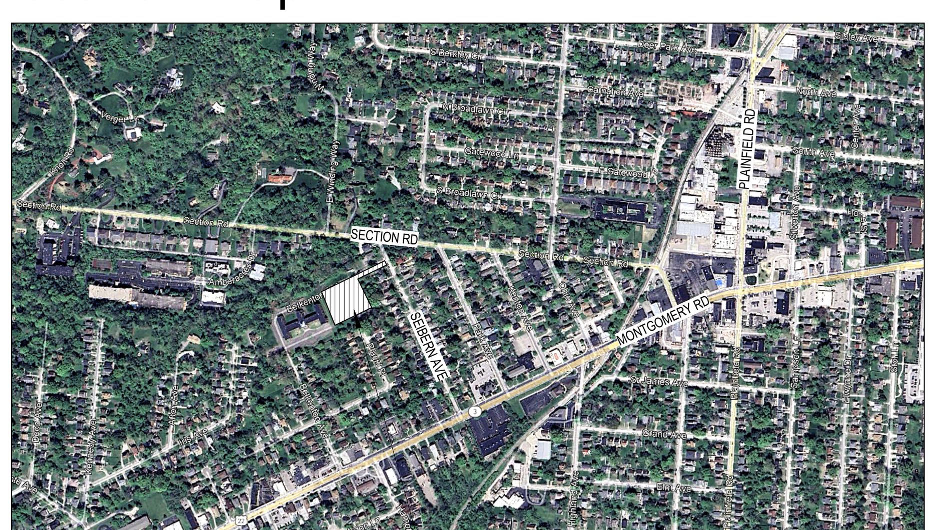
National Church Residences

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

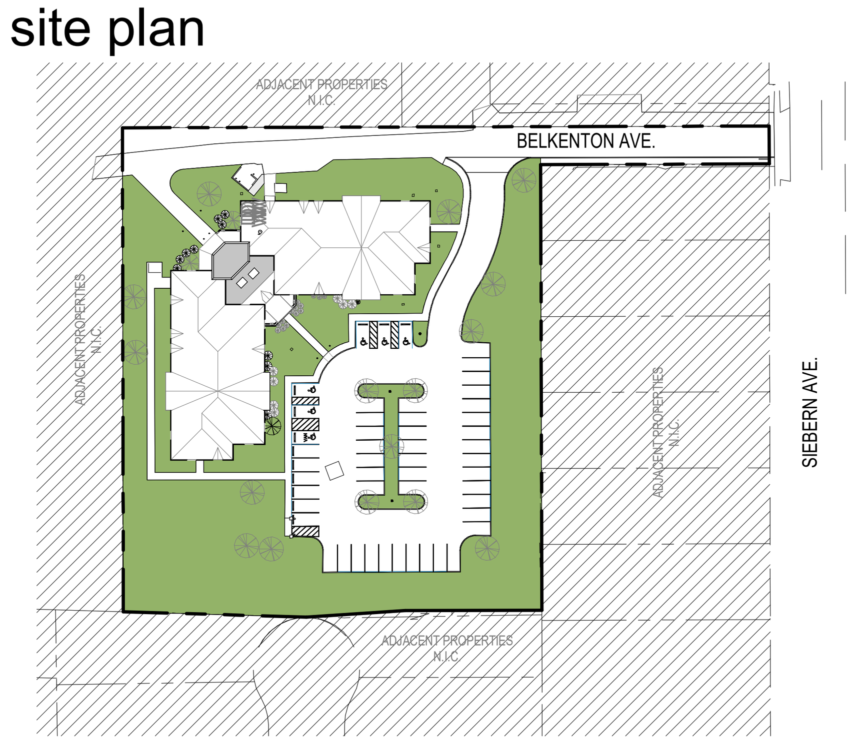
BID/PERMIT SET

location map

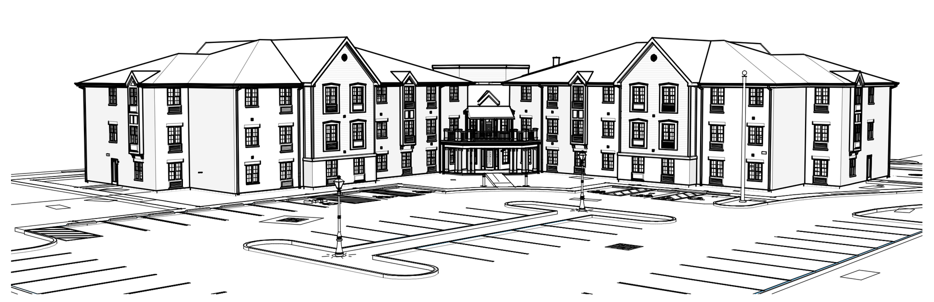


SITE

site plan



perspective



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development summary

ST. THERESA VILLAGE IS AN EXISTING SENIOR AFFORDABLE HOUSING APARTMENT BUILDING CONSTRUCTED IN 1995 AND LOCATED IN SILVERTON, OHIO. THE EXISTING BUILDING HAS THREE (3) FLOORS. THERE ARE FIFTY (50) EXISTING UNITS. THE PROPOSED RENOVATION INCLUDES SITE, EXTERIOR AND INTERIOR COMMON AREA AND DWELLING UNIT IMPROVEMENTS. THE PROPOSED RENOVATION WILL BE A LIVE RENOVATION AND WILL BE COMPLETED IN PHASES DUE TO PARTIAL RESIDENT OCCUPANCY DURING CONSTRUCTION. PROPOSED SITE, EXTERIOR FACADE AND COMMON AREA WORK ARE TO BE COMPLETED CONCURRENTLY.

owner:
National Church Residences
Columbus, Ohio

structural engineer:
Shirk & O'Donovan Consulting Engineers
Worthington, Ohio

architect:
Berardi+Partners, LLC
Columbus, Ohio

systems engineer:
Berardi+Partners, LLC
Columbus, Ohio

contractor:
Model Group
Cincinnati, Ohio

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date
1	Addendum 1	01/30/2026

COVER SHEET

G000

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
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P 614.221.1110 berardipartners.com

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general notes

THROUGH-PENETRATION SYSTEM AND FIRESTOPPING REQUIREMENTS:

1. WHERE ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER SYSTEMS DEVICES PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLIES, WALLS AND NON-RATED FLOOR/CEILING ASSEMBLIES COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. PROVIDE THROUGH PENETRATION SYSTEMS, ANNULAR SPACE PROTECTION AND FIRE STOPPING AS REQUIRED BY THE APPLICABLE CODES. THROUGH- PENETRATION SYSTEMS USED MAY BE SELECTED BY THE INSTALLER, BUT IN ALL CASES THE THROUGH-PENETRATION SYSTEM SHALL BE AN APPROVED SYSTEM AS LISTED IN THE LATEST UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE VOLUME II DIRECTORY.
2. INSTALLATION OF THROUGH-PENETRATION SYSTEMS AND ANNULAR SPACE PROTECTION SHALL BE PERFORMED BY A QUALIFIED SUB- CONTRACTOR WHO HAS SUCCESSFULLY INSTALLED THESE SYSTEMS/ DEVICES ON PROJECTS OF SIMILAR SIZE AND WHO HAS FULL KNOWLEDGE OF THE APPLICABLE CODE REQUIREMENTS AND COMPLETE UNDERSTANDING AND KNOWLEDGE IN SELECTING THE CORRECT THROUGH-PENETRATION SYSTEM AND ANNULAR SPACE PROTECTION MATERIAL FOR THE CONDITIONS SPECIFIC TO THE PROJECT.
3. THROUGH-PENETRATION SYSTEMS: WHERE CABLES, CABLE TRAYS, CONDUITS, TUBES OR PIPES PENETRATE A FLOOR ASSEMBLY, THE PENETRATION SHALL BE PROTECTED WITH AN APPROVED THROUGH- PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814. THE POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF THE TEST ASSEMBLY SHALL NOT BE LESS THAN 0.01-INCH WATER GAGE (2.5P). THE SYSTEM SHALL HAVE AN "F" RATING AND A "T" RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.
4. ALL PENETRATIONS THROUGH A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, SHALL COMPLY WITH PARAGRAPHS 5, 6, 7, 8, 9 AND 10 BELOW.
5. EXCEPT WHERE PERMITTED BY PARAGRAPHS 6, 7 AND 8, PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATION CONDUITS, PIPES AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASTM E119 RATED ASSEMBLY. IN THE CASE OF CEILINGS WHICH ARE AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED ASTM E119 RATED ASSEMBLY OR SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE INCHES (0.065 M2) OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.
   A. EXCEPTION: OUTLET BOXES AND FITTINGS ARE PERMITTED, PROVIDED THAT SUCH DEVICES ARE LISTED FOR USE IN FIRE- RESISTANCE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE LISTING.
6. NONCOMBUSTIBLE PENETRATIONS:
   A. PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED.
   B. PENETRATIONS BY NONCOMBUSTIBLE CONDUIT, PIPE AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT MORE THAN TWO STORIES ARE PERMITTED, PROVIDED THAT THE AGGREGATE AREA OF THE PENETRATING ITEMS SHALL NOT EXCEED 1 SQUARE FOOT (0.09 M2) IN ANY 100 SQUARE FEET (9.3 M2) OF FLOOR AREA.
   C. IN ALL CASES, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13. RATED ASSEMBLY.
7. AIR DUCTS:
   A. PENETRATIONS BY AN AIR DUCT THROUGH A FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED WHERE AN APPROVED FIRE DAMPER IS INSTALLED AT THE FLOOR LINE.
   B. WHERE A NONCOMBUSTIBLE AIR PRODUCT PENETRATES A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE- RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, AN APPROVED CEILING DAMPER SHALL BE IN- STALLED AT THE CEILING LINE EXCEPT WHERE FIRE TESTS SHOW THAT THE INTEGRITY OF THE FIRE- RESISTANCE RATED ASSEMBLY IS MAINTAINED WITHOUT A CEILING DAMPER. CEILING DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS LISTED IN A FIRE-RESISTANCE RATED DESIGN OR SHALL BE LABELED TO FUNCTION AS A HEAT BARRIER FOR AIR-HANDLING OUTLET/INLET PENETRATIONS IN THE CEILING OF A FIRE- RESISTANCE RATED ASSEMBLY.
8. CEILING PENETRATIONS: OPENINGS TO ACCOMMODATE NONCOMBUSTIBLE CONDUITS, PIPES, TUBES OR ELECTRICAL OUTLETS IN A CEILING MEMBRANE WHICH IS AN INTEGRAL COMPONENT OF A FIRE- RESISTANCE RATED FLOOR ASSEMBLY, SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS OR THE ANNULAR SPACE AROUND THE PENETRATING ELEMENT SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13 OR WITH A THROUGH-PENETRATION SYSTEM IN ACCORDANCE WITH PARAGRAPHS 3 AND 4.
9. NON FIRE-RESISTANCE RATED ASSEMBLIES: PENETRATIONS OF FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL CONFORM TO PARAGRAPHS 11, 12 AND 13. ALL PENETRATIONS THROUGH THE CEILING MEMBRANE OF A ROOF ASSEMBLY WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.
10. NONCOMBUSTIBLE PENETRATIONS: PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACES BETWEEN THE PENETRATING ITEM AND THE FLOOR IS FIRE-STOPPED WITH NONCOMBUSTIBLE MATERIALS.
11. AIR DUCTS: PENETRATIONS BY NONCOMBUSTIBLE AIR DUCTS THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT AN APPROVED FIRE DAMPER IS INSTALLED AT EACH FLOOR LINE OR THE AIR DUCT IS CONTAINED IN A RATED SHAFT.
12. NONCOMBUSTIBLE OR COMBUSTIBLE PENETRATIONS: PENETRATIONS BY VENTS, CHIMNEYS, CABLES, WIRES, AIR DUCTS, CONDUITS, PIPES AND TUBES THROUGH AN UNPROTECTED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.
13. ANNULAR SPACE PROTECTION: THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE RATED ASSEMBLY BEING PENETRATED SHALL BE PROTECTED AS FOLLOWS:
   A. MATERIAL: THE MATERIAL USED TO FIT THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASSES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO THE TIME-TEMPERATURE FIRE CONDITIONS OF ASTM E119 UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER COLUMN (2.5 P) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE REQUIRED FIRE- RESISTANCE RATING OF THE ASSEMBLY PENETRATED.
   B. SLEEVES: WHERE SLEEVES ARE USED, THE SLEEVES SHALL BE NONCOMBUSTIBLE AND SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. ALL SPACE BETWEEN THE ITEM CONTAINED IN THE SLEEVE AND THE SLEEVE ITSELF AND ANY SPACE BETWEEN THE SLEEVE AND THE ASSEMBLY PENETRATED SHALL BE FILLED WITH A MATERIAL THAT COMPLIES WITH PARAGRAPH 13A.
   C. INSTALLATION: INSULATION AND COVERINGS ON THE PENETRATING ITEM SHALL NOT PASS THROUGH THE ASSEMBLY UNLESS THESE MATERIALS MAINTAIN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY.

CABINETRY NOTES:

1. CABINET AND COUNTERTOP SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS PRIOR TO ANY INSTALLATION. THIS SHALL INCLUDE COORDINATION WITH ANY PLUMBING FIXTURES, ELECTRICAL SYSTEMS, ETC., ENSURING THAT CLEARANCES AND INSTALLATION REQUIREMENTS RECOMMENDED BY FIXTURE MANUFACTURERS ARE FOLLOWED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
2. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REQUIRED CABINETS AND COUNTERTOPS FOLLOWING MAKING FIELD MEASUREMENTS, SUCH DRAWINGS SHALL REFLECT FIELD MEASUREMENTS.
3. CABINET SUBCONTRACTOR SHALL SUBMIT EVIDENCE OF COMPLIANCE FOR THE LABEL CERTIFICATION FROM AN ACCEPTABLE TESTING AGENCY CERTIFYING TO ANSI A161.6. CABINETS WILL BE SHIPPED BEARING THE NKCA LABEL.
4. PROVIDE SCRIBE MOULDING AND/OR CAULKING AS APPLICABLE AT COUNTERTOPS, ENDS AND WALL JOINTS, AND AT CABINET ENDS AND WALL JOINTS.
5. PROVIDE BLOCKING WHERE CABINETS OR COUNTERS INTERSECT WALL.. COORDINATE BLOCKING WITH CABINET MANUFACTURER'S REQUIREMENTS.
6. COORDINATE HARDWARE REQUIREMENTS WITH CABINET MANUFACTURER TO ENSURE ADEQUATE CLEARANCES AND OPERATION OF DRAWERS, CABINET DOORS, ETC.
7. PROVIDE SCRIBE MOULDING AND/OR FILLER STRIPS WHERE REQUIRED.

GENERAL NOTES:

1. PRIOR TO SUBMITTING A BID, ALL SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
2. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE DEVELOPER AND TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.
4. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED BY EACH SUBCONTRACTOR, AND ALL APPLICABLE FEES SHALL BE PAID BY THE SUBCONTRACTOR.
5. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT.
6. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS, WHICH MIGHT BE NECESSARY. FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND FOR INSTALLING ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF SAID MECHANICAL AND ELECTRICAL SYSTEMS. MECHANICAL AND ELECTRICAL SUB-CONTRACTORS SHALL DETERMINE DURING THE BID PROCESS ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN THE MECHANICAL AND ELECTRICAL REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.
9. SPECIFICATIONS (THE PROJECT MANUAL) ARE A PART OF THE CONTRACT DOCUMENTS. INFORMATION CONTAINED IN THE SPECIFICATIONS MAY NOT NECESSARILY BE CONTAINED AS PART OF THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE THAT THEIR PROJECT COSTS INCLUDE ALL MATERIALS, LABOR AND OTHER PROCESSES REQUIRED TO COMPLETE ALL CATEGORIES OF THE WORK INDICATED BY ALL OF THE CONTRACT DOCUMENTS, OR THAT WORK WHICH MAY OTHERWISE BE IMPLIED FOR THE TOTAL COMPLETION OF THE PROJECT. FOR OTHER REQUIREMENTS, REFER TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, PARTICULARLY PARAGRAPH 1.1.1.
10. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH GENERAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION FOR BIDDING PURPOSES SHALL GOVERN. FOLLOWING BID AWARD THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION REGARDING THE NOTED DISCREPANCY.

SUMMARY OF THE FAIR HOUSING AMENDMENTS ACT OF 1988, AND THE REQUIREMENTS OF THE GENERAL CONTRACTOR:

THE FAIR HOUSING ACT PROVIDES THAT, FOR BUILDINGS WITH FIRST OCCUPANCY AFTER MARCH 13TH, 1991, IT IS UNLAWFUL DISCRIMINATION TO FAIL TO DESIGN AND CONSTRUCT COVERED MULTI-FAMILY DWELLING UNITS SO THAT:
1. PUBLIC USE AND COMMON USE PORTIONS OF THE DWELLINGS ARE READILY ACCESSIBLE TO AND USABLE BY PERSONS WITH HANDICAPS;
2. ALL DOORS WITHIN SUCH DWELLINGS WHICH ARE DESIGNED TO ALLOW PASSAGE INTO AND WITHIN THE PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS IN WHEELCHAIRS; AND
3. ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTIVE DESIGN:
4. AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING;
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
6. REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS; AND
7. USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.

THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF A MULTI-FAMILY BUILDING CONTAINED HEREIN ARE DRAWN TO MEET THE REQUIREMENTS OF THE FAIR HOUSING AMENDMENTS ACT OF 1988. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ASSOCIATED SUB-CONTRACTORS TO CONSTRUCT THE BUILDING(S) IN THIS DOCUMENT TO MEET THE FAIR HOUSING AMENDMENTS ACT OF 1988. THE GENERAL CONTRACTOR WILL BE REQUIRED TO HAVE A WORKING KNOWLEDGE OF THE FAIR HOUSING ACT GUIDELINES AND MAINTAIN ON-SITE THE FAIR HOUSING ACT DESIGN MANUAL, WHICH CONTAINS THE FULL TEXT OF THE FAIR HOUSING ACT GUIDELINES, AS WELL AS USEFUL INFORMATION FOR THE CONSTRUCTION OF BUILDINGS TO MEET THE FAIR HOUSING ACT. WHERE THE GENERAL CONTRACTOR BELIEVES THERE IS A CONFLICT BETWEEN THE FAIR HOUSING ACT GUIDELINES, AND WHAT IS IN THESE DOCUMENTS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT FOR RESOLUTION OF THE CONFLICT.

ACCESSIBILITY GENERAL NOTES:

1. THE ACCESSIBILITY OF THIS PROJECT IS GOVERNED BY CHAPTER 11 OF THE OBC AS WELL AS ADDITIONAL REQUIREMENTS OF ENTERPRISE GREEN COMMUNITIES AND THE OHIO HOUSING FINANCE AGENCY.
   A. DWELLING UNITS SHALL STRICTLY ADHERE TO ICC A 117.1 CHAPTER 10 AND REQUIREMENTS OF FAIR HOUSING ACT GUIDELINES 1991.
   B. COMMON SPACES AND FEATURES SHALL STRICTLY ADHERE TO ICC A 117.1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD TO THESE CODES. WHERE THERE IS A CONFLICT BETWEEN WHAT IS IN THESE DOCUMENTS AND THE GOVERNING CODE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
   C. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE WORKING UNDERSTANDING OF THESE CODES, AND TO ENSURE THE SAME OF ALL SUBCONTRACTORS.
2. KITCHEN WORK COUNTERS SHALL BE OPEN UNDER SINKS; SINKS TO HAVE SINGLE LEVER FAUCET.
3. RANGES SHALL BE EQUIPPED WITH FRONT MOUNTED CONTROLS
4. SHELVES IN CLOSETS SHALL BE ADJUSTABLE FROM 48" TO 66" HIGH.
5. PROVIDE TWO VISION HOLES AT ENTRANCE DOORS MOUNTED AT 44" A.F.F. AND 60" A.F.F.
6. PROVIDE SEPARATE SWITCHES ACCESSIBLE TO HANDICAP/WHEELCHAIR TENANT FOR RANGE HOOD/LIGHT AND DISPOSAL.
7. ALL DOOR HARDWARE SHALL BE LEVER TYPE.
8. CARPET SHALL BE DIRECT GLUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

GENERAL CONSTRUCTION NOTES:

1. DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT FOR MAKING INTERPRETATIONS ON ALL ITEMS OF DISCREPANCY OR OF AN AMBIGUOUS NATURE.
2. **DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF SHEATHING**. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.
3. ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL DRAWINGS.
4. INSULATION: ON WALLS BETWEEN UNITS PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.
5. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
6. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACING IS NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.
7. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
8. BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES.
9. PROVIDE WOOD BLOCKING IN ALL STANDARD AND HANDICAP DESIGNATED BATHROOMS OF ONE STORY LIVING UNITS FOR INSTALLATION OF FUTURE AND CURRENT GRAB BARS.

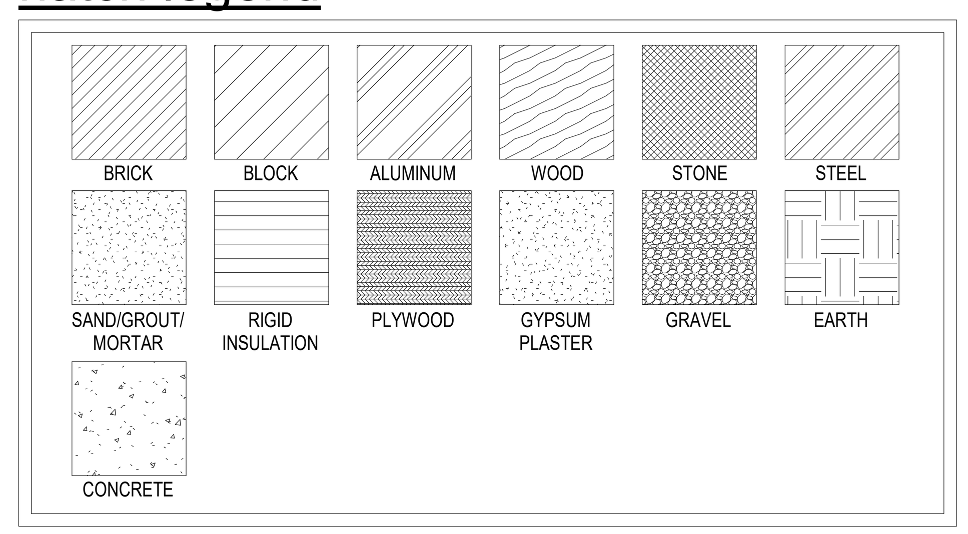
DIMENSIONAL TOLERANCE:

DIMENSIONS NOTED WITHIN THIS DOCUMENT ARE SUBJECT TO THE ACCEPTED INDUSTRY TOLERANCES FOR EACH TRADE. HOWEVER, THE FOLLOWING TOLERANCES SHALL BE RESPECTED WHERE THE CENTERLINE OF A FIXTURE IS DIMENSIONED OR WHERE A DIMENSION IS SPECIFICALLY NOTED (i.e. 18").

6" OR LESS:	+/-1/32"
7" TO 30":	+/-1/16"
31" TO 55":	+/-1/8"
56" TO 80":	+/-3/16"
81" TO 100":	+/-1/4"

IN INSTANCES WHERE A DIMENSIONAL RANGE IS PROVIDED (i.e. 33"-36") OR MAXIMUM (MAX.) AND MINIMUM (MIN.) DIMENSIONS ARE INDICATED, THE TOLERANCE IS INHERENT IN THE RANGE PROVIDED. ANY CONSTRUCTION VARIANCES BEYOND THIS RANGE WILL NOT BE ACCEPTED. THESE TOLERANCES WILL BE STRICTLY ENFORCED FOR ALL SPACES AND/OR DWELLING UNITS WHERE THE REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES GOVERN THE DIMENSIONS.

hatch legend

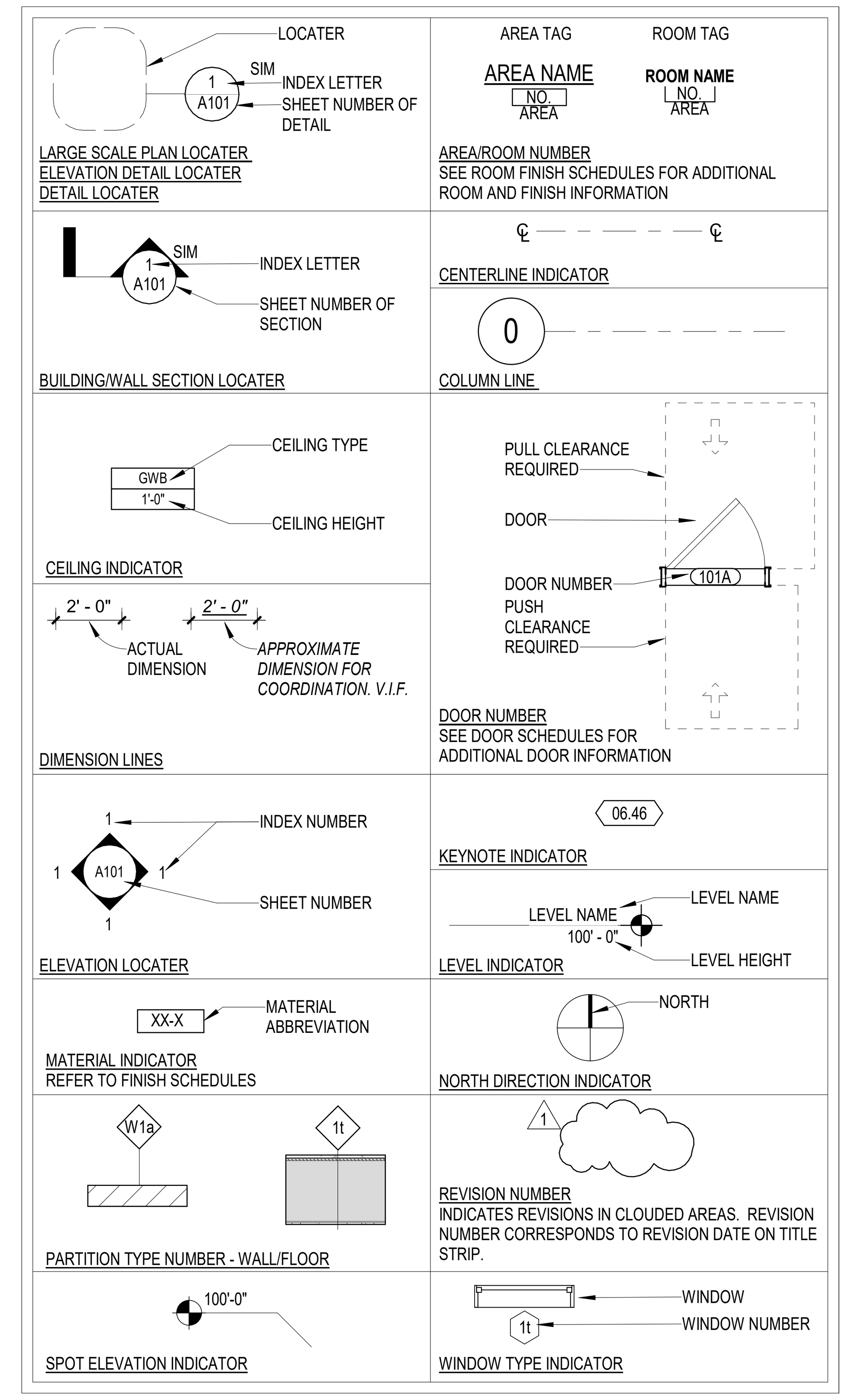


ACCESSORY LOCATION TABLE			
ITEM	ANSI TYPE 'A'	ANSI TYPE 'B'	NOTES
COAT CLOSET SHELVING	ADJUSTABLE: 48" - 54" TO TOP	54" A.F.F. TO TOP	TYPE ' B' 48" ACCEPTABLE @ SENIOR APARTMENTS
BEDROOM CLOSET SHELVING	ADJUSTABLE: 48" - 54" TO TOP	54" A.F.F. TO TOP	TYPE ' B' 48" ACCEPTABLE @ SENIOR APARTMENTS
DOUBLE CLOSET SHELVING	ADJUSTABLE: 36" - 72" TO TOP	ADJUSTABLE: 36" - 72" TO TOP	
PANTRY & LINEN SHELVING	ADJUSTABLE: 12" O.C., TOP AT 72" MAX	ADJUSTABLE: 12" O.C., TOP AT 72" MAX	TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD
SHELVES OVER DRYERS	ADJUSTABLE: 42" - 54"	ADJUSTABLE: 42" - 54"	
TOWEL BARS	TOP AT 48" A.F.F.	TOP AT 54" A.F.F.	
SHOWER RODS	76" TUBS / 74" SHOWER STALLS	76" TUBS / 74" SHOWER STALLS	N/A FOR SHOWERS WITH MANUFACTURER INSTALLED SHOWER ROD
TOILET PAPER HOLDER	24" A.F.F., 7" - 9" FROM BOWL FRONT TO CL	24" A.F.F., 7" - 9" FROM BOWL FRONT TO CL	
TOILET GRAB BARS	TOP AT 33" - 36" A.F.F.	TOP AT 33" - 36" A.F.F.	SEE G000 SHEETS FOR ADDITIONAL INFORMATION
TUB / SHOWER GRAB BARS	TOP AT 33" - 36" A.F.F.	TOP AT 33" - 36" A.F.F.	PROVIDE ADDITIONAL GRAB BAR AT 9" ABOVE TUB DAM
DOOR VIEWER	58" & 43" A.F.F.	58" & 43" A.F.F.	KNOCKER LOCATED AT LOW DOOR VIEWER
SHOWER HEADS (SHOWERS)	ADJUSTABLE: 48" MIN., 54" MAX A.F.F.	ADJUSTABLE: 48" MIN., 54" MAX A.F.F.	
SHOWER HEADS (TUBS)	ADJUSTABLE: 48" MIN., 54" MAX A.F.F.	ADJUSTABLE: 48" MIN., 54" MAX A.F.F.	
SHOWER SEATS	TOP AT 18" A.F.F.	TOP AT 18" A.F.F.	
ROBE HOOKS	TOP AT 48" A.F.F.	TOP AT 52" A.F.F.	
BATHROOM MIRROR	SEE ELEVATIONS	SEE ELEVATIONS	BOTTOM MUST NOT BE HIGHER THAN 40" A.F.F. TO REFLECTIVE SURFACE FOR UFAS AND ANSI TYPE 'A' LOCATIONS
MEDICINE CABINET	BOTTOM SHELF @ 44" MAX A.F.F.	BOTTOM SHELF @ 46" MAX A.F.F.	
DIRECTIONAL AND ROOM SIGNAGE	48" MIN. TO BASELINE W/ MAX TEXT @ 60" A.F.F.	48" MIN. TO BASELINE W/ MAX TEXT @ 60" A.F.F.	MOUNT TO WALL ON LATCH SIDE OF DOOR, SEE G000 SHEETS
KITCHEN SINKS	34" MAX A.F.F TO TOP OF SINK RIM	36" MAX A.F.F TO COUNTER TOP	EXPOSED PLUMBING TO BE WRAPPED AT ALL SINKS
LAVS	34" MAX A.F.F TO TOP OF SINK RIM	36" MAX A.F.F TO TOP OF SINK RIM	EXPOSED PLUMBING TO BE WRAPPED AT ALL SINKS

MISCELLANEOUS HANDICAP CLEARANCES	
KNEE SPACE BELOW COUNTERS, SINKS, ETC.:	30" MIN. WIDE, 19" DEEP, 27" HIGH MIN.
MAXIMUM FORWARD REACH (UNOBSTRUCTED):	48" MAX, 15" MIN.
MAXIMUM FORWARD REACH (20" OBSTRUCTED):	48" MAX
MAXIMUM FORWARD REACH (20"-25" OBSTRUCTED):	44" MAX
MAXIMUM SIDE REACH (UNOBSTRUCTED):	48" MAX, 15" MIN.
MAXIMUM SIDE REACH (10" OBSTRUCTED):	48" MAX
MAXIMUM SIDE REACH (10"-24" OBSTRUCTED):	46" MAX

UPDATED: 11/27/2023

symbols



1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND PROJECT REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS THUS RECOGNIZED.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND PROJECT MANUAL IN THEIR ENTIRETY AND THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLIMENTARY OF EACH OTHER SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ALSO SEE NOTES ON THIS SHEET.

abbreviations

Ø	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
AHU.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
BRG.	BEARING
BDRM.	BEDROOM
BLK.	BLOCK
BLKG.	BLOCKING
B/C	BACK OF CURB
BD.	BOARD
BOT.	BOTTOM
B.O.	BOTTOM OF
BLDG.	BUILDING
C.B.	CATCH BASIN
CLG.	CEILING
CL OR ℄	CENTER LINE
C.O.	CLEAN OUT
C.W.	COLD WATER
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
COORD.	COORDINATE
C.M.P.	CORRUGATED METAL PIPE
C.F.M.	CUBIC FEET PER MINUTE
DET.	DETAIL
DIA.	DIAMETER
DIV.	DIVISION
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
E.W.	EACH WAY
E.W.C	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FLUOR.	FLUORESCENT
FL.	FLOOR
F.D.	FLOOR DRAIN
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
G.F.I.	GROUND FAULT INTERRUPTER
G.S.F.	GROSS SQUARE FEET
G.B.	GYPSUM BOARD
H.C.	HANDICAP
HT.	HEIGHT
H.P.S.	HIGH PRESSURE SODIUM
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
LAM.	LAMINATE
LVL	LAMINATED VENEER LUMBER
LT.	LIGHT
L.F.	LINEAR FEET
L.L.V.	LONG LEG VERTICAL
L.L.H.	LONG LEG HORIZONTAL
M.H.	MANHOLE
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MTD.	MOUNTED
N.S.F.	NET SQUARE FEET
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PR.	PAIR
P.S.F.	PER SQUARE FOOT
P.S.I.	PER SQUARE INCH
PL.	PLATE OR PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.T.	PRESERVATIVE TREATED
RAD.	RADIUS
REQ'D.	REQUIRED
REINF.	REINFORCING
R&R	REMOVE AND REPLACE
R&S	ROD AND SHELF
R.D.	ROOF DRAIN
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.F.	SQUARE FEET
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
THK.	THICK
T&G	TONGUE & GROOVE
T.O. .	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT.	VERTICAL
V.T.	VINYL TILE
W/	WITH
W/O	WITHOUT

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

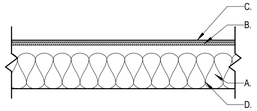
#	Description	Date

ABBREVIATIONS SYMBOLS & NOTES

G001

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Autodesk\Temp Files\24-24126_St.Theresa Village_Central V3_clafranceUPMEU.rvt

ROOF TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
R1	 ROOF	A. 2X WOOD JOISTS. - SEE STRUCTURAL DRAWINGS. B. 3/4" T&G SUBFLOORING C. EPDM MEMBRANE ROOFING D. THERMAL BATT INSULATION - R-38 MIN.	RATING: UL STC: IIC:

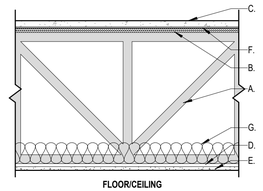
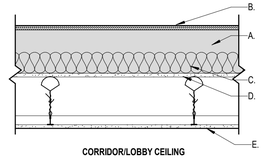
ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL. 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION)
2. THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
3. ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
5. SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
6. ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATING.
7. REFER TO SHEET G001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
8. FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
9. FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
10. WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
11. PER OBC 714.2.1: STRUCTURAL MEMBERS SUPPORTING MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF TO BE INDIVIDUALLY PROTECTED WITH UL FIRE RATED ASSEMBLY / FIRE PROOFING.
12. SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND GAUGES OF STRUCTURAL METAL STUDS AND JOISTS.
13. SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITER'S LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

NOTE:

THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE CONSTRUCTION REQUIREMENTS OF EACH WALL TYPE AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY. THE DESCRIPTIONS ON THIS PAGE ARE SUMMARIES OF THESE ASSEMBLIES PROVIDED BY THE ARCHITECT FOR THE PURPOSE OF PROVIDING GENERAL CONSTRUCTION REQUIREMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF ALL THE LISTED AGENCIES CONSTRUCTION MANUALS AT THE SITE FOR REFERENCE.

SEE DETAILS A AND B/G002.b FOR NON-RATED TO RATED WALL ASSEMBLY DETAIL AND NON-RATED TO RATED WALL AND FLOOR/CEILING ASSEMBLY DETAIL.

FLOOR TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
F1	 FLOOR/CEILING	A. PRE-ENG. WOOD TRUSSES: 4x2 OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX. - SEE STRUCTURAL DRAWINGS. B. 3/4" T&G SUBFLOORING C. 1 1/4" GYP-CRETE TOPPING OVER SUB-FLOOR, USE 1" AT SOUND MAT. D. 1/2" RESILIENT CHANNEL E. 5/8" UL RATED GYPSUM WALLBOARD F. IMPACT SOUND CONTROL MAT BETWEEN SUBFLOOR AND GYPCRETE TOPPING IN ALL DWELLING UNIT AREAS THAT RECEIVE A HARD SURFACE FLOOR. (EXTEND MAT 24" BEYOND LIMITS OF HARD SURFACE WITHIN DWELLING UNITS). G. 3 1/2" SOUND BATT INSULATION	RATING: 1 HR UL L528 STC: 51 IIC: 51-54
F2	 CORRIDOR/LOBBY CEILING	A. 2X WOOD JOISTS. SEE STRUCTURAL. B. 3/4" T&G SUBFLOORING C. 3 1/2" SOUND BATT INSULATION D. 5/8" UL RATED GYPSUM BOARD E. SUSPENDED DROP 1/2" GYPSUM BOARD CEILING PER DETAIL B/A404. (CONTRACTOR'S OPTION: SUSPEND GWB ON 2X4'S 24" O.C. FOR SPANS 6' TO 10' ONLY) F2A - 2x8 JOISTS F2B - 2x12 JOISTS	RATING: 1 HR TWO LAYERS TYPE 'X' GYPSUM BOARD PER OBC TABLE 720.1(3) ITEM21-1.1 STC: 35 - 39

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

CONSTRUCTION TYPE DETAILS

G002a

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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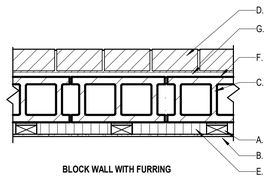
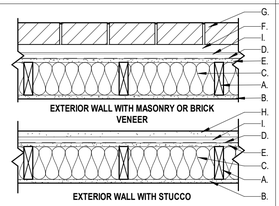
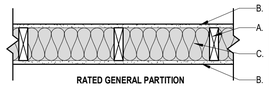
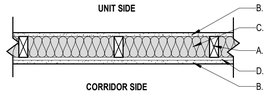
WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W1	 BLOCK WALL WITH FURRING	A. 2X4 WOOD STUDS @ 16" O.C. AND RIPPED 2X4 PLATES TO 2" SHOT TIGHT TO MASONRY. USE 1/2" PLYWOOD SPACERS BETWEEN VERT. STUDS AS REQUIRED TO MAINTAIN A TRUE WALL. B. 5/8" TYPE 'X' GYPSUM WALLBOARD. C. CONCRETE BLOCK WITH D-2 CLASSIFICATION - 2 HOUR RATING. D. BRICK VENEER E. 2" RIGID INSULATION F. 4 MIL VAPOR BARRIER G. 1" AIR SPACE W1A - 8" CMU W1B - 12" CMU W1C - 8" CMU W/ INTERIOR FURRING ONLY W1D - 8" CMU W/ BRICK VENEER -NO INTERIOR FURRING W1E - 8" CMU W/ INTERIOR FURRING -BRICK VENEER -COLOR 1 W1F - 8" CMU W/ INTERIOR FURRING -BRICK VENEER -COLOR 2	RATING: 2 HR UL U905 STC: N/A
W2	 EXTERIOR WALL WITH MASONRY OR BRICK VENEER EXTERIOR WALL WITH STUCCO	A. 2X6 WOOD STUDS 16" O.C. MAX. WITH CORRESPONDING TOP AND BOTTOM PLATES. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING MAXIMUMS AND STUD THICKNESS. B. 5/8" UL RATED GYPSUM BOARD C. R-19 MIN. KRAFT BACKED BATT INSULATION: INSTALL IN ALL CAVITIES. D. 4 MIL. VAPOR BARRIER. E. EXTERIOR SHEATHING F. AIR SPACE: TO REMAIN CLEAR 1" MIN. @ BRICK OR MASONRY VENEER G. BRICK OR MASONRY VENEER H. 3 COAT PORTLAND CEMENT STUCCO INSTALLED OVER METAL LATH I. 1" RIGID INSULATION W2A - 2X6 PLATES AND STUDS W/ BRICK VENEER - COLOR 1 W2B - 2X6 PLATES AND STUDS W/ BRICK VENEER - COLOR 2 W2C - 2X6 PLATES AND STUDS W/ STUCCO	RATING: 1 HR UL U356 STC: N/A
W3	 RATED GENERAL PARTITION	A. 2X4 OR 2X6 WOOD STUDS 16" O.C. MAX. W/ FIRESTOPPING AND LATERAL BRACING @ MID-HEIGHT. SEE PLANS FOR LOCATIONS OF STUD THICKNESS. B. 5/8" UL RATED GYPSUM WALLBOARD C. MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL W3A - 2X6 PLATES AND STUDS W3B - 2x4 PLATES AND STUDS	RATING: 1 HR UL U305 STC: 46
W4	UNIT SIDE  CORRIDOR SIDE RATED GENERAL PARTITION: CORRIDOR, BEARING, AND RATED ROOMS	A. 2x4 WOOD STUDS @ 16" O.C. MAX. W/ FIRESTOPPING AND MID-HEIGHT LATERAL BRACING. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING AND STUD THICKNESS. B. 5/8" U.L. RATED GYPSUM WALLBOARD C. MINERAL WOOL BATTS, PLACED TO FILL INTERIOR OF WALL D. RESILIENT CHANNELS SPACED VERTICALLY 24 IN. O.C. W4A - AS SHOWN	RATING: 1 HR UL U311 STC: 52

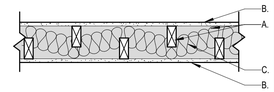
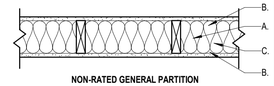
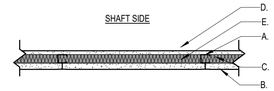
ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

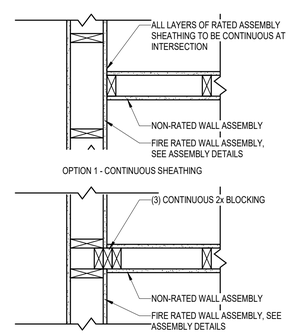
1. THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION).
2. THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
3. ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
5. SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
6. ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATING.
7. REFER TO SHEET G001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
8. FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
9. FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
10. WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
11. PER OBC 714.2.1: STRUCTURAL MEMBERS SUPPORTING MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF TO BE INDIVIDUALLY PROTECTED WITH UL FIRE RATED ASSEMBLY / FIRE PROOFING.
12. SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND GAUGES OF STRUCTURAL METAL STUDS AND JOISTS.
13. SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITER'S LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

NOTE:

THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE CONSTRUCTION REQUIREMENTS OF EACH WALL TYPE AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY. THE DESCRIPTIONS ON THIS PAGE ARE SUMMARIES OF THESE ASSEMBLIES PROVIDED BY THE ARCHITECT FOR THE PURPOSE OF PROVIDING GENERAL CONSTRUCTION REQUIREMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF ALL THE LISTED AGENCIES CONSTRUCTION MANUALS AT THE SITE FOR REFERENCE.

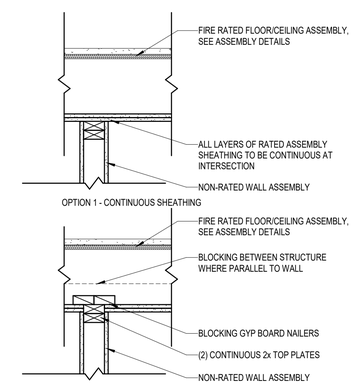
SEE DETAILS A AND B/G002.b FOR NON-RATED TO RATED WALL ASSEMBLY DETAIL AND NON-RATED TO RATED WALL AND FLOOR/CEILING ASSEMBLY DETAIL.

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W5	 RATED UNIT COMMON WALL	A. 2X4 WOOD STUDS: STAGGERED @ 8" O.C. ON 2"x6" PLATE B. 5/8" UL RATED GYPSUM BOARD C. SOUND BATT INSULATION: INSTALL HORIZONTALLY AND WEAVE BETWEEN STUDS IN ALL CAVITIES. W5A - AS SHOWN	RATING: 1 HR UL U340 STC: 52
W6	 NON-RATED GENERAL PARTITION	A. 2X WOOD STUDS 16" O.C. MAX. SEE PLANS FOR LOCATIONS OF STUD THICKNESS. B. 5/8" GYPSUM BOARD: 48" WIDE. C. SOUND BATT INSULATION AT WALLS MARKED WITH AN (*) - SEE FLOOR PLANS NOTE: WALL ASSEMBLY SHALL NOT INTERRUPT ANY CONTINUOUS RATED WALL GWB @ INTERSECTION. SEE DETAIL A/A002 W6A - 2X4 PLATES AND STUDS W6B - 2X6 PLATES AND STUDS W6C - 2x4 PLATES AND STUDS W/ GWB ONE SIDE ONLY W6D - 2x6 PLATES AND STUDS W/ GWB ONE SIDE ONLY W6E - 1 1/2" WOOD FURRING W/ GWB ONE SIDE ONLY	RATING: 0 HR STC: N/A
W7	SHAFT SIDE  1 HOUR SHAFT WALL	A. 2 1/2" WIDE C-H SHAPED 20 GA. STEEL STUDS @ 24" O.C. MAX. B. 1" SHEETROCK GYPSUM WALLBOARD LINER PANELS (UL TYPE SLX) C. 1 LAYER OF 5/8" SHEETROCK GYPSUM PANEL (UL TYPE SCX) D. 1 1/2" FIBERGLASS BATT INSULATION, FRICTION FIT TO FILL INTERIOR OF WALL CAVITY W7A - TYPICAL CONDITION	RATING: 1 HR UL U415 STC: 45



B
G002b

NON-RATED WALL TO RATED WALL ASSEMBLY
1" = 1'-0"



A
G002b

NON-RATED WALL TO RATED FLOOR/CEILING ASSEMBLY
1" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

CONSTRUCTION TYPE DETAILS

G002b

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
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P 614.221.1110 berardipartners.com

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UL Product **iQ**®

UL Solutions

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

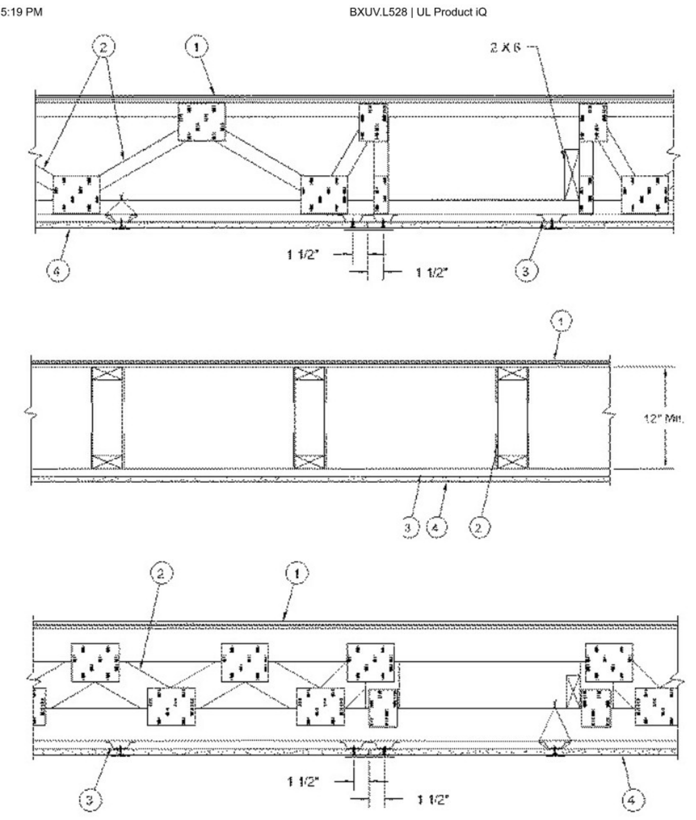
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

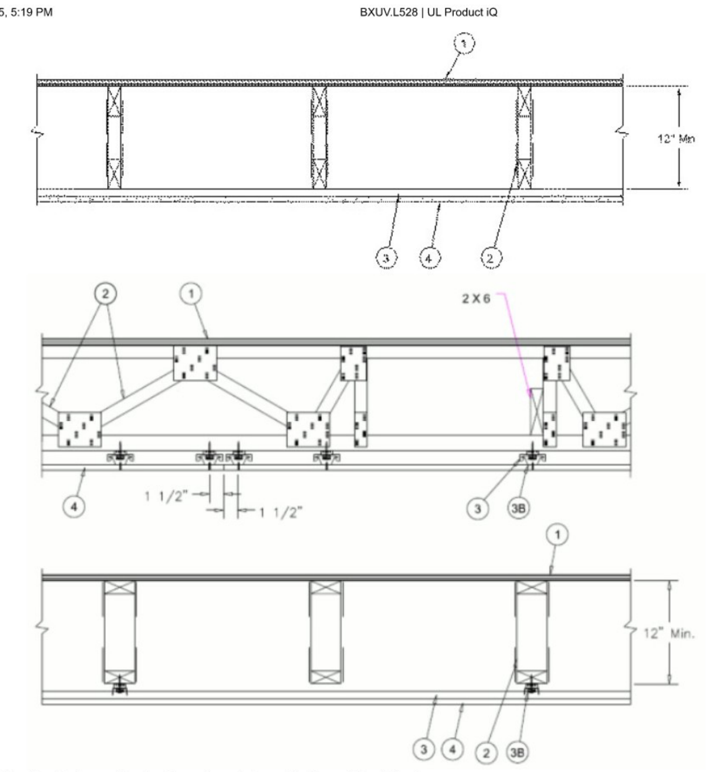
Design No. **L528**

July 8, 2025

Unrestrained Assembly Rating - 1 Hr.
Finish Rating - 22 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. **Flooring System —** The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

System No. 2

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 3/4 in. thickness of lightweight insulating concrete with **Perlite Aggregate*** or **Vermiculite Aggregate***, or gypsum concrete.

See **Perlite Aggregate** (CFFX) and **Vermiculite Aggregate** (CJZZ) categories for names of manufacturers.

System No. 3

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Floor Mat Materials* — (Optional) — Floor mat material nom 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 250 and FIRM-FILL SCM 250+

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 400 and FIRM-FILL SCM 400+

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/4 in. (19 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 750 and FIRM-FILL SCM 750+

Alternate Floor Mat Materials — (Optional)— Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Metal Lath — (Optional) — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 4

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.010 in. thick.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

LATICRETE SUPERCAP L L C — Types LRK, HSLRK

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding minimum thickness of floor topping over floor mat.

GRASSWORX L L C — SC Types

Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 3/4 in. thick.

System No. 5

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring — Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

ELASTIZELL CORP OF AMERICA — Type FF

System No. 6

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring — Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

AERIX INDUSTRIES — Floor Topping Mixture

System No. 7

Deleted.

System No. 8

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

MAXXON CORP — Types Maxxon Standard and Maxxon High Strength

Floor Mat Materials* — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

MAXXON CORP — Type Encapsulated Sound Mat.

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

Fiber Glass Reinforcement - (Optional, Not Shown) - 0.015 in. thick PVC coated non-woven fiberglass mesh, 0.368 lbs/sq yd loose laid over the floor mat material.

System No. 9

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 5 to 8 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

ULTRA QUIET FLOORS — UQF-A, UQF-Super Blend, UQF-Plus 200

System No. 10

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

FORMULATED MATERIALS LLC — Types FR-25, FR-30, SiteMix, and Treadstone Advantage

Alternate Floor Mat Material* — (Optional) Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.

FORMULATED MATERIALS LLC — Types M1, M2, M3, Elite, Duo, R1, and R2

System No. 11

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered.

Finish Floor - Mineral and Fiber Board* — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 12

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

ARCOSA SPECIALTY MATERIALS — AccuCrete® Types NexGen, Green, Prime and PrePour, AccuRadiant®, AccuLevel® Types G40, G50 and SD30

Alternate Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.

ARCOSA SPECIALTY MATERIALS — AccuQuiet® Types D13, D-18, D25, DX38, EM.125, EM.125S, EM.250, EM.250S, EM.375, EM.375S, EM.750, and EM.750S.

System No. 13

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See **Floor- and Roof-Topping Mixtures** (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 14

Subflooring — Min 23/32 in. thick T&G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Gypsum Board* — One layer of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1 in. long No. 6 Type W bugle head steel screws spaced 8 in. OC and located a min of 1-1/2 in. from side and end joints. The joints of the gypsum board are to be staggered a minimum of 12 inches from the joints of the subfloor.

GEORGIA-PACIFIC GYPSUM L L C — Type DS

Floor Mat Materials* — (As an alternate to the single layer gypsum board) — Floor mat material loose laid over the subfloor.

MAXXON CORP — Type Encapsulated Sound Mat.

Gypsum Board* — (For use when floor mat is used) Two layers of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to joists on top of the floor mat material. Gypsum board secured to each other with 1 in. long No. 6 Type G bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. The joints of the gypsum board are to be staggered a minimum of 12 inches in between layers and from the joints of the subfloor.

GEORGIA-PACIFIC GYPSUM L L C — Type DS

System No. 15

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

DEPENDABLE LLC — GSL M3.4, GSL K2.6, GSL-CSD, GSL RH and SKIMFLOW

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 16

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See **Floor- and Roof-Topping Mixtures** (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

Floor Mat Materials* — (Optional) — Nom 3/32 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

PLITEQ INC — Type GenieMat RST02

Floor Mat Materials* — (Optional) — Nom 3/16 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

PLITEQ INC — Type GenieMat FF03NP

Floor Mat Materials* — (Optional) — Nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

PLITEQ INC — Type GenieMat FF06

Floor Mat Materials* — (Optional) — Nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

PLITEQ INC — Type GenieMat FF10

Floor Mat Materials* — (Optional) — Nom 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

PLITEQ INC — Type GenieMat FF17

Floor Mat Materials* — (Optional) — Nom 1 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

PLITEQ INC — Type GenieMat FF25

System No. 17

Subflooring — Nom. 1-1/2 in. thick T & G laminated composite plywood sub-floor panels to be perpendicular to the trusses with end joints staggered 4 ft. End joints centered over top chord of trusses. Subfloor panels secured to trusses with construction adhesive and #8 by 3 in. wood screws spaced 12 in. OC in the field and 6 in. OC at the end joints.
RSP INDUSTRIES INC — SAP board

System No. 18

Subflooring — Min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss.

Wall and Partition Facings and Accessories* - Sound Barrier (Optional) — Acoustic Sleeper pads stapled to the top of the subfloor, the bottom of the finish floor, or to 5/16 in. thick by 1-1/2 in. wide wood strips and centered over wood trusses. Acoustic Sleeper pads are to be spaced appropriately so that the finish floor panels are fastened through Acoustic Sleeper pads to the trusses.
STC ARCHITECTURAL PRODUCTS L L C DBA STC SOUND CONTROL — Acoustic Sleeper

Finish Floor — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Butt joints of panels have the option of being sealed with any UL Classified caulk or sealant found under - Fill, Void or Cavity Materials* (XHHW).

System No. 19

Structural Cement-Fiber Units* — For use with **UNITED STATES GYPSUM CO** Types C, IP-X2, IPC-AR and ULIX or AMERICAN GYPSUM CO Type AG-C. gypsum boards only. Nom 3/4 in. thick, with long edges tongue and grooved. Long dimension of panels to be perpendicular to wood trusses with end joints staggered a min of 2 ft and centered over the trusses. Panels secured to wood trusses with 1-5/8 in. long, No. 8, self- countersinking wood screw spaced a max of 12 in. OC in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. OC on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the end edges of the panel.
UNITED STATES GYPSUM CO — Types STRUCTO-CRETE, USGSP

System No. 20

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 4500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
SIKA DEUTSCHLAND GMBH — Type SCHONOX AP Rapid Plus

System No. 21

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

Floor Mat Materials* — (Optional, Not Shown) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
Freudenberg Performance Materials LP — EnkaSonic® by Colbond a member of the Low & Bonar group Types 125, 250, 250 Plus, 400, 400 Plus, 750, and 750 Plus.

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

System No. 22

Subflooring — Min 23/32 in. thick T & G wood structural panels described and installed as shown in System No. 1.

Finish Floor - Building Units* — Min 1/2 in. thick magnesium oxide panels installed parallel, perpendicular, or diagonally to trusses with panel edges offset a min of 4 in. between subfloor and magnesium oxide panels. Panels secured to subfloor with construction adhesive and corrosion resistant fasteners, spaced 12 in. OC around the perimeter and in the field of the panel. Fasteners must be placed no closer than 1/2 in. from all panel edges and no closer than 2 in. from panel corners
HUBER ENGINEERED WOODS L L C — Type 1/2 in. Square Edge Exacor™ Board

System No. 23

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered. Fastened with 8d ringed shank nails spaced 12 in. OC along each truss.

Finish Floor - Building Units* — Min 1/2 in. thick, supplied in 4 by 8 ft panels, fastened to trusses through subfloor with 8d ringed shank nails spaced a max of 12 in. OC. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
ECTEK INTERNATIONAL INC — Type MegaBoard, 1/2 in. thick

System No. 24

Subflooring — Building Units* — Nom 3/4 in. thick, tongue and grooved boards. Long dimension of boards to be perpendicular to wood trusses with end joints staggered a min of 4 ft. and centered over the trusses. Boards secured to trusses with min 2 in. long screws or 2 in. x 0.113 in. Ring Shank nails spaced a max of 12 in. OC in the field with screws/nails located 1 in. from long edge, and max 8 in. OC along the end joints with screws/nails located 1/2 in. from end joint.

ECTEK INTERNATIONAL INC — Type MegaBoard, 3/4 in. thick

Finish Floor (optional) — Building Units* — Min 1/2 in. thick, supplied in 4 by 8 ft panels, fastened to trusses through subfloor with 2-3/8 in. long 8d ringed shank nails spaced a max of 12 in. OC. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

ECTEK INTERNATIONAL INC — Type MegaBoard, 1/2 in. thick

System No. 25

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

GRASSWORX L L C — SC Types

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

System No. 26

Subflooring – Building Units* — Nom 3/4 in. thick, ship-lap or tongue-in-groove edge detail. Long dimension of boards to be perpendicular to trusses with end joints staggered a min of 4 ft. and centered over the trusses. Boards secured to trusses with #8 x 2 in. long screws or 2 in. long by 0.113 in. ring shank nails spaced a max of 12 in. OC in the field and 8 in. OC along butt ends. Fasteners located 1/2 in. from butt edges and 2 in. from long edges of the board. When Finish Floor (see below) is not used, must be used with Item 7I).

AMERIFORM L L C — Type Nocom

Finish floor – (Optional) - Min 1/2 in. thick, supplied in 4 ft by 8 ft panels, installed perpendicular or parallel to trusses with panel edges offset a min of 24 in. with adjacent sub-floor joints. Panels secured to subfloor with construction adhesive and corrosion resistant fasteners spaced a max of 12 in. OC. around perimeter and in the field of the panel. Fasteners located 1/2 in. at butt edges and 2 in. from long edge of the boards.

MULTI-PANELS – Type M4 Panel

System No. 27

Subflooring Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Floor – Building Units* - (Optional) - Min 1/2 in. thick, supplied in 4 ft by 8 ft panels, installed perpendicular or parallel to trusses with panel edges offset a min of 24 in. with adjacent sub-floor joints. Panels secured to subfloor with construction adhesive and corrosion resistant fasteners s spaced a max of 12 in. OC. around perimeter and in the field of the panel. Fasteners located 1/2 in. at butt edges and 2 in. from long edges of the board.

MULTI-PANELS – Type M4 Panel

System No. 28

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 900 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

TECNODRY SA DE CV – Type SURFACE GYP

System No. 29

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

ALPHAGYP, LLC — Type AlphaGyp

System No. 30

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Floor Mat Materials* — (Optional) — Any Floor Mat Material bearing the UL Classification Marking as to Fire Resistance. See Floor Mat Materials (CCQU) category for names of Classified Companies. Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

Metal Lath — (Optional) — 3.4 lbs/sq yd expanded galvanized steel diamond lath. Refer to manufacturer's instructions regarding installation recommendations.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 2500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

LATICRETE INTERNATIONAL INC — Type LAT

System No. 31

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

BoldStep — Types BoldStep Regular and BoldStep High Strength

Floor Mat Materials* — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

BoldStep — Type Sound Mat

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

Fiber Glass Reinforcement - (Optional, Not Shown) - 0.015 in. thick PVC coated non-woven fiberglass mesh, 0.368 lbs/sq yd loose laid over the floor mat material.

System No. 32

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring – Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 2000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

YESERA COMERCIAL S.A. — Type MAX-CRETE Complete

System No. 33

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 2500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

Apex Minerals LLC — Type Apex Multi Underlayment

System No. 34

(For use with items 3V, 4I, 7J; Not applicable with items 6 & 6A)

Subflooring – Nom 3/4 inch thick, magnesium oxide structural panel with tongue-and-groove edge detail. Secured perpendicular to trusses with 6d nails. End joints staggered a minimum of 4 ft. Nails spaced a maximum of 12 in. on center in the field and 6 in. on center on the perimeter with edge nails located nominally 1/2 in. from end joints and long joints.

NEXGEN Building Products Inc — Type MAXTERRA® MgO Non-Combustible Single Layer Structural Floor Panel

2. **Trusses —** Parallel chord trusses, spaced a max 24 in. OC, fabricated from nom 2 by 4 in. lumber with lumber oriented vertically or horizontally. Min truss depth is 12 in. when item 9 is not employed. Min truss depth is 18 in. when item 9 is employed. Truss members secured together with min No. 20 MSG galv steel truss plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split-tooth-type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.

3. **Furring Channels —** Hat channels, 7/8 in. deep by 2-9/16 in. or 2-11/16 in. or 2-23/32 in. wide at the base and 1-7/16 in. wide at the face, formed from No. 25 ga galv steel, spaced 24 in. OC perpendicular to trusses. Channels secured to trusses with double strand of No. 18 SWG galv steel wire spaced 48 in. OC. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two furring channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.

3A. **Resilient Channels —** (Not Shown) — As an alternate to Item 3, resilient channel formed from No. 26 MSG galv steel, spaced 16 in. OC perpendicular to trusses. Channels secured to each truss with 1-1/4 in. long No. 6 Type S bugle head steel screw. Channels overlapped at splices 4 in. Two resilient channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.

3B. **Steel Framing Members* —** (Optional)— Used as an alternate method to attach furring channels to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to the bottom chord of alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to the bottom chord of alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 3. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two min 7/16 in. long No. 6 self-tapping framing screws, at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. When Fiber, Sprayed (Item 6) is used, furring channel spacing reduced to 16 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 4.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

3C. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach furring channels to trusses. Clips spaced 48 in. OC., and secured to the bottom chord to alternating trusses with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. Two layers of gypsum board required as described in Item 4. Not evaluated for use with Item 6. When Item 3C is used and Batts and Blankets* are added per Section III Item 18 Blanket Insulation in the General Information of this Directory (BXUV), clips spaced 48 in. OC, furring channels spaced 16 in. OC max, 3-1/2 in. max. Batts and Blankets* secured to plywood subfloor with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC, and two layers of gypsum board required as described in Item 4A. When the Batts and Blankets* are draped over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses, the furring channel spacing shall be reduced to 12 in. OC, and two layers of gypsum board required as described in Item 4A.
KINETICS NOISE CONTROL INC — Type Isomax.

3D. **Steel Framing Members* —** (Optional, Not Shown) — For Use with Item 7- Used as an alternate method to attach furring channels to trusses. Clips spaced 48 in. OC. and secured to the bottom chord to alternating trusses with one No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. Not evaluated for use with Item 6.
PLITEQ INC — Type Genie Clip

3E. **Steel Framing Members* —** (Optional, Not Shown) — For use with Item 7B - Used as an alternate method to attach furring channels to trusses. Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam. washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire .Additional clips are required to hold the Gypsum Butt joints as described in item 4. Not evaluated for use with Item 6.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

3F. **Resilient Channels —** For use with Item 4B and 7A - Resilient channels, formed from No. 25 MSG galv steel and shaped as shown, spaced 12 in. OC perpendicular to joist. Channels overlapped 4 in. at splices and secured to each joist with 1-1/4 in. Type S screws. Min end clearance of channels to wall to be 1/2 in. Additional resilient channels positioned so as to coincide with end joints of gypsum board.

3G. **Resilient Channels —** For Use With Item 4C and 7C. Formed from min 25 MSG galv steel installed perpendicular to trusses and spaced 16 in. OC. Channels secured to each truss with 1-5/8 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 7C is applied over the resilient channel/gypsum panel ceiling membrane.

3H. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach furring channels to trusses. Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam. washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire .Additional clips are required to hold the Gypsum Butt joints as described in item 4. Not evaluated for use with Item 6.
REGUPOL AMERICA — Type SonusClip

3I. **Steel Framing Members —** (Not Shown) — For use with Items 4C and 7F, As an alternate to Item 3, main runners, cross tees, cross channels and wall angle as listed below.

a. **Main Runners —** Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft. OC. Main runners suspended by min 12 SWG galv. steel hanger wires spaced 48 in. OC. Hanger wires to be located adjacent to main runner/cross tee intersections. Hanger wires wrapped and twist-tied on 16d nails driven in to side of trusses at least 5 in. above the bottom face.

b. **Cross Tees or Channels —** Nom 4 ft long cross tees, with 15/16 in. or 1-1/2 in. wide face, or nom 4 ft long cross channels, with 1-1/2 in. wide face, spaced 16 in. OC, installed perpendicular to the main runners. Additional cross tees or channels used 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall Angle or Channel —** Painted or galv. steel angle with 1 in. legs or channel with 1 in. legs, 1-9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw-attachment of the gypsum panel.
USG INTERIORS LLC — Type DGL or RX

3J. **Steel Framing Members* —** (Optional, Not Shown) — Used to attach resilient channels (Item 3A) to trusses (Item 2). Clips spaced 48 in. OC on adjacent trusses, and secured to trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet hole. Channels secured to clips with one #10 x 1/2 in. pan-head self-drilling screw. Ends of adjoining channels overlapped 6 in. and secured together with two #8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board butt joints require additional resilient channels spaced 1-1/2 in. from the butt joint on either side. One edge of the extra channels will extend to an adjacent truss where it is secured with a clip.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

3K. **Resilient Channels —** For use with items 3L, 4F, and 7G — Formed from min 26 MSG galv steel installed perpendicular to trusses. When Item 7G is draped over channels, channels spaced a maximum 12 in. OC. Channels secured to each truss as described in Item 3L. Channel ends butted and centered under the joists and attached to the joists with one screw at each end. Additional resilient channels positioned so as to coincide with end joints of gypsum board as shown in the above illustration. Additional channels shall extend min 3 in. beyond each side edge of board.

3L. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach resilient channels to joists (Item 2). For use with items 3K, 4F and 7G. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the joists and attached to the joists with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints, as described in Item 3K. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the joists with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Types RC-1 Boost

3M. **Steel Framing Members* —** (Optional, Not Shown) — As an alternate to Item 3.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 24 in. OC, perpendicular to trusses. Channels secured to Cold Rolled Channels at every intersection with a 3/4 in. TEK screw through each furring channel leg. Ends of adjoining channels overlapped 12 in. and fastened together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap, or with two 3/4 in. TEK screws in each leg of the overlap section. Two furring channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.

FOR REFERENCE ONLY

STATE OF OHIO REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UL ASSEMBLIES

G002c

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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b. **Cold Rolled Channels —** 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 3Md) and secured with two 3/4 in. TEK screws. Adjoining lengths of cold rolled channels lapped min. 12 in. and secured along bottom legs with four 3/4 in. TEK screws and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 12 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the trusses at the top and bottom of the blocking at each Steel Framing Member (Item 3Md) location with 16d nails or minimum 2-1/2 in. screws.

d. **Steel Framing Members* —** Spaced 48 in. OC. max along truss, and secured to the truss on alternating trusses with two, #10 x 1-1/2 in. screws through mounting holes on the hanger bracket.
PAC INTERNATIONAL L L C — Type RSIC-SI-CRC EZ Clip

3N. **Steel Framing Members* —** (Optional, Not Shown) — As an alternate to Item 3.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses and friction fit into Steel Framing Members (Item 3Nc). Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap or with two TEK screws along each leg of the 6 in. overlap. Two furring channels used at end joints of gypsum board (Item 4). Butt joint channels held in place by strong back channels placed upside down, on top of, and running perpendicular to primary furring channels, extending 6 in. longer than length of gypsum side joint. Strong back channels spaced maximum 48 in. OC. Strong back channels secured to every intersection of primary furring channels with four 7/16 in. pan head screws, two along each of the legs at intersections. Butt joint channels run perpendicular to strong back channels and shall be minimum 6 in. longer than length of joint, secured to strong back channels with 7/16 in. pan head screws, two along each of the legs at intersection with strong back channels.

b. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 12 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the trusses at the top and bottom of the blocking at each Steel Framing Member (Item 3Nc) location with 16d nails or minimum 2-1/2 in. screws.

c. **Steel Framing Members* —** Used to attach furring channels (Item 3Na) to trusses. Clips spaced 48 in. OC and secured along truss webs at each furring channel intersection with min. 3/4 in. long self-drilling #10 x 1-1/2 in. screws through each of the provided hole locations. Furring channels are friction fitted into clips.
PAC INTERNATIONAL L L C — Type RSIC-S1-1 Ultra

3O. **Resilient Channels —** For Use With Item 4G and 7C. Formed from min 25 MSG galv steel installed perpendicular to trusses and spaced 16 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 7C is applied over the resilient channel/gypsum panel ceiling membrane.

