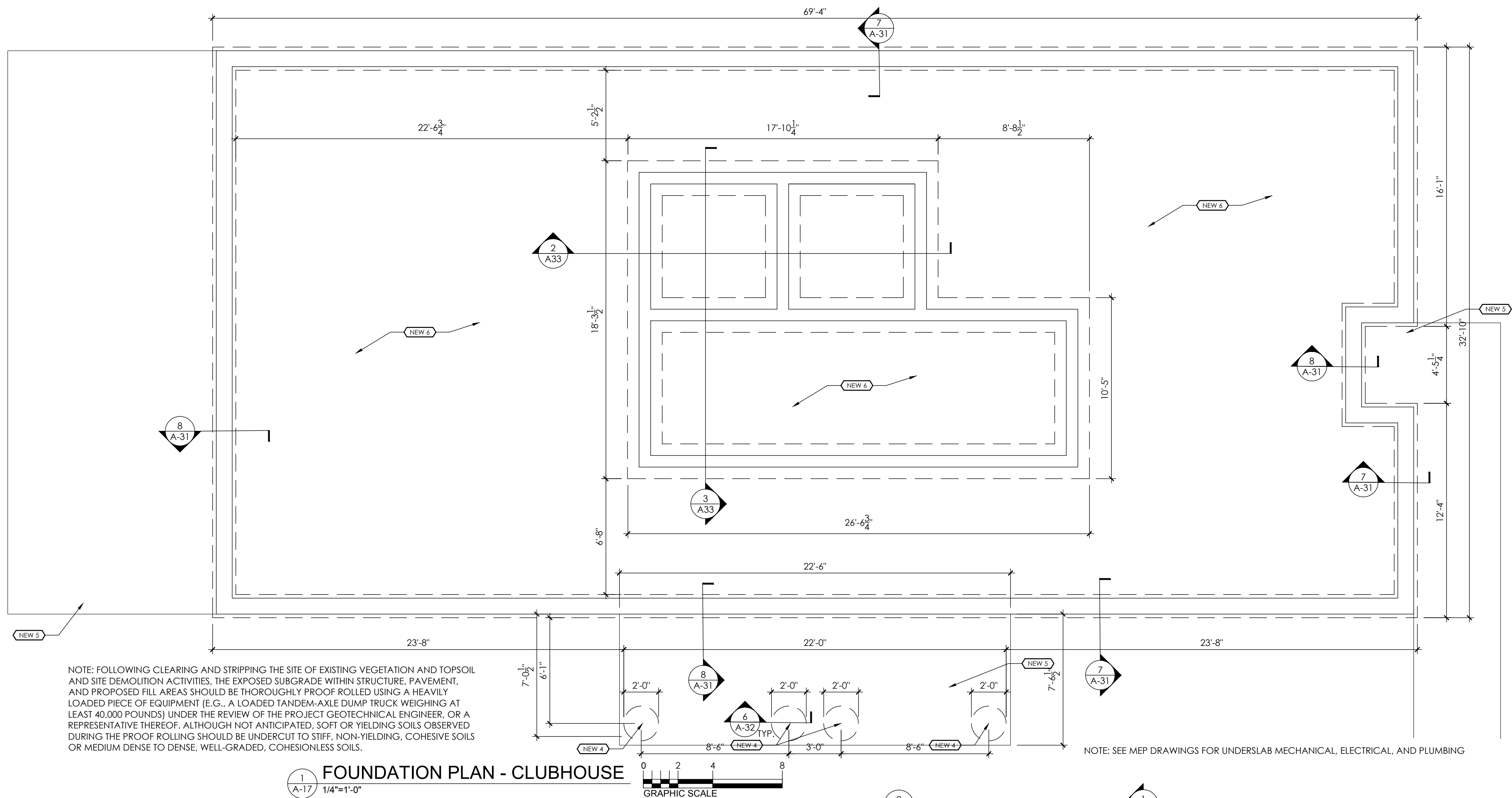
PLANS
2 BR
DUPLEX

SHEET NUMBER

A-15




A-16



- ## GENERAL NOTES
1. INFORMATION GIVEN HEREIN IS AS EXACT AS SHOULD BE SECURED FOR BUILDING PURPOSES. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 2. ALL DIMENSIONS SHALL BE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
 3. WALL PARTITIONS SHALL BE AS INDICATED ON PARTITION SCHEDULE.
 4. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CODES LISTED ON THE COVER SHEET.
 5. WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT, RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
 6. ALL WORK SHALL FOLLOW THE CONTRACT DOCUMENTS AND SPECIFICATIONS, WHERE CONFLICTS EXIST AMONG DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
 7. DO NOT SCALE THE DRAWINGS, THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF THE WORK, THEY ARE NOT INTENDED TO SHOW EVERY DETAIL, COMPONENT LOCATION ETC.
 8. EXISTING CONDITIONS AND CONDITIONS OF WORK ARE NOT INDICATED OR DESCRIBED OF ANY ITEM IN THE DRAWINGS, SPECIFICATIONS OR BOTH CARRIES WITH THE INSTRUCTION TO FURNISH AND INSTALL THE ITEM, REGARDLESS OF WHETHER OR NOT THIS INSTRUCTION IS EXPLICITLY STATED AS SUCH IN THE INSTRUCTIONS TO THE SPECIFICATIONS.
 9. COORDINATE ALL WORK WITH CIVIL AND MEP. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.

CODED NOTES SITE #

1. NEW EXTERIOR WALL FOUNDATION AND FOOTING. REFER TO DETAIL.
2. NEW DEMISING WALL FOUNDATION. REFER TO DETAIL.
3. NEW FOUNDATION AT REINFORCED WALL. REFER TO DETAIL.
4. NEW COLUMN FOUNDATION AND FOOTING. REFER TO DETAIL.
5. NEW CONCRETE PATIO SLAB BROOM FINISH.
6. NEW CONCRETE FLOOR SLAB OVER CONTINUOUS VAPOUR BARRIER.
SCREED SMOOTH. REFER TO DETAILS. PROVIDE STAINLESS STEEL THERMALLY
BROKEN AT SLAB PERIMETER.
7. ENGINEERED WOOD TRUSSES @ 24" O.C MAX. TRUSS DESIGN PER SUB2
INC BY TRUSS MANUFACTURER. DESIGN FOR DESIGNATED LOADS. PERM
ENGINEER TRUSS DESIGN FOR APPROVAL.
8. WOOD TRUSSES @ 24" O.C MAX. REFER TO NOTE 7 FOR DESIGN.
ENGINEERED WOOD OVER FRAME TRUSS. REFER TO NOTE 7 FOR DESIGN.
9. ENGINEERED WOOD HIP TRUSS. REFER TO NOTE 7 FOR DESIGN.
10. STEEL LUGS TO BE USED TO ATTACH TRUSSES TO TYPE ALL WALLS.
11. STEEL ACCESS PANEL. REFER TO SPECIFICATIONS.
12. 6" CONTINUOUS ALUMINUM GUTTERS WITH CONCEALED HANGERS
13. 4X5 DOWNSPOUT.
14. PROVIDE DETAIL 7/1A-32.
15. KITCHEN CABINETS AND COUNTERTOP. REFER TO INTERIOR ELEVATIONS.
16. REFRIGERATOR.
17. ELECTRIC RANGE.
18. RANGEHOOD & GREASE SHIELD. VENT RANGEHOOD THROUGH SOFFIT
TO EXTERIOR WALL. PROVIDE CAP. REFER TO INTERIOR ELEVATIONS AN
MEP DRAWINGS. VENT RANGEHOOD TO WALL SWITCH.
19. SINK AND FAUCET. REFER TO PLUMBING DRAWINGS.
20. WALLER BOX. REFER TO PLUMBING DRAWINGS.
21. DRYER VENT AND ELECTRIC. REFER TO INTERIOR AND MECHANICAL
DRAWINGS.
22. VINYL COATED WIRE SHELVING. REFER TO DETAIL 23/4A/1.
23. WALL MOUNTED VANITY SINK/TOILET. REFER TO DETAIL 23/4A/1.
24. 22/4A/1 PLUMBING DRAWINGS.
25. TOILET. REFER TO MEP. CENTER FIXTURE 18" OFF FINISHED WALL.
26. WALL HUNG LAVATORY. REFER TO PLUMBING DRAWINGS.
27. WALL MOUNTED SINK. REFER TO PLUMBING DRAWINGS. IN THIS SPACE.
ROLL-IN SHOWER. REFER TO PLUMBING DRAWINGS. SLOPE SHOWER
AND BATHROOM FLOOR 1/4" - 1/2" TOWARD DRAIN. SEE 23/4A/1.
28. LVT FLOORING - WOOD LOOK
29. LVT FLOORING - STONE LOOK
30. CERAMIC TILE FLOORING
31. MOP SINK. REFER TO PLUMBING DRAWINGS
32. AIR HANDLER UNIT. REFER TO MEP DRAWINGS
33. DOWN DRAIN. SLOPE FLOOR 3/16" - 1/4" TO DRAIN. REFER TO PLUMBING
DRAWINGS.
34. MAILBOX KIOSK: SALISBURY 3114 OR EQUAL; 16 HORIZONTAL BOXES, 2
PARCEL BOXES, 1 OUTGOING MAIL BOX. EMBED (4) 2" Ø X 5" S.S. STUDS
IN CONCRETE. LOCATE PER MB MANUFACTURER.
35. 1/2" DIA. WATER HEATER. REFER TO PLUMBING DRAWINGS.
36. 2X4 W/ FRAMED BULKHEAD WITH 7/8" GWB. BULKHEAD SHALL PROJECT 1"
MIN FROM END AND FACE OF CABINET BOX.
37. TRENCH DRAIN. SLOPE FLOOR 1/4" - 1/4" - 1/2" TO DRAIN. REFER TO
PLUMBING DRAWINGS AND 23/4A/1.
38. GRIP TIE SIZE AS INDICATED. HORIZONTAL BARS WITH
GRIPPING SURFACE 33" - 36" A/F. UNLESS NOTED OTHERWISE. REFER TO
SPECIFICATIONS.
39. GRAB BAR TOWEL BAR. SIZE AS INDICATED.
40. CONTINUOUS BLOCKING. REFER TO DETAIL 11A/51
41. TOILET PAPER HOLDER. PROVIDE BLOCKING. REFER TO SPECIFICATIONS.
42. TOWEL RING. REFER TO SPECIFICATIONS.
43. SURREY HALLWAY. REFER TO SPECIFICATIONS.
44. TOWEL RING. REFER TO SPECIFICATIONS.
45. WALL-MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
46. HEAVY DUTY SHOWER ROD. PROVIDE CURTAIN AND RINGS. REFER TO
SPECIFICATIONS.
47. SWANSTONE SHOWER SURROUND. REFER TO SPECIFICATIONS.
48. DROP ELLVACUUM BUCK. HAND-HELD SPRAYER, HOSE, AND SLIDEBAR
CENTER SHOWER OUTLET ON SHOWER SURROUND.
49. CENTER TILE COVER.
50. PROVIDE A PLY APPOW/BEAM WITH GWB CEILING AND TRUSSES.
SECURE TO TRUSSES 12" O.C. SECURE TRUSSES AT ALL INTERSECTIONS
WITH BATHROOM WALLS WITH SIMPSON HULL HURRICANE TIE.
51. ALUMINUM OF FRAMING WITH GWB CEILING AND TRUSSES.
52. HARDWIRED PHOTO-ELECTRIC SMOKE DETECTOR WITH SEALED BATTERY
BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
53. HARDWIRED COMBINATION CO DETECTOR AND IONIZATION SMOKE
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UNIT.
54. STROBE NOTIFIER [NO DETECTION]. CONNECT TO OTHER SMOKE AND
CO DEVICES IN UNIT. PROVIDE IN SIGHT/SOUND UNIT 705.
55. POSTING SIGN.
56. APPROXIMATE LOCATION FOR KEYPAD FOR DOOR ACCESS 48" H. MAX.
57. APPROXIMATE LOCATION FOR DOOR OPERATORS. 36" H. MAX.
58. MOUNT ROBE HOOK ON BACK OF BATHROOM DOOR - 48" MAX. HT.
59. PAPER TOWEL DISPENSER. PROVIDE ONE IN EACH UNIT TO AVOID RIDGE VENT
AND OTHER OBSTACLES. REFER TO 10A-32 AND 26/1.



Donald L. Dudrow, Jr.
License # 9490
Expiration Date 12/31/2027

Scale:	Date:	Drawn By:	Project Number:
AS NOTED	2.20.2026	BTY	2413

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VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

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SHEET TITLE

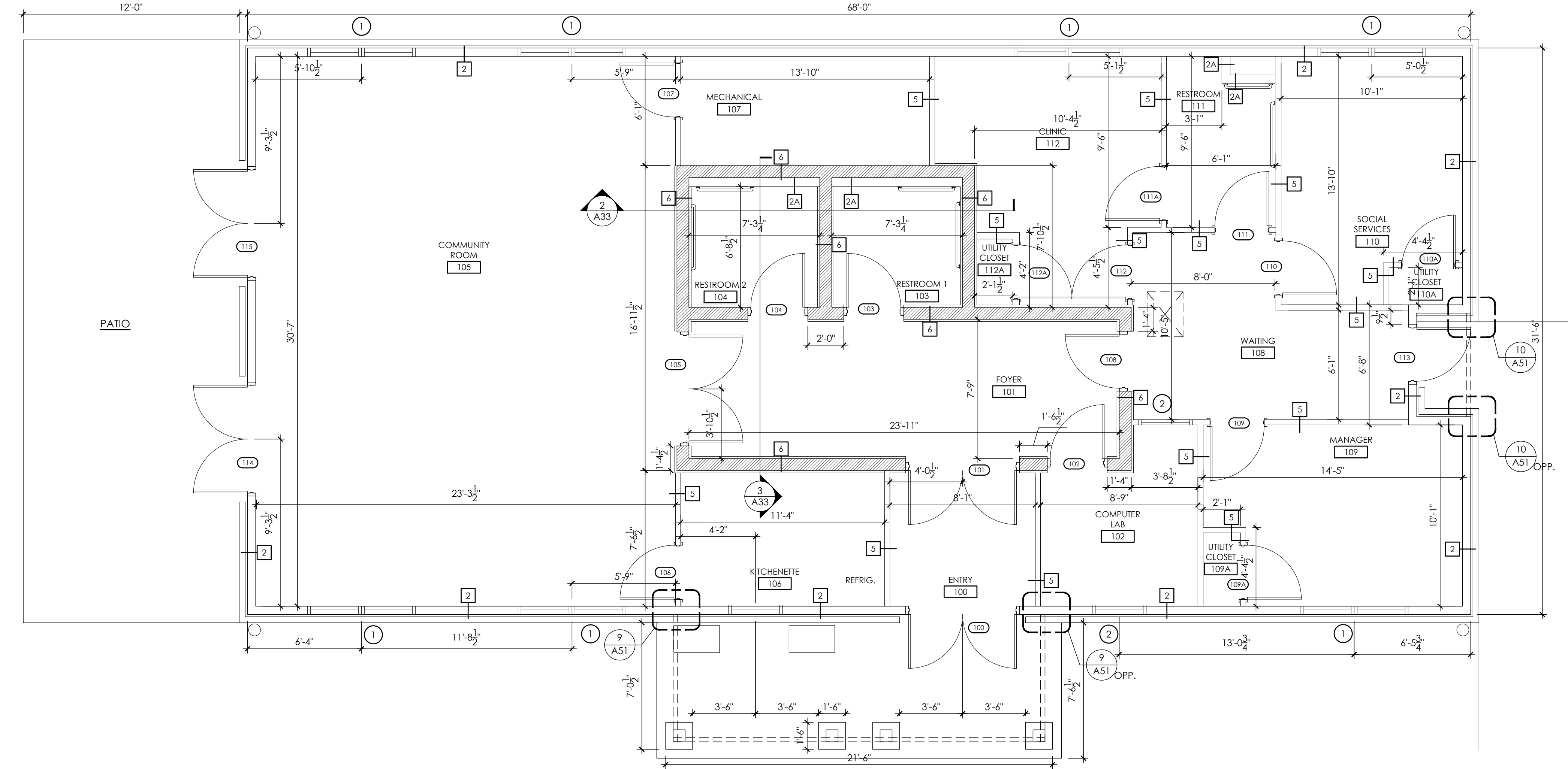
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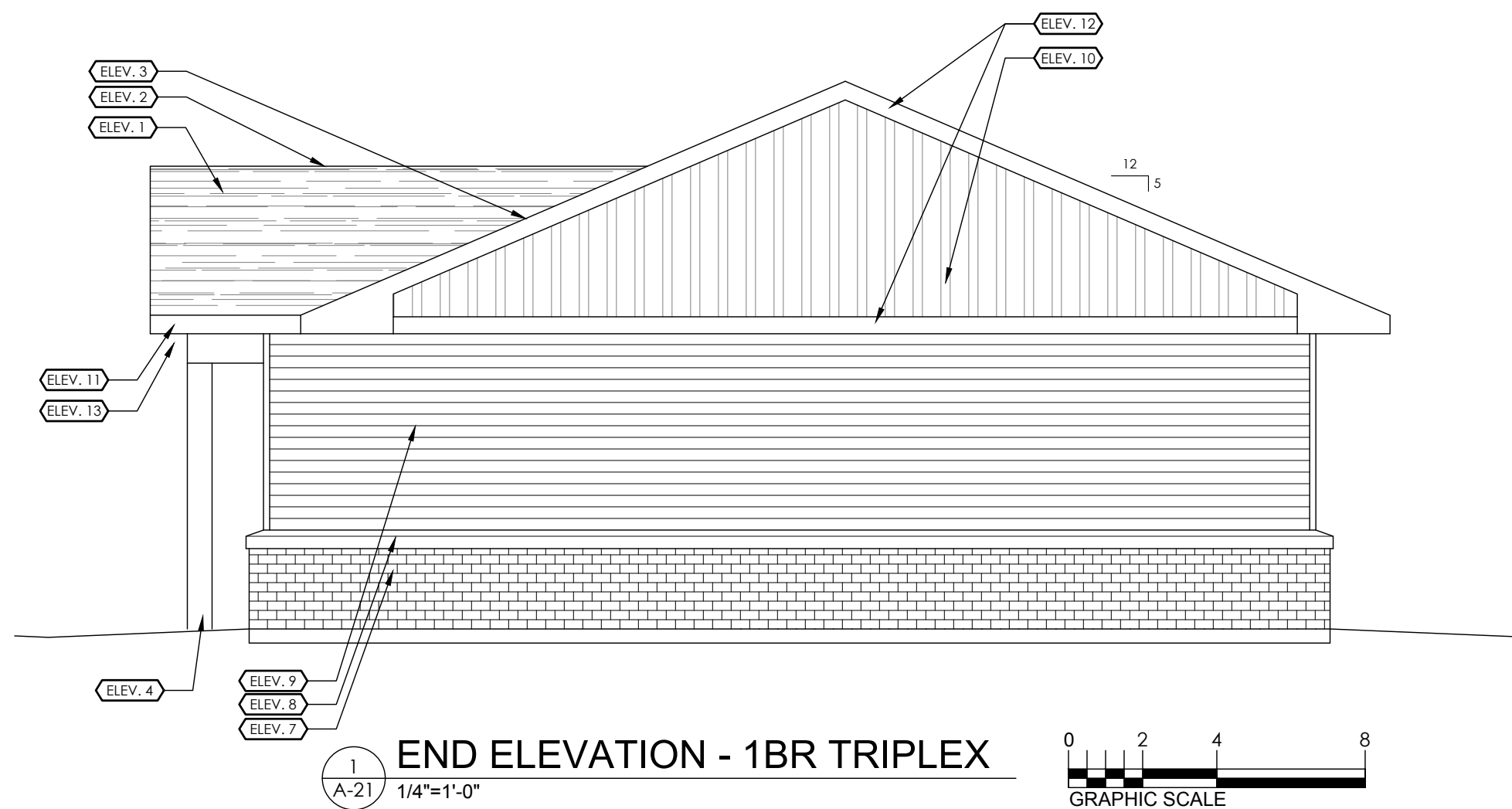
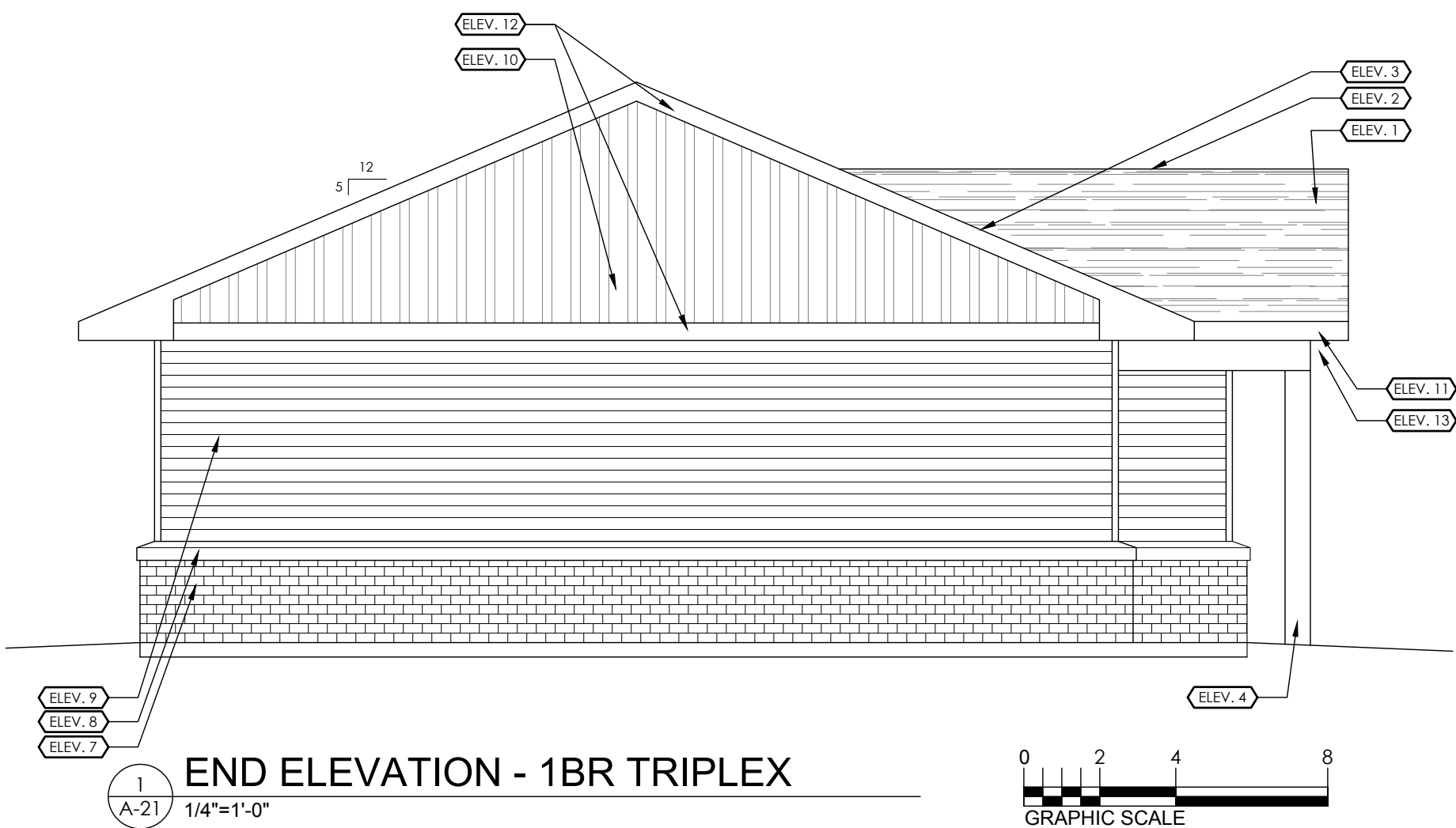
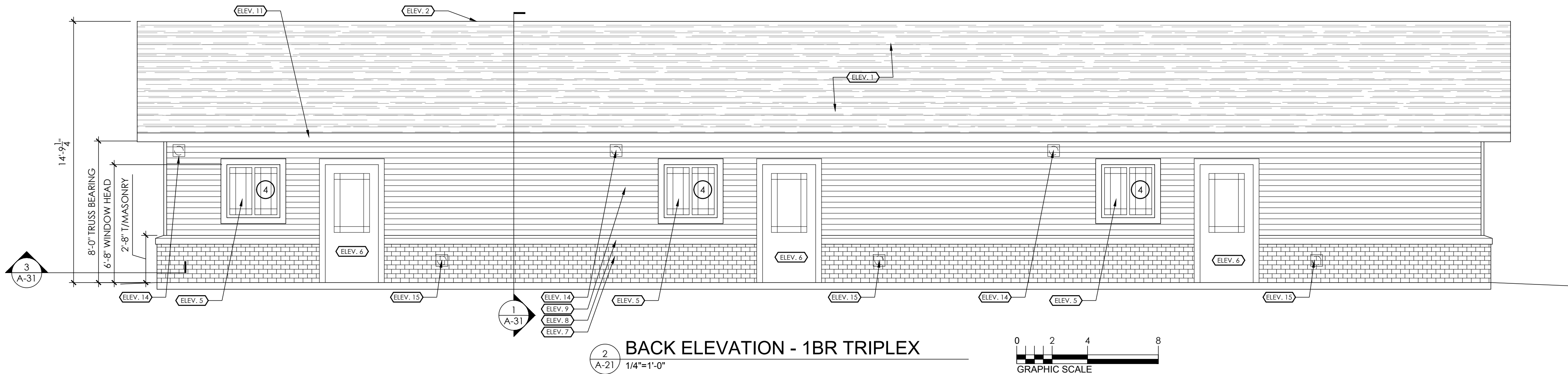
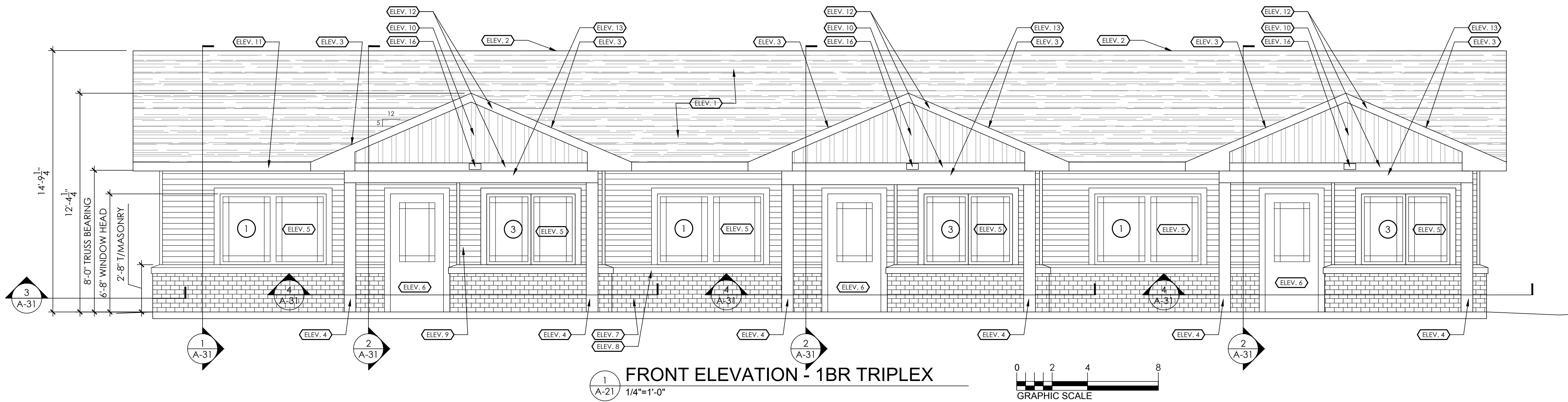
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A-17

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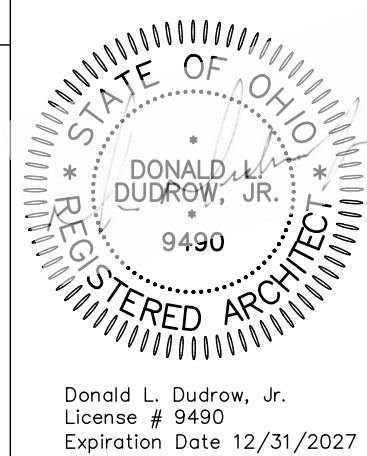
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 7. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF THE WORK. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, COMPONENT LOCATION ETC.
 8. EXCEPT WHERE MODIFIED BY SPECIFIC NOTATION, THE INDICATION OR DESCRIPTION OF ANY ITEM IN THE DRAWINGS, SPECIFICATIONS OR BOTH CARRIES WITH THE INSTRUCTION TO FURNISH AND INSTALL THE ITEM, REGARDLESS OF WHETHER OR NOT THIS INSTRUCTION IS EXPLICITLY STATED AS PART OF THE INDICATION OR DESCRIPTION.
 9. COORDINATE ALL WORK WITH CIVIL AND MEP. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.

- CODED NOTES (ELEV. #)**
1. ASPHALT SHINGLE ROOFING SYSTEM. REFER TO SHEET A-31 AND A-32 FOR DETAILS.
 2. RIDGE VENT. REFER TO DETAIL 7/A-32.
 3. ALUMINUM W VALLEY FLASHING.
 4. 8" SQUARE STRUCTURAL ALUMINUM COLUMN. 20,000 LB CAPACITY. AFCD EMPIRE OR EQUAL.
 5. NEW COMPOSITE-FRAME WINDOW. REFER TO WINDOW DETAILS A-51.
 6. NEW EXTERIOR DOOR AND FRAME. REFER TO DOOR SCHEDULE ON SHEET A-51.
 7. BRICK VENEER.
 8. CAST CONCRETE BRICK CAP.
 9. HORIZONTAL VINYL SIDING.
 10. VERTICAL VINYL SIDING.
 11. ALUMINUM BRAKE METAL WRAPPED WOOD GUTTER BOARD.
 12. PVC TRIM.
 13. STRUCTURAL BEAM WITH PVC WRAP.
 14. KITCHEN EXHAUST VENT.
 15. DRYER EXHAUST VENT.
 16. UNIT ADDRESS SIGN.
 17. 8X8 PT WOOD COLUMN. PROVIDE BIRCK AND PVC WRAP PER DETAIL.

CREATIVE HOUSING SOLUTIONS, INC.
935 LENOX PLACE CINCINNATI, OHIO 45229
(513) 961-4400 EMAIL: info@chs-incorp.com



Project Number: 2413
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Date: 2.20.2026
Scale: AS NOTED