3P. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 3) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in., spaced 24 in. OC max perpendicular to trusses. Channels secured to trusses as described in Item 3Pb. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in Item 4.

B. **Steel Framing Members* —** Used to attach furring channels (Item 3Pa) to trusses (Item 2). Clips spaced 48 in. OC max with No. 8 x 2-1/2 in. course drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clips

3Q. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach resilient channels (items 3 and 3G) to joists (Item 2). For use with items 3K, 4F and 7G. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the joists and attached to the joists with one accessory at each end.

Additional accessories used to hold resilient channels that support the gypsum board end joints, as described in Item 3K. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the joists with the 2in. screws supplied with the accessory and per the accessory manufacturer's installation instructions.

PAC INTERNATIONAL L L C — Types RC-1 Boost

3R. **Steel Framing Members*** — (Optional) — As an alternate to Item 3G — Used as an alternate method to attach furring channels to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to the bottom chord of alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 3. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two min 7/16 in. long No. 6 self-tapping framing screws, at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 4. When Fiber, Sprayed (Item 6) is used, furring channel spacing reduced to 16 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 4.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75), RSIC-SI-X.

3S. **Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Item 3G.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 24 in. OC, perpendicular to trusses. Channels secured to Cold Rolled Channels at every intersection with a 3/4 in. TEK screw through each furring channel leg. Ends of adjoining channels overlapped 12 in. and fastened together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap, or with two 3/4 in. TEK screws in each leg of the overlap section. Two furring channels used at end joints of gypsum board (Item 4), each extending a min of 6 in. beyond both side edges of the board.

b. **Cold Rolled Channels** — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 3Md) and secured with two 3/4 in. TEK screws. Adjoining lengths of cold rolled channels lapped min. 12 in. and secured along bottom legs with four 3/4 in. TEK screws and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking** — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 12 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the trusses at the top and bottom of the blocking at each Steel Framing Member (Item 3Md) location with 16d nails or minimum 2-1/2 in. screws.

d. **Steel Framing Members*** — Spaced 48 in. OC. max along truss, and secured to the truss on alternating trusses with two, #10 x 2in. screws through mounting holes on the hanger bracket.

PAC INTERNATIONAL L L C — Type RSIC-SI-CRC EZ Clip

3T. **Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Item 3G.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses and friction fit into Steel Framing Members (Item 3Nc). Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap or with two TEK screws along each leg of the 6 in. overlap. Two furring channels used at end joints of gypsum board (Item 4). Butt joint channels held in place by strong back channels placed upside down, on top of, and running perpendicular to primary furring channels, extending 6 in. longer than length of gypsum side joint. Strong back channels spaced maximum 48 in. OC. Strong back channels secured to every intersection of primary furring channels with four 7/16 in. pan head screws, two along each of the legs at intersections. Butt joint channels run perpendicular to strong back channels and shall be minimum 6 in. longer than length of joint, secured to strong back channels with 7/16 in. pan head screws, two along each of the legs at intersection with strong back channels.

b. **Blocking** — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 12 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the trusses at the top and bottom of the blocking at each Steel Framing Member (Item 3Nc) location with 16d nails or minimum 2-1/2 in. screws.

c. **Steel Framing Members*** — Used to attach furring channels (Item 3Na) to trusses. Clips spaced 48 in. OC and secured along truss webs at each furring channel intersection with min. 3/4 in. long self-drilling #10 x 2in. screws through each of the provided hole locations. Furring channels are friction fitted into clips.

PAC INTERNATIONAL L L C — Type RSIC-S1-1 Ultra

3U. **Steel Framing Members* —** (Optional, Not Shown) — For Optional Use with Item 7G- Used as an alternate method to attach furring channels to trusses. Clips spaced 48 in. OC. and secured to the bottom chord to alternating trusses with one No. 8 x 2-1/2 in. screw and washer through the center hole. Furring channels are friction fitted into clips. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap or screw attached with two pan head screws on each leg of overlap. At gypsum board butt joints continuous back to back channels installed with clips installed on every truss.. Not evaluated for use with Item 6, 6A and 7E or Flooring System No. 1.

ISOTECH INDUSTRIES INC. — Type ISOSTUD

3V. **Resilient Channels —** For use with Flooring System 34 - Resilient channels, formed from No. 25 MSG galv steel and shaped as shown, spaced 12 in. OC perpendicular to trusses. Continuous channels overlapped 4 in. at splices and secured to each truss with 1-1/4 in. Type S screws. Min end clearance of channels to wall to be 1/2 in. Additional resilient channels positioned so as to coincide with end joints of gypsum board.

4. **Gypsum Board* —** One layer of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to furring or resilient channels. Gypsum board secured with 1 in. long No. 6 Type S bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. End joints secured to both resilient channels as shown in the end joint detail. When **Steel Framing Members** (Item 3B and 3P) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimension perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long No. 6 Type S bugle head steel screws spaced 12 in. OC in the field of the board. Gypsum board butt joints shall be staggered 2 ft within the assembly, and shall occur between the main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels at each butt joint shall be spaced approximately 3-1/2 in. OC, and be attached to the bottom chord of the truss with one clip at each end of the channel. Screw spacing along the gypsum board butt joint shall be 8 in. OC. When both **Steel Framing Members** (Item 3B) and **Fiber, Sprayed** (Items 6 or 6A) are used, furring channel spacing reduced to 16 in. OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimension perpendicular to furring channels. Base layer secured to furring channels with nom 1 in. long No. 6 Type S bugle head screws spaced 12 in. OC in the field of the board. Gypsum board butt joints shall be staggered 2 ft within the assembly, and shall occur between the main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels at each butt joint shall be spaced approximately 3-1/2 in. OC, and be attached to the bottom chord of the truss with one RSIC-1 clip at each end of the channel. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer secured to furring channels using 1-5/8 in. long No. 6 Type S screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min. of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min. 18 in. from butted side joints of base layer. When **Steel Framing Members** (Item 3C) are used, two layers of nom 5/8 in. thick, 4 ft wide are installed with long dimensions perpendicular to furring channels. Base layer attached to the furring channels using 1 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 4 in. OC, and be attached to underside of the truss with one Isomax clip at each end of the channel. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer attached to the furring channels using 1-5/8 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field. The end of the outer layer boards at the butt joint shall be attached to the base layer boards with 1-5/8 in. long Type G screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. When **Steel Framing Members** (Item 3D) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 16 in. within the assembly. . At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 3D. Screw spacing along the gypsum board butt joint shall be 6 in. OC. When **Steel Framing Members** (Item 3E) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between . Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel. When

Fiber, Sprayed (Items 6 or 6A) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer gypsum board secured with 1 in. long No. 6 Type S bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. End joints secured to both resilient channels as shown in the end joint detail. Outer layer gypsum board secured with 1-5/8 in. long No. 6 Type S bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. Outer layer shall be finished as described in Item 5. When **Foamed Plastic** insulation (Item 7E) is applied to the underside of the subflooring, screw spacing shall be reduced to 8 in. OC with minimum 1-1/4 in. long Type S screws to install gypsum to the resilient channels (Item 3A). Resilient channels (Item 3A) to be spaced maximum 12 in. OC. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. End joints secured to both resilient channels as shown in end joint detail.
When **Steel Framing Members** (Item 3E) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved with the butt joint.

When **Steel Framing Members*** (Item 3I) are used, one layer of 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to cross channels with side joints centered along main runners. Gypsum board fastened to cross channels with 1 in. long No. 8 Type S bugle head steel screws located 1/2 in. from end joints and 1-3/4 in. from side joints and spaced 8 in. OC along the end joints and in the field. Panels fastened to cross tees with 1 in. long, Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long. Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. Gypsum board sheets screw attached to leg of wall angle with 1 in. long No. 8 Type S bugle head steel screws spaced 12 in. OC. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 4 ft OC.

When **Steel Framing Members** (Item 3J) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to resilient channels. Gypsum board secured to resilient channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board and located 3/4 in. from side joints and 1-1/2 in. from end joints. Gypsum board joints are to be staggered by a minimum of 24 in.

When **Steel Framing Members** (Item 3M) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed as described in Item 4. Adjacent butt joints staggered minimum 48 in. OC.

When **Steel Framing Members** (Item 3N) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed as described in Item 4. Butt joints staggered minimum 24 in. OC.

When **Steel Framing Members** (Item 3U) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed perpendicular to furring channels with butt joints centered between continuous back to back channels and secured to all channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC. Butt joints staggered minimum 48 in. OC.

AMERICAN GYPSUM CO — Type AG-C

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C, FSW-G

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

4A. **Gypsum Board —** For use when Item 3C is used and **Batts and Blankets*** are secured to the plywood subfloor, to the trusses or draped over the furring channel/gypsum panel ceiling membrane as described in Item 3C. For method of gypsum board installation, see Item 4.
CGC INC — Types C, IP-X2, IPC-AR

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

4B. **Gypsum Board* —** For use when **Batts and Blankets*** (Item 7A) and Resilient Channels (Item 3F) are used. Nom 5/8 in. thick, 4 ft wide gypsum board installed with long dimension perpendicular to resilient channels. Nom 1 in. long No. Type S bugle head screws are driven through channel spaced 8 in. OC. End joints of gypsum board similarly fastened to additional resilient channels positioned at end joint locations.
AMERICAN GYPSUM CO — Type AG-C.

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type LGFC-C/A

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C

4C. **Gypsum Board* —** For use with Items 3G and 7C or 3I and 7F, or 3I and 7C. Nom 5/8 in. thick, 48 in. wide gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 8 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Finish Rating with this ceiling system is 20 min.
CGC INC — Type ULIX

UNITED STATES GYPSUM CO — Type ULIX

4D. **Gypsum Board* —** For use when Flooring System (Item 1) consists of both System No. 1 and min 15/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming with PS1-83 specifications, or min 3/4 in. thickness of any Floor Topping Mixture (CCOX) bearing the UL Classification Marking as to Fire Resistance, min Truss depth (Item 2) is 18 in. and Batts and Blankets (Item 7D) and Resilient Channels (Item 3A) are used. One layer of nom 5/8 in. thick, 48 in. wide gypsum board installed with long dimension perpendicular to resilient channels. Gypsum board secured with 1 in. long Type S bugle head steel screws. Screws spaced 1 in. from side joints, and 12 in. OC in the rest of the field. Screws spaced 1-1/2 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. When batt insulation (Item 7D) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel (Item 3A) spacing shall be reduced to 12 in. OC., and gypsum board screws spaced 1 in. from side joints, and 8 in. OC in the rest of the field. For use only with Ceiling Damper described in Item 9T.
PANEL REY S A — Type PRC2

4F. **Gypsum Board* —** For use with Items 3K, 3L, and 7G— One layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to resilient channels. Gypsum board secured to resilient channels with min nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board and located 3/4 in. from side joints and 1-1/2 in. from end joints. Gypsum board butt joints are to be staggered by a minimum of 24 in.

CABOT MANUFACTURING ULC — 5/8 in. Type C.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C

4G. **Gypsum Board* —** For use with Items 3G and 7C. Nom 5/8 in. thick, 48 in. wide gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 8 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints.
AMERICAN GYPSUM CO — Type AG-C.

4H. **Gypsum Board* —** For use with Items 3G and 7C Nom 5/8 in. thick, 4 ft. wide gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 8 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Butted end joints stagged min 16 in. Not for use with Dampers, Item 9 or alternates. Not for use with Flooring System No. 1.

NATIONAL GYPSUM CO — Type FSLX

4I. **Gypsum Board* —** For use with Flooring System No. 34. Nom 5/8 in. thick, 4 ft. wide gypsum board panels with long dimension perpendicular to resilient channels, with the long edges at the center of the truss space. Gypsum board secured to resilient channels using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly and occur midway between the continuous furring channels. The resilient channels at the gypsum board ends spaced nominally 6 in. apart, with butted end joints staggered min. 2 ft within the assembly and midway between the continuous furring channels screws placed 3 in. from the board ends into the resilient channels at the butt joints. Finish rating with this ceiling system is 23 minutes.

CERTAINTEED GYPSUM INC — Type C

5. **Finishing System —** (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

6. **Fiber, Sprayed* —** (Dry Dense Packed 100% Borate Formulation) — (Not Shown, Optional) — The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 6 (Fiber, Sprayed, Dry Dense Packed) is used, Furring Channels (Item 3F) or Resilient Channels (Item 3A) spacing shall be reduced to 12 in. OC. When Item 6 (Fiber, Sprayed, Dry Dense Packed) is used, two layers of gypsum board required as described in Item 4. Not evaluated for use with Item 3C.
APPLEGATE GREENFIBER ACQUISITION LLC — Insulmax and SANCTUARY to be used with dry application only.

6A. **Fiber, Sprayed* —** (Loose Fill 100% Borate Formulation) — (Not Shown, Optional) — The finished rating when Fiber, Sprayed is used has not been determined. The fiber is applied without water or adhesive at a minimum dry density of 0.5 lb/ft^3 and at a max thickness of 3-1/2 in., in accordance with the application instructions supplied with the product. When Item 6A (Fiber, Sprayed, Loose Fill) is used, Furring Channels (Item 3F) or Resilient Channels (Item 3A) spacing shall be reduced to 12 in. OC. When Item 6A (Fiber Sprayed, Loose Fill) is used, two layers of gypsum board required as described in Item 4. Not evaluated for use with Item 3C.
APPLEGATE GREENFIBER ACQUISITION LLC — Insulmax & SANCTUARY to be used with dry application only.

7. **Batts and Blankets* —** (Not Shown) — For use with Item 3D — Nom 3 in. thick mineral wool insulation held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 18 in. OC.

7A. **Batts and Blankets* —** For Use With Items 3F and 4B — Glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance having a min. density of 0.5 pcf, draped over the resilient channel/gypsum panel ceiling membrane. No limit on overall thickness.

7B. **Batts and Blankets* —** (Not Shown) — For use with Item 3E — Nom 3-1/2 in. thick, min. 2 pcf fiber glass insulation held suspended in the concealed space with nominal 0.090 in. diam galv steel wires attached to the wood trusses at nominally 16 in. OC.

7C. **Batts and Blankets* or Fiber, Sprayed* —** For Use with Item 4C (Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 3G)/gypsum board (Item 4C or 4G) ceiling membrane.

7D. **Batts and Blankets* —** For Use With Item 4D — Insulation may be secured to plywood subfloor with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Insulation may alternatively be draped over the resilient channels and gypsum board ceiling membrane, and the resilient channels and gypsum board attachment shall be modified as specified in Item 4D. Any glass fiber insulation bearing the UL Classification Marking for Surface Burning Characteristics and/or Fire Resistance, and having a min density of 0.5 pcf and max thickness of 3-1/2 in. may be used.

7E. **Foamed Plastic* —** (As alternate to Item 6 and 6A, Not Shown) — Spray foam insulation applied directly to the underside of the plywood subflooring. Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 or 2.0 lb/ft^3 density, depending on the product installed. Spray foam insulation is limited to use with minimum 18 in. deep trusses (Item 2). When spray foam insulation is installed, resilient channels (Item 3A) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 4) spaced maximum 3 in. away from gypsum butt joints. Gypsum board (Item 4) to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Item 9) in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Not evaluated for use with Items 3, 3B through 3F, 3G, 6, 6A, 7 through 7D. Not evaluated with Flooring System (Item 1) Configuration No. 1.
BASF CORP — Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, Walltite® HP+, Walltite® MAX, Walltite® v.5, Walltite® LWP, Walltite® Plus, Enertite® Max, and Walltite® One.

7F. **Batts and Blankets* —** (Not Shown) For Use with Item 3I and 4C — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. There is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the Steel Framing Members and gypsum panel membrane.

7G. **Batts and Blankets* —** (Not Shown) For Use with Item 3L, 3K, 3U, and 4F — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. There is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the Steel Framing Members and gypsum panel membrane. When draped over the furring channels the furring channel spacing shall be reduced to 12 in OC.

7H. **Foamed Plastic* —** (As alternate to Items 6 and 7) — Spray foam insulation applied directly to the underside of the plywood subflooring. Spray foam insulation installed to a maximum thickness of 11 in. at a nominal 1.0 lb/ft^3 - 2.5 lb/ft^3 density, while maintaining a minimum 7 in. clearance between the spray foam insulation and the gypsum board (Item 4). Spray foam insulation is limited for use with minimum 18 in. deep trusses (Item 2). When spray foam insulation is installed, resilient channels (Item 3A) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board spaced maximum 3 in. away from gypsum butt joints. Gypsum board to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Item 9) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Only for use with item 3A not evaluated for use with alternates to item 3A.
CARLISLE SPRAY FOAM INSULATION — Types SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, SealTite PRO HFO, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, Foamsulate HFO, and Foamsulate HFO 2.0.

7I. **Batts and Blankets* —** (Not Shown - Required as indicated with Flooring System No. 26) - Glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Min. 3-1/2 in. thick, 0.92 pcf density, draped over the resilient or furring channels and gypsum panel membrane. Resilient or furring channels to be spaced 12 in. OC with extra channels installed at butt joints as indicated above.

7J. **Batts and Blankets* —** (Not Shown - Required as indicated with Flooring System No. 34) - Glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Min. 3-1/2 in. thick, 0.8 pcf density, draped over the resilient and gypsum panel membrane. Resilient or furring channels to be spaced 12 in. OC with extra channels installed at butt joints as indicated above.

8. **Air Duct* —** (Optional) — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

9. **Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max. nom area shall be 349 sq in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. An aluminum or steel grille (Item 10) shall be installed in accordance with installation instructions.
MIAMI TECH INC — Model Series RxCRD, RxCRDS or RxCRPD

9A. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max damper assembly size nom 18 in. long by 18 in. wide and 4-1/4 in. high, or 8 in. diam. fabricated from galv steel. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
RUSKIN COMPANY — Model CFD7T, CFD7T-END-BT, CFD7T-90-BT, CFD7T-ST-BT, CFD7T-SB, CFD7T-R6-DB, CFD-7T-IB6 or CFDR7T

9B. Deleted.

9C. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 12 in. diameter damper with insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 57

9D. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with duct board plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58

9E. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 14 in. long by 14 in.wide by rectangular damper with 90° boot. The maximum size of damper/boot assembly is 14 in. long by 14 in. wide and 18 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Models 50 w/ Boot, 50EA w/ Boot, 51 w/Boot, 50 w/ Box, 50EA w/ Box or 51 w/Box

9F. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). — For use with min 18 in. deep trusses Not for use with flooring system 1 or 17. Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

UNITED ENERTECH CORP — Model C-S/R-WT-L, C-S/R-EA-L, C-S/R-BT, C-S/R-EA-BL

9G. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). For use with min 18 in. deep trusses Not for use with flooring system 1 or 17. Max plenum box size nom 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6

9H. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5

9I. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT

9J. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH

9K. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8). For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
METAL-FAB INC — Models MSCD-HC and MRCD-HC

9L. **Alternate Ceiling Damper* —** (Optional, To be used with Air Duct Item 8). Ceiling damper & fan assembly for use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT

9M. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 10) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2

9N. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8) — For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 14 in. high (inner dimension) fabricated from either galvanized steel or min 1 in. thick Listed Duct Board bearing the UL Listing Marking having a min R-Value of 4.3. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-1WT

9O. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8) — For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom 12 in. long by 12 in. wide with an 8 in. diameter damper, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 72 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-2WT

9P. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 324 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

9Q. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 196 sq in. with the length not to exceed 26 in. and the width not to exceed 14 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) not to exceed 144 $in.^2$ shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT

9R. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Models RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

9S. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 10) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Models RD-521-90, RD-521-NP90

POTTORFF — Models CFD-521-90, CFD-521-90NP

9T. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min 18 in. deep trusses. Not for use with flooring system 1 or 17. Maximum 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box maximum size nom. 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
NAILOR INDUSTRIES INC — Types 0755, 0755A, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0763

SAFE AIR DOWCO — 0455, 0455A, 0456, 0456D, 0457, 0457D, 0457-DB, 0457-CB, 0463-FB, 0457-EB, 0463-GB, 0463

9U. **Alternate Ceiling Damper* —** (Optional, to be used with Air Duct Item 8) For use with min 18 in. deep trusses. Max nom 11-1/8 in. long by 13-5/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 76 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-310WT

9V. **Alternate Ceiling Damper* —** (Optional, to be used with Air Duct Item 8) For use with min 18 in. deep trusses. Max nom 12-3/8 in. long by 14-1/2 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 90 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-320WT

9W. **Alternate Ceiling Damper* —** — (Optional, to be used with Air Duct Item 8) For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 12 in. diameter damper within max 15 in. by 15 in. register box with max 12 in. by 12 in. register opening fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 72 sq. in. per 100 sq. ft. of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.
RUSKIN COMPANY — Model CFD7T-SR

9X **Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the

ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 800 w/Box

9Y **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — CRD w/DB Box

9Z **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 500 w/Boot, 510 w/Boot, 500 w/Box or 510 w/Box

9AA. **Alternate Ceiling Damper* —** (Optional, to be used with Air Duct Item 8) For use with min 18 in. deep trusses. Max nom 10-3/8 in. long by 10-3/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 54 sq in. per 100 sq ft of ceiling area.

GREENHECK FAN CORP — Model CRD-300WT

9AB. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 7-11/32 in. long by 7-11/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 28.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models ITG-CRD2.

9AC. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 9-11/16 in long by 9-1/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 44.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models SIG-CRD2

9AD. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 10-13/32 in. long by 10-22/32 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 56 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models SMT-CRD2

9AE. **Alternate Ceiling Damper* —** (Optional. To be used with Air Duct Item 8.) — For use with min. 18 in. deep trusses. Not for use with flooring system 1 or 17. Max 8-13/16 in. wide and 8-1/2 in. long fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 37.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models GBR-CRD2

10. **Grille —** Aluminum or Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

11. **Discrete Products Installed in Air-handling Spaces* —** Automatic Balancing Valve/Damper — (Not Shown - Optional) — For use with item 9A, Ruskin Company's Model CFD7T damper (CABS). Ceiling damper to be provided with plenum box per damper manufacturer's instructions with side outlet only. Entire assembly to be installed into any UL Class 0 or Class 1 flexible air duct in accordance with the instructions provided by the automatic balancing valve/damper manufacturer.
NAILOR INDUSTRIES INC — Model ABV-4, ABV-5, ABV-6

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2025-07-08

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BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

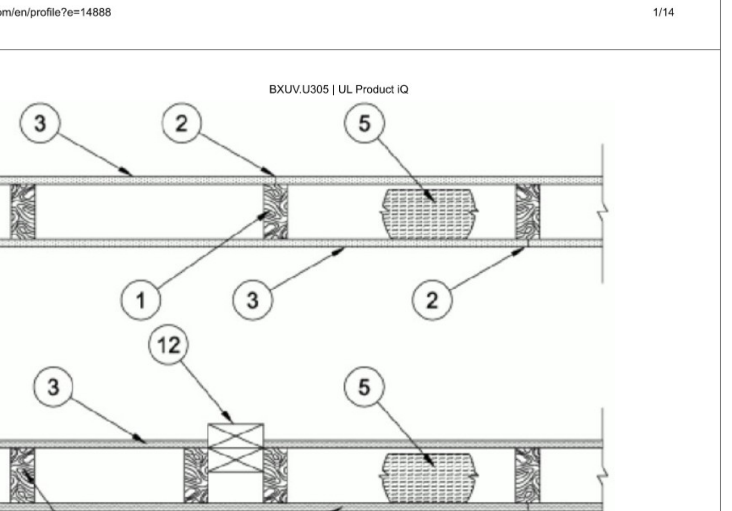
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U305**

August 8, 2025

Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.
STC Rating - 56 (See Item 9)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, **Steel Framing Members***.
When Items 6, 6B, 6C, 6D, 6E, 6F, 6G, or 6H **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing, 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min), Type LWTX (finish rating 18 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), Type PG-C or PGI (finish rating 26 min)

PANEL REY S A — Type ARX, GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min), Type SCX (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

STATE OF OHIO — REGISTERED ARCHITECT — FOR REFERENCE ONLY

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UL ASSEMBLIES

G002d

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LighttRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type EGRG or GlasRoc, LWTX.

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. **Gypsum Board* —** (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. **Gypsum Board* —** (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

3D. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min)

3E. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

USG BORAL DRYWALL SFZ LLC — , Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. **Gypsum Board* —** (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **Gypsum Board* —** (As an alternate to Items 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBWB

3I. **Gypsum Board* —** (As an alternate to Items 3 through 3H, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3J. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX

3K. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

3L. **Gypsum Board* —** (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. **Gypsum Board* —** (As an alternate to Items 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3R. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board* —** 3/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories* —** (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 545

3U. **Gypsum Board* —** (As an alternate to Item 3 - For use with Foamed Plastic products, Item 5J) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X

CERTAINTEED GYPSUM INC — Type X

CGC INC — Type SCX

PANEL REY S A — Type ARX, PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X

UNITED STATES GYPSUM CO — Types SCX and SGX

USG BORAL DRYWALL SFZ LLC — Types SCX and SGX

USG MEXICO S A DE C V — Type SCX

3V. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5K) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field.

3W. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5L) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field.

3X. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5M) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Joints in outer layers staggered with joints in inner layers. Inner layer secured to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field. Outer layer secured to studs with 1-7/8 in. long Type W screws spaced 8 in. OC at the perimeter and in the field.

4. **Steel Corner Fasteners —** (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

ROCKWOOL — Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m^3

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO — Delta Board

THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

5A. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be SANCTUARY.

Applegate Greenfiber Acquisition LLC — Insulmax and SANCTUARY for use with wet or dry application.

5B. **Fiber, Sprayed* —** (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D). — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. **Foamed Plastic* —** (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
Holcim Solutions and Products US, LLC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam.

5I. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft^3.

Applegate Greenfiber Acquisition LLC— Applegate Advanced Stabilized Cellulose Insulation

5J. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3U) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
HOLCIM SOLUTIONS AND PRODUCTS US, LLC — Types GacoEZSpray F4500, GacoProFill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M

5K. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3V) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SealTite ONE, SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO.

5L. **Foamed Plastic*** - (Optional, Not Shown – For use with Item 3W) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

BASF CORP – Types Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, Walltite® HP+, Walltite® MAX, Walltite® LWP, Walltite® Plus, Walltite® One, and Enertite® Max

5M. **Foamed Plastic*** - (Optional, Not Shown – For use with Item 3X) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

BASF CORP – Type Walltite® v.5

5N. **Loose Fill Material*** – Optional - (As an alternate to Items 5-5M) - Shredded glass fibers bearing the UL Classification Marking as to Surface Burning. Blown into wall cavities through pre-installed fabric stapled or adhered to studs.

CERTAINTEED LLC – Type InsulSafe R, InsulSafe SP, InsulSafe XC, Northern White,or OPTIMA

6. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

6B. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6D. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6E. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC - Type RC+ Assurance Clip

6F. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Fa) to studs. Clips spaced 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

6G. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 16 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

6H. **Steel Framing Members*** — (Optional on one or both sides, not shown, for single or double layer systems, not for use with Items 3D, 3L or 3M) — As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ha) to studs. Clips spaced maximum 48 in. OC. staggered on adjacent furring channels and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

ISOTECH INDUSTRIES INC. — Type ISOSTUD

7. **Resilient Channel —** Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. **Caulking and Sealants —** (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating —** The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

11. **Cementitious Backer Units* —** (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced

12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

14D. **Adhesive —** (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CGC INC — Types C, IP-X2, IPC-AR

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

14F. **Mineral and Fiber Board —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

14G. **Building Units –** (Optional Item Not Shown – For use over Gypsum Board, Item 3) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¾ in., spaced a max 8 in. o.c.

NATIONAL GYPSUM CO – Type PBCI

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Last Updated on 2025-08-08

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BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

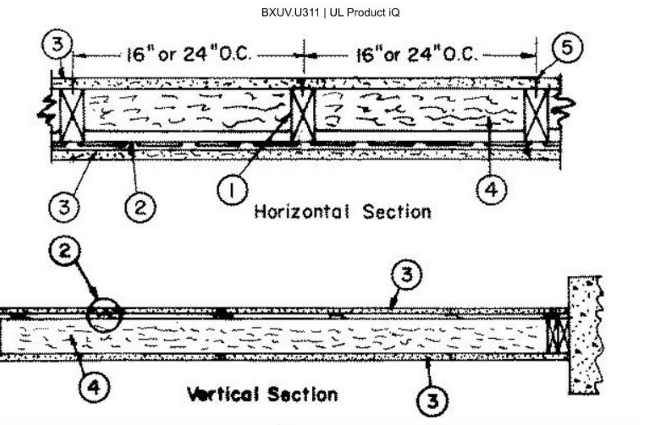
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

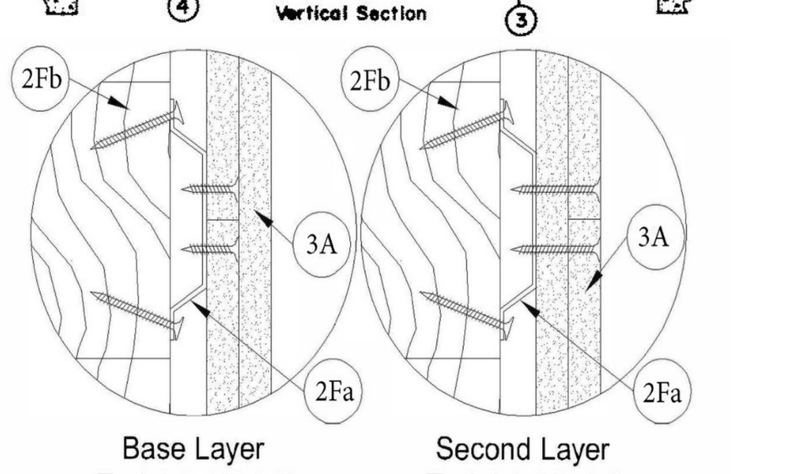
Design No. **U311**

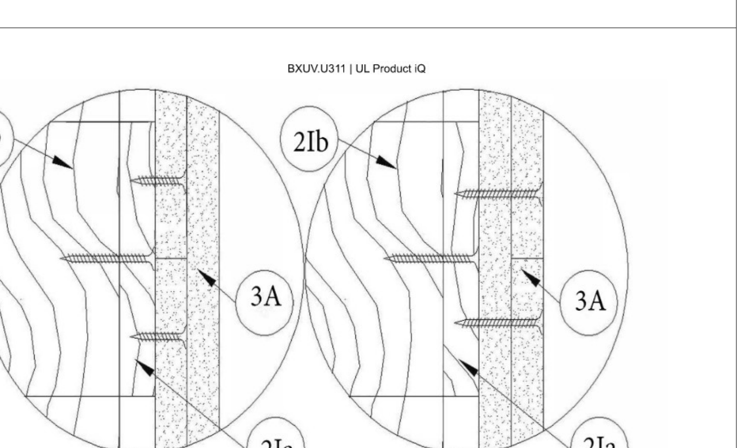
March 3rd, 2025

Bearing Wall Rating — 1 HR.
Finish Rating — 23 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**







1. **Wood Studs —** Nom 2 by 4 in., spaced 16 or 24. OC. Effectively cross braced.

2. **Resilient Channel —** 25 MSG galv steel. Resilient channels spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws.

2A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — As an alternate to Item 2, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC. and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

2B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

2C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips — Type A237R

2D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

2E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 2Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

2F. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Furring channels and Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. First channel centered max. 3 in. from end of studs. Channels secured to rafts with two angled 1-1/4 inch (No. 6) Type W drywall screws. One on each side of the channel.. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Two layers of gypsum board attached to furring channels as described in Item 3A.

b. **Framing Members* —** Used to attach furring channels (Item 2Fa) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.
BCD LLC — Type HushFrame Raft Connector

2G. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 16 or 24 in. O.C (depending on stud spacing). Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions. Gypsum board screws spaced 8 in. OC (in lieu of 12 in.) when used.
PAC INTERNATIONAL L L C — Type RC-1 Boost

FOR REFERENCE ONLY

STATE OF OHIO REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UL ASSEMBLIES

G002e

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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2H. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 2) — Furring channels and Steel Framing Members as described below:
a **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b **Steel Framing Members* —** Used to attach furring channels (Item 2Ha) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

2I. **Framing Members** - (Optional, Not Shown, As an alternative to Item 2) — Furring channels and Framing Members as described below:

a. **Furring Strips** — Nominal 1 in. deep by 3 in. wide wooden furring strips, spaced 24 in. OC perpendicular to studs. First channel centered max. 3 in. from end of studs. Furring secured with one 2 in. long, Type W screw into the rafts. Ends of adjoining furring butted, between studs, and joined with an overlapping 12 in. furring strip fastened with two 2 in. long Type W screws equally spaced on both sides of the butt joint. Two layers of gypsum board attached to furring strips as described in Item 3A.

b. **Framing Members* —** Used to attach furring channels (Item 2Ia) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.

BCD LLC — Type HushFrame Raft Connector

3. **Gypsum Board* —** 5/8 in. thick, 4 ft wide. Screw attached on one side of wall to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints located midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 12 in. OC, along each edge. Gypsum board on opposite side of wall attached directly to studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced 12 in. OC. Vertical joints shall be located over studs on this side of the wall.
AMERICAN GYPSUM CO — Types AG-C

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR, ULIX

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types -eXP-C, FSK-C, FSW-C, FSW-G

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV'Air, Gyproc FireStop MR ACTIV'Air, Gyproc FireStop M2TECH ACTIV'Air, Gyproc DuraLine, Gyproc DuraLine MR, Gyproc DuraLine M2TECH, Gyproc DuraLine ACTIV'Air, Gyproc DuraLine MR ACTIV'Air, Gyproc DuraLine M2TECH ACTIV'Air

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

3A. **Gypsum Board* —** (For use with Item 2F and 2I) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design No. G512. Two layers, applied vertically, and attached to steel studs (Item 2A) and furring (Item 2Fa or 2Ia). Vertical gypsum board side joints offset 24 inches between layers. Vertical joints staggered one stud cavity on opposite sides of studs. Type W steel screws used for wood framing. Type S steel screws used for steel framing. Attachment to furring channels - First layer – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. Second layer - 1-7/8 in. long (2 in. with wood framing), spaced 12 inch OC with first fastener 2 in. from vertical board edge. Direct attachment to framing - First layer (to plates) – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. First layer (to studs) – 1-1/4 in. long, 3, 6 and 18 inches board ends and 24 in. OC thereafter. Second layer - 1-7/8 in. long, spaced 2 inch from each board edge and 12 in. OC thereafter.

3B. **Gypsum Board* —** (As an alternate to Item 3 and 3A) - 5/8 in. thick, 4 ft wide. Screw attached on one side of wall to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 7 in. OC, vertical joints located midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 7in. OC, along each edge. Gypsum board on opposite side of wall attached directly to studs with 1-7/8 in. nails or screws spaced 7 in .OC.

PANEL REY S A — Type PRX2

4. **Batts and Blankets* —** 3-1/2 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with staples placed 24 in. OC.
JOHNS MANVILLE

ROCKWOOL — Types Acoustical Fire Batts and AFB, min. density 1.69 pcf / 27.0 kg/m^3

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts.

ROCK WOOL MANUFACTURING CO — Type Delta Board

THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF.

4A. **Glass Fiber Insulation —** (As an alternate to Item 4) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.

Applegate Greenfiber Acquisition LLC — Insulmax and SANCTUARY for use with wet or dry application.

4C. **Fiber, Sprayed* —** As an alternate to Items 4, 4A, and 4B — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft^3.
NU-WOOL CO INC — Cellulose Insulation

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5. **Joints and Screw Heads —** Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

6. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

7. **Mineral and Fiber Board —** (Optional, Not Shown) — 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on the side of the wood framing without the resilient channels, in between the wood framing and the UL Classified gypsum board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed horizontally or vertically and fastened through the fiber boards to wood framing with 2 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Gypsum board joints staggered from fiber board joints. Fiber boards not evaluated or intended as a substitute for the required layer of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2025-03-03

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BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

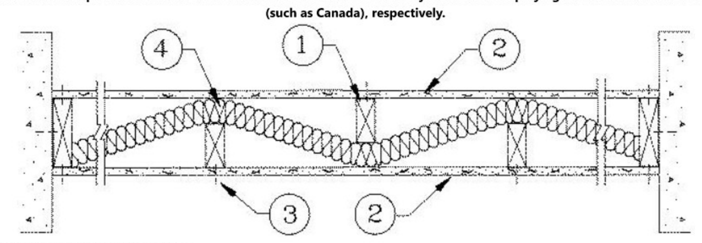
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

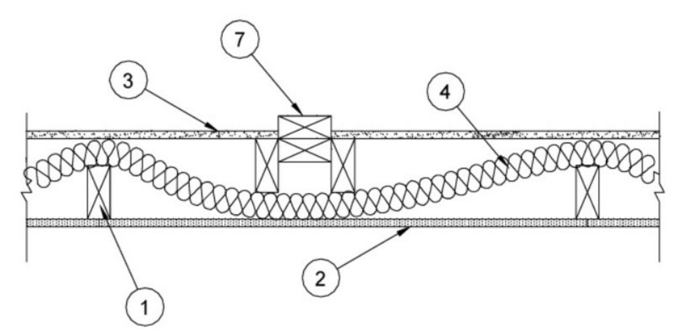
Design No. **U340**

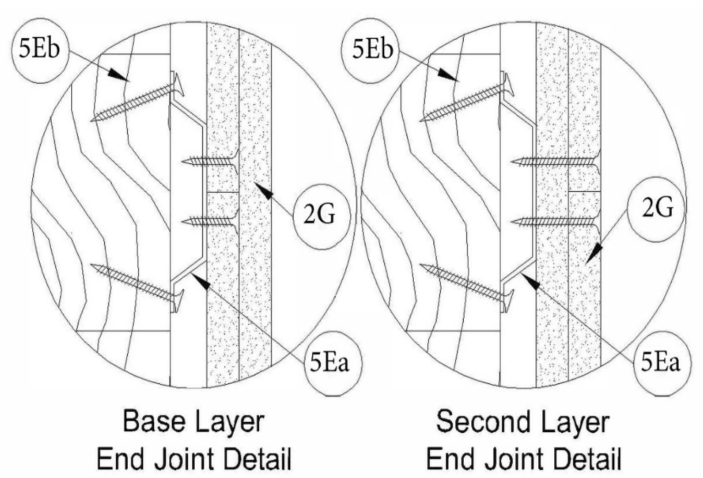
May 05, 2025

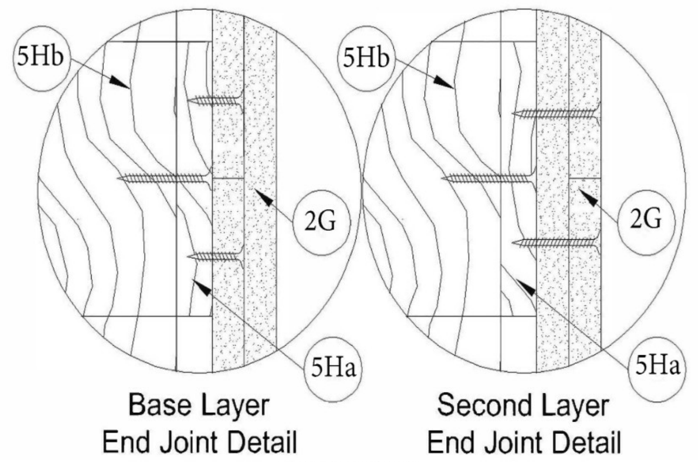
Bearing Wall Rating — 1 Hr.
Finish Rating — See Item 2
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**









HORIZONTAL SECTION

1. **Wood Studs —** Nom 2 by 4 in. alternating on opposite sides of nom 2 by 6 in. wood plates. Spaced 24 in. OC max on each side of wood plates, staggered 12 in. OC (or staggered equally if less than 24 in. OC) on opposite side.

2. **Gypsum Board* —** 5/8 in. thick gypsum board, paper or vinyl faced with beveled, square, tapered or rounded edges. Gypsum board nailed to each stud 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. When used in widths other than 48 in., gypsum board to be installed horizontally.
When **Steel Framing Members*** (Item 5 or any alternate clips) are used, gypsum board attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO — Types AG-C.

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2 (Finish rating 26 min).

CERTAINTEED GYPSUM INC — Type LGFC-C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types 5 (Finish rating 26 min), DAPC, TG-C.

NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C.

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Types C, IP-X2 (Finish rating 26 min).

2A. **Gypsum Board* —** (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 4B. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 530 (finish rating 23 min).

2B. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass or AG-C, LightRoc

CERTAINTEED GYPSUM INC - Typed C, X-1, LWTX, and GlasRoc

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2C. **Gypsum Board* —** (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Horizontal joints of vertically applied panels to be backed by studs.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2D. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Horizontal joints of vertically applied panels to be backed by studs.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2E. **Gypsum Board* — (As an alternate to Item 2) — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305 —** Nom. 5/8 in. thick gypsum board, paper or vinyl faced with beveled, square, tapered or rounded edges. Gypsum board nailed to each stud 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. When used in widths other than 48 in., gypsum board to be installed horizontally. Batts and Blankets placed in stud cavity as described in Item 4B.
When **Steel Framing Members*** (Item 5) are used, gypsum board attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2F. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum of 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2G. **Gypsum Board* —** (For use with Item 5E and 5H) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design No. G512. Two layers, applied vertically and attached to wood studs (Item 1) and furring (Item 5Ea or 5Ha). Vertical gypsum board side joints offset 24 inches between layers. Vertical joints staggered one stud cavity on opposite sides of studs. Type W steel screws used for wood framing. Type S steel screws used for steel framing. Attachment to furring channels - First layer – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. Second layer - 1-7/8 in. long (2 in. with wood framing), spaced 12 inch OC with first fastener 2 in. from vertical board edge. Direct attachment to framing - First layer (to plates) – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. First layer (to studs) – 1-1/4 in. long, 3, 6 and 18 inches board ends and 24 in. OC thereafter. Second layer - 1-7/8 in. long, spaced 2 inch from each board edge and 12 in. OC thereafter.

2H. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically or horizontally and secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.

CERTAINTEED GYPSUM INC — Type SilentFX

3. **Joints and Nailheads —** Gypsum board joints covered with tape and joint compound. Nail heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to entire surface of Classified veneer baseboard. Joints reinforced.

4. **Batts and Blankets* —** (Optional) Required when Item 5E or 5H is used. Any thickness glass or mineral fiber batt insulation friction-fit into stud cavities.
See **Batts and Blankets** (BZJZ) category for list of Classified companies.

CERTAINTEED LLC

ROCKWOOL — Type SAFEnSOUND, min. 1.69 pcf.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5

lb/ft^3, in accordance with the application instructions supplied with the product. When Item 5, 5A, 5B, 5C or 5D is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.
Applegate Greenfiber Acquisition LLC — Insulmax and SANCTUARY for use with wet or dry application.

4B. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 2A and Gypsum Board Item 2E) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See **Batts and Blankets** Category (BKNV) for names of manufacturers.

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs./ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft^3.

Applegate Greenfiber Acquisition LLC— Applegate Advanced Stabilized Cellulose Insulation

5. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item B. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item A) to studs (Item 1) . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

5A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item A) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

5B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item 5BA) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

5C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 5Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item 5Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

5D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 5Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

5E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Resilient channels and Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. First channel centered max. 3 in. from end of studs. Channels secured to rafts with two angled 1-1/4 inch (No. 6) Type W drywall screws. One on each side of the channel. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Two layers of gypsum board attached to furring channels as described in Item 2G.

b. **Framing Members* —** Used to attach resilient channels (Item 5Ea) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.
BCD LLC — Type HushFrame Raft Connector

5F. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels —**Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** - Used to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels to the studs. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the studs with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.

PAC INTERNATIONAL L L C — Type RC-1 Boost

5G **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 5Ga) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

2I. **Framing Members** - (Optional, Not Shown, As an alternative to Item 2) — Furring channels and Framing Members as described below:

a. **Furring Strips** — Nominal 1 in. deep by 3 in. wide wooden furring strips, spaced 24 in. OC perpendicular to studs. First channel centered max. 3 in. from end of studs. Furring secured with one 2 in. long, Type W screw into the rafts. Ends of adjoining furring butted, between studs, and joined with an overlapping 12 in. furring strip fastened with two 2 in. long Type W screws equally spaced on both sides of the butt joint. Two layers of gypsum board attached to furring strips as described in Item 3A.

b. **Framing Members* —** Used to attach furring channels (Item 2Ia) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.

BCD LLC — Type HushFrame Raft Connector

6. **Furring Channel —** Optional — Not Shown — For use on one side of the wall with Item 2B - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

8. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft. wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

9. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 9A-9D — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft. wide with long dimension parallel and centered over studs. Attached to studs and top and bottom bearing plates with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC and 24 in. OC along all intermediate framing. The required UL Classified gypsum board layer (Item 9D) is to be installed over the Mineral and Fiber Boards. Glass Fiber Insulation, Item 9A, or Batts and Blankets, Item 9B, and Adhesive, Item 9C, are required.
HOMASOTE CO — Homasote Type 440-32

9A. **Glass Fiber Insulation* —** (For use with Item 9) 5-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to completely fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

9B. **Batts and Blankets* —** (As an alternate to Item 9A, For use with Item 9), 5-1/2 in. thick mineral wool batts, placed to completely fill interior of wall.
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

9C. **Adhesive —** (For use with Item 9) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 9).

9D. **Gypsum Board* —** (For use with Item 9) — 5/8 in. thick, 4 ft. wide, applied vertically over Mineral and Fiber Board (Item 9) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 9). Secured to outermost

studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

10. **Mineral and Fiber Board* —** (Optional, Not Shown) - For optional use as an additional layer on one side of wall. Nominal 1/2 in. thick, 4 ft wide, square edge fiber boards applied with long dimension parallel and centered over studs, in between the studs and the UL Classified Gypsum Board. Fiber boards installed with 1-1/4 in. long, Type W, bugle head, gypsum board screws spaced 12 in. OC. The required UL Classified Gypsum Board is to be installed over the Mineral and Fiberboard. Gypsum board installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layers of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — Type SoundStop

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2025-05-05

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- Authorities Having Jurisdiction should be consulted before construction.
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- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

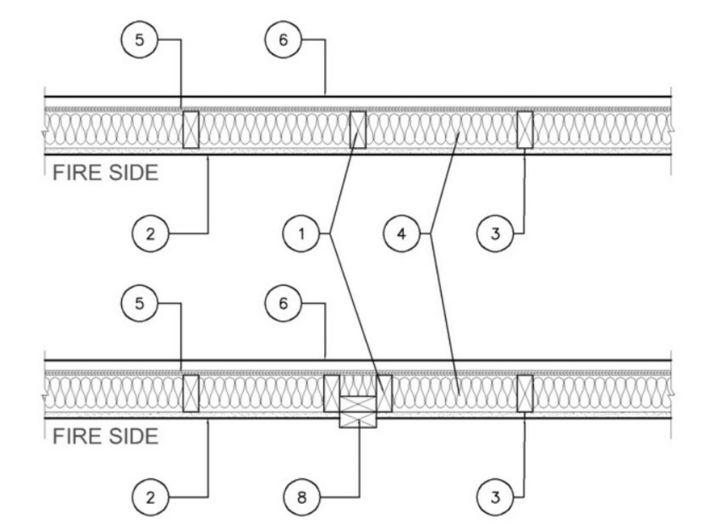
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U356**

August 7, 2025

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating — 23 Min or 25 Min (See Item 2)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When **Mineral and Fiber Boards*** (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.

When Item **Steel Framing Members*** (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UL ASSEMBLIES

G002f

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

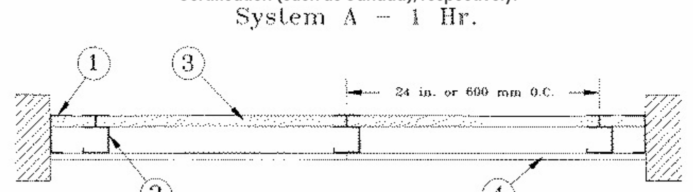
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U415**

July 31, 2025

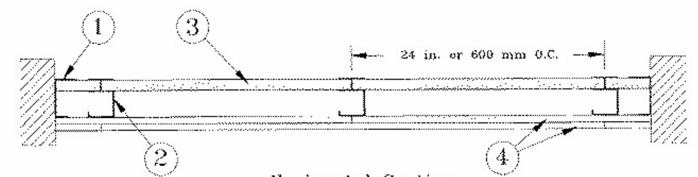
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

System A - 1 Hr.



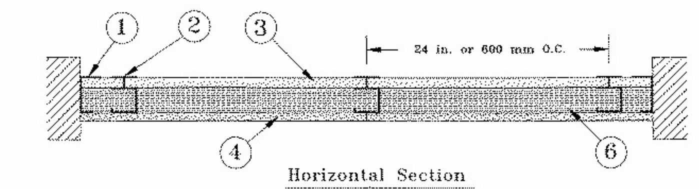
Horizontal Section

System B - 2 Hr.



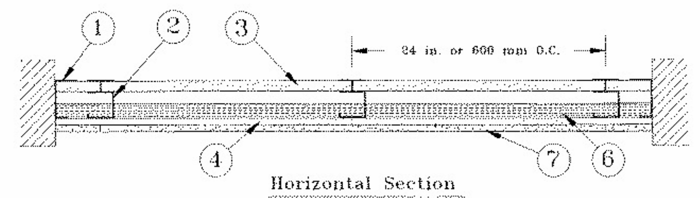
Horizontal Section

System C - 2 Hr.



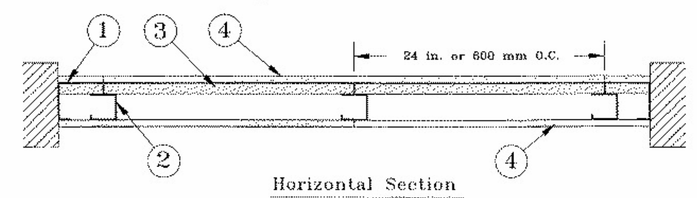
Horizontal Section

System D - 2 Hr.



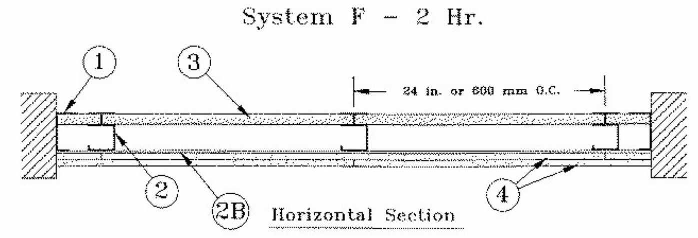
Horizontal Section

System E - 2 Hr.



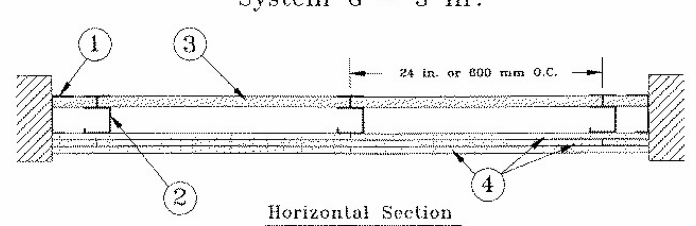
Horizontal Section

System F - 2 Hr.



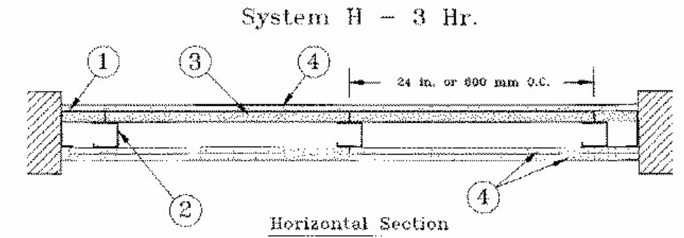
Horizontal Section

System G - 3 Hr.



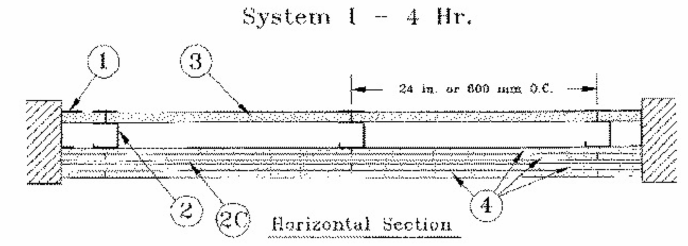
Horizontal Section

System H - 3 Hr.



Horizontal Section

System I - 4 Hr.



Horizontal Section

1. **Floor, Side and Ceiling Runners —** "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners. Runners may be supplied with securement tabs for gypsum liner panels (refer to Item 3).

1A. **Steel Framing Members (Floor, Side, and Ceiling Runners)* —** As an alternate to Item 1. "J"-shaped runner, min 2-1/2 in. deep, with unequal legs of 1 in. and min 2-1/4 in. fabricated from min. 25 MSG galv. Steel (min 20 MSG when Item 4A, 4B, 4C, 4D, or 7 are used). Runner positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from wends and not greater than 24 in. OC. Runner may be supplied with securement tabs for gypsum liner panels (refer to Item 3).

SCAFCO STEEL STUD MANUFCATURING CO — I-Stud Shaftwall Steel Framing System

2. **Steel Studs —** "C-H" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System C is used), fabricated from min 25 MSG (min 20 MSG when Items 2D, 4A, 4B, 4C, 4D or 7 is used) galv steel. Cut to lengths 3/8 to 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4A, 4B, 4C, or 4D are used).

2A. **Steel Studs —** (Not Shown) — "E" - shaped studs installed back to back in place of "C-H" - shaped studs (Item 2) "E" - shaped studs secured together with steel screws spaced a maximum 12 in. OC. Fabricated from min 25 MSG (min 20 MSG when Item 2D, 4A, 4B or 7 is used) galv steel, min 2-1/2 in. deep (min 4 in. deep when System C is used), with one leg 1 in. long and two legs 3/4 in. long. Shorter legs 1 in. apart to engage gypsum liner panels. Cut to lengths 3/8 to 1/2 in. less than floor to ceiling heights.

2B. **Furring Channels —** (Optional, Not Shown) — For use with single or double layer systems. Resilient furring channels fabricated from min 25MSG corrosion protected steel, installed horizontally, and spaced vertically a max 24 in. OC. Flange portion of channel attached to each intersecting "C-H" or "E" stud on side of stud opposite the 1 in. liner panels with 1/2 in. long Type S or S-12 pan-head steel screws. When furring channels are used, wallboard to be installed vertically only. . Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

2C. **Furring Channels —** For use with System I - "Hat" - shaped, 25 MSG galv steel furring channels attached directly over the inner layers of wallboard to each stud with 2 in. long Type S pan head steel screws. Screws alternate from top flange to bottom flange at each stud intersection. Furring channels spaced vertically max 24 in. OC.

2D. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Da) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

2E. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. . Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ea) to studs. Clips spaced 24 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

2F. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Da) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

2G. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Gb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ga) to studs. Clips spaced 24 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

2H. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 2Ha) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

2I. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ia) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

2J. **Steel Studs** — (Not Shown) — "C-T" shaped studs, min. 2-1/2 in. deep (min. 4 in. deep when System C is used), fabricated from min. 25 MSG (min. 20 MSG when Items 2D, 4A, 4B, 4C, 4D, or 7 is used) galv. steel. Cut to lengths 3/8 to 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 600 mm OC (max. 16 in. OC when Items 4A, 4B, 4C, or 4D are used).

2K. **Steel Studs** — As an alternate to Item 2, for use with Item 1A — "I"-shaped studs fabricated from min. 25 MSG galv. steel (min 20 MSG when Item 4A, 4B, 4C, 4D, or 7 are used), min. 2-1/2 in. deep, 1-1/2 in. wide. Studs contain 3/4 in. wide by 2-1/4 in. high holding tabs spaced 2-3/4 in. OC. Cut to lengths 5/8 in. less than floor-to-ceiling height and spaced 24 in.

SCAFCO STEEL STUD MANUFACTURING CO — I-Stud Shaftwall Steel Framing System

3. **Gypsum Board* —** Gypsum liner panels, nom 1 in. thick, 24 in. or 600 mm (for metric spacing) wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "T" shaped section of C-T studs, "H" portion of "C-H" studs, the holding tabs of the "I" shaped stud, or the gap between the two 3/4 in. legs of the "E" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. In System I, butt joints in liner panels are staggered min 36 in. Butt joints backed with 6 in. by 22 in. strips of 3/4 in. thick gypsum wallboard (Item 4). Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips. For all systems, when J-shaped Runners (Item 1) are supplied with securement tabs, free edge of end panels may be secured by bending the securement tabs, max. 12 in. OC, to a 90 degree angle to securely friction-fit panels in J-shaped runners.
CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

4. **Gypsum Board* —**

System A — 1 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. when installed vertically or 8 in OC when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, WRC, WRX, USGX.

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System B — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR, or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System C — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 3/4 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, secured with 1-1/4 in. long Type S steel screws spaced 8 in. OC along vertical edges and 12 in. OC in the field when installed vertically or 8 in. OC along the vertical edges and in the field when installed horizontally. Horizontal joints need not be backed by steel framing. Screws along side joints offset 4 in. Requires min 4 in. deep framing per Items 1, 2 and 3. Requires min 3 in. thick mineral wool batts per Item 6.

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Types IP-X3 or ULTRACODE

System D — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached directly to studs with 1 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in. OC when installed horizontally. Horizontal joints need not be backed by steel framing. Requires face layer of 1/2 or 5/8 in. thick cementitious backer units per Item 7 and min 1-1/2 in. thick mineral wool batts per Item 6.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System E — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. OC when installed vertically or 8 in. when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC — 1/2 in. Types C, IP-X2, IPC-AR; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System F — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically in two layers. Inner or base layer attached to resilient furring channels (Item 2B) with 1 in. long Type S steel screws spaced 24 in. Outer or face layer attached to resilient furring channels (Item 2B) with 1-5/8 in. long Type S steel screws spaced 12 in. OC and staggered 12 in. from base layer screws. Joints between inner and outer layers staggered 24 in.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System G — 3 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in three layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in OC when installed horizontally. Middle layer attached to studs with 1-5/8 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 2-1/4 in. long Type S steel screws spaced 16 in. when installed vertically or 12 in. OC when installed horizontally. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. . Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

CGC INC — Types C, IP-X2, IPC-AR, ULIX, WRC

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX, WRC

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR, WRC

System H — 3 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, two layers over the flange of the "C" section of the studs, one layer over the flange of the "H" section of the studs. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 16 in. when installed vertically or 12 in. OC when installed horizontally. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

CGC INC — Types C, IP-X2, IPC-AR, ULIX, WRC

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX, WRC

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR, WRC

System I — 4 Hr
Gypsum panels, with beveled, square or tapered edges, nom 3/4 in. thick, 4 ft wide (or 1200 mm for metric spacing) wallboard with square or tapered edges. Total of four layers to be used. First and second (inner) layers applied vertically or horizontally over the steel studs. Horizontal joints need not be backed by steel framing. When applied vertically, joints centered over studs and staggered min 24 in., otherwise all joints staggered min 12 in. First layer secured to studs with 1-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 24 in. OC. Second layer secured to studs with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Third layer applied vertically over the furring

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type SBWB

2E **Gypsum Board* —** (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SilentFX

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2H. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2I. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2J. **Gypsum Board* —** (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X-1(finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 23 min)

3. **Joints and Fastener Heads —** (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets* —** Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
Applegate Greenfiber Acquisition LLC — Insulmax and SANCTUARY are to be used for dry application only.

4B. **Fiber, Sprayed* —** As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft^3.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing —** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 20 or less.
See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

I. **Wall and Partition Facings and Accessories* —** Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. **Cementitious Backer Units —** 1/2 in. or 5/8 in., min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type PermaBase

K. **Building Units –** 1 in., 2 in. or 3 in. thick, 4 ft. wide composite exterior cement backer board with rigid insulation, finished with ceramic tile, marble, natural stone, manufactured stone, thin brick, Portland cement or synthetic stucco.

NATIONAL GYPSUM CO – Type PBCI

6A. **Building Units* — As an alternate to Exterior Facing Item 6 —** Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements.

KINGSPAN INSULATED PANELS INC — Types Designwall 4000, KS Series/Optimo, Designwall 2000R, Designwall 2000R-459 and Designwall 2000

6B. **Building Units* — As an alternate to Exterior Facing Item 6 —** Insulated steel panels 24, 30 or 42 in. wide. Attached through retainer clips to studs with No. 14 hex head screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements.

CENTRIA, A NUCOR COMPANY — Types Formawall Dimension Series, Formawall Dimension Series Graphix.

7. **Steel Framing Members* —** (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

7A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

7C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7F **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b **Steel Framing Members* —** Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UL ASSEMBLIES

G002g

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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channels (Item 2C) with a 1-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Fourth layer applied vertically or horizontally with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. When applied vertically, joints to be staggered min 24 in. from third layer, otherwise all joints staggered min 12 in.

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Types IP-X3 or ULTRACODE

4A. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1, 2, 2A, 2B and 2D. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 9) or Lead Discs or Tabs (see Item 10).
RAY-BAR ENGINEERING CORP — Type RB-LBG

4B. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or #6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Type Nelco

4C. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1, 2, 2A, 2B and 2D. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 9A) or Lead Discs (see Item 10A). Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip.
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4D. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum

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- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U905

April 14, 2023

Bearing Wall Rating — 2 HR,
Nonbearing Wall Rating — 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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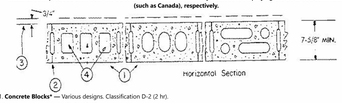

1. **Concrete Blocks* —** Various designs. Classification D-2 (2 hr).

panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5. **Joint Tape and Compound —** (Not Shown)

Systems A, B, C, E, F, G, H, I

Joints on outer layers of gypsum boards (Item 4 and 4A) covered with paper tape and joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. Exposed screw heads covered with joint compound.

6. **Batts and Blankets* —**

Systems A, B, E, F, G, H, I

(Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt material bearing the UL Classification Marking as to Fire Resistance.

Systems C & D

Min 3 in. (System C) and min 1-1/2 in. (System D) thick mineral wool batts, friction fitted between the studs and floor and ceiling runners.

ROCKWOOL — Type AFB, min. density 1.8 pcf / 28.8 kg/m^3

THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

7. **Cementitious Backer Units* —** (System D) — Nom 1/2 or 5/8 in. thick panels, square edge, attached to studs over gypsum wallboard with 1-5/8 in. long, Type S-12, corrosion resistant steel screws spaced 8 in. OC and staggered 8 in. from gypsum wall board screws. Joints covered with glass fiber mesh tape. Vertical joints staggered one stud cavity from gypsum wallboard joints. Horizontal joints staggered a min of 12 in. from the gypsum wallboard joints.
UNITED STATES GYPSUM CO — Type DCB

8. **Laminating Adhesive* —** (Optional, Not Shown) — Used to bond outer layer of Cementitious Backer Units (Item 7) to inner layers of Gypsum Board (Item 4) in System D. ANSI A136.1 Type I organic adhesive applied with 1/4 in. square notched trowel. See Adhesives (BYWR) in the Fire Resistance Directory or Adhesives (BJLZ) in the Building Materials Directory for names of Classified companies.

9. **Lead Batten Strips —** (Not Shown, For Use With Item 4A) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal

See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill —** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield CGF Pro, EnergyShield Ply Pro, EnergyShield® CGF, EnergyShield® PanelCast, EnergyShield® and "EnergyShield® XR

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

Holcim Solutions and Products US, LLC — "Everge™ CI Foil Exterior Wall Insulation" and "Everge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

5A. **Building Units* —** As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

ATLAS ROOFING CORP — EnergyShield® Ply

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "Thermabase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

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specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4A) and optional at remaining stud locations. Required behind vertical joints.

9A. **Lead Batten Strips —** (Not Shown, for use with Item 4C) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 6) and optional at remaining stud locations.

10. **Lead Discs or Tabs —** (Not Shown, For Use With Item 4A) — Used in lieu of or in addition to the lead batten strips (Item 9) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4A) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

10A. **Lead Discs —** (Not Shown, for use with Item 4C) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

11. **Lead Batten Strips —** (Not Shown, For Use With Item 4B) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4B) and optional at remaining stud locations.

12. **Lead Tabs —** (Not Shown, For Use With Item 4B) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 4B) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UL ASSEMBLIES

G002h

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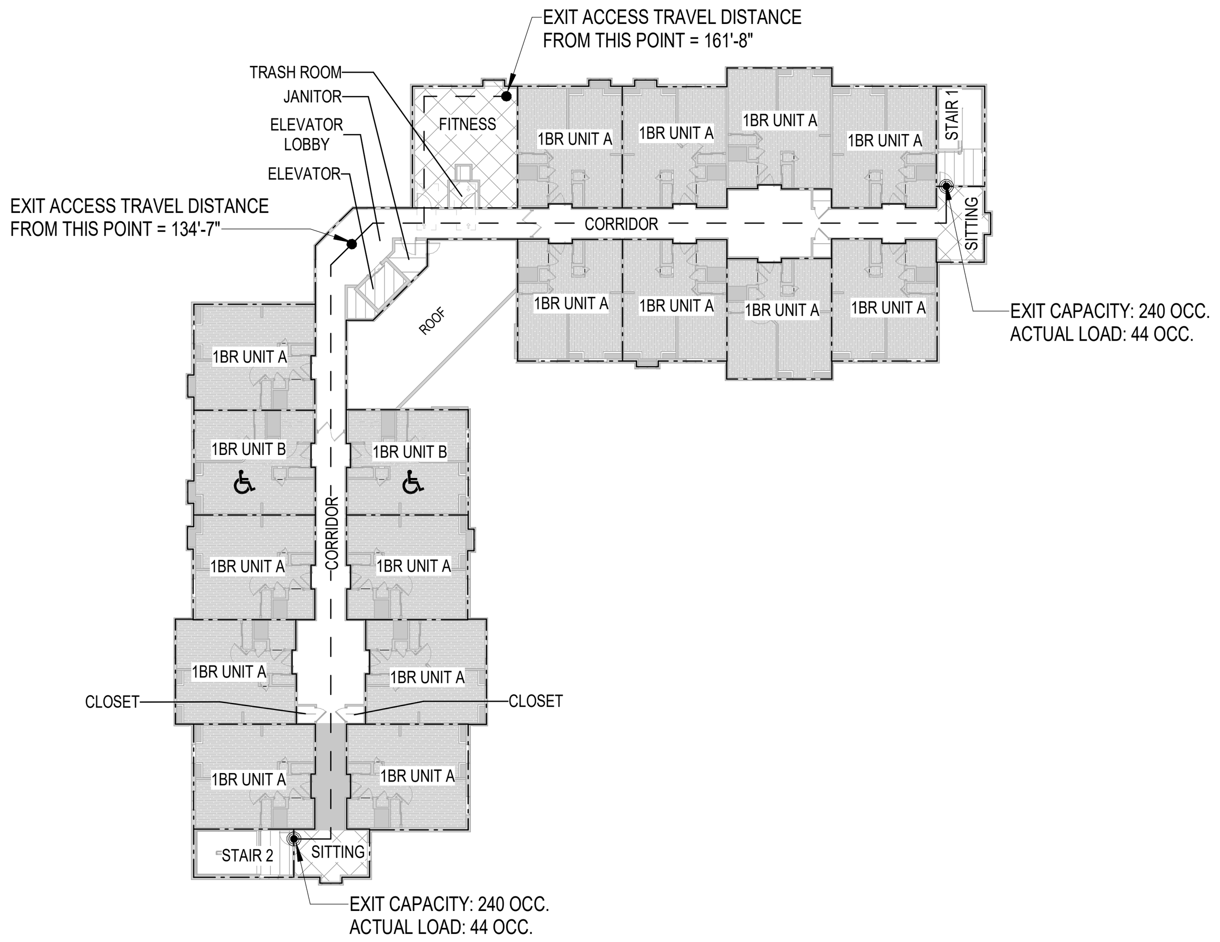
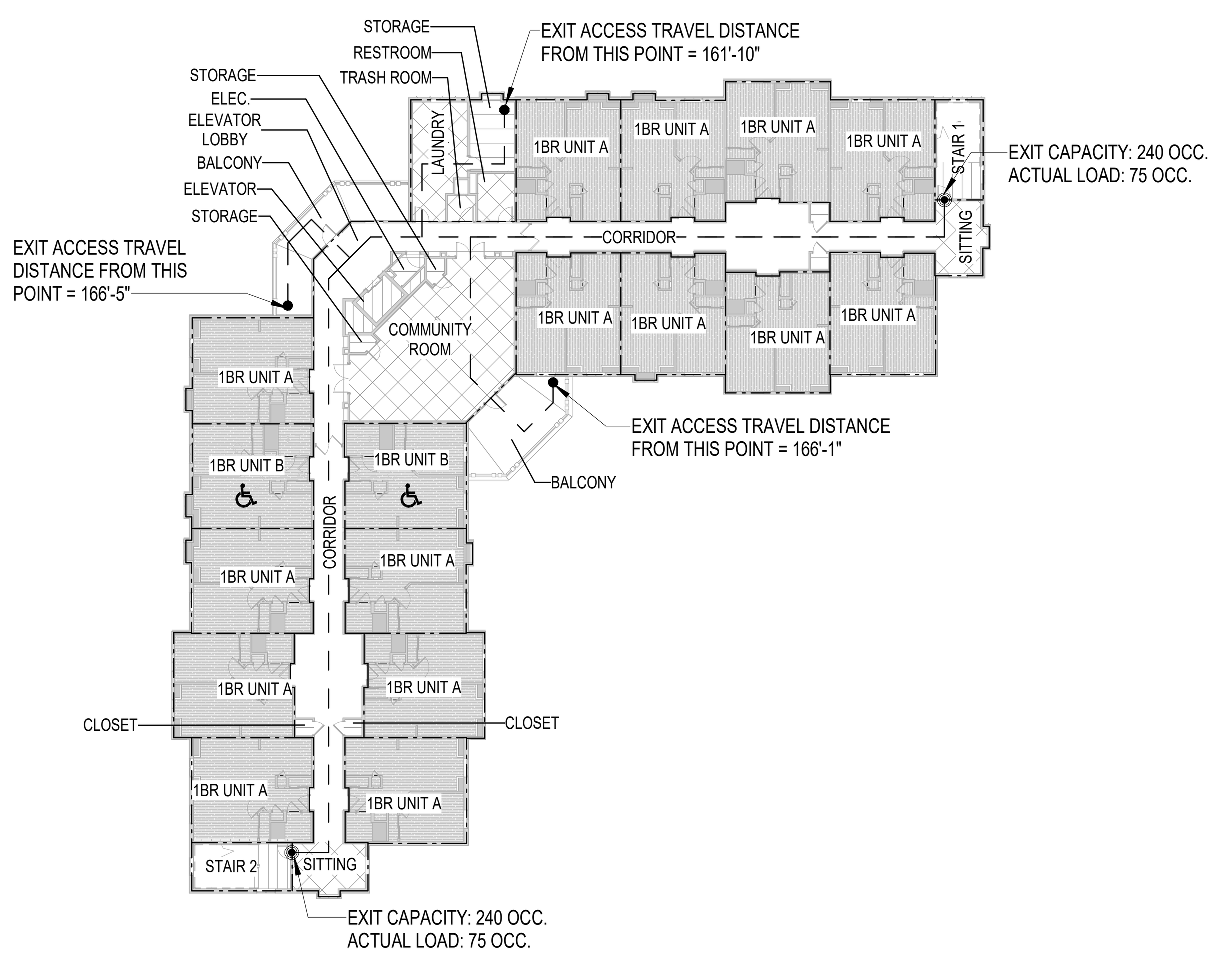


code plan - 3F 1/32" = 1'-0"

building area legend

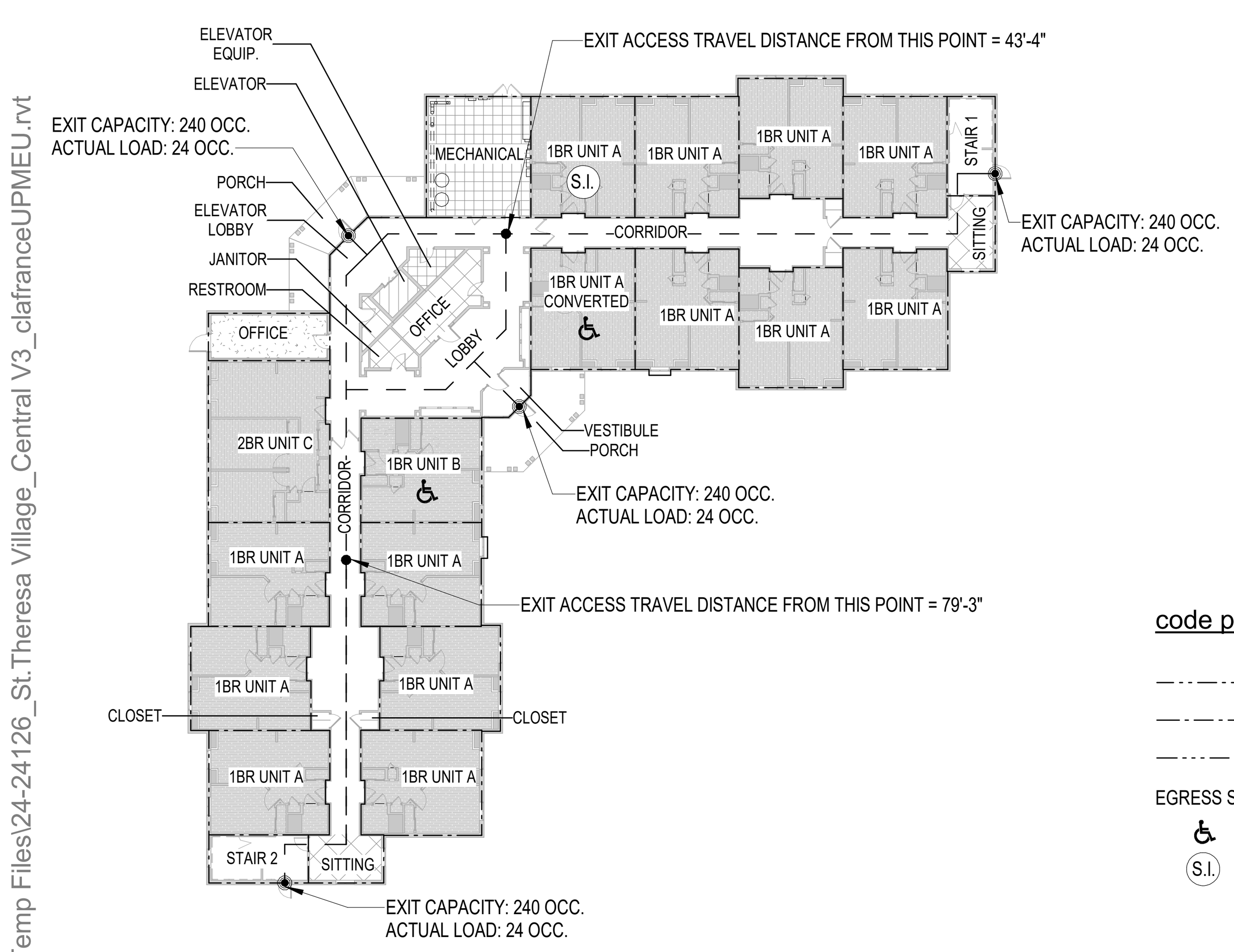
- COMMON AREA
- COMMON CIRCULATION
- LIVING UNITS
- STORAGE
- VERTICAL PENETRATIONS



code plan - 2F 1/32" = 1'-0"

building area legend

- COMMON AREA
- COMMON CIRCULATION
- EXTERIOR AREA
- LIVING UNITS
- STORAGE
- VERTICAL PENETRATIONS



code plan - 1F 1/32" = 1'-0"

building area legend

- COMMON AREA
- COMMON CIRCULATION
- DEDICATED PROGRAM SPACE
- EXTERIOR AREA
- LIVING UNITS
- MECHANICAL AREA
- STORAGE
- VERTICAL PENETRATIONS

code plan legend

- 2 HR RATED
- 1 HR RATED
- 3 HR RATED
- EGRESS START — EGRESS END
- ACCESSIBLE UNIT (ANSI TYPE A)
- S.I. SENSORY IMPAIRED UNIT

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building code analysis

APPLICABLE BUILDING CODES:
2024 OHIO BUILDING CODE
2024 OHIO MECHANICAL CODE
2024 OHIO PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2023 OHIO ELECTRIC CODE
2017 OHIO FIRE CODE
2021 OHIO ENERGY CONSERVATION CODE
2022 OHIO FIRE ALARM CODE
2022 OHIO FIRE SPRINKLER CODE
2009 ICC/ANSI A117.1
FAIR HOUSING ACT - ACCESSIBILITY GUIDELINES (FHAAG)
OHIO ADMINISTRATIVE CODE
CITY OF SILVERTON, OH BUILDING & ZONING ORDINANCES

CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):
GROUND FLOOR R-2, B
SECOND FLOOR R-2, B, A-3
THIRD FLOOR R-2, B

SPECIAL DETAILED REQUIREMENTS (CHAPTER 4):
420.2 SEPARATION WALLS:
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

EXISTING 1-HOUR RATED UNIT DEMISING WALLS TO REMAIN. GC TO PATCH AND REPAIR ANY DEMISING WALLS ALTERED DURING CONSTRUCTION AND MAINTAIN EXISTING FIRE RATING.

420.3 HORIZONTAL SEPARATION:
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

EXISTING 1-HOUR RATED FLOOR ASSEMBLIES TO REMAIN. GC TO PATCH AND REPAIR ANY DEMISING WALLS ALTERED DURING CONSTRUCTION AND MAINTAIN EXISTING FIRE RATING.

420.4 AUTOMATIC SPRINKLER SYSTEM:
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8

EXISTING SPRINKLER SYSTEM TO REMAIN. ANY UPGRADES OR RECONFIGURATION NECESSARY WILL BE PERFORMED AS PART OF THIS PROJECT.

GENERAL BUILDING HEIGHTS & AREAS (CHAPTER 5):
CONSTRUCTION TYPE: 5A, SPRINKLERED, NON-SEPARATED
USE & OCCUPANCY [R-2] = 12,000 SF 50'-0" HEIGHT
[B] = 72,000 SF 70'-0" HEIGHT
[A-3] = 46,000 SF 70'-0" HEIGHT

SECTION 504 BUILDING HEIGHT & NUMBER OF STORIES:
TABLE 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE:
[R-2] = 12,000 SF 50'-0" HEIGHT
[B] = 72,000 SF 70'-0" HEIGHT
[A-3] = 46,000 SF 70'-0" HEIGHT

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:
[R-2] = 4 STORIES
[B] = 4 STORIES
[A-3] = 3 STORIES

SECTION 506 BUILDING AREA MODIFICATIONS:
506.2 ALLOWABLE AREA DETERMINATION (TABULAR)
[R-2] = 12,000 SF ALLOWABLE
[B] = 72,000 SF ALLOWABLE
[A-3] = 46,000 SF ALLOWABLE

506.3.3 AMOUNT OF FRONTAGE INCREASE:
BUILDING PERIMETER ON PUBLIC WAY = 556'-10" (81%)
TOTAL BUILDING PERIMETER = 686'-3"
WIDTH FACTOR OF PUBLIC WAY =30'-0"
AREA INCREASE FACTOR = 0.75

AREA INCREASE = TABLE 506.2 + [FRONTAGE] + [SPRINKLER]
12,000 SF + (12,000 x 0.75) = 21,000 SF ALLOWABLE

ACTUAL GROSS AREA
WORST CASE = 15,202 SF MAX (2F)

building area

Story	Use Group	Allowable Area	Gross Area/ Story
1ST FLOOR	B	21000 SF	15,152 SF
1ST FLOOR	N/A	21000 SF	15,152 SF
1ST FLOOR	R-2	21000 SF	15,152 SF
1ST FLOOR	S-1	21000 SF	15,152 SF
2ND FLOOR			
2ND FLOOR	A-3	21000 SF	15,202 SF
2ND FLOOR	B	21000 SF	15,202 SF
2ND FLOOR	N/A	21000 SF	15,202 SF
2ND FLOOR	R-2	21000 SF	15,202 SF
2ND FLOOR	S-1	21000 SF	15,202 SF
3RD FLOOR			
3RD FLOOR	B	21000 SF	13,528 SF
3RD FLOOR	N/A	21000 SF	13,528 SF
3RD FLOOR	R-2	21000 SF	13,528 SF
3RD FLOOR	S-1	21000 SF	13,528 SF

story heights

Story	Height Above Grade
1ST FLOOR	0"
2ND FLOOR	9' - 9 7/8"
3RD FLOOR	19' - 7 3/4"
BUILDING STORIES: 3	

building height

Total	Height Above Grade
BUILDING HEIGHT (AVERAGE HEIGHT OF HIGHEST ROOF)	40' - 6"

SECTION 508 MIXED USE & OCCUPANCY:
508.3 NONSEPARATED OCCUPANCIES

508.3.1 OCCUPANCY CLASSIFICATION: NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

508.3.2 ALLOWABLE BUILDING AREA AND HEIGHT: THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1

508.3.3 SEPARATION: NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

TYPES OF CONSTRUCTION (CHAPTER 6):
ASSIGNED CONSTRUCTION TYPE: 5-A

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
PRIMARY STRUCTURAL FRAME 1 HOUR
BEARING WALLS (EXTERIOR) 1 HOUR
BEARING WALLS (INTERIOR) 1 HOUR
NON-BEARING WALLS (EXTERIOR) 0 HOURS
NON-BEARING WALLS (INTERIOR) 0 HOURS
FLOOR CONSTRUCTION 1 HOUR
ROOF CONSTRUCTION 1 HOUR

FIRE & SMOKE PROTECTION FEATURES (CHAPTER 7):
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS
NORTHWEST FACADE: 30'-0" OR GREATER, UNPROTECTED, SPRINKLERED
ALLOWED: UNLIMITED

NORTHEAST FACADE: 30'-0" OR GREATER, UNPROTECTED, SPRINKLERED
ALLOWED: UNLIMITED

SOUTHEAST FACADE: 30'-0" OR GREATER, UNPROTECTED, SPRINKLERED
ALLOWED: UNLIMITED

SOUTHWEST FACADE: 25'-0" TO < 30'-0", UNPROTECTED, SPRINKLERED
ALLOWED: UNLIMITED

708 FIRE PARTITIONS:
IN DWELLING UNITS (R-2) PER EXCEPTIONS #1 & #2 OF SECTION 708.3, DWELLING UNITS TO BE SEPARATED BY A MINIMUM 1 HOUR RATED ASSEMBLY AND CORRIDOR SEPARATION REQUIREMENTS TO BE 1/2 HOUR RATED ASSEMBLY FROM DWELLING UNITS

FIRE PROTECTION SYSTEMS (CHAPTER 9):
SECTION 903 AUTOMATIC SPRINKLER SYSTEMS:
903.2.1.2 AUTOMATIC SPRINKLER SYSTEM FOR GROUP A-3 OCCUPANCIES:
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORIES CONTAINING GROUP A-3 OCCUPANCIES AND THROUGHOUT ALL STORIES FROM THE GROUP A-3 OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES.

903.2.8 AUTOMATIC SPRINKLER SYSTEM FOR GROUP R OCCUPANCIES:
PER THE SECTION, THE R RESIDENTIAL SPACE DOES NOT MEET ANY OF THE LISTED EXCEPTIONS; THE SYSTEM IS REQUIRED IN ORDER TO OBTAIN AREA AND HEIGHT INCREASES PER CHAPTER 5

903.3.1.2 NFPA 13R SPRINKLER SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS IN GROUP I-1, CONDITION 1 FACILITIES AND GROUP R OCCUPANCIES ARE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R WHERE THE GROUP R OCCUPANCY MEETS ALL OF THE FOLLOWING CONDITIONS:
1. FOUR STORIES OR FEWER ABOVE GRADE PLANE.
2. THE FLOOR LEVEL OF THE HIGHEST STORY IS 30 FEET (9144 MM) OR LESS ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
3.THE FLOOR LEVEL OF THE LOWEST STORY IS 30 FEET (9144 MM) OR LESS BELOW THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

THE NUMBER OF STORIES OF GROUP R OCCUPANCIES CONSTRUCTED IN ACCORDANCE WITH SECTIONS 510.2 AND 510.4 SHALL BE MEASURED FROM GRADE PLANE.

SECTION 906 PORTABLE FIRE EXTINGUISHERS:
PER SECTION 906.1, EXTINGUISHERS ARE REQUIRED TO BE INSTALLED THROUGHOUT THE BUILDING IN ALL AREAS AND USES. EXTINGUISHERS ARE TO BE INSTALLED AND MEET THE REQUIREMENTS OF SECTION 906

SECTION 907 FIRE ALARM & DETECTION SYSTEM:
EXISTING FIRE ALARM SYSTEM TO BE MAINTAINED AND/OR UPDATED IN ACCORDANCE WITH THIS SECTION.

SECTION 912 FIRE DEPARTMENT CONNECTIONS:
EXISTING FIRE ALARM SYSTEM TO BE MAINTAINED AND/OR UPDATED IN ACCORDANCE WITH THIS SECTION.

MEANS OF EGRESS (CHAPTER 10):
SECTION 1004 OCCUPANT LOAD:
PER TABLE 1004.1.2, THE FOLLOWING OCCUPANT LOAD IS CALCULATED ON EACH FLOOR

occupancy (by floor)

Level	Name	Area	Occ. Type	Occ. Area	Occ. Load	Egress Width
1ST FLOOR						
1ST FLOOR	1BR UNIT A	7,543 SF	R-2	200	39	5 3/4"
1ST FLOOR	1BR UNIT A CONVERTED	587 SF	R-2	200	3	1/2"
1ST FLOOR	1BR UNIT B	587 SF	R-2	200	3	1/2"
1ST FLOOR	2BR UNIT C	905 SF	R-2	200	5	3/4"
1ST FLOOR	CLOSET	57 SF	S-1	300	4	1/2"
1ST FLOOR	CORRIDOR	1,750 SF	R-2	200	12	1 3/4"
1ST FLOOR	ELEVATOR	70 SF	R-2	200	1	1/4"
1ST FLOOR	ELEVATOR EQUIP.	69 SF	S-1	300	1	1/4"
1ST FLOOR	ELEVATOR LOBBY	220 SF	R-2	200	2	1/4"
1ST FLOOR	JANITOR	47 SF	S-1	300	1	1/4"
1ST FLOOR	LOBBY	643 SF	R-2	200	4	1/2"
1ST FLOOR	MECHANICAL	584 SF	S-1	300	2	1/4"
1ST FLOOR	OFFICE	481 SF	B	150	4	1/2"
1ST FLOOR	PORCH	631 SF	R-2	200	4	1/2"
1ST FLOOR	RESTROOM	67 SF	B	150	1	1/4"
1ST FLOOR	SITTING	341 SF	R-2	200	2	1/4"
1ST FLOOR	STAIR 1	237 SF	R-2	200	2	1/4"
1ST FLOOR	STAIR 2	235 SF	R-2	200	2	1/4"
1ST FLOOR	VESTIBULE	90 SF	R-2	200	1	1/4"
1ST FLOOR	VOID	7 SF	N/A		0	0"
		15,152 SF			93	14"
2ND FLOOR						
2ND FLOOR	1BR UNIT A	8,735 SF	R-2	200	45	6 3/4"
2ND FLOOR	1BR UNIT B	1,170 SF	R-2	200	6	1"
2ND FLOOR	BALCONY	694 SF	R-2	200	4	1/2"
2ND FLOOR	CLOSET	59 SF	<varies>	<varies>	2	1/4"
2ND FLOOR	COMMUNITY ROOM	923 SF	A-3	15	62	9 1/4"
2ND FLOOR	CORRIDOR	1,789 SF	R-2	200	14	2"
2ND FLOOR	ELEC.	37 SF	S-1	300	1	1/4"
2ND FLOOR	ELEVATOR	70 SF	R-2	200	1	1/4"
2ND FLOOR	ELEVATOR LOBBY	219 SF	R-2	200	2	1/4"
2ND FLOOR	LAUNDRY	294 SF	R-2	200	2	1/4"
2ND FLOOR	RESTROOM	83 SF	B	150	1	1/4"
2ND FLOOR	SITTING	347 SF	R-2	200	2	1/4"
2ND FLOOR	STAIR 1	237 SF	R-2	200	2	1/4"
2ND FLOOR	STAIR 2	237 SF	R-2	200	2	1/4"
2ND FLOOR	STORAGE	202 SF	S-1	300	3	1/2"
2ND FLOOR	TRASH CHUTE	13 SF	N/A		0	0"
2ND FLOOR	TRASH ROOM	37 SF	R-2	200	1	1/4"
2ND FLOOR	VOID	57 SF	N/A		0	0"
		15,202 SF			150	22 1/2"
3RD FLOOR						
3RD FLOOR	1BR UNIT A	8,735 SF	R-2	200	45	6 3/4"
3RD FLOOR	1BR UNIT B	1,170 SF	R-2	200	6	1"
3RD FLOOR	CLOSET	58 SF	<varies>	<varies>	2	1/4"
3RD FLOOR	CORRIDOR	1,765 SF	<varies>	<varies>	12	1 3/4"
3RD FLOOR	ELEVATOR	75 SF	R-2	200	1	1/4"
3RD FLOOR	ELEVATOR LOBBY	220 SF	R-2	200	2	1/4"
3RD FLOOR	FITNESS	544 SF	B	50	11	1 3/4"
3RD FLOOR	JANITOR	57 SF	S-1	300	1	1/4"
3RD FLOOR	SITTING	347 SF	R-2	200	2	1/4"
3RD FLOOR	STAIR 1	237 SF	R-2	200	2	1/4"
3RD FLOOR	STAIR 2	237 SF	R-2	200	2	1/4"
3RD FLOOR	TRASH CHUTE	13 SF	N/A	0	0	0"
3RD FLOOR	TRASH ROOM	37 SF	R-2	200	1	1/4"
3RD FLOOR	VOID	34 SF	N/A		0	0"
		13,528 SF			87	13"

SECTION 1005 MEANS OF EGRESS SIZING:
PER SECTION 1005.1, MINIMUM EGRESS WIDTH OF COMPONENTS:
SEE ABOVE [OR]36" MINIMUM UNLESS OTHERWISE NOTED*
*NOTE: SEE EGRESS PLANS FOR EGRESS CAPACITY

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS:
PER SECTION 1006.2.1, (2) EXITS ARE REQUIRED FROM EACH SPACE WHERE THE OCCUPANT LOAD OR THE EGRESS TRAVEL DISTANCE EXCEED THE VALUES LISTED IN TABLE 1006.2.1. (1) EXIT PERMITTED FROM R-2 OCCUPANCIES PER EXCEPTION 1

SECTION 1011 STAIRWAYS:
PER SECTION 1011.2, WIDTH TO BE DETERMINED BY 1005.1, BUT MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 44". IF REQUIRED TO BE AN ACCESSIBLE MEANS OF EGRESS, THEN FOLLOW SECTION 1009.3 INSTEAD OF 1011.

PER SECTION 1011.6, STAIRWAY LANDINGS TO BE NOT LESS THAN THE REQUIRED WIDTH OF THE STAIRWAY SERVED

PER SECTION 1011.12.2, ROOF ACCESS CAN BE PROVIDED BY A ROOF HATCH & PERMANENT VERTICAL LADDER PER THE EXCEPTION

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE:
PER TABLE 1017.2, THE COMMON PATH OF TRAVEL SHALL NOT EXCEED 250' FOR SPRINKLERED RESIDENTIAL OCCUPANCIES. OTHER USES AS LISTED.

SECTION 1020 CORRIDORS:
PER TABLE 1020.2, CORRIDOR WIDTH SHALL NOT BE LESS THAN 44"

SPECIAL INSPECTIONS & TESTS (CHAPTER 17):
THE OWNER SHALL CONTRACT A SPECIAL INSPECTOR TO PERFORM ALL OF THE THIRD PARTY INSPECTIONS REQUIRED BY THE CITY OF ***COLUMBUS*** AND ***OBC CHAPTER 17***. THESE INSPECTIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: SOILS, LOAD BEARING STRUCTURAL STEEL AND STEEL FABRICATIONS, CONCRETE SLABS AND FOUNDATIONS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO ARRANGE FOR AND COORDINATE WITH THE OWNER'S SELECTED AGENCY TO PERFORM THESE INSPECTIONS. SEE STRUCTURAL DOCUMENTS FOR COMPLETE LIST OF REQUIRED INSPECTIONS.

ACCESSIBILITY CODE ANALYSIS

unit count

Unit Type	Area	#
	29,577 SF	51
GRAND TOTALS	29,577 SF	51

PER OHFA DAS:
TO CALCULATE THE NUMBER OF 504-MOBILITY UNITS NEEDED TO MEET THIS THRESHOLD STANDARD, FIRST MULTIPLY THE TOTAL NUMBER OF UNITS BY 5%, ROUND UP TO THE NEAREST WHOLE UNIT, AND MULTIPLY THE RESULT BY TWO

(50) UNITS X 0.05 = 2.5 UNITS (ROUND UP TO 3)
(3) UNITS X 2 = 6 REQUIRED TYPE A UNITS

6 TYPE A UNITS REQUIRED PER OHFA DAS & ANSI 117.1
44 TYPE B UNITS REQUIRED PER ANSI 117.1

REFER TO RESIDENTIAL OCCUPANCY TABLE AND ARCHITECTURAL PLANS FOR TYPE A/TYPE B ACCESSIBLE UNIT LOCATIONS

SENSORY IMPAIRED UNITS:
PROVIDE A SEPARATE 2% (ROUNDED UP) OF THE DWELLING UNITS, OR AT LEAST ONE UNIT, WHICHEVER IS GREATER, AS ACCESSIBLE FOR PERSONS WITH HEARING OR VISUAL DISABILITIES

(50) UNITS X 0.02 = 1 S.I. UNIT REQUIRED

occupancy (residential)

Name	ANSI Type	Area	#	Occ. Load	REMARKS
1ST FLOOR					
1BR UNIT A	ANSI B	7,543 SF	13	39	INCLUDES (1) S.I. UNIT
1BR UNIT A CONVERTED	ANSI A	587 SF	1	3	
1BR UNIT B	ANSI A	587 SF	1	3	
2BR UNIT C	ANSI B	905 SF	1	5	
		9,622 SF	16	50	
2ND FLOOR					
1BR UNIT A	ANSI B	8,735 SF	15	45	
1BR UNIT B	ANSI A	1,170 SF	2	6	
		9,905 SF	17	51	
3RD FLOOR					
1BR UNIT A	ANSI B	8,735 SF	15	45	
1BR UNIT B	ANSI A	1,170 SF	2	6	
CORRIDOR	ANSI A	144 SF	1	0	
		10,049 SF	18	51	
GRAND TOTALS		29,577 SF	51	152	

PLUMBING CODE ANALYSIS

FIXTURES, FAUCETS, AND FIXTURE FITTINGS (CHAPTER 4):
TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

	REQUIRED	PROVIDED
RESIDENTIAL (R-2)		
WATER CLOSET	1 PER DWELLING UNIT	1/UNIT
LAVATORY	1 PER DWELLING UNIT	1/UNIT
BATHTUB/SHOWER	1 PER DWELLING UNIT	1/UNIT
KITCHEN SINK	1 PER DWELLING UNIT	1/UNIT
CLOTHES WASHER	1 CONNECTION PER 20 UNITS (3)	4
ASSEMBLY (A-3)		
WC (MALE)	1 PER 125 = 31/125 = 0.248	2 UNISEX
WC (FEMALE)	1 PER 65 = 31/65 = 0.477	
LAVATORY	1 PER 200 = 62/200 = 0.31	2
DRINKING FOUNTAIN	1 PER 500 = 0.124	1 HI/LO
SERVICE SINK	1	2
BUSINESS (B)		
WC	1 PER 50 = 17/50 = 0.34	(REQUIRED FRACTIONAL
LAVATORY	1 PER 80 = 17/80 = 0.21	FIXTURES ARE COVERED
DRINKING FOUNTAIN	1 PER 100 = 17/100 = 0.17	IN THE PROVIDED #S ABOVE
SERVICE SINK	1	FOR A-3)
STORAGE (S)		
WC	1 PER 100 = 10/100 = 0.10	(REQUIRED FRACTIONAL
LAVATORY	1 PER 100 = 10/100 = 0.10	FIXTURES ARE COVERED
DRINKING FOUNTAIN	1 PER 100 = 10/100 = 0.10	IN THE PROVIDED #S
SERVICE SINK	1	ABOVE FOR A-3)

WC TOTAL = 0.248 + 0.477 + 0.34 + 0.10 = 1.165 WCs
LAVATORY TOTAL = 0.31 + 0.21 + 0.10 = 0.62 LAVs
DRINKING FOUNTAIN TOTAL = 0.124 + 0.17 + 0.10 = 0.394 DFs

occupancy (for plumbing code analysis)

Name	Area	Occ. Type	Occ. Area	Occ. Load
1ST FLOOR				
CLOSET	57 SF	S-1	300	1
CORRIDOR	1,750 SF	R-2	200	9
ELEVATOR	70 SF	R-2	200	1
ELEVATOR EQUIP.	69 SF	S-1	300	1
ELEVATOR LOBBY	220 SF	R-2	200	2
JANITOR	47 SF	S-1	300	1
LOBBY	643 SF	R-2	200	4
MECHANICAL	584 SF	S-1	300	2
OFFICE	481 SF	B	150	4
PORCH	631 SF	R-2	200	4
RESTROOM	67 SF	B	150	1
SITTING	341 SF	R-2	200	2
STAIR 1	237 SF	R-2	200	3
STAIR 2	235 SF	R-2	200	1
VESTIBULE	90 SF	R-2	200	1
VOID	7 SF	N/A		0
	5,530 SF			37
2ND FLOOR				
BALCONY	694 SF	R-2	200	4
CLOSET	30 SF			10
CLOSET	29 SF	S-1	300	0
COMMUNITY ROOM	923 SF	A-3	15	62
CORRIDOR	1,789 SF	R-2	200	12
ELEC.	37 SF	S-1	300	1
ELEVATOR	70 SF	R-2	200	1
ELEVATOR LOBBY	219 SF	R-2	200	1
LAUNDRY	294 SF	R-2	200	2
RESTROOM	83 SF	B	150	3
SITTING	347 SF	R-2	200	2
STAIR 1	237 SF	R-2	200	2
STAIR 2	237 SF	R-2	200	2
STORAGE	202 SF	S-1	300	1
TRASH CHUTE	13 SF	N/A		89
TRASH ROOM	37 SF	R-2	200	1
VOID	57 SF	N/A		9
	5,297 SF			92
3RD FLOOR				
CLOSET	30 SF			0
CLOSET	29 SF	S-1	300	0
CORRIDOR	1,621 SF	R-2	200	11
ELEVATOR	75 SF	R-2	200	3
ELEVATOR LOBBY	220 SF	R-2	200	1
FITNESS	544 SF	B	50	11
JANITOR	57 SF	S-1	300	1
SITTING	347 SF	R-2	200	2
STAIR 1	237 SF	R-2	200	30
STAIR 2	237 SF	R-2	200	156
TRASH CHUTE	13 SF	N/A	0	0
TRASH ROOM	37 SF	R-2	200	1
VOID	34 SF	N/A		0
	3,479 SF			32
	14,306 SF			163

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

CODE ANALYSIS

G003a

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P 614.221.1110 berardipartners.com

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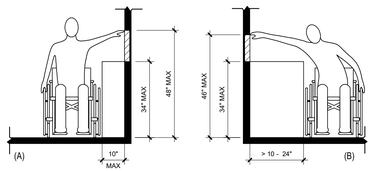
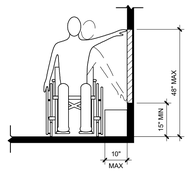
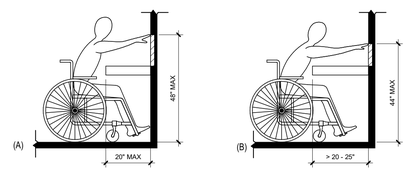


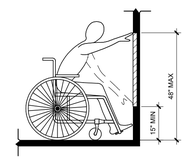
S G004a — ANSI Fig. 308.3.2 - obstructed high side reach
3/8" = 1'-0"



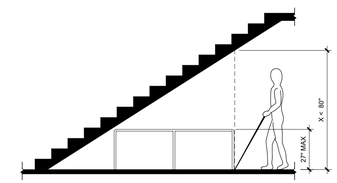
R G004a — ANSI Fig. 308.3.1 - unobstructed side reach
3/8" = 1'-0"



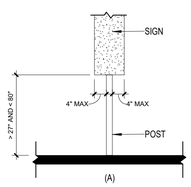
Q G004a — ANSI Fig. 308.2.2 - obstructed high forward reach
3/8" = 1'-0"

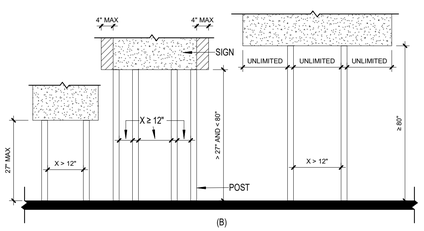


P G004a — ANSI Fig. 308.2.1 - unobstructed forward reach
3/8" = 1'-0"

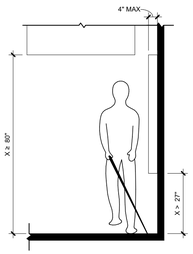


M G004a — ANSI Fig. 307.4 - reduced vertical clearance
1/4" = 1'-0"

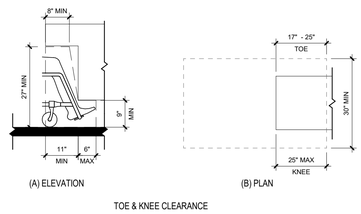




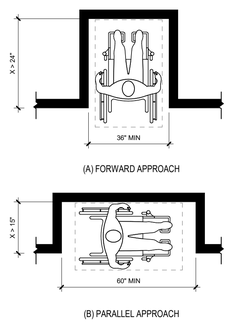
L G004a — ANSI Fig. 307.3 - post-mounted protruding objects
1/2" = 1'-0"



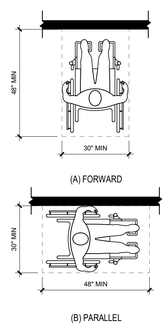
K G004a — ANSI Fig. 307.2 - limits of protruding objects
3/8" = 1'-0"



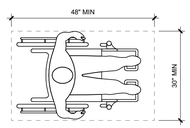
J G004a — ANSI Fig. 306.2-3 - toe & knee clearance
1/2" = 1'-0"



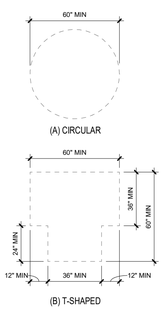
H G004a — ANSI Fig. 305.7 - maneuvering clearance in an alcove
3/8" = 1'-0"



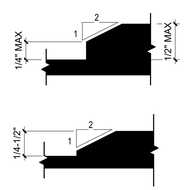
G G004a — ANSI Fig. 305.5 - position of clear floor space
3/8" = 1'-0"



F G004a — ANSI Fig. 305.3 - site of clear floor space
1/2" = 1'-0"

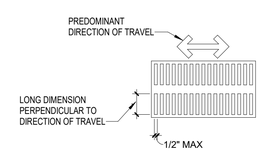


E G004a — ANSI Fig. 304.3 - size of turning space
1/4" = 1'-0"

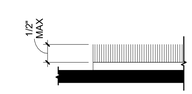


D G004a — ANSI Fig. 303.3 - beveled change in levels
12" = 1'-0"

C G004a — ANSI Fig. 303.2 - vertical change in levels
12" = 1'-0"



B G004a — ANSI Fig. 302.3 - openings in floor surfaces
1" = 1'-0"



A G004a — ANSI Fig. 302.2 - carpet on floor surfaces
6" = 1'-0"

GEORGE D. BERARDI
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

GENERAL ACCESSIBILITY

G004a

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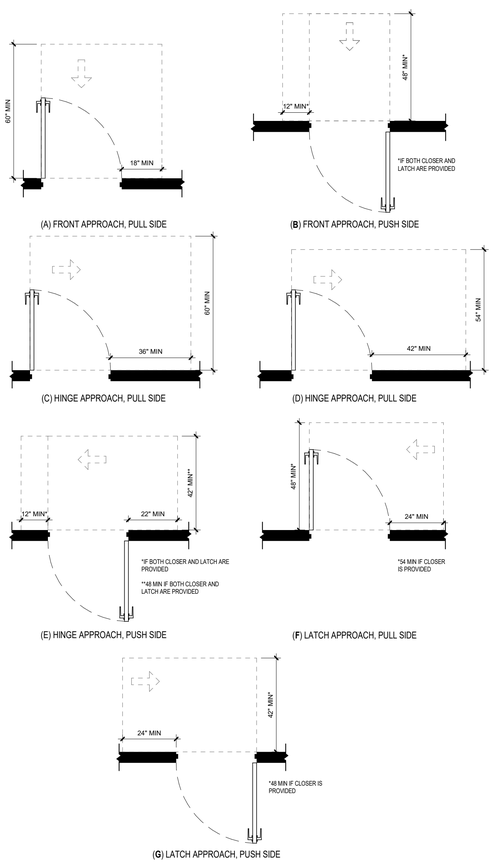
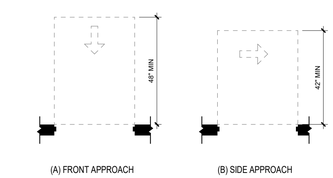
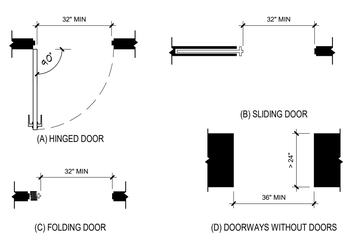


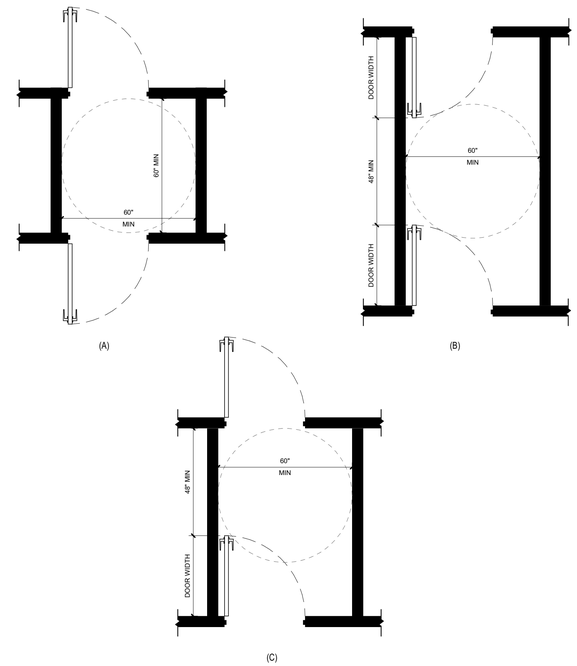
E G004b — ANSI Fig. 404.2.3.2 - manuvering clearance at manual swinging doors
3/8" = 1'-0"



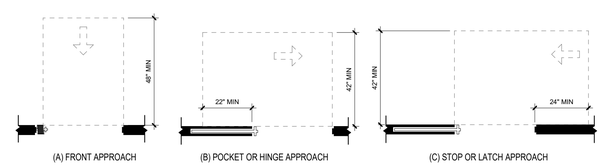
G G004b — ANSI Fig. 404.2.3.4 - maneuvering clearance at doorways without doors
3/8" = 1'-0"



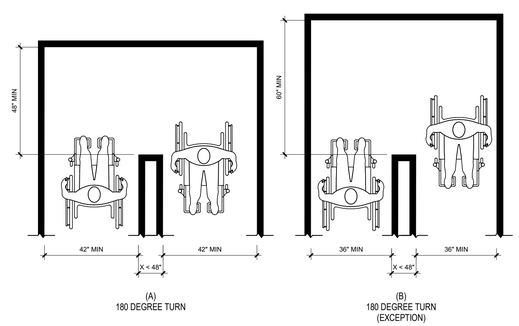
D G004b — ANSI Fig. 404.2.2 - clear width of doorways
3/8" = 1'-0"



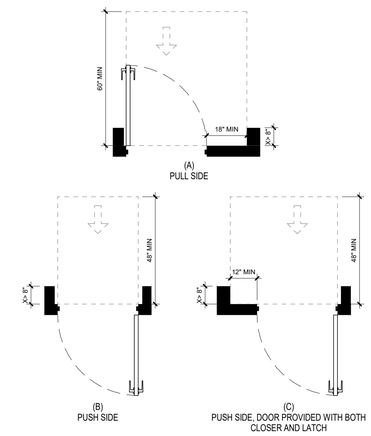
J G004b — ANSI Fig. 404.2.5 - two doors in a series
3/8" = 1'-0"



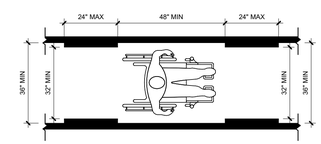
F G004b — ANSI Fig. 404.2.3.3 - maneuvering clearance at sliding and folding doors
3/8" = 1'-0"



C G004b — ANSI Fig. 403.5.1 - clear width at 180° turn
3/8" = 1'-0"



H G004b — ANSI Fig. 404.2.3.5 - maneuvering clearance at recessed doors
3/8" = 1'-0"



A G004b — ANSI Fig. 403.5 - clear width of an accessible route
3/8" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ACCESSIBLE ROUTES

G004b

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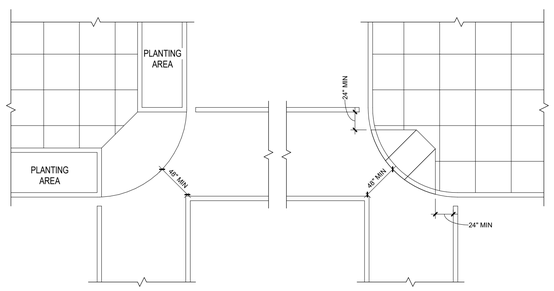
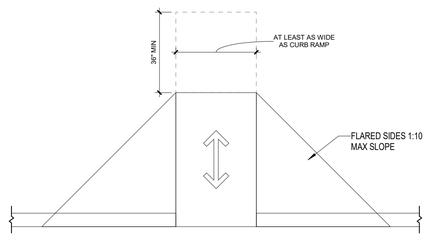
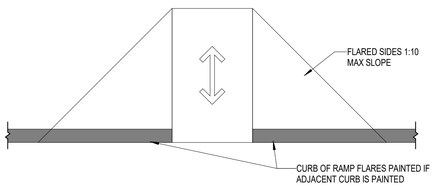


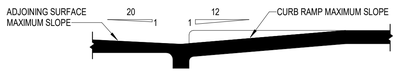
H G004c ANSI Fig. 406.10 - diagonal curb ramps
1/8" = 1'-0"



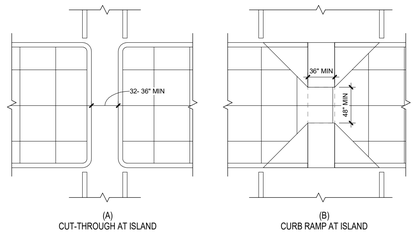
G G004c ANSI Fig. 406.7 - landings
3/8" = 1'-0"



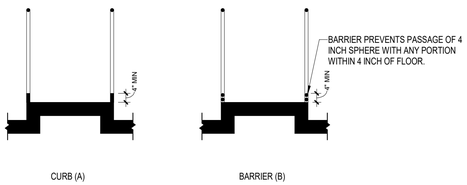
F G004c ANSI Fig. 406.3 - sidesof curb ramps
3/8" = 1'-0"



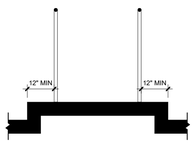
E G004c ANSI Fig. 406.2 - counter slope of surfaces adjacent to curb ramps
3/8" = 1'-0"



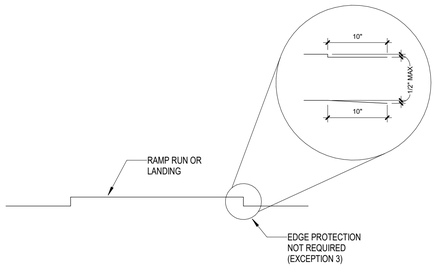
J G004c ANSI Fig. 406.11 - islands
1/8" = 1'-0"



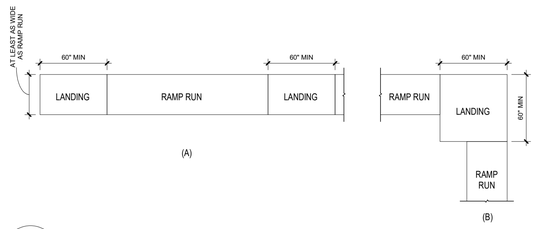
D G004c ANSI Fig. 405.9.2 - ramp edge protection
3/8" = 1'-0"



C G004c ANSI Fig. 405.9.1 - extended floor surface
3/8" = 1'-0"



B G004c ANSI Fig. 405.9 - edge protection - limited drop off
1" = 1'-0"



A G004c ANSI Fig. 405.7 - ramp landings
3/16" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

CURB RAMPS

G004c

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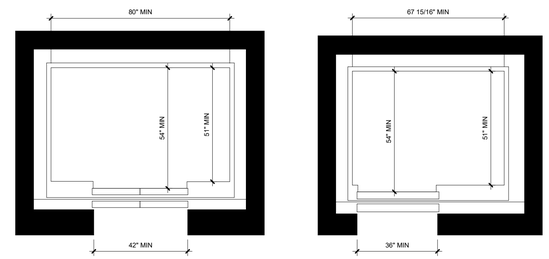
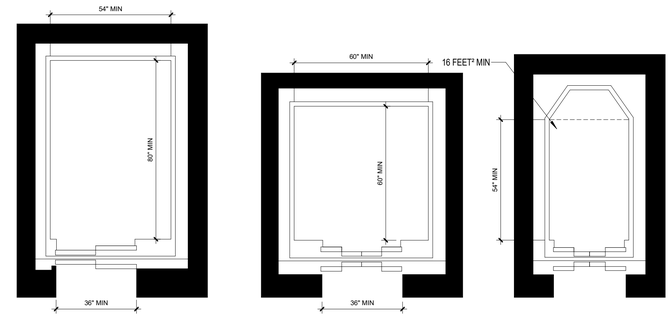


(A) CENTERED DOOR LOCATION

(B) SIDE (OFF-CENTERED) DOOR LOCATION

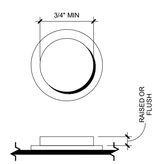


(C) ANY DOOR LOCATION

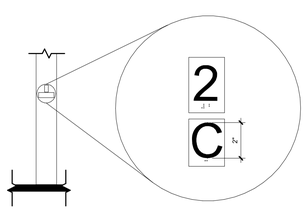
(D) ANY DOOR LOCATION

(E) EXISTING CAR CONFIGURATIONS

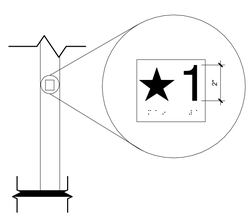
F G004d ANSI Fig. 407.4.1 - inside of elevator cars 3/8" = 1'-0"



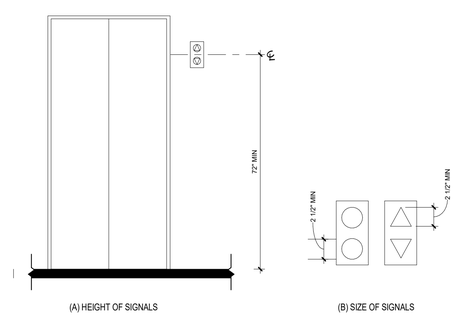
G G004d ANSI Fig. 407.4.6.2 - elevator car control buttons 12" = 1'-0"



E G004d ANSI Fig. 407.2.3.2 - destination-oriented elevator car identification 3" = 1'-0"



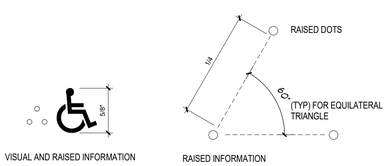
D G004d ANSI Fig. 407.2.3.1 - floor designation 3" = 1'-0"



(A) HEIGHT OF SIGNALS

(B) SIZE OF SIGNALS

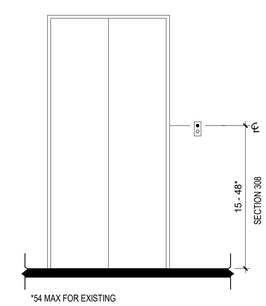
C G004d ANSI Fig. 407.2.2.2 - elevator visible signals 1/2" = 1'-0"



VISUAL AND RAISED INFORMATION

RAISED INFORMATION

B G004d ANSI Fig. 407.2.1.7 - designation-oriented elevator indication 12" = 1'-0"



*54 MAX FOR EXISTING

A G004d ANSI Fig. 407.2.1.1 - height of elevator call buttons 1/2" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ELEVATOR ACCESSIBILITY

G004d

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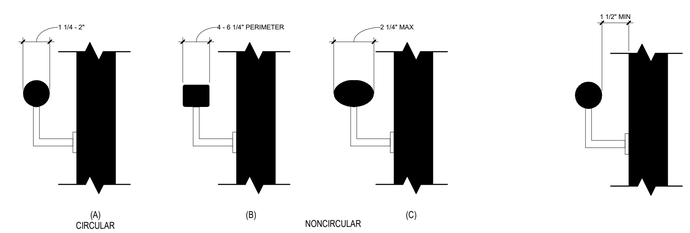
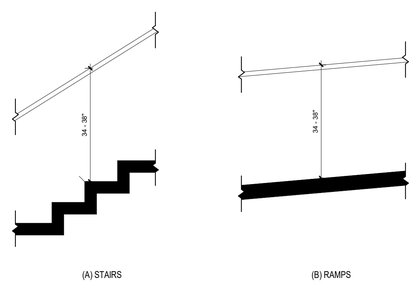
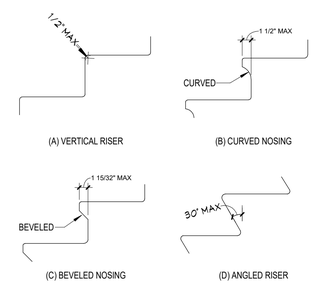


E G004e — ANSI Fig. 505.7 - handrail cross section
3" = 1'-0"

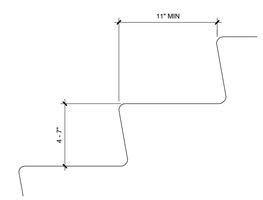
D G004e — ANSI Fig. 505.5 - handrail clearance
3" = 1'-0"



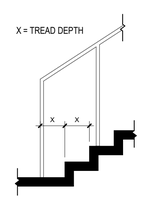
C G004e — ANSI Fig. 505.4 - handrail height
1/2" = 1'-0"



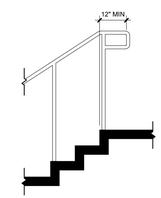
B G004e — ANSI Fig. 504.5 - stair nosing
1" = 1'-0"



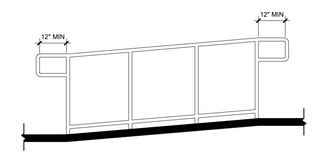
A G004e — ANSI Fig. 504.2 - treads and risers for accessible stairways
1 1/2" = 1'-0"



H G004e — ANSI Fig. 505.10.3 - bottom handrail extensions at stairs
3/8" = 1'-0"



G G004e — ANSI Fig. 505.10.2 - top handrail extensions at stairs
3/8" = 1'-0"



F G004e — ANSI Fig. 505.10.1 - top and bottom handrail extensions at ramp
3/8" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

STAIR ACCESSIBILITY

G004e

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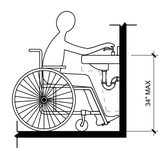
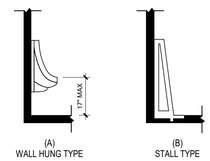


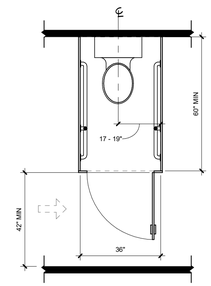
Q
G004f

ANSI Fig. 606.3 - height of lavatories and sinks
3/8" = 1'-0"



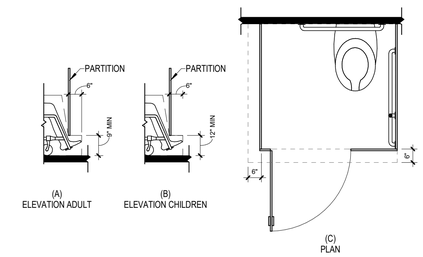
P
G004f

ANSI Fig. 605.2 - height of urinals
3/8" = 1'-0"



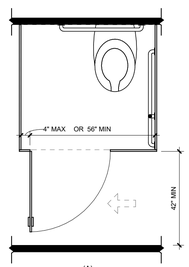
N
G004f

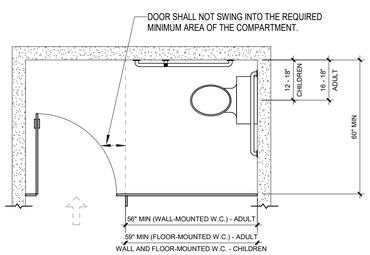
ANSI Fig. 604.10 - ambulatory accessible compartment
3/8" = 1'-0"



M
G004f

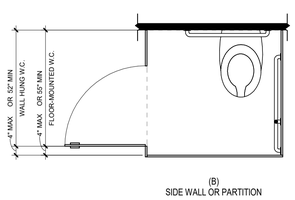
ANSI Fig. 604.9.5 - wheel chair accessible compartment toe clearance
3/8" = 1'-0"





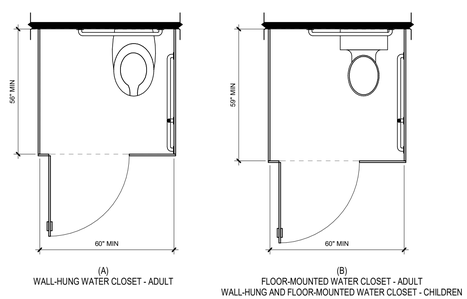
L
G004f

ANSI Fig. 604.9.3.1 (C) - WHEEL CHAIR accessible compartment door openings - alternate
3/8" = 1'-0"



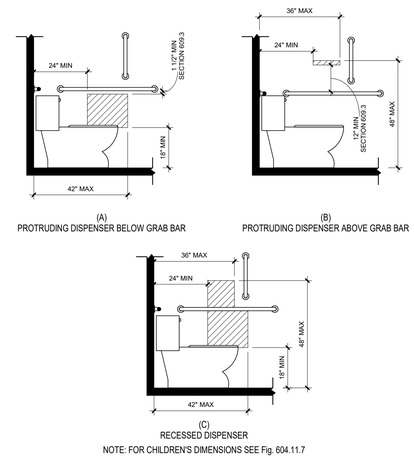
K
G004f

ANSI Fig. 604.9.3.1 - wheelchair accessible compartment door openings
3/8" = 1'-0"



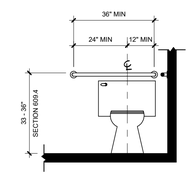
J
G004f

ANSI Fig. 604.9.2 - wheelchair accessible toilet compartments
3/8" = 1'-0"



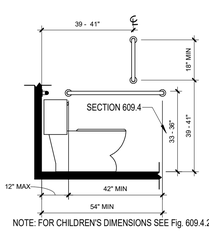
H
G004f

ANSI Fig. 604.7 - dispenser outlet location
3/8" = 1'-0"



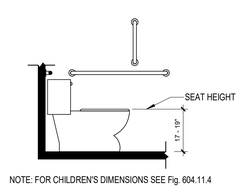
G
G004f

ANSI Fig. 604.5.2 - rear wall grab bar for water closet
3/8" = 1'-0"



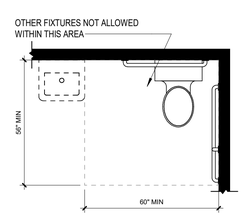
F
G004f

ANSI Fig. 604.5.1 - side wall grab bar for water closet
3/8" = 1'-0"



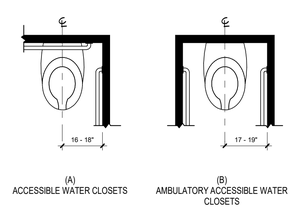
E
G004f

ANSI Fig. 604.4 - water closet seat height
3/8" = 1'-0"



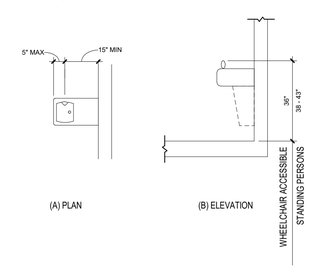
D
G004f

ANSI Fig. 604.3 - size of clearance for water closet
3/8" = 1'-0"



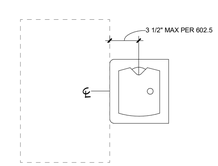
C
G004f

ANSI Fig. 604.2 - water closet location
3/8" = 1'-0"



B
G004f

ANSI Fig. 602.5 - drinking fountain spout location
3/8" = 1'-0"



A
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ANSI Fig. 602.2 - parallel approach at drinking fountains primarily for children's use (excp. 2)
1/2" = 1'-0"

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LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

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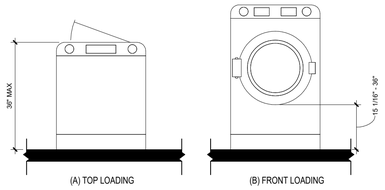
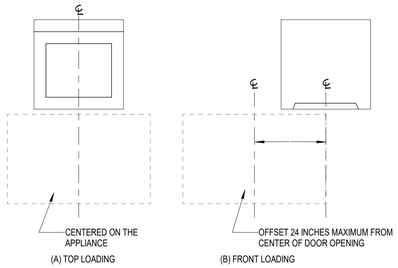
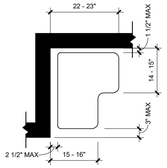


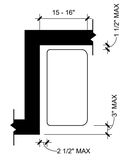
W G004g — ANSI Fig. 611.4 - height of laundry equipment
1/2" = 1'-0"



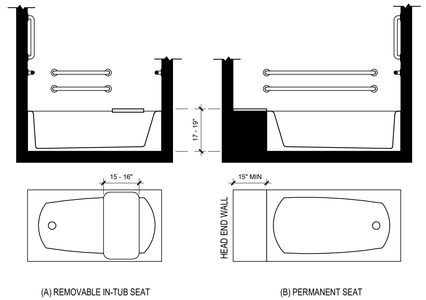
V G004g — ANSI Fig. 611.2 - clear floor space
1/2" = 1'-0"



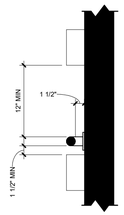
U G004g — ANSI Fig. 610.3.2 - L-shaped shower compartment seat
1/2" = 1'-0"



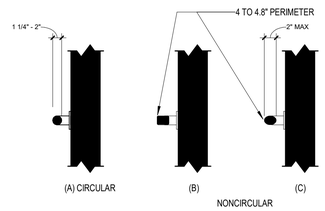
T G004g — ANSI Fig. 610.3.1 - rectangular shower compartment seat
1/2" = 1'-0"



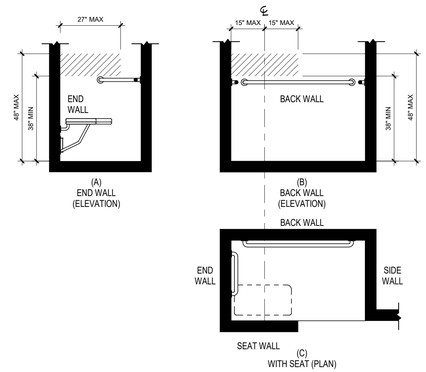
S G004g — ANSI Fig. 610.2 - bathtub seats
3/8" = 1'-0"



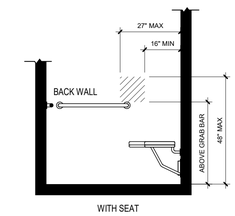
Q G004g — ANSI Fig. 609.3 - spacing of grab bars
1" = 1'-0"



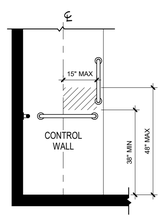
P G004g — ANSI Fig. 609.2 - size of grab bars
1" = 1'-0"



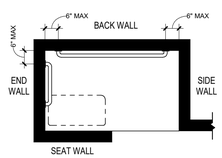
N G004g — ANSI Fig. 608.4.3 - alternate roll-in-type shower control and handshower location
3/8" = 1'-0"



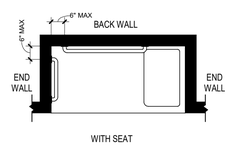
M G004g — ANSI Fig. 608.4.2 - standard roll-in-type shower control and handshower location
3/8" = 1'-0"



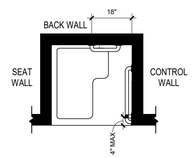
L G004g — ANSI Fig. 608.4.1 - transfer-type shower controls and handshower location
3/8" = 1'-0"



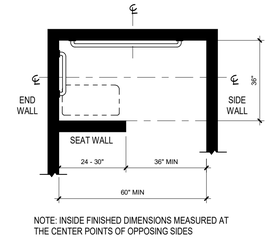
K G004g — ANSI Fig. 608.3.3 - grab bars in alternate roll-in-type showers
3/8" = 1'-0"



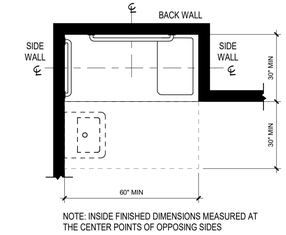
J G004g — ANSI Fig. 608.3.2 - grab bars in standard roll-in-type showers
3/8" = 1'-0"



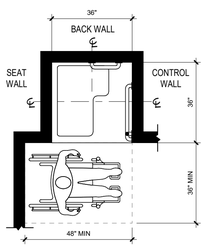
H G004g — ANSI Fig. 608.3.1 - grab bars in transfer-type showers
3/8" = 1'-0"



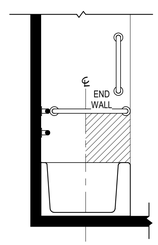
G G004g — ANSI Fig. 608.2.3 - alternate roll-in-type shower compartment size and clearance
3/8" = 1'-0"



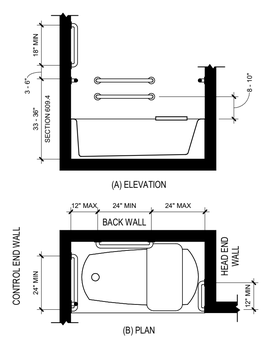
F G004g — ANSI Fig. 608.2.2 - standard roll-in-type shower compartment size and clearance
3/8" = 1'-0"



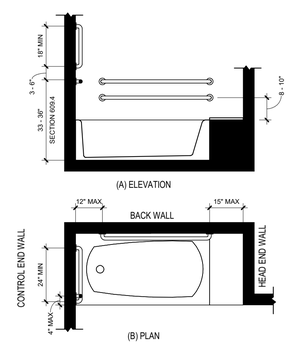
E G004g — ANSI Fig. 608.2.1 - transfer-type shower compartment size and clearance
3/8" = 1'-0"



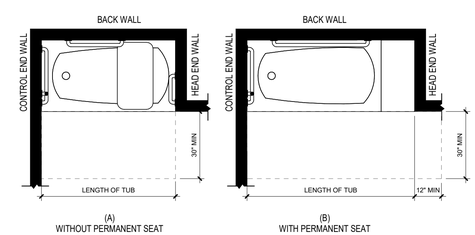
D G004g — ANSI Fig. 607.5 - location of bathtub controls
1/2" = 1'-0"



C G004g — ANSI Fig. 607.4.2 - grab bars for bathtubs without permanent seats
3/8" = 1'-0"



B G004g — ANSI Fig. 607.4.1 - grab bars for bathtubs with permanent seats
3/8" = 1'-0"



A G004g — ANSI Fig. 607.2 - clearance for bathtubs
3/8" = 1'-0"

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LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
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PROJECT #: 24126

#	Description	Date

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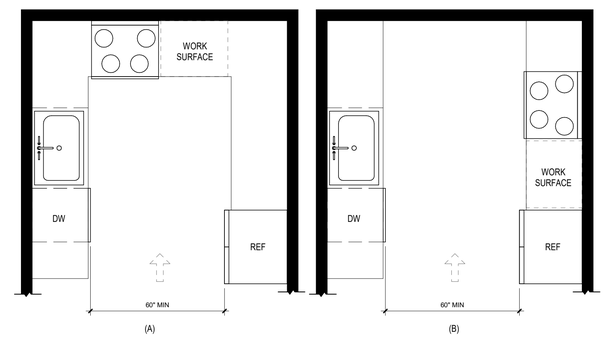
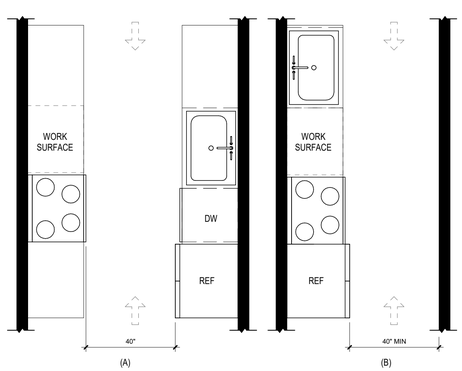
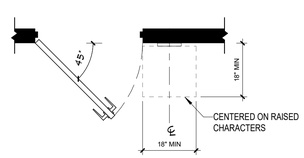


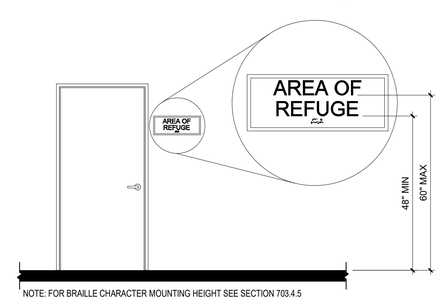
E G004h ANSI Fig. 804.2.2 - U-shaped kitchen clearance
3/8" = 1'-0"



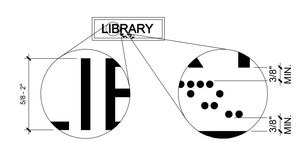
D G004h ANSI Fig. 804.2.1 - pass-through kitchen
3/8" = 1'-0"



C G004h ANSI Fig. 703.3.11 - location of signs at doors
1/2" = 1'-0"



B G004h ANSI Fig. 703.3.10 - HEIGHT OF RAISED CHARACTERS ABOVE FLOOR
3/8" = 1'-0"



A G004h ANSI Fig. 703.3.5 - character height
6" = 1'-0"

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SIGNAGE & KITCHEN ACCESSIBILITY

G004h

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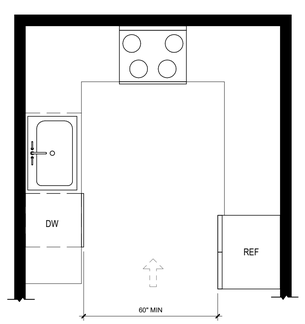
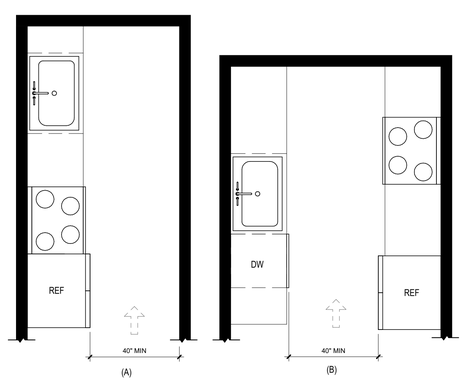
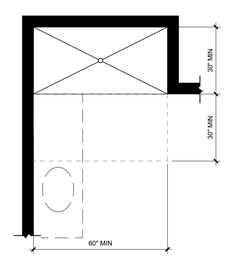


E
G004j
ANSI Fig. 1003.12.1.2 - U-shaped kitchen clearance in type A units
3/8" = 1'-0"

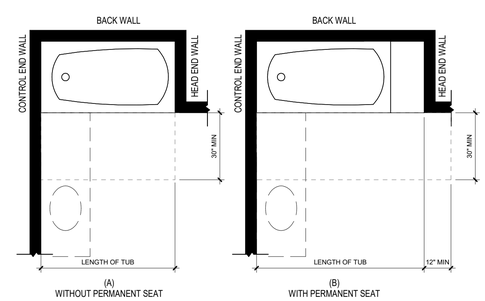


D
G004j
ANSI Fig. 1003.12.1.1 - minimum kitchen clearance in type A units
3/8" = 1'-0"

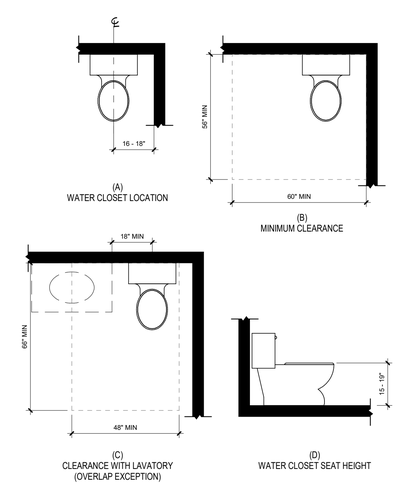


NOTE: LAVATORY PERMITTED PER SECTION 608.2.2

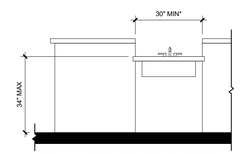
C
G004j
ANSI Fig. 1003.11.2.5.2 - standard roll-in-type shower compartment in type A units
3/8" = 1'-0"



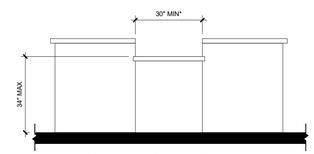
B
G004j
ANSI Fig. 1003.11.2.5.1 - clearance for bathtubs in type A units
3/8" = 1'-0"



A
G004j
ANSI Fig. 1003.11.2.4 - water closets in type A units
3/8" = 1'-0"



G
G004j
ANSI Fig. 1003.12.4 - kitchen sink for type A units
3/8" = 1'-0"



F
G004j
ANSI Fig. 1003.12.3 - work surface in kitchen for type A units
3/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

TYPE A UNIT ACCESSIBILITY

G004j

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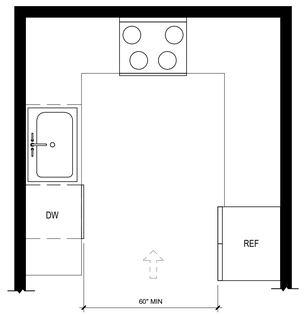
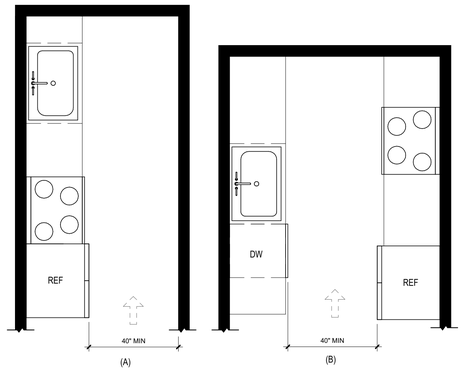


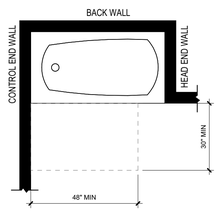
K
G004k

ANSI Fig. 1004.12.1.2 - U-shaped kitchen clearance in type B units
3/8" = 1'-0"



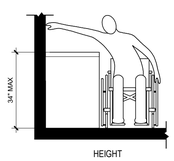
J
G004k

ANSI Fig. 1004.12.1.1 - minimum kitchen clearance in type B units
3/8" = 1'-0"



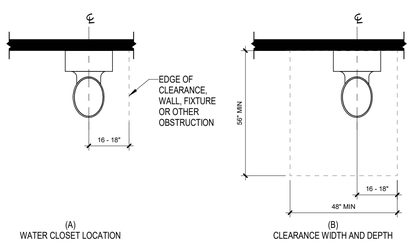
H
G004k

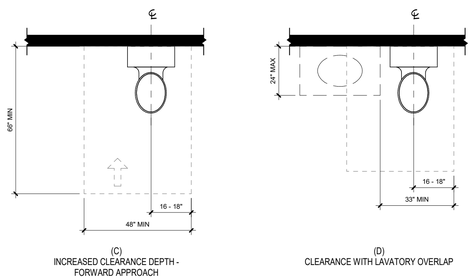
ANSI Fig. 1004.11.3.2.3.1 - bathroom clearance in type B units - option B bathrooms
3/8" = 1'-0"



G
G004k

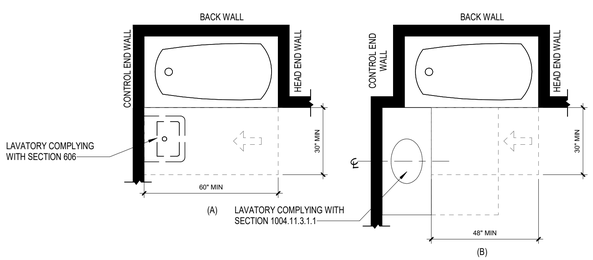
ANSI Fig. 1004.11.3.2.1 - lavatory in type B units - option B bathrooms
3/8" = 1'-0"





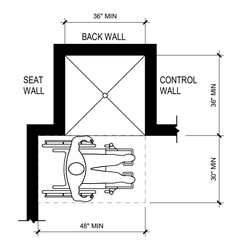
C
G004k

ANSI Fig. 1004.11.3.1.2 - clearance at water closets in type B units
3/8" = 1'-0"



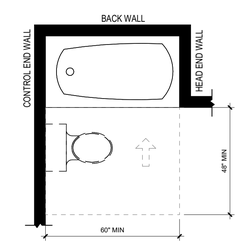
D
G004k

ANSI Fig. 1004.11.3.1.3.1 - parallel approach bathtub in type B units - option A bathrooms
3/8" = 1'-0"



F
G004k

ANSI Fig. 1004.11.3.1.3.3 - transfer-type shower compartment in type B units
3/8" = 1'-0"

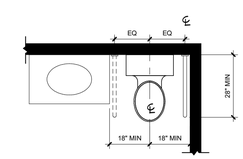


E
G004k

ANSI Fig. 1004.11.3.1.3.2 - forward approach bathroom in type B units - option A bathrooms
3/8" = 1'-0"

B
G004k

ANSI Fig. 1004.11.3.1.1 - lavatory in type B units - option A bathrooms
3/8" = 1'-0"



A
G004k

ANSI Fig. 1004.11.1.1 - swing-up grab bar for water closet
3/8" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

TYPE B UNIT ACCESSIBILITY

G004k

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Housing Finance Agency

Instructions

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

Instructions

1. The architectural entity with whom the owner and developer contracted with to provide architectural services will complete the form and obtain all required signatures for the certifications.
2. The project applicant will submit the completed and signed form with the proposal application and this form must be coordinated with the OHFA Scope of Work form.
3. If funded, the project applicant will complete and submit the form again at final application with all changes from what was submitted at proposal application clearly identified.
4. A copy of the final, completed form must also be included in the 80% percent plan sets, copied onto the page(s) following the cover sheet, submitted at final application.