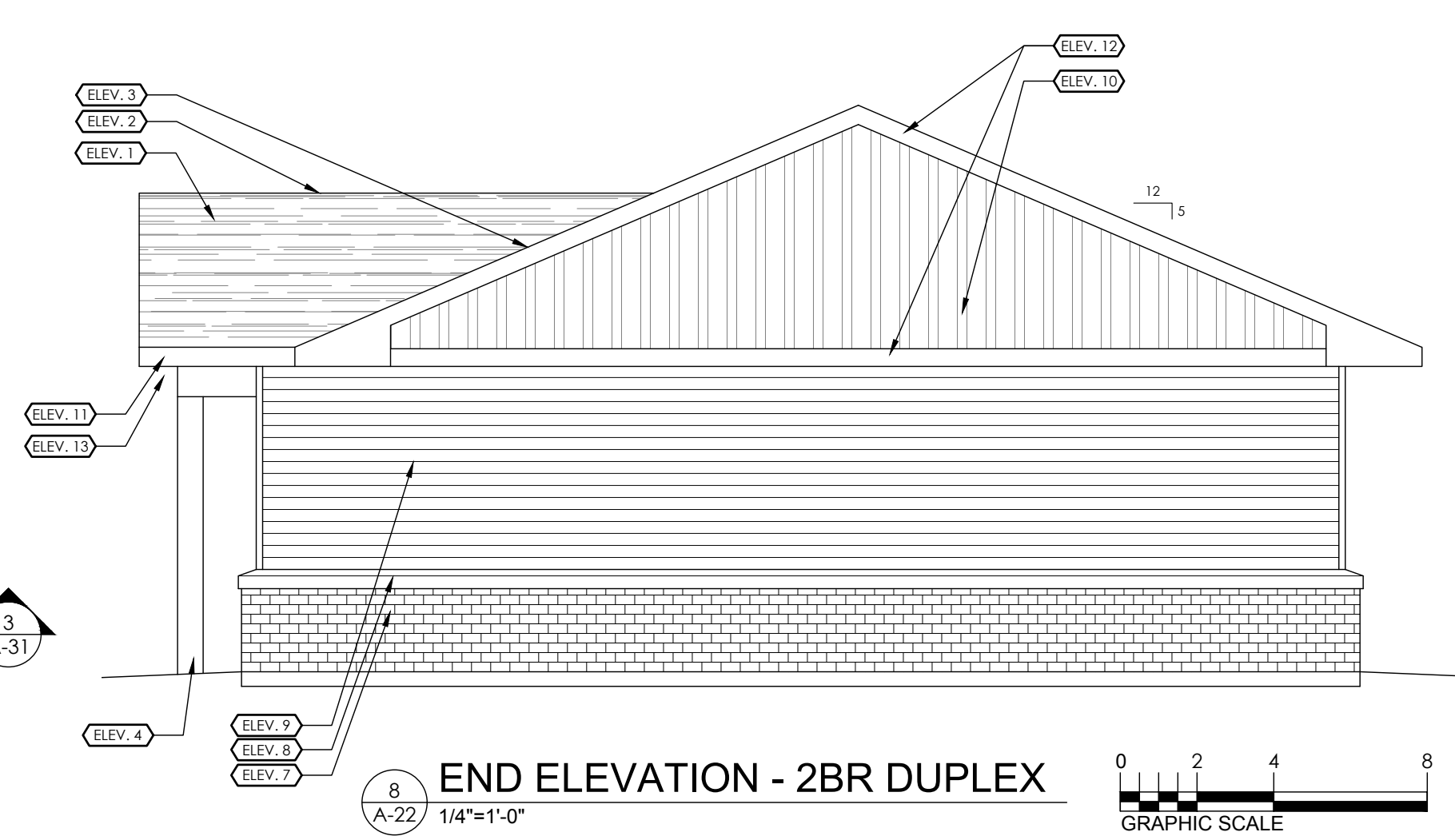
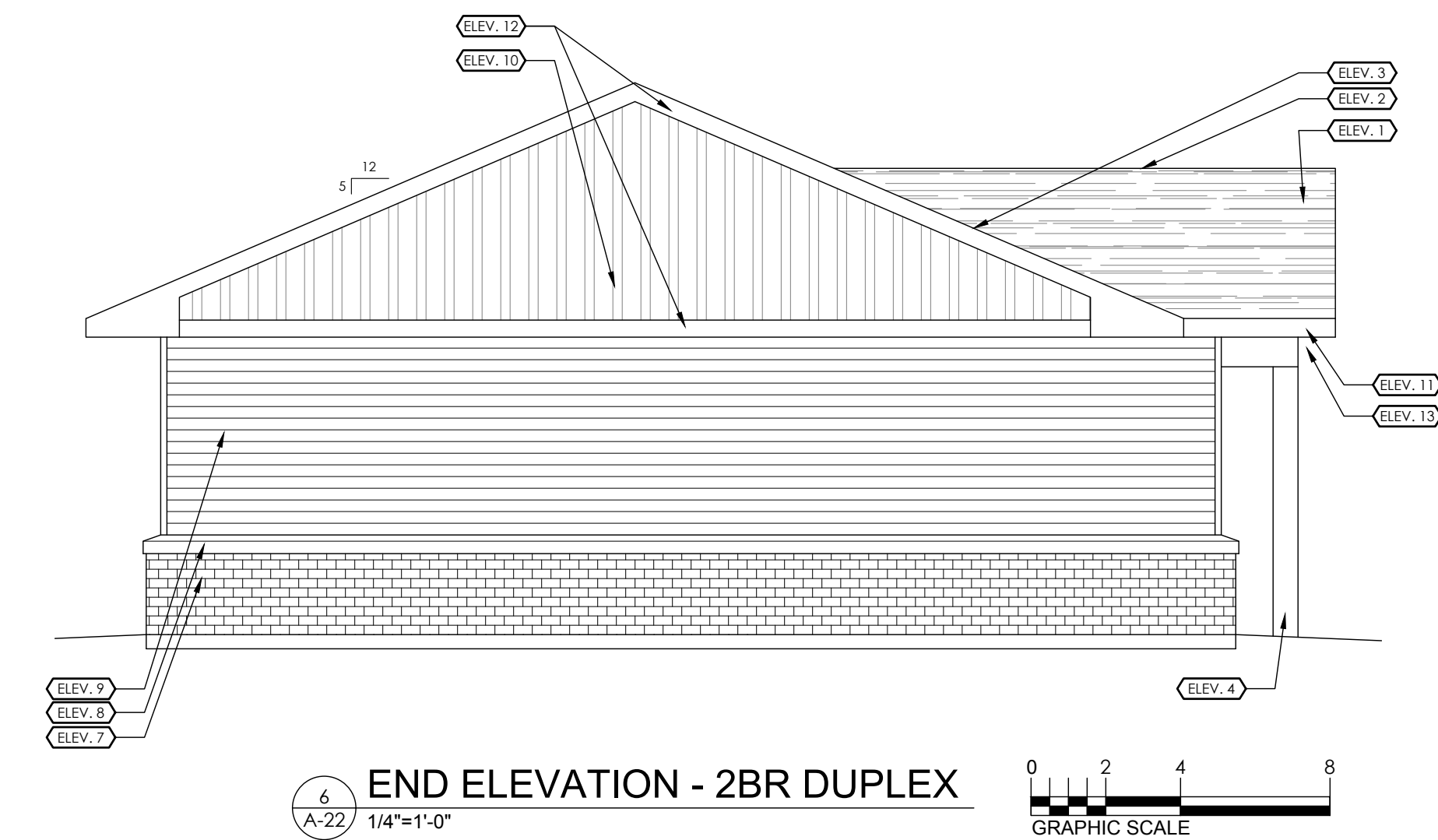
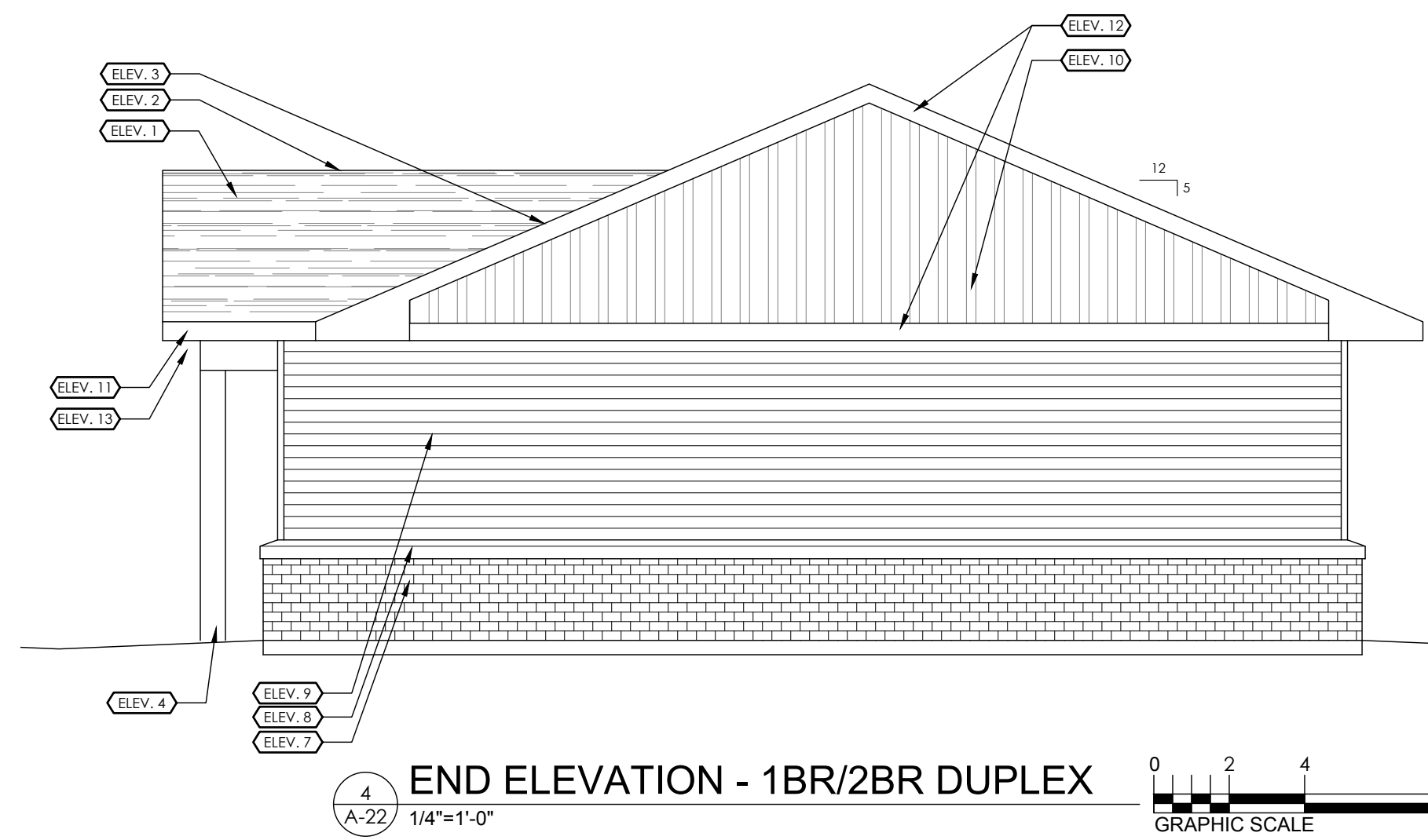
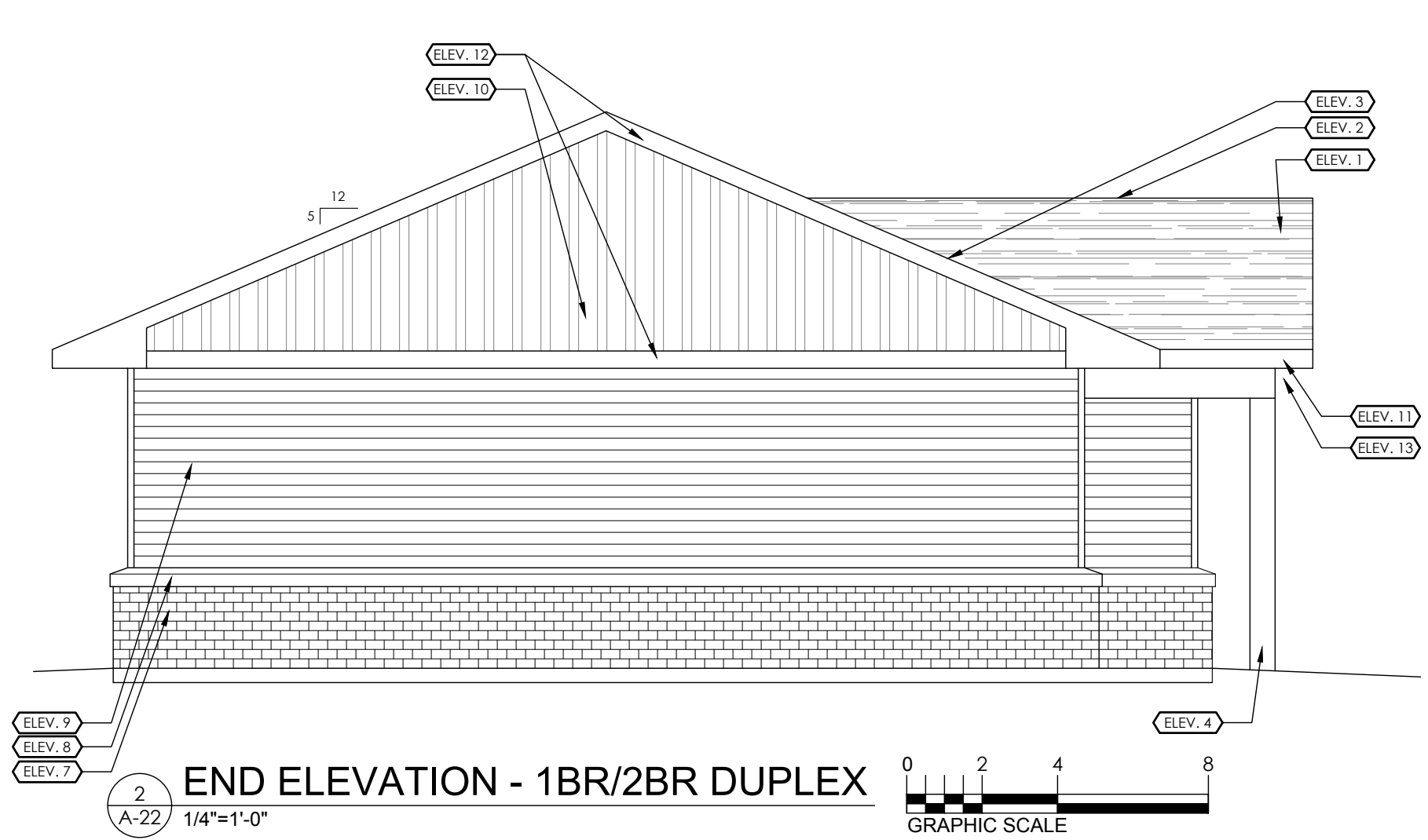
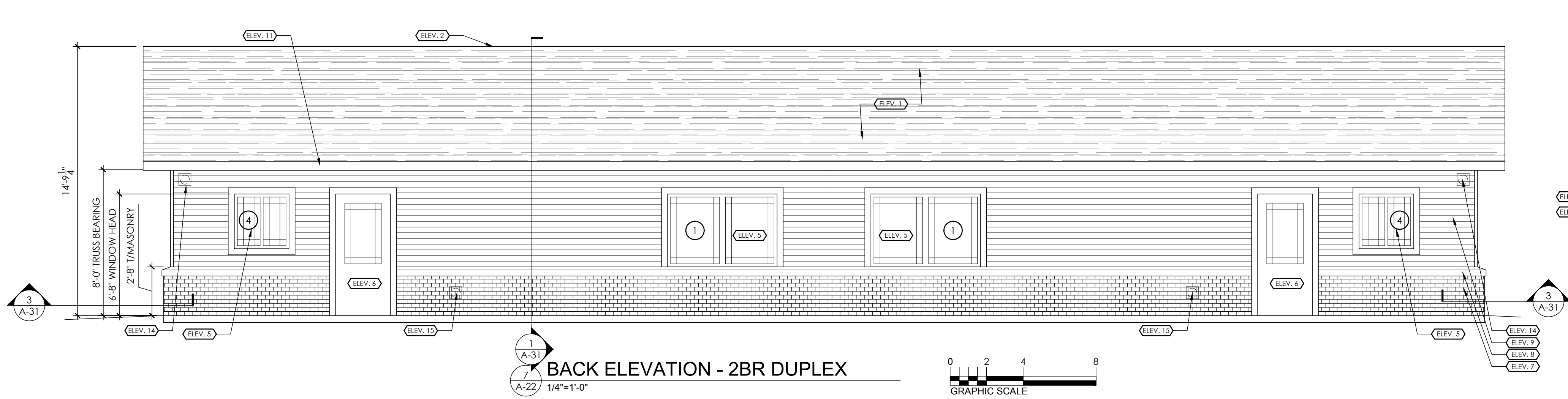
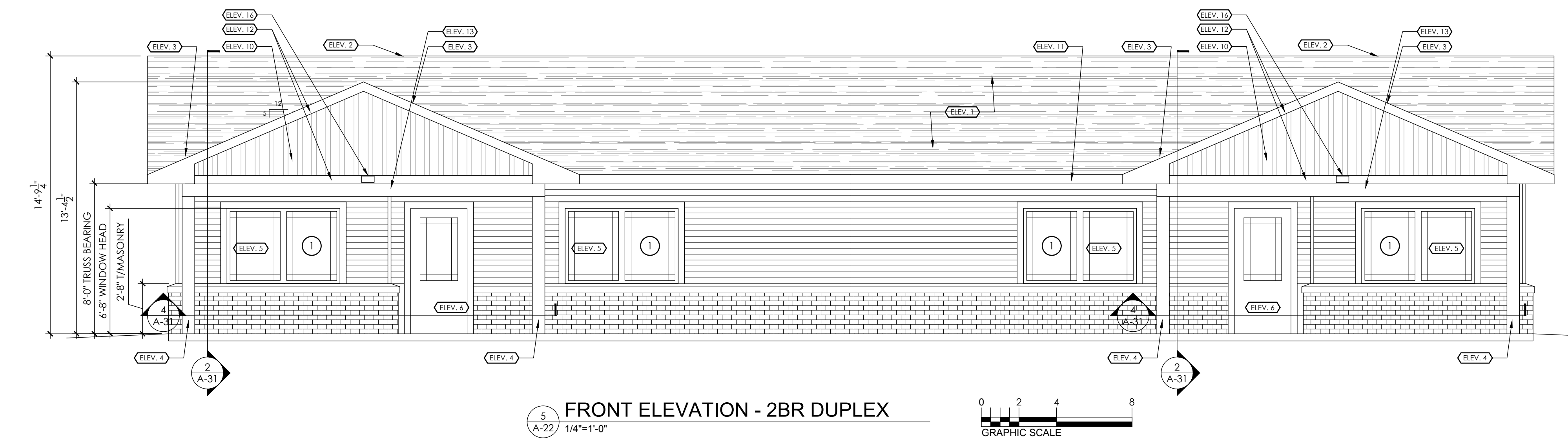
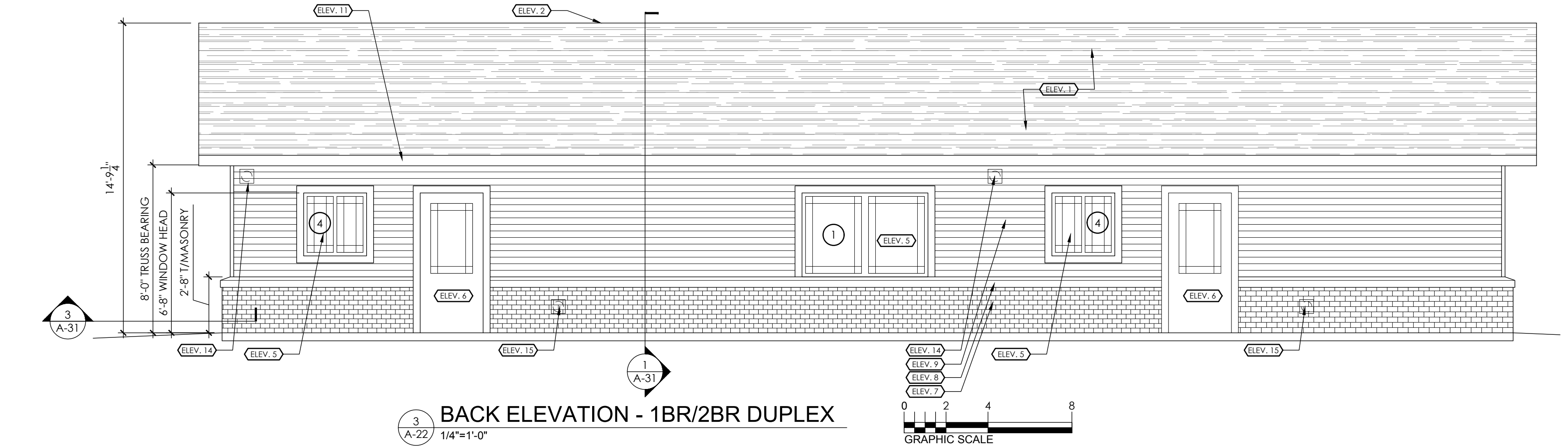
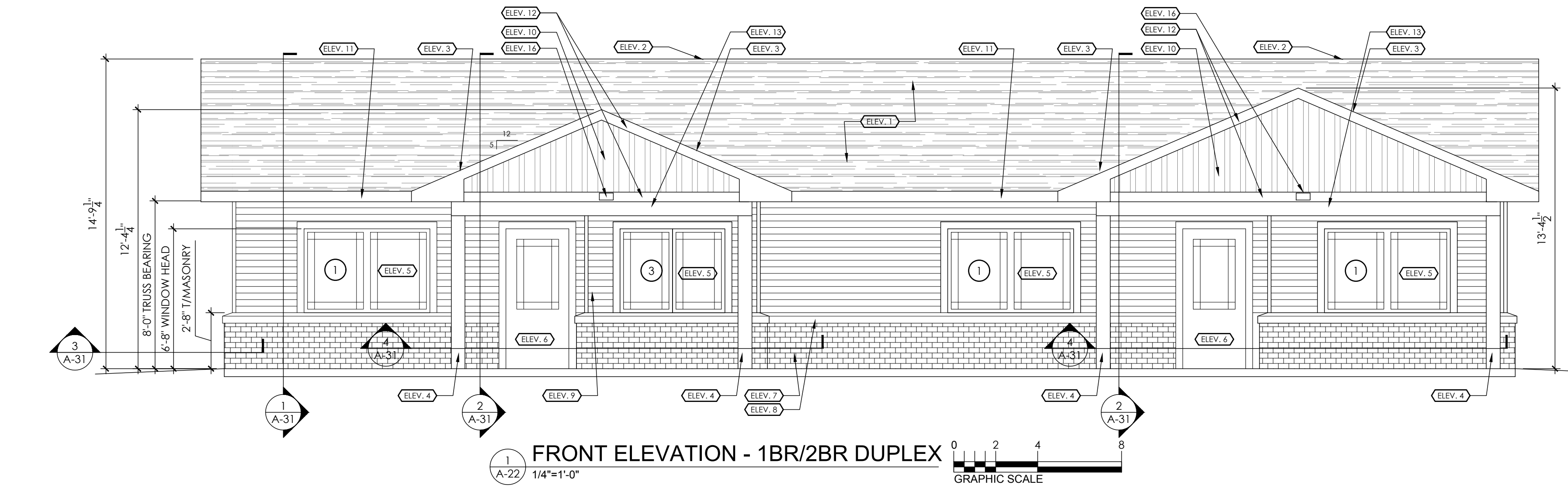
VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS		
NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.26

SHEET TITLE
ELEVATIONS
1 BR
TRIPLEX

SHEET NUMBER
A-21

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- GENERAL NOTES**
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 4. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CODES LISTED ON THE COVERSHEET.
 5. WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT. RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
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- CODED NOTES (ELEV. 8)**
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 2. RIDGE VENT. REFER TO DETAIL 7/A-32
 3. ALUMINUM W VALLEY FLASHING
 4. 8" SQUARE STRUCTURAL ALUMINUM COLUMN. 20,000 LB CAPACITY. AFCC EMPIRE OR EQUAL.
 5. NEW COMPOSITE-FRAME WINDOW. REFER TO WINDOW DETAILS A-51.
 6. NEW EXTERIOR DOOR AND FRAME. REFER TO DOOR SCHEDULE ON SHEET A-31.
 7. BRICK VENEER
 8. CAST CONCRETE BRICK CAP
 9. HORIZONTAL VINYL SIDING
 10. VERTICAL VINYL SIDING
 11. ALUMINUM BRAKE METAL WRAPPED WOOD GUTTER BOARD
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 13. STRUCTURAL BEAM WITH PVC WRAP.
 14. KITCHEN EXHAUST VENT
 15. DRYER EXHAUST VENT
 16. UNIT ADDRESS SIGN
 17. 8X8 PT WOOD COLUMN. PROVIDE BIRCH AND PVC WRAP PER DETAIL.

STATE OF OHIO
REGISTERED ARCHITECT
DONALD L. DUDROW, JR.
LICENSE # 9490
EXPIRATION DATE 12/31/2027

CREATIVE HOUSING SOLUTIONS, INC.
935 LENOX PLACE CINCINNATI, OHIO 45229
(513) 961-4400
EMAIL: info@chs-incorp.com

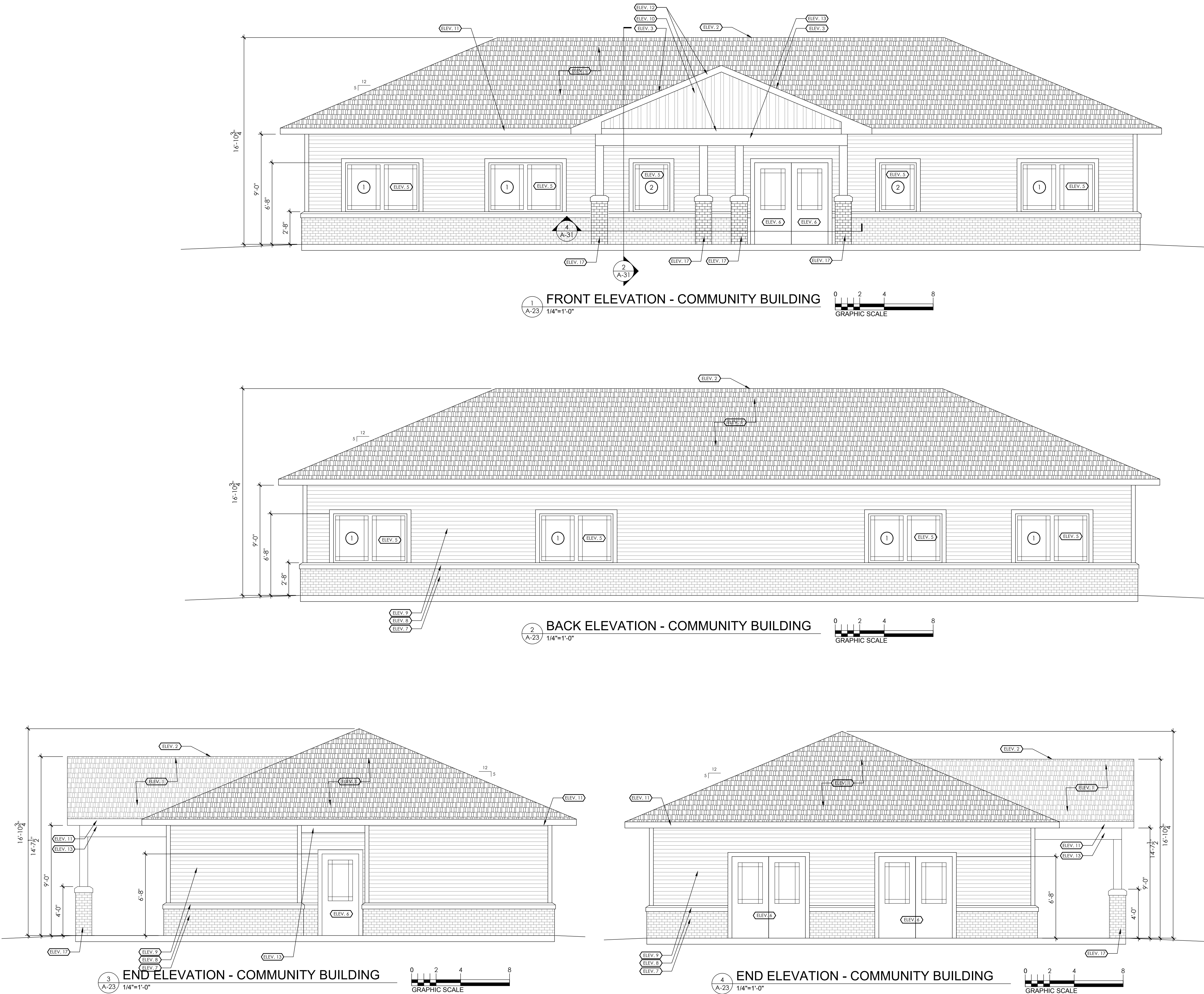
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VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

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SHEET TITLE
ELEVATIONS
1BR/2BR
AND 2BR
DUPLEX
SHEET NUMBER
A-22

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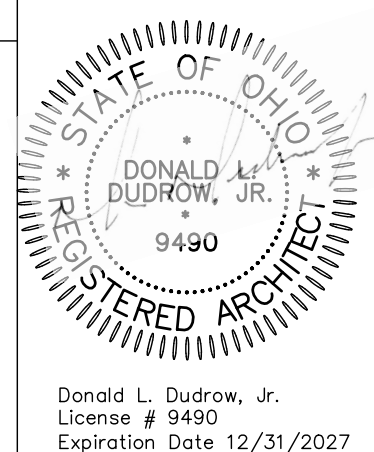


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VETERANS VILLAGE
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REVISIONS

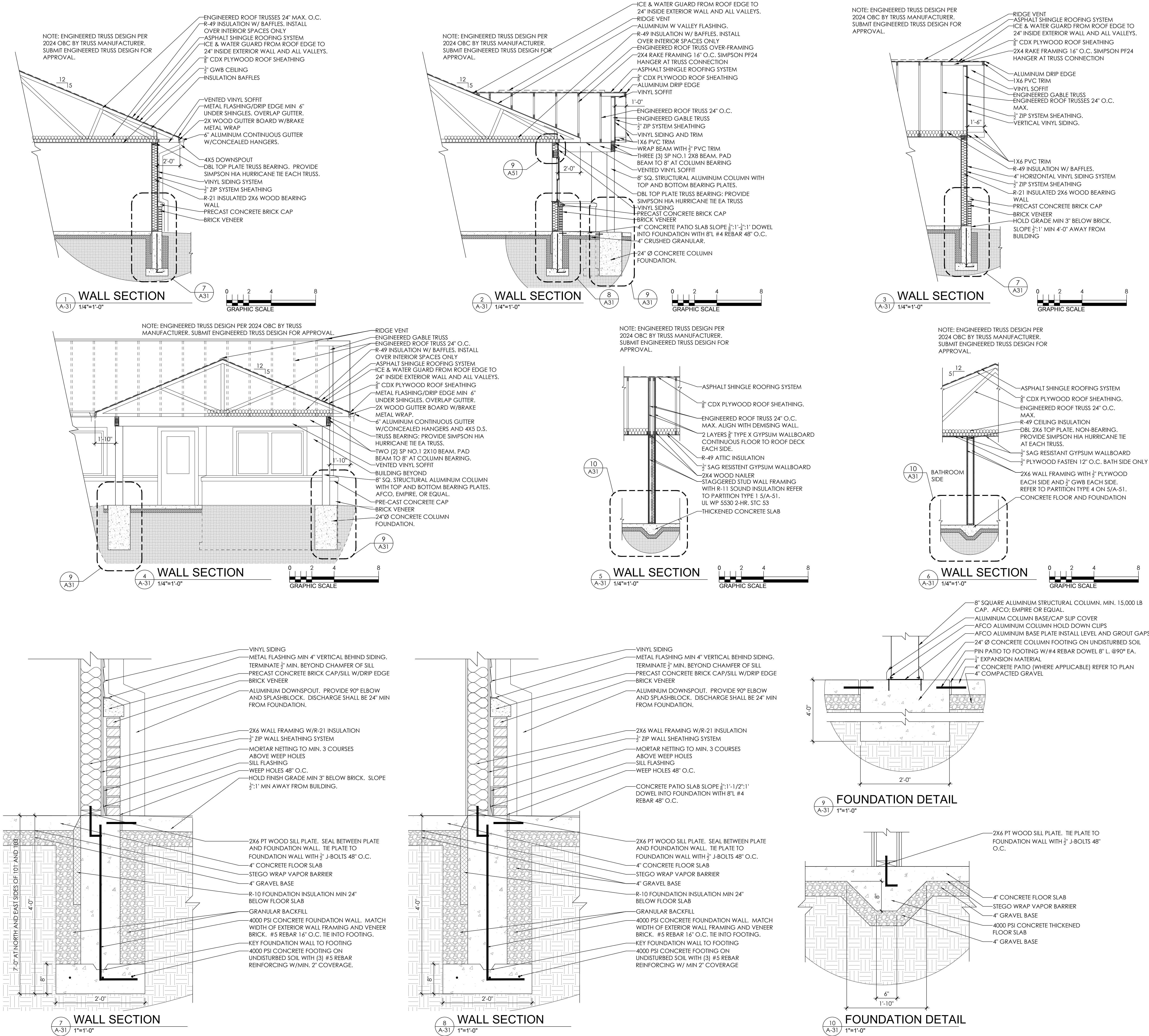
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SHEET TITLE
ELEVATIONS
CLUBHOUSE

SHEET NUMBER

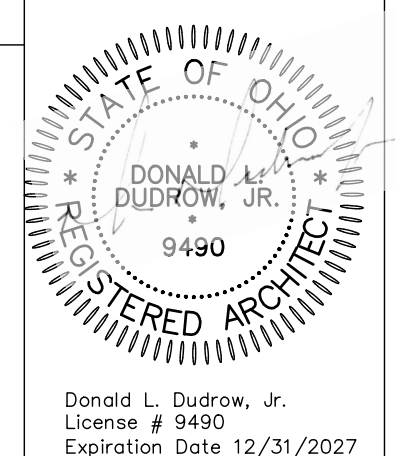
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GENERAL NOTES

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2. ALL DIMENSIONS SHALL BE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. WALL PARTITIONS SHALL BE AS INDICATED ON PARTITION SCHEDULE.
4. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CODES LISTED ON THE COVERSHEET.
5. WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT. RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
6. ALL WORK SHALL FOLLOW THE CONTRACT DOCUMENTS AND SPECIFICATIONS. WHERE CONFLICTS EXIST AMONG DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT SHALL APPLY.
7. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF THE WORK. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, COMPONENT LOCATION ETC.
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9. COORDINATE ALL WORK WITH CIVIL AND MEP. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.



CREATIVE HOUSING SOLUTIONS, INC.