Both a signed PDF and the excel file are required for submission.

All communications related to the architectural review, including submission of architectural plans, must be sent to arch@ohiohome.org

Provide an answer for all sections, do not skip or leave blank any question. Use the "Not Applicable" (N/A) option if a question does not apply to your project. Use the followi code to determine your response type:

- Unrestricted answer
- Drop-down or other restricted answer. Do not leave blank, select N/A.
- Formula, auto-populate, or other locked cell
- Formula, auto-populate, blank, or other unlocked cell where overriding the formula is allowable but very unlikely

Submission Requirements Checklist

Prelim.	Final	
☐	☑	**The completed, signed Certification.**
☐	☑	**The completed excel file of the DCF form.**
☐	☑	**Scope of Work form.** *(must also be completed at 8609)*
☐	☑	**Exception Request form(s), if applicable.**
	☑	**Asbestos, mold, lead-based paint considerations as required.**
	☑	**Items required to be completed per Phase I or II Environmental Site Assessment, or per applicable Environmental Review performed by OHFA.**
		Drawings/Plans, which must include all of the following:
☐	☑	Cover sheet with name of development, development address, development team, drawing index, code information, and table indicating unit schedule (ir accessible, adaptable and sensory impaired units), types and sizes
☐	☑	Site plan
		Including adjacent parcel information (e.g. zoning, roads, railroad tracks, etc.)
		· clearly show the context of the neighborhood that the property will exist
		All site details, and parking data and layouts
☐	☑	Landscape intent
	☑	Demolition Plan
☐	☐	Historic features (adaptive reuse & historic rehabs) *including description at preliminary and plans at final*
☐	☑	Dimensioned floor plans *with preliminary including room designations and proposed finishes*
☐	☑	Exterior elevations with material notations
	☑	Interior elevations with material notations (casework, PGB and MR gypsum board locations, etc.)
☐		Schematic Drawings and/or specifications for HVAC, plumbing, and electrical or similar items included in the scope of work.
☐	☑	Wall sections (if applicable)
	☐	Structure (if applicable)
	☑	Finishes and schedules
	☑	Details
	☑	Mechanical Plans *(recommended to submit schematic or description of mechanical at preliminary submission)*

Drawings must have a dimensioned plumbing plan and control points located for rough-in site verification. All pipes-through-floor and the walls th intended to be located within must be dimensioned relative to the foundation where they must align with walls and/or islands above.

OHFA strongly encourages a surveyor to locate wall and through-slab pipe penetrations. Foundation over dig must be filled with insulation or form then back filled

Prelim.	Final	
☐	☑	**Electronic format (pdf)**

Single PDF file for drawings including all site plans, dimensioned floor plans, elevations, wall sections, structure, finishes, details and mechanical plans.

Separate PDF file for specifications. *(no hard copy)*

☑ **Electronic format (AutoCAD)**

Dimensioned floor plans only, submitted in DXF or DWG AutoCAD R-14 format.

- Required to include the project architect's polylines used for the area calculations as required by BOMA.
- If drawings are externally referenced (xref), submissions must be bound (xbind) prior to creating files for OHFA.
- Proprietary authorship information such as title blocks, Architecture seals, etc. should be removed.
- DXF should be generated from the base file and not a plan sheet file.

☐ ☑ **Hard copy**

Full set of architectural plans, 11"x17" scaled to fit. **Full-size architectural plans will be rejected.**

- Do not submit printed set of specifications set with the drawings

Housing Finance Agency

Development Information

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

Basic Project Information

Project Name	St. Theresa Village
OHFA Project Number	
LIHTC Type	4% LIHTC
List other OHFA sources	HDL and MLP
Address	6783 Siebern Ave.
City or Township	Silverton
Zip Code	45236
County	Hamilton County
Construction Type	Rehabilitation
Rehab Level *(if applicable)*	Moderate Rehab B
Population Served	Seniors
Number of Buildings	1
Project Architect*	Berardi + Partners, LLC
General Contractor	The Model Group
Lead Developer	National Church Residences

** May use a Certified Engineer*

Project Narrative

St. Theresa Village is the proposed renovation of an existing 50-unit, 3-story senior apartment building in Silverton, OH that benefits from a Project Rental Assistance Contract (PRAC) which covers 49 of the 50 units. Originally constructed in 1996 by Mercy Housing, the project has not had a complete, systematic renovation since it was built. National Church Residences will be acquiring the project and completing a renovation.
The renovation will include: new cabinets and countertops in kitchens and baths; limited reconfiguration in kitchens and baths to allow for accessibility upgrades; new flooring throughout; new trash chute; replacement of windows; replacement of HVAC units; new plumbing and electrical fixtures throughout; upgraded common areas, including the community room; and site improvements, including repair of parking lot and concrete walks.

Design Exception Request Summary

Total Number of Design Exceptions Requested: 4

Provide the total number of exceptions for each category.

0 New Construction:

	Non-OHFA Requirement		Special Consideration		Supply Chain Issues

4 Rehabilitation or Adaptive Reuse:

1	Universal Design		Accessiblity		Replace items with 75%+ RUL
	Durable Materials - Exterior		Main Entry		Outdoor Recreational Features
	Sidewalks	1	Durable Materials - Interior		Major Building Components
1	Common Areas		Elevators		Interior Doors
	Floor Coverings		Unit Sizes		Bedroom Sizes
	Bathrooms	1	Kitchen & Appliances		Laundry Facilities
	Supply Chain Issues		Other:		

List of Exceptions Requested:
Summarize each exception requested with a short phrase (1-5 words each).

5x5 space at unit entry; existing floor clean-outs in center of corridors; existing gyp bd not paperless/MR; kitchen does not exhaust to exterior

Wage Rate Requirements

If federal or state funds are utilized in the proposed development, select any regulations that apply to the proposed development.

☐ **Davis Bacon and related acts:**
Davis Bacon Act prevailing wage provisions apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of $2,000 for construction, alteration or repair (including painting and decorating of public buildings or public works).

☐ **Ohio Prevailing Wage:**
Ohio's prevailing wage laws apply to all public improvements financed in whole or in part by public funds when the total overal project cost is fairely estimated to be more than $200,000 for new construction or $60,000 for reconstruction, enlargement, alteration, repair, remodeling, renovation, or painting.

☐ **HUD Section 3 Requirements:**
HUD Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 requiring that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very low-income residents in connection with projects and public works.

☑ **None of the above are applicable**

Sustainability

Are all energy efficiency requirements as stated in the **Ohio Building Code** or **Residential Code**?

☑ Yes, Development will meet all energy efficiency requirements as stated in the Ohio Building Code or Residental Code.
☐ No.

Third Party Certification selected:
Must specify full name of certification being sought. Exception requests must clearly articulate why the selected certification is equivalent or better to the three certifications.

☑ Enterprise Green Communities Certification or EGC Plus Certification — Enterprise Green Communities Certification
☐ LEED Residential - Silver Level Certification or higher
☐ National Green Building Standard (NGBS) - Silver Level Certification or higher
With Energy Star Homes or Energy Star MFNC compliance verified by a HERS rater

☐ Exception for: *list the certification being selected.*

HERS Rater (organization): SOL Design and Consulting
Phone: (513) 455-8228
Email: info@solconsults.com

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

OHFA DCFF

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

Housing Finance Agency

Contact Information

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

Project Contacts

Project Architect or Certified Engineer Information

Name:	Berardi + Partners, LLC		
Address:	1398 Goodale Blvd	Contact Name:	Jennifer Cahill
City:	Grandview Heights	Title:	Project Manager
County:	Franklin	Telephone Number:	614.221.1110
State:	OH	Cell Phone Number:	314.422.7395
Zip Code + 4:	43212-3720	E-Mail Address:	jcahill@berardipartners.com

General Contractor Information

Name:	The Model Group		
Address:	1826 Race Street	Contact Name:	Kevin Richard
City:	Cincinnati	Title:	VP of Construction
County:	Hamilton	Telephone Number:	(513) 559-0048
State:	OH	Cell Phone Number:	513.383.7877
Zip Code + 4:	45202-7720	E-Mail Address:	krichard@modelgroup.net

Lead Developer Information

Name:	National Church Residences		
Address:	2245 North Bank Drive	Contact Name:	Tim Westrich
City:	Columbus	Title:	Senior Project Leader
County:	Franklin	Telephone Number:	513.739.4786
State:	Ohio	Cell Phone Number:	513.739.4786
Zip Code + 4:	43220-5422	E-Mail Address:	twestrich@nationalchurchresidences.org

Co-Developer Information (if applicable)

Name:	N/A		
Address:		Contact Name:	
City:		Title:	
County:		Telephone Number:	
State:		Cell Phone Number:	
Zip Code + 4:		E-Mail Address:	

Co-Developer 2 Information (if applicable)

Name:	N/A		
Address:		Contact Name:	
City:		Title:	
County:		Telephone Number:	
State:		Cell Phone Number:	
Zip Code + 4:		E-Mail Address:	

Development Consultant Information (if applicable)

Name:	N/A		
Address:		Contact Name:	
City:		Title:	
County:		Telephone Number:	
State:		Cell Phone Number:	
Zip Code + 4:		E-Mail Address:	

Historic Consultant Information (if applicable)

Name:	N/A		
Address:		Contact Name:	
City:		Title:	
County:		Telephone Number:	
State:		Cell Phone Number:	
Zip Code + 4:		E-Mail Address:	

Housing Finance Agency

Amenities & Scope of Work Summary

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

Amenities

Amenities listed below are not required, and any amenities that are part of the project design must be identified below. Those required for competitive criteria are identified separately.

- ☐ Athletic Field
- ☐ Basketball Court
- ☐ Bike Racks
- ☐ Bicycle Storage
- ☐ Clubhouse
- ☐ Community Building
- ☑ Community Room(s)
- ☐ Computer Room(s)
- ☐ Counseling Room(s)
- ☐ Covered Mailboxes
- ☐ Day Care
- ☐ Dog Park(s)
- ☑ Exercise Room(s)
- ☐ Exterior Tenant Storage
- ☐ Garage(s)
- ☐ Gazebo/Pavilion
- ☐ Indoor Play Area
- ☑ Laundry Room(s)
- ☐ Media/Library Room
- ☐ Outdoor Exercise Area
- ☐ Patio(s)
- ☐ Playground Area(s)
- ☐ Raised Garden Beds
- ☐ Security Alarm System
- ☐ Security Gate(s)
- ☑ Service Coordinator Office
- ☐ Splash Pads
- ☐ Swimming Pool
- ☐ Water Features
- ☐ Walking Paths
- ☐ Wellness Center

List any additional features that are included to benefit the population being served.

Two large covered decks off the second floor

Design-Related Competitive Criteria *(for 9% LIHTC)*

Select the items below that the development is seeking competitive points for under the 2024 QAP.

- ☐ Property-wide Wi-Fi (no cost to residents)
- ☐ Energy Star-certified washer and dryer in all units
- ☐ Energy Star-certified dishwasher in all units
- ☐ Exercise Room
- ☐ A minimum 400 sqft. Outdoor patio area for residents that is at least 50% covered
- ☐ An outdoor playground area *(new affordablity - general & preserved affordability)*
- ☐ Roll-in showers in at least 50% of the total units *(new affordability - senior)*

Scope of Work Summary

Must also submit the Scope of Work Excel Workbook, available under the forms of the program webpage.

Provide an overview of the proposed improvements to be made involving site design, building design, mechanical and electrical systems and building components including building exterior, interior, and life safety items.

St. Theresa Village is an existing 50-unit affordable senior rehabilitation project consisting of one (1) three-story apartment building. Proposed renovations include but are not limited to upgraded landscaping; mill and overlay asphalt parking lot; new trash chute and relocated dumpster enclosure; exterior work including replacement of one area of flat roof, exterior doors, wood decking boards, and windows; renovation of dwelling units and common areas, including relocation and expansion of community kitchen; replacement of the majority of mechanical equipment, lighting and plumbing fixtures; and accessibility improvements. The project will be a phased renovation due to partial resident occupancy during the work. The proposed site, exterior facade and common area renovation work is to be completed concurrently. See Excel "Scope of Work" document for detailed information on the proposed improvements.

Address any issues raised in the Phase I Environmental Site Assessment (ESA) report(s) in the space provided below. Include information for all single-site and scattered-site proposals, as required by applicable program funding guidelines.

No issues identified in the phase I ESA or the ensuing Asbestos Report.

Additional Scope Information for Rehabs & Adaptive Reuse

For any developments involving acquisition and rehabilitation or adaptive reuse, provide a narrative describing the history of improvements made to the building(s) and/or units.

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#	Description	Date

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Ohio Housing Finance Agency

Amenities & Scope of Work Summary

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

N/A

For any developments proposing adaptive reuse or rehabilitation with historic tax credits, specify any restrictions or requirements that will be used to determine compliance with th Ohio Historic Preservation Tax Credit and/or Federal Historic Preservation Tax Credit programs.

N/A

Construction Type	Rehabilitation	Major Building System 1	Conveying Equipment (elevators)
Rehab Level (if applicable)	Moderate Rehab B	Major Building System 2	Heating, Ventilating, and Air Conditioning (HVAC)

Address any issues raised in the Physical Capital Needs Assessment (PCNA) and Scope of Work report(s) in the space provided below. Include information for all developments proposing rehabilitation of existing units or the adaptive reuse of a building at proposal submission, especially where the scope of work and PCNA do not agree. The description must identify and quantify work included for each selected Major Building System and coordinated with the Scope of Work form.

Issues raised in the PCNA have been addressed in the scope of work, including flat membrane roof replacement, handicap parking signage, installation of A/V alarms i unit, creating a new accessible restroom on the second floor, adding one additional Mobility Impaired unit, and other accessibility repairs.

Ohio Housing Finance Agency

Development Details & Floor Area Details

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

Development Details

Number of sites:	1
Site Acreage:	2.171
Number of residential buildings:	1
Number of accessory buildings:	0
Total Number of units:	50
Low-income Units:	50
Number of buildings that includes commerical space:	0

Number of Units:	
efficiency	0
one-bedroom	49
two bedroom	1
three-bedroom	0
four bedroom	0

Date built: 1996

For proposals involving acquisition/rehabilitation or adaptive reuse, please specify the year the building(s) were originally constructed. For multiple building proposals, a range of dates may be provided.

Date first occupied: 1996

Year development was or will be occupied. For multiple building proposals or scattered site projects, a range of dates may be provided.

List detrimental land uses sufficiently close to impair residents' use. Include remedy addressing the land use.

N/A

List building/zoning variances, and identify if requested, pending or received:

None known.

Floor Area Details

Total Number of Low Income Units	50

Space	GSF	Notes
Gross Square Footage of all Buildings	43,883	Measures from exterior face of exterior building; includes structured exterior spaces (stair, balcony, portico).
Commercial Space Condominium Areas	0	Legally separate space under control of another program or condominimized legal separation.
Commercial Areas and Fee-Driven Space	0	Includes spaces for which residents must pay a fee for use/access (garages, storage, etc.)
Market Rate Unit Area	0	Must include lofts, mezzanine and restricted headroom areas
Low Income Unit Area	29,433	Must include lofts, mezzanine and restricted headroom areas
Manager's Unit Area	0	Must include lofts, mezzanine and restricted headroom areas
Common Area (Public)	4,601	Public restrooms, community rooms, libaries, offices, meeting rooms, kitchens, car canopy, portico, fitness rooms, laundry, mailboxes.
Common Area (Circulation)	7,168	Public hallways, stairways, and corridors to residential units.
Dedicated Program Space	270	Counseling space, wellness and health clinic, day care centers, etc.
Limited Common Area (Private)	0	Exterior spaces with access only through residential unit, i.e. balcony/porch/deck (patios without roof are not included).
Support	1,122	Electrical, mechanical, elevator room, sprinkler room, janitorial, trash, maintenance, storage that is not for tenant use, free-standing maintenance buildings.
Tenant Storage	0	Tenant storage outside of unit.
Major Vertical Penetrations	1,289	Includes duct shafts, stair shaft, elevator shaft, space open to below
Structured Parking/Garage	0	Attached or detached garage that residents do not pay a fee for.
Basement	0	Includes spaces with a minimum of 7' clear head height. Spaces less than 7' clear head space are crawl spaces per RCO 305.
TOTALS		
Non Low-income Floor Area	0	Commercial Space Condo Areas + Commercial Areas + Market Rate Unit Area
Low Income Floor Area	36,601	LI Unit Area + Common Area (Circulation) + Limited Common Area (Private) + Tenant Storage
% Common Area	26.82%	Common Area (Public) + Common Area (Circulation) / Gross Square Footage
Net Rentable Square Footage	43,883	Gross Square Footage - Non Low-Income Floor Area
Average net Rentable SQFT per LI Unit	877.66	Net Rentable Square Footage / Total Number of Low-Income Units

STATE OF OHIO GEORGE D. BERARDI 6480 REGISTERED ARCHITECT

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Housing Finance Agency

Accessibility Information

2025 Design and Construction Features Form

Project Name	St. Theresa Village	*Project Number*	0

Adaptability & Accessibility

All developments must comply with all accessibility requirements as outlined in the Ohio Building Code, chapter 4101:1-11 for the design and construction of accessible project features, including site, common areas and units.

- ☑ Yes, the project will comply with the accessibility requirements as outlined in the Ohio Building Code.
- ☐ No.

Verify that the project will be designed and constructed to meet the requirements of the Fair Housing Act and that all units, other than the accessible units, will be designed and constructed as ANSI Type B units.

- ☑ Yes, the project will be designed and constructed to meet the requirements of the Fair Housing Act and all units, other than the accessible units, will be designed and constructed as ANSI Type B units.
- ☐ No.

504 Accessiblity

All developments receiving OHFA funding must meet the accessibility requirements of Section 504. Identify the implementing standard the development will utilize to demonstrate compliance with Section 504 requirements (select one)

- ☐ Uniform Federal Accessibility Standards (UFAS)
- ☐ 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice").
- ☑ An equivalent standard as defined in HUD's Deeming Notice (such as ICC/ANSI A117.1-2009 with OEBC 2024 or ICC/ANSI A117.1-2017 with ICC/OCB 2024), specify: ANSI A117.1-2009

	Required	Provided
504 Mobility Units*:	6	6
504 Sensory Units:	1	1

Number of accessible parking spaces: 6

** Providing twice the number that is federally mandated under Section 504 as accessible for persons with mobility disabilities. To calculate the number of 504-mobility units needed to meet this threshold standard, first multiply the total number of units by 5%, roundup to the nearest whole unit, and multiply the result by two.*

Accessiblity Exception Requests (adaptive reuse or rehabiliation only)

Exception(s) Reqested for technical infeasiblity of full compliance with 504 accessiblity. (adaptive reuse or rehabiliation only)

- ☐ Yes, Number of non-conforming accessible units:
- ☑ No.
- ☐ N/A.

Please provide a summary for the reason there is technical infeasibility. Each exception request must provide details that identify and quantify the technical infeasiblity with supporting documentation and drawings.

Housing Finance Agency

Universal Design Information

2025 Design and Construction Features Form

Project Name	St. Theresa Village	*Project Number*	0

Universal Design Components

Select all of the below items that will be included in the development. Refer to the Design and Architectural Standards that are effective at the time application. Mandatory items are marked with an **R**, please identify "exception" under "page or note" if an exception was requested for the item. Exceptions for mandatory items must include two non-mandatory items.

Additionally, specify the architectural page reference, or if it will be covered by a general/universal plan note, mark "Note".

Entry

Included?	*Page or Note*	*Item*
R	A701	36"-wide (minimum) entry door
		- *On rehab/adaptative reuse only, not required on all units if infeasibility can be proven*
R	specifications	Entry door with lever-style handle
R	**exception**	For primary entrance, minimum 5' x 5' level clear space inside and outside entry door
R	E sheets	Adequate non-glare lighting at walkways, accessible routes, and exterior spaces
R	E sheets	Adequate lighting both inside and outside the building and unit entrance
R	A201	High visibility address numbers (both building and exterior units)
R	AS101	Overhead weather protection at entrances
		- *On rehab/adaptative reuse only, not required on all units if infeasibility can be proven*
☐		Built-in shelf/bench/ledge located outside the door
☑	I.001	Nonslip surfaces on walkways and entryways
☐		Primary unit entry with an accessible/dual peephole and backlit doorbell
☐		Door locks that are easy to operate, such as keyless locks with remote control or keypad
☑	note	No-step entry (1/2" or less threshold) at main entrance

Interior Stairs and Hallways

Included?	*Page or Note*	*Item*
R	E sheets	Adequate lighting to illuminate all stairway(s), landings, and hallway(s)
R	A100 sheets	Hallways with a minimum width of 42"
R	I.001	Anti-slip strips on front edge of steps in color-contrast material
☐		Color contrast between stair treads and risers
☐		Handrails on both sides of interior stairs

Interior Doors

Included?	*Page or Note*	*Item*
R	A701	34"-wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance
R	specifications	Lever-style door hardware on all interior doors
R	specifications	Interior maximum door threshold of ¾ inch beveled or flush
☐		Pocket doors with easy-to-grip handles

Faucets

Included?	*Page or Note*	*Item*
R	P401	Anti-scald faucets with lever handle for all sinks, bathtubs, and showers
R	P401	Pressure balanced faucets

Electrical

Included?	*Page or Note*	*Item*
R	specifications	Thermostat and control panels that are easy to read and simple to operate
R	specifications	Rocker, touch light, or hands-free switches
R	E sheets	Extra electrical outlets (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only)
☐		Lighted switches visible in the dark
☐		Switched outlets for lamps, etc. to be turned on with wall switch
☐		Electrical outlets, phone jacks, and data ports at least 18" above finished floor
☐		Light switches between 44"-48" above finished floor; thermostats no more than 48" above finished floor
☐		Clear access space of 30" by 48" in front of switches, outlets, and controls
☐		Audible and visual alarms for smoke/fire/carbon monoxide in all code-required accessible areas and all units

Bathrooms

Included?	*Page or Note*	*Item*
R	A350 - A353	Countertops with beveled/radiused corners. Outside corners are suggested to be a two-inch corner radius, waterfall edge with oneinch radius, or tw
R	P401	Adjustable-height showerhead (articulated arm or similar) or hand-held showerhead with flexible hose and easily operable controls
R	E601	Non-glare lighting at vanities
☐		A full- or half-bath on the main floor with clear floor space of 30" x 48"
☐		Overhead light fixture in tub/shower

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

OHFA DCFF

G005d

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

Housing Finance Agency

Universal Design Information

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

☐		Mirror(s) placed for both standing and sitting, such as a full-length or tilting mirror
☐		Toilet centered at least 18" from any side wall, tub, or cabinet
☐		In at least one bathroom per unit, including the following: - Low-threshold or curbless shower at least 5' x 3' OR ADA bathtub with seat - Clear knee space (at least 27" high) under sink. May be open knee space or achieved by means of removable vanity or fold-back or self-storing doors. Pipe protection panels must be provided to prevent contact with hot or sharp surfaces. - Grab bars, or wall-blocking for future installation of grab bars, in tub/shower, and toilet. Grab bars must be properly anchored and supported.

Kitchens

Included?	Page or Note	Item
R	A350 - A353	At least 15" clear space/"landing zone" on each side of stove and sink, and at least one side of refrigerator. This is countertop clear space and may be shared with another appliance and/or required work surface if applicable.
R	specifications	Loop handles on drawers and cabinets
R	E sheets	Non-glare task lighting to illuminate sink, stove, and work areas
☐		Adjustable height shelves in wall cabinets
☐		Base cabinets with pull out drawers
☐		Pull-out work surface near the oven, refrigerator and/or microwave
☐		Visual contrast at front edge of countertop or between the countertop and the cabinets
☐		Side-by-side refrigerator-freezer
☐		Cooktop/range with front or side-mounted controls (senior units only)
☐		Extra outlets for small appliances, electronics, etc.
☐		Clear knee space (at least 27" high) under sink, counters, and/or cook tops. If under sink, pipes must have protection and may not be in the required knee space. May be open knee space or achieved by means of removable base cabinets or fold-back or self-storing doors.

Closets

Included?	Page or Note	Item
☐		Area is well-lit with a switch located outside the space
☐		Doors and handles that are easy to operate. No bi-fold or accordion-type doors
☐		Adjustable-height shelving and/or closet rods OR clothes rods installed at multiple heights
☐		Pull out-shelves, rollout cabinets, and other easy to access storage components

Housing Finance Agency

Certifications

2025 Design and Construction Features Form

Project Name	St. Theresa Village	Project Number	0

Certifications

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

1. Architect or Professional Engineer

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

Jennifer Cahill Authorized Signatory	10/28/25 Date
Jennifer Cahill Print Name (Authorized Signatory)	Project Manager Title
Berardi + Partners, LLC Organization	ARC.7906480 (George Berardi) Registration Number

2. General Contractor

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

Authorized Signatory	Date
Print Name (Authorized Signatory)	Title
The Model Group Organization	

3. Owner

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

Authorized Signatory	Date
Eric Walker Print Name (Authorized Signatory)	Vice President Title
National Church Residences	

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BERARDI + PARTNERS, LLC
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

OHFA DCFF

G005e

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C:\Autodesk\Temp Files\24-24126_St.Theresa Village_Central V3_clafranceUPMEU.rvt

12/18/2025 5:27:24 PM

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
DEMOLITION	
D-101	Existing Tree to Remain
D-102	Existing Oakleaf Hydrangea to Remain
D-103	Existing Vegetation to Remain
D-104	Existing Vegetation to Be Removed

PLANIT
760 Lakeview Plaza Blvd. Ste. 500
Worthington, OH 43085
planitstudios.com

ST. THERESA VILLAGE

6783 SIEBERN AVE,
CINCINNATI, OH 45236

ISSUANCES

NO.	DESCRIPTION	DATE
1	80% DRAWING SET	10.20.25
2	95% DRAWING SET	12.09.25
3	BID/PERMIT SET	12.17.25

PROJECT NO.
025-101

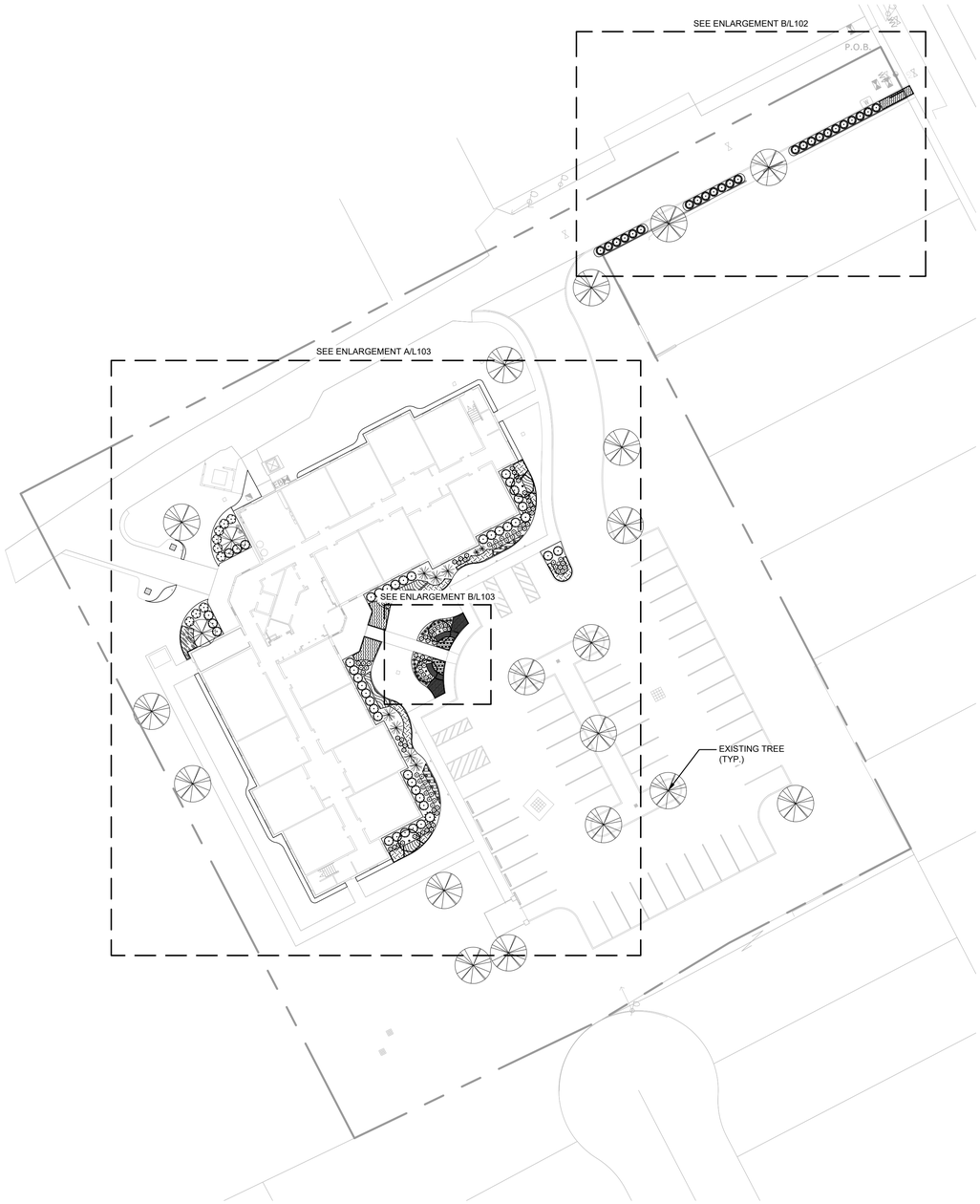
DRAWN BY
ESM

CHECKED BY
NMM

STATE OF OHIO
ANDREW J. ENGLISH
1001
REGISTERED
LANDSCAPE ARCHITECT
12.17.25

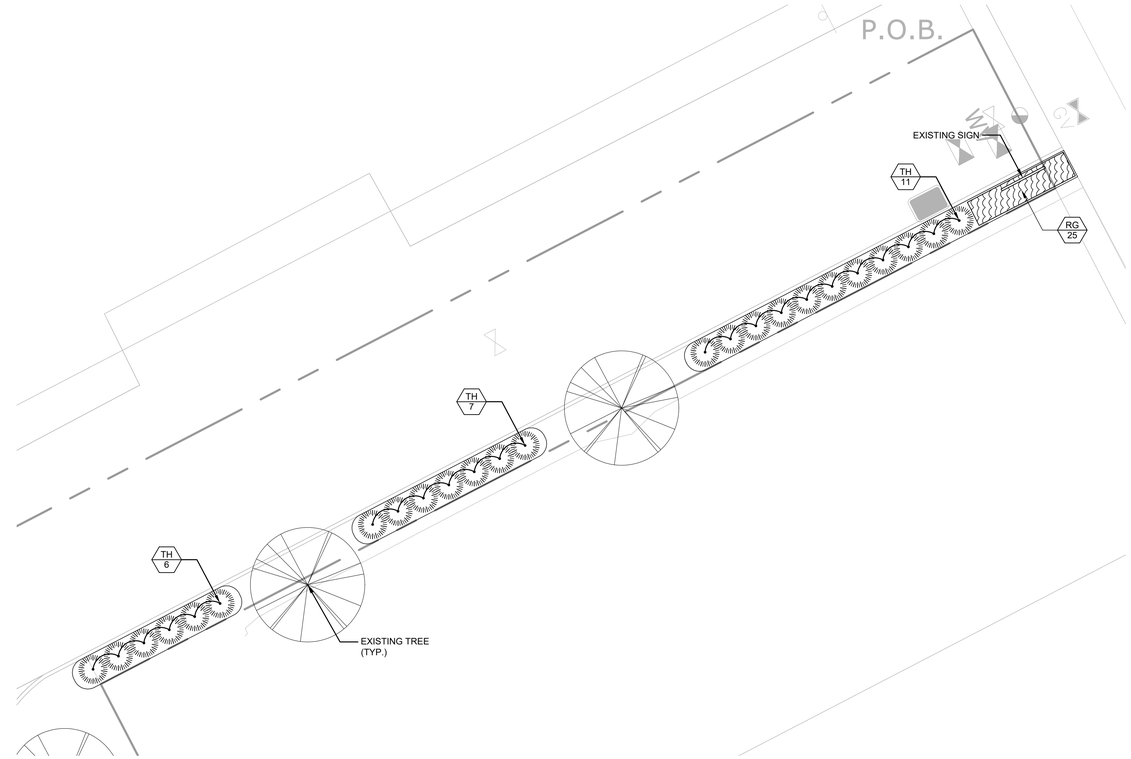
SHEET NAME
Landscape Demo Plan

SHEET NUMBER
L101



A SITE LANDSCAPE PLAN
SCALE: 1" = 30'

0 30 60 90 feet
SCALE: 1" = 30'



B MONUMENT SIGN LANDSCAPE ENLARGEMENT
SCALE: 1" = 10'

0 10 20 30 feet
SCALE: 1" = 10'

PLANT SCHEDULE MONUMENT SIGN

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
SHRUBS					
	TH	24	Hicks Anglo-Japanese Yew / Taxus x media 'Hicksii'	B & B	4' HT MIN

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SPACING
PERENNIAL AREA						
	RG	25	Goldsturm Coneflower / Rudbeckia fulgida sullivantii 'Goldsturm'	1 gal		18" o.c.

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ST. THERESA VILLAGE
6783 SIEBERN AVE,
CINCINNATI, OH 45236

ISSUANCES

NO.	DESCRIPTION	DATE
1	80% DRAWING SET	10.20.25
2	95% DRAWING SET	12.09.25
3	BID/PERMIT SET	12.17.25

PROJECT NO.
025-101

DRAWN BY
ESM

CHECKED BY
NMM

STATE OF OHIO
ANDREW J. ENGLISH
1001
LICENSED LANDSCAPE ARCHITECT
12.17.25

SHEET NAME
Landscape Site Plan

SHEET NUMBER
L102

A BUILDING LANDSCAPE PLAN

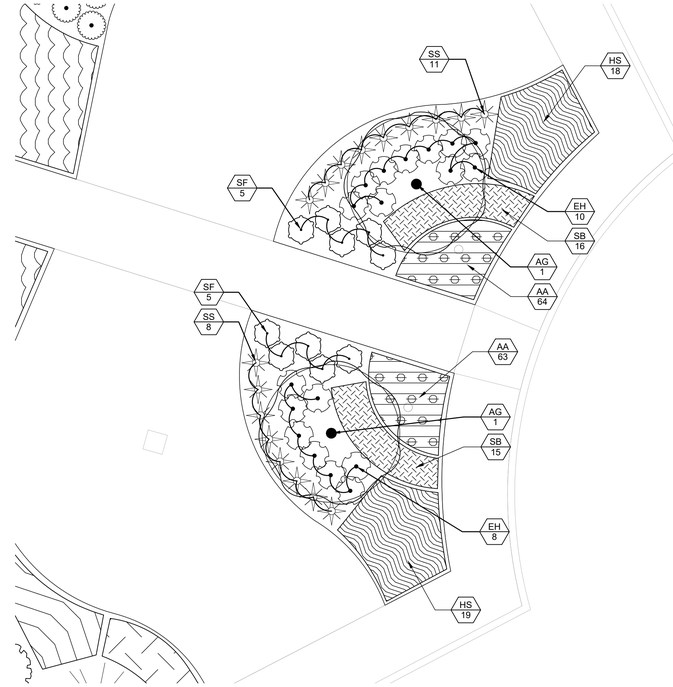
SCALE: 1" = 20'

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE BUILDING

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
TREES							
	AG	2	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	B & B	Multi-stem	8' HT MIN	
	CN	2	Green Arrow Nootka Cypress / Cupressus nootkatensis 'Green Arrow'	B & B		8' HT MIN	
SHRUBS							
	SF	26	Neon Flash Japanese Spirea / Spiraea japonica 'Neon Flash'	3 gal			
	TD	42	Dense Anglo-Japanese Yew / Taxus x media 'Densiformis'	5 gal			
PERENNIALS							
	EH	30	Hot Papaya Echinacea / Echinacea x 'Hot Papaya'	1 gal			
	GM	24	Max Frei Bloodred Geranium / Geranium sanguineum 'Max Frei'	1 gal			
	HW	9	Wide Brim Hosta / Hosta x `Wide Brim`	1 gal			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
ANNUALS							
	AA	151	Mixed Annuals Area	FLAT			8" o.c.
PERENNIAL AREA							
	HM	67	Wedding Party® Series Hellebore / Helleborus x hybridus Wedding Party® Mixed	1 gal			12" o.c.
	HS	74	Strawberry Candy Daylily / Hemerocallis x 'Strawberry Candy'	1 gal			18" o.c.
	RG	70	Goldsturm Coneflower / Rudbeckia fulgida sullivantii 'Goldsturm'	1 gal			18" o.c.
	SB	184	Blue Marvel Meadow Sage / Salvia nemorosa 'Blue Marvel'	1 gal			15" o.c.



B ENTRY LANDSCAPE PLAN

SCALE: 1" = 5'

0 5 10 15 feet

SCALE: 1" = 5'

PLANT SCHEDULE ENTRY

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	AG	2	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	B & B	Multi-stem	8' HT MIN
SHRUBS						
	SF	10	Neon Flash Japanese Spirea / Spiraea japonica 'Neon Flash'	3 gal		
PERENNIALS						
	EH	18	Hot Papaya Echinacea / Echinacea x 'Hot Papaya'	1 gal		
	SS	17	Standing Ovation Little Bluestem / Schizachyrium scoparium 'Standing Ovation'	1 gal		

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
ANNUALS							
	AA	127	Mixed Annuals Area	FLAT			8" o.c.
PERENNIAL AREA							
	HS	37	Strawberry Candy Daylily / Hemerocallis x 'Strawberry Candy'	1 gal			18" o.c.
	SB	31	Blue Marvel Meadow Sage / Salvia nemorosa 'Blue Marvel'	1 gal			15" o.c.

PLANIT
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Worthington, OH 43085
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ST. THERESA VILLAGE

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CINCINNATI, OH 45236

ISSUANCES

NO.	DESCRIPTION	DATE
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2	95% DRAWING SET	12.09.25
3	BID/PERMIT SET	12.17.25

PROJECT NO. 025-101

DRAWN BY ESM

CHECKED BY NMM

STATE OF OHIO ANDREW J. ENGLISH 1001 REGISTERED LANDSCAPE ARCHITECT

12.17.25

SHEET NAME
Landscape Enlargement

SHEET NUMBER
L103

32 EXTERIOR IMPROVEMENTS SCHEDULE

SYMBOL	CODE	QTY	DESCRIPTION	DETAIL	NOTES
	32-01	6.46 cy	#57 Limestone Gravel Mow Strip	5/L501	Gravel to be added/replaced/removed as needed per the plans.
	32-02	34.5 cy	Triple Processed Hardwood Mulch		Mulch to be added/replaced/removed as needed per the plans.

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PROJECT NO.
025-101

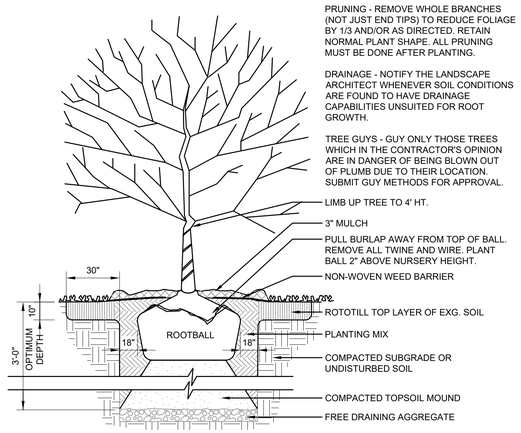
DRAWN BY
ESM

CHECKED BY
NMM

STATE OF OHIO
ANDREW J. ENGLISH
1001
LICENSED LANDSCAPE ARCHITECT
12.17.25

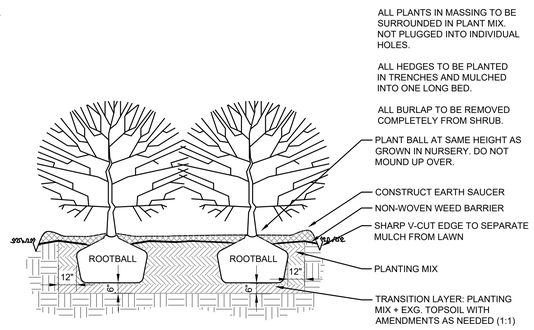
SHEET NAME
Landscape Materials Plan

SHEET NUMBER
L104



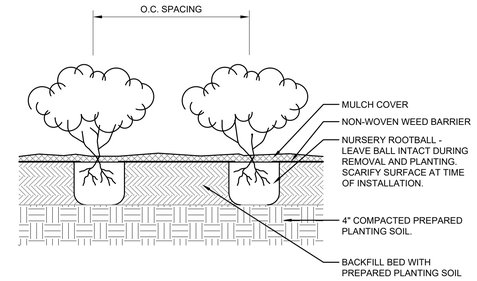
1 DECIDUOUS TREE PLANTING

NTS P-ST1-21



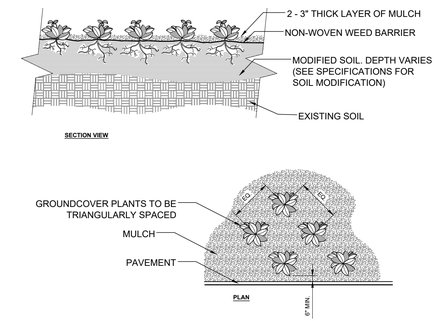
2 SHRUB PLANTING GROUP

NTS P-ST1-23



3 PERENNIAL INSTALLATION

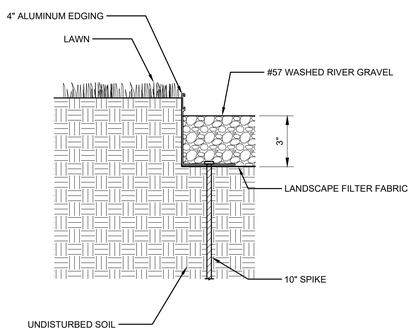
NTS P-ST1-26



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (0" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER INSTALLATION

NTS P-ST1-02



5 METAL EDGING AND GRAVEL MULCH

3" = 1'-0" P-ST1-10

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLANIT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6", ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

PLANIT
760 Lakeview Plaza Blvd. Ste. 500
Worthington, OH 43085
planitstudios.com

ST. THERESA VILLAGE
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ISSUANCES

NO.	DESCRIPTION	DATE
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3	BID/PERMIT SET	12.17.25

PROJECT NO. 025-101

DRAWN BY ESM

CHECKED BY NMM

STATE OF OHIO ANDREW J. ENGLISH 1001 REGISTERED LANDSCAPE ARCHITECT
12.17.25

SHEET NAME
Details

SHEET NUMBER
L501

STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURAL MODIFICATIONS AND ENHANCEMENTS ARE DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER CONSTRUCTION IS FULLY COMPLETED. THE CONTRACTOR IS SOLELY RESPONSIBLE TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION, INCLUDING PROVISIONS FOR CHANGEABLE WEATHER UNTIL THE BUILDING IS ENCLOSED AND CONDITIONED. THE CONTRACTOR SHALL DESIGN, INSTALL AND SUBSEQUENTLY REMOVE ANY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS NECESSARY TO MAINTAIN SAFETY AND STRUCTURAL STABILITY DURING CONSTRUCTION.

2. THE CONTRACTOR IS SOLELY RESPONSIBLE TO FOLLOW ALL APPLICABLE SAFETY CODES, BUILDING CODES AND GOVERNING REGULATIONS WITH JURISDICTION OVER THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION.

3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

4. GOVERNING CODE: 2024 OHIO BUILDING CODE, INCLUDING ALL ADOPTED REFERENCE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED THEREIN.

5. DESIGN CRITERIA (FOR NEW WORK)
   a. FLOOR LIVE LOADS

RESIDENCE ROOMS	40 PSF
STORAGE ROOMS	125 PSF
FITNESS ROOMS	100 PSF

   b. ROOF LOADS

ROOF LIVE LOAD	25 PSF
ATTIC LIVE LOAD	20 PSF

6. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO AUGMENT, NOT SUPERSEDE, THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS. DO NOT SCALE THE DRAWINGS. DRAWINGS MAY NOT BE TO SCALE.

7. EXISTING BUILDING: INSTALL TEMPORARY SUPPORTS AND OTHER MEASURES AS REQUIRED TO STABILIZE EXISTING MEMBERS AND AREAS FROM FURTHER COLLAPSE TO PROVIDE A SAFE WORKING ENVIRONMENT AND TO PREVENT DAMAGE TO THE EXISTING BUILDING DURING ALL PHASES OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND FINAL CLEARANCE OF REQUIRED SHORING OR BRACING OF THE EXISTING BUILDING. FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO THE START OF WORK. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON FIELD OBSERVATIONS OF EXPOSED CONDITIONS AND MAY NOT FULLY ENCOMPASS ALL NEW WORK REQUIRED. FIELD VERIFY THAT EXISTING CONCEALED FRAMING DOES NOT DISPLAY VISIBLE SIGNS OF DAMAGE, DISTRESS, OR DETERIORATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS; DO NOT PROCEED WITH THAT PORTION OF WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED. THE CONTRACTOR SHALL SUBMIT A FIELD SURVEY SHOWING ALL DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE NEW WORK. BASED ON THE REPORTED FIELD CONDITIONS, THE ENGINEER WILL SUBMIT SUPPLEMENTAL INSTRUCTIONS FOR ALL WORK (NEW OR EXISTING) REQUIRING MODIFICATION.

8. ARCHITECTURAL ITEMS OR PREFABRICATED ITEMS SHOWN ON THE STRUCTURAL DRAWINGS ARE REFERENCED FOR GENERAL COORDINATION PURPOSES ONLY.
   a. TYPICAL REFERENCED ARCHITECTURAL ITEMS INCLUDE BUT MAY NOT BE LIMITED TO: DRAINS, DRAIN TILES, FINISHES, DOORS, WINDOWS, AND ITEMS FOR THERMAL AND MOISTURE PROTECTION. SEE ARCHITECTURAL DRAWINGS FOR MATERIAL REQUIREMENTS, PLACEMENT, AND EXACT LOCATION OF SUCH ITEMS.

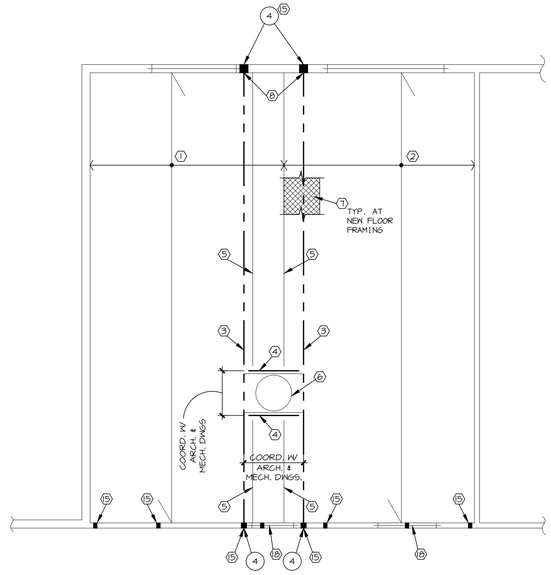
B. STRUCTURAL LUMBER

1. ALL STRUCTURAL LUMBER CONSTRUCTION SHALL CONFORM TO THE LATEST, ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN.

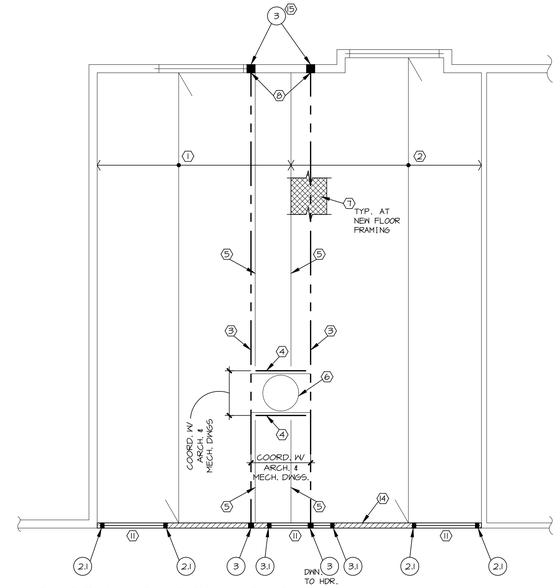
2. REFERENCE STANDARD
   a. ANSI/AWC NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL (AWC).

3. MATERIALS
   a. ALL LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF DOC PS 20. FURNISH LUMBER WITH EACH PIECE FACTORY-MARKED WITH GRADE STAMP OF INSPECTION AGENCY VERIFYING COMPLIANCE WITH GRADING RULE REQUIREMENTS AND IDENTIFYING GRADING AGENCY, GRADE, SPECIES, MOISTURE CONTENT AND MILL.
   b. ALL WOOD STRUCTURAL PANELS SHALL COMPLY WITH REQUIREMENTS OF DOC PS 1, DOC PS 2, HPVA HP 1 AND APA PDS. FACTORY-MARK ALL WOOD STRUCTURAL PANELS WITH A GRADING STAMP OF THE INSPECTION AGENCY.
   c. STRUCTURAL LUMBER: SPRUCE-PINE-FIR NO. 2 OR BETTER, ACCORDING TO THE NATIONAL LUMBER GRADES ASSOCIATION (NLGA), SEASONED AT 19% M.C.
   d. WOOD STRUCTURAL PANELS (PLYWOOD OR ORIENTED STRAND BOARD):
      1. FLOOR: 23/32" (3/4" NOMINAL) MINIMUM, MATCH EXISTING THICKNESS, APA RATED STURD-I-FLOOR, 24 O.C., EXPOSURE 1, TONGUE & GROOVE.
      2. GUSSET PLATES: 15/32" (1/2" NOMINAL), APA RATED SHEATHING, 32/16, EXPOSURE 1.
   e. FASTENERS
      1. NAILS: COMMON STEEL WIRE NAILS, CONFORMING TO ASTM F1667.
      2. WOOD SCREWS: FLAT HEAD, CONFORMING TO ANSI/ASME STANDARD B18.6.1.
      3. BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A307, ASTM A563 AND ASTM F436, RESPECTIVELY.
   f. FIRE-RETARDANT TREATMENT: COMPLY WITH APPLICABLE REQUIREMENTS OF AWPA STANDARD U1. LABEL FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE IDENTIFICATION MARKING.
   g. WOOD-PRESERVATIVE TREATMENT: COMPLY WITH THE APPLICABLE REQUIREMENTS OF AWPA STANDARD U1. MARK EACH TREATED ITEM WITH THE APPROPRIATE QUALITY MARK.
   h. LAMINATED VENEER LUMBER: WEYERHAUSER 2.0e MICROLLAM LVL OR EQUAL.

4. CONNECTIONS: AS A MINIMUM, CONFORM CONNECTIONS FOR STRUCTURAL MEMBERS TO THE FASTENING SCHEDULE TABLE IN CHAPTER 23 OF THE GOVERNING BUILDING CODE PER SECTION A OF THESE STRUCTURAL NOTES.
   a. WOOD STRUCTURAL PANELS TO WOOD FLOOR JOISTS AND BEAMS: GLUED AND NAILED, USE 10d COMMON NAILS SPACED AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
   b. INSTALL ONE LAYER OF 1/2" THICK WOOD STRUCTURAL PANEL BETWEEN EACH MEMBER OF DIMENSIONAL LUMBER HEADERS.
   c. EXTEND MULTIPLE BEARING STUDS CONTINUOUSLY FROM SUPPORTED MEMBER DOWN TO FOUNDATIONS. INSTALL MULTIPLE STUD BLOCKING IN LINE WITH BEARING STUDS ABOVE (MATCH OR EXCEED THE WIDTH OF THE STUD ASSEMBLY ABOVE).



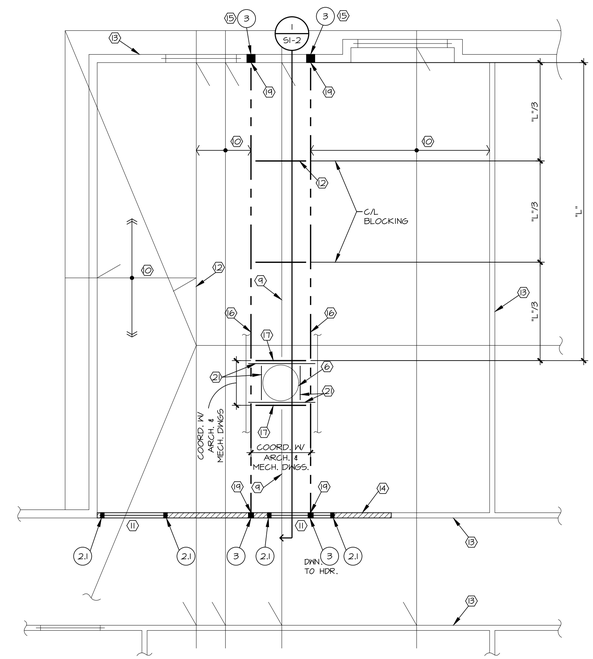
A PARTIAL EXISTING SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



B PARTIAL EXISTING THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES

1. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS. COORD. LOCATIONS OF NEW FRAMING MEMBERS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. NEW FLOOR CONSTRUCTION:
   3/4" THICK (NOMINAL) WOOD STRUCTURAL PANEL SHEATHING OVER EXISTING FLOOR JOISTS AND NEW FLOOR BEAMS. SEE STRUCTURAL NOTES FOR FASTENING REQUIREMENTS.
3. (X) - X INDICATES NUMBER OF BEARING STUDS REQUIRED FOR BUILT-UP POST. IN ALL CASES, PROVIDE SUFFICIENT NUMBER OF PLIES IN POSTS TO MATCH OR EXCEED WIDTH OF SUPPORTED MEMBERS.
5. (W) - X INDICATES NUMBER OF JACK BEARING STUDS AT EACH END OF HEADER MEMBERS.
   - Y INDICATES NUMBER OF FULL-HEIGHT KING STUDS AT EACH END OF HEADER MEMBERS.
4. TYPICAL NEW INTERIOR BEARING WALL CONSTRUCTION:
   2x4 STUDS AT 16" O.C. W/ CONTINUOUS (2) 2x4 TOP PLATE AND CONTINUOUS 2x4 SILL PLATE, TYPICAL UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL NOTES AND CODED NOTES ON THIS SHEET FOR ADD'L. INFO.



C PARTIAL EXISTING ROOF FRAMING PLAN
1/4" = 1'-0"

CODED NOTES: (#)

1 - EXISTING 20" TJI JOISTS AT 24" O.C. TO REMAIN.

2 - EXISTING 20" TJI JOISTS AT 12" O.C. TO REMAIN.

3 - NEW (2) 1-3/4" x 20" LVL BEAM.

4 - NEW (2) 1-3/4" x 20" HEADER. CONNECT EA. END OF HEADER TO SUPPORTING BEAM W/ SIMPSON MIU3.56/20 FACE-MOUNT HANGER.

5 - EXIST. JOIST TO BE CUT AT NEW TRASH CHUTE. CONNECT END OF EXIST. JOIST TO NEW HEADER W/ SIMPSON MIU3.56/20 JOIST HANGER. PROVIDE SHORING AS REQ'D.

6 - NEW TRASH CHUTE. SEE ARCH. AND MECH. DWGS.

7 - REMOVE EXIST. FLOOR FINISH AND SHEATHING TO C/L OF ADJACENT JOIST TO ALLOW INSTALLATION OF NEW FRAMING. AFTER PLACEMENT OF FRAMING, PLACE AND FASTEN NEW FLOOR SHEATHING PER STRUCT. NOTES.

8 - CUT EXIST. SOLE PL. TO ALLOW INSTALLATION OF NEW BEAM.

9 - EXIST. WOOD ROOF TRUSS TO BE CUT AT NEW TRASH CHUTE. CONNECT END OF EXIST. TRUSS TO NEW HEADER W/ SIMPSON HU5210-2 JOIST HANGER. PROVIDE SHORING AS REQ'D.

10- EXIST. WOOD ROOF TRUSSES AT 24" O.C. TO REMAIN.

11- (2) 2x8 WOOD HEADER AT NEW WALL OPENING. EXTEND JAMB STUD ASSEMBLY CONTINUOUSLY FROM HEADER DOWN TO FOUNDATION. INSTALL MULTIPLE STUD BLOCKING AT FLOORS IN LINE WITH JAMB STUD ASSEMBLY ABOVE (MATCH OR EXCEED THE WIDTH OF THE STUD ASSEMBLY ABOVE).

12- EXIST. WOOD GIRDER TRUSS TO REMAIN.

13- EXIST. WALL.

14- NEW BEARING WALL. SEE PLAN NOTES FOR ADD'L. INFO.

15- REMOVE AND REPLACE EXISTING WALL FINISH TO ALLOW PLACEMENT OF BUILT-UP POST.

16- NEW (2) 1 3/4" x 16" LVL BEAM.

17- NEW (2) 1 3/4" x 16" HEADER. CONNECT EA. END OF HEADER TO SUPPORTING BEAM W/ SIMPSON MIU3.56/16 FACE-MOUNT HANGER.

18- EXIST. JAMB. FIELD VERIFY MIN. (2) 2x8 HEADER W/ MIN. (2) JACK BEARING STUDS AND MIN. (1) FULL-HEIGHT KING STUD EA. END.

19- CUT TOP EDGE OF LVL BEAM TO MATCH ROOF SLOPE. MAINTAIN MIN. 8" DEPTH.

20- (2) 1 3/4" x 11 7/8" LVL BLOCKING W/ SIMPSON HUC412 CONCEALED FLANGE HANGER. FASTEN HANGER TO 20" LVL W/ SIMPSON #9 x 2 1/2" SD CONNECTOR SCREWS.

21- (2) 2x4 HEADER AT ROOF. CONNECT TO EXIST. ROOF TRUSS TOP CHORD OR SUPPORTING HEADER AT EA. END W/ SIMPSON LUS24-2 FACE-MOUNT HANGER.

STATE OF OHIO
ROBERT DONEHUE
PE.88885
REGISTERED
PROFESSIONAL ENGINEER

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE:	12.17.2025
NCR PROJECT #:	24126

#

STRUCTURAL PLANS AND NOTES

S1-1

SHIRK & O'DONOVAN
CONSULTING ENGINEERS
370 EAST WILSON BRIDGE ROAD | WORTHINGTON, OHIO 43085
614.436.6465 | SHIRKODONOVAN.COM

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SHIRK & O'DONOVAN PROJECT NO. 255043

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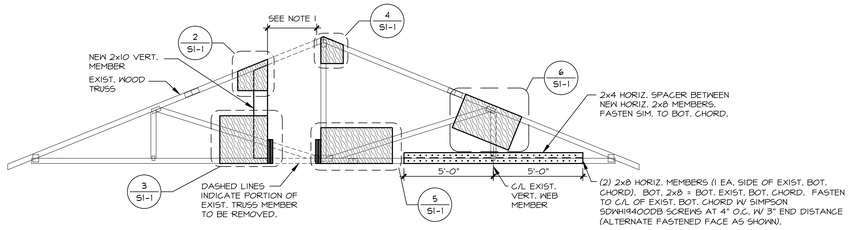
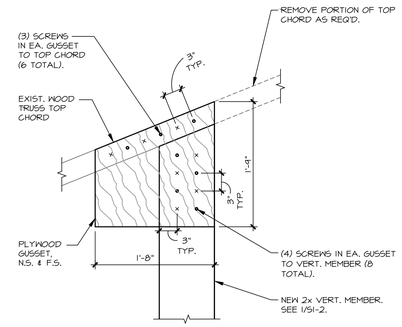


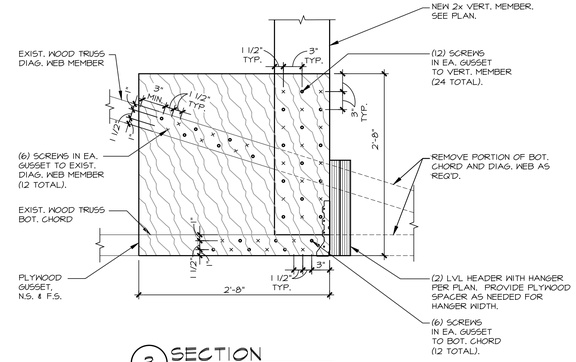
NOTES

1. COORDINATE EXTENTS OF TRUSS REMOVAL AS REQUIRED FOR TRASH CHUTE WITH ARCH. AND MEP DRAWINGS.
2. PROVIDE TEMPORARY SHORING OF EXISTING WOOD TRUSSES AS REQUIRED FOR MODIFICATIONS AND ADDED STRUCTURAL FRAMING. TRUSS MEMBERS SHALL BE CUT VERTICALLY STRAIGHT.
3. NEW GUSSET PLATES TO BE 1/2" MINIMUM PLYWOOD OR OSB AND APPLIED TO BOTH SIDES OF THE TRUSS. SEE DETAILS FOR OVERALL GUSSET SIZES. GUSSETS TO BE FASTENED TO TRUSS USING SIMPSON SDS25200 SCREWS. INSTALL SCREW ON OPPOSING FACES AS SHOWN.
4. NEW TRUSS MEMBER SHALL BE CUT TO FIT. FIELD VERIFY TRUSS DIMENSIONS.