935 LENOX PLACE CINCINNATI, OHIO 45229

(513) 961-4400 EMAIL: info@chs-incorp.com

Project Number: 2413
Drawn By: BTY
Date: 2/20/2026
Scale: AS NOTED

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS

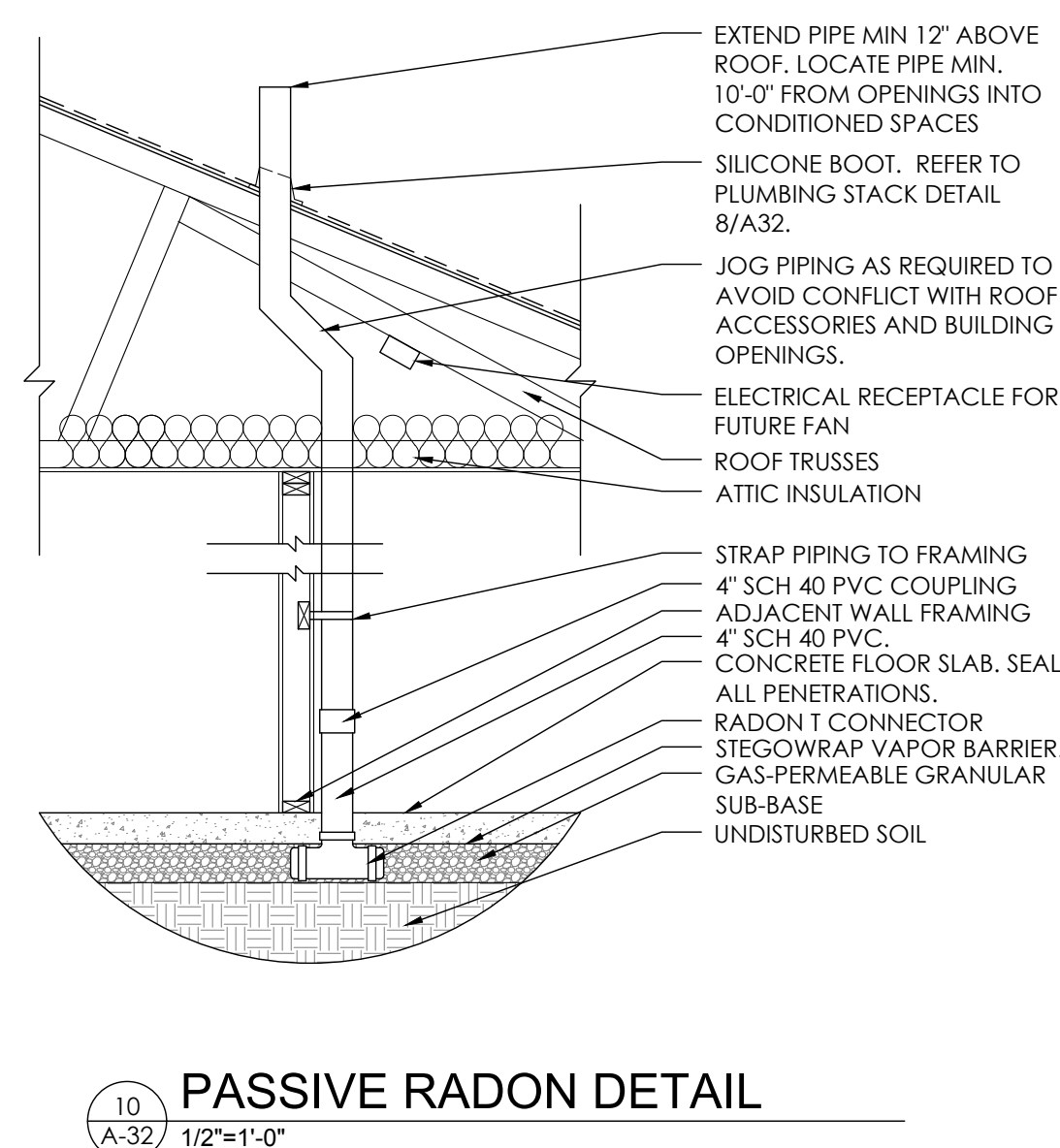
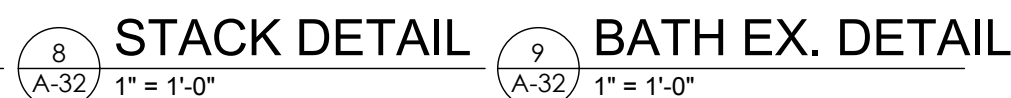
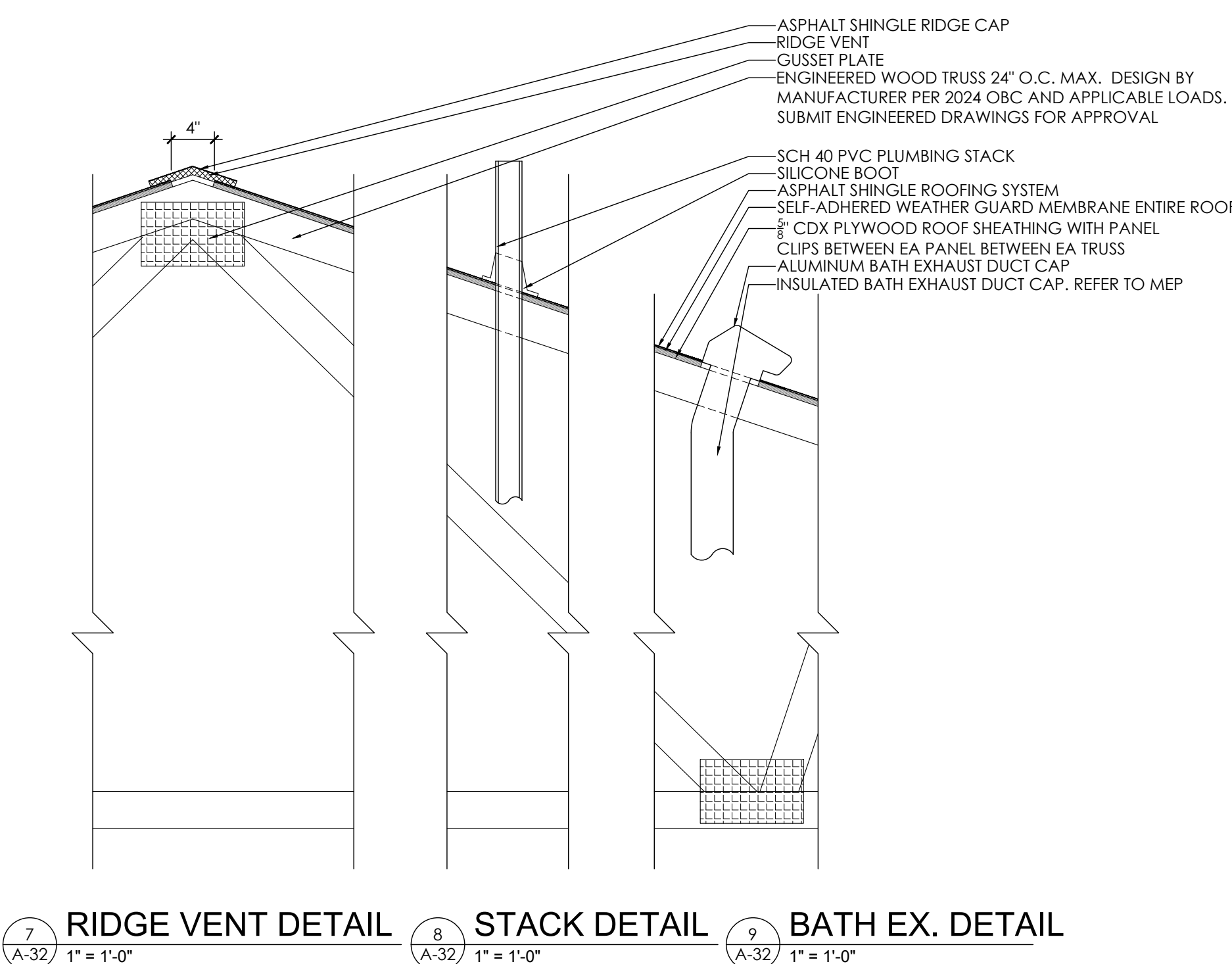
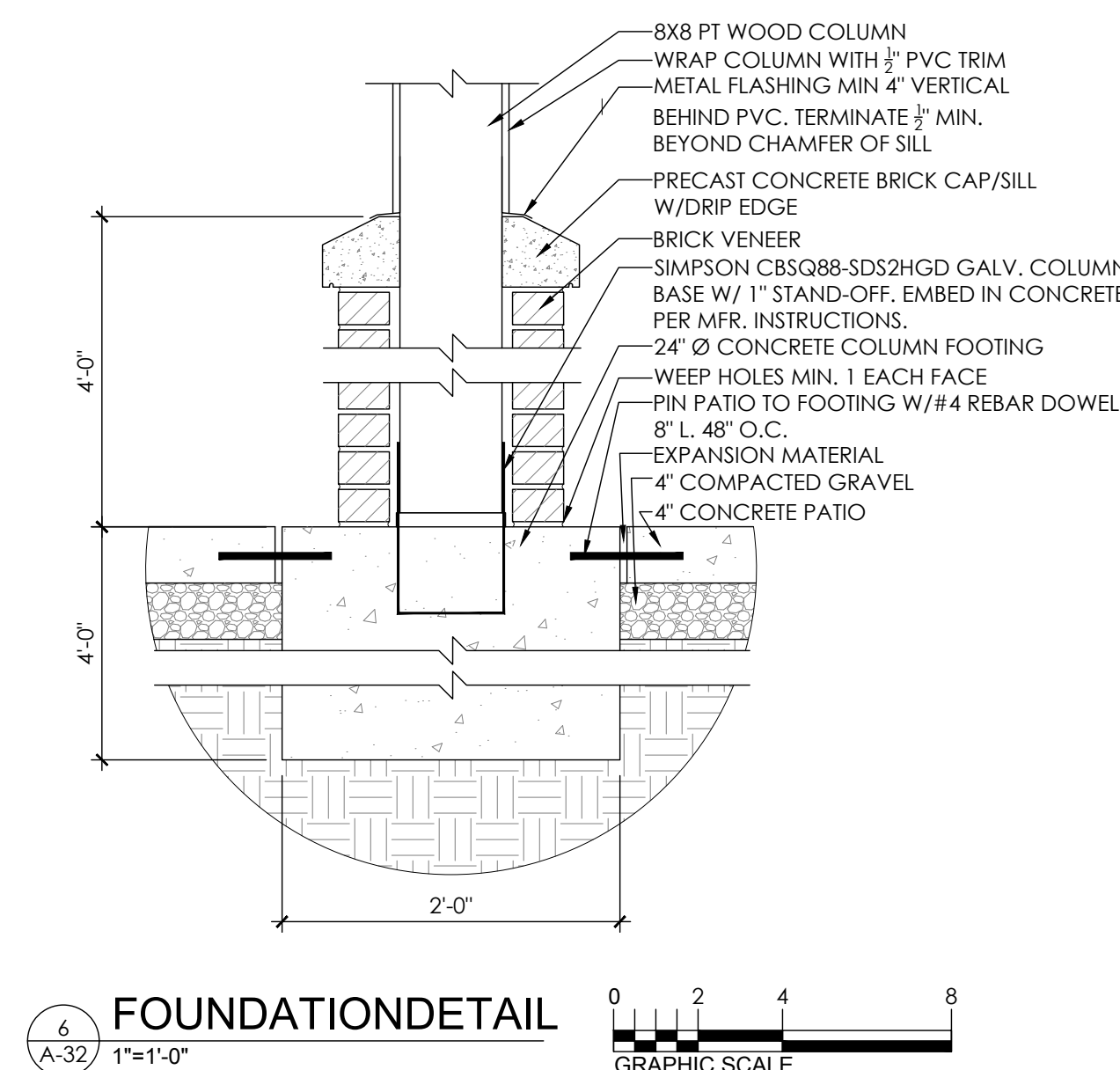
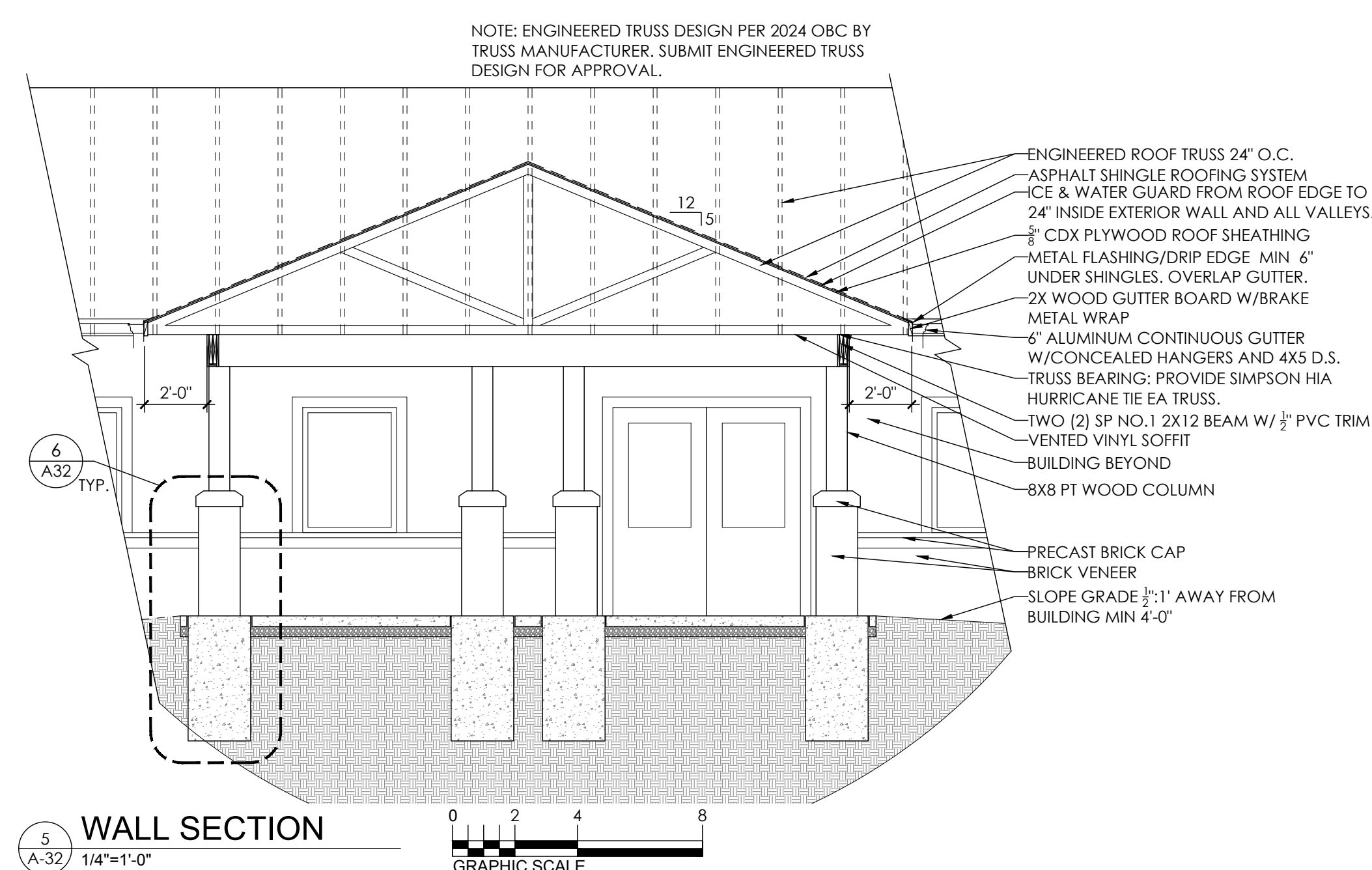
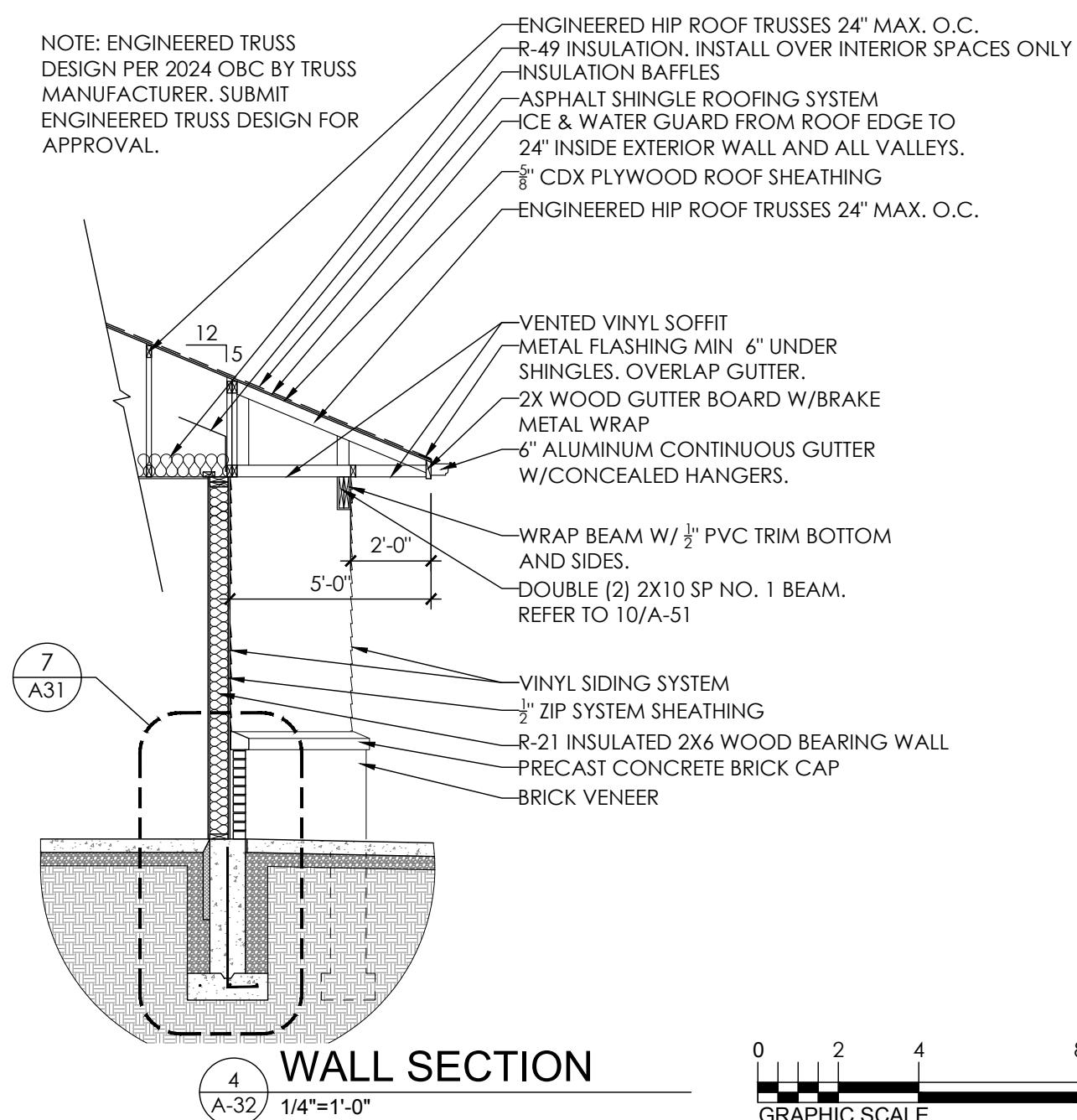
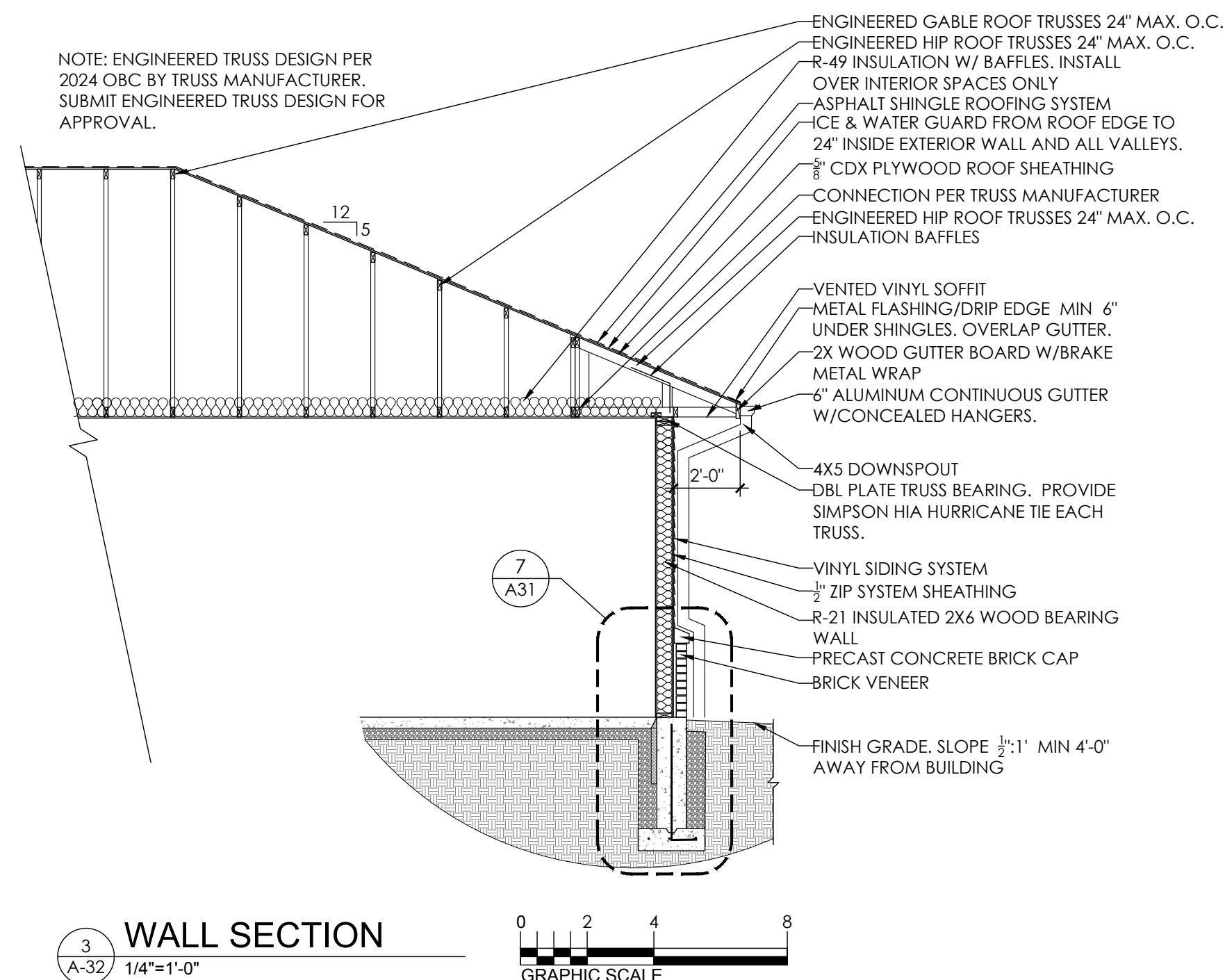
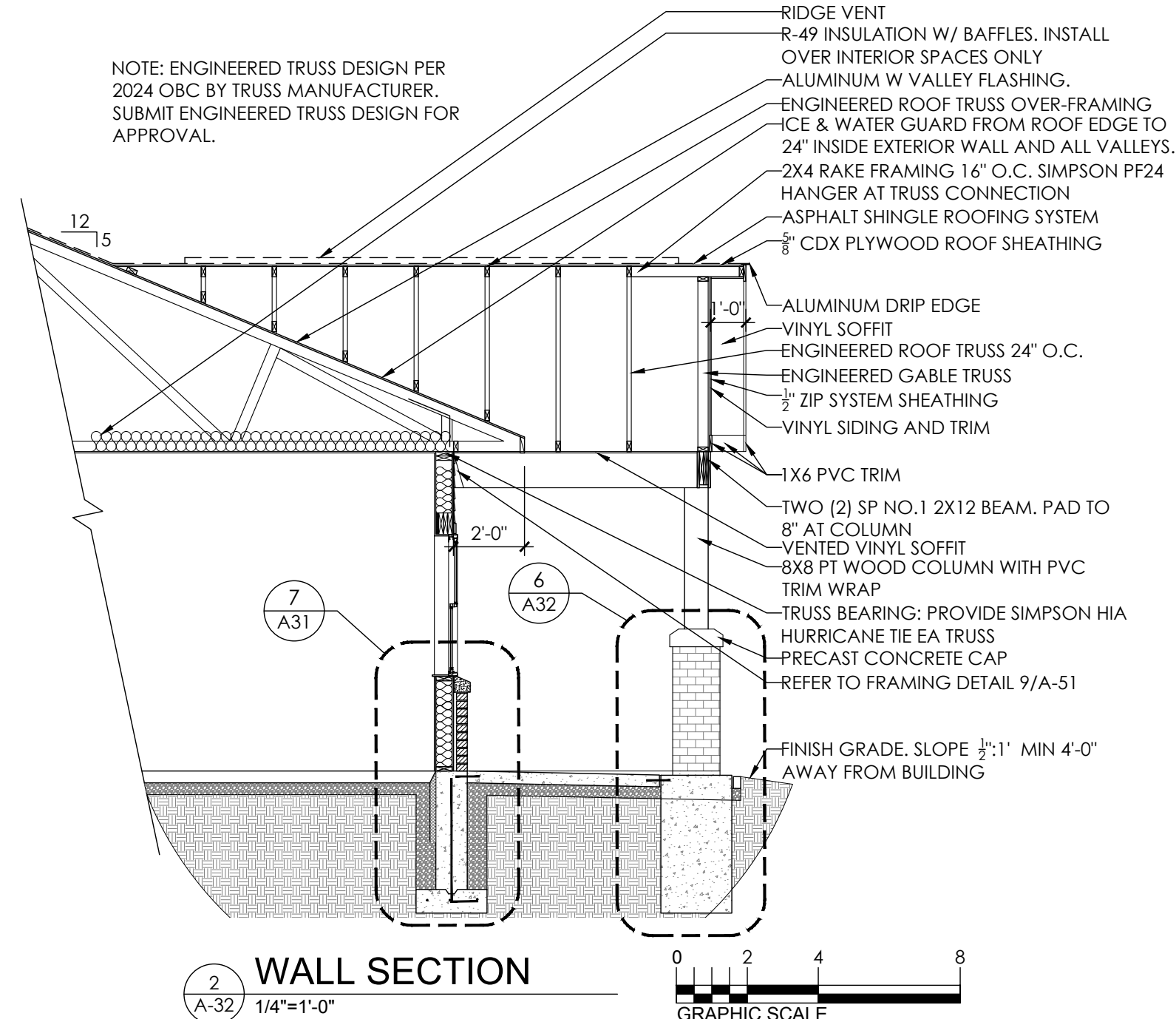
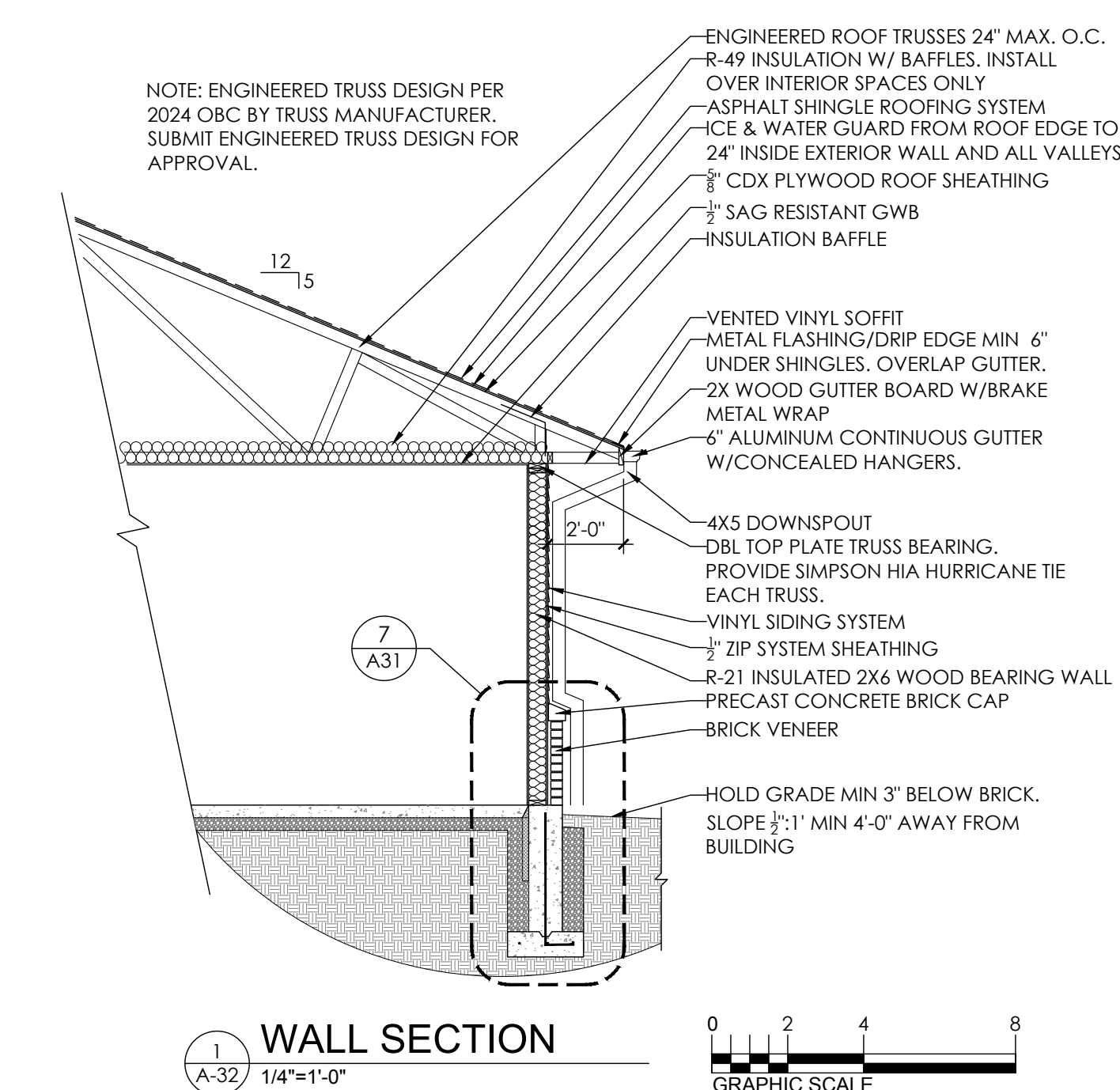
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1	FOR PERMIT	2.20.26

SHEET TITLE

SECTIONS
AND
DETAILS

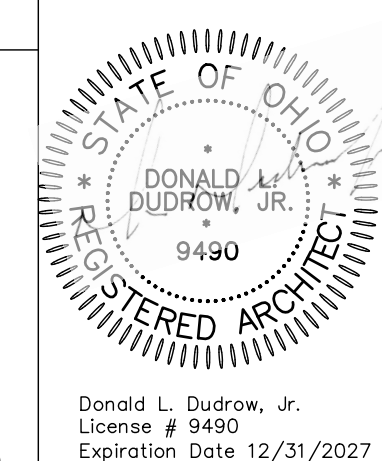
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A-31



- GENERAL NOTES

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5. WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT.
6. RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
7. ALL WORK SHALL FOLLOW THE CITY OF CHICAGO BUILDING DEPARTMENT SPECIFICATIONS. WHERE CONFLICTS EXIST AMONG DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT SHALL APPLY.
8. SCALE THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL INTENT. CONTRACTOR SHALL BE RESPONSIBLE TO NOT INTEND TO SHOW EVERY OFFSET, COMPONENT LOCATION ETC.
9. EXCEPT WHERE MODIFIED BY SPECIFIC NOTATION, THE INDICATION OR OMISSION OF ANY WORK ITEM SHALL BE CONSIDERED TO BE A DIRECT ORDER TO CARRY WITH THE INSTRUCTION TO FURNISH AND INSTALL THE ITEM, REGARDLESS OF WHETHER OR NOT THIS INSTRUCTION IS EXPLICITLY STATED AS PART OF THE INDICATION OR DESCRIPTION.
10. CONSULT WITH ANY OTHER TRADES AS NECESSARY. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.



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Scale:	Date:	Drawn By:	Project Number:
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Scale:	Date:	Drawn By:
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Scale:

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

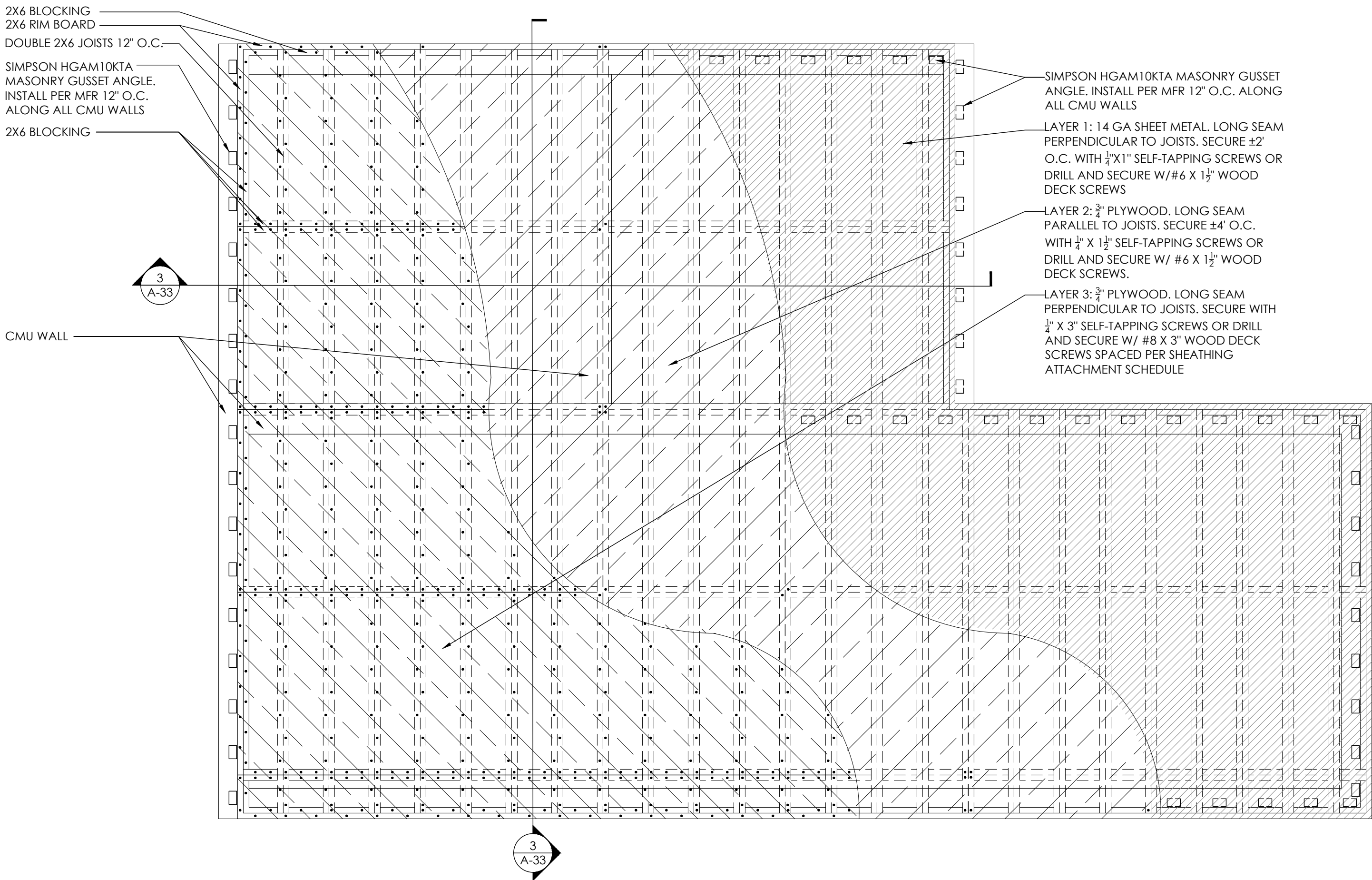
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NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.2

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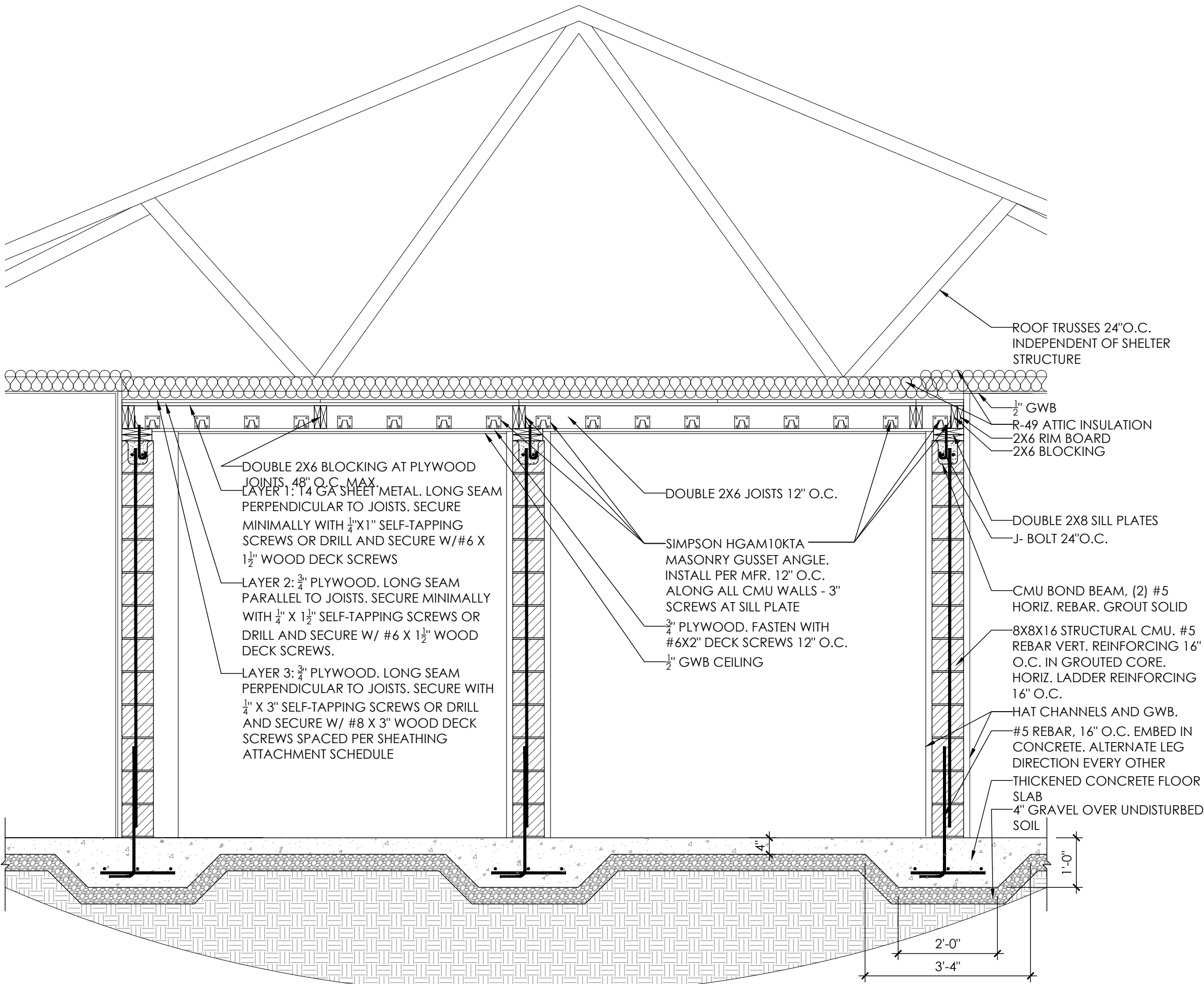
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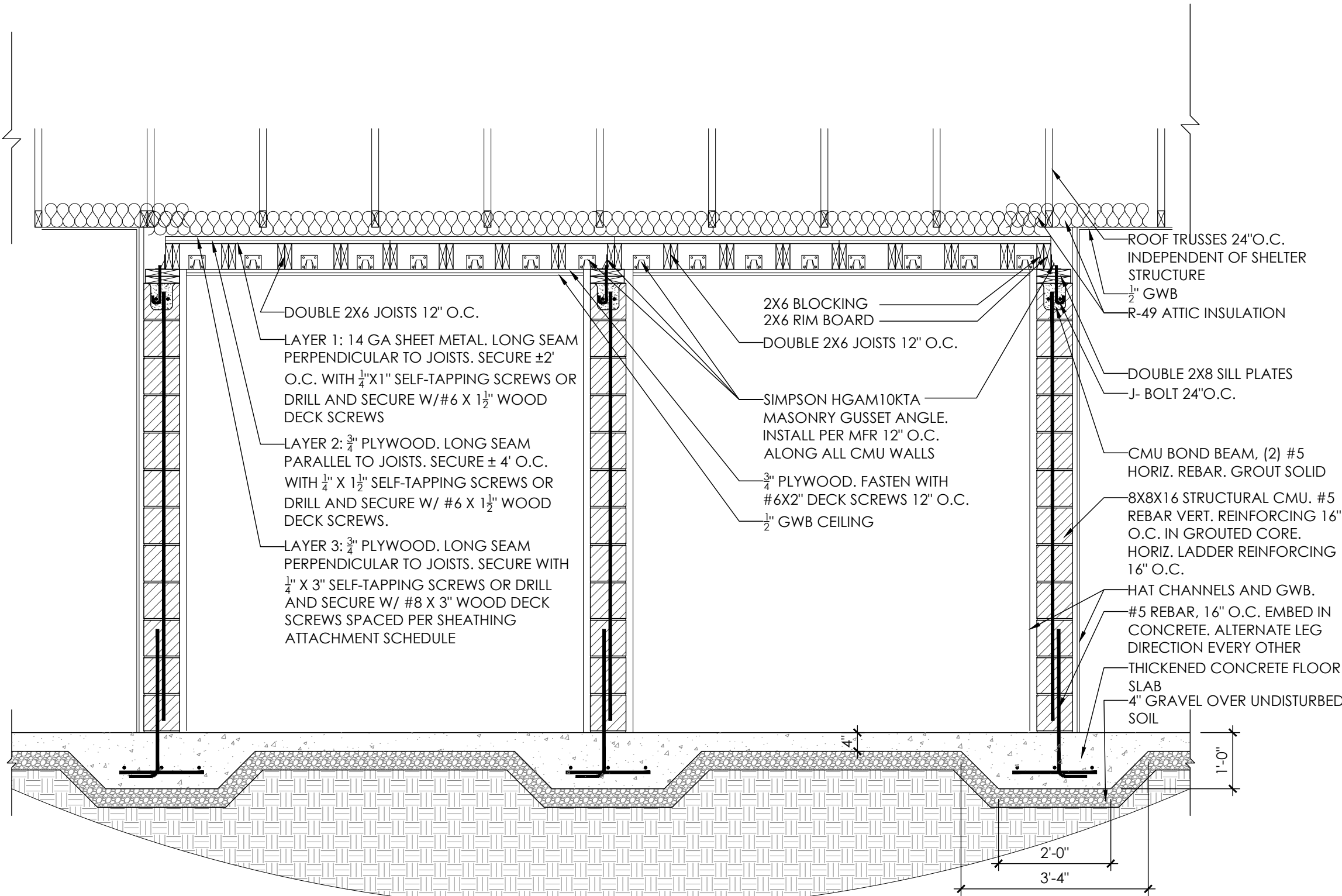
A-32



1
A-33
ENLARGED FLOOR/FRAMING PLAN
1/2"=1'-0"



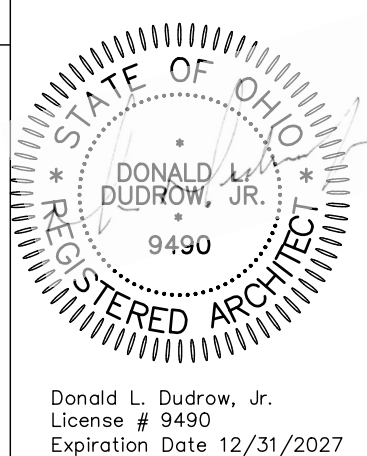
2
A-33
WALL SECTION
1/2"=1'-0"



3
A-33
WALL SECTION
1/2"=1'-0"

SHEATHING ATTACHMENT SCHEDULE		
PANEL LENGTH	#8X3" WOOD DECK SCREWS	1/4" X 3" SELF TAPPING SCREWS
LAYER 3 3'-6" TO 5'-0"	2" O.C. AT EDGES 6" O.C. IN FIELD	3" O.C. AT EDGES 6" O.C. IN FIELD
LAYER 3 5'-1" TO 7'-0"	3" O.C. AT EDGES 6" O.C. IN FIELD	4" O.C. AT EDGES 6" O.C. IN FIELD
LAYER 3 7'-1" TO 14'-0"	4" O.C. AT EDGES 6" O.C. IN FIELD	6" O.C. AT EDGES 6" O.C. IN FIELD
NOTE: FOR PRE-DRILLED OPTION, ONLY PRE-DRILL SHEATHING, DO NOT PRE-DRILL 2X6 MATERIAL		

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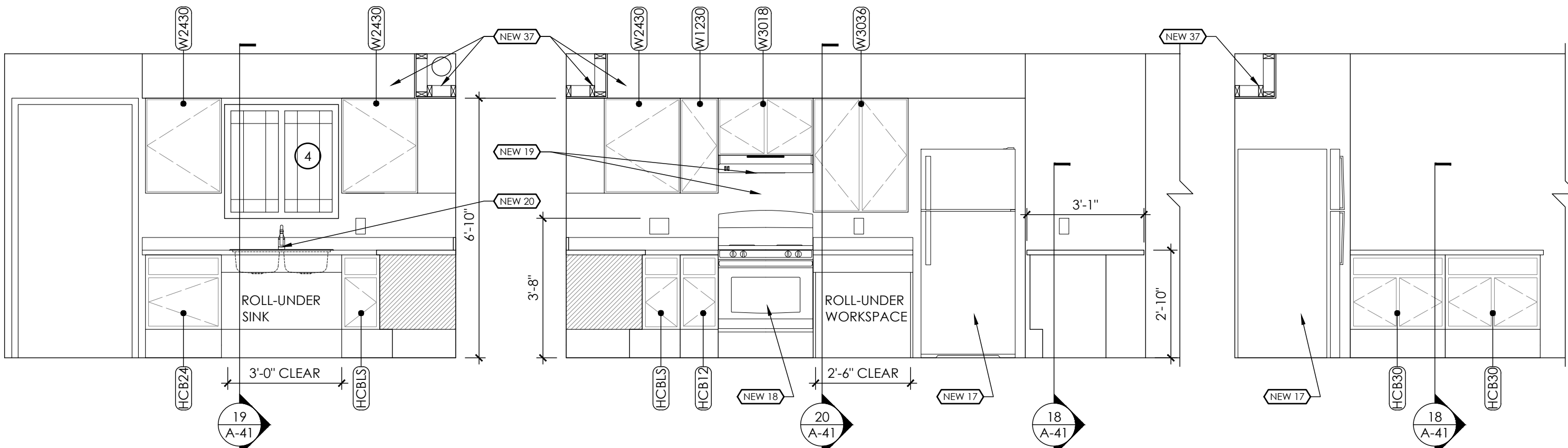
VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
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SHEET TITLE
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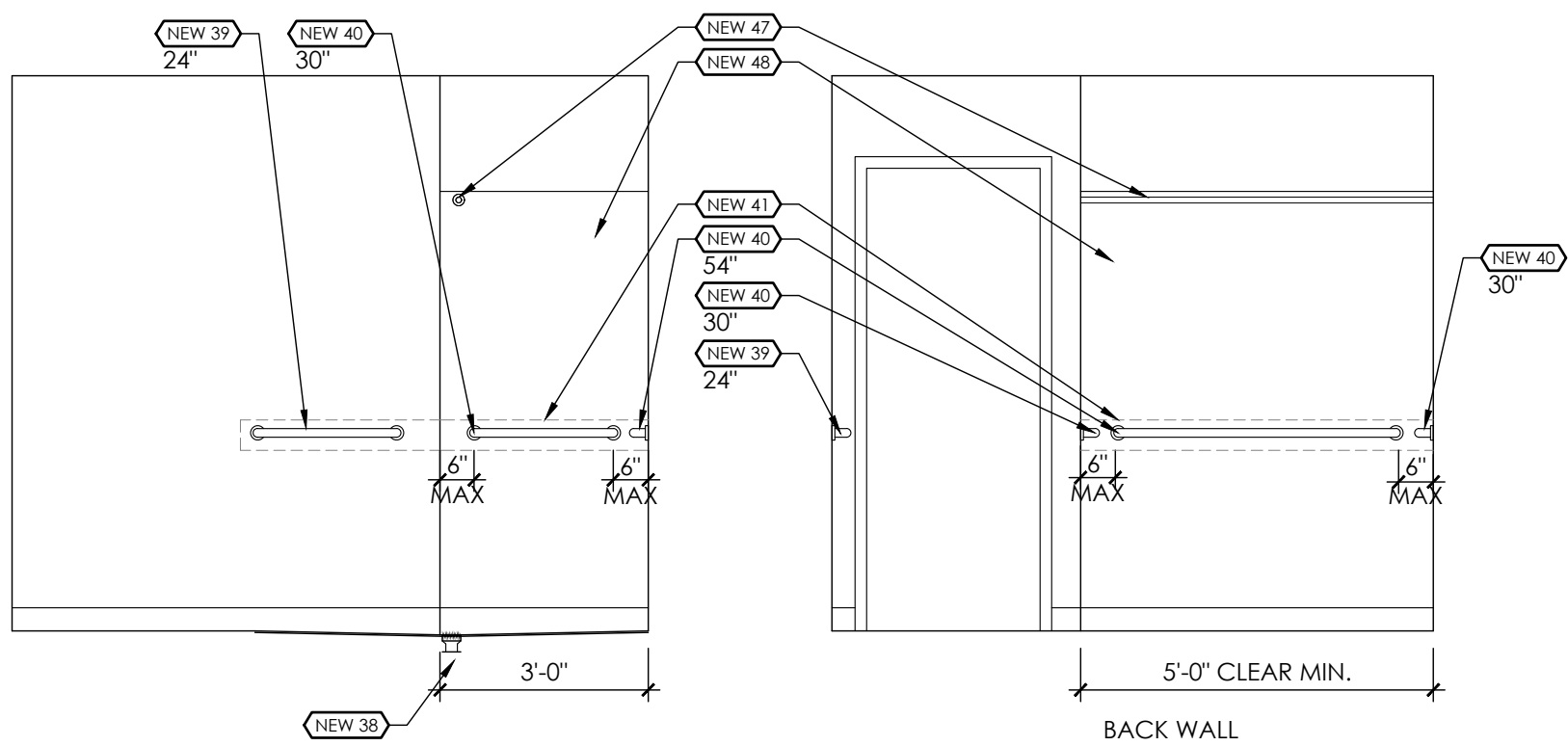
A-33



1 KITCHEN ELEVATION
A-41 3/8"=1'-0"

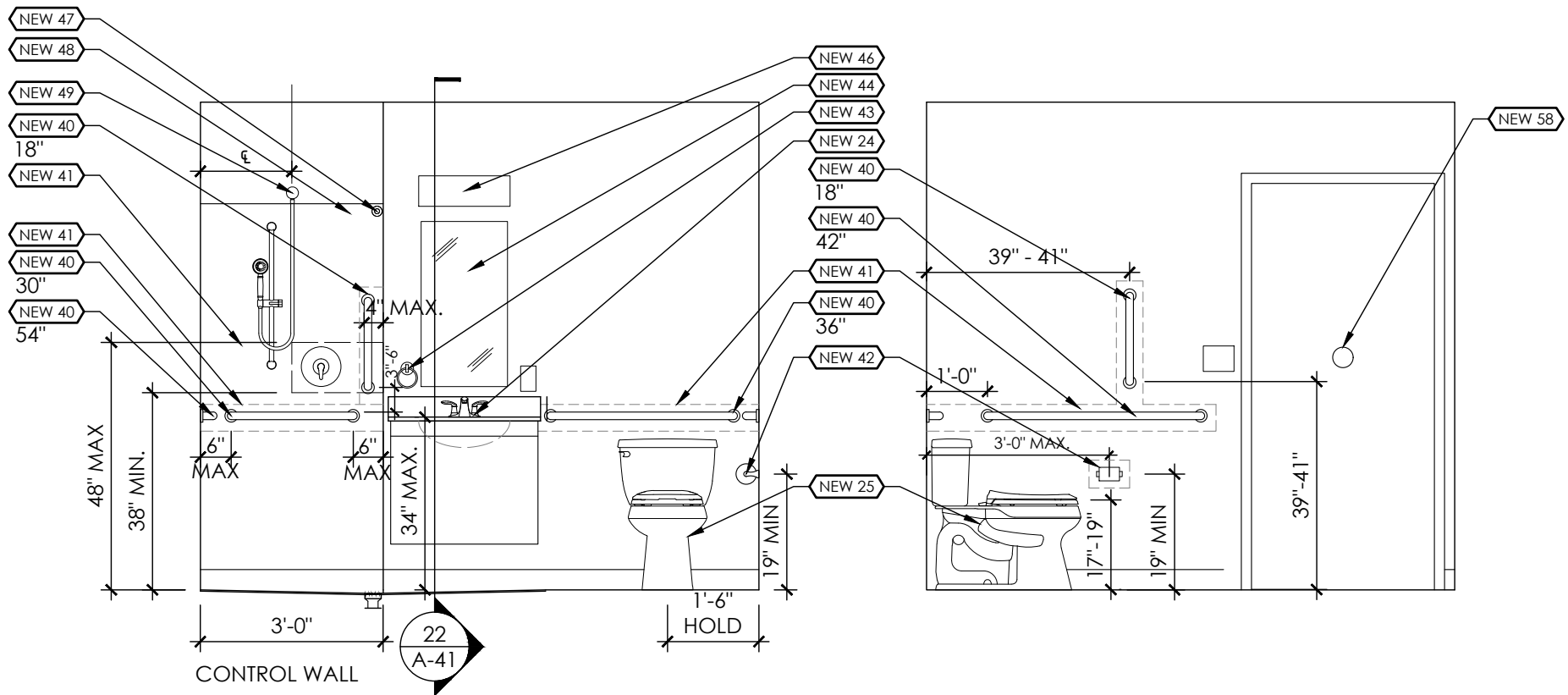
2 KITCHEN ELEVATION
A-41 3/8"=1'-0"

3 KITCHEN ELEVATION
A-41 3/8"=1'-0"



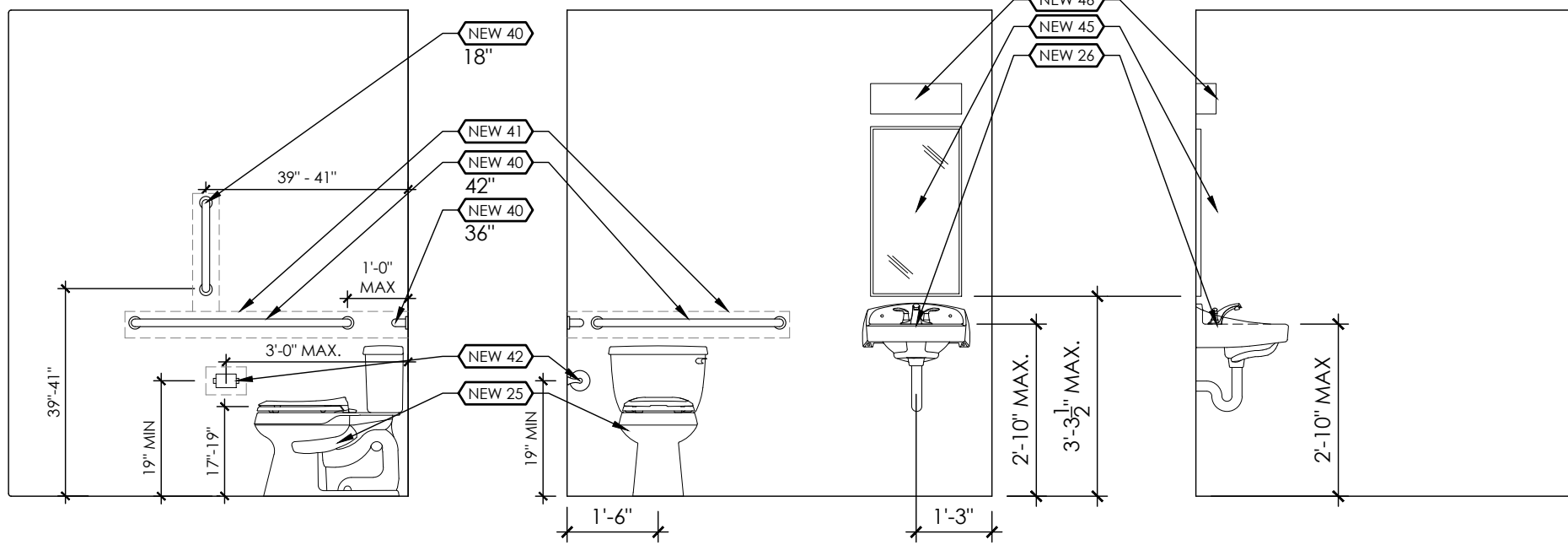
4 BATHROOM ELEVATION
A-41 3/8"=1'-0"

5 BATHROOM ELEVATION
A-41 3/8"=1'-0"



6 BATHROOM ELEVATION
A-41 3/8"=1'-0"

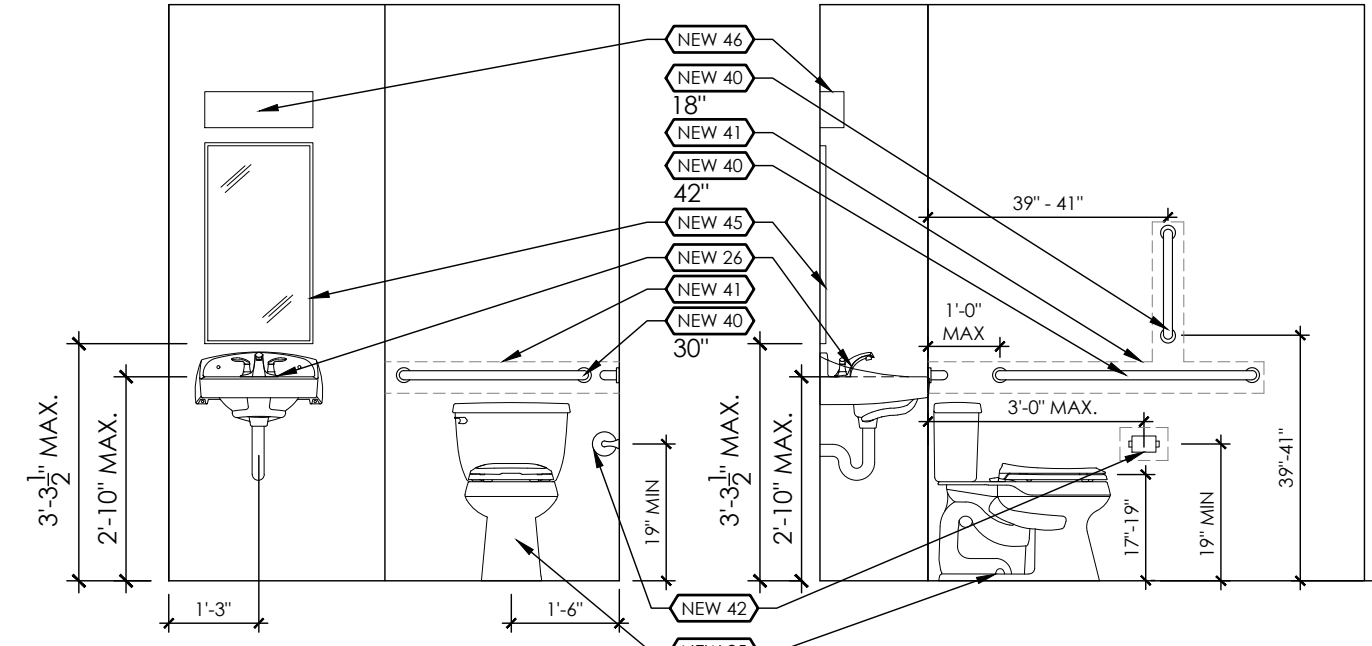
7 BATHROOM ELEVATION
A-41 3/8"=1'-0"



8 RESTROOM ELEVATION
A-41 3/8"=1'-0"

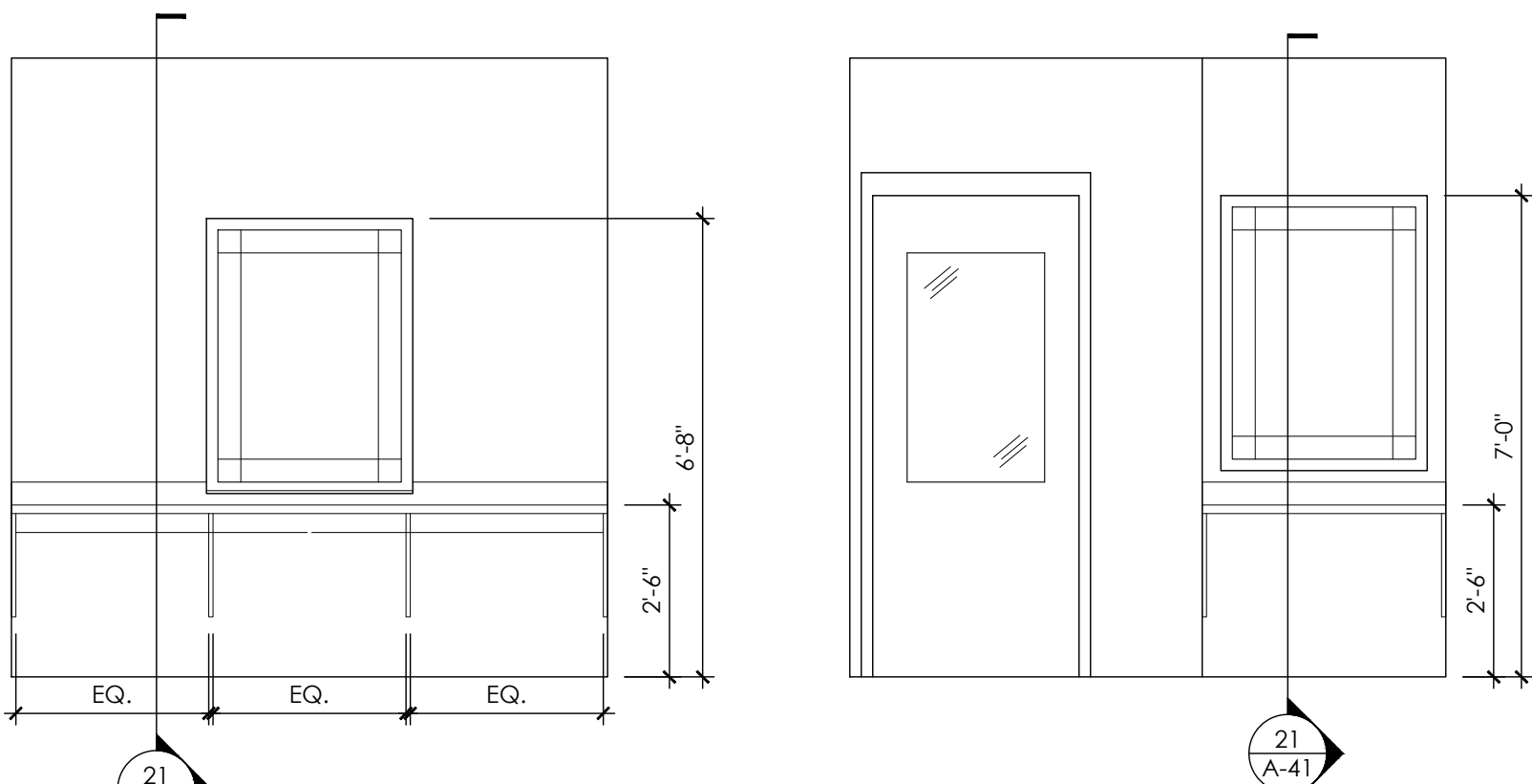
9 RESTROOM ELEVATION
A-41 3/8"=1'-0"

10 RESTROOM ELEVATION
A-41 3/8"=1'-0"



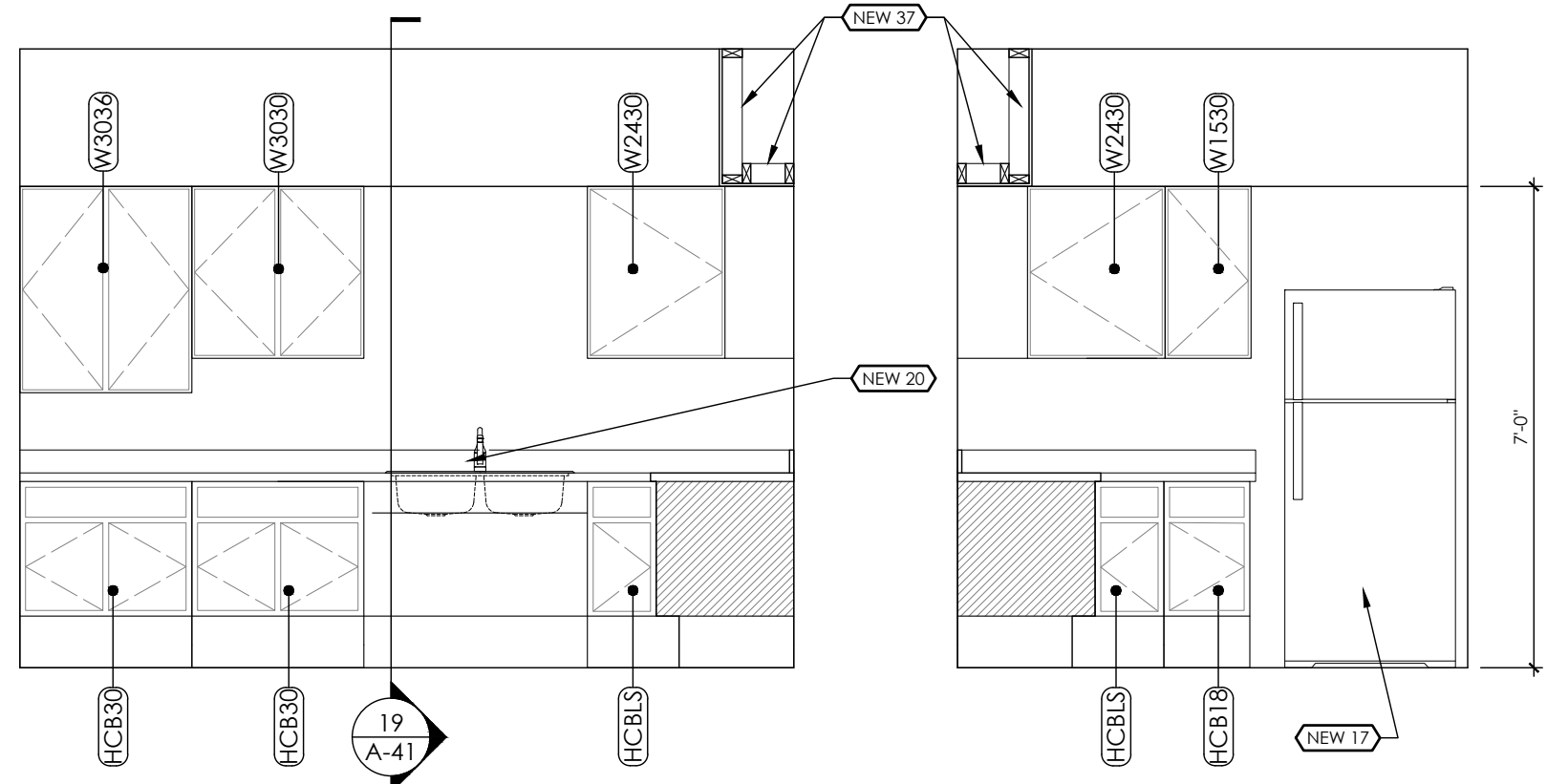
11 RESTROOM ELEVATION
A-41 3/8"=1'-0"

12 RESTROOM ELEVATION
A-41 3/8"=1'-0"



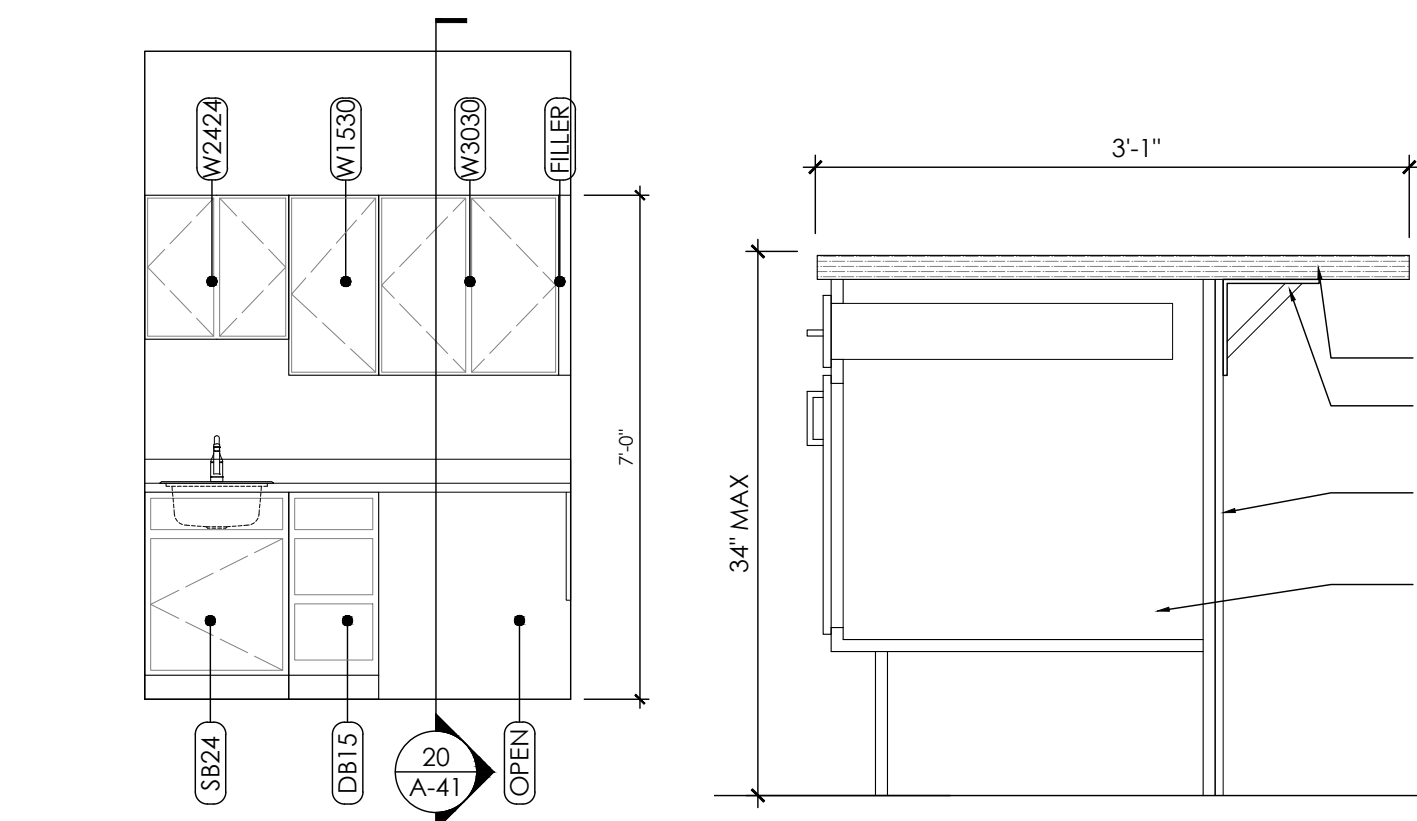
13 COMP. LAB ELEVATION
A-41 3/8"=1'-0"

14 COMP. LAB ELEVATION
A-41 3/8"=1'-0"



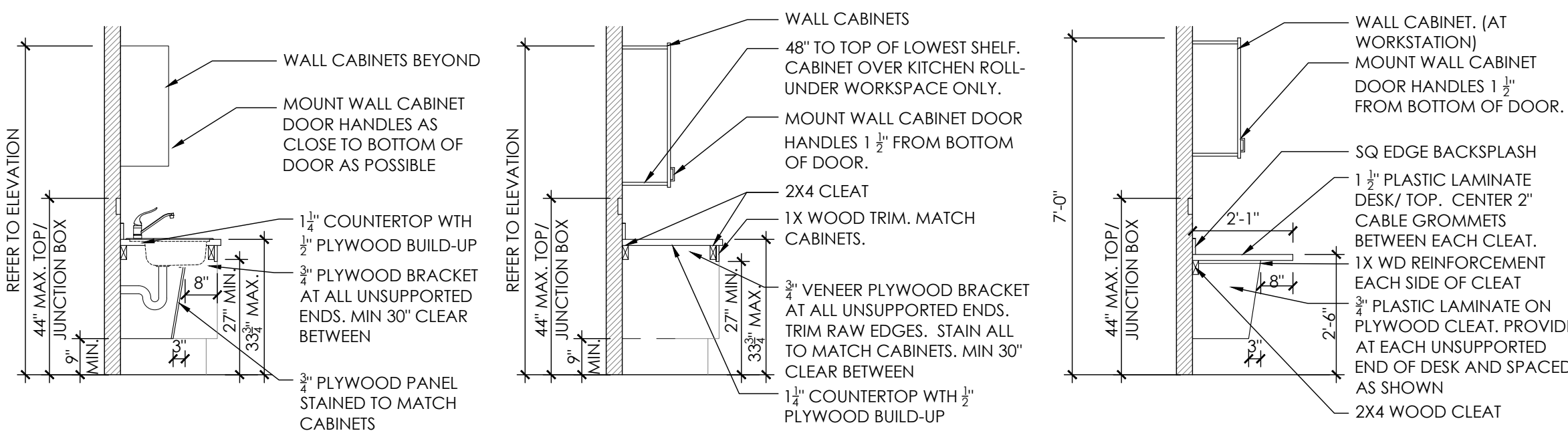
15 KITCHENETTE ELEVATION
A-41 3/8"=1'-0"

16 KITCHENETTE ELEVATION
A-41 3/8"=1'-0"



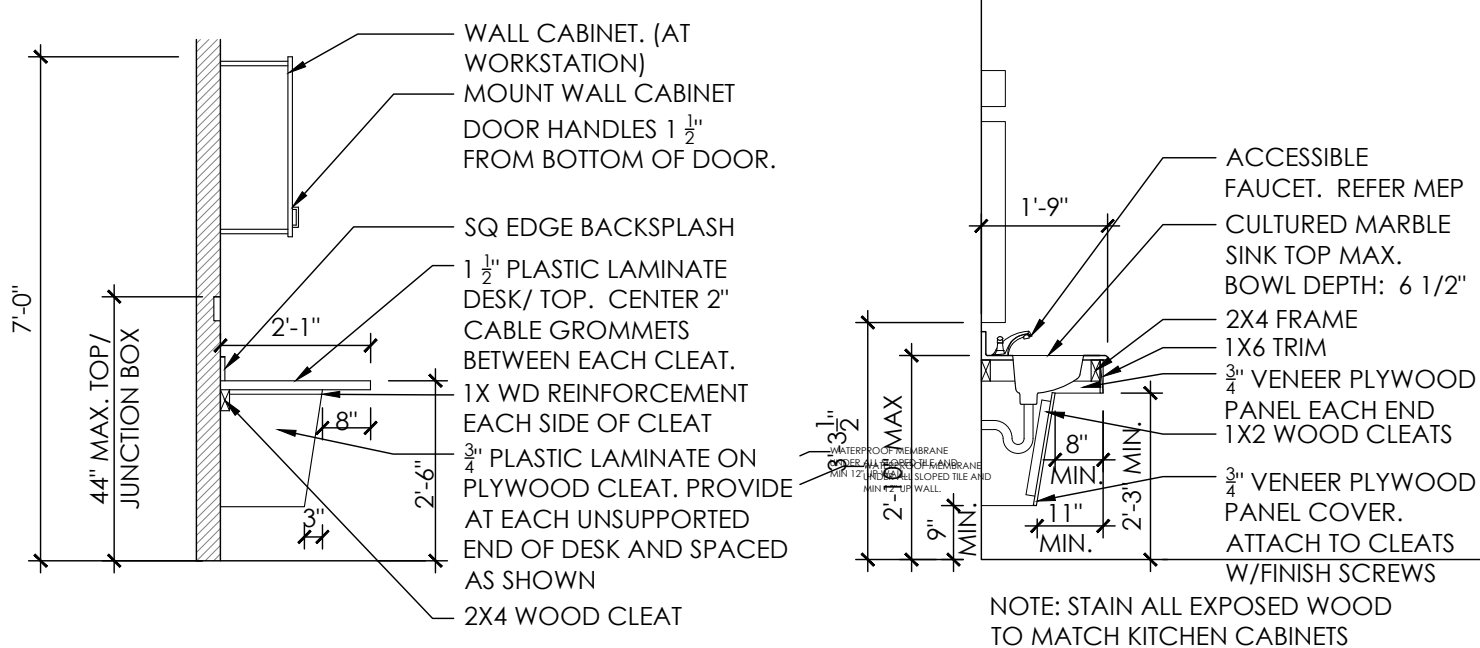
17 WORK STATION ELEVATION
A-41 3/8"=1'-0"

18 BAR SECTION
A-41 1"=1'-0"



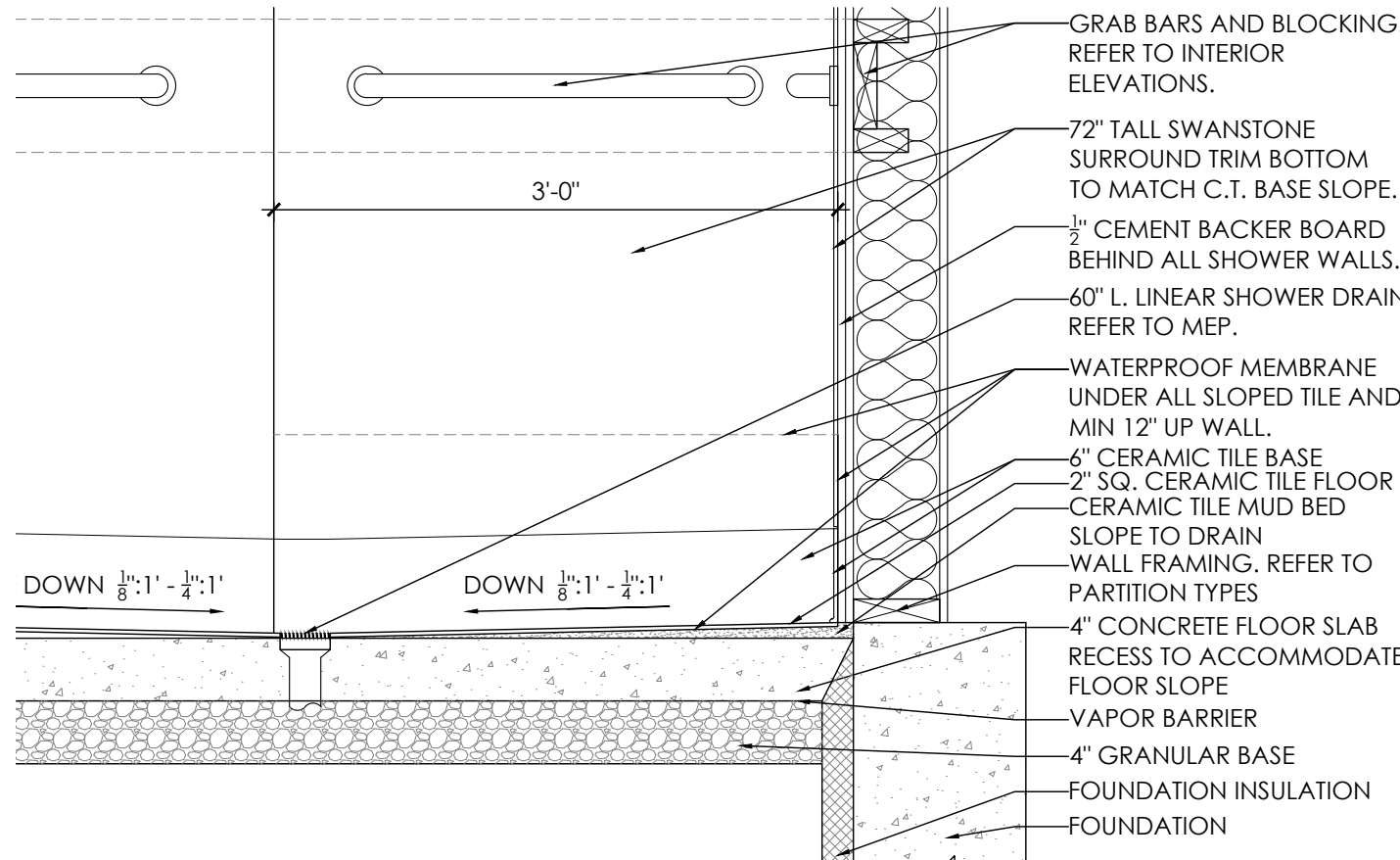
19 KITCHEN SINK SECTION
A-41 3/8"=1'-0"

20 ROLL-UNDER WORK SPACE
A-41 3/8"=1'-0"

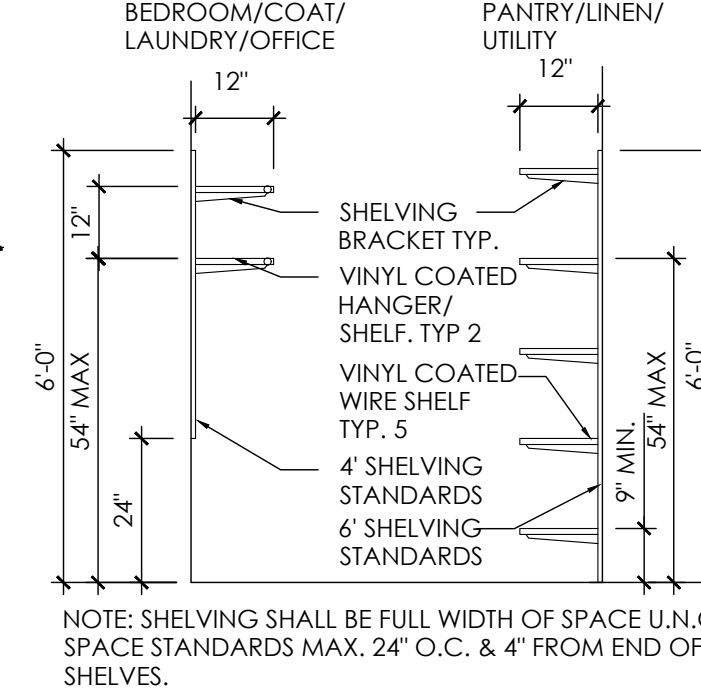


21 WORK COUNTER SECTION
A-41 3/8"=1'-0"

22 LAVATORY SECTION
A-41 3/8"=1'-0"



23 SHOWER DETAIL
A-41 1"=1'-0"



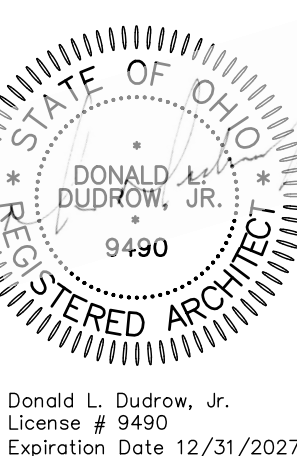
24 SHELVING DETAIL
A-41 3/8"=1'-0"

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CODED NOTES

1. NEW EXTERIOR WALL FOUNDATION AND FOOTING. REFER TO DETAIL.
2. NEW DEMISING WALL FOUNDATION. REFER TO DETAIL.
3. NEW FOUNDATION AT REINFORCED WALL. REFER TO DETAIL.
4. NEW COLUMN FOUNDATION AND FOOTING. REFER TO DETAIL.
5. NEW CONCRETE PATIO SLAB BROOM FINISH.
6. NEW CONCRETE FLOOR SLAB OVER CONTINUOUS VAPOR BARRIER, SCREED SMOOTH. REFER TO DETAILS. PROVIDE STAINLESS STEEL TERMITE MESH AT ALL SLAB PENETRATIONS.
7. ENGINEERED WOOD TRUSSES @ 24" O.C. MAX. TRUSS DESIGN PER 2021 IBC BY TRUSS MANUFACTURER. DESIGN FOR DESIGNATED LOADS. SUBMIT ENGINEERED TRUSS DESIGN FOR APPROVAL.
8. ENGINEERED WOOD GABLE TRUSS. REFER TO NOTE 7 FOR DESIGN.
9. ENGINEERED WOOD OVER FRAME TRUSS. REFER TO NOTE 7 FOR DESIGN.
10. ENGINEERED WOOD HIP TRUSS. REFER TO NOTE 7 FOR DESIGN.
11. ALUMINUM W VALLEY FLASHING. TYP ALL VALLEYS.
12. STEEL ATTIC ACCESS PANEL. REFER TO SPECIFICATIONS.
13. 6" CONTINUOUS ALUMINUM GUTTERS WITH CONCEALED HANGERS.
14. 4X5 DOWNSPOUT.
15. RIDGE VENT. REFER TO DETAIL 7/A-32.
16. KITCHEN CABINETS AND COUNTERTOP. REFER TO INTERIOR ELEVATIONS.
17. REFRIGERATOR.
18. ELECTRIC RANGE.
19. RANGEHOOD & GREASE SHIELD. VENT RANGEHOOD THROUGH SOFFIT TO EXTERIOR WALL. PROVIDE CAP. REFER TO INTERIOR ELEVATIONS AND MEP DRAWINGS. WIRE RANGEHOOD TO WALL SWITCH.
20. SINK AND FAUCET. REFER TO PLUMBING DRAWINGS.
21. WASHER BOX. REFER TO PLUMBING DRAWINGS.
22. DRYER VENT AND ELECTRIC. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.
23. VINYL COATED WIRE SHELVING. REFER TO DETAIL 24/A41.
24. WALL HUNG VANITY SINK/TOP, FRAME, AND FAUCET. REFER TO DETAIL 22/A41 AND PLUMBING DRAWINGS.
25. TOILET. REFER TO MEP. CENTER FIXTURE 18" OFF FINISHED WALL.
26. WALL HUNG LAVATORY. REFER TO PLUMBING DRAWINGS.
27. REFER TO INTERIOR ELEVATIONS FOR ACCESSORIES IN THIS SPACE.
28. ROLL-IN SHOWER. REFER TO PLUMBING DRAWINGS. SLOPE SHOWER AND BATHROOM FLOOR $\frac{1}{8}"$ - $\frac{1}{4}"$ TOWARD DRAIN. SEE 23/A41.
29. LVT FLOORING - WOOD LOOK.
30. LVT FLOORING - STONE LOOK.
31. CERAMIC TILE FLOORING.
32. MOP SINK. REFER TO PLUMBING DRAWINGS.
33. AIR HANDLER UNIT. REFER TO MEP DRAWINGS.
34. FLOOR DRAIN. SLOPE FLOOR $\frac{1}{8}"$ - $\frac{1}{4}"$ TO DRAIN. REFER TO PLUMBING DRAWINGS.
35. MAILBOX KIOSK: SALISBURY 3316 OR EQUAL: 16 HORIZONTAL BOXES, 2 PARCEL BOXES, 1 OUTGOING MAIL BOX. EMBED (4) $\frac{1}{2}"$ X $\frac{5}{8}"$ S.S. STUDS IN CONCRETE. LOCATE PER MFG MANUFACTURER.
36. ELECTRIC WATER HEATER. REFER TO MEP DRAWINGS.
37. 2X4 WD FRAMED BULKHEAD WITH $\frac{1}{2}"$ GWB. BULKHEAD SHALL PROJECT 1" MIN FROM END AND FACE OF CABINET BOX.
38. TRENCH DRAIN. SLOPE FLOOR $\frac{1}{8}"$ - $\frac{1}{4}"$ TO DRAIN. REFER TO PLUMBING DRAWINGS AND 23/A41.
39. GRAB BAR. SIZE AS INDICATED. INSTALL HORIZONTAL BARS WITH GRIPPING SURFACE 33"-36" A.F.F. UNLESS NOTED OTHERWISE. REFER TO SPECIFICATION.
40. GRAB BAR AS TOWEL BAR. SIZE AS INDICATED.
41. CONTINUOUS BLOCKING. REFER TO DETAIL 11/A51.
42. TOILET PAPER HOLDER. PROVIDE BLOCKING. REFER TO SPECIFICATIONS.
43. TOWEL RING. REFER TO SPECIFICATIONS.
44. SURFACE MOUNTED MEDICINE CABINET. REFER TO SPECIFICATIONS.
45. FRAMED MIRROR. REFER TO SPECIFICATIONS.
46. WALL-MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
47. HEAVY DUTY SHOWER ROD. PROVIDE CURTAIN AND RINGS. REFER TO SPECIFICATIONS.
48. SWANSTONE SHOWER SURROUND. REFER TO SPECIFICATIONS.
49. DROP ELV/VACUUM BREAK, HAND-HELD SPRAYER, HOSE, AND SLIDE BAR. CENTER SHOWER OUTLET ON SHOWER SURROUND.
50. CERAMIC TILE COVE BASE.
51. PROVIDE $\frac{1}{2}"$ X 6" PLYWOOD BETWEEN GWB CEILING AND TRUSSES. SECURE TO TRUSSES 12" O.C. SECURE TRUSSES AT ALL INTERSECTIONS WITH BATHROOM WALLS WITH SIMPSON HIA HURRICANE TIE.
52. ALIGN FACE OF FRAMING WITH FACE OF FLOORING.
53. HARDWIRED PHOTO-ELECTRIC SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
54. HARDWIRED COMBINATION CO DETECTOR AND IONIZATION SMOKE DETECTOR WITH SEALED BATTERY BACK-UP. WIRE ALL DEVICES WITHIN UNIT.
55. STROBE NOTIFIER (NO DETECTION). CONNECT TO OTHER SMOKE AND CO DEVICES IN UNIT. PROVIDE IN SIGHT/SOUND UNIT 705.
56. PORTABLE FIRE EXTINGUISHER.
57. APPROXIMATE LOCATION FOR KEYPAD FOR DOOR ACCESS 48" H. MAX.
58. APPROXIMATE LOCATION FOR DOOR OPERATORS, 36" H. MAX.
59. MOUNT ROBE HOOK ON BACK OF BATHROOM DOOR - 48" MAX. HT. PASSIVE RADON PIPE. OFFSET PIPING IN ATTIC TO AVOID RIDGE VENT AND OTHER OBSTACLES. REFER TO DETAIL 10/A32 AND MEP.