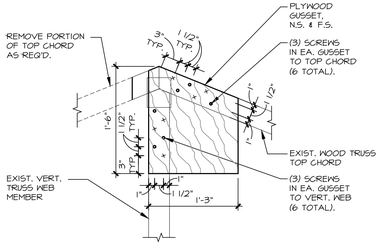
1 TRUSS ELEVATION
1/4" = 1'-0"



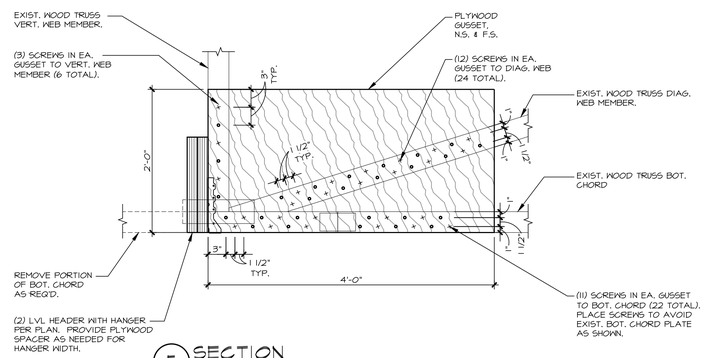
2 SECTION
1" = 1'-0"



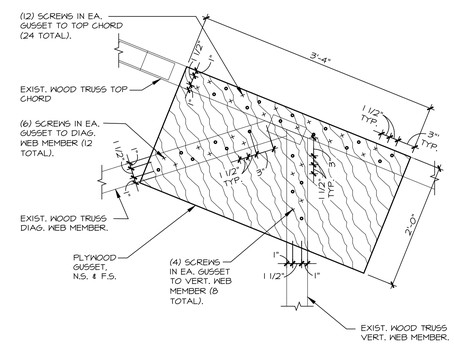
3 SECTION
1" = 1'-0"



4 SECTION
1" = 1'-0"



5 SECTION
1" = 1'-0"



6 SECTION
1" = 1'-0"

STATE OF OHIO
ROBERT DONEHUE
PE-88885
REGISTERED
PROFESSIONAL ENGINEER

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
NCR PROJECT #: 24126

#

STRUCTURAL SECTIONS

S1-2

SHIRK & O'DONOVAN
CONSULTING ENGINEERS
370 EAST WILSON BRIDGE ROAD | WORTHINGTON, OHIO 43085
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SHIRK & O'DONOVAN PROJECT NO. 255043

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architectural site plan 1" = 30'-0"

general notes - site plan

1. PLANTINGS SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR SCOPE OF EXISTING PLANT REMOVAL, RE-SEEDING, NEW PLANTINGS, TREE-TRIMMING OR REMOVAL, ETC.
2. ENSURE GRADING AT PERIMETER PROVIDES POSITIVE DRAINAGE AWAY FROM BUILDING.
3. SCOPE/JET SEWER MAINS AND PROVIDE RESULTS FOR OWNER'S INSPECTION.

coded notes - site plan

1 MILL AND OVERLAY EXIST. ASPHALT PARKING LOT AND ACCESS DRIVE. SEAL AND STRIPE WITH LAYOUT PER PLAN.
2 EXIST. ACCESSIBLE PARKING SIGNS AND POLES TO BE REMOVED AND REPLACED WITH COMPLIANT SIGNAGE. SEE SITE DETAILS.
3 EXIST. CONCRETE SIDEWALK. REPAIR OR REPLACE CONCRETE JOINT SEALANT AT CONTROL JOINTS, CRACKS, AND ABUTMENTS AS NEEDED.
4 EXIST. DUMPSTER ENCLOSURE, GATE, BOLLARDS, BRICK PIERS, AND CONCRETE DUMPSTER PAD TO BE REMOVED. SEE DETAIL K/AS102 FOR ENLARGED DEMO PLAN OF ENCLOSURE AND SURROUNDING AREA.
5 NEW CMU DUMPSTER ENCLOSURE, SEE SITE DETAILS.
6 EXIST. MONUMENT SIGN TO BE REMOVED AND REPLACED. SEE SITE DETAILS.
7 INSTALL NEW BOLLARDS AT REAR ACCESS DRIVE. SEE SITE DETAILS.
8 EXIST. DRAIN TO REMAIN.
9 EXIST. TRANSFORMER TO REMAIN.
10 EXIST. MAINTENANCE SHED TO REMAIN.
11 EXIST. FLAGPOLE TO REMAIN.
12 EXIST. PLUMBING CLEANOUTS TO REMAIN, TYP.
13 EXIST. LIGHT POLES TO REMAIN. HEADS TO BE REPLACED WITH NEW LED FIXTURES. SEE ELECTRICAL SITE PLAN.
14 EXIST. LIGHTED BOLLARDS TO BE REMOVED AND REPLACED WITH NEW LED FIXTURES. SEE ELECTRICAL SITE PLAN.
15 EXIST. GAS METER TO REMAIN.
16 EXIST. ELECTRICAL METER TO REMAIN.
17 EXIST. TELEPHONE PEDESTAL TO REMAIN.
18 EXIST. WATER METER, VAULT, AND VALVES. SEE SURVEY.
19 EXIST. GAS VALVE. SEE SURVEY.
20 EXIST. SANITARY. SEE SURVEY.
21 NEW 4" CONCRETE SIDEWALK OVER 4" COMPACTED GRAVEL BASE IN THIS LOCATION ONLY. MATCH WIDTH OF EXISTING SIDEWALK AND EXTEND FROM EDGE OF EXISTING SIDEWALK TO EDGE OF PARKING LOT ASPHALT. VERIFY DIMENSIONS IN FIELD.

parking summary

STANDARD PARKING SPACES:	44 SPACES
ACCESSIBLE PARKING SPACES:	5 ADA + 1 VAN ACCESSIBLE SP.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SITE PLAN

AS101

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12/17/2025 1:52:36 PM

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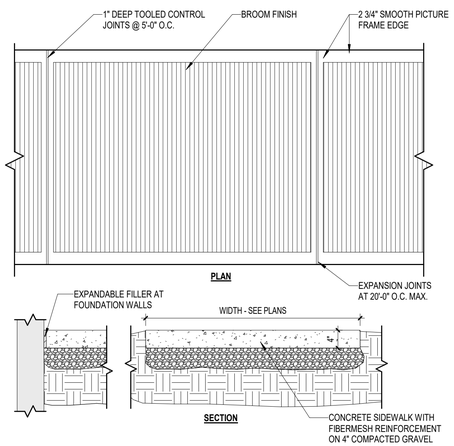
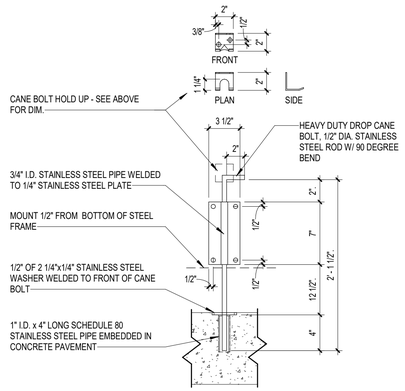
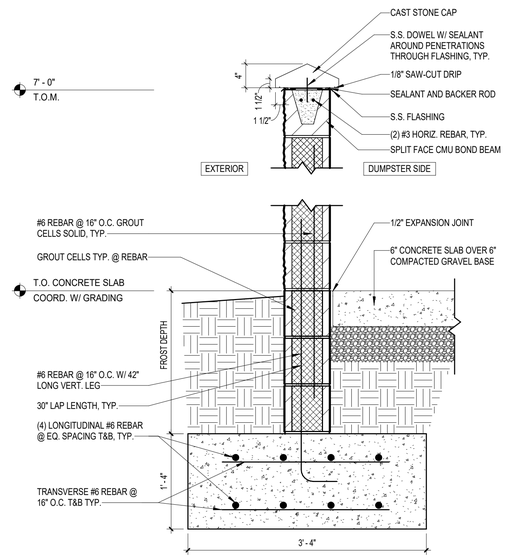


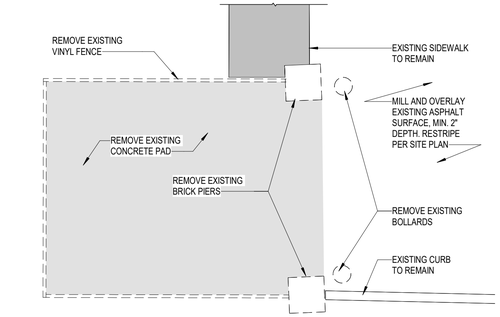
J AS102 sidewalk detail
3/4" = 1'-0"



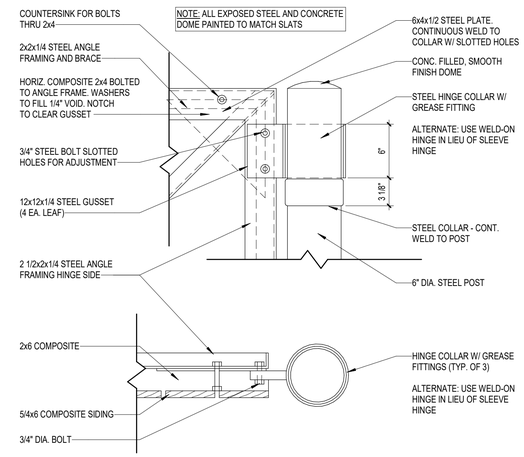
H AS102 swing gate cane bolt detail
1 1/2" = 1'-0"



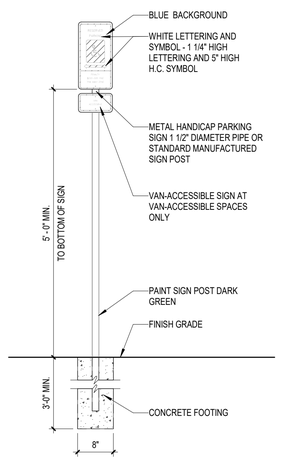
G AS102 masonry wall detail
1" = 1'-0"



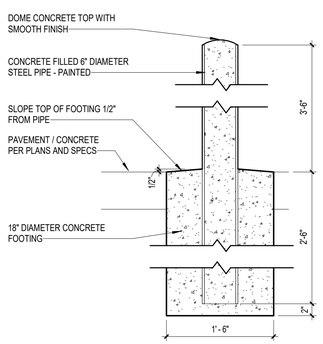
K AS102 ENLARGED DEMO PLAN - EXIST. TRASH ENCLOSURE
1/4" = 1'-0"



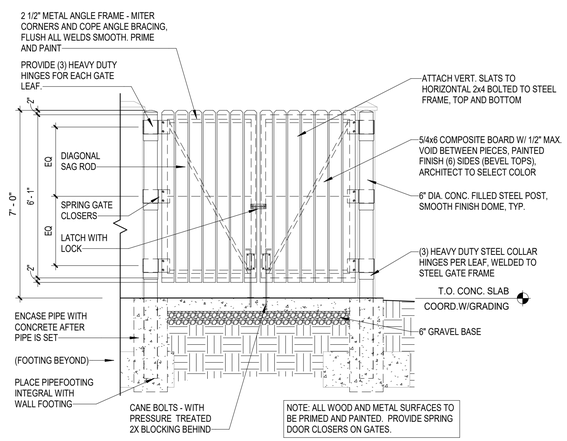
F AS102 gate detail
1 1/2" = 1'-0"



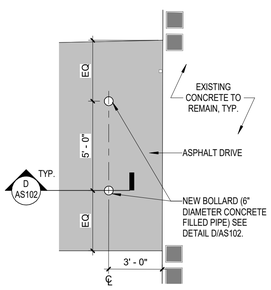
E AS102 accessible parking sign detail
3/4" = 1'-0"



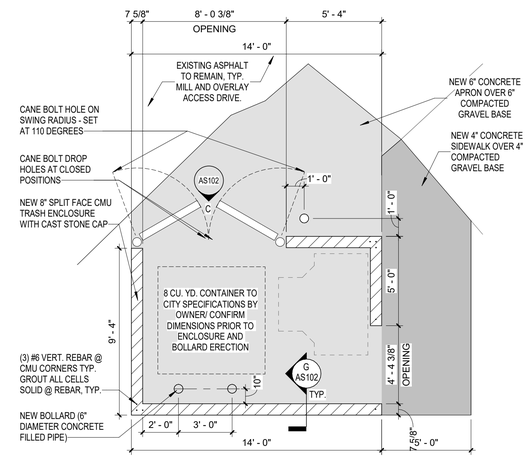
D AS102 pipe bollard detail
1" = 1'-0"



C AS102 trash enclosure gate elevation
3/8" = 1'-0"



B AS102 enlarged bollard plan
1/4" = 1'-0"



A AS102 enlarged trash enclosure plan
1/4" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SITE DETAILS

AS102

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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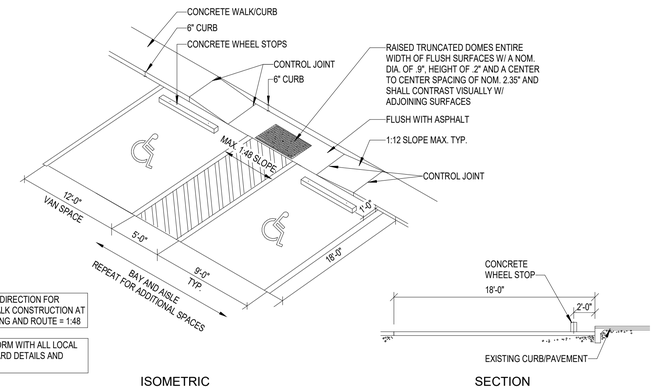


MAX SLOPE IN ANY DIRECTION FOR PAVEMENT/SIDEWALK CONSTRUCTION AT ACCESSIBLE PARKING AND ROUTE = 1:48

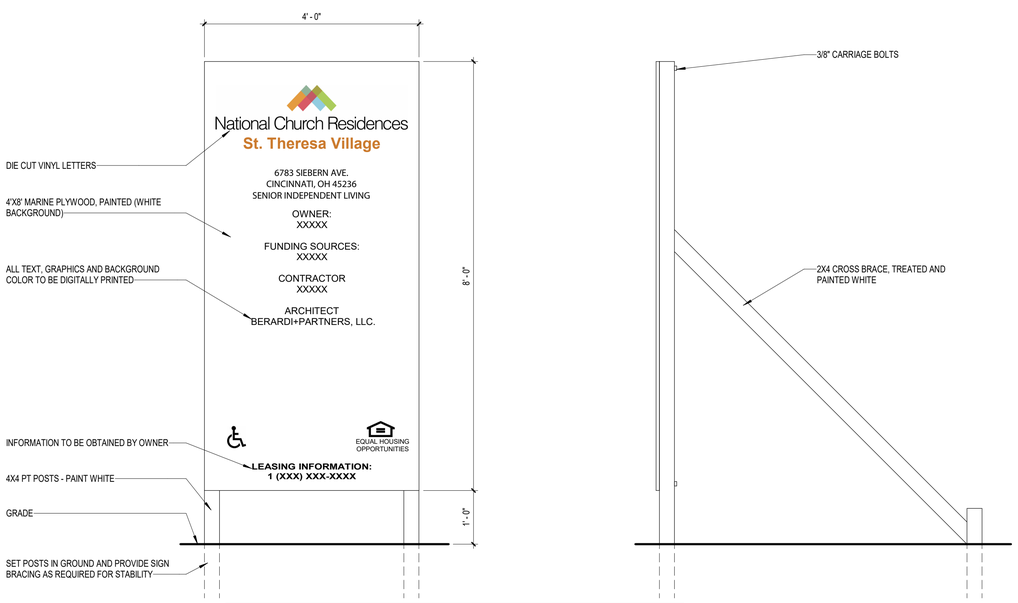
VERIFY AND CONFORM WITH ALL LOCAL MUNICIPAL STANDARD DETAILS AND REQUIREMENTS

ISOMETRIC

SECTION

C
AS103

accessible parking detail
1/2" = 1'-0"



NOTE:
SIGN MANUFACTURER TO CONFIRM SIGN DESIGN AND LOCATION SO AS TO COMPLY W/ LOCAL CODES AND REGULATING AGENCIES PRIOR TO FABRICATION AND INSTALLATION. G.C. TO CONTACT OWNER FOR MOST CURRENT PROJECT NAME PRIOR TO FABRICATION. ALSO CONTACT ARCHITECT/ OWNER FOR SIGN LOCATION. (COORDINATE ON SITE)

B
AS103

construction sign detail
3/4" = 1'-0"

NOTE: G.C. TO REVIEW INSTALLATION SCHEDULE W/ OWNER. COORDINATE W/ OWNER FOR LATEST SIGN DESIGN.

A
AS103

monument sign detail
1" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SITE DETAILS

AS103

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
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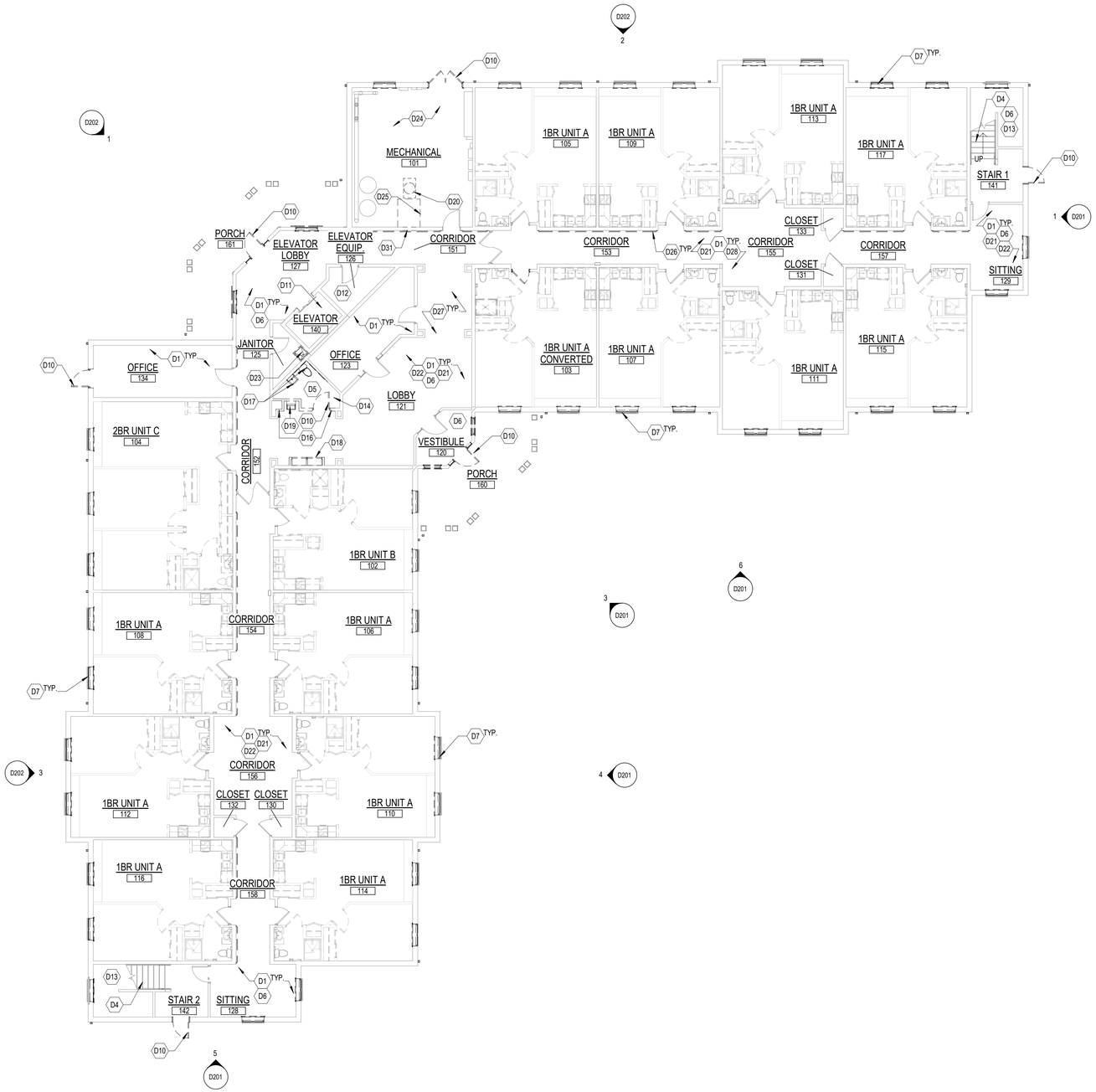
P 614.221.1110 berardipartners.com



first floor demo plan

3/32" = 1'-0"

demo legend

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

demo general note:

REFER TO A350 SHEETS FOR SCOPE OF DEMOLITION IN UNITS, TYPICAL.

coded notes - demo floor plans

D1	REMOVE EXISTING FLOORING MATERIALS; PREPARE SURFACE FOR NEW FINISHES.
D3	REMOVE EXISTING COMMUNITY KITCHEN COUNTERTOPS, WALL CABINETS, AND EXISTING APPLIANCES - SEE ARCHITECTURAL PLANS FOR NEW LOCATION OF COMMUNITY KITCHEN.
D4	REMOVE EXISTING VINYL STAIR TREADS, RISERS, AND NOSINGS.
D5	REMOVE EXISTING MIRRORS AND BATHROOM ACCESSORIES IN PUBLIC RESTROOMS
D6	REMOVE EXISTING INTERIOR WINDOW TREATMENTS
D7	REMOVE ALL EXISTING EXTERIOR ALUMINUM WINDOWS AND INTERIOR WINDOW STOOLS.
D8	REMOVE EXISTING WOOD BALCONY GUARDRAILS
D9	REMOVE EXISTING WOOD DECKING ON EXTERIOR BALCONY/PORCHES
D10	REMOVE EXISTING DOOR, FRAME, AND ASSOCIATED HARDWARE.
D11	REMOVE EXISTING FINISHES IN ELEVATOR CAB, PREPARE SURFACES TO RECEIVE NEW FINISHES
D12	SEE SPECIFICATIONS FOR SCOPE OF ELEVATOR EQUIP. REPAIR AND/OR REPLACEMENT
D13	REMOVE EXISTING UNIT HEATERS IN STAIRWELLS
D14	REMOVE EXISTING EXHAUST FAN IN COMMON AREA BATHROOM
D15	REMOVE EXISTING LAUNDRY ROOM SINK AND CAP ALL PLUMBING CONNECTIONS.
D16	REMOVE EXISTING WALL TO EXTENTS SHOWN.
D17	REMOVE EXISTING PLUMBING FIXTURE
D18	REMOVE EXISTING MAILBOXES AND DEMO WALL
D19	REMOVE EXISTING WATER COOLER
D20	COORDINATE DEMO FOR TRASH CHUTE WITH STRUCTURAL DWGS
D21	CLEAN AND PREPARE WALL SURFACES TO RECEIVE NEW FINISHES.
D22	REMOVE ALL EXISTING LIGHT FIXTURES
D23	REMOVE EXISTING MOP SINK
D24	SEE MEP DRAWINGS FOR MECHANICAL ROOM SCOPE OF WORK
D25	COORDINATE WITH PROPERTY MANAGER TO RELOCATE EXISTING MECHANICAL ROOM WORK TABLE.
D26	REMOVE EXISTING CORRIDOR HANDRAILS. CLEAN AND PREPARE SURFACE TO RECIEVE NEW HANDRAIL.
D27	REMOVE EXISTING CORRIDOR AND COMMON AREA CHAIR RAILS. CLEAN AND PREPARE SURFACE TO RECIEVE NEW CHAIR RAIL.
D28	REMOVE EXISTING WOOD BASE IN CORRIDORS AND COMMON AREAS. CLEAN AND PREPARE SURFACE TO RECIEVE NEW BASE.
D29	EXISTING WASHERS AND DRYERS TO REMAIN. COORDINATE WITH PROPERTY LAUNDRY VENDOR TO TEMPORARILY RELOCATE AS NEEDED.
D31	DEMO SECTION OF WALL FOR NEW TRASH CHUTE DOOR. COORDINATE LOCATION WITH FLOOR PLANS, SHOP DRAWINGS, AND EXISTING CONDITIONS.
D32	REMOVE EXISTING FAUX FIREPLACE AND ASSOCIATED CASEWORK.
D33	EXISTING AWNING TO REMAIN
D34	REMOVE EXISTING FLAT ROOF MEMBRANE AND ASSOCIATED FLASHINGS AND ACCESSORIES. CLEAN AND PREPARE EXISTING SURFACE TO RECEIVE NEW MEMBRANE.
D35	REMOVE EXISTING ROOFTOP UNITS. SEE MECHANICAL DRAWINGS.
D36	DEMO CEILING CROWN IN TAGGED AREAS ONLY. MAINTAIN EXISTING FIRE RATING OF CEILING ASSEMBLY. PREPARE EXISTING CEILING/SOFFIT FOR NEW INFILL DRYWALL AT LEVEL OF EXISTING ADJACENT SOFFITS. REFER TO A802 FOR NEW CEILING PLAN CONFIGURATION.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

FIRST FLOOR DEMO PLAN

D101

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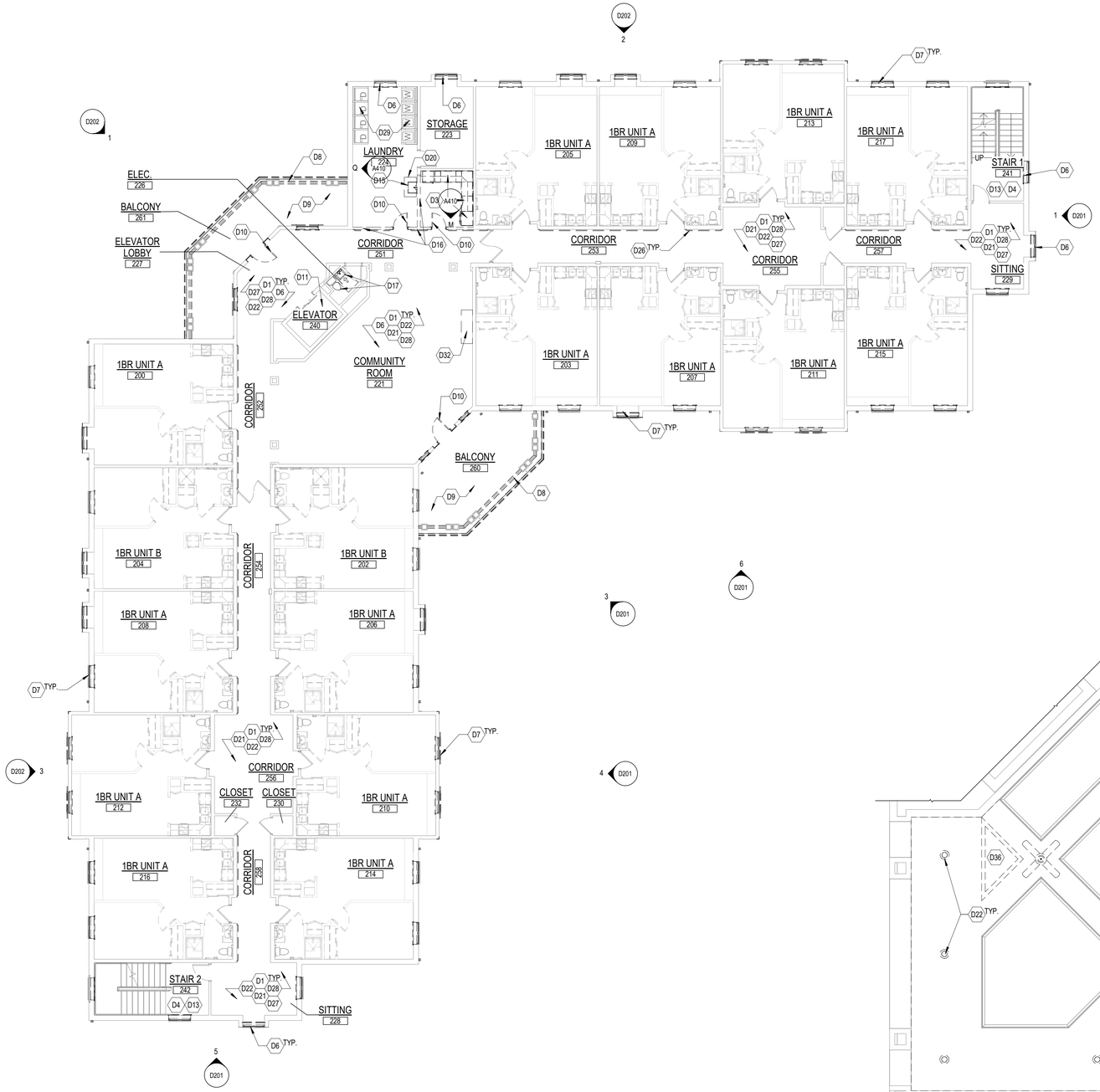
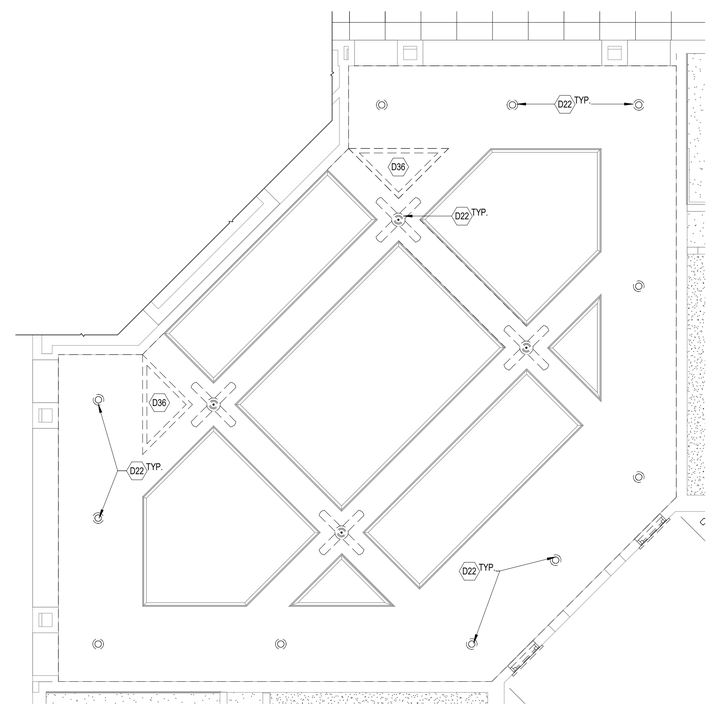


second floor demo plan

3/32" = 1'-0"



2 / D102 enlarged demo rcp - community room
1/4" = 1'-0"

demo legend

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

demo general note:

REFER TO A350 SHEETS FOR SCOPE OF DEMOLITION IN UNITS, TYPICAL.

coded notes - demo floor plans

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SECOND FLOOR DEMO PLAN

D102

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third floor demo plan

3/32" = 1'-0"

demo legend

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

demo general note:

REFER TO A350 SHEETS FOR SCOPE OF DEMOLITION IN UNITS, TYPICAL.

coded notes - demo floor plans

D1	REMOVE EXISTING FLOORING MATERIALS; PREPARE SURFACE FOR NEW FINISHES.
D3	REMOVE EXISTING COMMUNITY KITCHEN COUNTERTOPS, WALL CABINETS, AND EXISTING APPLIANCES - SEE ARCHITECTURAL PLANS FOR NEW LOCATION OF COMMUNITY KITCHEN.
D4	REMOVE EXISTING VINYL STAIR TREADS, RISERS, AND NOSINGS.
D5	REMOVE EXISTING MIRRORS AND BATHROOM ACCESSORIES IN PUBLIC RESTROOMS
D6	REMOVE EXISTING INTERIOR WINDOW TREATMENTS
D7	REMOVE ALL EXISTING EXTERIOR ALUMINUM WINDOWS AND INTERIOR WINDOW STOOLS.
D8	REMOVE EXISTING WOOD BALCONY GUARDRAILS
D9	REMOVE EXISTING WOOD DECKING ON EXTERIOR BALCONY/PORCHES
D10	REMOVE EXISTING DOOR, FRAME, AND ASSOCIATED HARDWARE.
D11	REMOVE EXISTING FINISHES IN ELEVATOR CAB, PREPARE SURFACES TO RECEIVE NEW FINISHES
D12	SEE SPECIFICATIONS FOR SCOPE OF ELEVATOR EQUIP. REPAIR AND/OR REPLACEMENT
D13	REMOVE EXISTING UNIT HEATERS IN STAIRWELLS
D14	REMOVE EXISTING EXHAUST FAN IN COMMON AREA BATHROOM
D15	REMOVE EXISTING LAUNDRY ROOM SINK AND CAP ALL PLUMBING CONNECTIONS.
D16	REMOVE EXISTING WALL TO EXTENTS SHOWN.
D17	REMOVE EXISTING PLUMBING FIXTURE
D18	REMOVE EXISTING MAILBOXES AND DEMO WALL
D19	REMOVE EXISTING WATER COOLER
D20	COORDINATE DEMO FOR TRASH CHUTE WITH STRUCTURAL DWGS
D21	CLEAN AND PREPARE WALL SURFACES TO RECEIVE NEW FINISHES.
D22	REMOVE ALL EXISTING LIGHT FIXTURES
D23	REMOVE EXISTING MOP SINK
D24	SEE MEP DRAWINGS FOR MECHANICAL ROOM SCOPE OF WORK
D25	COORDINATE WITH PROPERTY MANAGER TO RELOCATE EXISTING MECHANICAL ROOM WORK TABLE.
D26	REMOVE EXISTING CORRIDOR HANDRAILS. CLEAN AND PREPARE SURFACE TO RECIEVE NEW HANDRAIL.
D27	REMOVE EXISTING CORRIDOR AND COMMON AREA CHAIR RAILS. CLEAN AND PREPARE SURFACE TO RECIEVE NEW CHAIR RAIL.
D28	REMOVE EXISTING WOOD BASE IN CORRIDORS AND COMMON AREAS. CLEAN AND PREPARE SURFACE TO RECIEVE NEW BASE.
D29	EXISTING WASHERS AND DRYERS TO REMAIN. COORDINATE WITH PROPERTY LAUNDRY VENDOR TO TEMPORARILY RELOCATE AS NEEDED.
D31	DEMO SECTION OF WALL FOR NEW TRASH CHUTE DOOR. COORDINATE LOCATION WITH FLOOR PLANS, SHOP DRAWINGS, AND EXISTING CONDITIONS.
D32	REMOVE EXISTING FAUX FIREPLACE AND ASSOCIATED CASEWORK.
D33	EXISTING AWNING TO REMAIN
D34	REMOVE EXISTING FLAT ROOF MEMBRANE AND ASSOCIATED FLASHINGS AND ACCESSORIES. CLEAN AND PREPARE EXISTING SURFACE TO RECEIVE NEW MEMBRANE.
D35	REMOVE EXISTING ROOFTOP UNITS. SEE MECHANICAL DRAWINGS.
D36	DEMO CEILING CROWN IN TAGGED AREAS ONLY. MAINTAIN EXISTING FIRE RATING OF CEILING ASSEMBLY. PREPARE EXISTING CEILING/SOFFIT FOR NEW INFILL DRYWALL AT LEVEL OF EXISTING ADJACENT SOFFITS. REFER TO A802 FOR NEW CEILING PLAN CONFIGURATION.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

THIRD FLOOR DEMO PLAN

D103

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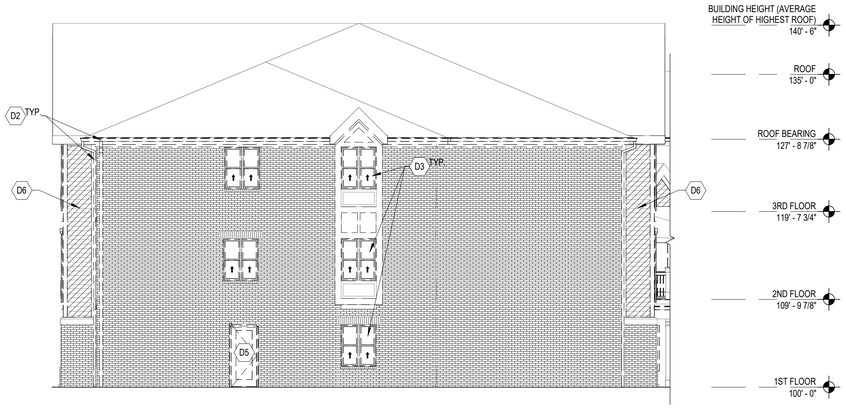
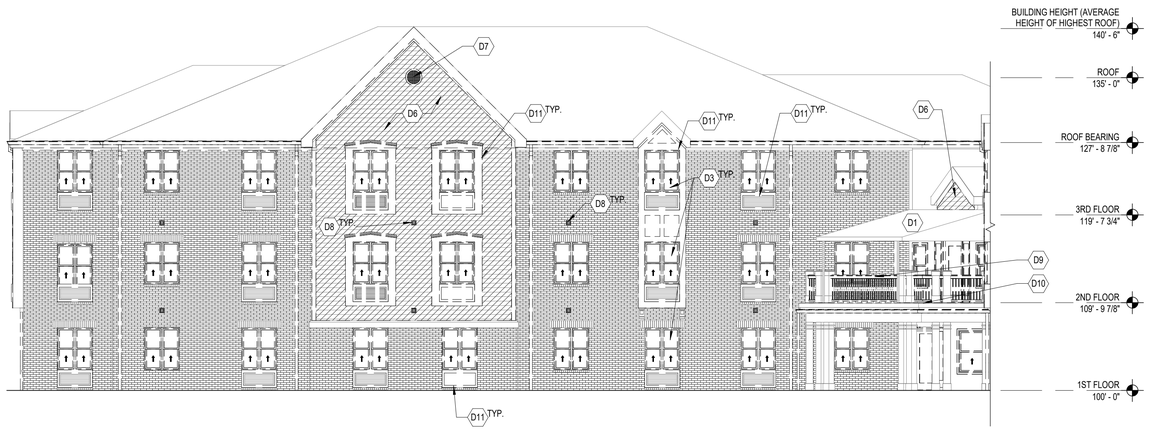
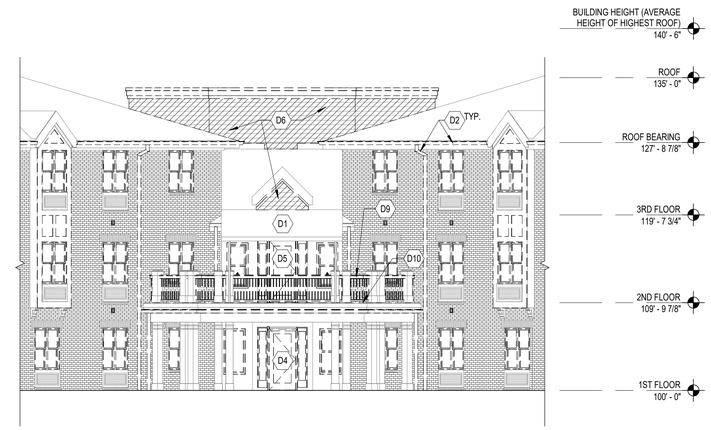


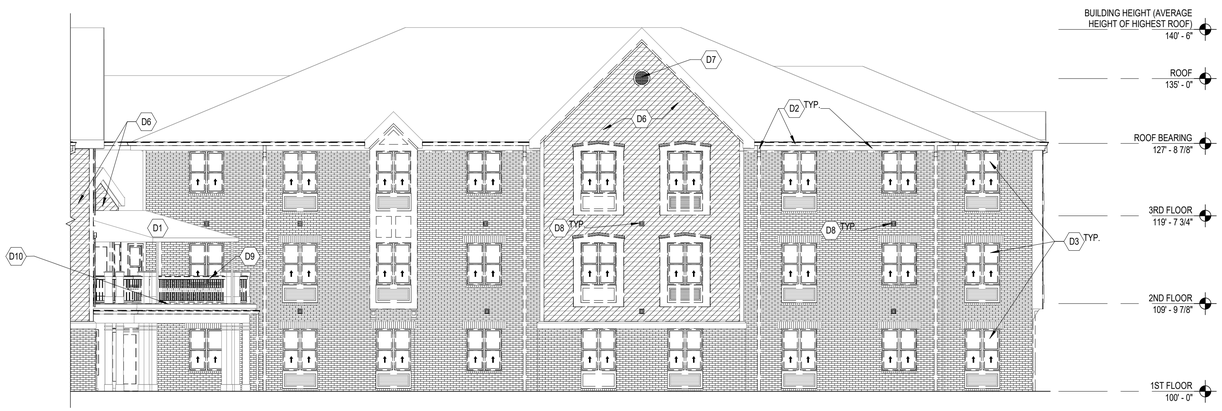
demo elevation 5 1/8" = 1'-0"



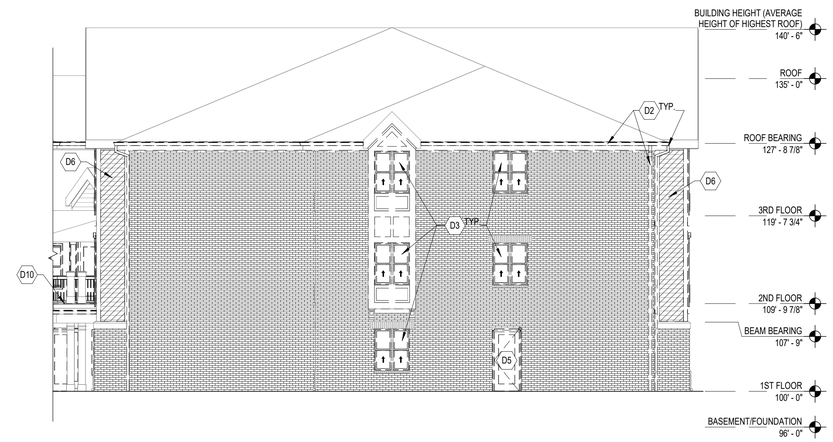
demo front elevation 4 1/8" = 1'-0"



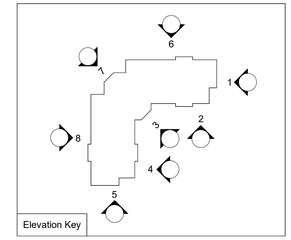
demo front elevation 3 1/8" = 1'-0"



demo elevation 2 1/8" = 1'-0"



demo side elevation 1 1/8" = 1'-0"



Elevation Key

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D2	REMOVE EXIST. GUTTERS, DOWNSPOUTS, AND FASCIA.
D3	REMOVE EXIST. ALUMINUM WINDOWS, SEALANT, AND CAULKING.
D4	REMOVE EXIST. SWING DOOR AT ENTRY
D5	REMOVE EXIST. EXTERIOR DOORS
D6	REMOVE EXIST. VINYL LAP SIDING AND TRIMS
D7	REMOVE EXIST. ROUND GABLE END LOUVERS
D8	REMOVE EXIST. EXHAUST VENT COVERS AT BRICK AND VINYL SIDING
D9	REMOVE EXIST. WOOD BALCONY GUARDRAILS
D10	REMOVE EXIST. WOOD DECKING ON EXTERIOR BALCONIES.
D11	REMOVE EXIST. WINDOW TRIMS AND ALUMINUM PANELS.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

DEMO ELEVATIONS

D201

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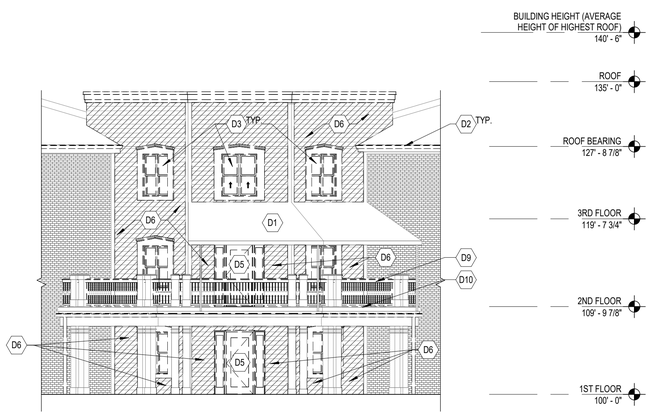
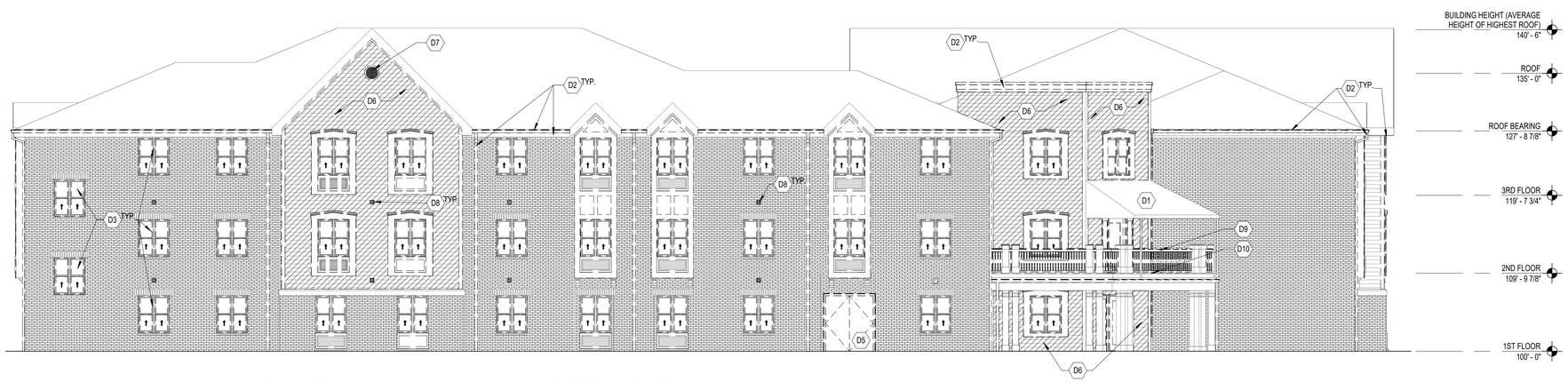
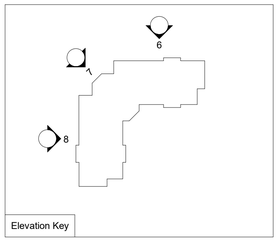
demo front elevation 8 1/8" = 1'-0"



demo elevation 7 1/8" = 1'-0"



demo back elevation 6 1/8" = 1'-0"



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D11	REMOVE EXIST. WINDOW TRIMS AND ALUMINUM PANELS.

STATE OF OHIO GEORGE D. BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT DATE: 12.17.2025
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#	Description	Date

DEMO ELEVATIONS

D202

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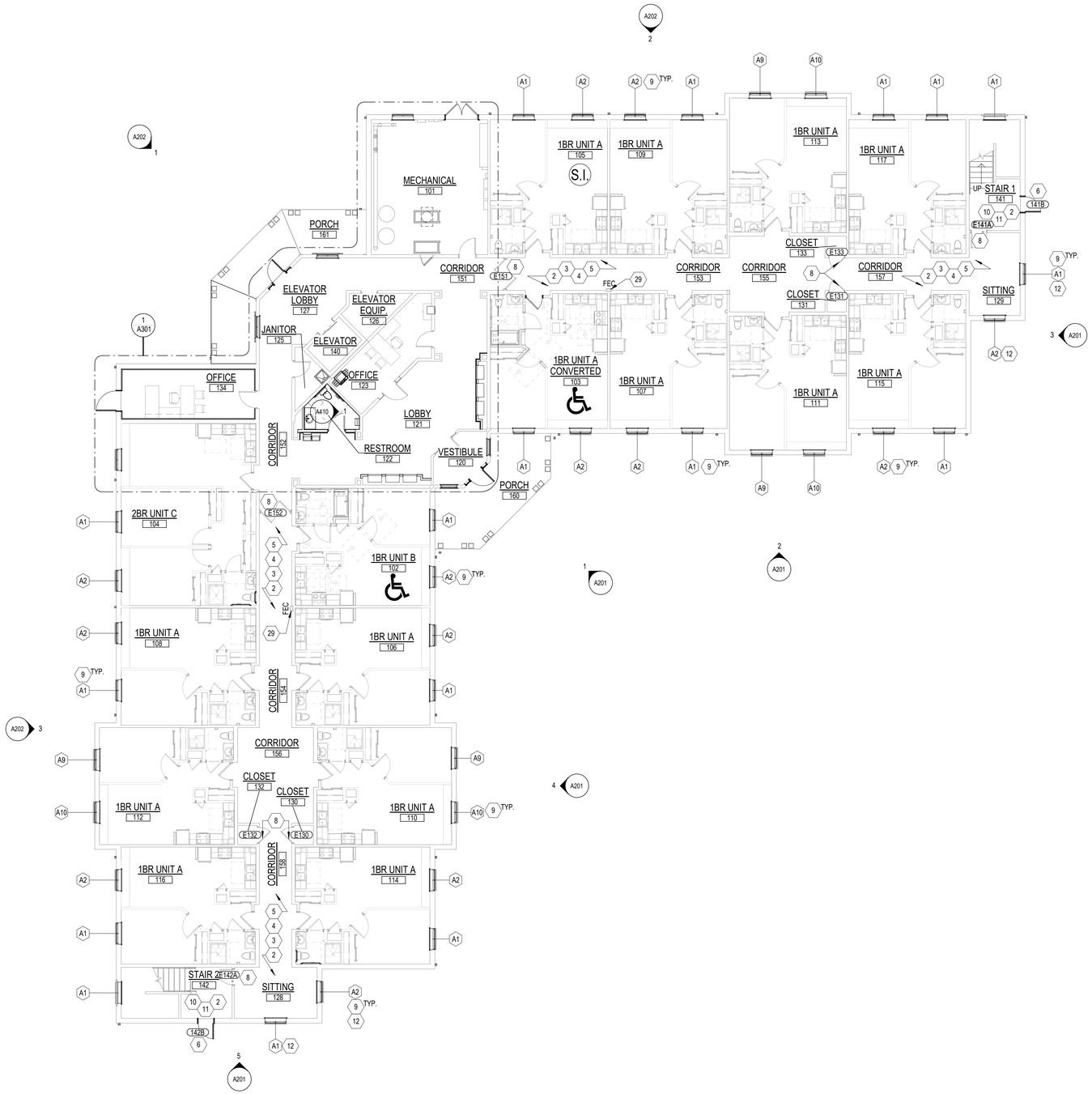

first floor plan

3/32" = 1'-0"

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

	EXISTING PARTITION WALL
	NEW PARTITION WALL
FEC	FIRE EXTINGUISHER CABINET

coded notes - floor plans

1 SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SCOPE OF EQUIPMENT REPLACEMENT IN MECHANICAL ROOMS.
2 NEW CEILING FINISHES, WALL FINISHES, AND FLOOR FINISHES TO BE INSTALLED THROUGHOUT. SEE INTERIOR FINISH PLANS AND SCHEDULE.
3 NEW WOOD HANDRAIL TO BE INSTALLED ON ONE SIDE OF CORRIDOR. SEE FINISH PLANS AND SCHEDULE.
4 NEW CHAIR RAIL TO BE INSTALLED ON ONE SIDE OF CORRIDOR. SEE FINISH PLANS AND SCHEDULE.
5 NEW WOOD BASE TO BE INSTALLED IN CORRIDOR AND COMMON AREAS. SEE FINISH PLANS AND SCHEDULE.
6 NEW INSULATED HOLLOW METAL EXTERIOR DOOR. SEE DOOR SCHEDULE. CLEAN AND PAINT EXISTING LINTEL AT OPENING.
7 NEW INTERIOR DOOR. SEE DOOR SCHEDULE.
8 (E) INTERIOR DOOR TO BE PRIMED AND PAINTED, REMOVE ALL DOOR HARDWARE AND PREPARE TO RECEIVE NEW HARDWARE.
9 NEW ENERGY STAR-RATED VINYL WINDOWS TO BE INSTALLED. EXTERIOR BRICK HEADERS AND SILLS TO REMAIN. REPLACE WINDOW SEALANT AND CAULKING. CLEAN AND PAINT EXISTING LINTELS AT OPENINGS. INSTALL NEW PVC STOOLS ON COMMON AREA WINDOWS. SEE WINDOW DETAIL SHEET.
10 INSTALL NEW VINYL TREADS, RISERS, AND NOSINGS ON EXISTING STAIRS. SEE FINISH PLANS AND SCHEDULE.
11 (E) WOOD HANDRAIL AT STAIRWELLS TO REMAIN.
12 NEW ROLLER SHADES TO BE INSTALLED AT COMMON AREA AND CORRIDOR WINDOWS. SEE INTERIOR PLANS AND FINISH SCHEDULE.
13 NEW MILLWORK AT COMMUNITY ROOM. SEE INTERIOR DETAILS SHEET.
14 NEW APPLIANCES, CABINETRY, AND COUNTERTOP AT COMMUNITY ROOM KITCHENETTE. SEE INTERIOR ELEVATIONS AND PLUMBING/ELECTRICAL DRAWINGS.
15 NEW RESTROOM FIXTURES AND ACCESSORIES. SEE INTERIOR ELEVATIONS AND PLUMBING/ELECTRICAL DRAWINGS.
16 NEW FIRE-RATED RENT DROPBOX WITH THRU-WALL CHUTE; THE SAFETY LETTERBOX COMPANY, SLFR3 OR EQUAL. MOUNT DROP SLOT AT 48" MAX A.F.F.
17 ELEVATOR CAB INTERIOR TO RECEIVE NEW FINISHES. SEE INTERIOR FINISH SCHEDULE. ELEVATOR EQUIPMENT TO BE FULLY MODERNIZED, REFER TO SPECIFICATIONS.
18 FURNISHINGS AND EQUIPMENT SHOWN FOR REFERENCE ONLY. FURNISHED BY OWNER.
19 (E) AWNING TO REMAIN
20 CONTACT VENDOR TO INSTALL NEW CASH-TO-CARD READER AT LAUNDRY ROOM.
21 NEW TRASH CHUTE TO BE INSTALLED WITH ACCESS TO TRASH ON EACH FLOOR. CHUTE TO TERMINATE INTO FIRST FLOOR MECHANICAL ROOM. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS.
22 NEW HILO DRINKING FOUNTAIN TO BE INSTALLED. ADJACENT WALLS TO BE RECONFIGURED PER PLAN. EXISTING PLUMBING TO BE RECONFIGURED AS NECESSARY.
23 NEW 1 HOUR RATED 24X24" TRASH DOOR INSTALLED IN EXISTING WALL.
24 NEW MOP SINK. SEE PLUMBING DRAWINGS.
25 NEW MECHANICAL ROOFTOP UNITS. SEE MECHANICAL DRAWINGS.
26 EXISTING ROOF ACCESS DOOR TO REMAIN.
27 NEW ALUMINUM RAILINGS AT EXTERIOR BALCONIES. ARCHITECT TO SELECT PAINT COLOR.
28 NEW COMPOSITE DECKING AT EXTERIOR COMMON AREA BALCONIES.
29 REPLACE ALL FIRE EXTINGUISHERS. (E) FIRE EXTINGUISHER CABINET TO REMAIN.
30 (E) WASHERS & DRYERS TO REMAIN, COORDINATE WITH LAUNDRY VENDOR TO TEMPORARILY RELOCATE DURING CONSTRUCTION.
31 NEW FITNESS ROOM TV. PROVIDE POWER IF NOT EXISTING. MOUNT WITH CL AT 6'-0" AF.F.
32 NEW CUSTODIAL CART - RUBBERMAID MODEL #1305-73.
33 REPLACE EXISTING RAILING POSTS. CLAD IN FIBER CEMENT. DESIGN TO MATCH EXISTING.

general notes: floor plans

1. REFERENCE SURVEY FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3½".
4. SEE SHEETS G002a AND G002b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE I100 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHTECT.

BID/PERMIT SET

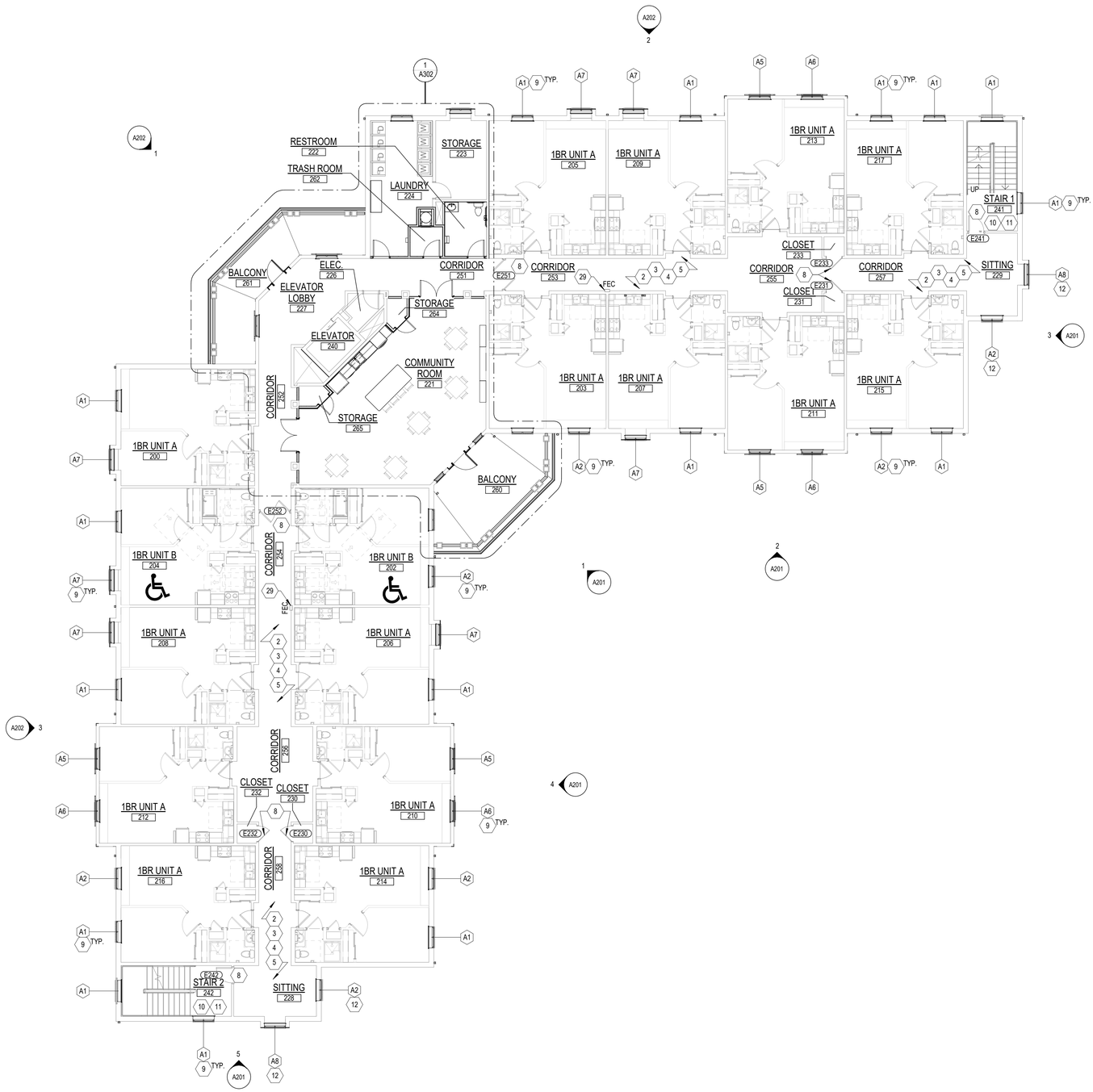
PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

FIRST FLOOR PLAN

A101

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



second floor plan 3/32" = 1'-0"

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

	EXISTING PARTITION WALL
	NEW PARTITION WALL
FEC	FIRE EXTINGUISHER CABINET

coded notes - floor plans

1 SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SCOPE OF EQUIPMENT REPLACEMENT IN MECHANICAL ROOMS.
2 NEW CEILING FINISHES, WALL FINISHES, AND FLOOR FINISHES TO BE INSTALLED THROUGHOUT. SEE INTERIOR FINISH PLANS AND SCHEDULE.
3 NEW WOOD HANDRAIL TO BE INSTALLED ON ONE SIDE OF CORRIDOR. SEE FINISH PLANS AND SCHEDULE.
4 NEW CHAIR RAIL TO BE INSTALLED ON ONE SIDE OF CORRIDOR. SEE FINISH PLANS AND SCHEDULE.
5 NEW WOOD BASE TO BE INSTALLED IN CORRIDOR AND COMMON AREAS. SEE FINISH PLANS AND SCHEDULE.
6 NEW INSULATED HOLLOW METAL EXTERIOR DOOR. SEE DOOR SCHEDULE. CLEAN AND PAINT EXISTING LINTEL AT OPENING.
7 NEW INTERIOR DOOR. SEE DOOR SCHEDULE.
8 (E) INTERIOR DOOR TO BE PRIMED AND PAINTED. REMOVE ALL DOOR HARDWARE AND PREPARE TO RECEIVE NEW HARDWARE.
9 NEW ENERGY STAR-RATED VINYL WINDOWS TO BE INSTALLED. EXTERIOR BRICK HEADERS AND SILLS TO REMAIN. REPLACE WINDOW SEALANT AND CAULKING. CLEAN AND PAINT EXISTING LINTELS AT OPENINGS. INSTALL NEW PVC STOOLS ON COMMON AREA WINDOWS. SEE WINDOW DETAIL SHEET.
10 INSTALL NEW VINYL TREADS, RISERS, AND NOSINGS ON EXISTING STAIRS. SEE FINISH PLANS AND SCHEDULE.
11 (E) WOOD HANDRAIL AT STAIRWELLS TO REMAIN.
12 NEW ROLLER SHADES TO BE INSTALLED AT COMMON AREA AND CORRIDOR WINDOWS. SEE INTERIOR PLANS AND FINISH SCHEDULE.
13 NEW MILLWORK AT COMMUNITY ROOM. SEE INTERIOR DETAILS SHEET.
14 NEW APPLIANCES, CABINETRY, AND COUNTERTOP AT COMMUNITY ROOM KITCHENETTE. SEE INTERIOR ELEVATIONS AND PLUMBING/ELECTRICAL DRAWINGS.
15 NEW RESTROOM FIXTURES AND ACCESSORIES. SEE INTERIOR ELEVATIONS AND PLUMBING/ELECTRICAL DRAWINGS.
16 NEW FIRE-RATED RENT DROPBOX WITH THRU-WALL CHUTE; THE SAFETY LETTERBOX COMPANY, SLFR3 OR EQUAL. MOUNT DROP SLOT AT 48" MAX A.F.F.
17 ELEVATOR CAB INTERIOR TO RECEIVE NEW FINISHES. SEE INTERIOR FINISH SCHEDULE. ELEVATOR EQUIPMENT TO BE FULLY MODERNIZED, REFER TO SPECIFICATIONS.
18 FURNISHINGS AND EQUIPMENT SHOWN FOR REFERENCE ONLY. FURNISHED BY OWNER.
19 (E) AWNING TO REMAIN
20 CONTACT VENDOR TO INSTALL NEW CASH-TO-CARD READER AT LAUNDRY ROOM.
21 NEW TRASH CHUTE TO BE INSTALLED WITH ACCESS TO TRASH ON EACH FLOOR. CHUTE TO TERMINATE INTO FIRST FLOOR MECHANICAL ROOM. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS.
22 NEW HILO DRINKING FOUNTAIN TO BE INSTALLED. ADJACENT WALLS TO BE RECONFIGURED PER PLAN. EXISTING PLUMBING TO BE RECONFIGURED AS NECESSARY.
23 NEW 1 HOUR RATED 24X24" TRASH DOOR INSTALLED IN EXISTING WALL
24 NEW MOP SINK. SEE PLUMBING DRAWINGS.
25 NEW MECHANICAL ROOFTOP UNITS. SEE MECHANICAL DRAWINGS.
26 EXISTING ROOF ACCESS DOOR TO REMAIN.
27 NEW ALUMINUM RAILINGS AT EXTERIOR BALCONIES. ARCHITECT TO SELECT PAINT COLOR.
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33 REPLACE EXISTING RAILING POSTS. CLAD IN FIBER CEMENT. DESIGN TO MATCH EXISTING.

general notes: floor plans

1. REFERENCE SURVEY FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3'1/2".
4. SEE SHEETS G002a AND G002b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
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12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
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general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SECOND FLOOR PLAN

A102

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

12/18/2025 5:27:46 PM

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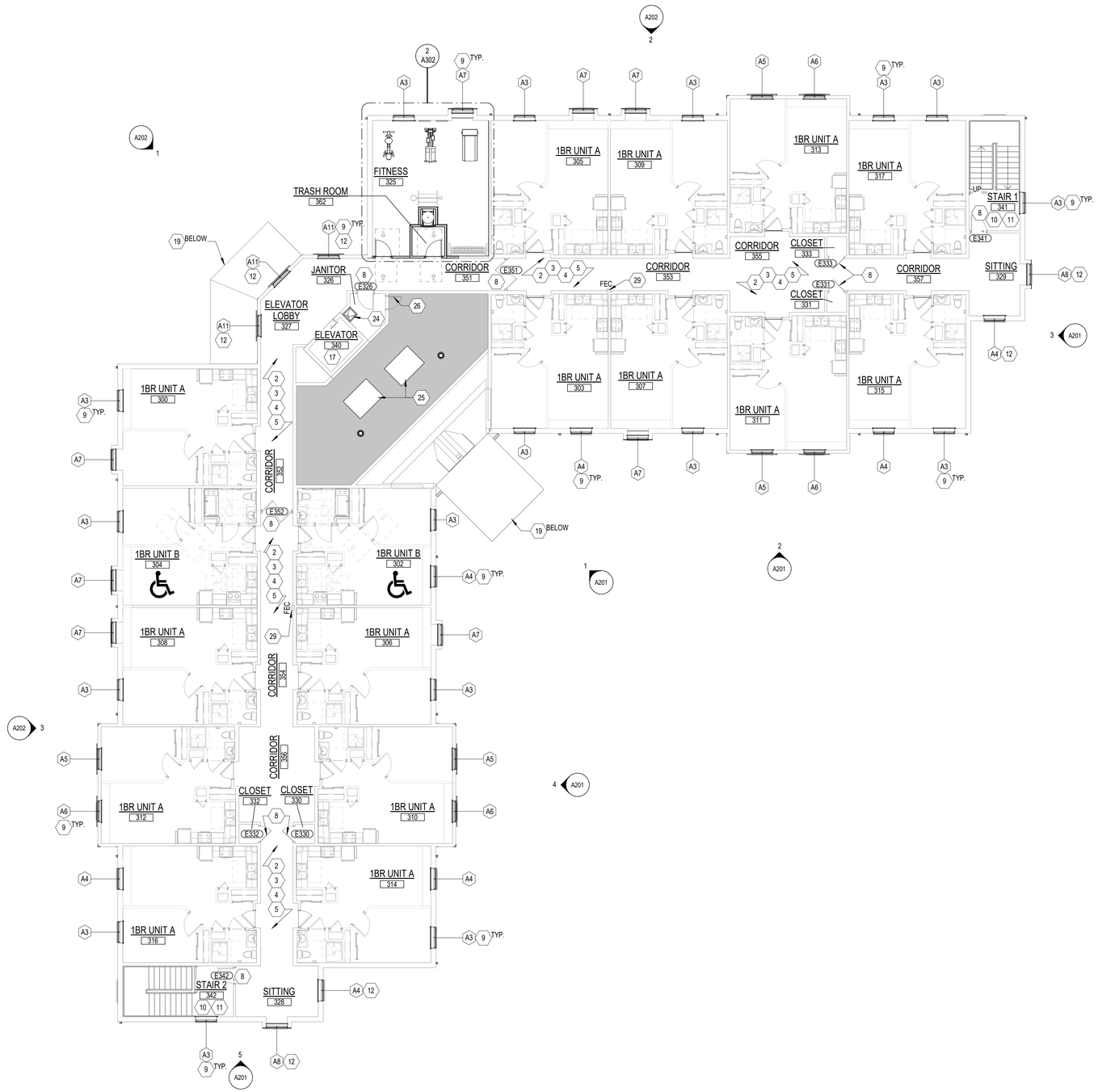

third floor plan

3/32" = 1'-0"

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

	EXISTING PARTITION WALL
	NEW PARTITION WALL
FEC	FIRE EXTINGUISHER CABINET

coded notes - floor plans

1 SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SCOPE OF EQUIPMENT REPLACEMENT IN MECHANICAL ROOMS.
2 NEW CEILING FINISHES, WALL FINISHES, AND FLOOR FINISHES TO BE INSTALLED THROUGHOUT. SEE INTERIOR FINISH PLANS AND SCHEDULE.
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5 NEW WOOD BASE TO BE INSTALLED IN CORRIDOR AND COMMON AREAS. SEE FINISH PLANS AND SCHEDULE.
6 NEW INSULATED HOLLOW METAL EXTERIOR DOOR. SEE DOOR SCHEDULE. CLEAN AND PAINT EXISTING LINTEL AT OPENING.
7 NEW INTERIOR DOOR. SEE DOOR SCHEDULE.
8 (E) INTERIOR DOOR TO BE PRIMED AND PAINTED, REMOVE ALL DOOR HARDWARE AND PREPARE TO RECEIVE NEW HARDWARE.
9 NEW ENERGY STAR-RATED VINYL WINDOWS TO BE INSTALLED. EXTERIOR BRICK HEADERS AND SILLS TO REMAIN. REPLACE WINDOW SEALANT AND CAULKING. CLEAN AND PAINT EXISTING LINTELS AT OPENINGS. INSTALL NEW PVC STOOLS ON COMMON AREA WINDOWS. SEE WINDOW DETAIL SHEET.
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general notes: floor plans

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2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3'12".
4. SEE SHEETS G002a AND G002b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE I100 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINSHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002b.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADING TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. PROVIDE A CONTINUOUS AIR BARRIER: -CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
11. GLUE GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D. SITE-BUILT FENESTRATION AND DOORS.
E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