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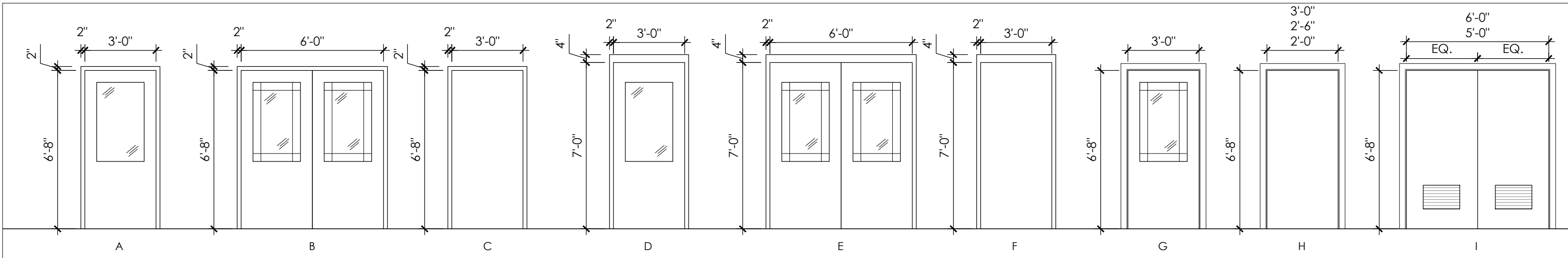
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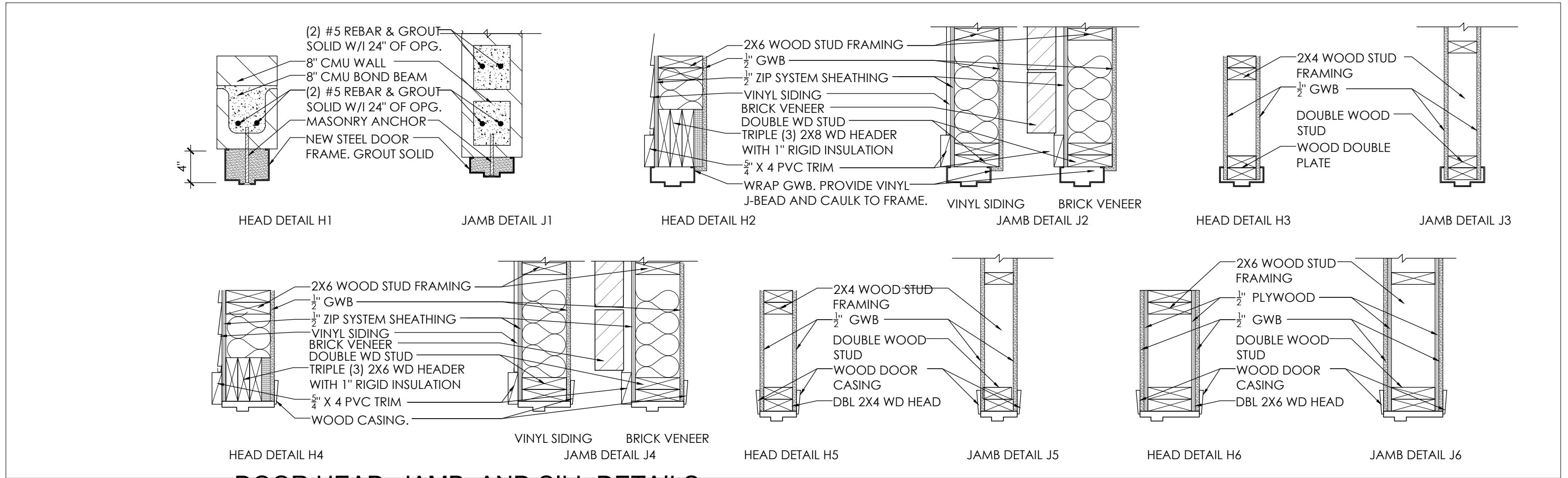
INTERIOR
ELEVATIONS
AND
DETAILS

SHEET NUMBER

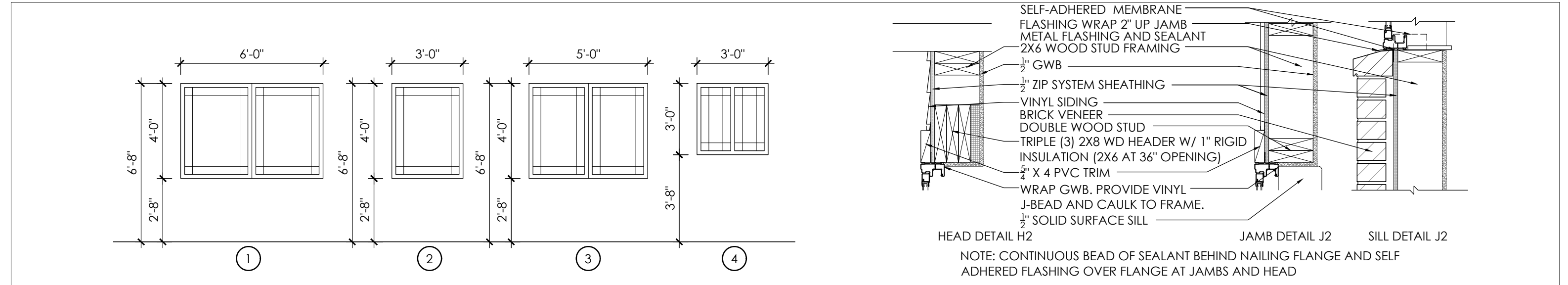
A-41



1 DOOR ELEVATIONS
A-51 SCALE: 1/4"=1'-0"

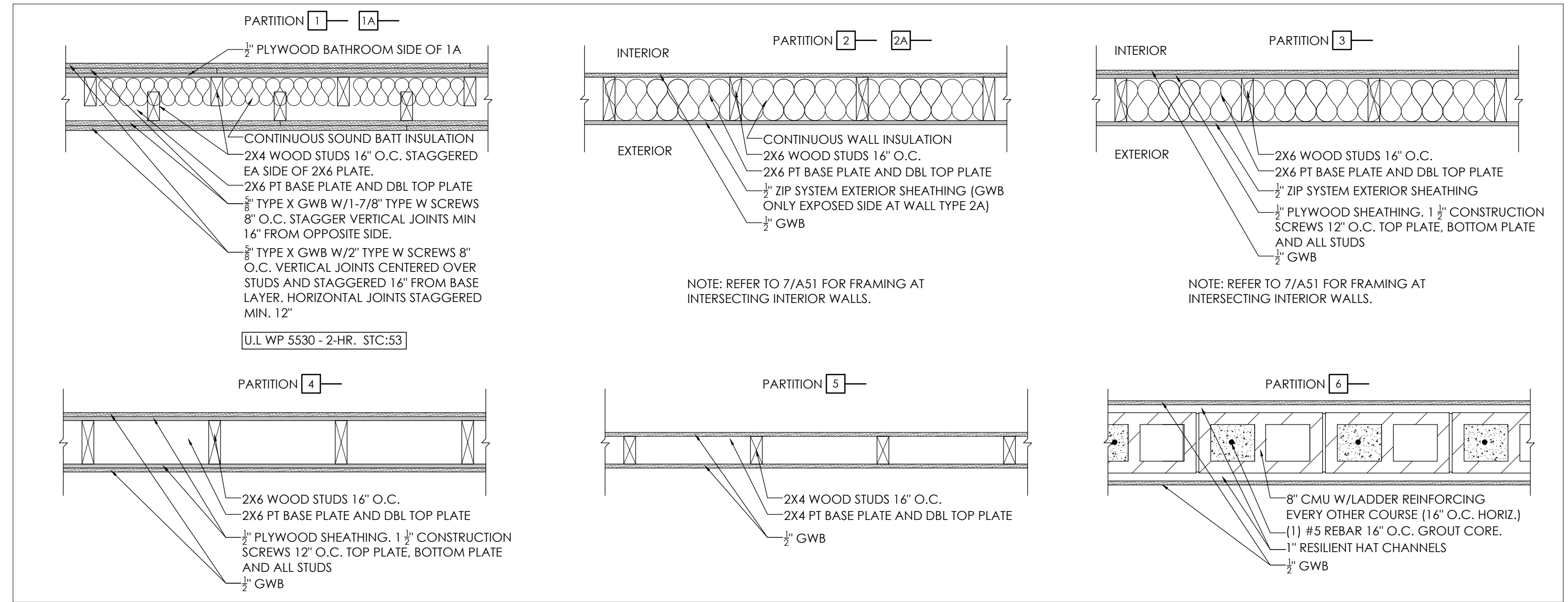


2 DOOR HEAD, JAMB, AND SILL DETAILS
A-51 SCALE: 1"=1'-0"

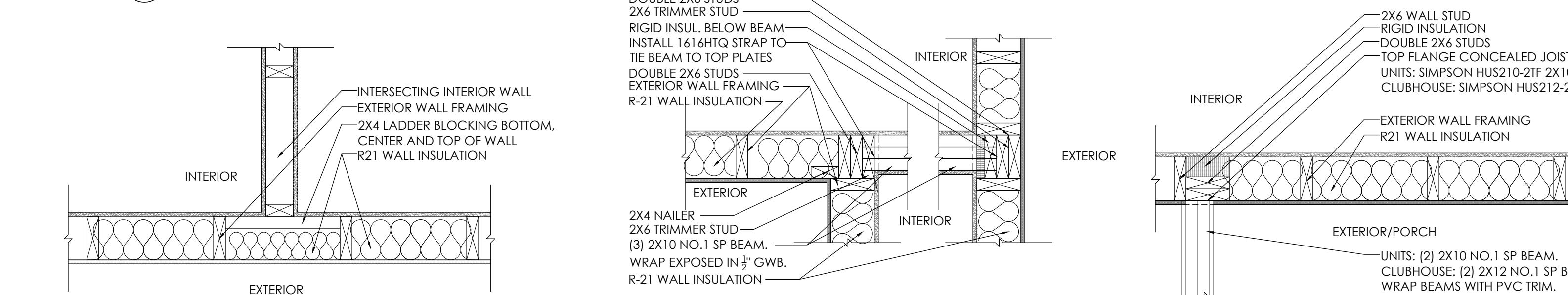


3 WINDOW ELEVATIONS
A-51 SCALE: 1/4"=1'-0"

4 WINDOW HEAD, JAMB, AND SILL DETAILS
A-51 SCALE: 1"=1'-0"



5 WALL PARTITIONS
A-51 SCALE: 1"=1'-0"



7 FRAMING DETAIL
A-51 SCALE: 1"=1'-0"

8 FRAMING DETAIL
A-51 SCALE: 1"=1'-0"

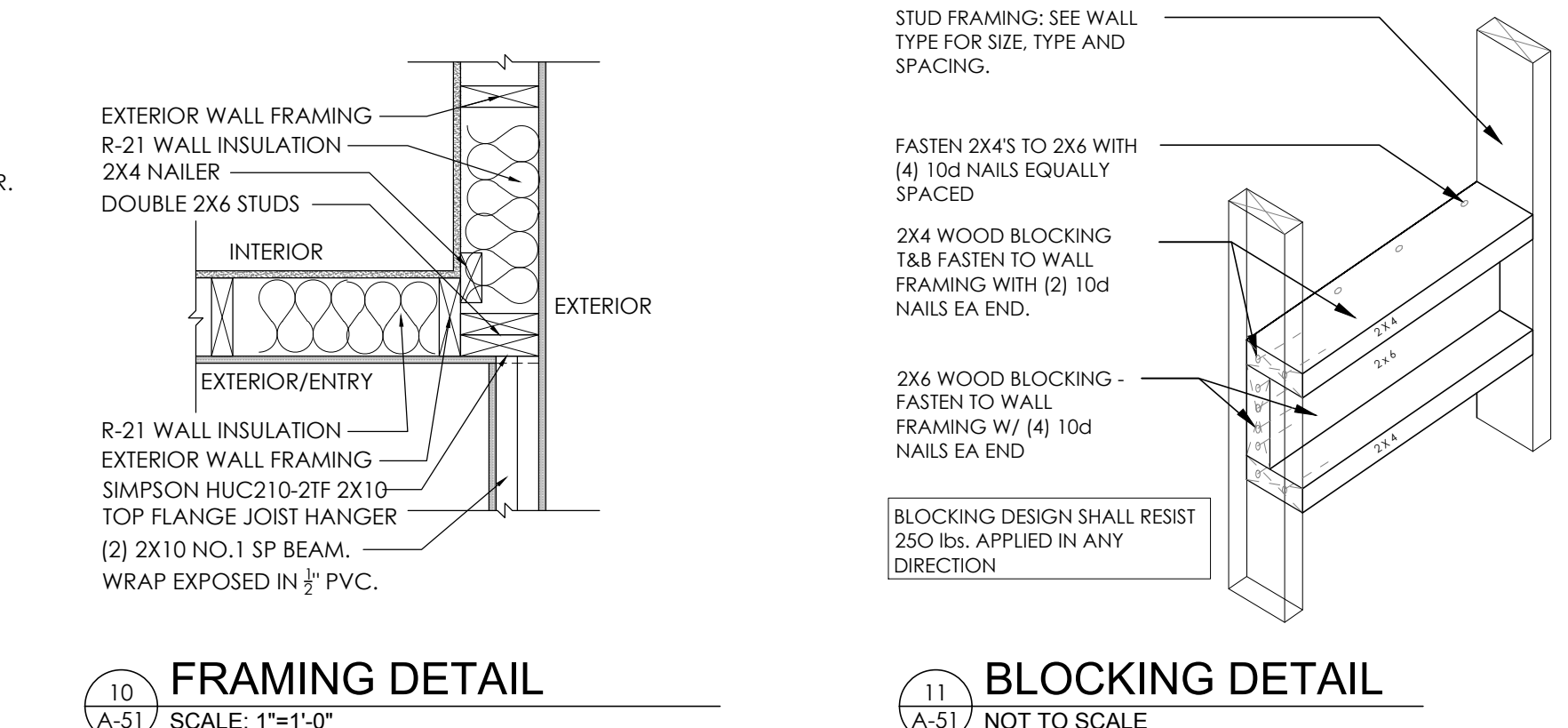
9 FRAMING DETAIL
A-51 SCALE: 1"=1'-0"

DOOR SCHEDULE												
NO.	FROM	TO	DOOR SIZE *	DOOR MATERIAL	FRAME MATERIAL	HEAD	JAMB	HARDWARE	TYPE	RATING	ELEV.	NOTES
100	EXTERIOR	ENTRY	6068	STEEL	STEEL	H2	J2	SET 1	FLUSH	-	B	1, 2, 3, 6, 9, & 10
101	ENTRY	LOBBY	6070	SCWD	STEEL	H1	J1	SET 1	FLUSH	-	E	1, 2, 3, 4, 6, 9, 10
102	LOBBY	COMPUTER LAB	3070	SCWD	STEEL	H1	J1	SET 3	FLUSH	-	D	1, 2, 3, 4, & 6
103	LOBBY	RESTROOM 1	3070	SCWD	STEEL	H1	J1	SET 5	FLUSH	-	F	1, 2, 3, & 6
104	LOBBY	RESTROOM 2	3070	SCWD	STEEL	H1	J1	SET 5	FLUSH	-	F	1, 2, 3, & 6
105	LOBBY	COMMUNITY ROOM	6070	SCWD	STEEL	H1	J1	SET 1	FLUSH	-	E	1, 2, 3, 4, & 6
106	COMMUNITY ROOM	KITCHENETTE	3068	SCWD	STEEL	H3	J3	SET 3	FLUSH	-	A	1, 2, 3, & 6
107	COMMUNITY ROOM	MECHANICAL	3068	SCWD	STEEL	H3	J3	SET 3	FLUSH	-	C	1, 2, 3, & 6
108	LOBBY	WAITING	3070	SCWD	STEEL	H1	J1	SET 5	FLUSH	-	D	1, 2, 3, 4, & 6
109	WAITING	MANAGER'S OFFICE	3068	SCWD	STEEL	H3	J3	SET 3	FLUSH	-	C	1, 2, 3, & 6
109A	MANAGER'S OFFICE	CLOSET	3068	SCWD	STEEL	H3	J3	SET 4	FLUSH	-	C	1, 2, 3, & 6
110	WAITING	SOCIAL SERVICES	3068	SCWD	STEEL	H3	J3	SET 3	FLUSH	-	C	1, 2, 3, & 6
110A	SOCIAL SERVICES	CLOSET	3068	SCWD	STEEL	H3	J3	SET 4	FLUSH	-	C	1, 2, 3, & 6
111	WAITING	RESTROOM	3068	SCWD	STEEL	H3	J3	SET 5	FLUSH	-	C	1, 2, 3, & 6
111A	CLINIC	RESTROOM	3068	SCWD	STEEL	H3	J3	SET 5	FLUSH	-	C	1, 2, 3, & 6
112	WAITING	CLINIC	3068	SCWD	STEEL	H3	J3	SET 3	FLUSH	-	C	1, 2, 3, & 6
112A	CLINIC	CLOSET	3068	SCWD	STEEL	H3	J3	SET 4	FLUSH	-	C	1, 2, 3, & 6
113	WAITING	EXTERIOR	3068	STEEL	STEEL	H2	J2	SET 2	FLUSH	-	A	1, 2, 3, 6, & 10
114	COMMUNITY ROOM	EXTERIOR	6068	STEEL	STEEL	H2	J2	SET 1	FLUSH	-	B	1, 2, 3, & 6
115	COMMUNITY ROOM	EXTERIOR	6068	STEEL	STEEL	H2	J2	SET 1	FLUSH	-	B	1, 2, 3, & 6
U-1	EXTERIOR	LIVING ROOM	3068	FIBERGLASS	WOOD/COMPOSITE	H4	J4	SET 6	FLUSH	-	G	1, 2, 3, 5, & 6
U-2	LIVING ROOM	MECHANICAL	2068	SCWD	WOOD	H5	J5	SET 4	FLUSH	-	H	1, 2, 3, 5, & 6
U-3	PATIO	KITCHEN	3068	FIBERGLASS	WOOD/COMPOSITE	H4	J4	SET 6	FLUSH	-	G	1, 2, 3, 5, & 6
U-4	KITCHEN	LAUNDRY	6068	SCWD	WOOD	H5	J5	SET 8	FLUSH	-	I	1, 2, 3, 5, 6, 7, & 8
U-5	KITCHEN	PANTRY	2668	SCWD	WOOD	H5	J5	SET 4	FLUSH	-	H	1, 2, 3, 5, & 6
U-6	HALL OR BEDROOM	BATHROOM	3068	SCWD	WOOD	H6	J6	SET 7	FLUSH	-	H	1, 2, 3, 5, 6, & 7
U-7	BATHROOM	LINEN	2668	SCWD	WOOD	H5	J5	SET 4	FLUSH	-	H	1, 2, 3, 5, & 6
U-8	BEDROOM	CLOSET	5068	SCWD	WOOD	H5	J5	SET 8	FLUSH	-	I	1, 2, 3, 5, & 6
U-9	HALL OR LIVING ROOM	BEDROOM 1	3068	SCWD	WOOD	H5	J5	SET 7	FLUSH	-	H	1, 2, 3, 5, 6, & 7
U-10	BEDROOM 1	CLOSET	3068	SCWD	WOOD	H5	J5	SET 4	FLUSH	-	H	1, 2, 3, 5, & 6
U-11	HALL	BEDROOM 2	3068	SCWD	WOOD	H5	J5	SET 7	FLUSH	-	H	1, 2, 3, 5, 6, & 7
U-12	BEDROOM 2	CLOSET	3068	SCWD	WOOD	H5	J5	SET 4	FLUSH	-	H	1, 2, 3, 5, & 6

- DOOR NOTES:
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BLOCKING, FRAMING AND SHIMS FOR PROPER INSTALLATION OF THE NEW DOORS.
 - ALL DOORS SHALL BE PLUMB, LEVEL AND OF THE FINEST INSTALLATION QUALITY. FRAMES SHALL BE FABRICATED TO MATCH WALL THICKNESS.
 - PROTECT ALL NEW DOORS FROM DAMAGE.
 - PROVIDE IMPACT / HURRICANE GLAZING AT ALL DOORS IN CMU WALLS.
 - PROVIDE CASING AT WOOD DOOR FRAMES.
 - PAINTE ALL STEEL AND FIBERGLASS DOORS. PAINT ALL STEEL AND WOOD FRAMES.
 - UNDERCUT DOOR.
 - PROVIDE 12"x18" LOUVER EACH DOOR LEAF.
 - PROVIDE POWER OPERATOR FOR DOOR. RIGHT LEAF ONLY.
 - PROVIDE KEYPAD OPERATED LOCK FOR DOOR.

- HARDWARE SETS:
- REFER TO SPECIFICATIONS SECTION 087111 - DOOR HARDWARE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 3 PAIR HINGES (NRP), REMOVABLE ASTRAGAL, 2 PANIC DEVICES W/ EXTERIOR LEVER (CLASSROOM FUNCTION), 2 STRIKES, 2 CLOSERS, 4 KICKPLATES, 2 FLOOR STOPS, 4 PAIR HINGES AT ALL DOORS IN MASONRY OPENINGS.
 - 1 1/2 PAIR HINGES (NRP), PANIC DEVICE W/CLASSROOM FUNCTION, STRIKE, CLOSER, 2 KICKPLATES, FLOOR STOP.
 - 1 1/2 PAIR HINGES, CLASSROOM LEVERSET, STRIKE, FLOOR STOP, 2 KICKPLATES. 2 PAIR HINGES AT ALL DOORS IN MASONRY OPENINGS.
 - 1 1/2 PAIR HINGES, PASSAGE LEVERSET, STRIKE, FLOOR STOP.
 - 1 1/2 PAIR HINGES, PASSAGE LEVERSET WITH INTEGRATED DEADBOLT, STRIKE, CLOSER, FLOOR STOP, 2 KICKPLATES. 2 PAIR HINGES AT ALL DOORS IN MASONRY OPENINGS.
 - 1 1/2 PAIR HINGES (NRP), PASSAGE LEVERSET, STRIKE, DEADBOLT, FLOOR STOP, 2 KICKPLATES.
 - 1 1/2 PAIR HINGES, PRIVACY LEVERSET, STRIKE, FLOOR STOP, 2 KICKPLATES.
 - 3 PAIR HINGES, 2 DUMMY LEVERS, 2 BALL CATCHES, 2 STOPS.

6 DOOR SCHEDULE
A-51 NO SCALE

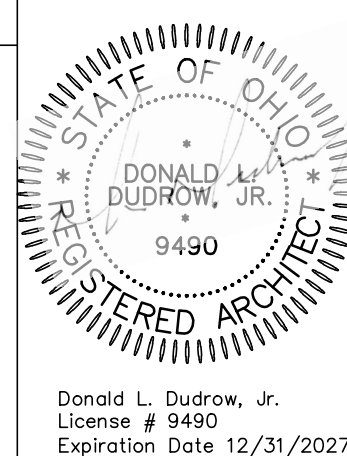


10 FRAMING DETAIL
A-51 SCALE: 1"=1'-0"

11 BLOCKING DETAIL
A-51 NOT TO SCALE

GENERAL NOTES

- INFORMATION GIVEN HEREIN IS AS EXACT AS COULD BE SECURED FOR BIDDING PURPOSES. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS SHALL BE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- WALL PARTITIONS SHALL BE AS INDICATED ON PARTITION SCHEDULE.
- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CODES LISTED ON THE COVERSHEET.
- WHEN USING TEMPORARY FACILITIES KEEP THEM CLEAN AND NEAT. RELOCATE THE TEMPORARY WORK FACILITIES AS WORK PROGRESSES.
- ALL WORK SHALL FOLLOW THE CONTRACT DOCUMENTS AND SPECIFICATIONS. WHERE CONFLICTS EXIST AMONG DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT SHALL APPLY.
- DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF THE WORK. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, COMPONENT LOCATION ETC.
- EXCEPT WHERE MODIFIED BY SPECIFIC NOTATION, THE INDICATION OR DESCRIPTION OF ANY ITEM IN THE DRAWINGS, SPECIFICATIONS OR BOTH CARRIES WITH THE INSTRUCTION TO FURNISH AND INSTALL THE ITEM, REGARDLESS OF WHETHER OR NOT THIS INSTRUCTION IS EXPLICITLY STATED AS PART OF THE INDICATION OR DESCRIPTION.
- COORDINATE ALL WORK WITH CIVIL AND MEP. REFER TO CIVIL AND MEP DRAWINGS FOR LOCATIONS AND ELEVATIONS OF EQUIPMENT.



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Project Number: 2413
Drawn By: BTY
Date: 2.20.2026
Scale: AS NOTED

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
	FOR PERMIT	2.20.26

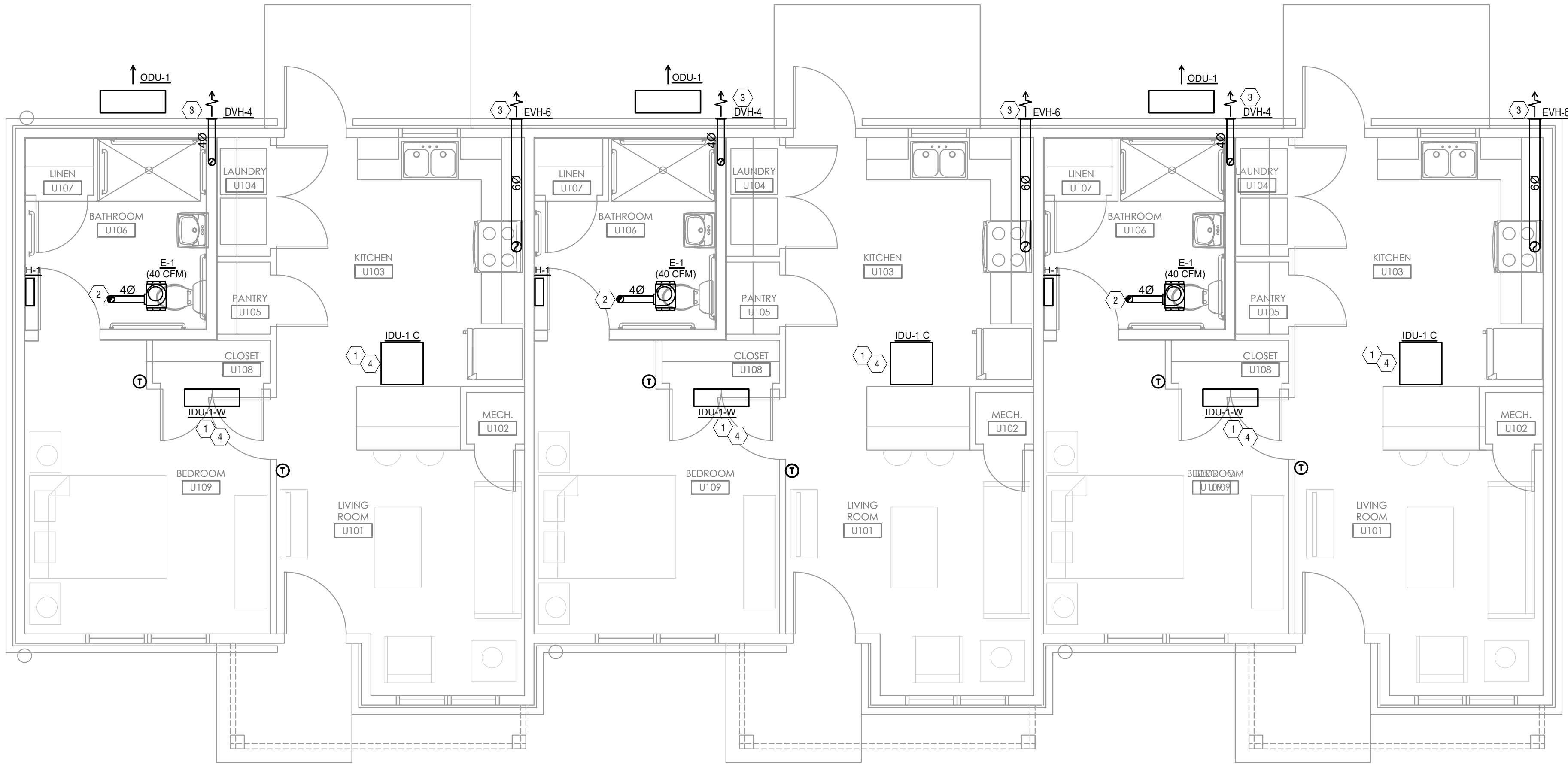
SHEET TITLE

SCHEDULES
AND
DETAILS

SHEET NUMBER

A-51

C:\Users\jankhiet\OneDrive\Engineering Consultants LLC\Veterans Village\Project Files\RTM 10 Drawings\M101-BLDG-1-MECHANICAL-FLOOR-PLAN.dwg-EBS. Plot Date/Time: Feb 18, 2026-11:08am - By: jankhiet
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



1
M101

MECHANICAL FLOOR PLAN - BUILDING 1

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



MECHANICAL SCOPE OF WORK

MECHANICAL SCOPE OF WORK IS TO ADD NEW HVAC EQUIPMENT TO NEW MULTIFAMILY BUILDINGS.

CODES & STANDARDS REFERENCED

- 2024 OHIO MECHANICAL CODE
- 2024 OHIO BUILDING CODE
- ASHRAE 90.1-2019

HVAC DESIGN CONDITIONS

COOLING
OUTDOOR: 93 DB / 75 WB
INDOOR: 75

HEATING
OUTDOOR: 0 DB
INDOOR: 75

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND VENTS, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/4 INCH INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL HAVE A THICKNESS OF 0.082 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DRYERBOX MODEL DB-425 NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90°. LABEL TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

KEYED SHEET NOTES (TYPICAL UNITS)

- ROUTE 3/4" CONDENSATE DRAIN LINE TO THE EXTERIOR. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3' FROM PROPERTY LINE.
 - 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 10' FROM MECHANICAL AIR INTAKE
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR MINI SPLIT HEAD. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.

SYMBOLS LEGEND -- HVAC

①	THERMOSTAT
⊙	CO2 SENSOR
⊠	CEILING DIFFUSER
→	SIDE WALL GRILL
↖	RETURN WALL GRILL
↖	AIR FLOW DIRECTION
14x10	DUCTWORK
⊠	TYPICAL SUPPLY DUCT DN
⊠	TYPICAL RETURN DUCT DN
⊠	TYPICAL EXHAUST DUCT
⊠	TURNING VANES
⊠	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊠	TYPICAL ROUND DUCT DN
⊠	ROUND DUCT UP
⊠	MVD MANUAL VOLUME DAMPER
⊠	MVD MOTOR OPERATED DAMPER
⊠	DROPPED CEILING/SOFTT
— COND —	CONDENSATE PIPING



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Scale: AS NOTED
Date: 2.18.2026
Drawn By: BTY
Project Number: 2413

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS

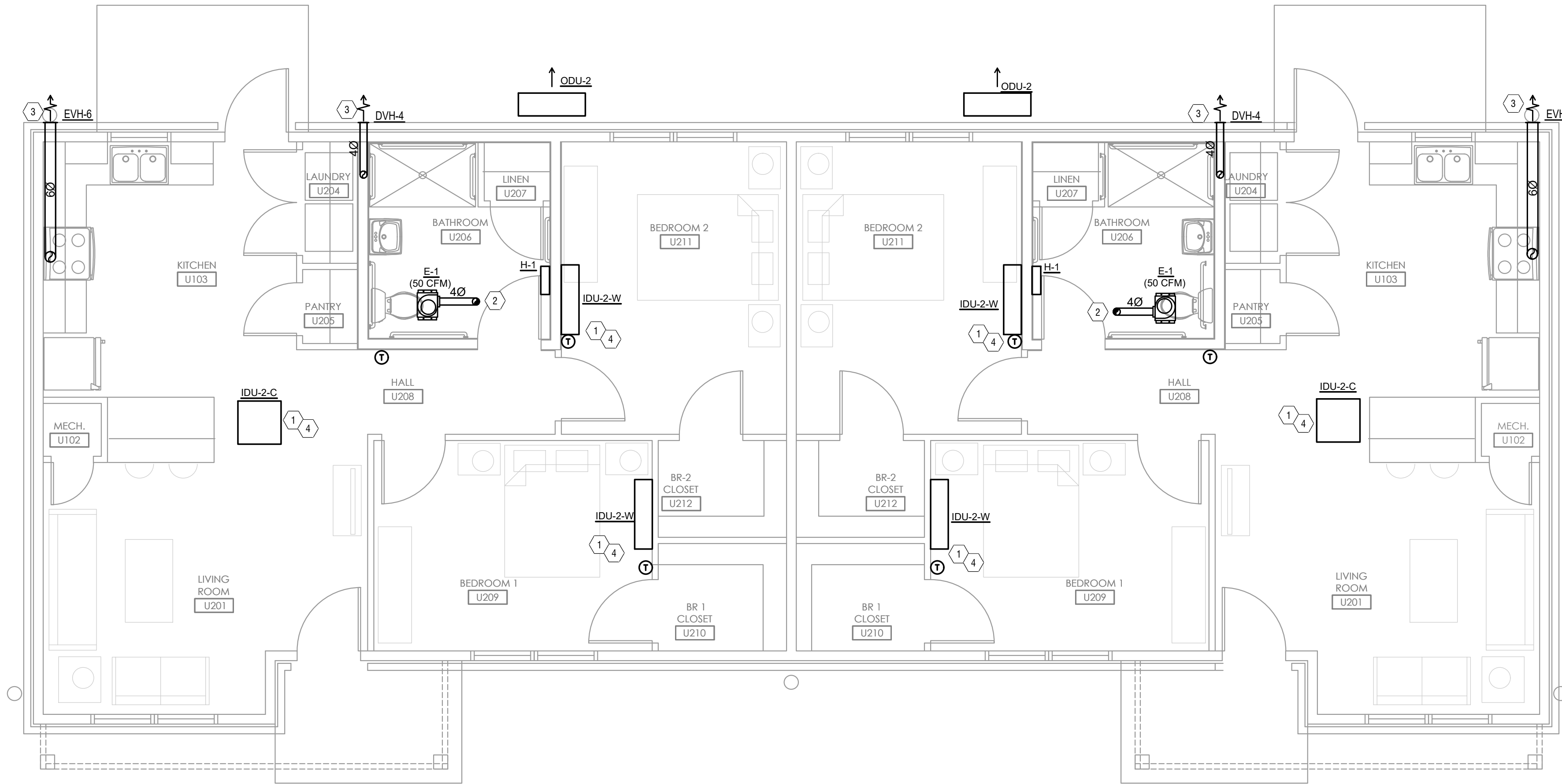
NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

SHEET TITLE
MECHANICAL
FLOOR
PLANS

SHEET NUMBER

M101

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THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



1
M102

MECHANICAL FLOOR PLAN - BUILDING 2

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



MECHANICAL SCOPE OF WORK

MECHANICAL SCOPE OF WORK IS TO ADD NEW HVAC EQUIPMENT TO NEW MULTIFAMILY BUILDINGS.

CODES & STANDARDS REFERENCED

- 2024 OHIO MECHANICAL CODE
- 2024 OHIO BUILDING CODE
- ASHRAE 90.1-2019

HVAC DESIGN CONDITIONS

COOLING
OUTDOOR: 93 DB / 75 WB
INDOOR: 75

HEATING
OUTDOOR: 0 DB
INDOOR: 75

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND VENTS, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

H. ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.

I. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.

J. THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.

J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.

J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.

J.C. DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.

J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/4 INCH INTO THE INSIDE OF THE DUCT.

J.E. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL HAVE A THICKNESS OF 0.092 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.

J.F. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

J.G. PROVIDE DRYER WALL BOX EQUAL TO DRYERBOX MODEL DB-425 NEAR DRYER.

J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90°. LABEL TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

#KEYED SHEET NOTES (TYPICAL UNITS)

- ROUTE 3/4" CONDENSATE DRAIN LINE TO THE EXTERIOR. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3' FROM PROPERTY LINE.
 - 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 10' FROM MECHANICAL AIR INTAKE
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR MINI SPLIT HEAD. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.

SYMBOLS LEGEND -- HVAC

①	THERMOSTAT
⊙	CO2 SENSOR
⊠	CEILING DIFFUSER
→	SIDE WALL GRILL
↖	RETURN WALL GRILL
↖	AIR FLOW DIRECTION
14x10	DUCTWORK
⊠	TYPICAL SUPPLY DUCT DN
⊠	TYPICAL RETURN DUCT DN
⊠	TYPICAL EXHAUST DUCT
⊠	TURNING VANES
⊠	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊠	TYPICAL ROUND DUCT DN
⊠	ROUND DUCT UP
⊠	MVD MANUAL VOLUME DAMPER
⊠	MVD MOTOR OPERATED DAMPER
⊠	DROPPED CEILING/SOFTT
— COND —	CONDENSATE PIPING

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CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

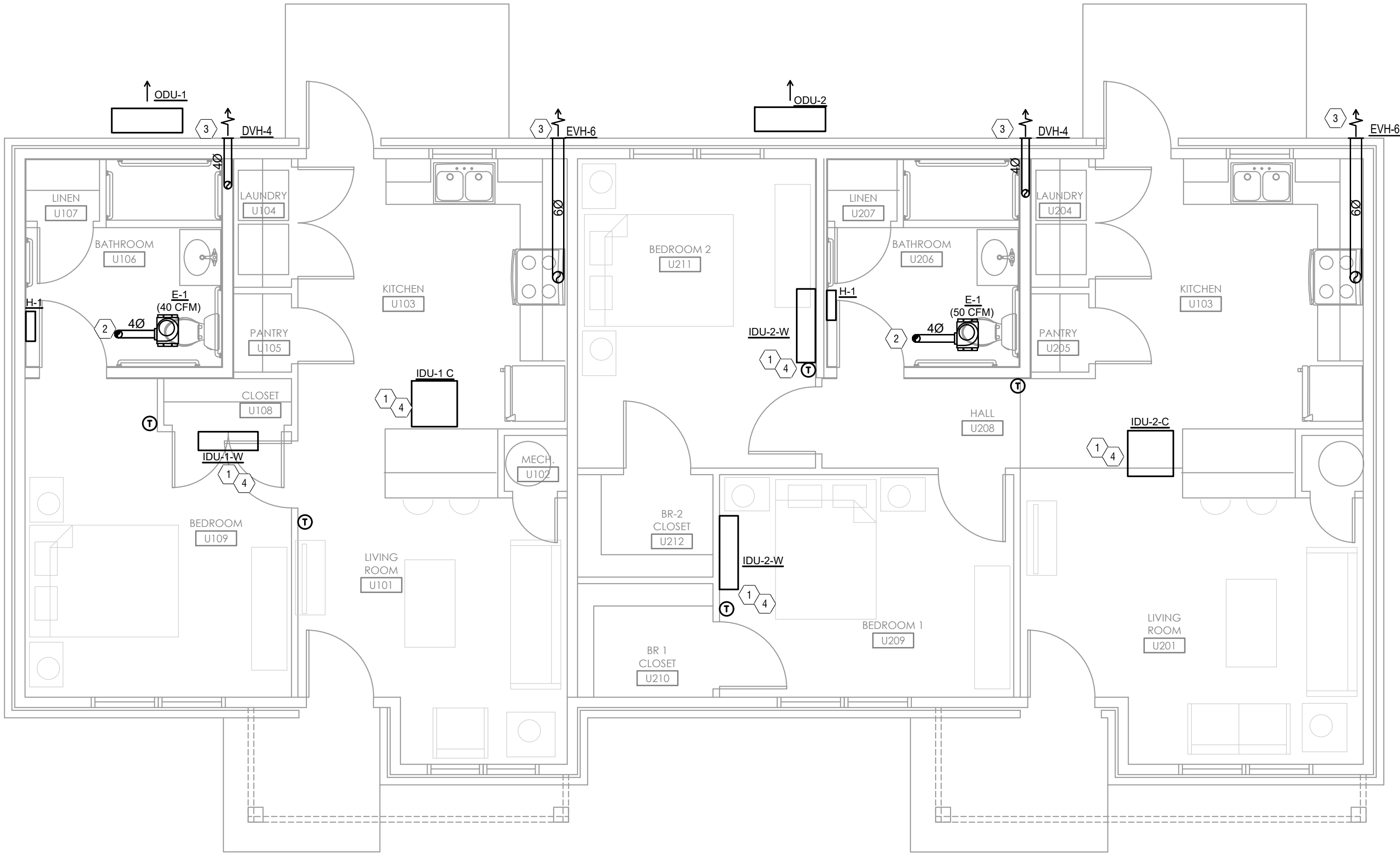
SHEET TITLE

MECHANICAL FLOOR PLANS

SHEET NUMBER

M102

C:\Users\andy.wisenberger\Documents\Projects\Veterans Village\Project Files\RTM\10 Drawings\M103-Bldg-3-Mechanical-Floor-Plan.dwg - EBS. Plot Date/Time: Feb 17, 2026 - 3:26pm - By: andy.wisenberger
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



1
M103

MECHANICAL FLOOR PLAN - BUILDING 3
SCALE: 1/4" = 1'-0"



MECHANICAL SCOPE OF WORK

MECHANICAL SCOPE OF WORK IS TO ADD NEW HVAC EQUIPMENT TO NEW MULTIFAMILY BUILDINGS.

CODES & STANDARDS REFERENCED

- 2024 OHIO MECHANICAL CODE
- 2024 OHIO BUILDING CODE
- ASHRAE 90.1-2019

HVAC DESIGN CONDITIONS

COOLING
OUTDOOR: 93 DB / 75 WB
INDOOR: 75

HEATING
OUTDOOR: 0 DB
INDOOR: 75

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND VENTS, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

H. ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.

I. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.

J. THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.

J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAUGE.

J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.

J.C. DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.

J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/4 INCH INTO THE INSIDE OF THE DUCT.

J.E. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL HAVE A THICKNESS OF 0.092 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.

J.F. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

J.G. PROVIDE DRYER WALL BOX EQUAL TO DRYERBOX MODEL DB-425 NEAR DRYER.

J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90°. LABEL TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

#KEYED SHEET NOTES (TYPICAL UNITS)

- ROUTE 3/4" CONDENSATE DRAIN LINE TO THE EXTERIOR. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3' FROM PROPERTY LINE.
 - 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 10' FROM MECHANICAL AIR INTAKE
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR MINI SPLIT HEAD. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.