THIRD FLOOR PLAN

A103

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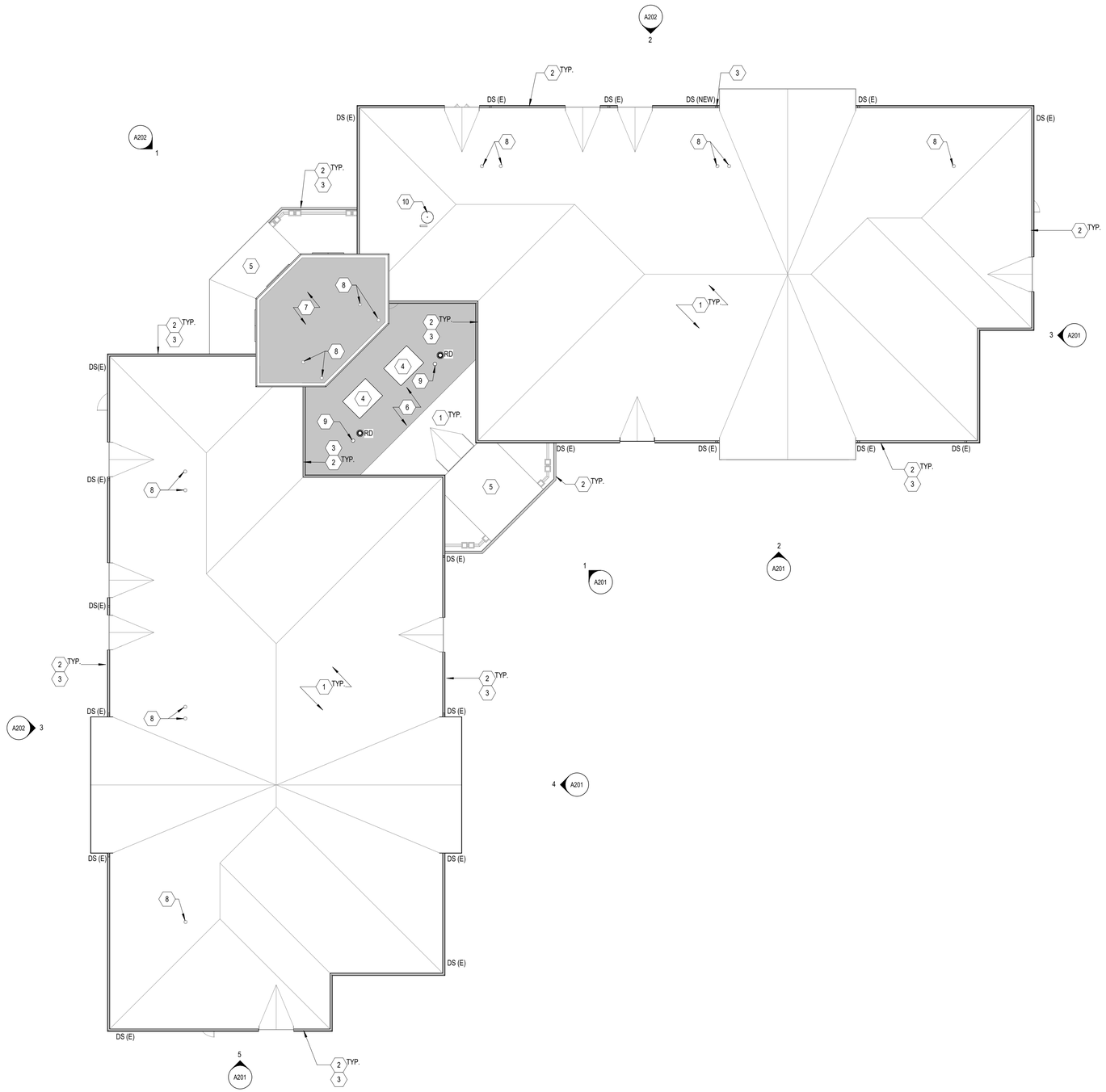

roof plan

3/32" = 1'-0"

general notes: roof plans

1. SEE SHEET G002.a FOR ALL REFERENCED FLOOR/CEILING AND ROOF TYPES.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
3. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRERESISTIVE RATED ASSEMBLIES.
4. SEE MECHANICAL DRAWINGS FOR ROOFTOP EQUIPMENT.
5. SEE PLUMBING DRAWINGS FOR ROOF DRAIN ROUTING & RISERS.
6. CONTRACTOR TO ENSURE ALL FLUES AND OTHER ROOF PENETRATIONS MEET REQUIREMENTS OF APPLICABLE CODES.
7. FIREWALL TO FRAME TO UNDERSIDE OF ROOF SHEATHING.
8. THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. SEE ATTIC PLAN.
9. DRAFTSTOP COMPARTMENTS TO BE EXTENDED TO UNDERSIDE OF ROOF SHEATHING.
10. COORDINATE FIREWALL AND DRAFTSTOPPING PENETRATIONS WITH MEP SCHEDULE .
11. SEE ELECTRICAL PLAN/SCHEDULES FOR LIGHTING/POWER REQUIREMENTS IN ATTIC.
12. ATTIC VENTILATION TO BE ACHIEVED BY VENTILATED SOFFIT.
13. REFER TO SPECIFICATIONS FOR ROOFING COMPONENTS.
14. NEW FLAT ROOFING TO BE SINGLE PLY, FULLY ADHERED ELASTOMERIC PER SPECS.
15. 17. ROOF ASSOCIATED FLASHING INCLUDING BUT NOT LIMITED TO TERMINATION STRIPS, REGLETS, ADHESIVES ETC TO BE PER SPECS AND PER PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
16. 18. ROOFING INSULATION TO BE AS PER SPECS AND PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
17. 19. BRICK CONTROL JOINTS SHALL OCCUR AT ALL INSIDE CORNERS, BEHIND ALL DOWNSPOUTS AND AT OUTSIDE CORNERS W/DOWNSPOUTS - OFFSET (1) 1/2 BRICK FROM CORNER. SEE PLANS AND ELEVATIONS FOR ADDITIONAL LOCATIONS.
18. ALL ASPHALT SHINGLE ROOF SLOPES ARE NOTED FOR REFERENCE ONLY. EXISTING ASPHALT ROOF AND FRAMING TO REMAIN.
19. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL FLUE AND VENT PENETRATIONS.

roof legend

DS	INDICATES LOCATION OF DOWNSPOUT
⟶	INDICATES DIRECTION OF ROOF SLOPE
RD	INDICATES LOCATION OF ROOF DRAIN

coded notes - roof plans

1	EXISTING ASPHALT SHINGLE ROOF TO REMAIN.
2	EXISTING VINYL SOFFIT PANELS AND FASCIA TO BE CLEANED AND PAINTED.
3	NEW DOWNSPOUT IN ONE LOCATION. FINISH TO MATCH EXISTING GUTTERS AND DOWNSPOUTS.
4	NEW MECHANICAL ROOFTOP UNITS. SEE MECHANICAL DRAWINGS.
5	EXISTING AWNING TO REMAIN
6	NEW FLAT ROOF MEMBRANE OVER RIGID INSULATION SLOPED TO DRAIN, MIN 1/4" PER 1'-0". SEE SPECIFICATIONS.
7	EXISTING FLAT ROOF AT ELEVATOR SHAFT TO REMAIN.
8	EXISTING ROOF VENTS TO REMAIN.
9	EXISTING CONDENSATE DRAINS. SEE PLUMBING AND MECHANICAL DRAWINGS FOR RELATED SCOPE.
10	NEW TRASH CHUTE TO VENT TO ROOF. PROVIDE CURB AND FLASHING. SEE SPECIFICATIONS. SEE STRUCTURAL DRAWINGS FOR MODIFIED ROOF FRAMING.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ROOF PLAN

A104

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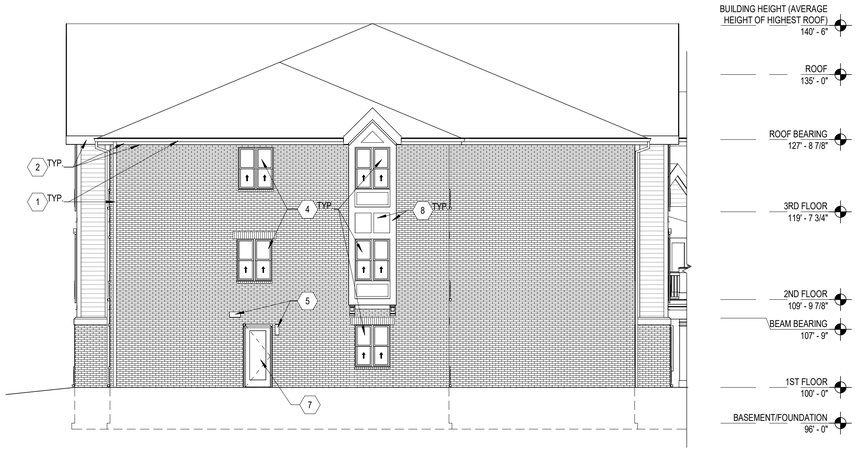
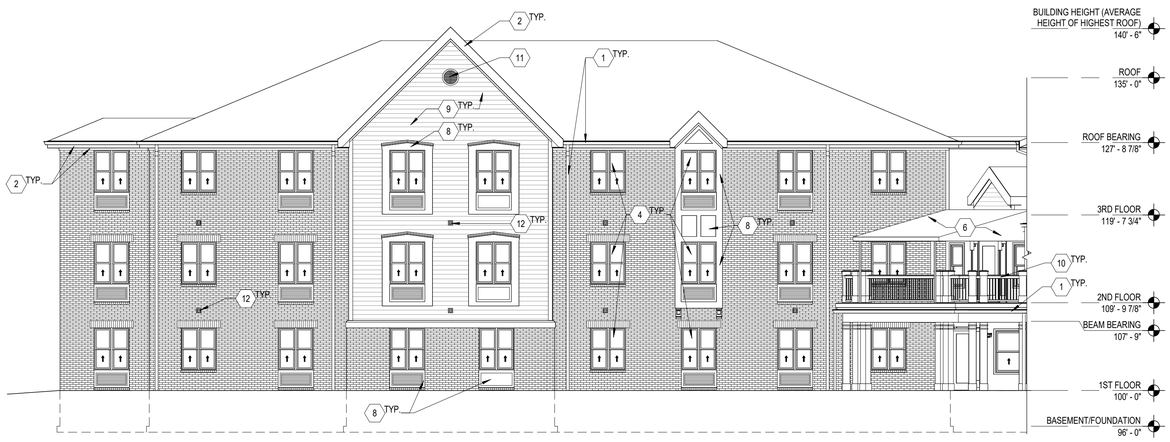
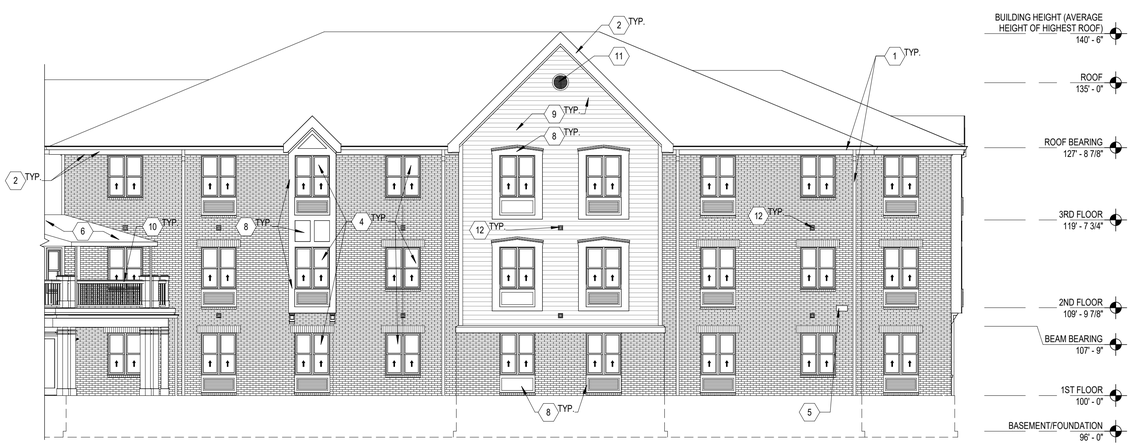


SIDE ELEVATION 5 1/8" = 1'-0"

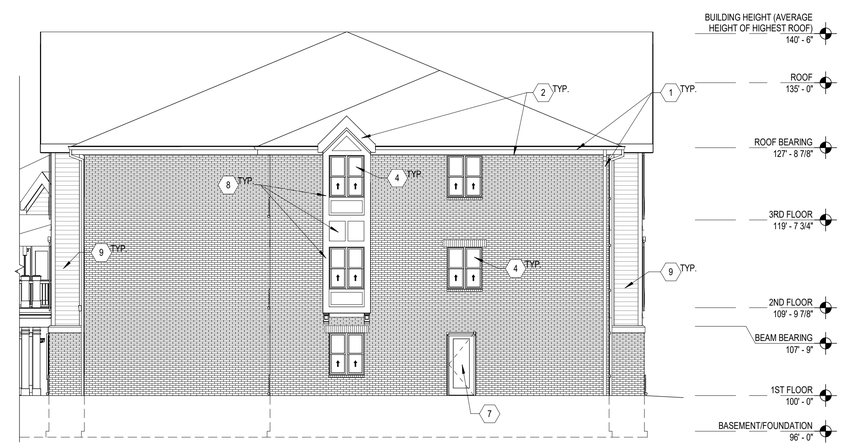


FRONT ELEVATION 4 1/8" = 1'-0"

FRONT ELEVATION 3 1/8" = 1'-0"



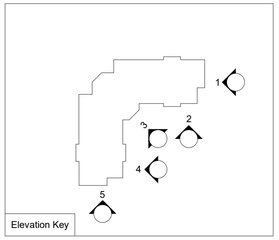
FRONT ELEVATION 2 1/8" = 1'-0"



SIDE ELEVATION 1 1/8" = 1'-0"

coded notes - exterior elevations

1. NEW ALUMINUM GUTTERS AND DOWNSPOUTS. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S STANDARD RANGE.
2. NEW VINYL SOFFITS AND FIBER CEMENT FASCIA. ARCHITECT TO SELECT COLOR.
3. NEW INSULATED HOLLOW METAL EXTERIOR DOOR. SEE DOOR SCHEDULE. CLEAN AND PAINT EXISTING LINTEL AT OPENING.
4. NEW ENERGY-STAR RATED VINYL WINDOWS TO BE INSTALLED WITH NEW PVC SILL ON INTERIOR. EXISTING EXTERIOR BRICK HEADERS AND SILLS TO REMAIN. REPLACE WINDOW SEALANT AND CAULKING. CLEAN AND PAINT EXISTING LINTELS AT OPENINGS. SEE WINDOW DETAILS ON A702, TYP.
5. NEW EXTERIOR LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
6. EXISTING AWNING TO BE CLEANED
7. NEW ENTRY DOORS. SEE DOOR SCHEDULE
8. EXISTING ALUMINUM PANELS AND TRIM TO BE REMOVED AND REPLACED WITH FIBER CEMENT. TRIM AND PANEL DESIGN TO MATCH EXISTING CONDITIONS. ARCHITECT TO SELECT COLOR.
9. NEW HORIZONTAL FIBER CEMENT LAP SIDING. ARCHITECT TO SELECT COLOR.
10. NEW ALUMINUM RAILINGS AT EXTERIOR BALCONIES. ARCHITECT TO SELECT COLOR.
11. NEW GABLE LOUVER VENT TO REPLACE EXISTING. ARCHITECT TO SELECT COLOR.
12. NEW VENT COVERS TO REPLACE EXISTING. ARCHITECT TO SELECT COLOR.
13. NEW TRASH CHUTE TO PENETRATE ROOF. SEE DETAILS ON A402.
14. REPAIR DAMAGED BRICK BEHIND DOWNSPOUT IN THIS LOCATION ONLY.
15. NEW FIBER CEMENT PANELS TO REPLACE EXISTING ALUMINUM-WRAPPED FRAMING. MATCH DESIGN OF EXISTING ALUMINUM PANELS



general notes: elevations

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STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

EXTERIOR ELEVATIONS

A201

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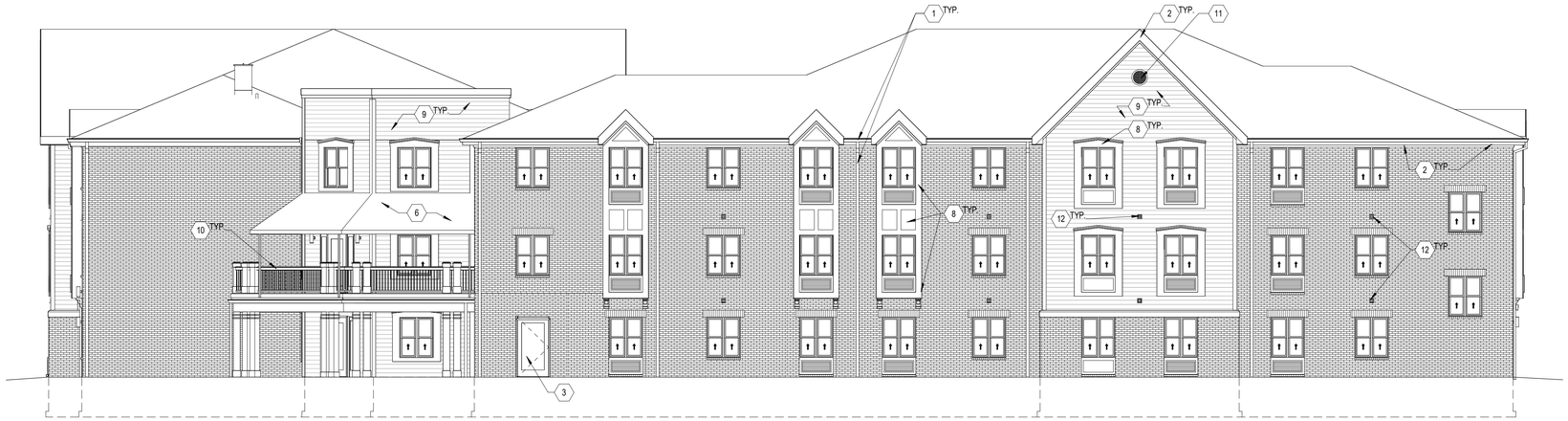
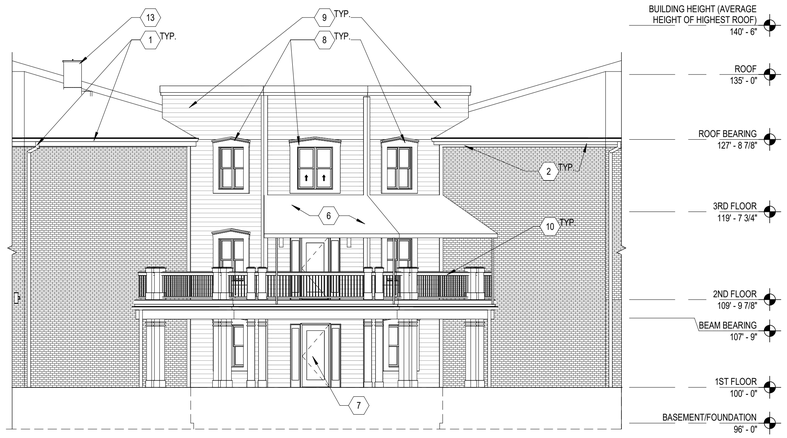


BUILDING HEIGHT (AVERAGE HEIGHT OF HIGHEST ROOF) 140' - 6"
ROOF 135' - 0"
ROOF BEARING 127' - 8 7/8"
3RD FLOOR 119' - 7 3/4"
2ND FLOOR 109' - 9 7/8"
BEAM BEARING 107' - 9"
1ST FLOOR 100' - 0"
BASEMENT/FOUNDATION 96' - 0"

BACK ELEVATION 8

1/8" = 1'-0"



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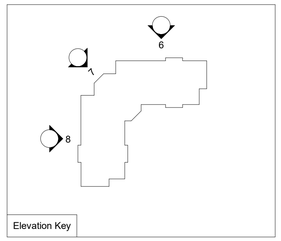
BACK ELEVATION 7

1/8" = 1'-0"



Elevation Key

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coded notes - exterior elevations

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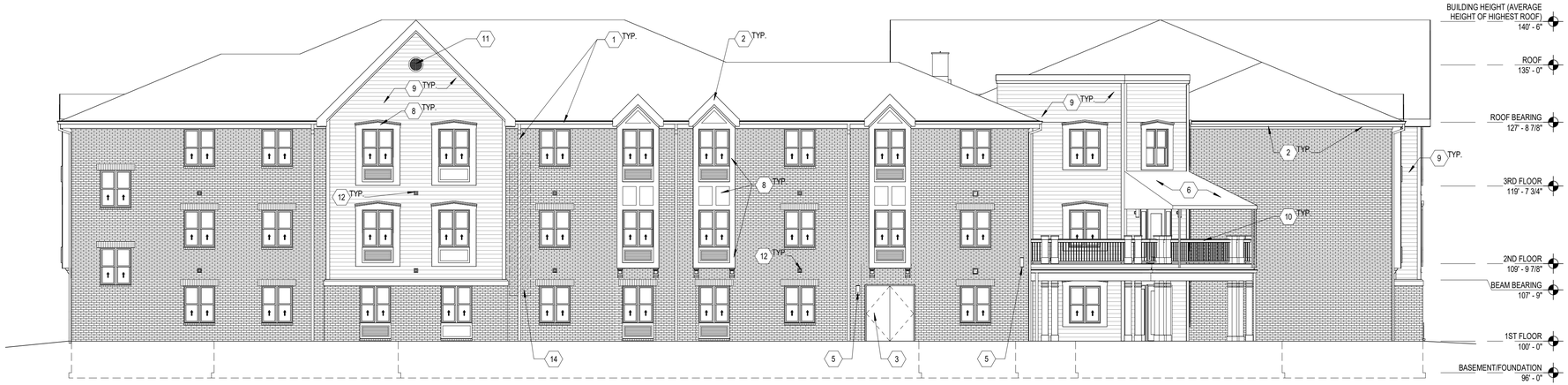
9 NEW HORIZONTAL FIBER CEMENT LAP SIDING. ARCHITECT TO SELECT COLOR.
10 NEW ALUMINUM RAILINGS AT EXTERIOR BALCONIES. ARCHITECT TO SELECT COLOR.
11 NEW GABLE LOUVER VENT TO REPLACE EXISTING. ARCHITECT TO SELECT COLOR.
12 NEW VENT COVERS TO REPLACE EXISTING. ARCHITECT TO SELECT COLOR.
13 NEW TRASH CHUTE TO PENETRATE ROOF. SEE DETAILS ON A402.
14 REPAIR DAMAGED BRICK BEHIND DOWNSPOUT IN THIS LOCATION ONLY.
15 NEW FIBER CEMENT PANELS TO REPLACE EXISTING ALUMINUM-WRAPPED FRAMING. MATCH DESIGN OF EXISTING ALUMINUM PANELS



BUILDING HEIGHT (AVERAGE HEIGHT OF HIGHEST ROOF) 140' - 6"
ROOF 135' - 0"
ROOF BEARING 127' - 8 7/8"
3RD FLOOR 119' - 7 3/4"
2ND FLOOR 109' - 9 7/8"
BEAM BEARING 107' - 9"
1ST FLOOR 100' - 0"
BASEMENT/FOUNDATION 96' - 0"

BACK ELEVATION 6

1/8" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

EXTERIOR ELEVATIONS

A202

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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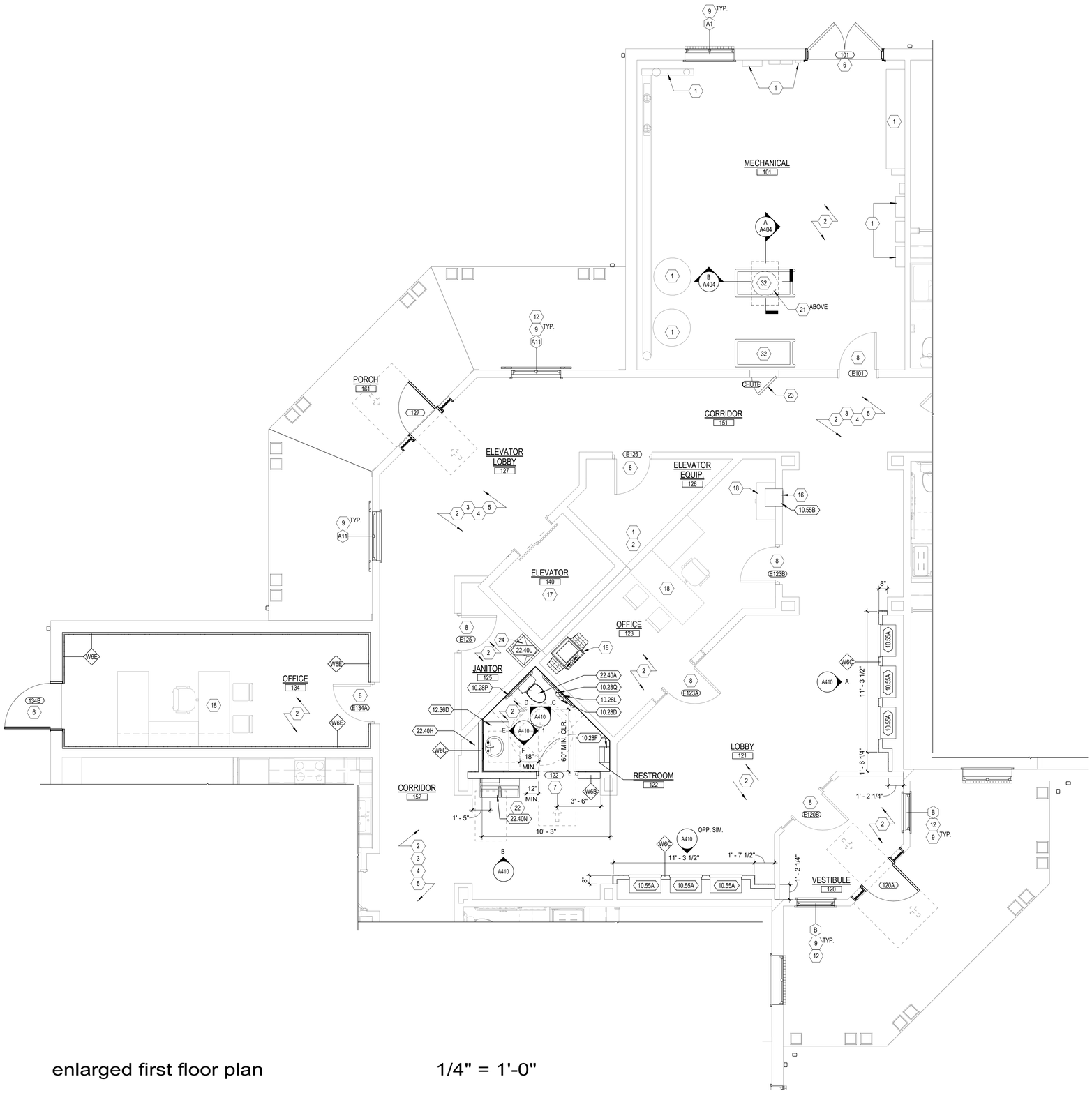

enlarged first floor plan 1/4" = 1'-0"

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

	EXISTING PARTITION WALL
	NEW PARTITION WALL
FEC	FIRE EXTINGUISHER CABINET

keynotes

10.28D	SURFACE MOUNTED TOILET PAPER HOLDER
10.28F	PAPER TOWEL DISPENSER
10.28L	18" VERTICAL GRAB BAR
10.28P	36" GRAB BAR
10.28Q	42" GRAB BAR
10.55A	CLUSTER BOX UNITS
10.55B	FIRE RATED RENT DROP BOX
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
22.40A	WATER CLOSET
22.40H	LEVER STYLE FAUCET
22.40L	JANITOR MOP SINK
22.40N	ELECTRIC WATER COOLER

general notes: floor plans

1. REFERENCE SURVEY FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL ( ) APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3 1/2".
4. SEE SHEETS G002a AND G002b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWER/BATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE I100 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES, SEE DETAIL A/G002b.

coded notes - floor plans

1 SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SCOPE OF EQUIPMENT REPLACEMENT IN MECHANICAL ROOMS.
2 NEW CEILING FINISHES, WALL FINISHES, AND FLOOR FINISHES TO BE INSTALLED THROUGHOUT. SEE INTERIOR FINISH PLANS AND SCHEDULE.
3 NEW WOOD HANDRAIL TO BE INSTALLED ON ONE SIDE OF CORRIDOR. SEE FINISH PLANS AND SCHEDULE.
4 NEW CHAIR RAIL TO BE INSTALLED ON ONE SIDE OF CORRIDOR. SEE FINISH PLANS AND SCHEDULE.
5 NEW WOOD BASE TO BE INSTALLED IN CORRIDOR AND COMMON AREAS. SEE FINISH PLANS AND SCHEDULE.
6 NEW INSULATED HOLLOW METAL EXTERIOR DOOR. SEE DOOR SCHEDULE. CLEAN AND PAINT EXISTING LINTEL AT OPENING.
7 NEW INTERIOR DOOR. SEE DOOR SCHEDULE.
8 (E) INTERIOR DOOR TO BE PRIMED AND PAINTED, REMOVE ALL DOOR HARDWARE AND PREPARE TO RECEIVE NEW HARDWARE.
9 NEW ENERGY STAR-RATED VINYL WINDOWS TO BE INSTALLED. EXTERIOR BRICK HEADERS AND SILLS TO REMAIN. REPLACE WINDOW SEALANT AND CAULKING. CLEAN AND PAINT EXISTING LINTELS AT OPENINGS. INSTALL NEW PVC STOOLS ON COMMON AREA WINDOWS. SEE WINDOW DETAIL SHEET.
10 INSTALL NEW VINYL TREADS, RISERS, AND NOSINGS ON EXISTING STAIRS. SEE FINISH PLANS AND SCHEDULE.
11 (E) WOOD HANDRAIL AT STAIRWELLS TO REMAIN.
12 NEW ROLLER SHADES TO BE INSTALLED AT COMMON AREA AND CORRIDOR WINDOWS. SEE INTERIOR PLANS AND FINISH SCHEDULE.
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15 NEW RESTROOM FIXTURES AND ACCESSORIES. SEE INTERIOR ELEVATIONS AND PLUMBING/ELECTRICAL DRAWINGS.
16 NEW FIRE-RATED RENT DROPBOX WITH THRU-WALL CHUTE; THE SAFETY LETTERBOX COMPANY, SLFR3 OR EQUAL. MOUNT DROP SLOT AT 48" MAX A.F.F.
17 ELEVATOR CAB INTERIOR TO RECEIVE NEW FINISHES. SEE INTERIOR FINISH SCHEDULE. ELEVATOR EQUIPMENT TO BE FULLY MODERNIZED, REFER TO SPECIFICATIONS.
18 FURNISHINGS AND EQUIPMENT SHOWN FOR REFERENCE ONLY. FURNISHED BY OWNER.
19 (E) AWNING TO REMAIN
20 CONTACT VENDOR TO INSTALL NEW CASH-TO-CARD READER AT LAUNDRY ROOM.
21 NEW TRASH CHUTE TO BE INSTALLED WITH ACCESS TO TRASH ON EACH FLOOR. CHUTE TO TERMINATE INTO FIRST FLOOR MECHANICAL ROOM. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS.
22 NEW HI/LO DRINKING FOUNTAIN TO BE INSTALLED. ADJACENT WALLS TO BE RECONFIGURED PER PLAN. EXISTING PLUMBING TO BE RECONFIGURED AS NECESSARY.
23 NEW 1 HOUR RATED 24X24" TRASH DOOR INSTALLED IN EXISTING WALL
24 NEW MOP SINK. SEE PLUMBING DRAWINGS.
25 NEW MECHANICAL ROOFTOP UNITS. SEE MECHANICAL DRAWINGS.
26 EXISTING ROOF ACCESS DOOR TO REMAIN.
27 NEW ALUMINUM RAILINGS AT EXTERIOR BALCONIES. ARCHITECT TO SELECT PAINT COLOR.
28 NEW COMPOSITE DECKING AT EXTERIOR COMMON AREA BALCONIES.
29 REPLACE ALL FIRE EXTINGUISHERS. (E) FIRE EXTINGUISHER CABINET TO REMAIN.
30 (E) WASHERS & DRYERS TO REMAIN, COORDINATE WITH LAUNDRY VENDOR TO TEMPORARILY RELOCATE DURING CONSTRUCTION.
31 NEW FITNESS ROOM TV. PROVIDE POWER IF NOT EXISTING. MOUNT WITH C/L AT 6'-0" AF.F.
32 NEW CUSTODIAL CART - RUBBERMAID MODEL #1305-73.
33 REPLACE EXISTING RAILING POSTS. CLAD IN FIBER CEMENT. DESIGN TO MATCH EXISTING.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED FIRST FLOOR PLAN

A301

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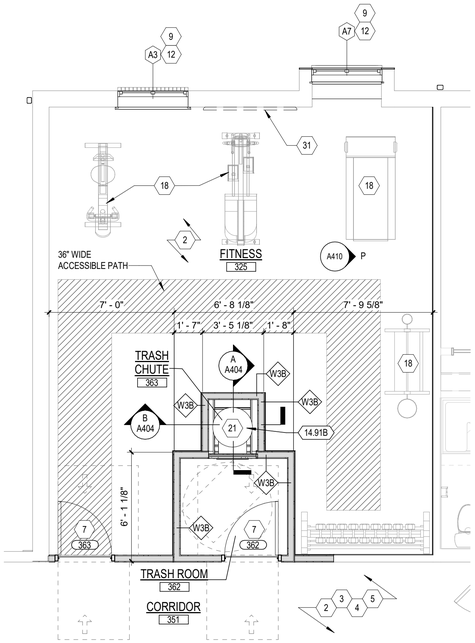
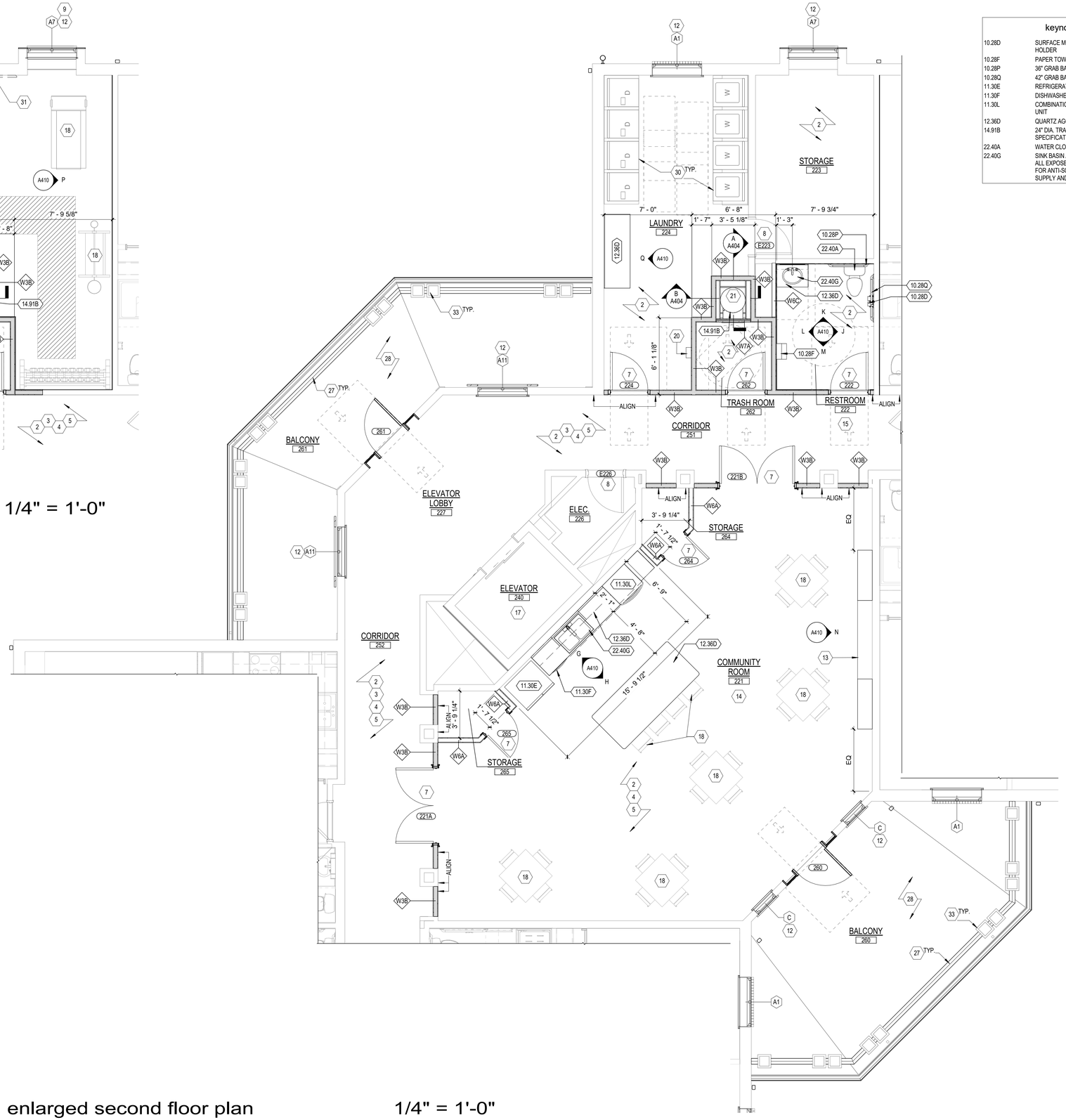
P 614.221.1110 berardipartners.com



enlarged third floor plan 1/4" = 1'-0"



enlarged second floor plan 1/4" = 1'-0"

keynotes

10.28D	SURFACE MOUNTED TOILET PAPER HOLDER
10.28F	PAPER TOWEL DISPENSER
10.28P	36" GRAB BAR
10.28Q	42" GRAB BAR
11.30E	REFRIGERATOR
11.30F	DISHWASHER
11.30L	COMBINATION OVEN AND MICROWAVE UNIT
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
14.91B	24" DIA. TRASH CHUTE, SEE SPECIFICATIONS.
22.40A	WATER CLOSET
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

EXISTING PARTITION WALL

NEW PARTITION WALL

FEC FIRE EXTINGUISHER CABINET

general notes: floor plans

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32 NEW CUSTODIAL CART - RUBBERMAID MODEL #1305-73.
33 REPLACE EXISTING RAILING POSTS. CLAD IN FIBER CEMENT. DESIGN TO MATCH EXISTING.

STATE OF OHIO
GEORGE BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED SECOND AND THIRD FLOOR PLANS

A302

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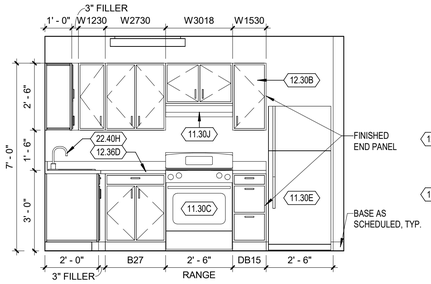
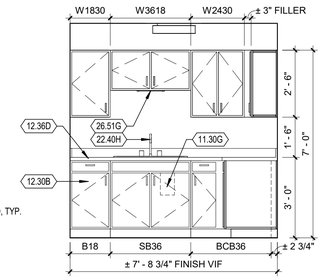


G A350 kitchen elevation 3/8" = 1'-0"



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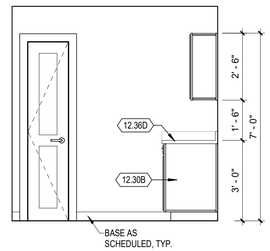

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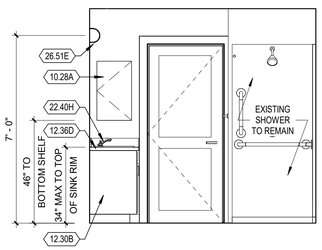
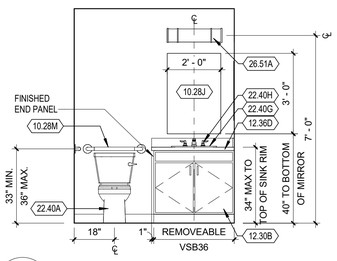


D A350 bathroom elevation 3/8" = 1'-0"



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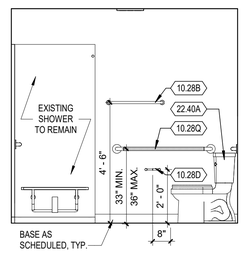

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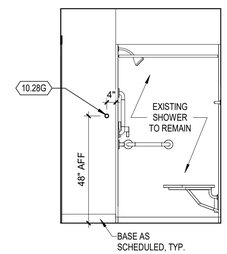
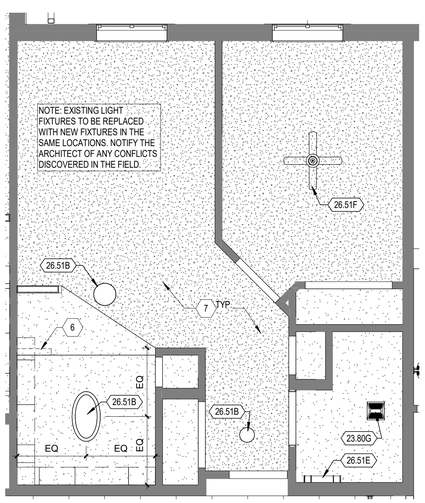
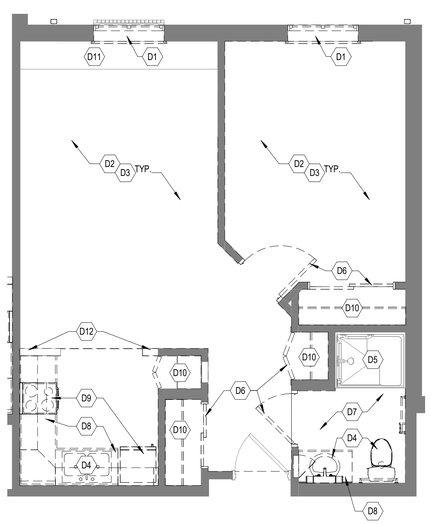


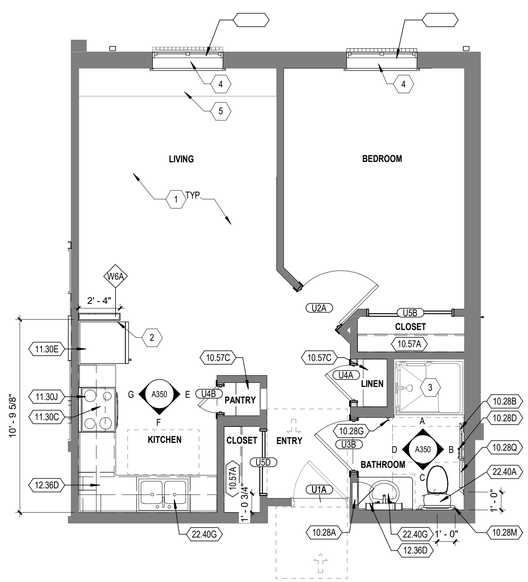
A A350 bathroom elevation 3/8" = 1'-0"



enlarged RCP unit "A" 1/4" = 1'-0"



enlarged unit demo plan "A" 1/4" = 1'-0"



enlarged unit plan "A" 1/4" = 1'-0"

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
W	WALL HUNG CABINET
WH	WATER HEATER

unit plan legend

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL

coded notes - unit plans new work

1 NEW CEILING, WALL, AND FLOOR FINISHES TO BE INSTALLED IN ALL UNITS. SEE UNIT FINISH PLANS AND SCHEDULE.
2 NEW WALL. SEE G002b FOR CONSTRUCTION TYPES.
3 EXISTING SHOWER TO REMAIN.
4 NEW WINDOW TREATMENT AND PVC SILL, TYP.
5 EXISTING CASEWORK TO REMAIN.
6 REPAIR CEILING AT NEW WORK. TEXTURE TO MATCH EXISTING ADJACENT CEILING TEXTURE. CEILING HEIGHT TO MATCH ADJACENT EXISTING CEILINGS.
7 NEW ENERGY STAR RATED LIGHTING FIXTURES THROUGHOUT, TYP. SEE FIXTURE SCHEDULE.

D# coded notes - demo unit plans

D1 REMOVE EXIST. CROWN TRIM IN TAGGED AREAS ONLY
D2 REMOVE EXISTING LIGHT FIXTURES.
D3 REMOVE EXISTING FLOORING MATERIALS AND WALL BASE. PREPARE SURFACES TO RECEIVE NEW FINISH.
D4 REMOVE EXISTING PLUMBING FIXTURE.
D5 EXISTING SHOWER TO REMAIN.
D6 REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE.
D7 REMOVE EXISTING BATHROOM ACCESSORIES INCLUDING: GRAB BARS, TOWEL ROD AND HOOKS, TOILET PAPER HOLDER, MIRROR, AND MEDICINE CABINET.
D8 REMOVE EXISTING CASEWORK AND COUNTERTOPS.
D9 REMOVE ALL EXISTING APPLIANCES.
D10 REMOVE EXISTING SHELVING AND ROD.
D11 EXISTING CASEWORK TO REMAIN.
D12 REMOVE EXISTING WALL AND/OR HEADER TO EXTENTS SHOWN.

keynotes

10.28A RECESSED MEDICINE CABINET. INSTALL IN EXISTING OPENING.
10.28B 24" TOWEL BAR
10.28D SURFACE MOUNTED TOILET PAPER HOLDER
10.28G ROBE HOOK
10.28J PLATE GLASS MIRROR
10.28M 24" GRAB BAR
10.28Q 42" GRAB BAR
10.57A SINGLE SHELF AND ROD
10.57C 5 WIRE SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING
11.30C RANGE
11.30E REFRIGERATOR
11.30G GARBAGE DISPOSAL
11.30J RANGE HOOD WITH LIGHT
12.30B MANUFACTURED WOOD VENEER FACED CASEWORK
12.36D QUARTZ AGGLOMERATE COUNTERTOP
22.40A WATER CLOSET
22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
22.40H LEVER STYLE FAUCET
23.80G ENERGY STAR RATED EXHAUST FAN AND LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51A WALL SCONCE LIGHT FIXTURE -SEE FIXTURE SCHEDULE
26.51B SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
26.51E VANITY LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51F ENERGY STAR RATED CEILING FAN WITH LIGHT - SEE FIXTURE SCHEDULE. LOCATE CENTER OF FIXTURE AT LEASE 36" FROM EXISTING SPRINKLER HEAD(S)
26.51G CABINET UNDERMOUNT LIGHTING - SEE ELECTRICAL DRAWINGS

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET G001: ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEETS G002a AND G002b FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL STUD THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A001 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    B. IN WALLS ADJACENT TO STAIRS.
    C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
14. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
15. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    A. REFRIGERATOR
    B. 30" RANGE
    C. DISHWASHER
    D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. THRESHOLD REQUIREMENTS:
    A. EXTERIOR MAXIMUM OF ½" BEVEL
    B. INTERIOR MAXIMUM OF ¼" BEVEL
6. ALL INTERIOR DOORS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
7. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
8. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
9. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
10. HC BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
11. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
12. ALL DRAWER PULLS TO HAVE "LOOPED HANDLES FOR EASY GRIP AND PULL.
13. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT
14. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR OF DWELLING UNIT.
15. COMBUSTION EQUIPMENT TO BE VENTED TO EXTERIOR.
16. BATHROOM TO BE EXHAUSTED TO EXTERIOR.
17. REFER TO SHEET G001 FOR THE ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS.
18. ALL EXPOSED CORNERS OF COUNTERS TO BE RADIUSED 2"

general notes: reflected ceiling plans

1. PAINT ALL GYPSUM BOARD CEILINGS PER FINISH SCHEDULE.
2. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
3. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
4. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
5. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE ELECTRICAL DRAWINGS
6. FIRESTOP ALL NEW AND EXISTING PIPE PENETRATIONS AT FIRE RATED CEILINGS.

reflected ceiling legend

symbols not to scale

- CEILING FAN
- FLUSH-MOUNTED LED CEILING LIGHT FIXTURE
- OVAL SURFACE-MOUNTED LED CEILING LIGHT FIXTURE

STATE OF OHIO GEORGE BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED UNIT "A" PLANS AND ELEVATIONS

A350

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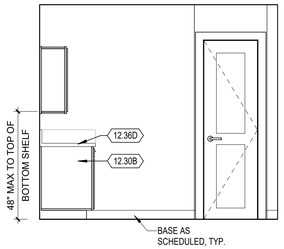

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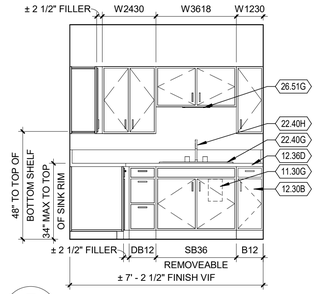

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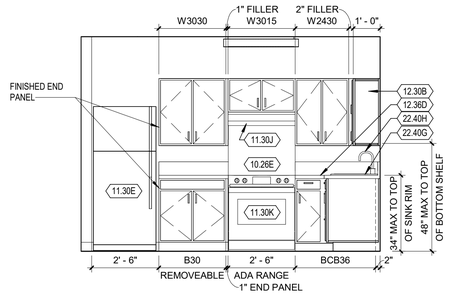

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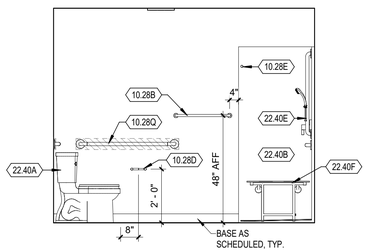

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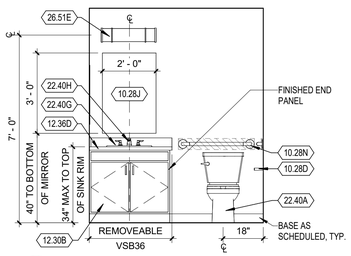

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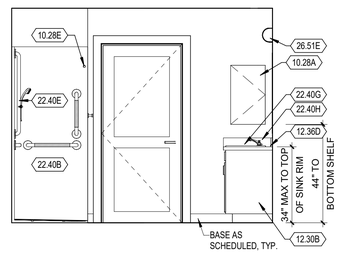

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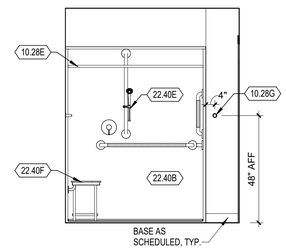

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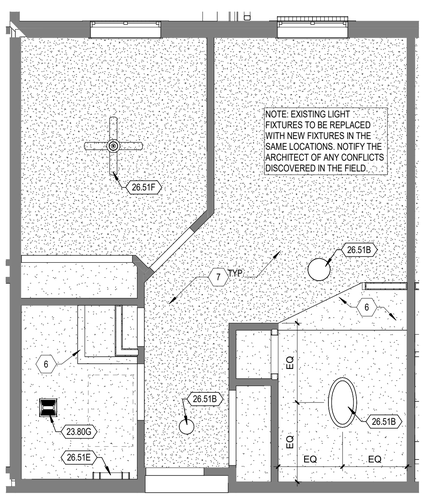

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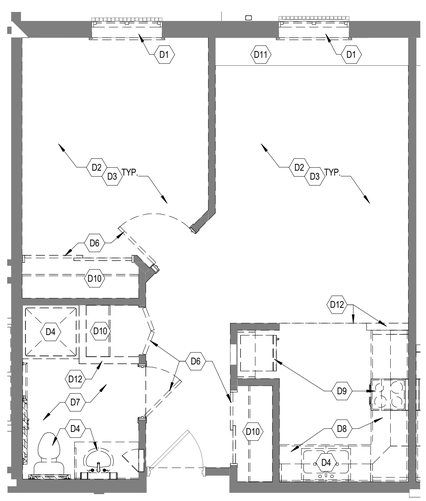

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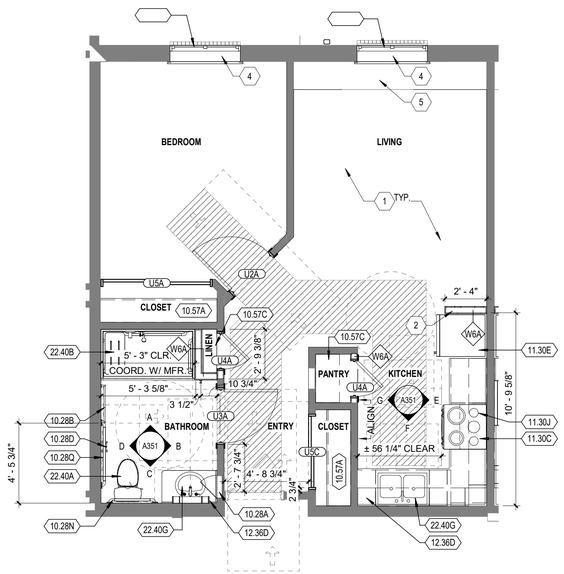

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11.30E REFRIGERATOR
11.30G GARBAGE DISPOSAL
11.30J RANGE HOOD WITH LIGHT
11.30K ADA COMPLIANT RANGE
12.30B MANUFACTURED WOOD VENEER FACED CASEWORK
12.36D QUARTZ AGGLOMERATE COUNTERTOP
22.40A WATER CLOSET
22.40B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
22.40E ROD MOUNTED ADJUSTABLE SHOWER HEAD
22.40F SHOWER SEAT
22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
22.40H LEVER STYLE FAUCET
23.80G ENERGY STAR RATED EXHAUST FAN AND LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51B SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
26.51E VANITY LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51F ENERGY STAR RATED CEILING FAN WITH LIGHT - SEE FIXTURE SCHEDULE. LOCATE CENTER OF FIXTURE AT LEASE 36" FROM EXISTING SPRINKLER HEAD(S)
26.51G CABINET UNDERMOUNT LIGHTING - SEE ELECTRICAL DRAWINGS

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET G001: ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEETS G002a AND G002b FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL STUD THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A001 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    B. IN WALLS ADJACENT TO STAIRS.
    C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
14. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
15. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

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GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    A. REFRIGERATOR
    B. 30" RANGE
    C. DISHWASHER
    D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. THRESHOLD REQUIREMENTS:
    A. EXTERIOR MAXIMUM OF ½" BEVEL
    B. INTERIOR MAXIMUM OF ¼" BEVEL
6. ALL INTERIOR DOORS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
7. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
8. ALL TOILETS TO BE 2 ½" (“ADA” COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
9. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
10. HC BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
11. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
12. ALL DRAWER PULLS TO HAVE "LOOPED HANDLES FOR EASY GRIP AND PULL.
13. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT
14. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR OF DWELLING UNIT.
15. COMBUSTION EQUIPMENT TO BE VENTED TO EXTERIOR.
16. BATHROOM TO BE EXHAUSTED TO EXTERIOR.
17. REFER TO SHEET G001 FOR THE ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS.
18. ALL EXPOSED CORNERS OF COUNTERS TO BE RADIUSED 2"

general notes: reflected ceiling plans

1. PAINT ALL GYPSUM BOARD CEILINGS PER FINISH SCHEDULE.
2. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
3. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
4. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
5. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE ELECTRICAL DRAWINGS
6. FIRESTOP ALL NEW AND EXISTING PIPE PENETRATIONS AT FIRE RATED CEILINGS.

reflected ceiling legend

symbols not to scale

- CEILING FAN
- FLUSH-MOUNTED LED CEILING LIGHT FIXTURE
- OVAL SURFACE-MOUNTED LED CEILING LIGHT FIXTURE

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED UNIT "B" PLANS AND ELEVATIONS

A351

BERARDI+
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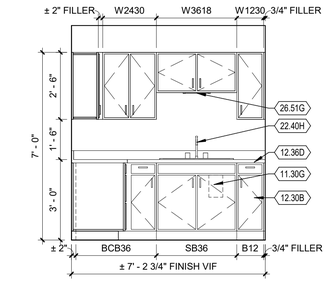
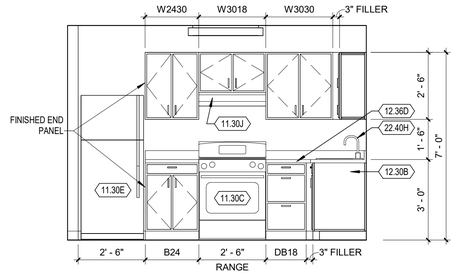
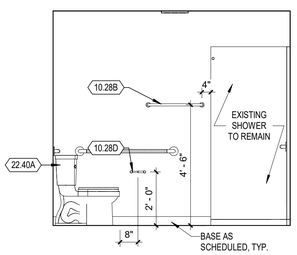


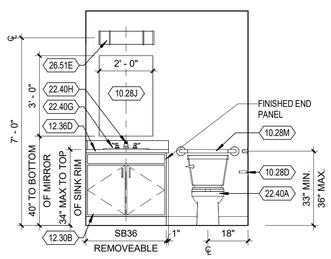
F A352 kitchen elevation
3/8" = 1'-0"



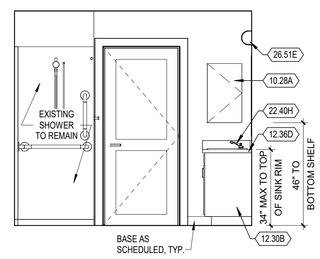
E A352 kitchen elevation
3/8" = 1'-0"



D A352 bathroom elevation
3/8" = 1'-0"



C A352 bathroom elevation
3/8" = 1'-0"



B A352 bathroom elevation
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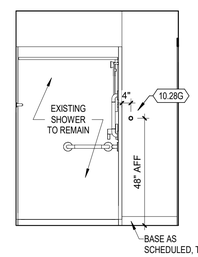

A A352 bathroom elevation
3/8" = 1'-0"

reflected ceiling legend

symbols not to scale

- CEILING FAN
- FLUSH-MOUNTED LED CEILING LIGHT FIXTURE
- OVAL SURFACE-MOUNTED LED CEILING LIGHT FIXTURE

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
W	WALL HUNG CABINET
WH	WATER HEATER

unit plan legend

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL

coded notes - unit plans new work

1 NEW CEILING, WALL, AND FLOOR FINISHES TO BE INSTALLED IN ALL UNITS. SEE UNIT FINISH PLANS AND SCHEDULE.
2 NEW WALL. SEE G002b FOR CONSTRUCTION TYPES.
3 EXISTING SHOWER TO REMAIN.
4 NEW WINDOW TREATMENT AND PVC SILL, TYP.
5 EXISTING CASEWORK TO REMAIN.
6 REPAIR CEILING AT NEW WORK. TEXTURE TO MATCH EXISTING ADJACENT CEILING TEXTURE. CEILING HEIGHT TO MATCH ADJACENT EXISTING CEILINGS.
7 NEW ENERGY STAR RATED LIGHTING FIXTURES THROUGHOUT, TYP. SEE FIXTURE SCHEDULE.

D# coded notes - demo unit plans

D1 REMOVE EXIST. CROWN TRIM IN TAGGED AREAS ONLY
D2 REMOVE EXISTING LIGHT FIXTURES.
D3 REMOVE EXISTING FLOORING MATERIALS AND WALL BASE. PREPARE SURFACES TO RECEIVE NEW FINISH.
D4 REMOVE EXISTING PLUMBING FIXTURE.
D5 EXISTING SHOWER TO REMAIN.
D6 REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE.
D7 REMOVE EXISTING BATHROOM ACCESSORIES INCLUDING: GRAB BARS, TOWEL ROD AND HOOKS, TOILET PAPER HOLDER, MIRROR, AND MEDICINE CABINET.
D8 REMOVE EXISTING CASEWORK AND COUNTERTOPS.
D9 REMOVE ALL EXISTING APPLIANCES.
D10 REMOVE EXISTING SHELVING AND ROD.
D11 EXISTING CASEWORK TO REMAIN.
D12 REMOVE EXISTING WALL AND/OR HEADER TO EXTENTS SHOWN.

general notes: unit guidelines

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2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
   A. REFRIGERATOR
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   C. DISHWASHER
   D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
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5. THRESHOLD REQUIREMENTS:
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16. BATHROOM TO BE EXHAUSTED TO EXTERIOR.
17. REFER TO SHEET G001 FOR THE ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS.
18. ALL EXPOSED CORNERS OF COUNTERS TO BE RADIUSED 2"

keynotes

10.28A	RECESSED MEDICINE CABINET. INSTALL IN EXISTING OPENING.
10.28B	24" TOWEL BAR
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER
10.28G	ROBE HOOK
10.28J	PLATE GLASS MIRROR
10.28M	24" GRAB BAR
10.28Q	42" GRAB BAR
10.57A	SINGLE SHELF AND ROD
10.57C	5 WIRE SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING
11.30C	RANGE
11.30E	REFRIGERATOR
11.30G	GARBAGE DISPOSAL
11.30J	RANGE HOOD WITH LIGHT
12.30B	MANUFACTURED WOOD VENEER FACED CASEWORK
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
22.40A	WATER CLOSET
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
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23.80G	ENERGY STAR RATED EXHAUST FAN AND LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51B	SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
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26.51G	CABINET UNDERMOUNT LIGHTING - SEE ELECTRICAL DRAWINGS

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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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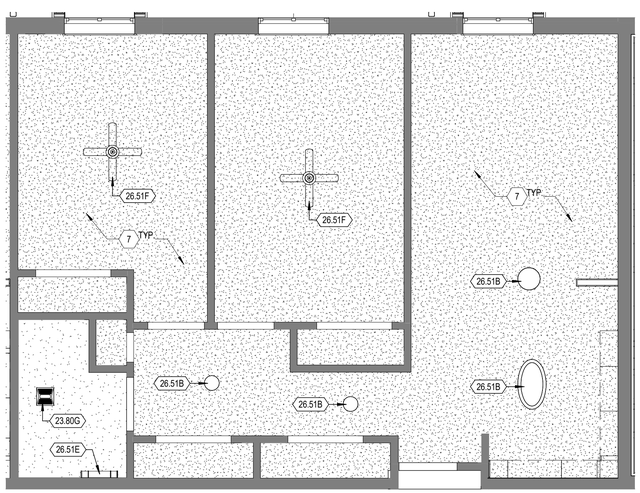
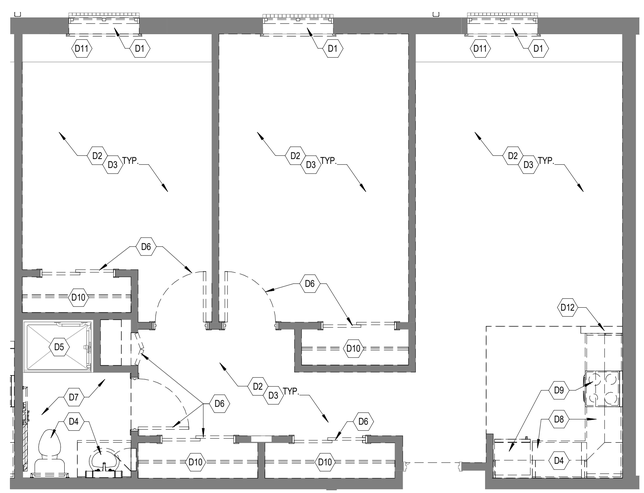
BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

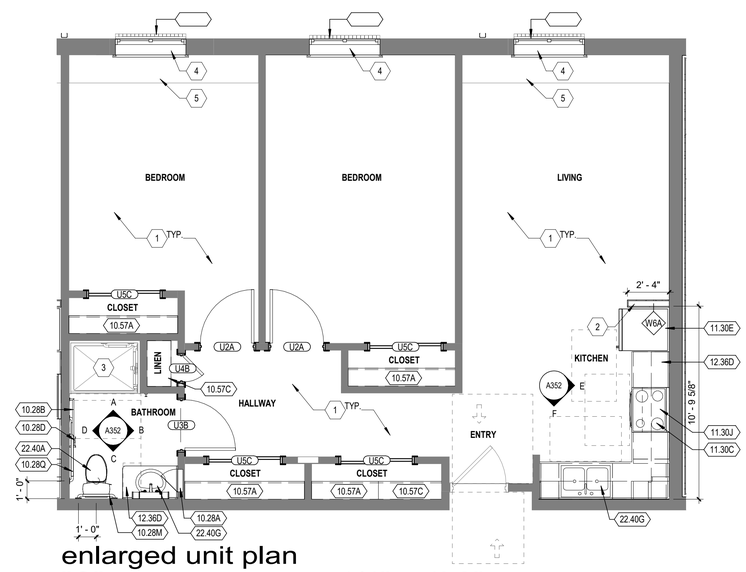
#	Description	Date



enlarged RCP unit "C" 1/4" = 1'-0"



enlarged unit demo plan "C" 1/4" = 1'-0"



enlarged unit plan "C" 1/4" = 1'-0"

ENLARGED UNIT "C" PLANS AND ELEVATIONS

A352

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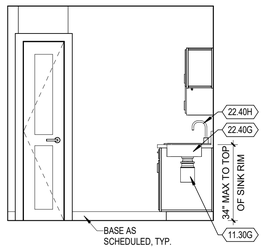
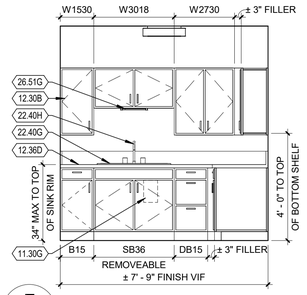
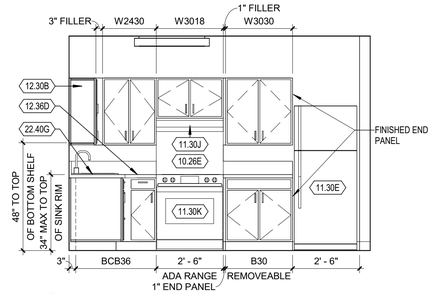


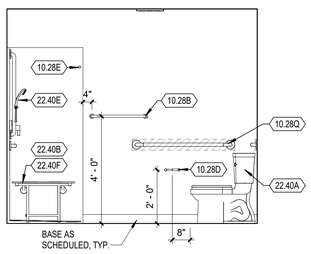
G A353 kitchen elevation 3/8" = 1'-0"



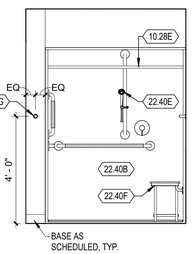
F A353 kitchen elevation 3/8" = 1'-0"



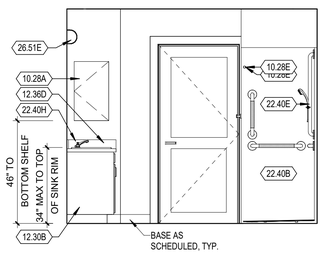
E A353 kitchen elevation 3/8" = 1'-0"



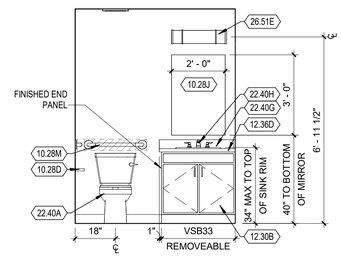
D A353 bathroom elevation 3/8" = 1'-0"



C A353 bathroom elevation 3/8" = 1'-0"



B A353 bathroom elevation 3/8" = 1'-0"



A A353 bathroom elevation 3/8" = 1'-0"

unit abbreviations

B	STANDARD BASE
BCB	BLIND CORNER BASE
D	DRYER
DB	DRAWER BASE
DVB	DRAWER VANITY BASE
DW	DISHWASHER
MEP	MATCHING END PANEL
MF	MATCHING FILLER
MW	MICROWAVE
MWB	MICROWAVE BASE CABINET
REF	REFRIGERATOR
RF	REMOVABLE FRONT
SB	SINK BASE
TV	TELEVISION
UH	UNIT HEATER
VSB	VANITY SINK BASE
W	WASHER
W	WALL HUNG CABINET
WH	WATER HEATER

unit plan legend

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL

coded notes - unit plans new work

1 NEW CEILING, WALL, AND FLOOR FINISHES TO BE INSTALLED IN ALL UNITS. SEE UNIT FINISH PLANS AND SCHEDULE.
2 NEW WALL. SEE G002b FOR CONSTRUCTION TYPES.
3 EXISTING SHOWER TO REMAIN.
4 NEW WINDOW TREATMENT AND PVC SILL, TYP.
5 EXISTING CASEWORK TO REMAIN.
6 REPAIR CEILING AT NEW WORK. TEXTURE TO MATCH EXISTING ADJACENT CEILING TEXTURE. CEILING HEIGHT TO MATCH ADJACENT EXISTING CEILINGS.
7 NEW ENERGY STAR RATED LIGHTING FIXTURES THROUGHOUT, TYP. SEE FIXTURE SCHEDULE.