SYMBOLS LEGEND -- HVAC

Ⓢ	THERMOSTAT
Ⓢ	CO2 SENSOR
⊠	CEILING DIFFUSER
→	SIDE WALL GRILL
↖	RETURN WALL GRILL
↖	AIR FLOW DIRECTION
14x10	DUCTWORK
⊠	TYPICAL SUPPLY DUCT DN
⊠	TYPICAL RETURN DUCT DN
⊠	TYPICAL EXHAUST DUCT
⊠	TURNING VANES
⊠	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊠	TYPICAL ROUND DUCT DN
⊠	ROUND DUCT UP
⊠	MVD MANUAL VOLUME DAMPER
⊠	MVD MOTOR OPERATED DAMPER
⊠	DROPPED CEILING/SOFT
— COND —	CONDENSATE PIPING

rtm
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Scale: AS NOTED

Date: 2.18.2026

Drawn By: BTY

Project Number: 2413

VETERANS VILLAGE

2139 ST. RT. 125 MONROE TWP., OHIO 45102

CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

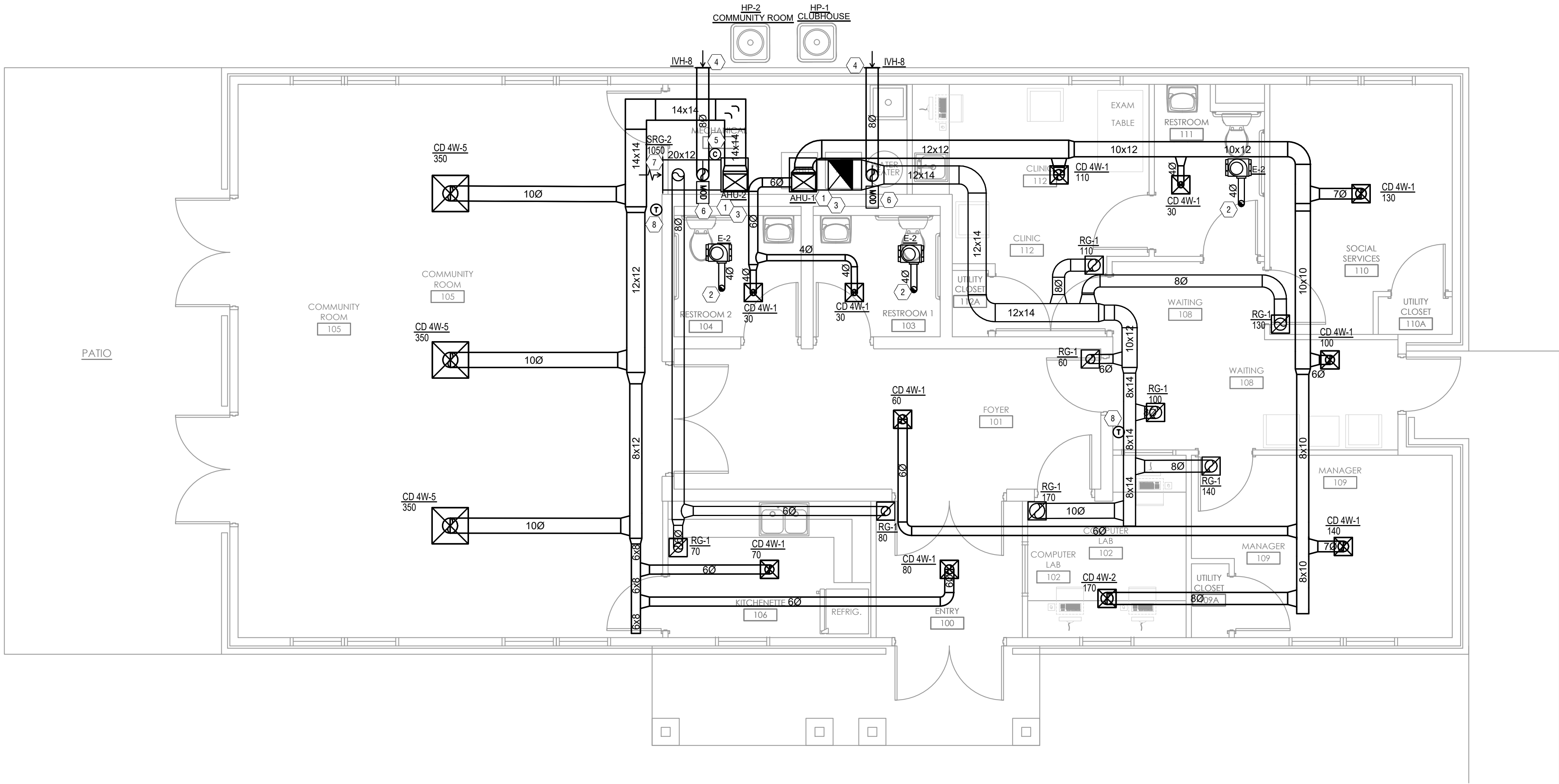
SHEET TITLE

MECHANICAL FLOOR PLANS

SHEET NUMBER

M103

C:\Users\jlankeht\OneDrive\Engineering Consultants LLC\Veterans Village\Project Files\10 Drawings\M104-BLDG-4-MECHANICAL-FLOOR-PLAN.dwg-EBS. Plot Date/Time: Feb 18, 2026-11:08am - By: jlankeht
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



1
M104

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



DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
CD 4W-1	4-WAY THREE CONE DIFFUSER	12x12	6Ø	TITUS TMS	REMOVABLE CORE FROM FACE OF DIFFUSER. INSULATE BACK OF DIFFUSER.
CD 4W-2	4-WAY THREE CONE DIFFUSER	12x12	8Ø	TITUS TMS	REMOVABLE CORE FROM FACE OF DIFFUSER. INSULATE BACK OF DIFFUSER.
CD 4W-3	4-WAY THREE CONE DIFFUSER	24x24	6Ø	TITUS TMS	REMOVABLE CORE FROM FACE OF DIFFUSER. INSULATE BACK OF DIFFUSER.
CD 4W-5	4-WAY THREE CONE DIFFUSER	24x24	10Ø	TITUS TMS	REMOVABLE CORE FROM FACE OF DIFFUSER. INSULATE BACK OF DIFFUSER.
RG-1	EGGCRATE RETURN GRILLE	12x12	10x10	TITUS 50F	#26 WHITE FINISH.
SRG-2	EGGCRATE RETURN GRILLE	24x12	22x10	TITUS 50F	#26 WHITE FINISH.

MECHANICAL SCOPE OF WORK
MECHANICAL SCOPE OF WORK IS TO ADD NEW HVAC EQUIPMENT TO NEW MULTIFAMILY BUILDINGS.

CODES & STANDARDS REFERENCED
<ul style="list-style-type: none">2024 OHIO MECHANICAL CODE2024 OHIO BUILDING CODEASHRAE 90.1-2019

HVAC DESIGN CONDITIONS
<div>COOLING OUTDOOR: 93 DB / 75 WB INDOOR: 75</div> <div>HEATING OUTDOOR: 0 DB INDOOR: 75</div>

GENERAL NOTES
<p>A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.</p> <p>B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.</p> <p>C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.</p> <p>D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.</p> <p>E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.</p> <p>F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.</p> <p>G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND VENTS, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.</p> <p>H. ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.</p> <p>I. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.</p> <p>J. THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.</p> <p>J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.</p> <p>J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.</p> <p>J.C. DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.</p> <p>J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/4 INCH INTO THE INSIDE OF THE DUCT.</p> <p>J.E. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL HAVE A THICKNESS OF 0.082 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.</p> <p>J.F. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 218BA. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.</p> <p>J.G. PROVIDE DRYER WALL BOX EQUAL TO DRYERBOX MODEL DB-425 NEAR DRYER.</p> <p>J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90°. LABEL TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.</p>

#	KEYED SHEET NOTES (CLUBHOUSE)
1.	ROUTE 3/4" CONDENSATE DRAIN LINE TO MECH CLOSET FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
2.	DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
3.	ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR UNIT. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.
4.	FRESH AIR INTAKE THRU WALL TO WALL CAP
5.	PROVIDE CO2 SENSOR IN RETURN DUCT. PROVIDE DAMPER IN OUTSIDE AIR DUCT THAT WILL MODULATE DAMPER TO MINIMUM POSITION (10% ADJUSTABLE) WHEN CO2 CONCENTRATIONS ARE BELOW 1000 PPM
6.	PROVIDE AND INSTALL MOTOR OPERATED DAMPER TIED DIRECTLY TO UNIT BLOWER. MOTOR OPERATED DAMPER SHALL ADJUST TO ALLOW THE OUTSIDE AIRFLOW LISTED IN VENTILATION SCHEDULE. WHILE UNIT IS OPERATIONAL. MOTOR OPERATED DAMPER TO CLOSE WHEN UNIT IS NOT OPERATIONAL.
7.	INSTALL RETURN GRILLE LOW ON WALL.

SYMBOLS LEGEND - HVAC	
①	THERMOSTAT
⊙	CO2 SENSOR
☒	CEILING DIFFUSER
→	SIDE WALL GRILL
↖	RETURN WALL GRILL
↖	AIR FLOW DIRECTION
14x10	DUCTWORK
☒	TYPICAL SUPPLY DUCT DN
☒	TYPICAL RETURN DUCT DN
☒	TYPICAL EXHAUST DUCT
⌋	TURNING VANES
☒	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊙	TYPICAL ROUND DUCT DN
⊙	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
—MOD—	MVD MOTOR OPERATED DAMPER
▨	DROPPED CEILING/SOFTT
—COND—	CONDENSATE PIPING

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VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS		
NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

SHEET TITLE
**MECHANICAL
FLOOR
PLANS**

SHEET NUMBER
M104

C:\Users\jankiet\Documents\RTM Engineering Consultants LLC\Veterans Village\Project Files\RTM 10 Drawings\M201-MECHANICAL-DETAILS.dwg-ES5. Plot Date/Time: Feb 18, 2026-11:08am - By: jankiet
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MECHANICAL SPECIFICATIONS

1. General
- a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work.
2. Use of Drawings And Specifications
- a. RTM drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational mechanical system are the responsibility of the mechanical contractor.
3. Standards
- a. Equipment and materials shall conform with appropriate provisions of AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, as applicable to each individual unit or assembly. All equipment must bear UL label.
4. License / Experience
- a. Contractor must be licensed by the state to install HVAC systems/equipment. Contractor must also have a minimum of 5 years of experience and have installed at least (5) successful project installations of similar size and scope. References must be provided upon request.
5. Codes
- a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. The mechanical contractor shall satisfy code requirements at a minimum without any extra cost to the owner. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply.
6. Permits and Fees
- a. The mechanical contractor shall procure and pay for all permits, fees, taxes, and inspections necessary to complete the mechanical work. Furnish certificate of approval for work from inspection authority to owner before final acceptance for work. Certificate of final inspection and approval shall be submitted with the contractor's request for payment. No final payment will be approved without this certificate.
7. Site Examination
- a. The mechanical contractor shall thoroughly examine all areas of work where equipment, ductwork, and piping will be installed and shall report any condition that, in his opinion, prevents the proper installation of the mechanical work prior to bid. Contractor shall also examine the drawings and specifications of other branches of work, making reference to them for details of new or existing building conditions. No extras will be allowed for failure to include all required work in bid.
- b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
- c. Mechanical contractor shall take their own measurements and be responsible for them.
- d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
8. Contractor Coordination
- a. Coordination drawings showing system and component installation layout, routing, details, etc. Shall be produced by the mechanical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable.
- b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication.
- c. If questions concerning design intent arise during coordination, RTM can assist where appropriate.
- d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the mechanical drawings; use actual building dimensions.
9. Shop Drawings / Submittals
- a. Submit to the architect electronic copies of complete and certified shop drawings, descriptive data, performance data and ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review. The make, model number, type, finish and accessories of all equipment and materials shall be reviewed and approved by the mechanical contractor and general contractor prior to submitting to the architect for their review and approval. Approval of shop drawings does not relieve the mechanical contractor/vendor from compliance with the requirements of the contract drawings, specifications and applicable codes.
- b. Shop drawings shall be required for the following:

- i. HVAC equipment
- ii. Fans
- iii. Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
- iv. Temperature controls
- v. Sheet metal coordination drawings
- vi. Duct Sealants
- c. Products installed by the mechanical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
10. Record Drawing
- a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
11. Testing
- a. All mechanical systems shall be tested for proper operation.
12. Fire Stopping
- a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.
- b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.
- c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.
13. Access Panels
- a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.
14. Cutting and Patching
- a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.
15. Flashing & Counterflashing
- a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.
- b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.
16. Warranty
- a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.
- b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.
17. Mechanical Work
- a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.
18. Owner's Instructions
- a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.
19. Finale

- a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. Submit all warranties, test reports, operating and maintenance manuals for HVAC systems, log sheets and charts, and guarantees as previously specified. Provide all reports, forms, etc. required by inspectors to the satisfaction of the owner. Provide as-built record drawings (in Autocad 2007 or later) showing an accurate account of the final installed systems. Systems including but not limited to all equipment and associated controls, ductwork/piping, air devices, etc.
20. Sheetmetal Ductwork
- a. All sizes of ducts shown on the drawings are interior duct dimensions. All ductwork shall be rigid sheetmetal constructed from galvanized sheet steel in accordance with SMACNA low velocity duct construction standards. All exposed ductwork shall be round, spiral, or rectangular lock-seam type, as shown on HVAC drawings. Assemble and install ductwork in accordance with recognized industry practice for achieving air tight (5% leakage) and noiseless (no objectionable noise) systems, capable of performing each indicated service. Furnish all required dampers, transitions, offsets, connections to air devices, and other accessories necessary for a complete operating system. Flexible ductwork shall not exceed 8'-0" long.
21. Adhesives and Sealants
- a. Seal all longitudinal and transverse duct joints with a UL 181A or 181B non-hardening, non-migrating mastic or liquid elastic sealant of a type recommended by the manufacturer for sealing joints and seams in sheet metal ductwork. Cover all field joints, joints around spin-in fittings and fastening screws with mastic. All sealants and gaskets shall have surface-burning characteristics with a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723.
- b. Exposed Ductwork, trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.
22. Duct Supports
- a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.
23. Flexible Connections
- a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.
24. Duct Manual Volume Dampers
- a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.18. All manual volume dampers must be shown on coordination drawings when submitted for review.
25. Duct Access Doors
- a. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
26. Duct Thermal Insulation
- a. Provide thermal insulation or liner (unless noted otherwise) with an integral vapor facing of sufficient thickness and thermal resistance to meet local energy code requirements. Do not insulate exposed ductwork and portions of ductwork that are internally lined unless otherwise noted on drawings. If ductwork is lined or called out to be lined the free area of the ductwork called out must be maintained.
- b. Ductwork exposed to the weather shall be protected with an approved weatherproof barrier/jacketing. Insulation of all ductwork shall be continuous thru all walls and floors. Thermal insulation and sealers shall comply with NFPA flame spread of 25 or less, and smoke developed index of 50 or less.
27. Diffusers, Grilles and Registers
- a. Diffusers, grilles and registers shall be manufactured by titus, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.
28. Exhaust Fan
- a. Fan manufacturer shall be Broan, Cook, Greenheck, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.
29. Ducted Split Systems
- a. Split systems shall consist of high efficient air handling unit and associated heat pump. Equipment shall have manufacturer's standard warranty.
- b. Split system manufacturer shall be Tempstar, Carrier, Goodman, or engineered equal.

30. Non-Ducted Mini-Split Systems
- a. Split systems shall consist of indoor air handler and associated outdoor heat pump unit. Equipment shall have manufacturer's standard warranty. Provide an inline check valve located in the drain line or trap.
- b. Mini-split system manufacturer shall be Mitsubishi, Daikin, or engineered equal.
31. Condensate Drain Piping
- a. The mechanical contractor shall furnish and install condensate drains, p-traps with removable cleanout caps for air equipment per manufacturer's recommendations. The p-trap depth shall be at least the depth specified for the respective pressure drop of the unit. Condensate drain piping shall be schedule 40 PVC pipe with solvent weld fittings. All condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut. For condensate pumps located in uninhabitable spaces (i.e. attics and crawl spaces), provide controls that will shut down the air equipment if the condensate pump fails.
- b. All cooling equipment shall have a wet switch in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan (located at a point higher than the primary drain line connection and below the overflow rim of the pan) that will shut down the unit when the condensate is clogged.
32. Piping Supports (Metal Pipe)
- a. Furnish and install hot-dipped galvanized steel fasteners, hangers, rods, straps, trim and angles for support of piping.
33. Piping Supports (Plastic Pipe)
- a. Furnish and install hangers for plastic piping per manufacturer's requirements.
34. Temperature Controls and Control Wiring
- a. The mechanical contractor shall provide all control wiring necessary for the complete and proper operating temperature control system. Programmable thermostats shall be provided with equipment packages unless otherwise noted.
- b. Exposed wiring: All wiring exposed to the space shall be run in conduit. Coordinate requirements with architectural drawings.
35. Testing, Balancing, and Adjusting
- a. The individual performing the air balancing shall be a certified test and balancer and a member of NEBB or AABC, using calibrated equipment. The certified air balance contractor shall accurately balance the systems to provide air quantities as indicated on the drawings and in the schedules/specifications, operate automatic control systems, and verify set points during balancing. The air preliminary air balance report must be completed and reviewed by both the Mechanical Contractor and the Engineer of Record (EOR) during construction. If any deficiencies arise from the air balance report they must be corrected and a final air balance performed and report submitted prior to the completion of construction.
36. Sequence of Operation
- a. Heaters
- i. H-1: heater shall be controlled from the integral thermostat. When the temperature of the restroom drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
- b. Exhaust Fans
- i. E-1: exhaust fan shall run continuously at low speed, and ramp up to high speed when switch is turned on.
- ii. E-2: exhaust fan shall run on a switch furnished by electrical contractor.
- c. Split Systems
- i. AHU/HP-1&2:
- ii. Heating mode - indoor air handler shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the heat pump in heating mode shall run to maintain temperature setpoint. If the heat pump cannot maintain temperature in the space, the electric heat kit shall energize until set point is reached. When the setpoint is reached the unit shall shut off.
- iii. Cooling mode - when the thermostat calls for cooling the heat pump unit shall run in cooling mode, the air handler fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint.



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Scale: AS NOTED

Date: 2.18.2026

Drawn By: BTY

Project Number: 2413

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

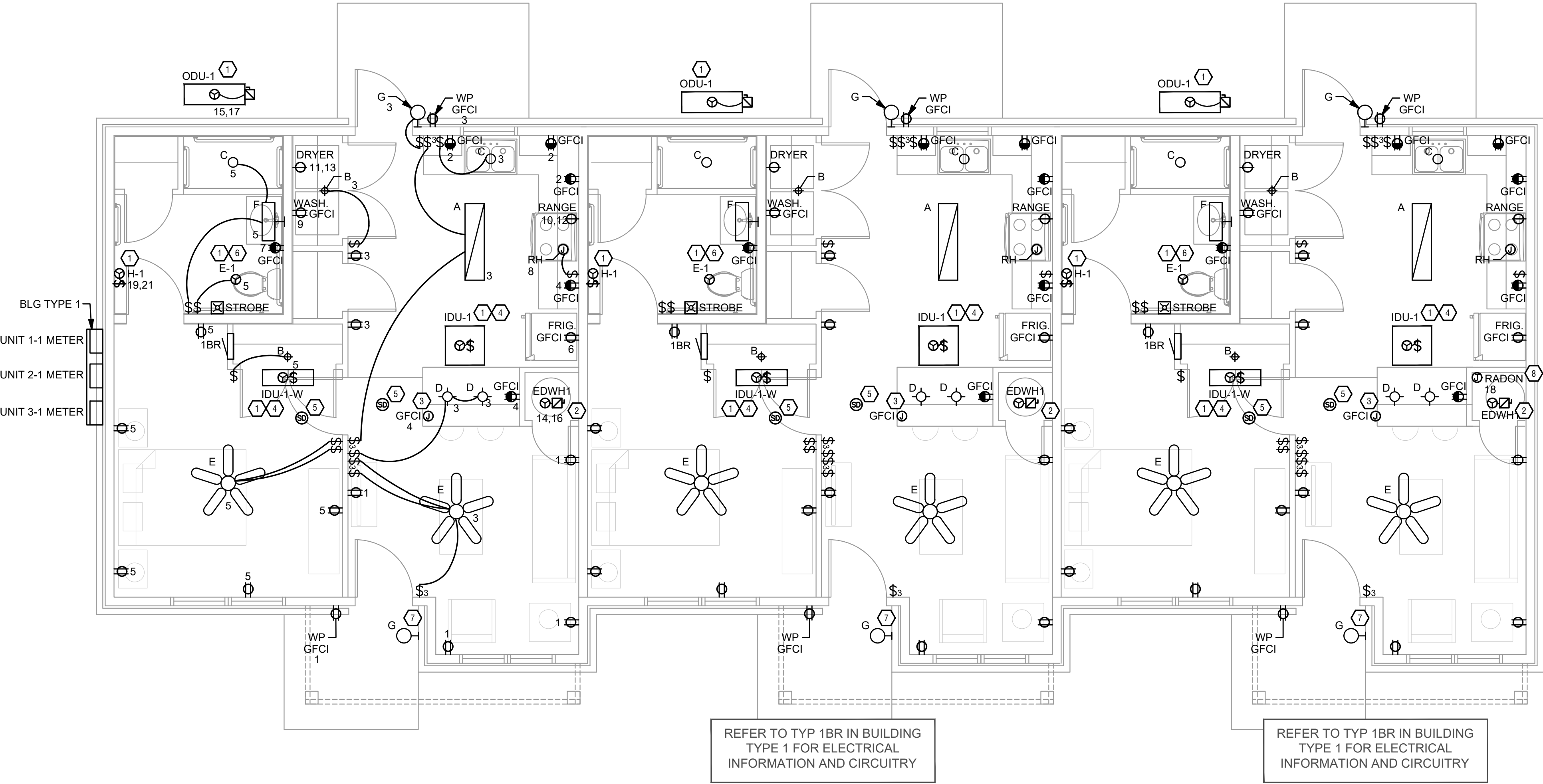
REVISIONS		
NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

SHEET TITLE
MECHANICAL
DETAILS



SHEET NUMBER
M201

C:\Users\andy.weisenberger\OneDrive\Documents\Projects\Veterans Village\Project Files\RTM\10 Drawings\E101-BLDG-1-ELECTRICAL-FLOOR-PLAN.dwg - EBS, Plot Date/Time: Feb 19, 2026-9:36am - By: andy.weisenberger
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1
E101

ELECTRICAL POWER FLOOR PLAN - BUILDING 1

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

SCOPE OF WORK

NEW CONSTRUCTION OF MULTIFAMILY BUILDING. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER, AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

GENERAL NOTES - OVERALL PROJECT

A. RTM DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. RTM IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

APPLICABLE CODES AND STANDARDS

- 2024 OHIO BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE (NFPA 70)

GENERAL NOTES - LIGHTING

A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.

B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.

C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.

D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

GENERAL NOTES - POWER

A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.

B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.

C. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.

D. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 20' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.

E. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.

F. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.

GENERAL NOTES - DWELLING UNITS

A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 408.4 (D) AND NEC 210.12 (D).

B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON RTM DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.

C. THE INTENT OF DRAWINGS SHOWING SMOKE ALARM LOCATIONS IS TO DEMONSTRATE GENERAL CONFORMANCE WITH APPLICABLE CODES. ELECTRICAL CONTRACTOR TO COORDINATE FINAL PLACEMENT OF SMOKE ALARMS WITH ACTUAL CEILING CONFIGURATION, CEILING FAN LOCATIONS, DISTANCE TO BATHROOMS, DISTANCE TO COOKING APPLIANCES, ETC. AND INSTALL PER THE REQUIREMENTS OF APPLICABLE CODES.

D. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.

E. LIGHT FIXTURES TO BE CENTERED IN ROOM/SPACE AND TASK LIGHTING TO BE CENTERED OVER COUNTERTOP, FIXTURE, OR APPLIANCE. COORDINATE ANY OTHER REQUIREMENTS WITH OWNER AND ARCHITECT.

F. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

G. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

H. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH-IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS "TYPICAL", ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS / ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12.

I. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

J. GFCI/AFCI DEVICES MUST BE INSTALLED IN ACCESSIBLE LOCATIONS AND NOT PLACED BEHIND EQUIPMENT.

KEYED SHEET NOTES

1. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

2. PLUMBING EQUIPMENT PROVIDED BY THE PLUMBING CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

3. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX AND SMALL APPLIANCE CIRCUITRY IN ACCESSIBLE LOCATION OF ISLAND CABINETRY. INSTALLED IN ACCORDANCE WITH NEC 210 (C) (3).

4. DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.

5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.

6. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

7. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.

8. PROVIDE JUNCTION BOX WITH DEDICATED CIRCUIT (EITHER 1BR OR 2BR CIRCUIT 18) IN ATTIC FOR FUTURE RADON MOTOR.

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engineering consultants

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STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
PE 14471

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(513) 961-4400 EMAIL: info@chs-incorp.com

Project Number: 2413

Drawn By: BTY

Date: 2.18.2026

Scale: AS NOTED

VETERANS VILLAGE

2139 ST. RT. 125 MONROE TWP., OHIO 45102

CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

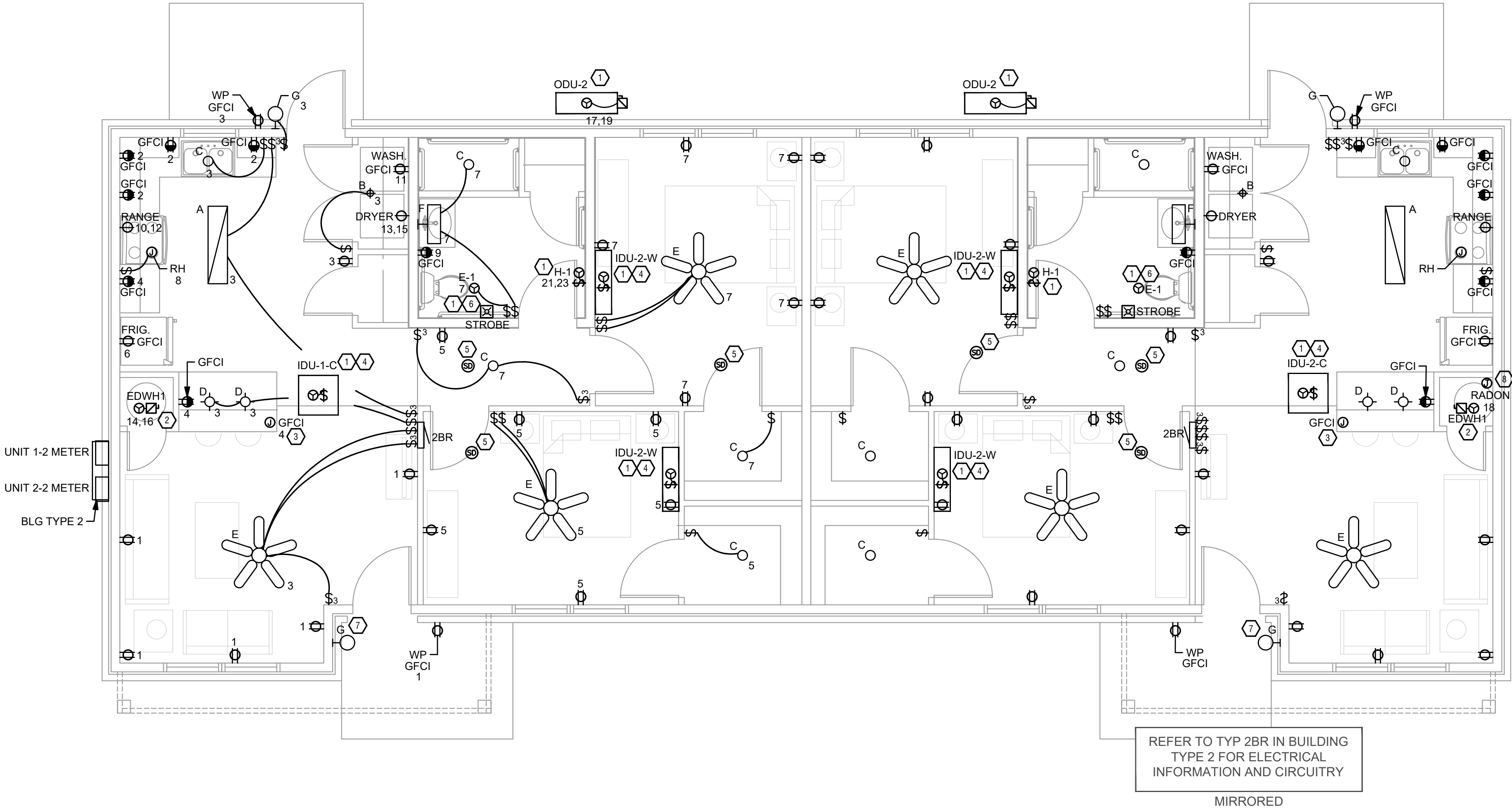
SHEET TITLE

ELECTRICAL
OVERALL
POWER
PLANS -
BUILDING 1

SHEET NUMBER

E101

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1 ELECTRICAL POWER FLOOR PLAN - BUILDING 2
E102 SCALE: 1/4" = 1'-0"

SCOPE OF WORK
NEW CONSTRUCTION OF MULTIFAMILY BUILDING. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER, AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

GENERAL NOTES - OVERALL PROJECT
A. RTM DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. RTM IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

APPLICABLE CODES AND STANDARDS
• 2024 OHIO BUILDING CODE
• 2023 NATIONAL ELECTRICAL CODE (NFPA 70)

GENERAL NOTES - LIGHTING
A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

GENERAL NOTES - POWER
A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
C. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
D. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 20' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
E. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
F. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.

GENERAL NOTES - DWELLING UNITS
A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 408.4 (D) AND NEC 210.12 (D).
B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON RTM DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
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E. LIGHT FIXTURES TO BE CENTERED IN ROOMSPACE AND TASK LIGHTING TO BE CENTERED OVER COUNTERTOP, FIXTURE, OR APPLIANCE. COORDINATE ANY OTHER REQUIREMENTS WITH OWNER AND ARCHITECT.
F. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
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I. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.
J. GFCI/AFCI DEVICES MUST BE INSTALLED IN ACCESSIBLE LOCATIONS AND NOT PLACED BEHIND EQUIPMENT.

KEYED SHEET NOTES
1. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
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3. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX AND SMALL APPLIANCE CIRCUITRY IN ACCESSIBLE LOCATION OF ISLAND CABINETRY. INSTALLED IN ACCORDANCE WITH NEC 210 (C) (3).
4. DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.
5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
6. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
7. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
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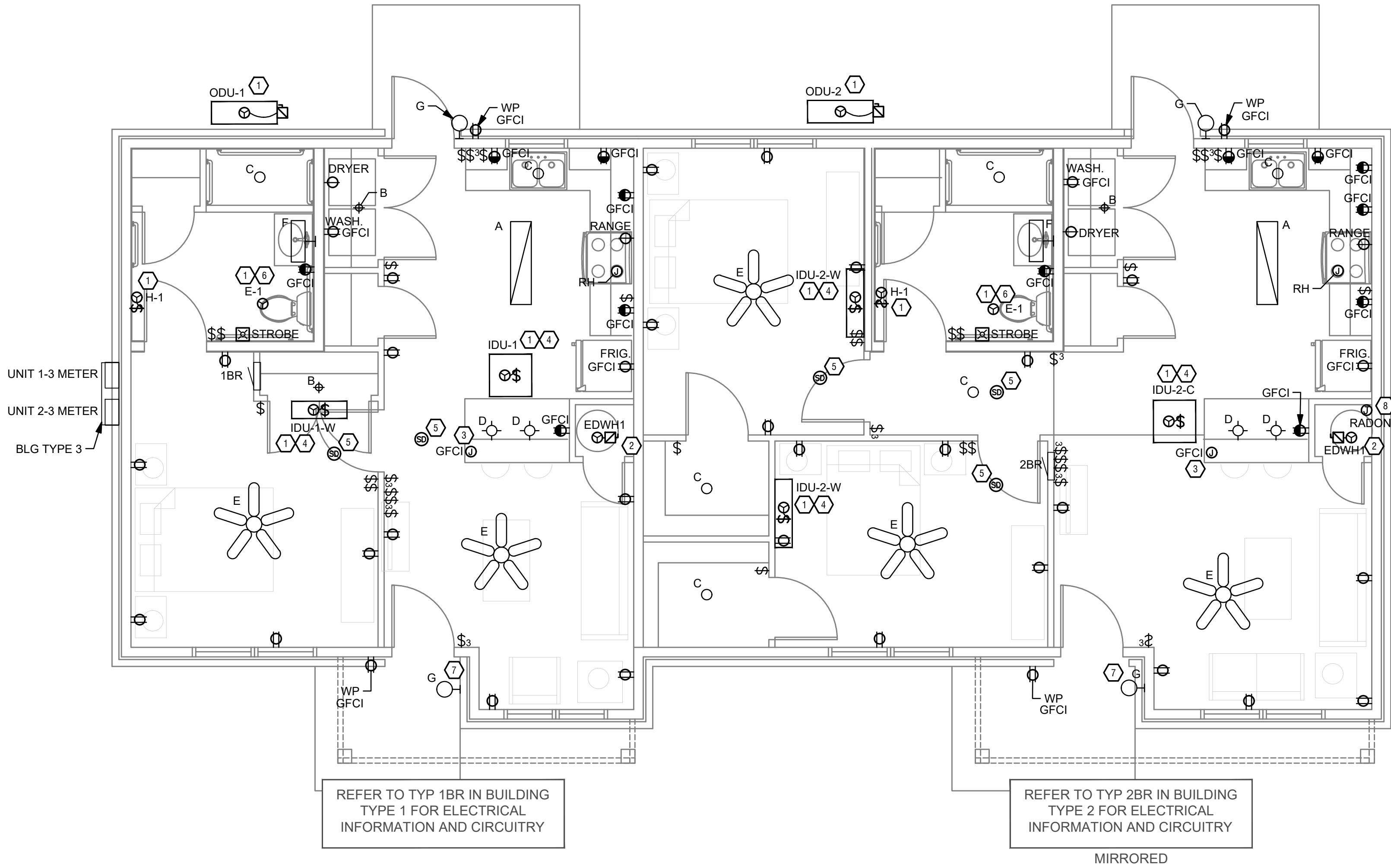
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SHEET TITLE
ELECTRICAL
OVERALL
POWER
PLANS -
BUILDING 2
SHEET NUMBER
E102

C:\Users\andy.waisenberger\OneDrive\Documents\RTM\Projects\Veterans Village\Project Files\RTM\10 Drawings\E103-BLDG-3-ELECTRICAL-FLOOR-PLAN.dwg - EBS, Plot Date/Time: Feb 19, 2026-9:36am - By: andy.waisenberger
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1
E103

ELECTRICAL POWER FLOOR PLAN - BUILDING 3

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

SCOPE OF WORK

NEW CONSTRUCTION OF MULTIFAMILY BUILDING. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER, AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

GENERAL NOTES - OVERALL PROJECT

A. RTM DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. RTM IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

APPLICABLE CODES AND STANDARDS

- 2024 OHIO BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE (NFPA 70)

GENERAL NOTES - LIGHTING

A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.

B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.

C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.

D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

GENERAL NOTES - POWER

A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.

B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.

C. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.

D. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 20' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.

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GENERAL NOTES - DWELLING UNITS

A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 408.4 (D) AND NEC 210.12 (D).

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I. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

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KEYED SHEET NOTES

1. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

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3. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX AND SMALL APPLIANCE CIRCUITRY IN ACCESSIBLE LOCATION OF ISLAND CABINETRY. INSTALLED IN ACCORDANCE WITH NEC 210 (C) (3).

4. DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.

5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.

6. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

7. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.

8. PROVIDE JUNCTION BOX WITH DEDICATED CIRCUIT (EITHER 1BR OR 2BR CIRCUIT 18) IN ATTIC FOR FUTURE RADON MOTOR.

rtm

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STATE OF OHIO

REGISTERED PROFESSIONAL ENGINEER

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AS NOTED

Date:

2.18.2026

Drawn By:

BTY

Project Number:

2413

VETERANS VILLAGE

2139 ST. RT. 125 MONROE TWP., OHIO 45102

CLERMONT COUNTY

REVISIONS

NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

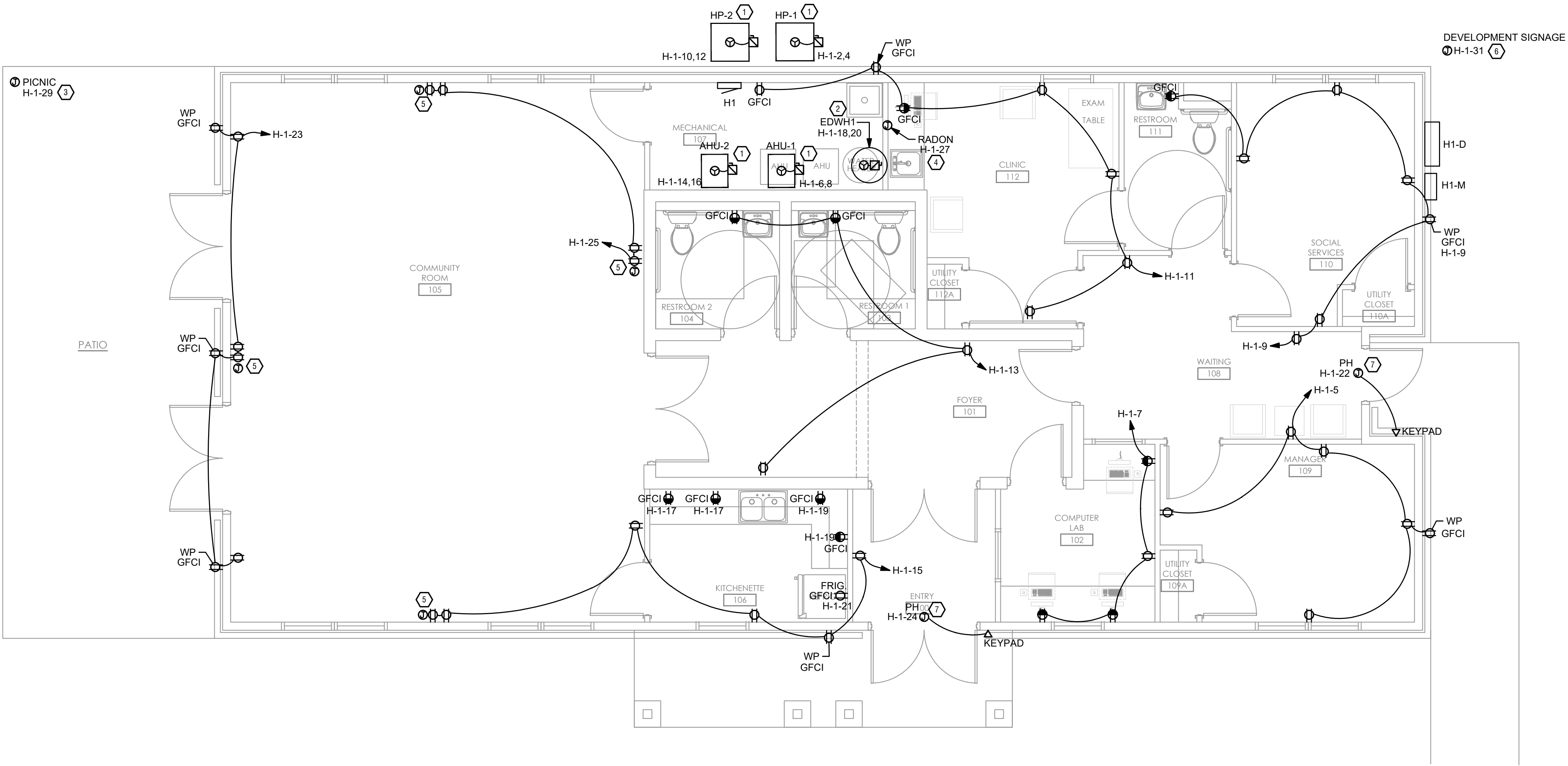
SHEET TITLE

ELECTRICAL
OVERALL
POWER
PLANS -
BUILDING 3

SHEET NUMBER

E103

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NEW CONSTRUCTION OF CLUBHOUSE. PROVIDE NEW ELECTRICAL DISTRIBUTION POWER, AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

A. RTM DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. RTM IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

- 2024 OHIO BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE (NFPA 70)

- ## GENERAL NOTES - POWER
- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
 - B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZES REQUIRED BY NEC.
 - C. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
 - D. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLES MOUNTED WITHIN 20' OF EACH PANEL. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO VERIFY COORDINATE BREAKERS AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL EQUIPMENT MAY VARY. ELECTRICAL CONTRACTOR IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- F. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHOD OF CONSTRUCTION, AND SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.

- A. GENERATORS, TRANSFER SWITCHES, FUEL CAPACITY/RUN-TIME, AND START-UP/OPERATION REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR USE - STANDARD; LEGALLY REQUIRED STANDARDS, EMISSIONS, AND SAFETY.
- B. CONTRACTOR SHALL COORDINATE PAD REQUIREMENTS WITH GENERATOR SUPPLIER AND LOCATE ALL CONDUIT OPENINGS PER MANUFACTURER'S INSTALLATION GUIDES.
- C. PROVIDE ALL ANCILLARY WIRING FOR CONTROL, COMMUNICATION, BATTERY CHARGE, BLOCK HEATER, ETC.
- D. INSTALL PAD AND GENERATOR SUCH THAT REQUIRED CLEARANCES FROM BUILDINGS, BUILDING OPENINGS, AND OTHER OBSTRUCTIONS ARE MAINTAINED.
- E. COORDINATE GENERATOR CIRCUIT BREAKER/FEEDER REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED - FIRE PUMP, ETC.
- F. WHERE THE GENERATOR IS REQUIRED TO OPERATE AS A SEPARATELY DERIVED SYSTEM (GENERATOR SERVING MULTIPLE BUILDINGS/STRUCTURES) FOR EXAMPLE PROVIDE PROPER GROUNDING AND USE 4-POLAR TRANSFER SWITCHES AS REQUIRED BY NEC 250.

1. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS FOR LIGHT FIXTURES PRIOR TO INSTALLATION.
2. PLUMBING EQUIPMENT PROVIDED BY THE PLUMBING CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
3. ELECTRICAL CONTRACTOR TO PROVIDE CIRCUIT FROM CLUBHOUSE TO EXISTING LIGHT FIXTURES. CONTRACTOR TO BE COORDINATE WITH THE TIMER LOCATION IN CLUBHOUSE, COORDINATE ROUTING, AND LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION. REFERRING TO PUNCH SHEET FOR LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROVIDE JUNCTION BOX WITH DEDICATED CIRCUIT IN ATTIC FOR FUTURE RADON ACTION.
5. RECEPTACLE AND JUNCTION BOX/UMID RING MOUNTED HIGH ON WALL. COORDINATE MOUNTING HEIGHT: WITH OWNER AND ARCHITECT. PROVIDE TIGHT ROUGH-IN. PROVIDE A 1" ENT CONDUIT FROM JUNCTION BOX TO ATTIC, WITH 1/2" ENT CONDUIT TO FUTURE IN WALLS. PROVIDE 1/2" GANG BLANK COVER PLATE FOR JUNCTION BOX.
6. ELECTRICAL CONTRACTOR TO PROVIDE POWER FOR TWO SITE SIGNAGE AREAS AND FLAG POLE LIGHTS FROM COMMUNITY BUILDING HOUSE PANEL. PROVIDE ELECTRICAL PINS COORDINATE WITH OWNER, ARCHITECT, AND CIVIL ENGINEER PRIOR TO CONSTRUCTION.
7. ELECTRICAL CONTRACTOR TO COORDINATE LOW VOLTAGE REQUIREMENTS AND LOCATIONS FOR DOOR ENTRY SYSTEMS WITH OWNER, ARCHITECT, AND SECURITY CONTRACTOR. PROVIDE 120V CIRCUIT WITH A GROUND BOND OPERATOR REQUIRES 120V CIRCUIT. USE CIRCUIT AS SHOWN.



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Date:	Drawn By:	Project Number:
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Date: _____

Scale:

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

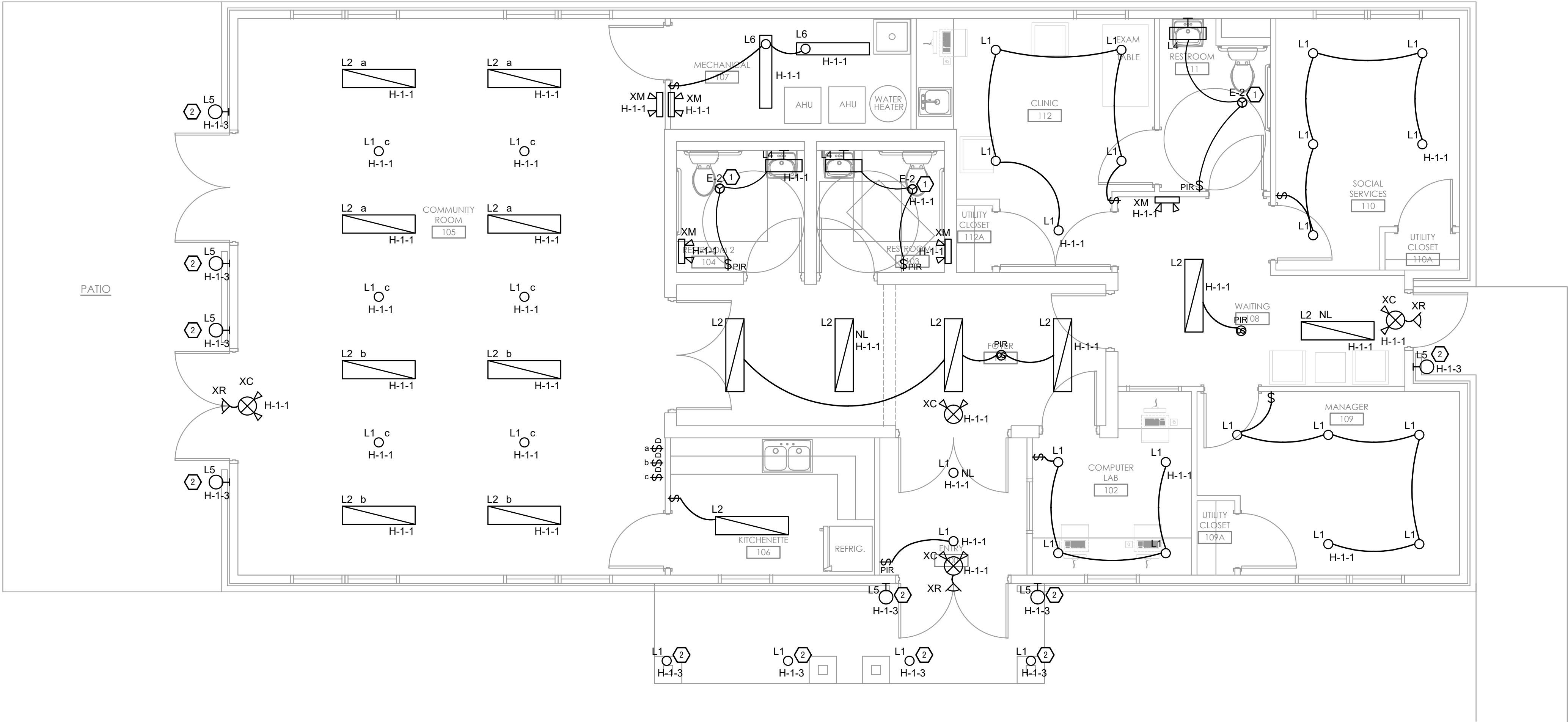
NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

SHEET TITLE
ELECTRICAL
OVERALL
LIGHTING
PLANS -
BUILDING 4

SHEET NUMBER

E104

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THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



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THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

ELECTRICAL SPECIFICATIONS

1. GENERAL DEMOLITION

- a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, BASE BUILDING SPECIFICATIONS AND DRAWINGS, SHOP DRAWING MANUALS AND AS-BUILT PLANS, EXCEPT AS NOTED HEREIN, WHICH APPLY IN ALL RESPECTS TO THIS SECTION. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE WORK

2. USE OF DRAWINGS AND SPECIFICATIONS

- a. RTM DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

3. STANDARDS

- a. MATERIALS EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF NEC, ASTM, UL, ETL, NEMA, ANSI, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

4. CODES

- a. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE ELECTRICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.

5. PERMITS AND FEES

- a. THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.

6. WARRANTY

- a. THE ELECTRICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.

7. SITE EXAMINATION

- a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS OF WORK WHERE EQUIPMENT WILL BE INSTALLED AND SHALL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK PRIOR TO BID. HE SHALL ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS.
- b. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.
- c. ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
- d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.

8. CONTRACTOR COORDINATION

- a. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. WHERE THE ELECTRICAL CONTRACTOR IS MAKING A CONNECTION TO EQUIPMENT/COMPONENTS THAT ARE FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED, INCLUDING BUT NOT LIMITED TO OCP SIZE, MEANS OF DISCONNECT, SPECIAL CONNECTION REQUIREMENTS, OR OTHER ITEMS INDICATED ON SHOP DRAWINGS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR INSTALLATION DIAGRAMS, AND FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION AND OPERATION OF THE EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COORDINATE, AFTER ELECTRICAL CONNECTIONS HAVE BEEN INSTALLED.
- b. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, RTM CAN ASSIST WHERE APPROPRIATE.
- c. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.
- d. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL

CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, RTM CAN ASSIST WHERE APPROPRIATE.

9. UTILITY COORDINATION

- a. ELECTRICAL CONTRACTOR TO VERIFY INSTALLATION OF METERING AND UTILITY DEMARCATION EQUIPMENT WITH UTILITY PROVIDER PRIOR TO START OF WORK AND FURNISH AND INSTALL REQUIRED ITEMS PER UTILITY COMPANY'S INSTALLATION REQUIREMENTS AND/OR MANUALS.

10. SUBMITTALS

- a. PRODUCTS INSTALLED BY THE ELECTRICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION - PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS.

11. RECORD DRAWING

- a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.

12. SHOP DRAWINGS

- a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
- b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
- c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.

13. TESTING

- a. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. BALANCE ALL BRANCH CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEM TO WITHIN 10% OF THE HIGHEST PHASE LOAD IN EACH PANELBOARD.

14. TEMPORARY POWER

- a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION. THE TEMPORARY SERVICE SHALL BE A MINIMUM OF 60 AMPS, SINGLE PHASE, THREE WIRE, 120/208 VOLTS FUSED AT MAIN DISCONNECT. ALL RECEPTACLES ON THIS TEMPORARY SERVICE SHALL BE PROTECTED BY A GFI BREAKER.

15. MECHANICAL EQUIPMENT

- a. ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.

16. DEMOLITION

- a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE CONDITION. ELECTRICAL DEVICES AND ASSOCIATED WIRING LOCATED WITHIN THE DEMOLITION AREA THAT WILL NO LONGER BE USED SHALL BE REMOVED AND PROPERLY DISPOSED OF AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.

17. POWER OUTAGES

- a. THE ELECTRICAL CONTRACTOR SHALL SCHEDULE ALL ELECTRICAL SYSTEM(S) OUTAGES WITH THE GENERAL CONTRACTOR AND OWNER AT LEAST 24 HOURS IN ADVANCE. UNLESS APPROVED OTHERWISE ALL OUTAGES SHALL OCCUR BETWEEN 11:00PM AND 5:00AM.

18. GROUNDING AND BONDING

- a. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
- b. ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

19. MATERIALS

- a. PROVIDE ALL NEW MATERIAL AND EQUIPMENT UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE UL APPROVED AND LABELED, OR OTHER APPROVED TESTING ORGANIZATION WHICH HAS ACCEPTANCE BY THE LOCAL JURISDICTION, FOR THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS. NO SUBSTITUTION TO MATERIALS SPECIFIED WILL BE ALLOWED UNLESS APPROVED BY THE OWNER.
- b. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS

OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED. NO ALLOWANCES WILL BE MADE FOR ANY CHANGES THAT OCCUR IF PERMIT DRAWINGS HAVE NOT BEEN APPROVED PRIOR TO ORDERING.

20. CUTTING AND FITTING

- a. PERFORM CUTTING, CORING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER. PROPERLY FILL, SEAL, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.

21. WIRING METHODS

- a. PROVIDE CODE APPROVED WIRING METHODS FOR BRANCH CIRCUITING INDOORS, SUCH AS NM CABLE (ONLY WHERE PERMITTED BY NEC 334), EMT CONDUIT, OR MC CABLE FOR MECHANICAL EQUIPMENT, LIGHTING, AND POWER.
- b. CONDUIT RUNS ON EXTERIOR OF BUILDING SHALL BE RIGID STEEL CONDUIT WITH WEATHER TIGHT, CORROSION-RESISTANT FITTINGS. SCHEDULE 40 PVC IS ACCEPTABLE WHERE PERMITTED BY CODE AND OR UNDERGROUND RUNS OR CONCRETE ENCASEMENT WHERE NOT EXPOSED TO PHYSICAL DAMAGE.
- c. THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED, WITH COMPRESSION OR SET SCREW FITTINGS.
- d. RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
- e. WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
- f. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.

22. CONDUCTORS AND TERMINATIONS

- a. BRANCH CONDUCTORS SHALL BE COPPER, FEEDERS AS INDICATED ON RISER DIAGRAM. CONDUCTORS SHALL BE INSULATED FOR 600V NUMBER 12 AWG MINIMUM. PROVIDE WIRES AND CABLES AS INDICATED LISTED AND SUITABLE FOR TEMPERATURE, CONDITIONS, AND LOCATION WHERE INSTALLED.

23. MOTORS AND OTHER WIRING

- a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT, WIRING, AND SAFETY SWITCHES FOR ALL MOTORS, AND OTHER ELECTRICAL EQUIPMENT, EVEN THOUGH THE MOTORS AND ELECTRICAL EQUIPMENT MAY BE SUPPLIED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL WORK AND CONNECTIONS REQUIRED TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE MAGNETIC STARTERS FOR EQUIPMENT AS INDICATED ON THE DRAWINGS.
- b. THE ELECTRICAL EQUIPMENT MAY INCLUDE BUT NOT BE LIMITED TO SUCH ITEMS AS GRILLE MOTORS AND INTERLOCKS, EXTERIOR AND INTERIOR SIGNAGE, STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, ALARM DEVICES OR SYSTEMS, PUSH BUTTONS, EXHAUST FANS, DATA SYSTEMS, INTERCOMS AND STEREO SYSTEMS. THE ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE EQUIPMENT BEFORE INSTALLING THE CONDUIT OR OUTLETS.

24. DEVICES

- a. HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES.
- b. PROVIDE SPECIFICATION GRADE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED, WHICH ARE UL-LISTED AND WHICH COMPLY WITH NEMA WD1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. VERIFY COLOR SELECTIONS WITH ARCHITECT. PROVIDE DEVICE PLATES TO MATCH DEVICE COLORS.
- c. PROVIDE GFCI PROTECTION FOR ALL KITCHEN 15 AND 20-AMP RECEPTACLES. WHERE THE RECEPTACLE IS RENDERED INACCESSIBLE BY EQUIPMENT PROVIDE GFCI PROTECTION AT THE CIRCUIT BREAKER.

25. SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT

- a. ELECTRICAL CONTRACTOR MUST SUBMIT DRAWINGS FOR PERMIT AND RECEIVE APPROVAL PRIOR TO ORDERING EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR EQUIPMENT CHANGES THAT OCCUR PRIOR TO RECEIPT OF APPROVED PLANS.

26. DISCONNECTS AND FUSED SWITCHES

- a. HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER. NEMA 1 TYPICAL. OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAINTIGHT TYPE NEMA 3RR. ALL SWITCHES SHALL BE LOCKABLE. FUSES IN CIRCUITS RATED AT 600 AMPERES OR LESS SHALL BE UL CLASS RK1 DUAL-ELEMENT, TIME-DELAY, CURRENT LIMITING FUSES. FUSES IN CIRCUITS RATED AT 601 AMPERES OR LARGER SHALL BE UL CLASS L TIME-DELAY, CURRENT LIMITING FUSES.

27. NAMEPLATES

- a. PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS. INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.

28. MOUNTING

- a. MOUNT INDEPENDENT OF THE MECHANICAL UNIT HOUSING UNLESS

SPECIFICALLY ACCEPTED BY THE LOCAL CODE AUTHORITY. PROVIDE UNISTRUT SUPPORT CHANNELS MOUNTED IN COORDINATION WITH ROOF PENETRATION AND PATCHING WORK. COORDINATE WITH GENERAL CONTRACTOR.

29. GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT

- a. PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
- b. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO, SECONDARY FEEDER CIRCUIT, EQUIPMENT AND PANELBOARD ENCLOSURES, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.

30. PANELBOARDS

- a. PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARDS SHALL HAVE BOLTED, THERMAL AND MAGNETIC BREAKERS WITH MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. PANELBOARDS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND BE ENCLOSED IN NEMA 1 TYPE HOUSING UNLESS NOTED OTHERWISE. ENCLOSURE(S) SHALL BE COMPLETE WITH A HINGED DOOR, CYLINDER LOCK, AND A NEATLY TYPED DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT.

31. RESIDENTIAL LOAD CENTERS

- a. PROVIDE LOAD CENTERS AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. LOAD CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL. LOAD CENTERS SHALL CONTAIN A NEATLY TYPED DIRECTORY IN EACH DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT. LOAD CENTERS MAY BE USED IN AREAS OTHER THAN DWELLING UNITS WHERE APPROPRIATE AND WHERE APPROVED BY OWNER'S REPRESENTATIVE.

32. LIGHTING

- a. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURERS APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
- b. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

33. GENERATORS

- a. GENERATORS, TRANSFER SWITCHES, FUEL CAPACITY/RUN-TIMES, AND START-UP/OPERATION REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR USE - STAND-BY, LEGALLY REQUIRED STAND-BY, EMERGENCY, ETC. CONTACTOR SHALL COORDINATE PAD REQUIREMENTS WITH GENERATOR SUPPLIER AND LOCATE ALL CONDUIT OPENINGS PER MANUFACTURER'S INSTALLATION GUIDES. PROVIDE ALL ANCILLARY WIRING FOR CONTROL, COMMUNICATION, BATTERY CHARGE, BLOCK HEATER, ETC. INSTALL PAD AND GENERATOR SUCH THAT REQUIRED CLEARANCES FROM BUILDINGS, BUILDING OPENINGS, AND OTHER OBSTRUCTIONS ARE MAINTAINED. COORDINATE GENERATOR CIRCUIT BREAKER/FEEDER REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED - FIRE PUMP, ETC. WHERE THE GENERATOR IS REQUIRED TO OPERATE AS A SEPARATELY DERIVED SYSTEM (GENERATOR SERVING MULTIPLE BUILDINGS/STRUCTURES FOR EXAMPLE) PROVIDE PROPER GROUNDING AND USE 4-POLE TRANSFER SWITCHES AS REQUIRED BY NEC 250.

34. TELEPHONE SYSTEM

- a. TELEPHONE WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.

35. SECURITY SYSTEM NOTES

- a. SECURITY WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. PROVIDE POWER FOR OWNER'S HEAD-END EQUIPMENT AND REMOTE POWER FOR SECURE DOORS AS REQUIRED.

36. DATA/POS/A-V/SYSTEM NOTES

- a. DATA, POS AND/OR A-V WIRING AND SYSTEMS PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.



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Project Number: 2413
Drawn By: BTY
Date: 2.18.2026
Scale: AS NOTED





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CLERMONT COUNTY








REVISIONS		
NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026









SHEET TITLE
ELECTRICAL
DETAILS





























































































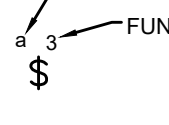
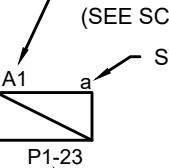
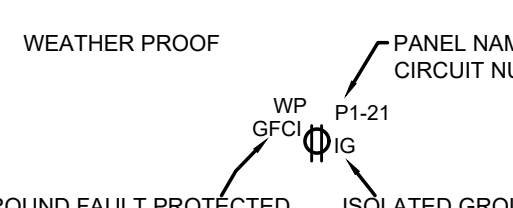





SHEET NUMBER
E300

C:\Users\jlanbheet\OneDrive\Documents\Projects\Veterans Village\Drawings\E301-ELECTRICAL-DETAILS.dwg--EBS. Plot Date/Time: Feb 18, 2026--11:07am -- By: jlanbheet
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

VETERAN'S VILLAGE - SITE LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	INPUT VA	DESCRIPTION	MANUFACTURER	MODEL	NOTE 1	NOTE 2
BL1		(1) 45W LED	45	LED BOLLARD/PATHWAY LIGHT	OWNER AND ARCHITECT SELECTED		ALONG PATHWAY IN CENTER GREEN SPACE	
SP1		(1) 8.4W LED	8.4	LED FLOODLIGHT	LITHONIA LIGHTING	OLB ALO SWW2 UVLOT PE DDB	FLAG POLE AND SIGNAGE LIGHTING	
VT1		(2) 12W T8 LED	24	VAPOR TIGHT LED READY FIXTURE	PLT LIGHTING	PLT-80108	PICNIC SHELTER LIGHTING	PHILLIPS - FLEXFIT (TYPE B) 1800 LM 4000K
WP1		(1) 15W LED	15	LED SECURITY LIGHT	LITHONIA LIGHTING	HGX LED 3RH ALO SWW2 120 PE DDB	LOCATED ON PICNIC SHLETER, POINTED TOWARDS PICKLEBALL COURT	
1. COORDINATE QUANTITIES AND LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.								

VETERAN'S VILLAGE UNITS - LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	INPUT VA	DESCRIPTION	MANUFACTURER	MODEL	NOTES
A		(1) 12W LED	24	LED READY 4' SURFACE MOUNTED WRAP	PLT LIGHTING	PLT-80103	PHILLIPS - FLEXFIT (TYPE B)
B		(1) 10.5W LED	10.5	4" SURFACE MOUNTED LED DISC	JUNO LIGHTING	JSBT 4IN 30K 90CRI WL MW M6	
C		(1) 14.4W LED	14.4	6" SURFACE MOUNTED LED DISC	JUNO LIGHTING	JSBT 6IN 30K 90CRI WL MW M6	
D		(1) 9W LED	9	LED PENDANT FIXTURE	RP LIGHTING	4605BN	
E		(1) 60W LED	60	FAN-LIGHT COMBO	HUNTER	ANISTEN W/ LED LIGHT 44IN (WHITE)	
F		(3) 9.3W LED	27.9	2' VANITY LIGHT	GENERATION LIGHTING	4421603EN3-962 - THREE LIGHT WALL/BATH	
G		(1) 9	9	EXTERIOR WALL SCNCE	SEA GULL LIGHTING	8909PEN3-12	PHOTOCELL ON FIXTURE
1. FIXTURES ARE BASIS OF DESIGN, COORDINATE FINAL SELECTIONS WITH OWNER AND ARCHITECT.							

VETERAN'S VILLAGE - CLUBHOUSE - LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	INPUT VA	DESCRIPTION	MANUFACTURER	MODEL	NOTES
L1		(1) 12.3W LED	12.3	7IN LED DISC LIGHT	JUNO LIGHTING	LSF 7IN 10LM SWW5 90CRI MVOLT ZT	
L2		(2) 12W LED	24	LED READY SURFACE MOUNT WRAP	PLT LIGHTING	PLT-80103	PHILLIPS - FLEXFIT (TYPE B)
L4		(3) 9.3W LED	27.9	2' VANITY LIGHT	GENERATION LIGHTING	4421603EN3-962 - THREE LIGHT WALL/BATH	
L5		(1) 9W LED	9	EXTERIOR WALL SCNCE	SEA GULL LIGHTING	8909PEN3-12	
L6		(2) 12W LED	24	LED READY 4' CHAIN HUNG	PLT LIGHTING	PLT-80103	PHILLIPS - FLEXFIT (TYPE B)
XC		(2) 1.5W LED	3	EXIT/EMERGENCY COMBO - 90 MIN. BACKUP	LITHONIA LIGHTING	ECRG HO RD M6	PROVIDE BATTERY CAPACITY FOR REMOTE AS REQ'D
XM		(2) 1.5W LED	3	EMERGENCY WALL PACK - W/ 90 MIN. BACKUP	LITHONIA LIGHTING	EU2C M6	
XR		(2) LED		DUAL LAMP LED REMOTE HEAD (EXTERIOR EGRESS ILLUMINATION)	LITHONIA LIGHTING	ERE GY T SQ WP	POWERED FROM LOCAL EXIT SIGN BATTERY
1. FIXTURES ARE BASIS OF DESIGN, COORDINATE FINAL SELECTIONS WITH OWNER AND ARCHITECT.							

ELECTRICAL LEGEND		*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.	
	SINGLE POLE LIGHT SWITCH	L5-20R 	LOCKING 125V/20 AMP - RECEPTACLE
	THREE WAY LIGHT SWITCH	L6-20R 	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
	FOUR WAY LIGHT SWITCH	L5-30R 	LOCKING 125V/30 AMP - RECEPTACLE
	DIMMER SWITCH	L6-30R 	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
	FAN SPEED CONTROL	PP 	FURNITURE POWER POLE - RECEPTACLE
	OCC SENSOR - CEILING - DUAL TECHNOLOGY	RFF 	FURNITURE RECESSED FLOOR FEED
	OCC SENSOR - CEILING - PASSIVE INFRARED	WFF 	FURNITURE WALL FEED
	OCC SENSOR - WALL - DUAL TECHNOLOGY	FB 	RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
	OCC SENSOR - WALL - PASSIVE INFRARED	AV 	RECESSED FLOOR BOX - MULTI-SERVICE W/AV
	OCC SENSOR POWER PACK	PT 	RECESSED MULTI-SERVICE POKE THRU
	OCC SENSOR POWER PACK - 2 CKT	SC 	SPECIAL CONNECTION
	DUPLEX RECEPTACLE	SR 	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE W/USB JACKS	EQ 	EQUIPMENT CONNECTION
	COUNTER HEIGHT DUPLEX RECEPTACLE	MS 	MANUAL MOTOR STARTER
	QUAD RECEPTACLE	FD 	NON-FUSED DISCONNECT
	COUNTER HEIGHT QUAD RECEPTACLE	FDC 	FUSED DISCONNECT
	CEILING (SHOW WINDOW) RECEPTACLE	FDCMS 	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
	DUPLEX RECEPTACLE WITH GFCI PROTECTION	JB 	JUNCTION BOX
	COUNTER HEIGHT DUPLEX RECEPTACLE WITH GFCI PROTECTION	HNE 	HOME NETWORK ENCLOSURE
	SPLIT-WIRED (SWITCHED) RECEPTACLE	SCAM 	SECURITY CAMERA
	WEATHER PROOF RECEPTACLE WITH GFCI PROTECTION	DL 	DATA LOCATION (RING & STRING, U.N.O)
	DISHWASHER RECEPTACLE WITH GFCI PROTECTION	VD 	VOICE DROP - LOCATION
	GARBAGE DISPOSAL	VDL 	VOICE/DATA DROP - LOCATION
	MICROWAVE RECEPTACLE	CT 	CABLE TV (COAX) - LOCATION
	REFRIGERATOR RECEPTACLE	CR 	CARD READER
	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE	DR 	DOOR RELEASE - ACCESS CONTROL
	WASHER RECEPTACLE WITH GFCI PROTECTION	DS 	DOOR STRIKE - ACCESS CONTROL
	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	ML 	MAG-LOCK - ACCESS CONTROL
	STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	PS 	POSITION SWITCH
	DUPLEX - MONUMENT FLOOR BOX	PR 	PROXY READER
	DUPLEX - RECESSED FLOOR BOX	RE 	REQUEST TO EXIT SWITCH
	PANELBOARD	WIP 	WIRELESS INTERNET ACCESS POINT
	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM	DH 	DOOR HOLD - FIRE ALARM
	TRANSFORMER - SINGLE LINE DIAGRAM	DSO 	DUCT SMOKE DETECTOR
	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM	FABP 	FIRE ALARM BOOSTER PANEL
	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM	FACP 	FIRE ALARM CONTROL PANEL
	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM	FARA 	FIRE ALARM REMOTE ANNUNCIATOR
	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM	FS 	SPRINKLER FLOW SWITCH
	* METER BASE - SINGLE LINE DIAGRAM	HD 	HEAT DETECTOR - FIRE ALARM
	FUSED DISCONNECT - SINGLE LINE DIAGRAM	H 	HORN - FIRE ALARM
	* CT CABINET - SINGLE LINE DIAGRAM	HS 	HORN/STROBE - FIRE ALARM
* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.		PIV 	POST INDICATOR VALVE - (PIV)
		PRE-A 	PRE-ACTION PANEL
		PSW 	PRESSURE SWITCH
		P 	PULL STATION - FIRE ALARM
		SD 	SMOKE DAMPER
		SDO 	SMOKE DETECTOR
		CO 	COMBINATION SMOKE/CO2 DETECTOR
		SP 	SPEAKER - FIRE ALARM
		SPS 	SPEAKER/STROBE - FIRE ALARM
		ST 	STROBE - FIRE ALARM
ABBREVIATIONS:		EXAMPLES:	
# Number	HP Heat Pump		
Ω Ohm	HZ Hertz		
Φ Phase	IG Isolated Ground		
A Amperes	IMC Intermediate Metal Conduit		
AC Alternating Current	KCMIL Thousand Circular Mils		
A/C Air Conditioning	LFCM Liquid Tight Metal Conduit		
AFCI Arc Fault Current Interrupter	LTG Lighting		
AHU Air Handling Unit	LRA Locked Rotor Amperes		
AIC Ampere Interrupting Capacity	MC Metal Clad Cable		
AL Aluminum	MCB Main Circuit Breaker		
ATS Automatic Transfer Switch	MCC Motor Control Center		
ATC Automatic Temperature Control	MLO Main Lug Only		
AWG American Wire Gauge	NC Normally Closed		
C Conduit	NEC National Electrical Code		
CATV Cable Television	NEMA National Electrical Manufacturers Association		
CB Critical Branch	NFPA National Fire Protection Association		
C/B Circuit Breaker	NL Night Lighting (Egress Illumination)		
CKT Circuit	NO Normally Open		
CCTV Closed Circuit Television	NTS Not To Scale		
CT Current Transformer	P Pole		
CU Condensing Unit	PB Push Button or Panic Button or Pull Box		
DC Direct Current	PNL Panel		
DIA Diameter	PWR Power		
EC Electrical Contractor	QTY Quantity		
EF Exhaust Fan	REQ Required		
ELEV Elevator	RMC Rigid Metal Conduit		
EM Emergency	RNC Rigid Non-Metallic Conduit		
EMT Electrical Metallic Tubing	RTU Roof Top Unit		
EPO Emergency Power Off	ST Shunt Trip		
EWC Electric Water Cooler	SW Switch		
EWB Electric Water Heater	TSTAT Thermostat		
FA Fire Alarm	TYP Typical		
FAA Fire Alarm Annunciator	UG Underground		
FLA Full Load Amperes	UL Undervoltage Laboratory		
FMC Flexible Metal Conduit	UNO Unless Noted Otherwise		
GF Gas Furnace	V Volt		
GFCI Ground Fault Current Interrupter	VA Volt-Amperes		
GND Ground	W Watt or Wire		
GWH Gas Water Heater	WP Weather Proof		
HOA Hand-Off-Automatic Switch	XFMR Transformer		
HVAC Heating, Ventilation, Air Conditioning			
NOTE: ALL ITEMS MAY NOT BE USED.			



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Scale: AS NOTED

VETERANS VILLAGE
2139 ST. RT. 125 MONROE TWP., OHIO 45102
CLERMONT COUNTY

REVISIONS		
NO.	DESCRIPTION	DATE
	PERMIT	02/13/2026

SHEET TITLE
ELECTRICAL
DETAILS

SHEET NUMBER
E301



SIZING METHOD: COMPACT AL 75°C 100A AND ABOVE, CU 75°C BELOW
 100A
 FEEDER SCHEDULE

KEYED SHEET NOTES

1. GENERATOR SHOWN FOR FUTURE REFERENCE ONLY. BASIS OF DESIGN - GENERAC RD408 48KW DIESEL GENERATOR.
2. HOUSE PANEL TO COME OFF OF UNIT ELECTRICAL PANEL, PROVIDE 100 AMP BUS RATED PANEL WITH 8 SPACES. NO CURRENT ELECTRICAL LOADS ATTACHED TO PANEL. FOR FUTURE USE ONLY.

C:\Users\jlanhett\OneDrive\RTM Engineering Consultants LLC\Veterans Village\Project Files\RTM 10 Drawings\E303-ELECTRICAL-DETAILS.dwg-EBS Plot Date/Time: Feb 18, 2026-11:08am - By: j.lanhett
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1BR									
ROOM MOUNTING RECESSED			VOLTS 240/120V 2P 3W			AIC T.B.D.			
FED FROM			BUS AMPS 150			MAIN BKR MLO			
NOTE			NEUTRAL 100%			LUGS STANDARD			
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	
1	15/1	0.9	RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE		
3	15/1	0.676	LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE		
5	15/1	1.03	E-1, LIGHTING, RECEPTACLE	a 6	15/1	0.5	FRIG.		
7	20/1	0.18	BATH	b 8	15/1	0.25	RANGE HOOD		
9	20/1	1.5	LAUNDRY	a 10	40/2	8.5	RANGE		
11	30/2	5	DRYER	b 12					
13				a 14	30/2	4.5	EDWH1		
15	40/2	5.21	ODU-1	b 16					
17				a 18	20/1	0.25	RADON		
19	20/2	2	H-1	b 20	20/1	0	SPACE		
21				a 22	20/1	0	SPACE		
23	20/1	0	SPACE	b 24	20/1	0	SPACE		
25	20/1	0	SPACE	a 26	20/1	0	SPACE		
27	20/1	0	SPACE	b 28	20/1	0	SPACE		
29	20/1	0	SPACE	a 30	20/1	0	SPACE		
OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)									
			CONN KVA				CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES			2.07	689 SF (3 VA/SF)			GENERAL LOAD		
SMALL-APPLIANCE			3				UP TO 10 KVA 10 10 (100%)		
LAUNDRY			1.5				OVER 10 KVA 15.6 6.23 (40%)		
APPLIANCES			10.3				MAX HEATING OR COOLING 6.51 (220.82(C)(3))		
ELECTRIC COOKING			8.5						
MOTORS			0.25				TOTAL LOAD 22.7		
							BALANCED LOAD 94.7 A		
TOTAL GENERAL LOAD			25.6				PHASE A 109%		
							PHASE B 90.8%		

BLG TYPE 1

ROOM MOUNTING SURFACE

FED FROM UTILITY 01

NOTE

VOLTS 240/120V 2P 3W

AIC T.B.D.

LUGS STANDARD

CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA		FEEDER RACEWAY AND CONDUCTORS
			A	B	
1	-/2	UNIT 1-1 METER	18.3	15.2	2#1/0 AL, #1/0 AL N
2	-/2	UNIT 2-1 METER	18.3	15.2	2#1/0 AL, #1/0 AL N
3	-/2	UNIT 3-1 METER	18.3	15.2	2#1/0 AL, #1/0 AL N
TOTAL CONNECTED KVA BY PHASE			54.9	45.6	

OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)

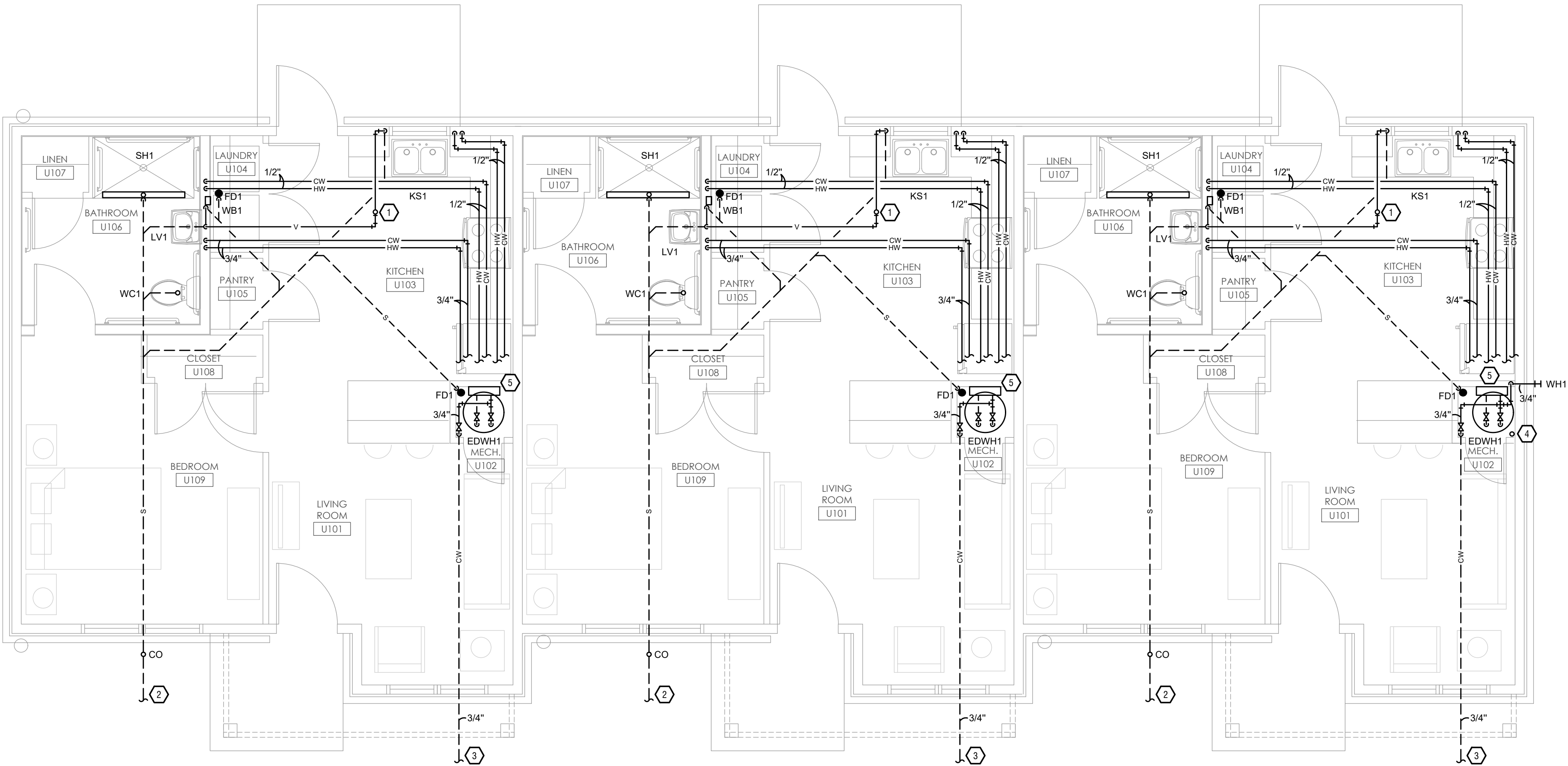
	KVA		KVA
LIGHTING AND RECEPTACLES	6.2	2,067 SF (3 VA/SF)	98.3
SMALL-APPLIANCE	9	DWELLING UNITS	3
LAUNDRY	4.5	DEMAND FACTOR	(45%)
APPLIANCES	30.8	CALCULATED LOAD	44.2
ELECTRIC COOKING	25.5	BALANCED LOAD	184 A
MOTORS	0.75		
HEATING	21.6	(100%)	
COOLING	15.6	(0%)	

BLG TYPE 2						
ROOM		VOLTS 240/120V 2P 3W			AIC T.B.D.	
MOUNTING SURFACE					LUGS STANDARD	
FED FROM UTILITY 02						
NOTE						
CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA		FEEDER RACEWAY AND CONDUCTORS	
			A	B		
1	-/2	UNIT 1-2 METER	18.1	18.3	2#1/0 AL, #1/0 AL N	
2	-/2	UNIT 2-2 METER	18.1	18.3	2#1/0 AL, #1/0 AL N	
TOTAL CONNECTED KVA BY PHASE			36.3	36.5		
OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)						
			KVA		KVA	
LIGHTING AND RECEPTACLES			5.89	1,964 SF (3 VA/SF)	CONNECTED LOAD 70.8	
SMALL-APPLIANCE			6		DWELLING UNITS 2	
LAUNDRY			3		DEMAND FACTOR (NEC 220.85)	
APPLIANCES			20.5		CALCULATED LOAD 47.8	
ELECTRIC COOKING			17		BALANCED LOAD 199 A	
MOTORS			0.5			
HEATING			17.9	(100%)		
COOLING			13.9	(0%)		

		VOLTS 240/120V 2P 3W			AIC T.B.D.		
		BUS AMPS 150			MAIN BKR MLO		
		NEUTRAL 100%			LUGS STANDARD		
SED							
</							

BLG TYPE 3									
ROOM MOUNTING SURFACE			VOLTS 240/120V 2P 3W			AIC T.B.D.			
FED FROM UTILITY 03						LUGS STANDARD			
NOTE									
CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA		FEEDER RACEWAY AND CONDUCTORS				
			A	B					
1	-/2	UNIT 1-3 METER	18.3	15.2	2#1/0 AL, #1/0 AL N				
2	-/2	UNIT 2-3 METER	18.1	18.3	2#1/0 AL, #1/0 AL N				
TOTAL CONNECTED KVA BY PHASE			36.4	33.5					
OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)									
			KVA		KVA				
LIGHTING AND RECEPTACLES			5.01	1,671 SF (3 VA/SF)	CONNECTED LOAD			68.2	
SMALL-APPLIANCE			6		DWELLING UNITS			2	
LAUNDRY			3		DEMAND FACTOR			(NEC 220.85)	
APPLIANCES			20.5		CALCULATED LOAD			46	
ELECTRIC COOKING			17		BALANCED LOAD			192 A	
MOTORS			0.5						
HEATING			16.2	(100%)					
COOLING			12.2	(0%)					

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1
P101

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

PLUMBING GENERAL NOTES

- A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.
- B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
- D. PROVIDE POINT-OF-USE THERMOSTATIC MIXING VALVES ON ALL PUBLIC LAVATORIES AND HAND SINKS. VALVES SHALL MEET ASSE 1070 AND SHALL BE EQUAL TO WATTS USG-B.
- E. PROVIDE SQUARE STRAINERS ON FLOOR DRAINS IN TILED AREAS.
- F. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.
- G. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION, ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.
- I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.
- J. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.
- K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.
- L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.
- M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