D# coded notes - demo unit plans

D1 REMOVE EXIST. CROWN TRIM IN TAGGED AREAS ONLY
D2 REMOVE EXISTING LIGHT FIXTURES.
D3 REMOVE EXISTING FLOORING MATERIALS AND WALL BASE. PREPARE SURFACES TO RECEIVE NEW FINISH.
D4 REMOVE EXISTING PLUMBING FIXTURE.
D5 EXISTING SHOWER TO REMAIN.
D6 REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE.
D7 REMOVE EXISTING BATHROOM ACCESSORIES INCLUDING: GRAB BARS, TOWEL ROD AND HOOKS, TOILET PAPER HOLDER, MIRROR, AND MEDICINE CABINET.
D8 REMOVE EXISTING CASEWORK AND COUNTERTOPS.
D9 REMOVE ALL EXISTING APPLIANCES.
D10 REMOVE EXISTING SHELVING AND ROD.
D11 EXISTING CASEWORK TO REMAIN.
D12 REMOVE EXISTING WALL AND/OR HEADER TO EXTENTS SHOWN.

keynotes

10.26E GREASE SHIELD
10.28A RECESSED MEDICINE CABINET. INSTALL IN EXISTING OPENING.
10.28B 24" TOWEL BAR
10.28D SURFACE MOUNTED TOILET PAPER HOLDER
10.28E SHOWER CURTAIN ROD
10.28G ROBE HOOK
10.28J PLATE GLASS MIRROR
10.28M 24" GRAB BAR
10.28Q 42" GRAB BAR
10.57A SINGLE SHELF AND ROD
10.57C 5 WIRE SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING
11.30E REFRIGERATOR
11.30G GARBAGE DISPOSAL
11.30J RANGE HOOD WITH LIGHT
11.30K ADA COMPLIANT RANGE
12.30B MANUFACTURED WOOD VENEER FACED CASEWORK
12.36D QUARTZ AGGLOMERATE COUNTERTOP
22.40A WATER CLOSET
22.40B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
22.40E ROD MOUNTED ADJUSTABLE SHOWER HEAD
22.40F SHOWER SEAT
22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
22.40H LEVER STYLE FAUCET
23.80G ENERGY STAR RATED EXHAUST FAN AND LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51B SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
26.51E VANITY LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51F ENERGY STAR RATED CEILING FAN WITH LIGHT - SEE FIXTURE SCHEDULE. LOCATE CENTER OF FIXTURE AT LEASE 36" FROM EXISTING SPRINKLER HEAD(S)
26.51G CABINET UNDERMOUNT LIGHTING - SEE ELECTRICAL DRAWINGS

general notes: unit plans

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. SEE SHEET G001: ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS, SYMBOLS AND ADDITIONAL INFORMATION.
3. SEE SHEETS G002a AND G002b FOR WALL AND FLOOR TYPES.
4. ALL INTERIOR WALL STUD THICKNESSES ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL CONDITIONS AND DETAILING.
6. SEE SHEET A001 FOR CODE-REQUIRED GRAB BAR BLOCKING.
7. COORDINATE ALL SHOWER DIMENSIONS WITH FINAL SELECTION OF MANUFACTURER PRIOR TO CONSTRUCTION.
8. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
9. PROVIDE BUMPERS ON RANGE HOOD FOR WALL CABINET DOORS.
10. PROVIDE 3 1/2" SOUND BATT IN THE FOLLOWING LOCATIONS:
    A. IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED.
    B. IN WALLS ADJACENT TO STAIRS.
    C. IN UNIT CHASE WALLS WHERE ROOF DRAINS ARE LOCATED.
11. PROVIDE 2X6 FRT OR ACCEPTABLE METAL STRAP BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS NOTED.
12. FIELD VERIFY ALL CABINET AND COUNTERTOP DIMENSIONS.
13. AT REMOVABLE FRONT CABINETRY, ADJACENT CABINETRY SHALL BE PROVIDED WITH FINISHED END PANELS. FLOOR AND BASE IS TO BE PROVIDED. REAR WALL IS TO BE PAINTED/FINISHED WITH BASE (SEE FINISH SCHEDULE).
14. ALL EXTERIOR WINDOW OPENINGS SHALL RECEIVE WINDOW TREATMENTS (SEE SPECIFICATIONS).
15. DOORS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

GRAB BAR STRENGTH

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER SHALL BE A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

general notes: unit guidelines

1. ALL INTERIOR DWELLING UNITS COMPLY WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG), AND ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODES.
2. ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE FOLLOWING APPLIANCES:
    A. REFRIGERATOR
    B. 30" RANGE
    C. DISHWASHER
    D. ALL APPLIANCES MEET CLEAR FLOOR SPACE REQUIREMENTS
3. ALL DWELLING UNIT ENTRY DOORS SHALL BE A 36" WIDE SOLID CORE DOOR (NO UNIT HAS A STEP UP/DOWN).
4. ALL DOOR HARDWARE SHALL HAVE A LEVER DESIGN.
5. THRESHOLD REQUIREMENTS:
    A. EXTERIOR MAXIMUM OF ½" BEVEL
    B. INTERIOR MAXIMUM OF ½" BEVEL
6. ALL INTERIOR DOORS SHALL BE 32" (CLEAR WIDTH) OR GREATER.
7. ALL EXPOSED PLUMBING (AT BATHROOMS AND KITCHENS), SUPPLY AND DRAIN/SANITARY LINES, TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
8. ALL TOILETS TO BE 2 ½" ("ADA" COMPLIANT) HIGHER THAN STANDARD TOILETS (17"-19") OR BE HEIGHT ADJUSTABLE.
9. ALL INSTALLED GRAB BARS AND REQUIRED BLOCKING (FOR FUTURE INSTALLATION) SHALL MEET OR EXCEED THE ABILITY TO SUPPORT 250-300 LBS.
10. HC BATHROOMS TO MEET OR EXCEED 60" TURNING RADIUS/T-TURN SPACE.
11. KITCHENS TO HAVE A FAUCET WITH LEVERED HANDLES.
12. ALL DRAWER PULLS TO HAVE "LOOPED HANDLES FOR EASY GRIP AND PULL.
13. ROCKER TYPE LIGHT SWITCHES THROUGHOUT UNIT
14. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR OF DWELLING UNIT.
15. COMBUSTION EQUIPMENT TO BE VENTED TO EXTERIOR.
16. BATHROOM TO BE EXHAUSTED TO EXTERIOR.
17. REFER TO SHEET G001 FOR THE ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS.
18. ALL EXPOSED CORNERS OF COUNTERS TO BE RADIUSED 2"

general notes: reflected ceiling plans

1. PAINT ALL GYPSUM BOARD CEILINGS PER FINISH SCHEDULE.
2. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
3. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
4. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
5. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE ELECTRICAL DRAWINGS
6. FIRESTOP ALL NEW AND EXISTING PIPE PENETRATIONS AT FIRE RATED CEILINGS.

reflected ceiling legend

symbols not to scale

- CEILING FAN
- FLUSH-MOUNTED LED CEILING LIGHT FIXTURE
- OVAL SURFACE-MOUNTED LED CEILING LIGHT FIXTURE

STATE OF OHIO GEORGE BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT), THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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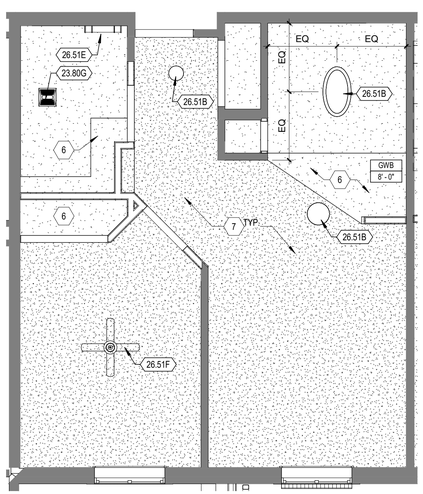
BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

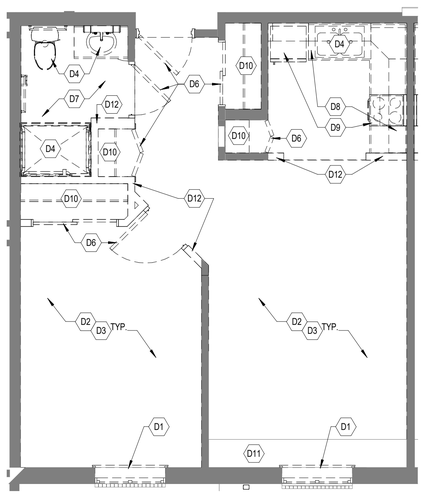
#	Description	Date

ENLARGED UNIT "A" ACCESSIBLE CONVERSION PLANS & ELEVS

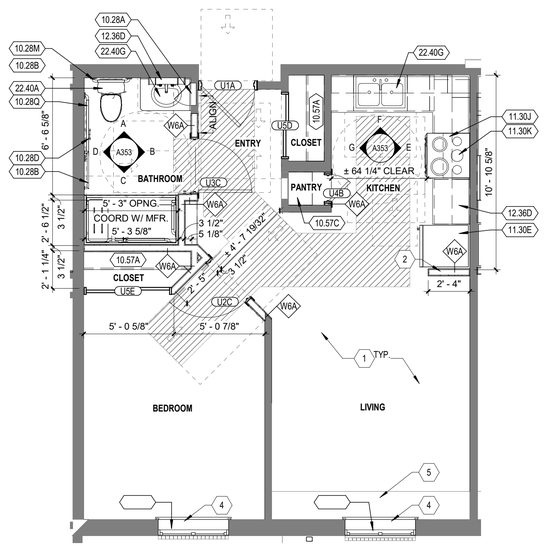
A353



enlarged RCP converted unit "A" accessible 1/4" = 1'-0"



enlarged unit demo plan converted "A" accessible 1/4" = 1'-0"



enlarged unit plan converted "A" accessible 1/4" = 1'-0"

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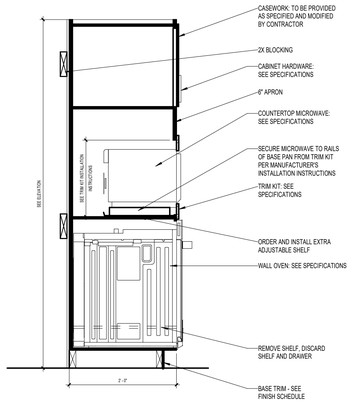
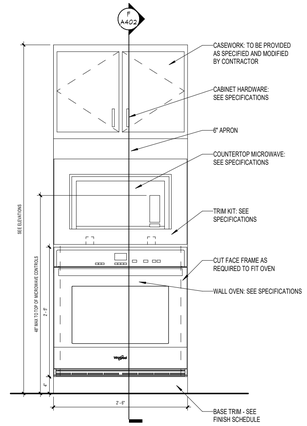
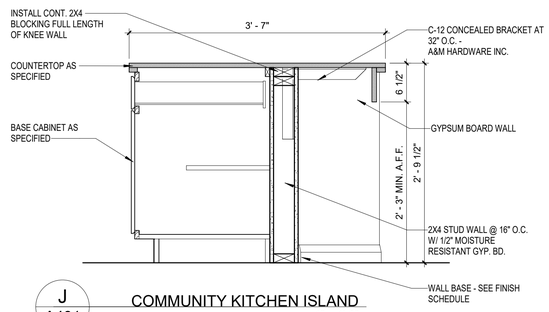


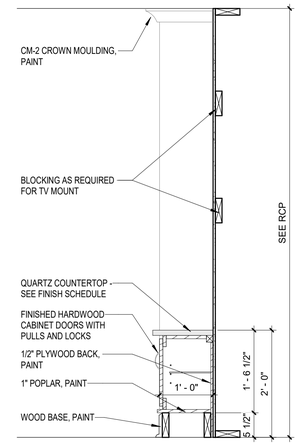
L A401 MICROWAVE/OVEN SECTION 3/4" = 1'-0"



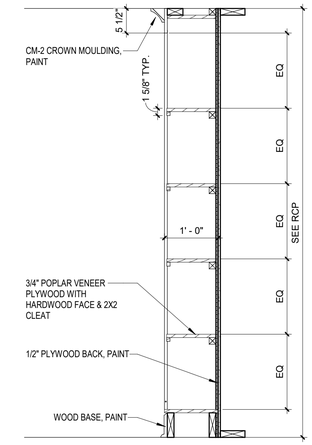
K A401 MICROWAVE/OVEN ELEVATION 3/4" = 1'-0"



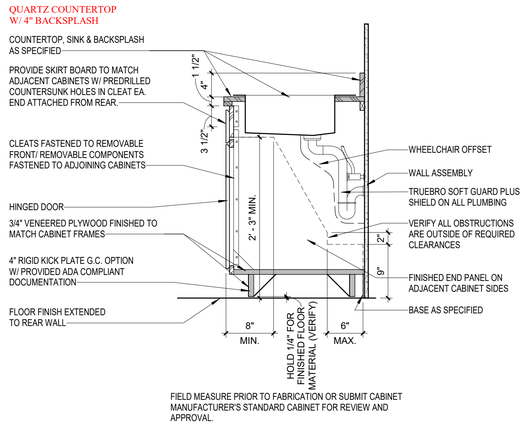
J A401 COMMUNITY KITCHEN ISLAND 1" = 1'-0"



H A401 COMMUNITY ROOM MILLWORK 3/4" = 1'-0"

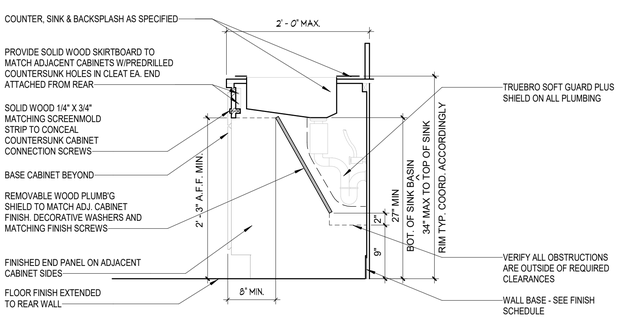


G A401 COMMUNITY ROOM MILLWORK 3/4" = 1'-0"



FIELD MEASURE PRIOR TO FABRICATION OR SUBMIT CABINET MANUFACTURER'S STANDARD CABINET FOR REVIEW AND APPROVAL.

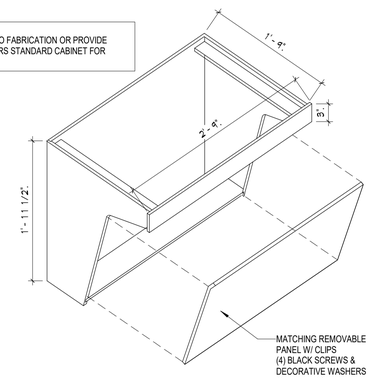
F A401 REMOVABLE SINK BASE FRONT 1" = 1'-0"



FIELD MEASURE PRIOR TO FABRICATION OR SUBMIT CABINET MANUFACTURER'S STANDARD CABINET FOR REVIEW AND APPROVAL.

C A401 PLUMBING SHIELD 1" = 1'-0"

NOTE
FEILD MEASURE PRIOR TO FABRICATION OR PROVIDE CABINET MANUFACTURERS STANDARD CABINET FOR REVIEW AND APPROVAL.



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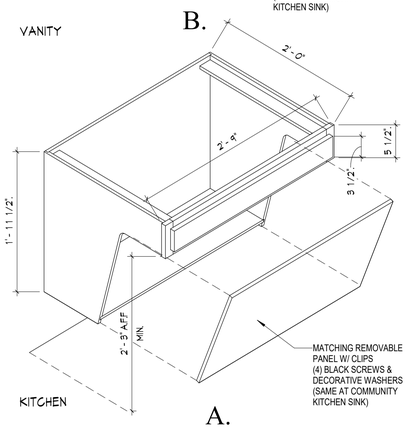


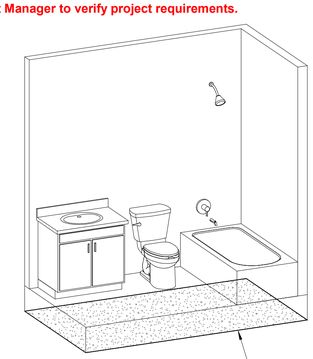
A.

B A401 BASE CABINET & VANITY W/ REMOVABLE FRONT 1" = 1'-0"

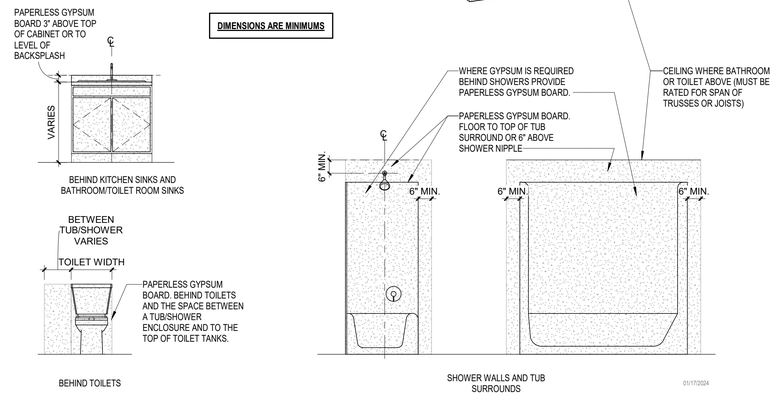
Detail to be included on all OHFA and LEED Projects. Project Manager to verify project requirements.

PAPERLESS GYPSUM BOARD LOCATIONS (PGB)

1. BEHIND KITCHEN SINKS AND BATHROOM/TOILET ROOM SINKS TO A HEIGHT OF APPROXIMATELY 3 INCHES ABOVE BASE CABINET.
2. SHOWER WALLS WHERE THE PGB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND SHOWER AND TUB JAMBS (FLOOR TO TOP OF TUB SURROUND OR 6 INCHES ABOVE SHOWER NIPPLE AND THIS MAY BE CASED WITH WATER AND ROT-RESISTANT TRIM).
3. BEHIND TOILETS AND THE SPACE BETWEEN A TUB/SHOWER ENCLOSURE AND TO THE TOP OF TOILET TANKS MUST BE COVERED AS IT IS A HIGH FAILURE POINT SPECIFICALLY COVERED BY PGB.
4. BEHIND WELLNESS OFFICE SINKS TO A HEIGHT OF APPROXIMATELY 3 INCHES ABOVE BASE CABINET.
5. ON WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS AND WATER SERVICE LINES LOCATED IN SERVICE ROOMS.
6. PGB SHALL ONLY BE LOCATED ON CEILINGS THAT BATHROOM OR TOILET ROOMS ARE ABOVE.
7. WITHIN 4 FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCE, EXCEPT DIRECTLY BEHIND SINKS, TUB, AND SHOWER SURROUNDS AND BEHIND TOILETS WHERE PGB WILL BE INSTALLED.
8. WITHIN 4 FEET IN ANY DIRECTION BEHIND LAUNDRY/CLOTHES WASHING MACHINES, WATER HEATERS, WATER METERS, ETC.
9. BEHIND PUBLIC DRINKING FOUNTAINS.



DIMENSIONS ARE MINIMUMS



A A401 PAPERLESS GYP REQUIREMENTS 3/8" = 1'-0"

STATE OF OHIO GEORGE D. BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
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#	Description	Date

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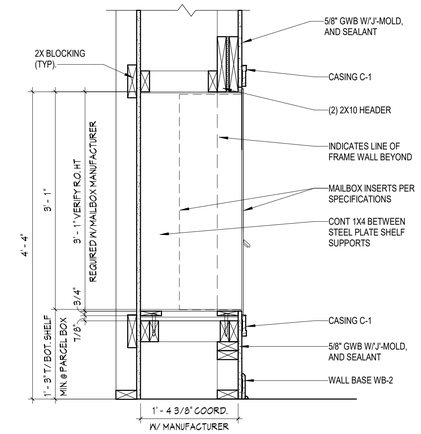
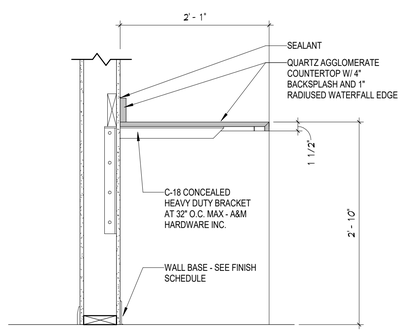


GENERAL NOTE:

1. MAIL STATION INSTALLATION TO MEET OR EXCEED USPS, ADA/ANSI ACCESSIBILITY REQUIREMENTS
2. VERIFY DIMENSIONS W/ POSTMASTER PRIOR TO INSTALLATION

H
A402

MAIL STATION DETAIL1
1" = 1'-0"



C
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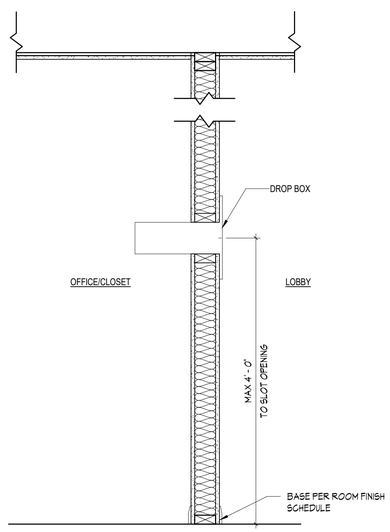
COUNTER DETAIL @ LAUNDRY
1" = 1'-0"



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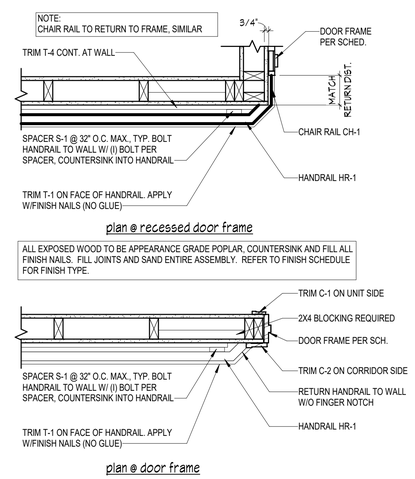
A402

RENT DROP BOX DETAIL
1" = 1'-0"



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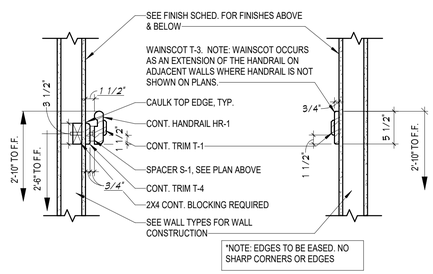
A402

CHAIR RAIL/HANDRAIL DETAIL
1" = 1'-0"



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID/PERMIT SET

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INTERIOR DETAILS

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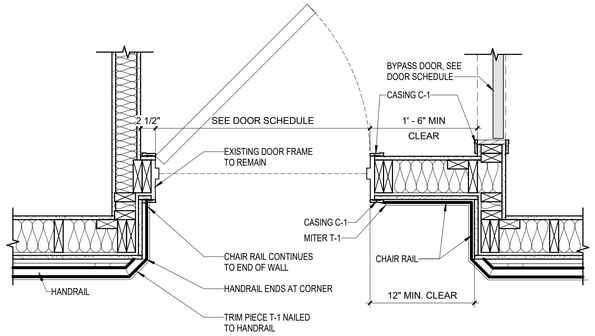
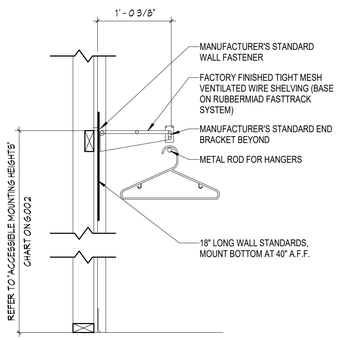


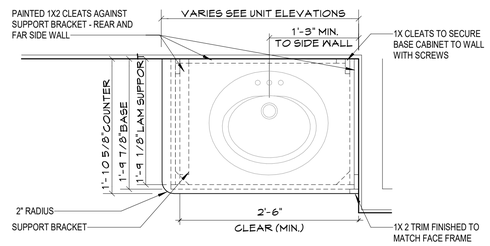
D
A403

UNIT ENTRY PLAN DETAIL
1" = 1'-0"

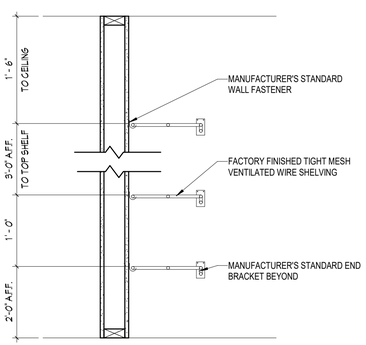


F
A403

CLOSET SHELF DETAIL
1" = 1'-0"

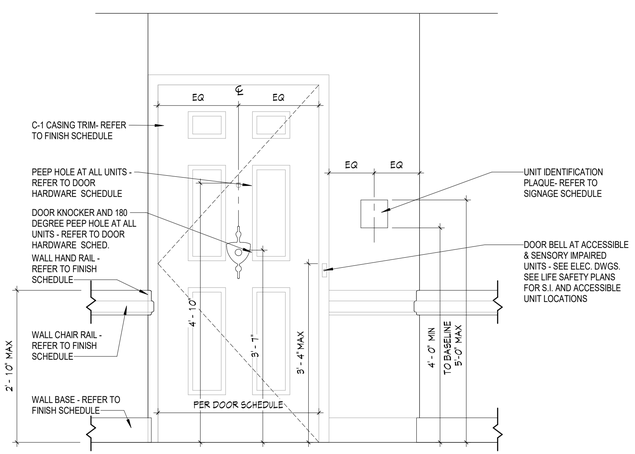


PLAN



C
A403

FIVE WIRE SHELF DETAIL
1" = 1'-0"



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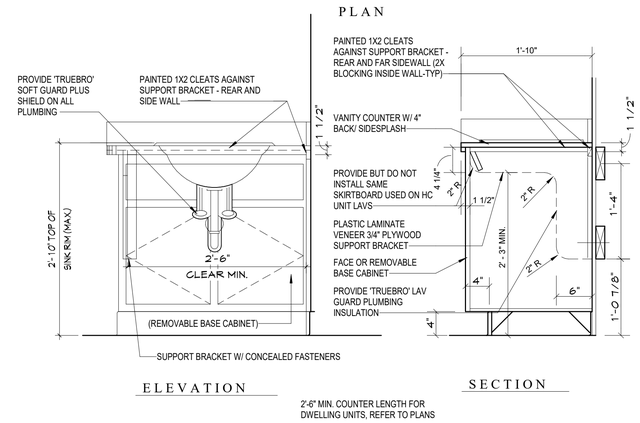
A403

UNIT ENTRY DOOR ELEVATION
3/4" = 1'-0"



A
A403

TYPICAL DWELLING LAVATORY
1" = 1'-0"

GEORGE D. BERARDI
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UNIT INTERIOR DETAILS

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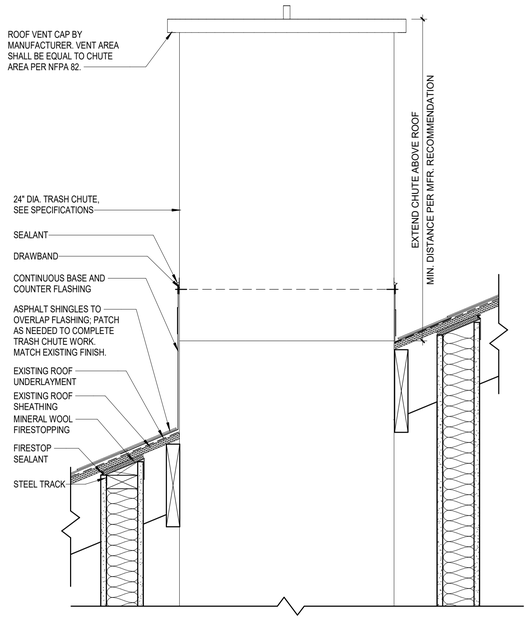
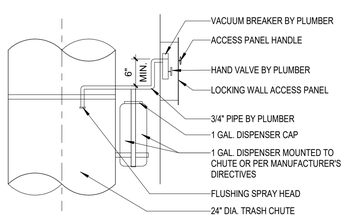
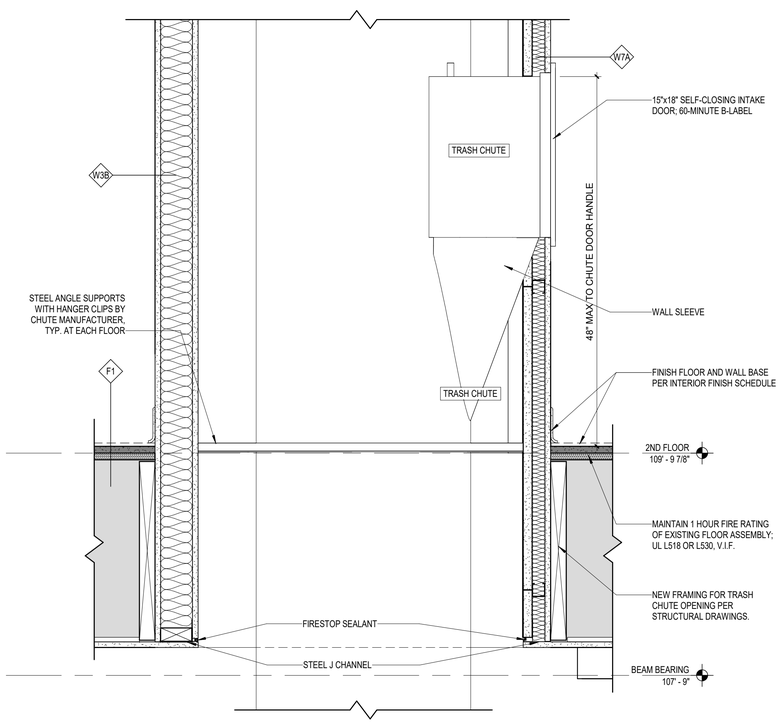
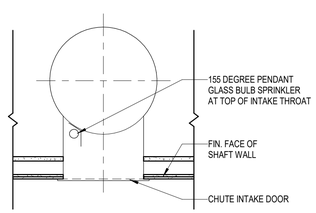


D A404 TRASH CHUTE ROOF PENETRATION DETAIL
1 1/2" = 1'-0"



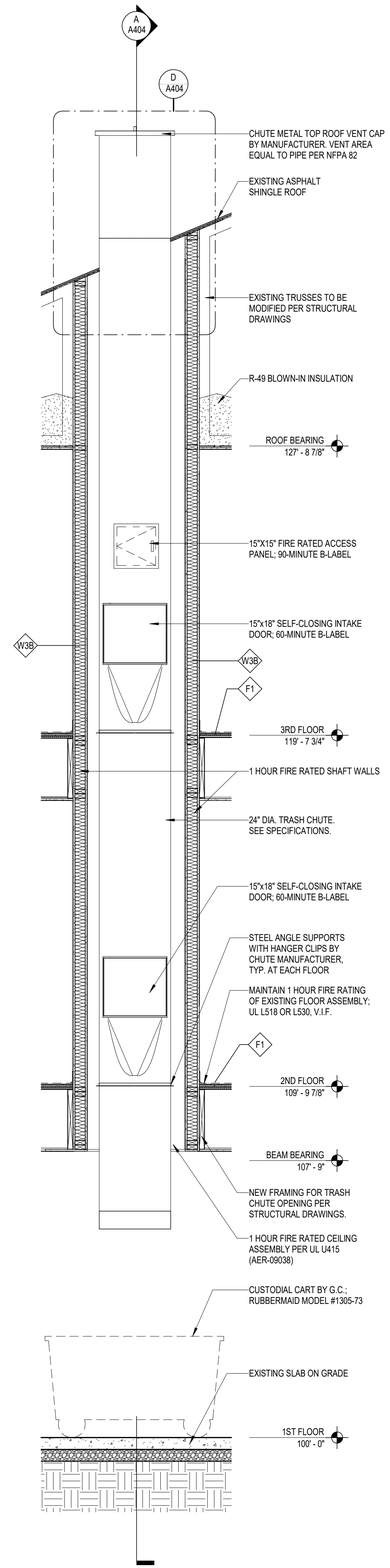
F A404 TRASH CHUTE SANITATION DETAIL
3/4" = 1'-0"



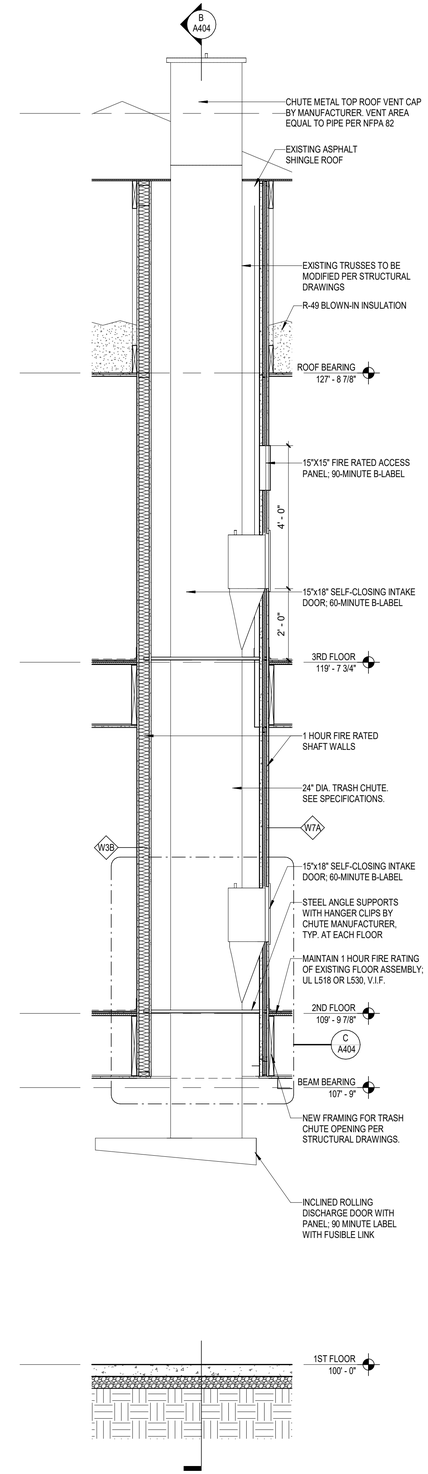


E A404 TRASH CHUTE SPRINKLER DETAIL
3/4" = 1'-0"

C A404 TRASH CHUTE TERMINATION DETAIL
1 1/2" = 1'-0"



B A404 TRASH CHUTE DETAIL 2
1/2" = 1'-0"



A A404 TRASH CHUTE DETAIL 1
1/2" = 1'-0"

GEORGE D. BERARDI
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TRASH CHUTE DETAILS

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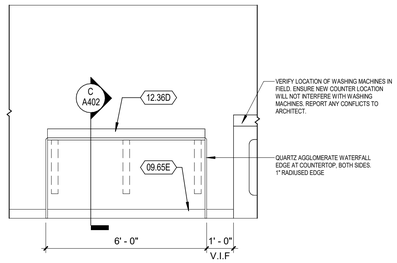
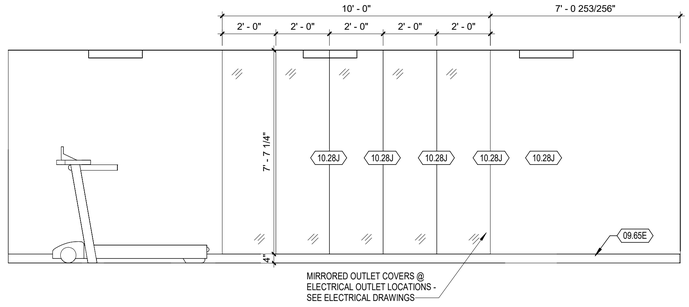
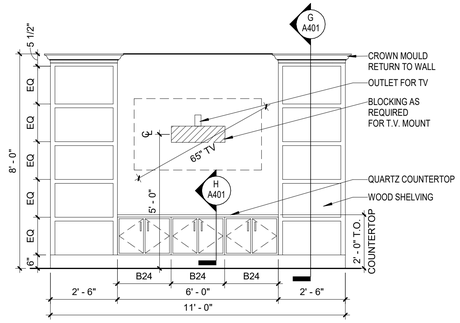


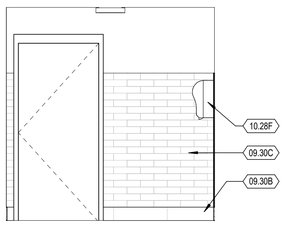
Q A410 LAUNDRY ROOM COUNTER ELEVATION
3/8" = 1'-0"



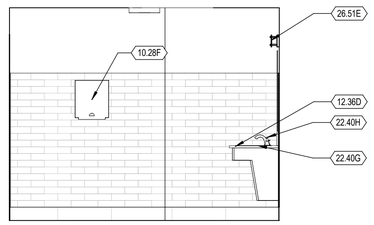
P A410 FITNESS
3/8" = 1'-0"



N A410 COMMUNITY ROOM MILLWORK
3/8" = 1'-0"



M A410 RESTROOM
3/8" = 1'-0"



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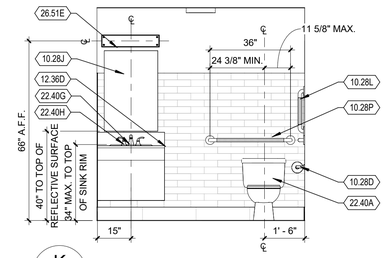

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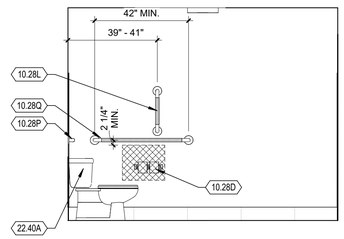
3/8" = 1'-0"



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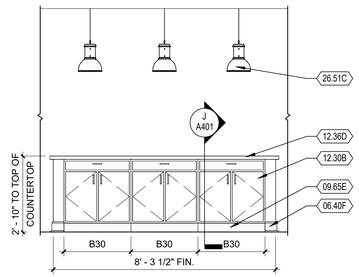
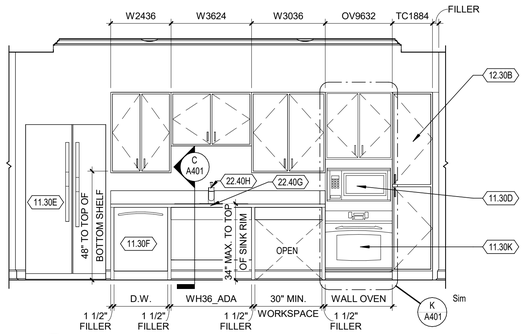
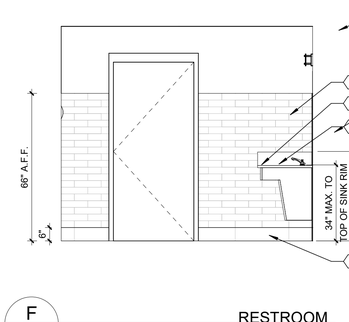
3/8" = 1'-0"



H A410 KITCHEN
3/8" = 1'-0"



G A410 KITCHEN
3/8" = 1'-0"



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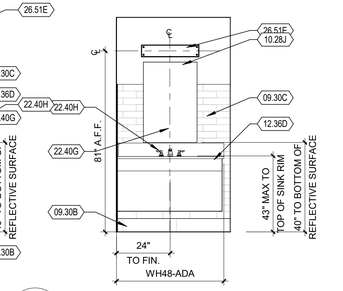
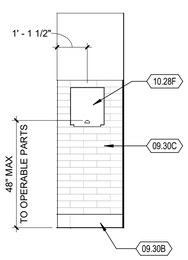
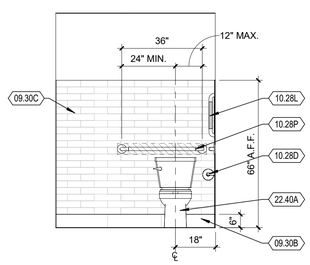
3/8" = 1'-0"



E A410 RESTROOM
3/8" = 1'-0"



1 A410 RESTROOM
3/8" = 1'-0"



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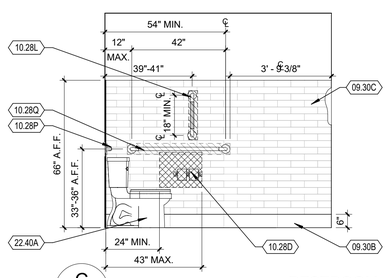
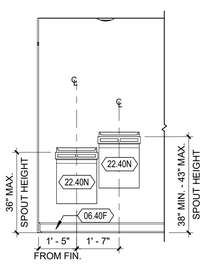
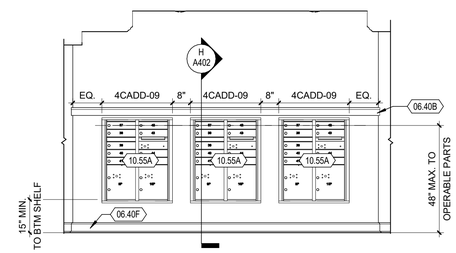
3/8" = 1'-0"



C A410 RESTROOM
3/8" = 1'-0"



B A410 HI/LOW WATER COOLER
3/8" = 1'-0"



A A410 MAILBOX ELEVATION
3/8" = 1'-0"

general notes

1. SEE SHEET G001: ACCESSORY LOCATION TABLE FOR REQUIRED MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS 1/A401 & 2/A401 FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
   A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
3. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE:
BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

keynotes

06.40B	WOOD TRIM
06.40F	WOOD BASE -SEE FINISH SCHEDULE -INSTALL BEHIND ALL MOVEABLE EQUIPMENT AND REMOVABLE CABINETS
09.30B	CERAMIC TILE BASE
09.30C	CERAMIC TILE APPLIED TO WALL
09.65E	RESILIENT BASE
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER
10.28F	PAPER TOWEL DISPENSER
10.28J	PLATE GLASS MIRROR
10.28L	18" VERTICAL GRAB BAR
10.28P	36" GRAB BAR
10.28Q	42" GRAB BAR
10.55A	CLUSTER BOX UNITS
11.30D	MICROWAVE
11.30E	REFRIGERATOR
11.30F	DISHWASHER
11.30K	ADA COMPLIANT RANGE
12.30B	MANUFACTURED WOOD VENEER FACED CASEWORK
12.36D	QUARTZ AGGLOMERATE COUNTERTOP
22.40A	WATER CLOSET
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
22.40H	LEVER STYLE FAUCET
22.40N	ELECTRIC WATER COOLER
26.51C	PENDANT FIXTURE -SEE FIXTURE SCHEDULE
26.51E	VANITY LIGHT FIXTURE - SEE FIXTURE SCHEDULE

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

INTERIOR ELEVATIONS COMMON AREA

A410

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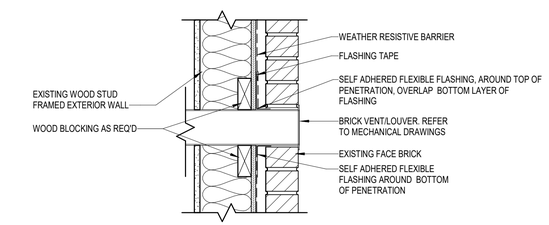
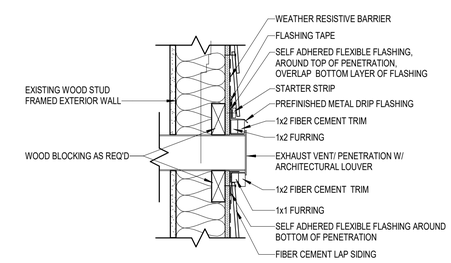
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



NOTE: EXHAUST VENT PIPE TO BE SLOPED OUTWARD

B
A603

EXHAUST VENT PENETATION DETAIL - BRICK
1 1/2" = 1'-0"



NOTE: EXHAUST VENT PIPE TO BE SLOPED OUTWARD

A
A603

EXHAUST VENT PENETRATION DETAIL - VINYL LAP SIDING
1 1/2" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

EXTERIOR DETAILS

A603

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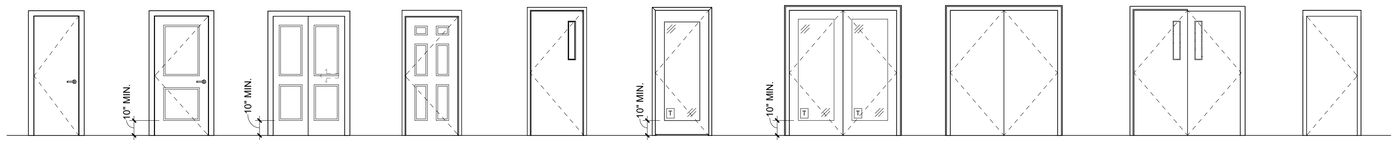
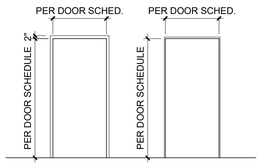
door elevations



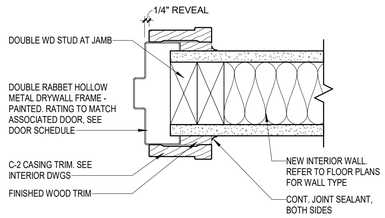
D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
1 3/4" SOLID CORE WD DOOR	1 3/4" TWO PANEL SOLID CORE WD DOOR	1 3/8" TWO PANEL BYPASS DOOR	1 3/4" SIX PANEL HOLLOW METAL DOOR	1 3/4" INSULATED HOLLOW METAL DOOR W/ NARROW LITE	1 3/4" INSULATED HOLLOW METAL FULL LITE DOOR	1 3/4" HOLLOW METAL FULL LITE DOOR	1 3/4" INSULATED HOLLOW METAL DOUBLE DOOR	1 3/4" HOLLOW METAL DOUBLE DOOR, OPP. SWING W/ NARROW LITE	1 3/4" HOLLOW METAL DOOR

frame elevations

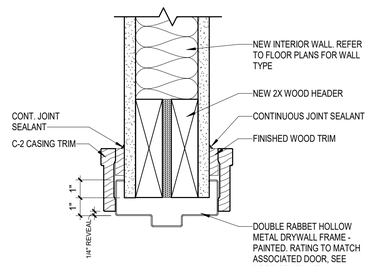


F-1	F-2
HOLLOW METAL IN STUD WALL	WOOD

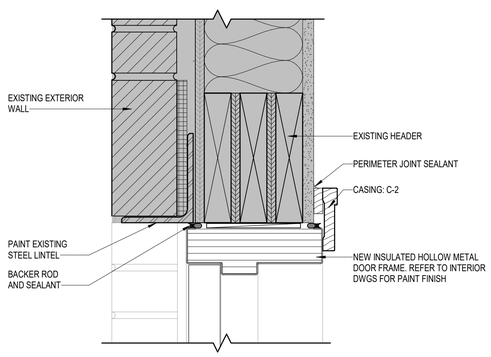
GLAZING NOTES:
1. ALL EXTERIOR DOOR GLAZING TO BE TEMPERED 5/8" INSUL. GLAZING UNIT (CLEAR, LOW-E).
2. ALL INTERIOR DOOR GLAZING TO BE TEMPERED 1/4" CLEAR GLASS. REFER TO DOOR SCHEDULE FOR RATING INFORMATION.



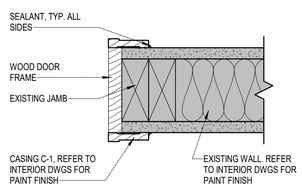
H A701 INTERIOR HM DOOR JAMB DETAIL @ NEW WALL
3" = 1'-0"



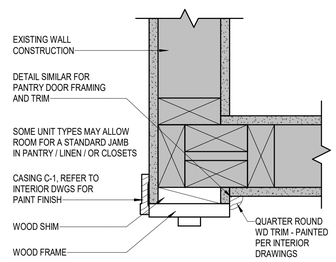
G A701 INTERIOR HM DOOR HEAD DETAIL @ NEW WALL
3" = 1'-0"



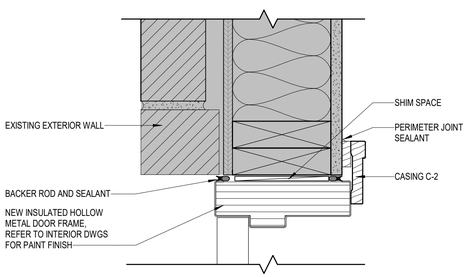
F A701 HM DOOR HEAD DETAIL @ BRICK
3" = 1'-0"



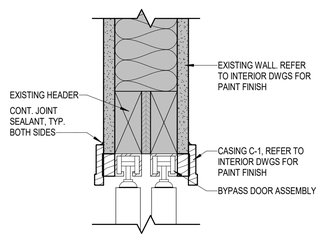
E A701 BYPASS DOOR JAMB DETAIL
3" = 1'-0"



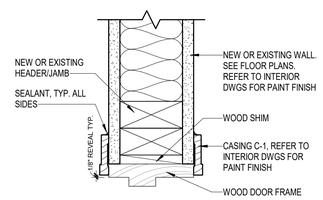
D A701 NARROW JAMB FRAMING DETAIL
3" = 1'-0"



C A701 HM DOOR JAMB DETAIL @ BRICK
3" = 1'-0"



B A701 BYPASS DOOR HEAD DETAIL
3" = 1'-0"



A A701 HEAD/JAMB DETAIL
3" = 1'-0"

door schedule

doors - living units

Unit Door Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Fire Rating	Hardware Set	Remarks
U1A	UNIT ENTRY	3' - 0"	6' - 8"	D4	EXISTING	D/A403 (SIM)	D/A403	20 MIN.	3	1,2
U2A	UNIT BEDROOM	3' - 0"	6' - 8"	D2	F-2	D/A701	D/A701	-	2	4, 5
U2C	UNIT BEDROOM	3' - 0"	6' - 8"	D2	F-2	D/A701	D/A701	-	2	5
U3A	UNIT BATHROOM	3' - 0"	6' - 8"	D2	F-2	D/A701	D/A701	-	2	4, 5
U3B	UNIT BATHROOM	2' - 10"	6' - 8"	D2	F-2	D/A701	D/A701	-	2	4, 5
U3C	UNIT BATHROOM	3' - 0"	6' - 8"	D2	F-2	D/A701	D/A701	-	2	5
U4A	UNIT CLOSET	2' - 0"	6' - 8"	D2	F-2	D/A701	D/A701	-	1	4, 5
U4B	UNIT CLOSET	1' - 6"	6' - 8"	D2	F-2	D/A701	D/A701	-	1	4, 5
U5A	UNIT CLOSET	6' - 0"	6' - 8"	D3	F-2	B/A701	E/A701	-	13	4, 5, 6
U5B	UNIT CLOSET	4' - 8"	6' - 8"	D3	F-2	B/A701	E/A701	-	13	4, 5, 6
U5C	UNIT CLOSET	4' - 0"	6' - 8"	D3	F-2	B/A701	E/A701	-	13	4, 5, 6
U5D	UNIT CLOSET	3' - 6"	6' - 8"	D3	F-2	B/A701	E/A701	-	13	4, 5, 6
U5E	UNIT CLOSET	4' - 8"	6' - 8"	D3	F-2	B/A701	E/A701	-	13	5, 6

doors - common space

Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Fire Rating	Hardware Set	Remarks
1ST FLOOR										
101	MECHANICAL	6' - 0"	7' - 0"	D8	ETR	F/A701	C/A701	-	9	4, 5
120A	VESTIBULE	3' - 0"	6' - 8"	D6	ETR			-	21	4, 5
122	RESTROOM	3' - 0"	6' - 8"	D4	F1	G/A701	H/A701	-	15	5
127	ELEVATOR LOBBY	3' - 0"	7' - 0"	D6	ETR			-	18	4, 5
134B	OFFICE	3' - 8"	6' - 8"	D6	ETR	F/A701	C/A701	-	8	4, 5
141B	STAIR	2' - 10"	6' - 8"	D6	ETR	F/A701	C/A701	-	7	4, 5
142B	STAIR	2' - 10"	6' - 8"	D6	ETR	F/A701	C/A701	-	7	4, 5
E101	MECHANICAL	3' - 0"	7' - 0"	D6	ETR	-	-	-	4	1, 2, 3
E120B	VESTIBULE	3' - 0"	7' - 0"	D6	ETR	-	-	-	22	1, 2, 3
E123A	OFFICE	3' - 0"	7' - 0"	D6	ETR	-	-	-	16	1, 2, 3
E123B	OFFICE	2' - 10"	6' - 8"	D4	ETR	-	-	-	16	1, 2, 3
E125	JANITOR	2' - 10"	6' - 8"	D4	ETR	-	-	-	4	1, 2, 3
E126	ELEVATOR EQUIPMENT	2' - 10"	6' - 8"	D4	ETR	-	-	-	4	1, 2, 3
E130	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E131	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E132	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E133	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E134A	OFFICE	3' - 0"	6' - 8"	D10	ETR	-	-	-	16	1, 2, 3
E141A	STAIR	2' - 10"	6' - 8"	D5	ETR	-	-	-	10	1, 2, 3
E142A	STAIR	2' - 10"	6' - 8"	D5	ETR	-	-	-	10	1, 2, 3
E151	CORRIDOR	5' - 6"	6' - 8"	D9	ETR	-	-	-	20	1, 2, 3
E152	CORRIDOR	5' - 6"	6' - 8"	D9	ETR	-	-	-	20	1, 2, 3
2ND FLOOR										
221A	COMMUNITY ROOM	6' - 0"	7' - 0"	D7	F1	G/A701	H/A701	20 MIN.	11	5
221B	COMMUNITY ROOM	6' - 0"	7' - 0"	D7	F1	G/A701	H/A701	20 MIN.	11	5
222	RESTROOM	3' - 0"	6' - 8"	D4	F1	G/A701	H/A701	20 MIN.	14	5
224	LAUNDRY	3' - 0"	6' - 8"	D4	F1	G/A701	H/A701	20 MIN.	17	5
260	BALCONY	3' - 0"	7' - 0"	D6	ETR			-	24	4, 5
261	BALCONY	3' - 0"	7' - 0"	D6	ETR			-	24	4, 5
262	TRASH ROOM	3' - 0"	6' - 8"	D4	F1	G/A701	H/A701	45 MIN.	12	5
264	STORAGE	2' - 6"	6' - 8"	D2	F1	A/A701	A/A701	-	19	5
265	STORAGE	2' - 6"	6' - 8"	D2	F1	A/A701	A/A701	-	19	5
E223	STORAGE	2' - 10"	6' - 8"	D6	ETR	-	-	-	4	1, 2, 3
E226	ELECTRICAL	2' - 10"	6' - 8"	D4	ETR	-	-	-	4	1, 2, 3
E230	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E231	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E232	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E233	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E241	STAIR	2' - 10"	6' - 8"	D5	ETR	-	-	-	10	1, 2, 3
E242	STAIR	2' - 10"	6' - 8"	D5	ETR	-	-	-	10	1, 2, 3
E251	CORRIDOR	5' - 6"	6' - 8"	D9	ETR	-	-	-	20	1, 2, 3
E252	CORRIDOR	5' - 6"	6' - 8"	D9	ETR	-	-	-	20	1, 2, 3
3RD FLOOR										
362	TRASH ROOM	3' - 0"	6' - 8"	D4	F1	G/A701	H/A701	45 MIN.	12	5
363	FITNESS	3' - 0"	6' - 8"	D4	F1	G/A701	H/A701	20 MIN.	23	5
E326	JANITOR	3' - 0"	7' - 0"	D4	ETR	-	-	-	6	1, 2, 3
E330	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E331	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E332	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E333	CLOSET	2' - 10"	6' - 8"	D4	ETR	-	-	-	5	1, 2, 3
E341	STAIR	2' - 10"	6' - 8"	D5	ETR	-	-	-	10	1, 2, 3
E342	STAIR	2' - 10"	6' - 8"	D5	ETR	-	-	-	10	1, 2, 3
E351	CORRIDOR	5' - 6"	6' - 8"	D9	ETR	-	-	-	20	1, 2, 3
E352	CORRIDOR	5' - 6"	6' - 8"	D9	ETR	-	-	-	20	1, 2, 3

DOOR SCHEDULE REMARKS:
1. EXISTING DOOR TO REMAIN AND RECEIVE NEW PAINT AND HARDWARE.
2. EXISTING DOOR FRAME TO REMAIN.
3. NEW CASING TO BE INSTALLED AND PAINTED PER INTERIOR DRAWINGS.
4. NEW DOOR TO BE INSTALLED IN EXISTING OPENING.
5. NEW DOOR, FRAME, AND CASING. PAINT PER INTERIOR DRAWINGS.
6. BYPASS DOOR.

general notes - doors

1. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.
2. ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING, THE APPROVED INSPECTION AGENCY AND FIRE PROTECTION RATING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESSES.
4. ALL HINGES AT EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PIN.
5. THRESHOLDS AT ALL DOORS SHALL BE HANDICAP COMPLIANT WITH MAXIMUM HEIGHT OF 1/2".
6. SEE THIS SHEET FOR DOOR HARDWARE SCHEDULE AND SPECIFICATIONS FOR OTHER DOOR AND HARDWARE AND KEYING REQUIREMENTS.
7. DOOR CLOSER TO BE MOUNTED ON BLIND SIDE OF DOOR IN COMMON AREAS.
8. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR NON FIRE RATED DOOR, SHALL BE 5LBF; ADAAG 4.13.11.
9. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
10. UNDERCUT INTERIOR UNIT DOORS 1" FROM FINISHED FLOOR ELEVATION - COORDINATE WITH FLOORING THICKNESS.
11. REFER TO THE ACCESSORY LOCATION TABLE ON SHEET G001 FOR REQUIRED MOUNTING HEIGHTS.
12. ALL EXTERIOR DOORS TO BE PAINTED TO MATCH ADJACENT MATERIALS. ARCHITECT TO MAKE FINAL COLOR SELECTION.
13. ALL NEW AND EXISTING DOORS TO BE PRIMED AND PAINTED.

legend

DOOR TYPES:
WD = FLUSH WOOD
PS = PANEL STEEL
GS = GLASS/STEEL
GWA = GLASS/WOOD/ALUM
ETR = EXISTING TO REMAIN

STATE OF OHIO GEORGE BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

DOOR SCHEDULE & DETAILS

A701

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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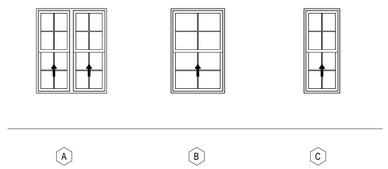
window elevations



window schedule

Mark	Width	Height	Window Elevation	Head	Jamb	Sill	Remarks
A1	3' - 11 1/4"	4' - 8 5/8"	A	H/A702	E/A702	B/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A2	3' - 11 1/4"	4' - 8 5/8"	A	H/A702	E/A702	C/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A3	3' - 11 1/4"	4' - 8 5/8"	A	B/A703	E/A702	B/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A4	3' - 11 1/4"	4' - 8 5/8"	A	B/A703	E/A702	C/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A5	3' - 11 1/4"	4' - 8 5/8"	A	G/A702	D/A702	A/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A6	3' - 11 1/4"	4' - 8 5/8"	A	G/A702	D/A702	C/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A7	3' - 11 1/4"	4' - 8 5/8"	A	A/A703	D/A702	C/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A8	3' - 11 1/4"	4' - 8 5/8"	A	A/A703	D/A702	A/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A9	3' - 11 1/4"	4' - 8 5/8"	A	J/A702	E/A702	A/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A10	3' - 11 1/4"	4' - 8 5/8"	A	J/A702	E/A702	C/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
A11	3' - 11 1/4"	4' - 8 5/8"	A	G/A702	D/A702	F/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
B	3' - 0"	4' - 8 5/8"	B	A/A703	D/A702	A/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS
C	2' - 0"	4' - 8 5/8"	C	C/A703	D/A702	A/A702	VERIFY ALL DIMENSIONS IN FIELD TO ENSURE NEW WINDOWS FIT IN EXISTING OPENINGS

general window notes

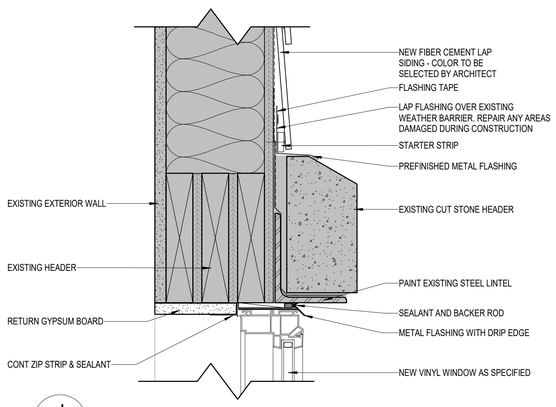
1. ALL OPERABLE WINDOWS SHALL BE OPERABLE FROM THE INTERIOR SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE.
2. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE WINDOWS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
3. GC TO COORDINATE ROUGH OPENINGS WITH WINDOW MANUFACTURER'S UNIT SIZES

window replacement

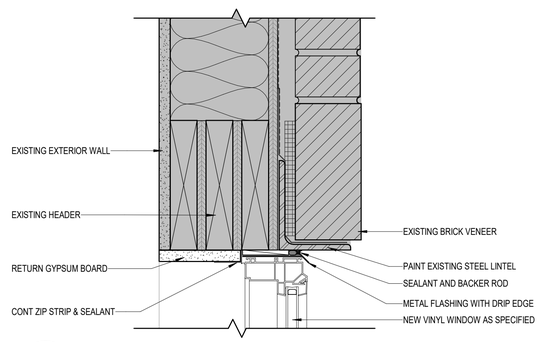
REPLACE EXISTING WINDOW WITH NEW WINDOW. GC IS RESPONSIBLE FOR FIELD MEASUREMENTS THAT COORDINATE NEW WINDOW SIZE WITH EXISTING OPENING. INSIDE DRYWALL TO BE REPAIRED, PATCHED AND FINISHED TO MATCH FINAL ADJACENT FINISH, IF AFFECTED. GC TO COORDINATE ALL INTERIOR ADJACENT FINISHES AFFECTED BY WINDOW REPLACEMENT. PROVIDE ADDITIONAL TRIM IF REQUIRED. EXTERIOR GAP TO BE LIMITED TO 3/4" WIDTH, PROVIDE NEW SEALANT. GC TO VERIFY SCOPE. IF EXTERIOR GAP IS GREATER THAN 3/4", GC TO VERIFY SCOPE TO REMEDIATE GAP.

legend

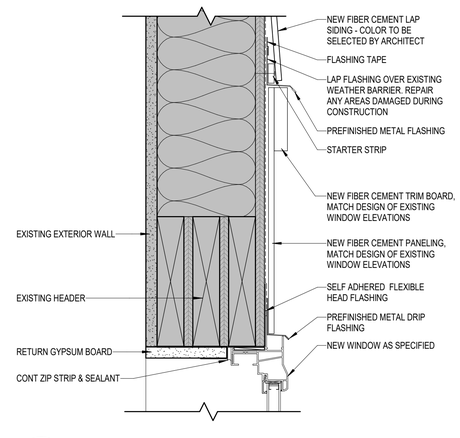
DOOR TYPES:
WD = WOOD
AL = ALUMINUM
VY = VINYL
VW =VINYL CLAD WOOD



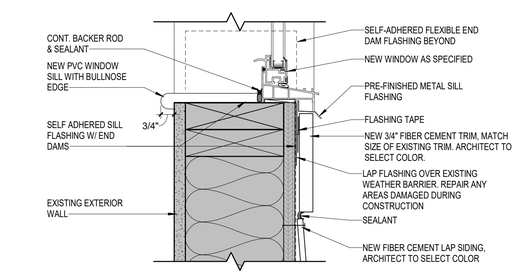
J A702 WINDOW HEAD @ CUT STONE
3" = 1'-0"



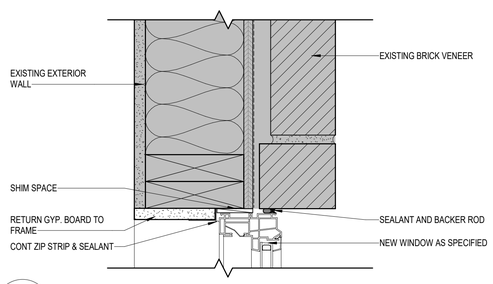
H A702 WINDOW HEAD @ BRICK
3" = 1'-0"



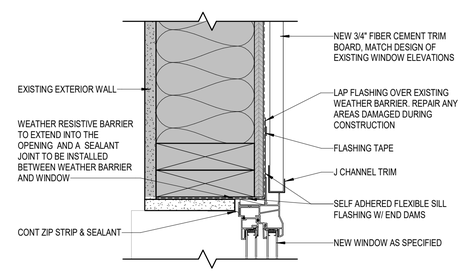
G A702 WINDOW HEAD @ FC PANEL
3" = 1'-0"



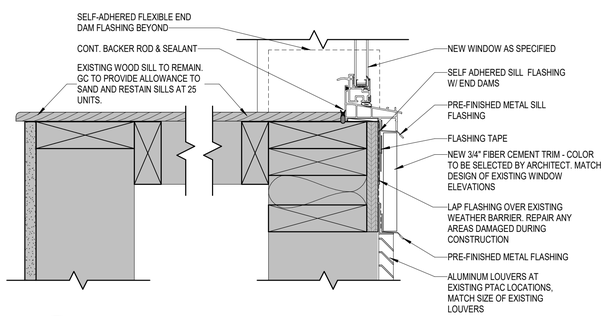
F A702 WINDOW SILL @ SIDING
3" = 1'-0"



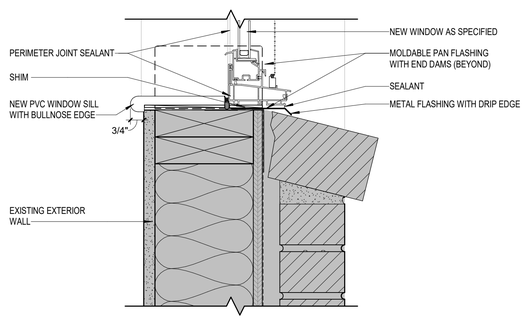
E A702 WINDOW JAMB @ BRICK
3" = 1'-0"



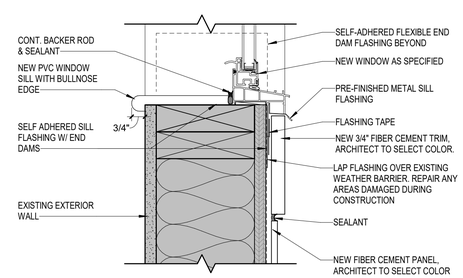
D A702 WINDOW JAMB @ SIDING
3" = 1'-0"



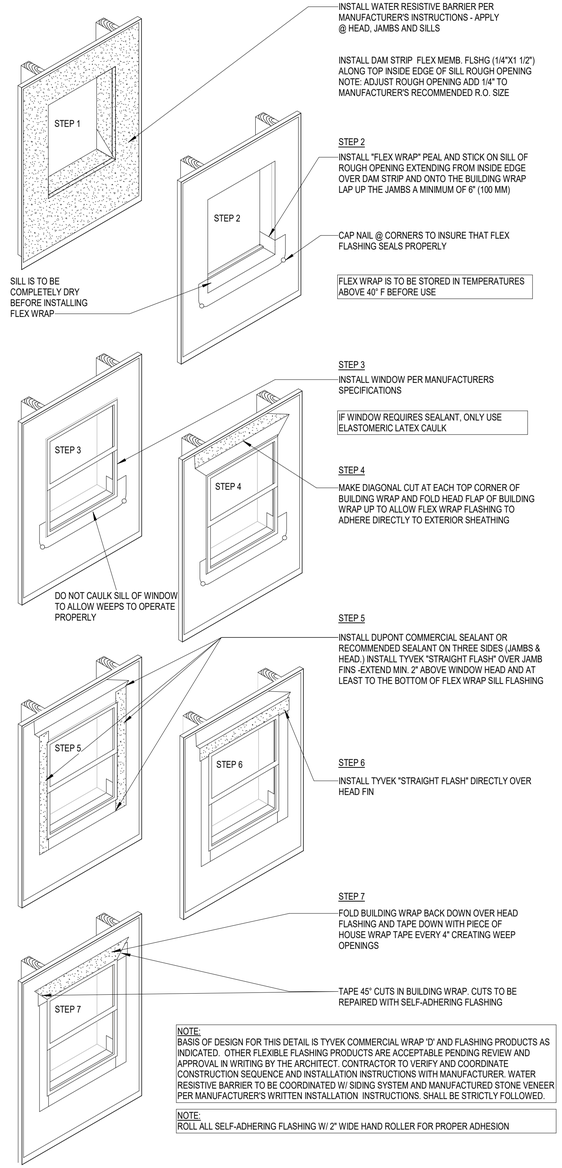
C A702 WINDOW SILL @ PTAC UNIT
3" = 1'-0"



B A702 WINDOW SILL @ BRICK
3" = 1'-0"



A A702 WINDOW SILL @ FC PANEL
3" = 1'-0"



NOTE:
BASIS OF DESIGN FOR THIS DETAIL IS TYVEK COMMERCIAL WRAP 'D' AND FLASHING PRODUCTS AS INDICATED. OTHER FLEXIBLE FLASHING PRODUCTS ARE ACCEPTABLE PENDING REVIEW AND APPROVAL IN WRITING BY THE ARCHITECT. CONTRACTOR TO VERIFY AND COORDINATE CONSTRUCTION SEQUENCE AND INSTALLATION INSTRUCTIONS WITH MANUFACTURER. WATER RESISTIVE BARRIER TO BE COORDINATED W/ SIDING SYSTEM AND MANUFACTURED STONE VENEER PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. SHALL BE STRICTLY FOLLOWED.