1. VENT PIPING UP THROUGH ROOF
2. NEW SANITARY PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
3. NEW DOMESTIC WATER PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
4. PROVIDE 4" PVC PIPE FOR RADON RISER
5. PROVIDE PEX MANIFOLD FOR DOMESTIC WATER LINES TO PLUMBING FIXTURES



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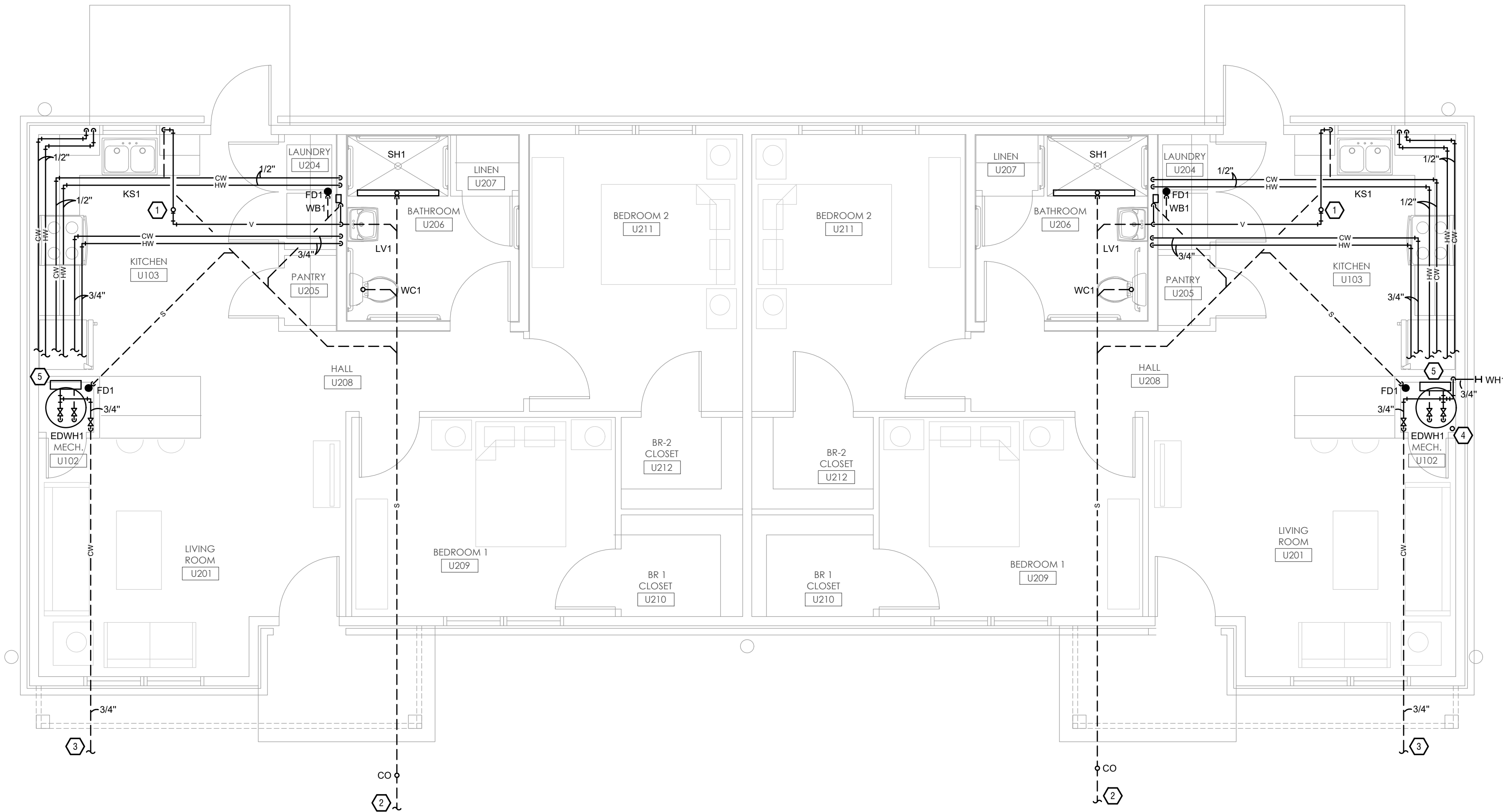
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FLOOR
PLANS**

SHEET NUMBER

P101



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1
P102

PLUMBING FLOOR PLAN - BUILDING 2
SCALE: 1/4" = 1'-0"

PLUMBING GENERAL NOTES

- A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.
- B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
- D. PROVIDE POINT-OF-USE THERMOSTATIC MIXING VALVES ON ALL PUBLIC LAVATORIES AND HAND SINKS. VALVES SHALL MEET ASSE 1070 AND SHALL BE EQUAL TO WATTS USG-B.
- E. PROVIDE SQUARE STRAINERS ON FLOOR DRAINS IN TILED AREAS.
- F. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.
- G. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION, ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.
- I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.
- J. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.
- K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.
- L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.
- M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

- 1. VENT PIPING UP THROUGH ROOF
- 2. NEW SANITARY PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
- 3. NEW DOMESTIC WATER PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
- 4. PROVIDE 4" PVC PIPE FOR RADON RISER
- 5. PROVIDE PEX MANIFOLD FOR DOMESTIC WATER LINES TO PLUMBING FIXTURES



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SHEET TITLE
PLUMBING
FLOOR
PLANS

SHEET NUMBER
P102

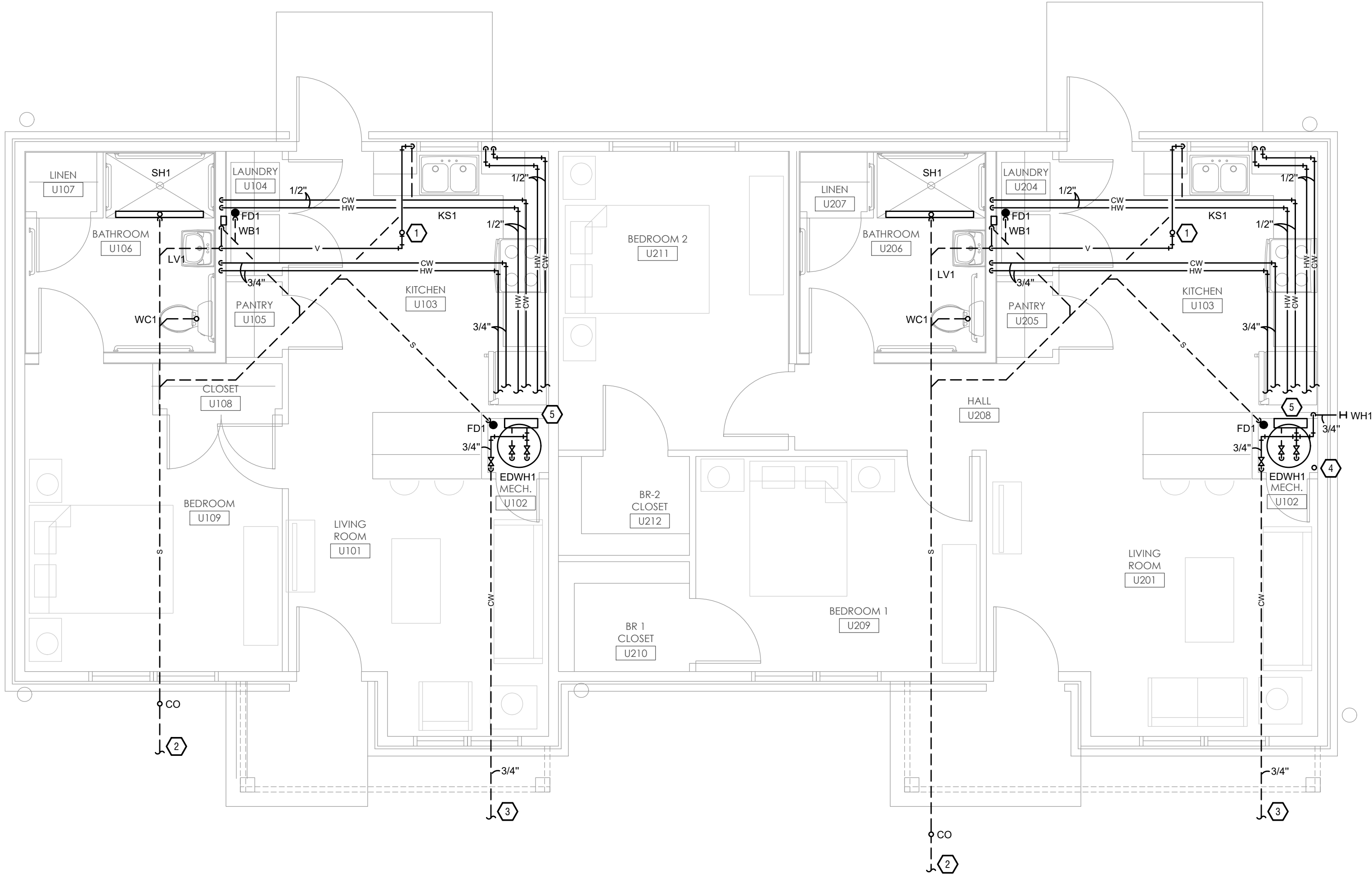
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1
P103

PLUMBING FLOOR PLAN - BUILDING 3
SCALE: 1/4" = 1'-0"

PLUMBING GENERAL NOTES

- A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.
- B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
- D. PROVIDE POINT-OF-USE THERMOSTATIC MIXING VALVES ON ALL PUBLIC LAVATORIES AND HAND SINKS. VALVES SHALL MEET ASSE 1070 AND SHALL BE EQUAL TO WATTS USG-B.
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- H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.
- I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.
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- M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

- VENT PIPING UP THROUGH ROOF
- NEW SANITARY PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
- NEW DOMESTIC WATER PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
- PROVIDE 4" PVC PIPE FOR RADON RISER
- PROVIDE PEX MANIFOLD FOR DOMESTIC WATER LINES TO PLUMBING FIXTURES

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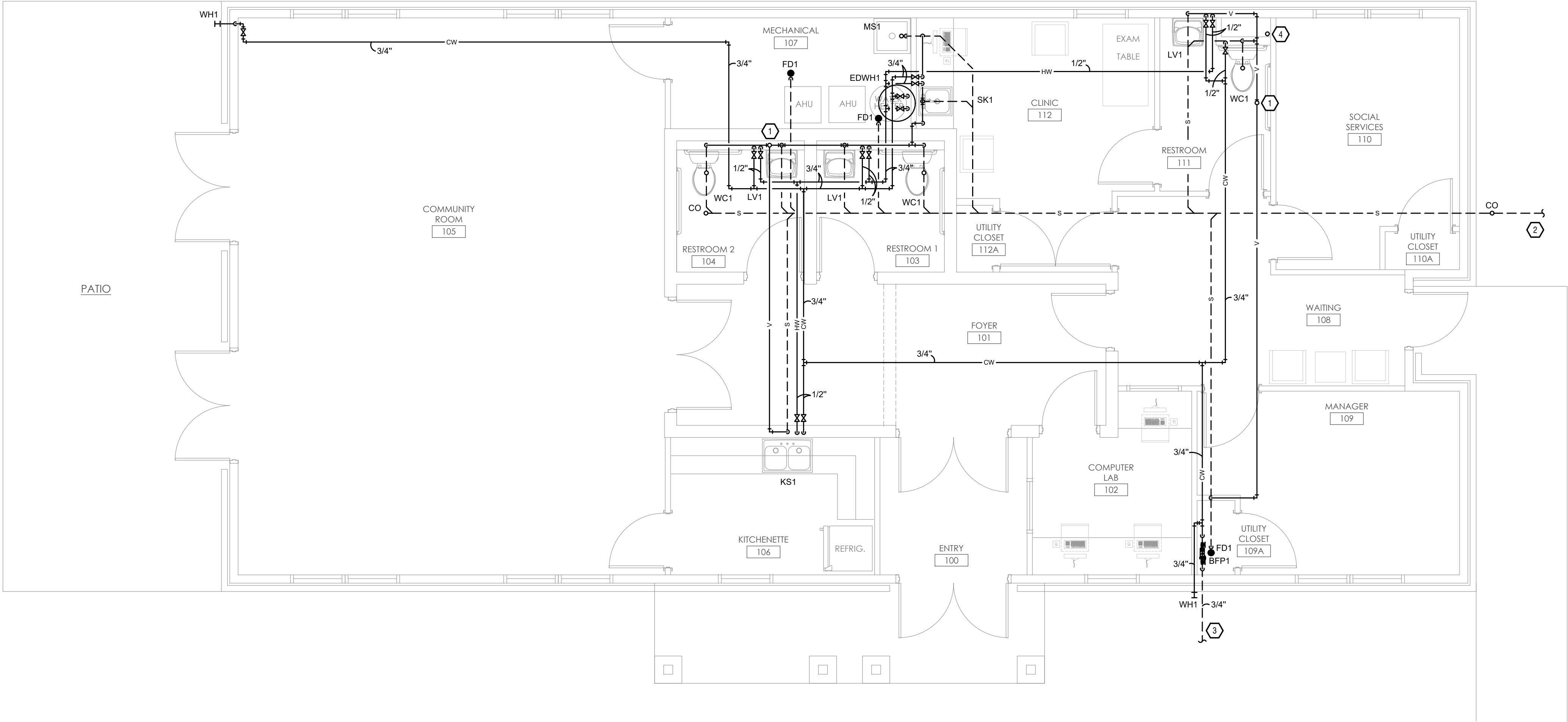
SHEET TITLE
**PLUMBING
FLOOR
PLANS**

SHEET NUMBER

P103



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1
P104

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

PLUMBING GENERAL NOTES

- A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.
- B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
- D. PROVIDE POINT-OF-USE THERMOSTATIC MIXING VALVES ON ALL PUBLIC LAVATORIES AND HAND SINKS. VALVES SHALL MEET ASSE 1070 AND SHALL BE EQUAL TO WATTS USG-B.
- E. PROVIDE SQUARE STRAINERS ON FLOOR DRAINS IN TILED AREAS.
- F. REFER TO ARCHITECTS PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.
- G. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION, ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.
- I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.
- J. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.
- K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.
- L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.
- M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

1. VENT PIPING UP THROUGH ROOF
2. NEW SANITARY PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
3. NEW DOMESTIC WATER PIPING, REFER TO CIVIL PLAN FOR CONTINUATION
4. PROVIDE 4" PVC PIPE FOR RADON RISER
5. PROVIDE PEX MANIFOLD FOR DOMESTIC WATER LINES TO PLUMBING FIXTURES

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**PLUMBING
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SHEET NUMBER
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PLUMBING SPECIFICATIONS

1. PLUMBING GENERAL REQUIREMENTS

- A. THE INTENT OF THIS DOCUMENT IS TO ASSIST THE PLUMBING CONTRACTOR OR DESIGN-BUILD CONTRACTOR DESIGN PARTNER IN PROVIDING A PRICE FOR THIS WORK.
- B. THE PLUMBING CONTRACTOR MUST REFER TO SITE PLANS, ARCHITECTURAL PLANS AND ELEVATIONS, AND PRICING INSTRUCTIONS FROM THE GENERAL CONTRACTOR TO DEVELOP THEIR PRICE. THE PLUMBING CONTRACTOR'S PRICE (INCLUDING TAXES) SHOULD INCLUDE ALL LABOR AND MATERIAL NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM.
- C. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL PLUMBING SYSTEMS.
- D. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL CODES AND ORDINANCES.
- E. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY.
- F. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD.
- G. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE AND CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA AND RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
- H. COORDINATE PIPING CHASES, SHAFTS, ABOVE CEILING WORK, ETC. WITH ARCHITECT. ALL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO WORK.
- I. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS. THIS INCLUDES CORING HOLES IN SLABS, ETC.
- J. EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF AGA, ARI, ASME, ASTM, CISPL, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY. ALL EQUIPMENT MUST BEAR UL LABEL.
- K. INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES.
- L. THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT AND PIPING WILL BE INSTALLED AND REPORT ANY CONDITION THAT PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK PRIOR TO BID. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE. PLUMBING CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS.
- M. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
- N. DRAWINGS ARE DIAGRAMMATIC ONLY INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT, FIXTURES, PIPING AND NOT NECESSARILY SHOWING ALL OFFSETS, DETAILS, ACCESSORIES AND EQUIPMENT TO BE CONNECTED.
- O. ALL WORK SHALL BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
- P. NO PIPING SHALL BE EXPOSED UNLESS APPROVED BY THE ARCHITECT.
- Q. ANY PLUMBING SYSTEMS SERVING OTHER AREAS OF THE BUILDING MUST REMAIN UNDISTURBED OPERATIONALLY. IF THE PLUMBING CONTRACTOR IDENTIFIES ANY INSTANCES WHERE THIS WILL NOT BE ACHIEVABLE, THEY MUST REPORT THIS TO THE GENERAL CONTRACTOR PRIOR TO TOUCHING THE SYSTEM(S).
- R. CONTRACTOR TO SUBMIT DRAWINGS TO OWNER FOR REVIEW PRIOR TO SUBMITTING FOR PERMIT. RTM WILL REVIEW DRAWINGS FOR GENERAL CONFORMANCE WITH CRITERIA DOCUMENTS. RTM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY PORTION OF THE DESIGN OR CONSTRUCTION OF THIS FACILITY.
2. USE OF INFORMATION PROVIDED BY RTM
- A. THE INFORMATION PROVIDED IS INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. CONTRACTOR COORDINATION
- A. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, RTM CAN ASSIST WHERE APPROPRIATE.
4. CUTTING AND PATCHING
- A. CUT AND PATCH ALL WALLS, CEILINGS, FLOORS, AND SLABS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL PLUMBING.
5. CONCRETE HOUSEKEEPING PADS
- A. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB ON 4" THICK CONCRETE HOUSEKEEPING PAD.
6. ESCUTCHEON PLATES
- A. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
7. ACCESS PANELS
- A. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS. WHERE VALVES SHALL BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS. ACCESS PANELS SHALL BE PAINTABLE METAL. COORDINATE ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.
8. FIRE STOPPING
- A. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS & PER UL RECOMMENDATIONS FOR ASSEMBLIES ENCOUNTERED IN PROJECT.
- B. THE FIRE STOPPING MATERIAL MUST MEET THE INTEGRITY OF THE FIRE RATED WALL, FLOOR, CEILING & ROOF BEING PENETRATED. REFER TO ARCHITECT'S DRAWINGS FOR WALL, FLOOR, CEILING & ROOF FIRE RATINGS PRIOR TO BIDDING WORK.
9. FLASHING & COUNTERFLASHING
- A. PROVIDE ROOF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS.
- B. OBTAIN APPROVAL FROM GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER AND/OR ROOFING CONTRACTOR PRIOR TO MAKING ANY PENETRATIONS SO THAT WARRANTIES ARE NOT COMPROMISED OR VOIDED.
10. CATHODIC PROTECTION
- A. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS

- PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.
11. EXCAVATION, TRENCHING & BACKFILL
- A. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.
- B. ALL BACKFILL SHALL BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS.
- C. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION.
- D. ALL PIPING SHALL BE LAID ON A BED OF SAND, 6" THICK MINIMUM. BACKFILL UNDER BUILDING AND ALL DRIVES, ROADS AND WALKS WITH BANK-RUN GRAVEL.
12. EQUIPMENT CONNECTIONS
- A. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS.
13. PIPING INSTALLATION
- A. INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
14. TESTING
- A. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.
15. SUBMITTALS AND PRODUCT DATA
- A. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF ALL SUBMITTALS AND PRODUCT DATA, COMPLETE WITH PERFORMANCE RATINGS, DIAGRAMS AND SPECIFICATIONS FOR ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
- B. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
- C. REVIEW OF SUBMITTALS AND PRODUCT DATA DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
16. OWNER'S INSTRUCTIONS
- A. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS, TYPEWRITTEN INSTRUCTIONS AND OPERATING SEQUENCES AND DESCRIPTIVE DATA SHEETS. ASSEMBLE EACH SET IN A HARD-BOUND COVER.
17. WARRANTY
- A. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND THE PLUMBING CONTRACTOR WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE TO THE OWNER.
- B. RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP.
18. SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
- A. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSOM-BOARD PARTITIONS, CONCRETE FLOORS, AND ROOF SLABS.
- B. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL.
- C. FOR PIPES PENETRATING THROUGH BELOW-GRADE EXTERIOR WALLS, PROVIDE WATERTIGHT SPACE WITH LINK RUBBER OR MODULAR SEAL BETWEEN SLEEVE AND PIPE ON BOTH ENDS.
19. GENERAL-DUTY VALVES FOR PLUMBING PIPING
- A. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW S.3874. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
- B. THERMOSTATIC MIXING VALVES FOR PUBLIC HAND-WASHING FACILITIES - TEMPERED WATER SHALL BE DELIVERED FROM PUBLIC HAND-WASHING FACILITIES (LAVATORIES AND SINKS) THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070. SET OUTLET TEMPERATURE OF THERMOSTATIC MIXING VALVE TO 110 DEGREES F. POINT-OF-USE THERMOSTATIC MIXING VALVES SHALL BE EQUAL TO WATTS SERIES USG-B. ROUTE TEMPERED WATER TO HOT WATER SIDE OF SINK/LAVATORY. ACCEPTABLE MANUFACTURERS INCLUDE SYMMONS, LAWLER, LEONARD, POWERS, BRADLEY, AND WATTS.
- C. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
- D. LOCATE 1/4 TURN SHUT-OFF BALL VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT AND AT EACH FIXTURE.
- E. CONTROL VALVES SHALL BE MANUFACTURED BY OR APPROVED BY PIPING MANUFACTURER.
- F. ADJUST ALL STOPS AND VALVES PROPERLY PRIOR TO PROJECT COMPLETION.
20. HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
- A. THE PLUMBING CONTRACTOR MUST FURNISH ALL PIPE SUPPORTS REQUIRED FOR THEIR WORK. ALL PIPING SHALL BE SUPPORTED PER CODE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. WHERE ALTERNATIVE PIPING MATERIALS ARE USED, HANGER SPACING CAN BE REDUCED AS RECOMMENDED BY THE MANUFACTURER AND WHERE ALLOWED BY CODE.
- B. SUPPORT FOR PIPING INSTALLED ON THE ROOF - ALL PIPING ON ROOF TO BE SUPPORTED WITH RUBBER, UV-RESISTANT SUPPORT BLOCKS EQUAL TO MIFAB CXM-8.
21. DOMESTIC WATER PIPING GENERAL REQUIREMENTS
- A. PROVIDE A NEW DOMESTIC WATER SERVICE TO THE BUILDING.
- B. REGARDLESS OF WHETHER PEX TUBING IS LISTED BELOW AS AN ACCEPTABLE TUBING MATERIAL FOR INTERIOR DOMESTIC WATER, PEX TUBING SHALL NOT BE USED IF THE WATER PURVEYOR UTILIZES CHLORINE DIOXIDE IN THE PROCESS OF TREATING THE WATER THEY SUPPLY TO THEIR CUSTOMERS. CHLORINE DIOXIDE IS NOT COMPATIBLE WITH POLYETHYLENE, AND IT HAS THE POTENTIAL TO CAUSE PREMATURE FAILURE OF PEX TUBING.
22. INTERIOR DOMESTIC WATER PIPING
- A. INTERIOR DOMESTIC WATER PIPING TO BE COPPER TUBE WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH LEAD FREE SOLDER. PROVIDE TYPE "L" COPPER TUBE ABOVE GRADE AND TYPE "K" BELOW GRADE. DOMESTIC WATER PIPING 2-1/2" AND LARGER SHALL BE EITHER COPPER PIPE & FITTINGS OR MECHANICAL GROOVED PIPE & FITTINGS.
- 1) WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION, COLD PRESS MECHANICAL JOINT FITTINGS ARE ACCEPTABLE. TUBING MUST COMPLY WITH THE ASTM B88 STANDARD. FITTINGS SHALL CONFORM TO MATERIAL REQUIREMENTS OF ASME B16.31, NSF 61 (LEAD-FREE), AND TESTED UNDER NSF/ANSI 372. COLD PRESS MECHANICAL JOINT FITTINGS SHALL BE EQUAL TO VIEGA PROPRESS, WITH HNR SEALING ELEMENTS FOR PRESS FITTINGS. SEALING ELEMENTS SHALL BE FACTORY

- INSTALLED OR AN ALTERNATIVE SUPPLIED BY FITTING MANUFACTURER. PRESS ENDS SHALL BE DESIGNED TO ASSURE LEAKAGE OF LIQUIDS AND/OR GASES FROM INSIDE THE SYSTEM PAST THE SEALING ELEMENT OF AN UN-PRESSED CONNECTION. THE FUNCTION OF THIS FEATURE IS TO PROVIDE THE INSTALLER QUICK AND EASY IDENTIFICATION OF CONNECTIONS WHICH HAVE NOT BEEN PRESSED PRIOR TO PUTTING THE SYSTEM INTO OPERATION.
- B. PEX TUBING
- 1) PEX TUBING SHALL NOT BE USED IF THE WATER PURVEYOR UTILIZES CHLORINE DIOXIDE IN THE PROCESS OF TREATING THE WATER THEY SUPPLY TO THEIR CUSTOMERS. CHLORINE DIOXIDE IS NOT COMPATIBLE WITH POLYETHYLENE, AND IT HAS THE POTENTIAL TO CAUSE PREMATURE FAILURE OF PEX TUBING.
- 2) PEX TUBING SHALL BE PEX-A TYPE AND FITTINGS SHALL BE EQUAL TO UPONOR AQUAPEX. TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS". PROVIDE ENGINEERED PLASTIC FITTINGS WITH PLASTIC COLLARS WHICH CONFORM TO ASTM F1960 STANDARD SPECIFICATION FOR COLD EXPANSION FITTINGS WITH PEX REINFORCING RINGS FOR USE WITH CROSSLINKED POLYETHYLENE PIPING. PEX TUBING AND CONNECTIONS SHALL BE WARRANTED FOR A PERIOD OF 25 YEARS. DO NOT WELD, GLUE, TAPE OR ALLOW OTHER SOLVENT BASED ADHESIVES OR PAINTS TO COME INTO CONTACT WITH TUBING. DO NOT ALLOW TUBING TO COME IN CONTACT WITH PIPE THREAD COMPOUNDS, FIREWALL PENETRATION SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING SHALL BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOTE MANIFOLD WITH MINIMUM FITTINGS. TUBING SHALL BE SUPPORTED IN A MANNER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS SHALL BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. PROTECT INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOTE MANIFOLD TYPE FITTINGS SHALL BE UTILIZED AT BRANCHES IN ROOMS WHERE TUBING IS TERMINATED (MODIFIED HOME-RUN INSTALLATION TYPE). UTILIZE EXPANDED BY MANUFACTURER FOR CONNECTION OF TUBING TO FITTINGS. DO NOT OVER EXPAND TUBING. PIPE SHALL BE SUPPORTED AT FITTINGS AND FIXTURES AS RECOMMENDED BY MANUFACTURER. PIPING SHALL BE INSTALLED WITH MINIMUM AMOUNT OF FITTINGS. USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES.
23. SANITARY AND VENT PIPING GENERAL REQUIREMENTS
- A. PROVIDE NEW SANITARY LATERAL FROM BUILDING TO PUBLIC MAIN.
24. INTERIOR SANITARY AND VENT PIPING
- A. SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2865. SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2865. MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
25. RADON PIPING (DELEGATED DESIGN)
- A. PROVIDE PASSIVE RADON PIPING SYSTEM BELOW THE SLAB. RADON TESTING WILL BE DONE PRIOR TO CONSTRUCTION. IF RADON LEVELS ARE ACCEPTABLE, NO RADON PIPING/FANS WILL BE REQUIRED. WHERE RADON LEVELS ARE HIGHER THAN ALLOWED, PROVIDE RADON PIPING, RADON GAS EXHAUST FAN TO REMEDIATE GASES FOR THE ENTIRE EFFECTED BUILDING.
- B. PROVIDE VERTICAL PIPING RISERS FOR A MAXIMUM OF 3000 SQUARE FEET PER RISER OR AS RECOMMENDED BY A CERTIFIED RADON PROFESSIONAL. RADON PIPING MUST EXTEND UPWARD TO A POINT ABOVE THE ROOF TO ALLOW RADON GASES TO BE DISCHARGED SAFELY AWAY FROM THE STRUCTURE.
- C. THE RADON FAN SHALL BE LOCATED OUTSIDE OCCUPIED SPACES (TYPICALLY ON THE SIDE OF THE BUILDING IF LOCATED OUTSIDE, TYPICALLY IN THE ATTIC SPACE OR ABOVE THE TOP FLOOR CEILING IF LOCATED INSIDE).
- D. DO NOT INCLUDE COSTS FOR RADON TESTING/PIPING/FANS IN BASE BID.
- E. PROVIDE ADD ALTERNATE PRICING TO PROVIDE A RADON EXHAUST SYSTEM:
- 1) PROVIDE COST FOR RADON EXHAUST FAN.
- 2) PROVIDE LINEAR FOOT COST FOR AN APPROPRIATELY SIZED ABOVE GROUND SCHEDULE 40 PVC PIPING.
- 3) PROVIDE LINEAR FOOT COST FOR AN APPROPRIATELY SIZED UNDERGROUND SCHEDULE 40 PVC PIPING, INCLUDING SAW CUT, EXCAVATION, AND CONCRETE REPLACEMENT TO MATCH EXISTING FLOOR.
26. DRAIN PANS
- A. PROVIDE DRAIN PAN UNDER WATER HEATERS. PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND INDIRECTLY TO FLOOR DRAIN (NOT TO DRAIN PAN).
27. TRAP SEAL PROTECTION
- A. TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION:
- 1) POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE - A POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE MUST SUPPLY WATER TO THE TRAP. WATER-SUPPLIED TRAP SEAL PRIMERS MUST CONFORM TO ASSE 1018. THE DISCHARGE PIPE FROM THE TRAP SEAL PRIMER MUST CONNECT TO THE TRAP ABOVE THE TRAP SEAL ON THE INLET SIDE OF THE TRAP.
- 2) BARRIER-TYPE TRAP SEAL PROTECTION DEVICE - A BARRIER-TYPE TRAP SEAL PROTECTION DEVICE MUST PROTECT THE TRAP SEAL FROM EVAPORATION. BARRIER-TYPE TRAP SEAL PROTECTION DEVICES MUST CONFORM TO ASSE 1072. THE DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
28. CLEANOUTS
- A. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
29. INSULATION
- A. INSULATION SHALL BE PROVIDED WITH A CONTINUOUS, VAPOR TIGHT SEAL. INSULATION SHALL BE CONTINUOUS THROUGH ALL WALLS AND FLOORS. NFPA FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS MUST NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE SPREAD DEVELOPED, UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES.
- B. THE MINIMUM INSULATION LEVELS SHALL BE AS FOLLOWS:
- 1) METALLIC DOMESTIC COLD WATER PIPING - 1/2" ELASTOMERIC
- 2) DOMESTIC HOT WATER - 1" ELASTOMERIC
30. DOMESTIC HOT WATER RETURN PUMP
- A. PROVIDE HOT WATER RETURN PUMP EQUAL TO BELL AND GOSSETT SERIES 100 OR EQUAL PUMP MANUFACTURED BY ARMSTRONG, GRUNDFOS, OR

- TACO.
- B. PROVIDE AUTOMATIC TIMER KIT EQUAL TO BELL AND GOSSETT MODEL TC-1, AND PROGRAM PUMP TO OPERATE TO ACCOMMODATE THE OWNER'S HOURS OF OPERATION.
31. PLUMBING FIXTURE GENERAL REQUIREMENTS
- A. SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
- B. ALL WALL-HUNG PLUMBING FIXTURES, INCLUDING, BUT NOT LIMITED TO WATER CLOSETS, URINALS, LAVATORIES, AND SINKS SHALL BE ANCHORED TO THE FLOOR WITH CONCEALED IN-WALL CARRIERS. WALL-HUNG FIXTURES SHALL NOT BE SIMPLY BOLTED TO THE WALL OR ANCHORED TO WOOD BLOCKING.
- C. COORDINATE COLOR OF FIXTURES WITH ARCHITECT. FIXTURES SHALL BE WHITE UNLESS OTHERWISE NOTED.
- D. PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE TAILPIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
- E. FIXTURES SHALL BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— S —	SANITARY WASTE PIPING
— V —	VENT PIPING
— CW —	COLD WATER PIPING
— HW —	HOT WATER PIPING
FD ●	FLOOR DRAIN
— ⋈ —	BALL VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT

PLUMBING EQUIPMENT AND FIXTURE SCHEDULE	
WC1 - WATER CLOSET, EQUAL TO AMERICAN STANDARD EDMERE, ADA, RIGHT HEIGHT, 12" ROUGH-IN, FLOOR MOUNTED TANK TYPE, 1.28 GPF, WATERSENSE, COORDINATE LEFT OR RIGHT HAND LEVER WITH ARCHITECTURAL DRAWINGS	
LV1 - LAVATORY SINK, EQUAL TO AMERICAN STANDARD LUCERNE, WALL HUNG, 1.2 GPM MOEN FAUCET, MODEL CHATEAU, WATERSENSE	
SH1 - SHOWER, TO BE SELECTED BY OWNER, WITH QUICKDRAIN TRENCH DRAIN ASSEMBLY, COORDINATE DRAIN COVER STYLE WITH ARCHITECT. PROVIDE 1.5 GPM SHOWER HEAD WITH PRESSURE BALANCE VALVE, EQUAL TO MOEN CHATEAU, MODEL L2352EP, WATER SENSE, ADA COMPLIANT SINGLE HANDLE, WITH MOEN 3669EP SERIES HANDSHOWER AND SLIDE BAR	
MS1 - MOP SINK, EQUAL TO PROFLO, MODEL PFM2424, 24" X 24" X 10" MOP SINK BASIN MOEN #8230 W/ CHROME PLATED TWO-HANDLE SERVICE SINK FAUCET, STRAINER, DRAIN SHALL BE 3" IPS HUB OUTLET, P-TRAP WITH ADJUSTABLE FLOOR FLANGE. PROVIDE PROFLO #PF296 HOSE BRACKET AND STAINLESS STEEL WALL GUARDS.	
FD1 - FLOOR DRAIN, EQUAL TO SIOUX CHIEF MODEL 842-P WITH NICKEL BRONZE ADJUSTABLE STRAINER. PROVIDE TRAP PRIMERS WHERE REQUIRED BY CODE. REFER TO WASTE AND VENT ISOMETRIC FOR SIZES.	
KS1 - KITCHEN SINK, EQUAL TO ELKAY DAYTON, 33" X 22" X 5-3/8" DOUBLE BOWL, DROP IN, ADA COMPLIANT, WITH MOEN CHATEAU SINGLE HANDLE KITCHEN FAUCET, ADA, WITH HAND SPRAY	
SK1 - SINK, TO BE SELECTED BY OWNER/ARCHITECT	
EDWH1 - ELECTRIC DOMESTIC WATER HEATER, EQUAL TO A.O. SMITH ENLB-40, 40 GALLON, 6 KW, PROVIDE AMTROL 2 GALLON EXPANSION TANK, ROUTE T&P VALVE AND OVERFLOW TO FLOOR DRAIN	
BFP1 - BACKFLOW PREVENTER, EQUAL TO WATTS MODEL LF 919 REDUCED PRESSURE BACKFLOW ASSEMBLY.	
WB1 - WASHER BOX, EQUAL TO OATEY CENTRO, IN WALL WASHER SUPPLY / DRAIN BOX FOR CLOTHES WASHER.	
WH1 - WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67 3/4". PROVIDE FROST-PROOF EXTERIOR WALL HYDRANTS WITH LOOSE-TEE KEYS ON EACH ELEVATION OF BUILDING. WALL HYDRANTS SHALL BE WALL HYDRANT WITH CHROME FINISH ON BRASS CASTING WITH BOX AND HINGED, DOOR. CONCEAL WITHIN INTERIOR PARTITIONS AND/OR INSTALL IN A MANNER THAT PREVENTS FREEZING. FURNISH TO OWNER, ONE VALVE KEY FOR EACH KEY OPERATED WALL HYDRANT INSTALLED. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE ZURN, WADE, JOSAM, SMITH, OR WATTS.	



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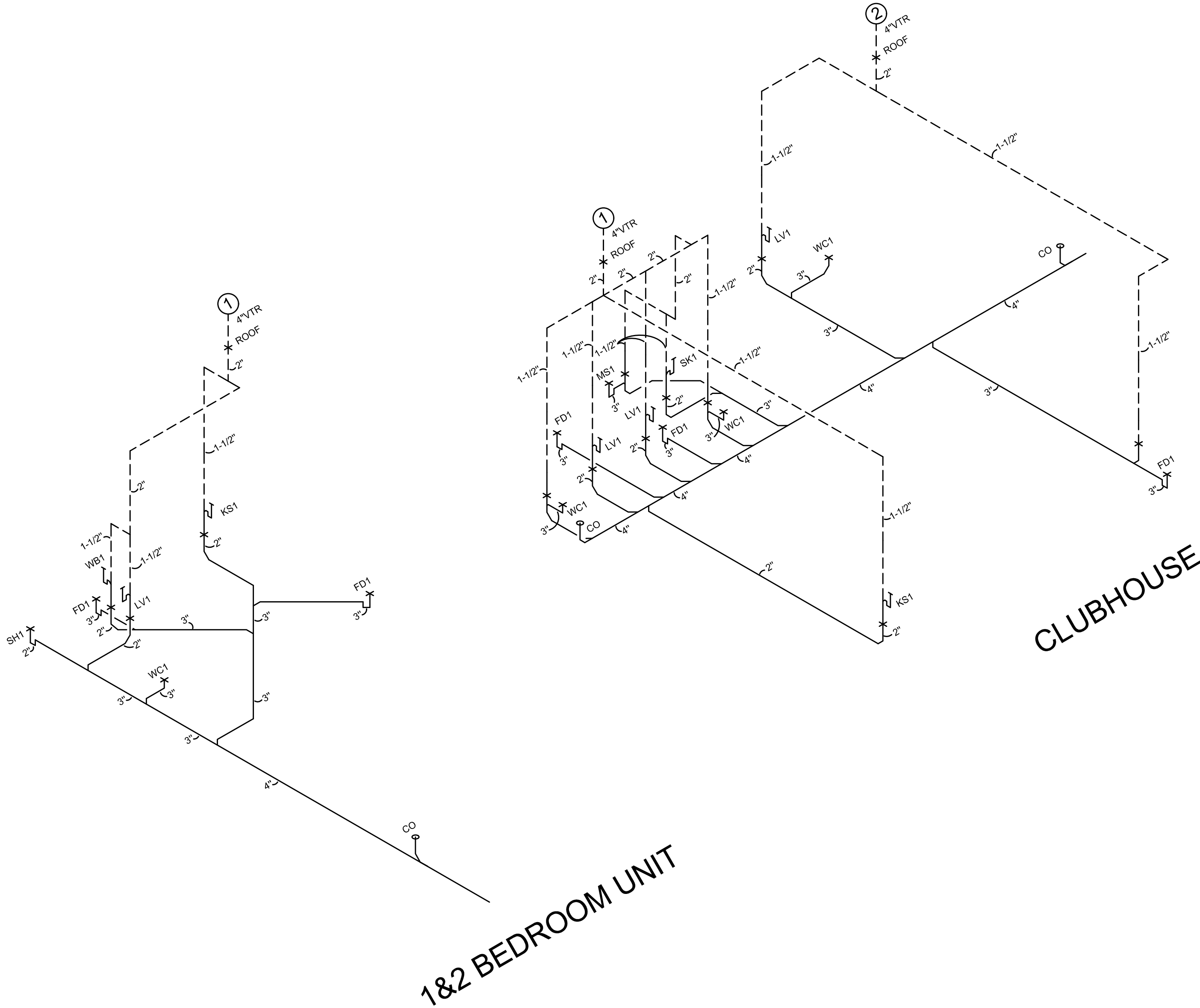
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SHEET TITLE
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DETAILS

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P200



C:\Users\jankhiet\OneDrive\rtm\Engineering Consultants LLC\Veterans Village\Project Files\rtm 10 Drawings\P201-PLUMBING-DETAILS.dwg-EBS. Plot Date/Time: Feb. 18, 2026-11:06am - By: jankhiet
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



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P201

PLUMBING WASTE AND VENT ISOMETRICS

SCALE: NTS



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