NOTE:
ROLL ALL SELF-ADHERING FLASHING W/ 2" WIDE HAND ROLLER FOR PROPER ADHESION

STATE OF OHIO GEORGE D. BERARDI 6480 REGISTERED ARCHITECT
GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

WINDOW SCHEDULE & DETAILS

A702

BERARDI+
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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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C
A703

HEAD @ ENTRY & BALCONY WINDOWS
3" = 1'-0"

B
A703

WINDOW HEAD @ SOFFIT
3" = 1'-0"

A
A703

WINDOW HEAD @ FC TRIM
3" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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CINCINNATI, OH 45236

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

WINDOW DETAILS

A703

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P 614.221.1110 berardipartners.com

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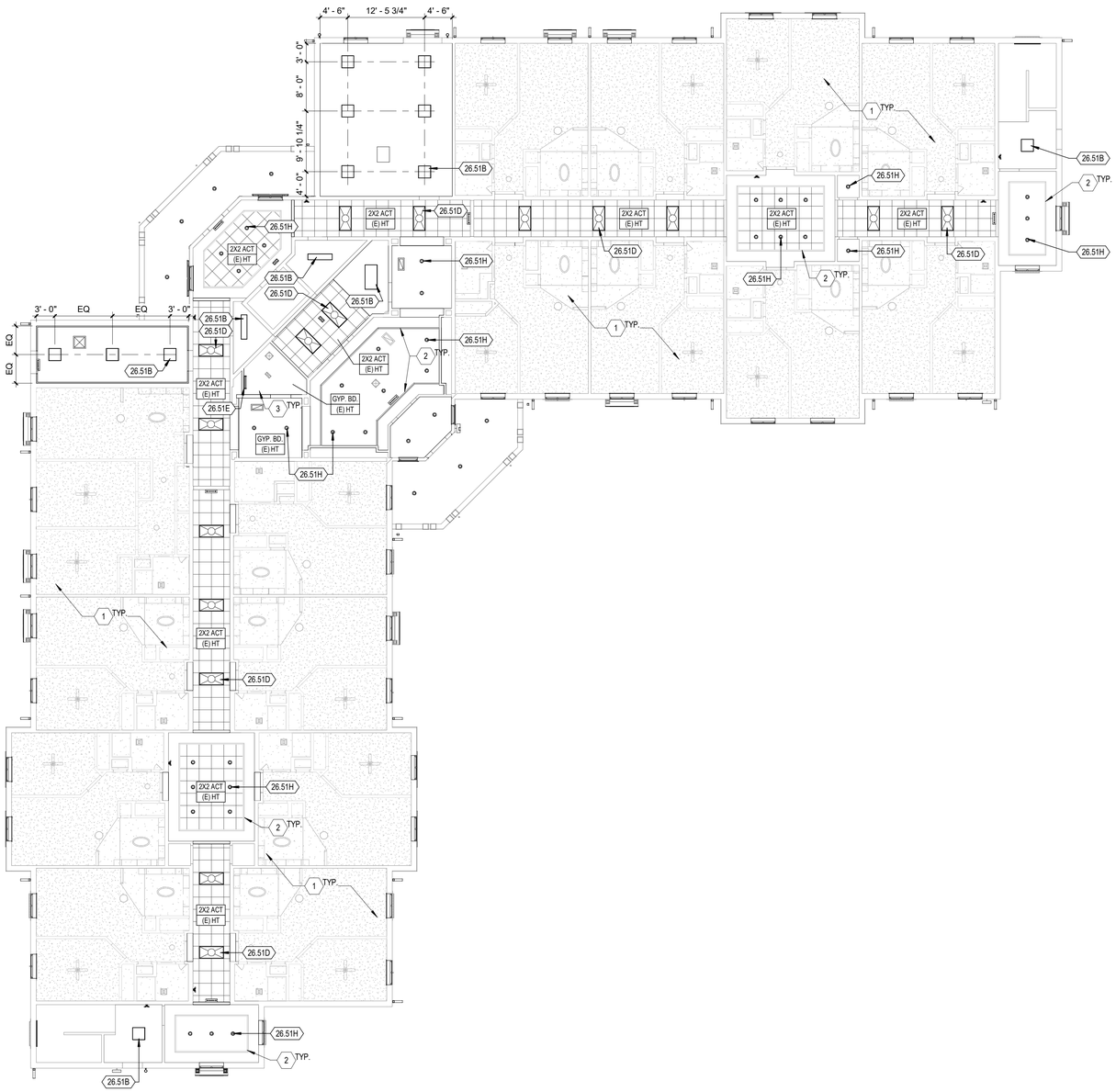

first floor reflected ceiling plan 3/32" = 1'-0"

general notes: reflected ceiling plans

1. PAINT ALL GYPSUM BOARD CEILINGS PER FINISH SCHEDULE.
2. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
3. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
4. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
5. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE ELECTRICAL DRAWINGS
6. FIRESTOP ALL NEW AND EXISTING PIPE PENETRATIONS AT FIRE RATED CEILINGS.

reflected ceiling legend

symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- FLUSH MOUNTED LED CEILING LIGHT FIXTURE
- CEILING FAN WITH LED LIGHT
- 2'X4' RECESSED LED LIGHT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- RESTROOM EXHAUST FAN WITH LIGHT
- WALL MOUNTED VANITY LIGHT FIXTURE

coded notes - reflected ceiling plan

1	SEE UNIT A300 SHEETS FOR FULL SCOPE OF UNITS, TYP.
2	EXIST. CROWN MOLDING TO BE PAINTED, TYP. PAINT COLOR PER INTERIOR DRAWINGS.
3	NEW GYP BOARD CEILING AT RECONFIGURED AREA. MAINTAIN EXISTING FIRE RATING OF CEILING ASSEMBLY. MATCH FINISH, TEXTURE, AND HEIGHT OF ADJACENT SOFFITS.
4	CENTER LIGHT FIXTURE IN CEILING.

keynotes

26.51B	SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
26.51D	RECESSED FIXTURE -SEE FIXTURE SCHEDULE
26.51E	VANITY LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51H	FLUSH MOUNTED LED LIGHT FIXTURE - SEE FIXTURE SCHEDULE

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

FIRST FLOOR REFLECTED CEILING PLAN

A801

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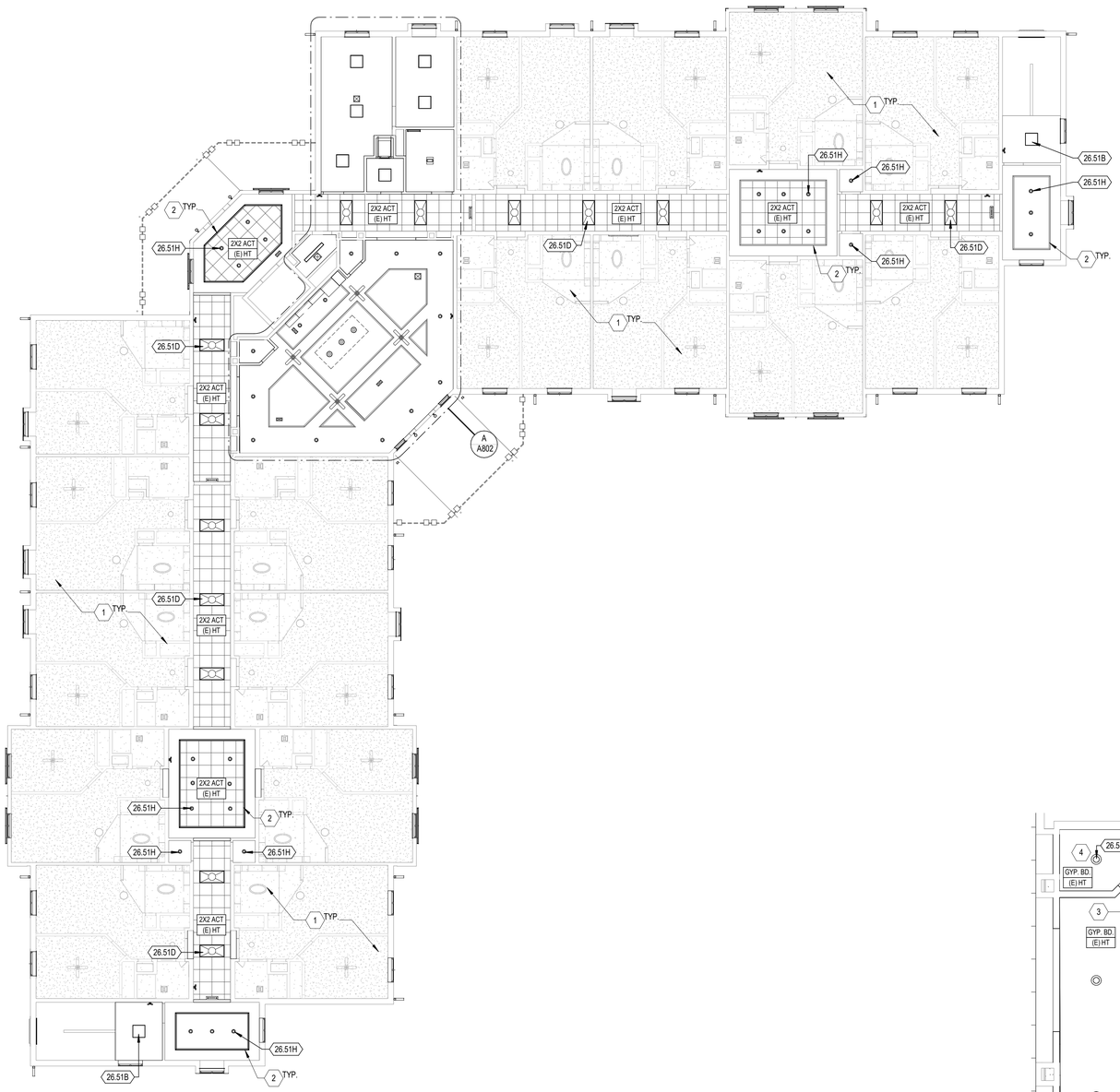
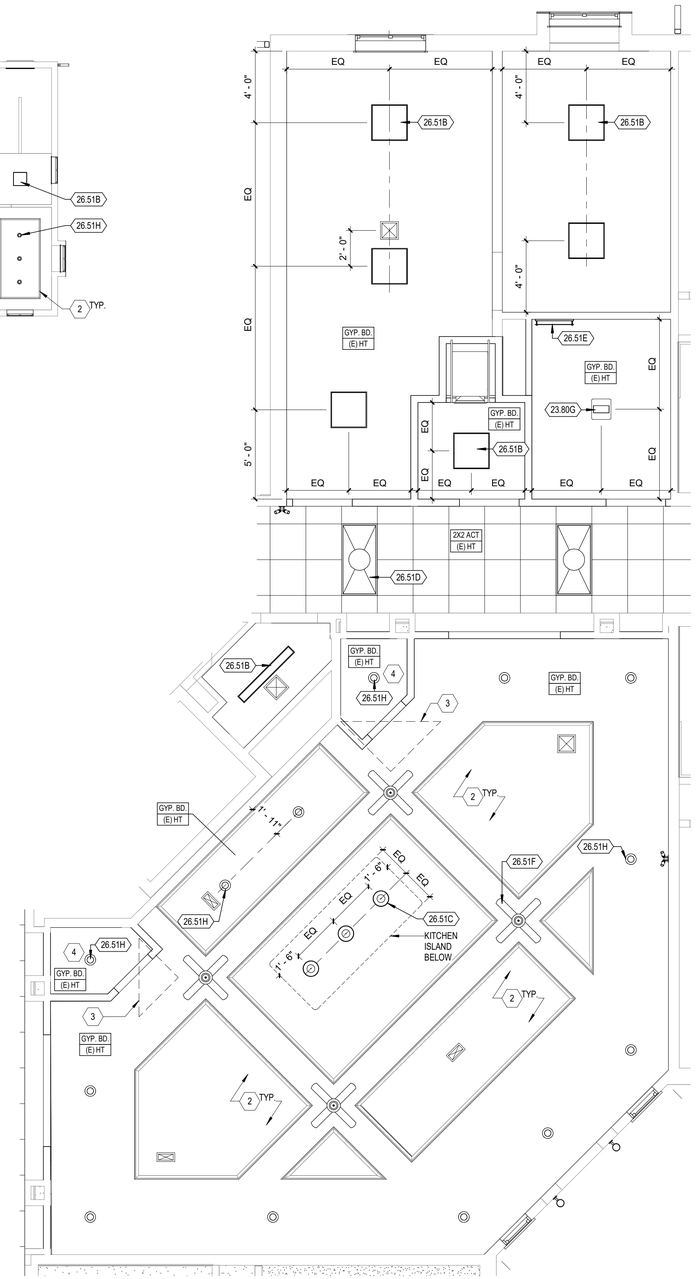


second floor reflected ceiling plan 3/32" = 1'-0"



A
A802

enlarged second floor rcp - community room
1/4" = 1'-0"

general notes: reflected ceiling plans

1. PAINT ALL GYPSUM BOARD CEILINGS PER FINISH SCHEDULE.
2. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
3. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
4. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
5. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE ELECTRICAL DRAWINGS
6. FIRESTOP ALL NEW AND EXISTING PIPE PENETRATIONS AT FIRE RATED CEILINGS.

reflected ceiling legend

symbols not to scale

- GYPSUM BOARD CEILING
- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- FLUSH MOUNTED LED CEILING LIGHT FIXTURE
- CEILING FAN WITH LED LIGHT
- 2'X4' RECESSED LED LIGHT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- RESTROOM EXHAUST FAN WITH LIGHT
- WALL MOUNTED VANITY LIGHT FIXTURE

coded notes - reflected ceiling plan

1 SEE UNIT A300 SHEETS FOR FULL SCOPE OF UNITS, TYP.
2 EXIST. CROWN MOLDING TO BE PAINTED, TYP. PAINT COLOR PER INTERIOR DRAWINGS.
3 NEW GYP BOARD CEILING AT RECONFIGURED AREA. MAINTAIN EXISTING FIRE RATING OF CEILING ASSEMBLY. MATCH FINISH, TEXTURE, AND HEIGHT OF ADJACENT SOFFITS.
4 CENTER LIGHT FIXTURE IN CEILING.

keynotes

23.80G	ENERGY STAR RATED EXHAUST FAN AND LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51B	SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
26.51C	PENDANT FIXTURE -SEE FIXTURE SCHEDULE
26.51D	RECESSED FIXTURE -SEE FIXTURE SCHEDULE
26.51E	VANITY LIGHT FIXTURE - SEE FIXTURE SCHEDULE
26.51F	ENERGY STAR RATED CEILING FAN WITH LIGHT - SEE FIXTURE SCHEDULE. LOCATE CENTER OF FIXTURE AT LEASE 36" FROM EXISTING SPRINKLER HEAD(S)
26.51H	FLUSH MOUNTED LED LIGHT FIXTURE - SEE FIXTURE SCHEDULE

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SECOND FLOOR REFLECTED CEILING PLAN

A802

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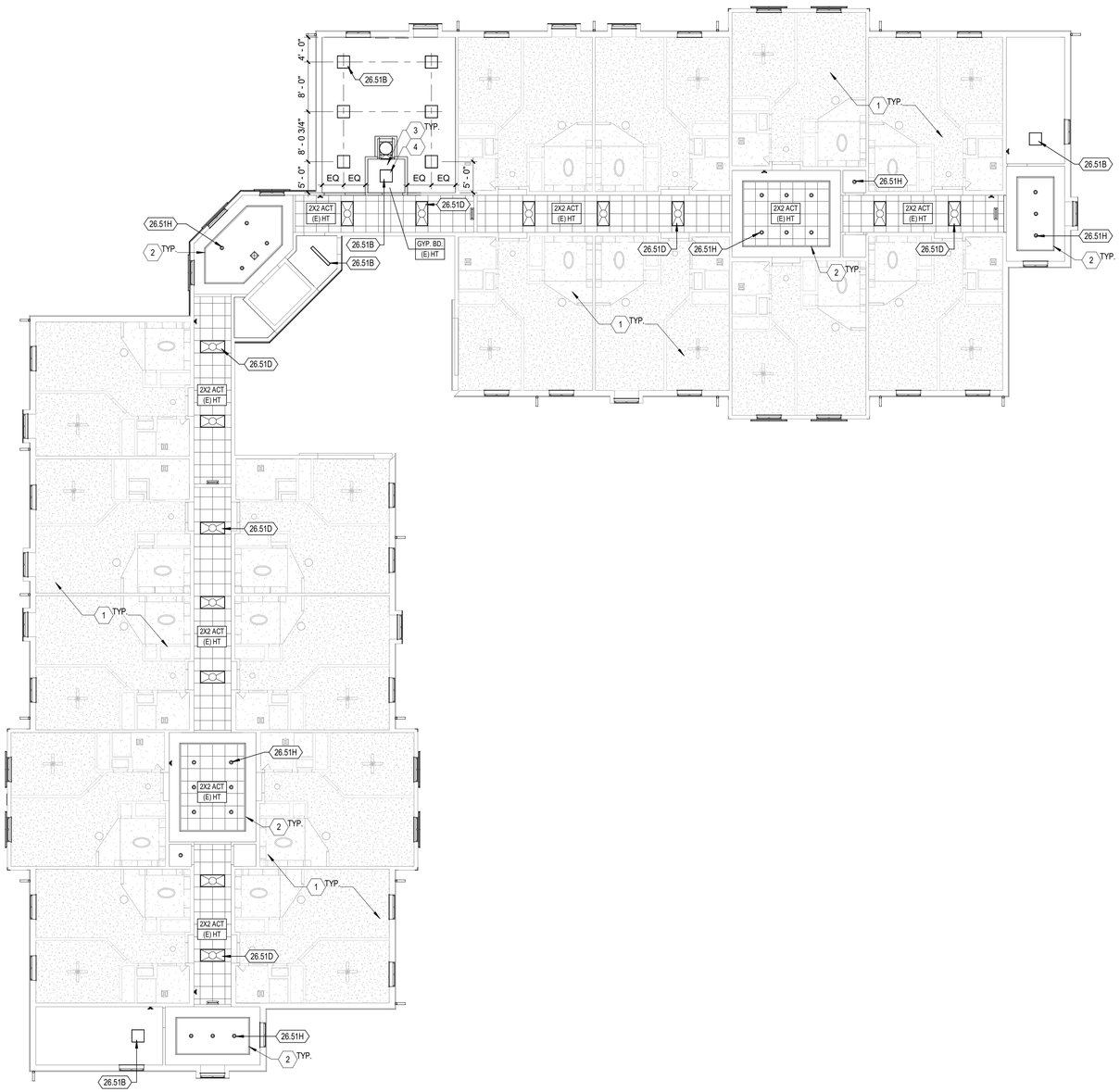

third floor reflected ceiling plan 3/32" = 1'-0"

general notes: reflected ceiling plans

1. PAINT ALL GYPSUM BOARD CEILINGS PER FINISH SCHEDULE.
2. COORDINATE REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS FOR LIGHT AND ELECTRICAL FIXTURES.
3. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL DRAWINGS FOR DIFFUSER AND DUCT LOCATION AND SIZES.
4. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.
5. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE ELECTRICAL DRAWINGS
6. FIRESTOP ALL NEW AND EXISTING PIPE PENETRATIONS AT FIRE RATED CEILINGS.

reflected ceiling legend

symbols not to scale

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- ACT CEILING
- SUPPLY DUCT
- RETURN DUCT
- PENDANT LIGHT FIXTURE
- FLUSH MOUNTED LED CEILING LIGHT FIXTURE
- CEILING FAN WITH LED LIGHT
- 2'X4' RECESSED LED LIGHT FIXTURE
- SURFACE MOUNTED LED LIGHT FIXTURE
- RESTROOM EXHAUST FAN WITH LIGHT
- WALL MOUNTED VANITY LIGHT FIXTURE

coded notes - reflected ceiling plan

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4 CENTER LIGHT FIXTURE IN CEILING.

keynotes

26.51B SURFACE MOUNTED CEILING FIXTURE -SEE FIXTURE SCHEDULE
26.51D RECESSED FIXTURE -SEE FIXTURE SCHEDULE
26.51H FLUSH MOUNTED LED LIGHT FIXTURE - SEE FIXTURE SCHEDULE

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

THIRD FLOOR REFLECTED CEILING PLAN

A803

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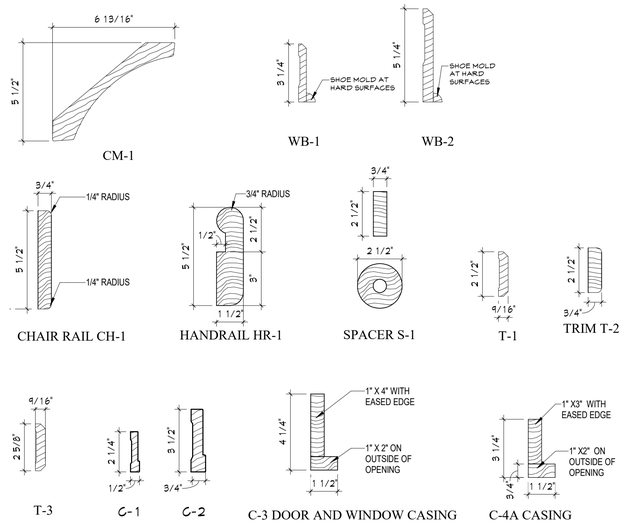
TRIM PROFILES



*ALL TRIM SHOWN SHALL BE FINE SANDED, PRIMED AND PAINTED PT- 1

unit finish schedule

Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Cabinet Finish	Counter Finish	Comments
LIVING							
UNIT A							
BATHROOM	VCB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
BEDROOM	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
ENTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
KITCHEN	WB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
LINEN	WB-1	LVP-1	PT-3	PT-2	-	-	-
LIVING	WB-1	LVP-1	PT-3	PT-2	-	-	-
PANTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
UNIT A CONVERTED HC							
BATHROOM	VCB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
BEDROOM	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
ENTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
KITCHEN	WB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
PANTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
UNIT B							
BATHROOM	VCB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
BEDROOM	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
ENTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
KITCHEN	WB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
LINEN	WB-1	LVP-1	PT-3	PT-2	-	-	-
LIVING	WB-1	LVP-1	PT-3	PT-2	-	-	-
PANTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
UNIT C							
BATHROOM	VCB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
BEDROOM	WB-1	LVP-1	PT-3	PT-2	-	-	-
BEDROOM	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
CLOSET	WB-1	LVP-1	PT-3	PT-2	-	-	-
ENTRY	WB-1	LVP-1	PT-3	PT-2	-	-	-
HALLWAY	WB-1	LVP-1	PT-3	PT-2	-	-	-
KITCHEN	WB-1	LVP-1	PT-3	PT-2	CAB-1	QTZ-2	-
LINEN	WB-1	LVP-1	PT-3	PT-2	-	-	-
LIVING	WB-1	LVP-1	PT-3	PT-2	-	-	-

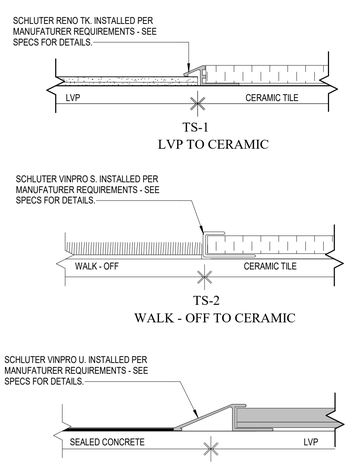
finish key

Key	Product Type	Manufacturer	Product Name	Color	Size	Comments	Rep Contact
03 3300 Concrete							
SC-1	Sealed Concrete	-	-	-	-		-
09 3000 Tiling							
CT-1	Ceramic Tile	Daltile	Modern Hearth	White Ash	12" x 24"	Running Bond Pattern	Alexa Martin: alexa.martin@daltile.com; 419.208.6610
CT-2	Ceramic Tile	Daltile	Modern Hearth	Chimney Corner	12" x 24"	Running Bond Pattern	Alexa Martin: alexa.martin@daltile.com; 419.208.6610
CT-3	Ceramic Tile	Daltile	Modern Hearth	White Ash	3" x 12"	Tile to be installed in a running bond pattern. Install up to 5' 6" A.F.F.	Alexa Martin: alexa.martin@daltile.com; 419.208.6610
GT-1	Grout	Mapei	Flexcolor Design	02 Pewter	-	-	Steve Rung: srung@mapei.com; 380-209-7261
09 5100 Acoustical Ceilings							
ACT-1	Acoustic Ceiling Tile	Armstrong Ceilings	Dune Second Look, Tegular	White	24" x 48"	-	Jen McCoy:jmmccoy@armstrongceilings.com; 513.919.2263
ACT-2	Acoustic Ceiling Tile	Armstrong Ceilings	Calla, Tegular	White	24" x 24"	-	Jen McCoy:jmmccoy@armstrongceilings.com; 513.919.2263
09 6500 Resilient Flooring							
LVP-1	Luxury Vinyl Plank	Patcraft	1482V Heartwood	Froe 00775	6" x 48"	12 mil wear layer, MS+ Adhesive to be used in wet areas	Joseph Terizigni: joseph.terizigni@patcraft.com; 614.975.1249
LVP-2	Luxury Vinyl Plank	Patcraft	1432V Heartwood	Froe 00775	6" x 48"	20 mil wear layer, MS+Adhesive to be used in wet areas	Joseph Terizigni: joseph.terizigni@patcraft.com; 614.975.1249
LVP-3	Luxury Vinyl Plank	Patcraft	1321V Stratified	Frost 00500	6" x 24"	20 mil wear layer, Elevator Lobbies on upper floors	Joseph Terizigni: joseph.terizigni@patcraft.com; 614.975.1249
ST-1	Treads and Risers	Tarkett	VIHT Safe-T-Grip Tread and Matching Riser	Gray Haze 24	-		Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
VCB-1	Vinyl Cove Base	Tarkett	4" Traditional Vinyl Cove Base	Icicle 08	4"		Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
VCB-2	Vinyl Cove Base	Tarkett	4" Traditional Vinyl Cove Base	Brown 47	4"		Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
VCB-3	Vinyl Cove Base	Tarkett	4" Traditional Vinyl Cove Base	Gray Haze 24	4"		Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
09 6800 Carpeting							
WO-1	Walk Off Carpet Tile	Patcraft	Passage 801Y1	Step 595	24" x 24"		Joseph Terizigni: joseph.terizigni@patcraft.com; 614.975.1249
09 9000 Painting and Coating							
PT-1	Paint	Sherwin Williams	Solo Interior/Exterior Acrylic Paint	SW7006, Extra White, Semi-Gloss	-		Roger Hall: roger.hall@sherwin.com; 614.841.7723
PT-2	Paint	Sherwin Williams	ProMar Zero 200	SW7005, Pure White, Flat	-		Roger Hall: roger.hall@sherwin.com; 614.841.7723
PT-3	Paint	Sherwin Williams	Duration Home	SW9165, Gossamer Veil, Matte	-		Roger Hall: roger.hall@sherwin.com; 614.841.7723
PT-4	Paint	Sherwin Williams	Duration Home	SW7621, Silvermist, Matte	-		Roger Hall: roger.hall@sherwin.com; 614.841.7723
PT-5	Paint	Sherwin Williams	Duration Home	SW7017, Dorian Gray, Matte	-		Roger Hall: roger.hall@sherwin.com; 614.841.7723
10 2600 Wall and Door Protection							
FRP-1	Fiber Reinforced Plastic	Marlite	S490N	Light Gray	-	-	-
PLAM-1	Plastic Laminte	Formica	High Pressure Laminate	Layered Sand - 9511	-	Elevator walls	Christina Shampton: Christina.Shampton@wurthbsc.com; 614.296.5949
12 2000 Window Treatments							
WT-1	Solar Shades	Lotus	Solar, shearweave 5% open	Linen	-	All commona area exterior windows	-
WT-2	Mini Blinds	Lotus	1" Cordless Wood Blinds	White 205	-	Unit windows	-
WT-3 ALT	Mini Blinds	Lotus	2" Faux Wood Blinds	White		Unit windows	
12 3500 Casework							
CAB-1	Cabinetry	Kountrywood	Georgetown	Slate	-	Use with VCB-2	Matt Gawronski: mgawronski@sims-lohman.com
CAB-2	Cabinetry	Kountrywood	Georgetown	White	-	Use with VCB-1 and as noted on I sheets	Matt Gawronski: mgawronski@sims-lohman.com
12 3600 Countertops							
PLAM-2	Plastic Laminte	NOT USED	-	-	-	-	-
QTZ-1	Quartz	Silestone	-	Lyra	3cm	Common area countertops	-
QTZ-2	Quartz	Surfaces by Pacific	-	Carrara Cloud	2 cm	Unit kitchen and bathroom countertops, 2" radiused corner	-
SS-1	Solid Surface	NOT USED	-	-	-	-	-

general notes:

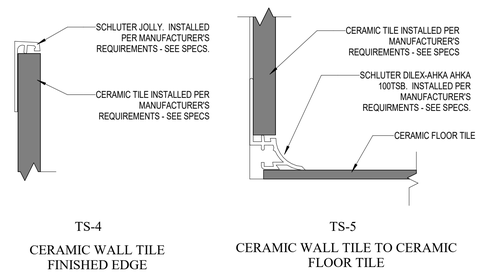
1. ALL FINISHES ARE TO BE SELECTED BY THE ARCHITECT; ALL MATERIAL SAMPLES ARE TO BE SUBMITTED FOR ARCHITECT'S REVIEW AND APPROVAL. G.C. TO ASSEMBLE ONE COMPREHENSIVE AND COMPLETE INTERIOR FINISH SELECTION PACKAGE FOR ALL ITEMS SO A TOTAL COORDINATED SELECTION CAN BE PERFORMED BY OWNER AND ARCHITECT.
2. WALL AND CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING OF CLASS "C" IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS "C" AT CORRIDORS AND ALL OTHER ROOMS.
3. FINISH CARPENTRY AND TRIM SHALL BE PAINT GRADE MATERIAL AND BE PAINTED PT-1
4. METAL DOORS AND FRAMES PAINTED PT-1
5. UNIT INTERIOR DOORS AND FRAMES PAINTED PT-1
6. SOLAR SHADES AT EXTERIOR WINDOWS IN COMMON AREAS.
7. MINI BLINDS TO BE IN UNITS.
8. WIRE SHELVING TO BE INSTALLED IN CLOSETS AND STORAGE AREAS.
9. FRP TO BE INSTALLED A 4' A.F.F. IN AREAS WHERE SPECIFIED.
10. VCB-1 AND VCB-2 TO BE INSTALLED AT CABINET TOE-KICK WHERE SPECIFIED
11. SEE KEYS FOR CERAMIC TILE PATTERNS AND TILE LOCATIONS.
12. TWO TONE WALL COLORS FOR ODD NUMBER FLOORS, PT-3 ABOVE CHAIR/HAND RAIL AND PT-4 BELOW CHAIR/HAND RAIL.
13. TWO TONE WALL COLORS FOR EVEN NUMBER FLOORS, PT-4 ABOVE CHAIR /HAND RAIL AND PT-5 BELOW CHAIR/HAND RAIL.
14. WALL BEHIND DRINKING FOUNTAIN TO BE TILE. REFER TO ELEVATIONS FOR DETAILS. TILE TO BE INSTALLED IN RUNNING BOND PATTERN.
15. LVP FLOORING TO CONTINUE UNDER CABINETS.
16. KITCHEN CABINETS: LOOP STYLE PULLS ON DRAWERS AND CABINETS. AMEROCK ALISON SERIES, SATIN NICKEL FINISH
17. THE WALLS THAT SUPPORT THE PTAC UNIT COVERS WILL RECEIVE PT-3.

TRANSITION DETAILS



*ALL TRANSITIONS TO OCCUR AT CENTER OF DOOR SLAB.

FINISH DETAILS



common area finish schedule

Room Number	Room Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Cabinet	Countertop	Comments
1ST FLOOR								
101	MECHANICAL	VCB-3	SC-1	PT-3	PT-2	-	-	-
120	VESTIBULE	WB-2	WO-1	PT-3	PT-2	-	-	-
121	LOBBY	WB-2	CT-1/CT-2	PT-3/PT-4	PT-2	-	-	-
122	RESTROOM	CTB-1	CT-1	CT-3/PT-4	PT-2	CAB-1	QTZ-1	-
123	OFFICE	WB-2	LVP-2	PT-3	ACT-1/PT-2	-	-	-
125	JANITOR	VCB-3	SC-1	PT-3	PT-2	-	-	-
126	ELEVATOR EQUIP.	VCB-3	SC-1	PT-3	PT-2	-	-	-
127	ELEVATOR LOBBY	WB-2	LVP-3	PT-3/PT-4	ACT-1/PT-2	-	-	-
128	SITTING	WB-2	LVP-2	PT-3/PT-4	PT-2	-	-	-
129	SITTING	WB-2	LVP-2	PT-3/PT-4	PT-2	-	-	-
130	CLOSET	WB-2	LVP-2	PT-3	PT-2	-	-	-
131	CLOSET	WB-2	LVP-2	PT-3	PT-2	-	-	-
132	CLOSET	WB-2	LVP-2	PT-3	PT-2	-	-	-
133	CLOSET	WB-2	LVP-2	PT-3	PT-2	-	-	-
134	OFFICE	WB-2	LVP-2	PT-3	PT-2	-	-	-
140	ELEVATOR	-	LVP-3	PLAM-1	-	-	-	-
141	STAIR 1	VCB-3	ST-1/LVP-2	PT-3	PT-2	-	-	-
142	STAIR 2	VCB-3	ST-1/LVP-2	PT-3	PT-2	-	-	-
151	CORRIDOR	WB-2	LVP-2	PT-3/PT-4	ACT-1/PT-2	-	-	-
152	CORRIDOR	WB-2	LVP-2	PT-3/PT-4	ACT-1/PT-2	-	-	-
2ND FLOOR								
221	COMMUNITY ROOM	WB-2	LVP-2	PT-4	ACT-1/PT-2	CAB-1/CAB-2	QTZ-1	CAB-2 in Community Room, CAB-1 in Community Kitchen
222	RESTROOM	CTB-1	CT-1	CT-3/PT-4	PT-2	CAB-1	QTZ-1	-
223	STORAGE	VCB-3	LVP-2	PT-3	PT-2	-	-	-
224	LAUNDRY	VCB-3	LVP-2	PT-3/FRP-1	PT-2	-	QTZ-1	FRP-1 at washer wall
226	ELEC.	VCB-3	LVP-2	PT-3	PT-2	-	-	-
227	ELEVATOR LOBBY	WB-2	LVP-3	PT-4/PT-5	ACT-1/PT-2	-	-	-
228	SITTING	WB-2	LVP-2	PT-4/PT-5	ACT-1/PT-2	-	-	-
229	SITTING	WB-2	LVP-2	PT-4/PT-5	ACT-1/PT-2	-	-	-
230	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
231	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
232	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
233	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
240	ELEVATOR	-	LVP-3	PLAM-1	-	-	-	-
241	STAIR 1	VCB-3	ST-1/LVP-2	PT-3	PT-2	-	-	-
242	STAIR 2	VCB-3	ST-1/LVP-2	PT-3	PT-2	-	-	-
251	CORRIDOR	WB-2	LVP-2	PT-4/PT-5	ACT-1/PT-2	-	-	-
252	CORRIDOR	WB-2	LVP-2	PT-4/PT-5	ACT-1/PT-2	-	-	-
262	TRASH ROOM	VCB-3	LVP-2	PT-3/FRP-1	PT-2	-	-	-
264	STORAGE	VCB-3	LVP-2	PT-3	PT-2	-	-	-
265	STORAGE	VCB-3	LVP-2	PT-3	PT-2	-	-	-
3RD FLOOR								
325	FITNESS	VCB-1	LVP-2	PT-3	ACT-2	-	-	-
326	JANITOR	VCB-3	LVP-2	PT-3	PT-2	-	-	-
327	ELEVATOR LOBBY	WB-2	LVP-3	PT-3/PT-4	ACT-1/PT-2	-	-	-
328	SITTING	WB-2	LVP-2	PT-3/PT-4	ACT-1/PT-2	-	-	-
329	SITTING	WB-2	LVP-2	PT-3/PT-4	ACT-1/PT-2	-	-	-
330	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
331	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
332	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
333	CLOSET	VCB-3	LVP-2	PT-3	PT-2	-	-	-
340	ELEVATOR	-	LVP-3	PLAM-1	-	-	-	-
341	STAIR 1	VCB-3	ST-1/LVP-2	PT-3	PT-2	-	-	-
342	STAIR 2	VCB-3	ST-1/LVP-2	PT-3	PT-2	-	-	-
351	CORRIDOR	WB-2	LVP-2	PT-3/PT-4	ACT-1/PT-2	-	-	-
352	CORRIDOR	WB-2	LVP-2	PT-3/PT-4	ACT-1/PT-2	-	-	-
362	TRASH ROOM	VCB-3	LVP-2	PT-3/FRP-1	PT-2	-	-	-

STATE OF OHIO
GEORGE BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

FINISH SCHEDULE & DETAILS

I001

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P 614.221.1110 berardipartners.com

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1 / I101 first floor finish floor plan
3/32" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

FIRST FLOOR FINISH FLOOR PLAN

I101

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1
I102
second floor finish floor plan
3/32" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SECOND FLOOR FINISH FLOOR PLAN

I102

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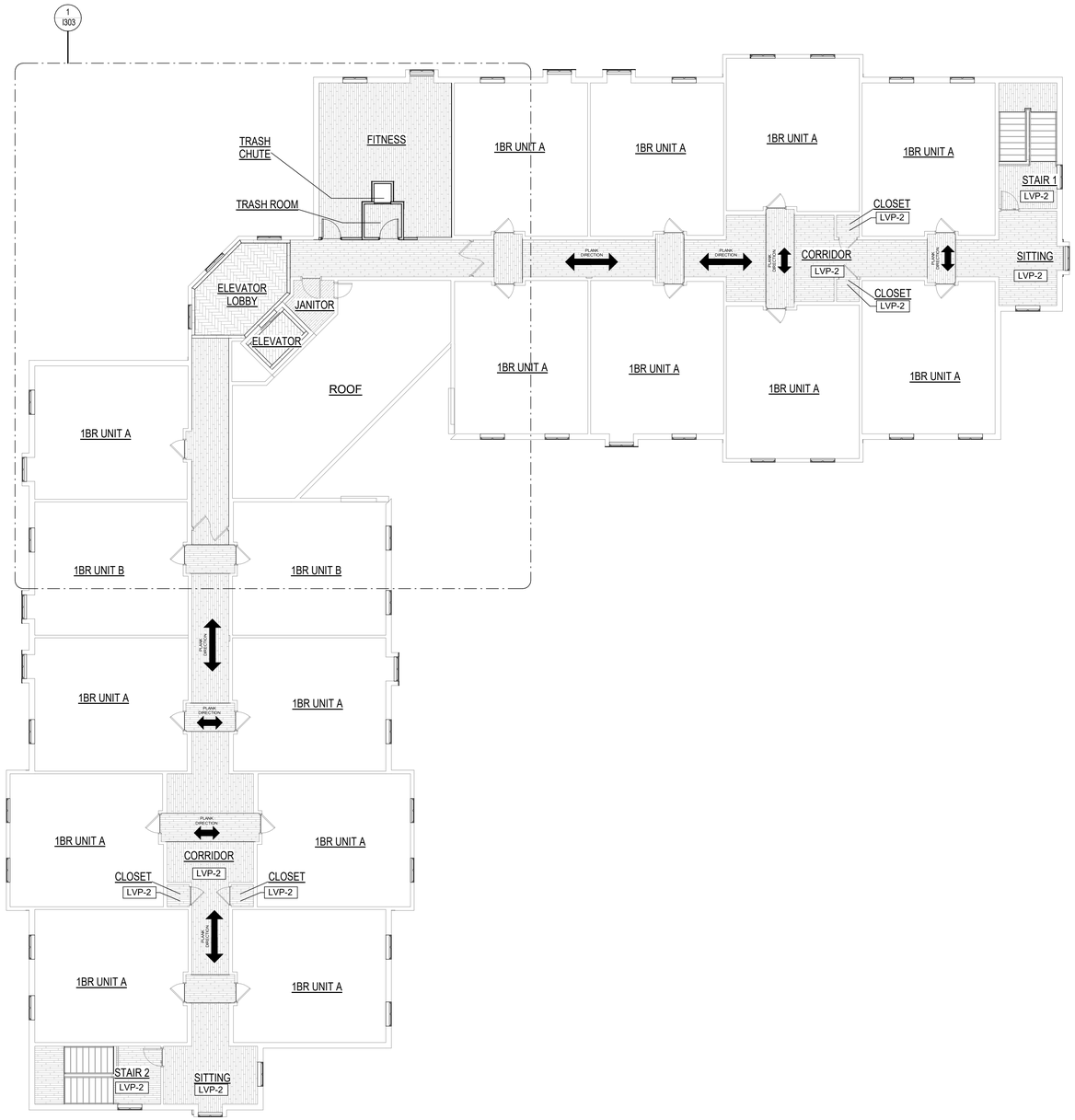

1
I103
third floor finish floor plan
3/32" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

THIRD FLOOR FINISH FLOOR PLAN

I103

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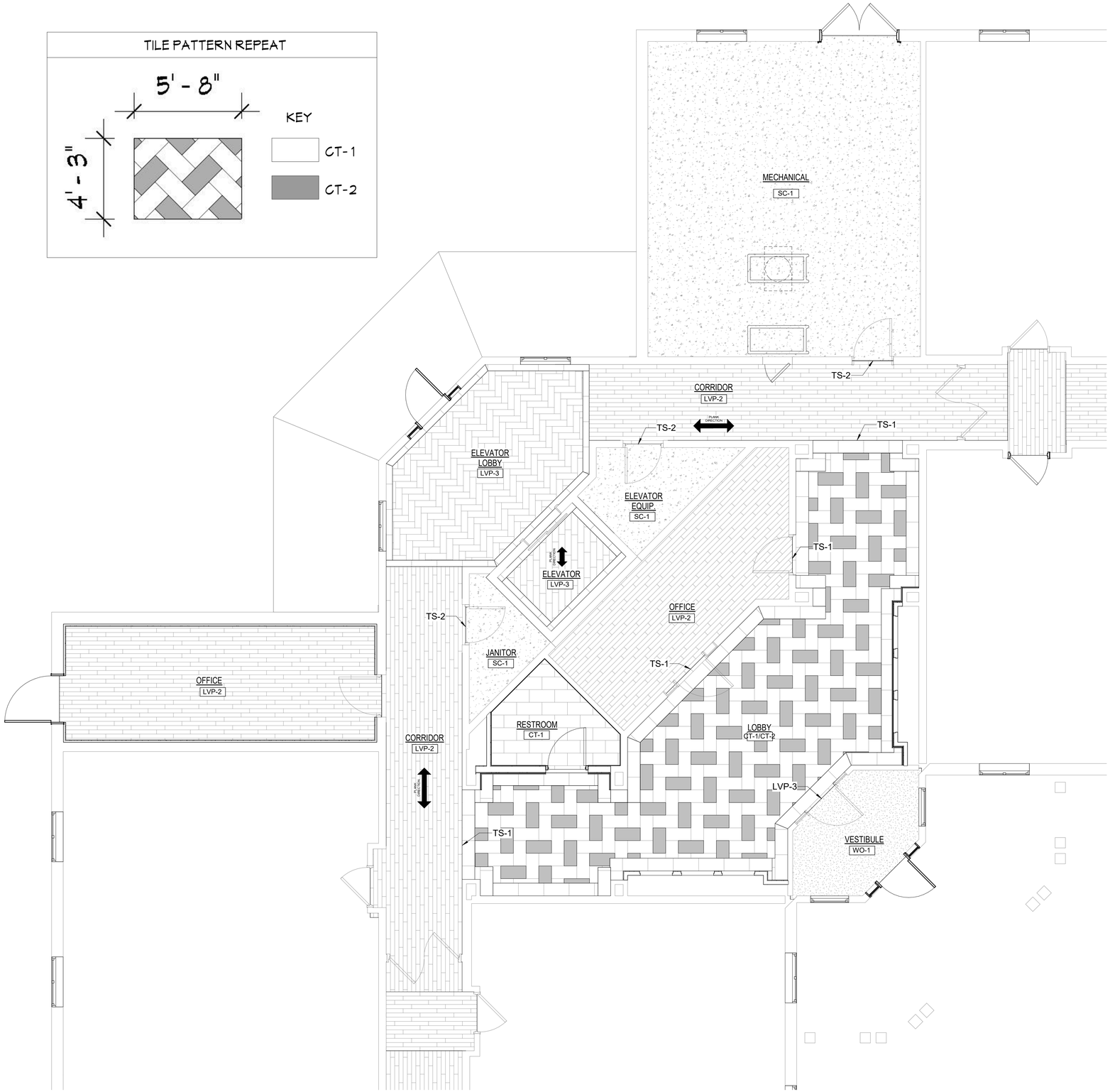

1
I301
enlarged first floor finish floor plan
1/4" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED FIRST FLOOR FINISH FLOOR PLAN

I301

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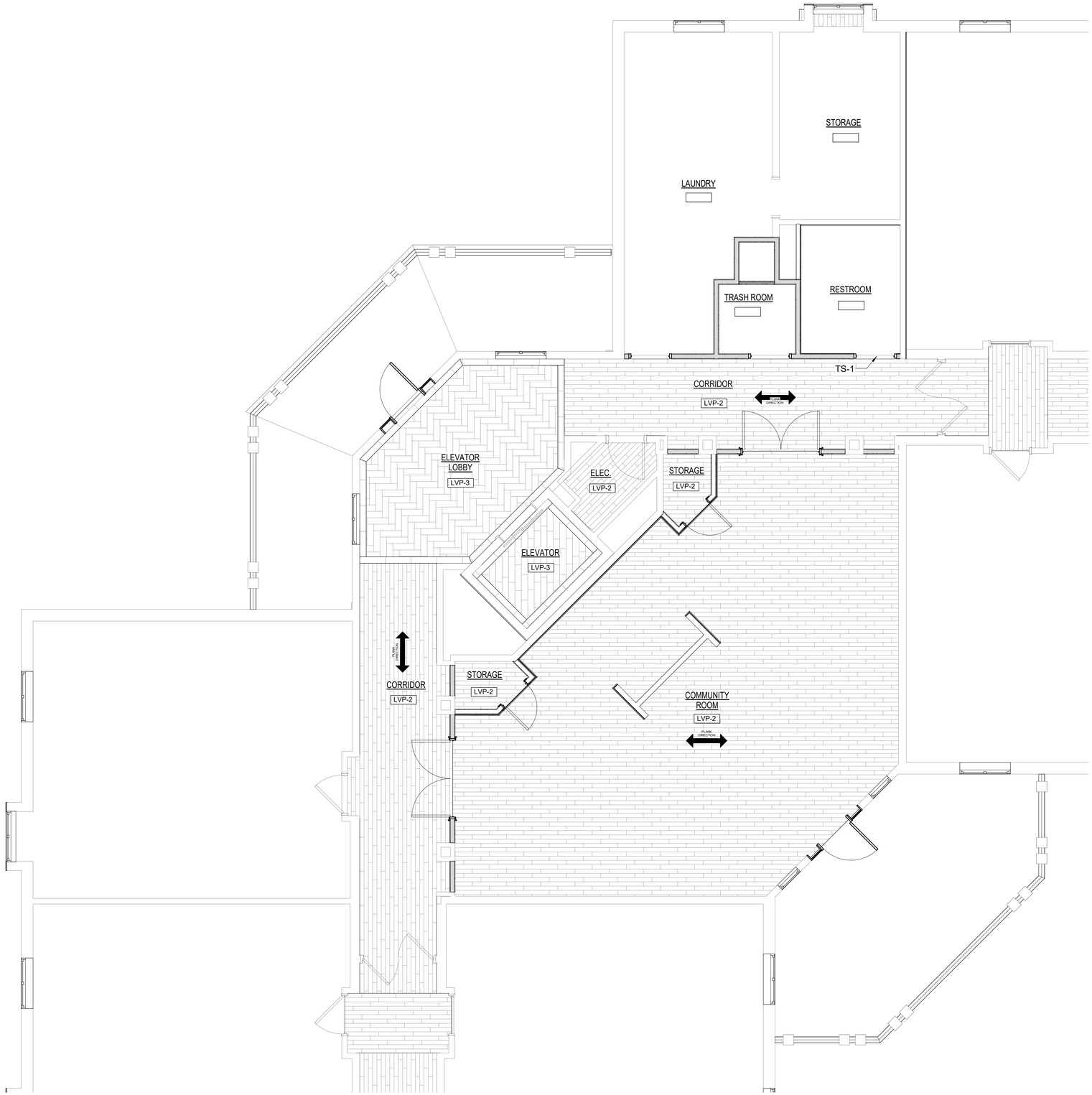

1 / I302 enlarged second floor finish floor plan
1/4" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED SECOND FLOOR FINISH FLOOR PLAN

I302

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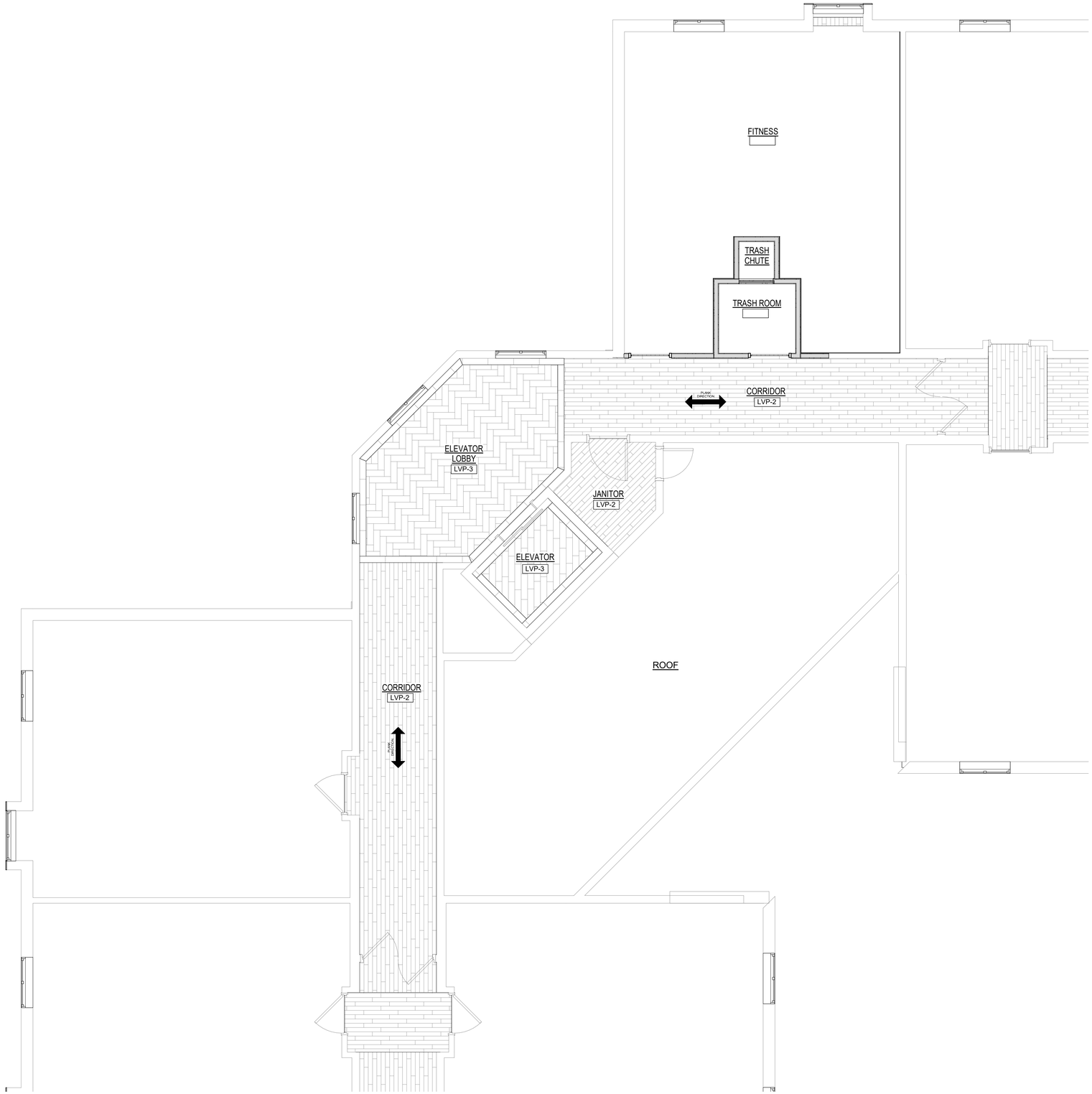

1
I303
enlarged third floor finish floor plan
1/4" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ENLARGED THIRD FLOOR FINISH FLOOR PLAN

I303

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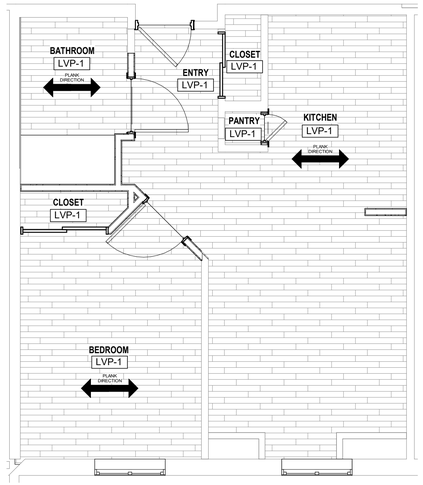
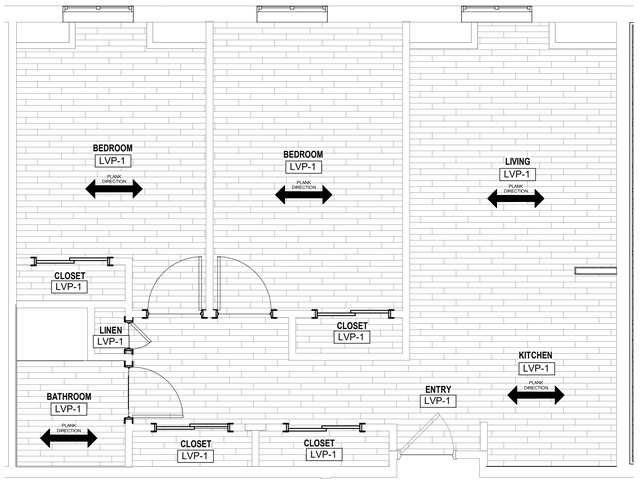
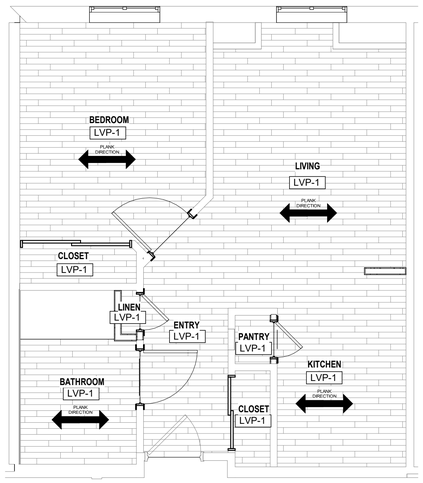


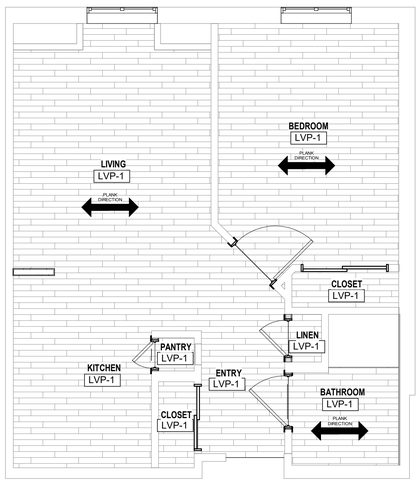
4
I310
enlarged unit finish plan converted "A" accessible
1/4" = 1'-0"



3
I310
enlarged unit finish floor plan "C"
1/4" = 1'-0"



2
I310
enlarged unit finish floor plan "B"
Accessible
1/4" = 1'-0"



1
I310
enlarged unit finish floor plan "A"
1/4" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

UNIT FLOOR FINISH PLANS

I310

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signage schedule

Type Mark	Type	Copy	Location	Count
DWS.1a				
DWS.1a	DWS.1a - Directional Wall Sign	(ARROW LEFT) ODD UNITS 103 105 107 109 111 113 115 117 (ARROW LEFT) ELEVATOR, RESTROOM, MAIL	1ST FLOOR	1
DWS.1a: 1				
DWS.1b				
DWS.1b	DWS.1b - Directional Wall Sign	(ARROW LEFT) EVEN UNITS 102 104 106 108 110 112 114 116 (ARROW RIGHT) ODD UNITS 103 105 107 109 111 113 115 117	1ST FLOOR	1
DWS.1b: 1				
DWS.1c				
DWS.1c	DWS.1c - Directional Wall Sign	(ARROW RIGHT) EVEN UNITS 102 104 106 108 110 112 114 116 (ARROW RIGHT) ELEVATOR, RESTROOM, MAIL	1ST FLOOR	1
DWS.1c: 1				
DWS.2a				
DWS.2a	DWS.2a - Directional Wall Sign	(ARROW LEFT) ODD UNITS 203 205 207 209 211 213 215 217 (ARROW LEFT) ELEVATOR, RESTROOM, LAUNDRY, TRASH ROOM, COMMUNITY ROOM	2ND FLOOR	1
DWS.2a: 1				
DWS.2b				
DWS.2b	DWS.2b - Directional Wall Sign	(ARROW LEFT) EVEN UNITS 200 202 204 206 208 210 212 214 216 (ARROW RIGHT) ODD UNITS 203 205 207 209 211 213 215 217 (ARROW RIGHT) TRASH ROOM, LAUNDRY, RESTROOM	2ND FLOOR	1
DWS.2b: 1				
DWS.2c				
DWS.2c	DWS.2c - Directional Wall Sign	(ARROW RIGHT) EVEN UNITS 200 202 204 206 208 210 212 214 216 (ARROW RIGHT) ELEVATOR, COMMUNITY ROOM, TRASH ROOM, LAUNDRY, RESTROOM	2ND FLOOR	1
DWS.2c: 1				
DWS.3a				
DWS.3a	DWS.3a - Directional Wall Sign	(ARROW LEFT) ODD UNITS 303 305 307 309 311 313 315 317 (ARROW LEFT) ELEVATOR, TRASH ROOM, FITNESS	3RD FLOOR	1
DWS.3a: 1				
DWS.3b				
DWS.3b	DWS.3b - Directional Wall Sign	(ARROW LEFT) EVEN UNITS 300 302 304 306 308 310 312 314 316 (ARROW RIGHT) ODD UNITS 303 305 307 309 311 313 315 317 (ARROW RIGHT) FITNESS, TRASH ROOM	3RD FLOOR	1
DWS.3b: 1				
DWS.3c				
DWS.3c	DWS.3c - Directonal Wall Sign	(ARROW RIGHT) EVEN UNITS 300 302 304 306 308 310 312 314 316 (ARROW RIGHT) ELEVATOR, TRASH ROOM, FITNESS	3RD FLOOR	1
DWS.3c: 1				
EM				
EM	EM - Evacuation Map Sign	(MAP INSERT BY OTHERS)	1ST FLOOR	3
EM	EM - Evacuation Map Sign	(MAP INSERT BY OTHERS)	2ND FLOOR	4
EM	EM - Evacuation Map Sign	(MAP INSERT BY OTHERS)	3RD FLOOR	3
EM: 10				
EX				
EX	EX - Exit Sign	EXIT	1ST FLOOR	6
EX: 6				
ICF				
ICF	ICF - In Case of Fire Sign	IN CASE OF FIRE USE STAIRS	1ST FLOOR	1
ICF	ICF - In Case of Fire Sign	IN CASE OF FIRE USE STAIRS	2ND FLOOR	1
ICF	ICF - In Case of Fire Sign	IN CASE OF FIRE USE STAIRS	3RD FLOOR	1
ICF: 3				

signage schedule

Type Mark	Type	Copy	Location	Count
IRS				
IRS	IRS - Insert Room Sign	(INSERT BY OTHERS)	1ST FLOOR	1
IRS: 1				
OCC				
OCC	OCC - Occupancy Sign	(REFER TO ROOM OCCUPANCY LIMITS)	2ND FLOOR	1
OCC: 1				
RR				
RR	RR - Restroom Sign	RESTROOM	1ST FLOOR	1
RR	RR - Restroom Sign	RESTROOM	2ND FLOOR	1
RR: 2				
RSS				
RSS	RSS - Typical Room Sign	(REFER TO ROOM NAME)	1ST FLOOR	9
RSS	RSS - Typical Room Sign	(REFER TO ROOM NAME)	2ND FLOOR	12
RSS	RSS - Typical Room Sign	(REFER TO ROOM NAME)	3RD FLOOR	7
RSS: 28				
SCID				
SCID	SCID - Stair Core Level ID Sign	STAIR 1 FLOOR 1 FLOORS 1 TO 3 2 LEVELS ABOVE EXIT AT THIS LEVEL NO ROOF ACCESS	1ST FLOOR	1
SCID	SCID - Stair Core Level ID Sign	STAIR 1 FLOOR 2 FLOORS 1 TO 3 1 LEVELS ABOVE EXIT AT FIRST LEVEL NO ROOF ACCESS	2ND FLOOR	1
SCID	SCID - Stair Core Level ID Sign	STAIR 1 FLOOR 3 FLOORS 1 TO 3 0 LEVELS ABOVE EXIT AT FIRST LEVEL NO ROOF ACCESS	3RD FLOOR	1
SCID	SCID - Stair Core Level ID Sign	STAIR 2 FLOOR 1 FLOORS 1 TO 3 2 LEVELS ABOVE EXIT AT THIS LEVEL NO ROOF ACCESS	1ST FLOOR	1
SCID	SCID - Stair Core Level ID Sign	STAIR 2 FLOOR 2 FLOORS 1 TO 3 1 LEVELS ABOVE EXIT AT FIRST LEVEL NO ROOF ACCESS	2ND FLOOR	1
SCID	SCID - Stair Core Level ID Sign	STAIR 2 FLOOR 3 FLOORS 1 TO 3 0 LEVELS ABOVE EXIT AT FIRST LEVEL NO ROOF ACCESS	3RD FLOOR	1
SCID: 6				
SFF				
SFF	SFF - Smoke Free Facility Sign	THIS IS A SMOKE FREE FACILITY	1ST FLOOR	5
SFF	SFF - Smoke Free Facility Sign	THIS IS A SMOKE FREE FACILITY	2ND FLOOR	2
SFF	SFF - Smoke Free Facility Sign	THIS IS A SMOKE FREE FACILITY	3RD FLOOR	1
SFF: 8				
SID				
SID	SID - Stair Identification Sign	STAIR 1	1ST FLOOR	1
SID	SID - Stair Identification Sign	STAIR 1	2ND FLOOR	1
SID	SID - Stair Identification Sign	STAIR 1	3RD FLOOR	1
SID	SID - Stair Identification Sign	STAIR 2	1ST FLOOR	1
SID	SID - Stair Identification Sign	STAIR 2	2ND FLOOR	1
SID	SID - Stair Identification Sign	STAIR 2	3RD FLOOR	1
SID: 6				
URN				
URN	URN - Unit Room Number Sign	(REFER TO UNIT NUMBER)	1ST FLOOR	16
URN	URN - Unit Room Number Sign	(REFER TO UNIT NUMBER)	2ND FLOOR	17
URN	URN - Unit Room Number Sign	(REFER TO UNIT NUMBER)	3RD FLOOR	17
URN: 50				

STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SIGNAGE SCHEDULE

I500a

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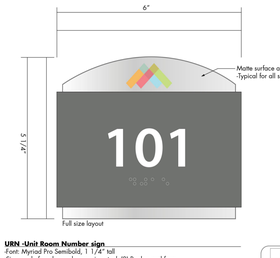

URN -Unit Room Number sign
-Font: Myriad Pro Semibold, 1 1/4" tall
-Sign made from layered engraving stock (2) Backer and face
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Front rectangular copy panel to have second surface painted color and first surface raised copy and accompanying clear Braille
-Attaches to wall surface behind opaque area with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

Columbus Sign Co. Since 1911 | NCR -Interior Sign Guide | Family A | -4 07/06/16 | Project Layout: ☐ Approved ☐ Approved as Noted | Approval Signature | Sales: LR | Design: TN | Dwg: 16-070 | 1

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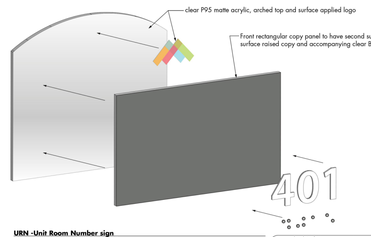

URN -Unit Room Number sign
-Font: Myriad Pro Semibold, 3/4" tall
-Sign made from layered engraving stock (2) Backer and face
-Backer to be 1/8" thick clear P95 matte acrylic with arched top and surface applied logo
-Front rectangular copy panel to have second surface painted color and first surface raised copy and accompanying clear Braille
-Attaches to wall surface behind opaque area with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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SID -Stair Identification sign
-Font: Myriad Pro Semibold, 5/8" tall, Stair icon at 4" tall, lower 2nd surface copy at 1 1/2" tall
-Sign made from layered engraving stock (2) Backer and face
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Front rectangular copy panel to have second surface painted color and first surface raised copy and accompanying clear Braille
-Attaches to wall surface behind opaque area with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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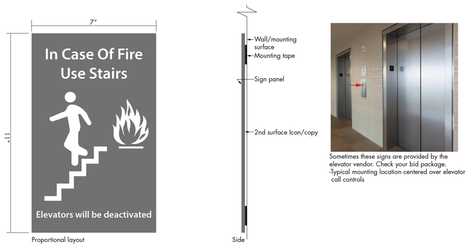

Sometimes these signs are provided by the elevator vendor. Check your bid package.
-Typical mounting location centered over elevator call controls

ICF -In Case of Fire sign
-Font: Myriad Pro Semibold, heights vary
-Sign made from layered engraving stock (1)
-Backer not used on this sign
-Front rectangular copy panel to have second surface painted color and copy
-Attaches to wall surface with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White 2nd surface
PMS #424C
Color Key

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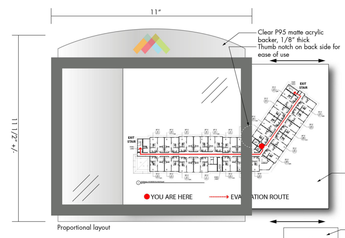

Evacuation maps may sometimes be installed at centrally located elevators

Landscape orientation 8" x 10 1/2" +/- printed card stock map inserts
-Option to laminate prints
-Evacuation map layouts by others To be approved by fire Marshall

-NOTE: When sign is applied to glass surfaces Provide printed white cardstock insert with NCR logo to be visible from back side
-Art on file

EM -Evacuation Map sign
-Font: Myriad Pro Semibold, Heights vary
-Sign made from layered engraving stock (3)
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Front rectangular window frame to have second surface painted color clear lens
-Attaches to wall surface behind map area with WHITE DSFT
-Signs to be scheduled for copy and quantity from architectural plans
-Coordinate with local authorities

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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NOTE: Copy varies at each instance of this sign

SCID -Stair Core level ID sign
-Font: Myriad Pro Semibold, Heights vary
-Sign made from layered engraving stock (2)
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Attaches to wall surface inside stair adjacent to access door with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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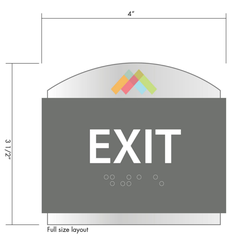

EX -Exit sign
-Font: Myriad Pro Semibold, 3/4" tall
-Sign made from layered engraving stock (2)
-Backer to be clear frosted acrylic with arched top and surface applied logo
-Front rectangular copy panel to have second surface painted color and first surface raised copy and accompanying clear Braille
-Attaches to wall surface behind opaque area with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans
-Coordinate with local authorities

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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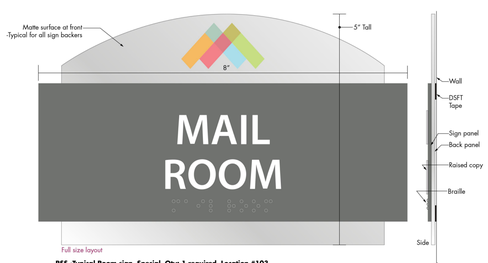

RSS -Typical Room sign, Special, Qty: 1 required, Location #103
-Font: Myriad Pro Semibold, 5/8" tall
-Sign made from engraving stock
-Option for clear P95 matte acrylic backer
-Rectangular copy panel to have second surface painted color and first surface raised copy and accompanying clear Braille
-Backer to be arched top acrylic with surface applied dusted crystal vinyl and NCR logo
-Attaches to wall surface with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White 2nd surface
PMS #424C
Color Key

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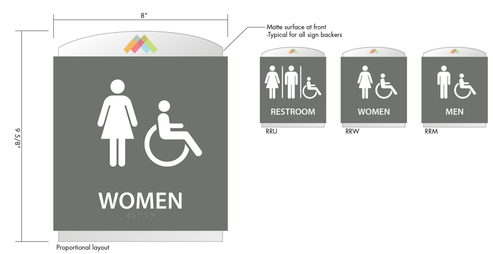

RR -Restroom signs
-Font: Myriad Pro Semibold, 5/8" tall
-Sign made from layered engraving stock (2)
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Front rectangular copy panel to have second surface painted color and first surface raised copy and accompanying clear Braille
-Attaches to wall surface behind opaque area with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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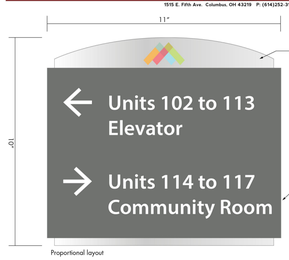

DWS -Directional, Wall mount sign, small
-Font: Myriad Pro Semibold, 5/8" tall
-Sign made from layered engraving stock (2)
-Backer to be arched top acrylic with surface applied dusted crystal vinyl and NCR logo
-Front rectangular copy panel to have second surface painted color and copy
-Attaches to wall surface with DSFT and silicone adhesive
-Signs to be scheduled for copy and quantity from architectural plans
-Coordinate copy and locations with customer

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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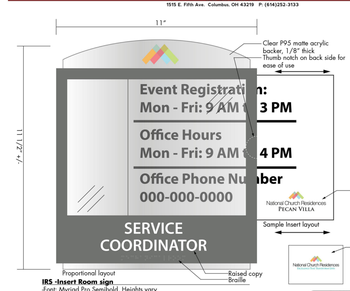

Landscape orientation 8" x 10 1/2" +/- printed card stock map inserts
-Inserts printed by end user

-NOTE: When sign is applied to glass surfaces Provide printed white cardstock insert with NCR logo to be visible from back side
-Art on file

IRS -Insert Room sign
-Font: Myriad Pro Semibold, Heights vary
-Sign made from layered engraving stock (3)
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Front rectangular window frame to have second surface painted color clear lens
-Raised white copy and accompanying Braille at bottom, Center justified
-Attaches to wall surface behind insert area with WHITE DSFT
-Signs to be scheduled for copy and quantity from architectural plans

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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SFF -Smoke Free Facility sign
-Font: Myriad Pro, Bold and Regular Heights vary
-Sign made from layered engraving stock (2)
-Backer to be clear P95 matte acrylic with arched top and surface applied logo
-Attaches to wall surface, location at choice of end user
-Signs to be scheduled for copy and quantity from architectural plans

Black
Bright Red

PMS White Engraving Stock
PMS #424C
Clear P95 matte acrylic Matte side out
Color Key

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1515 E. Fifth Ave. Columbus, OH 43219 P: (614)252-3133

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SIGNAGE SCHEDULE

I500b

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P 614.221.1110 berardipartners.com

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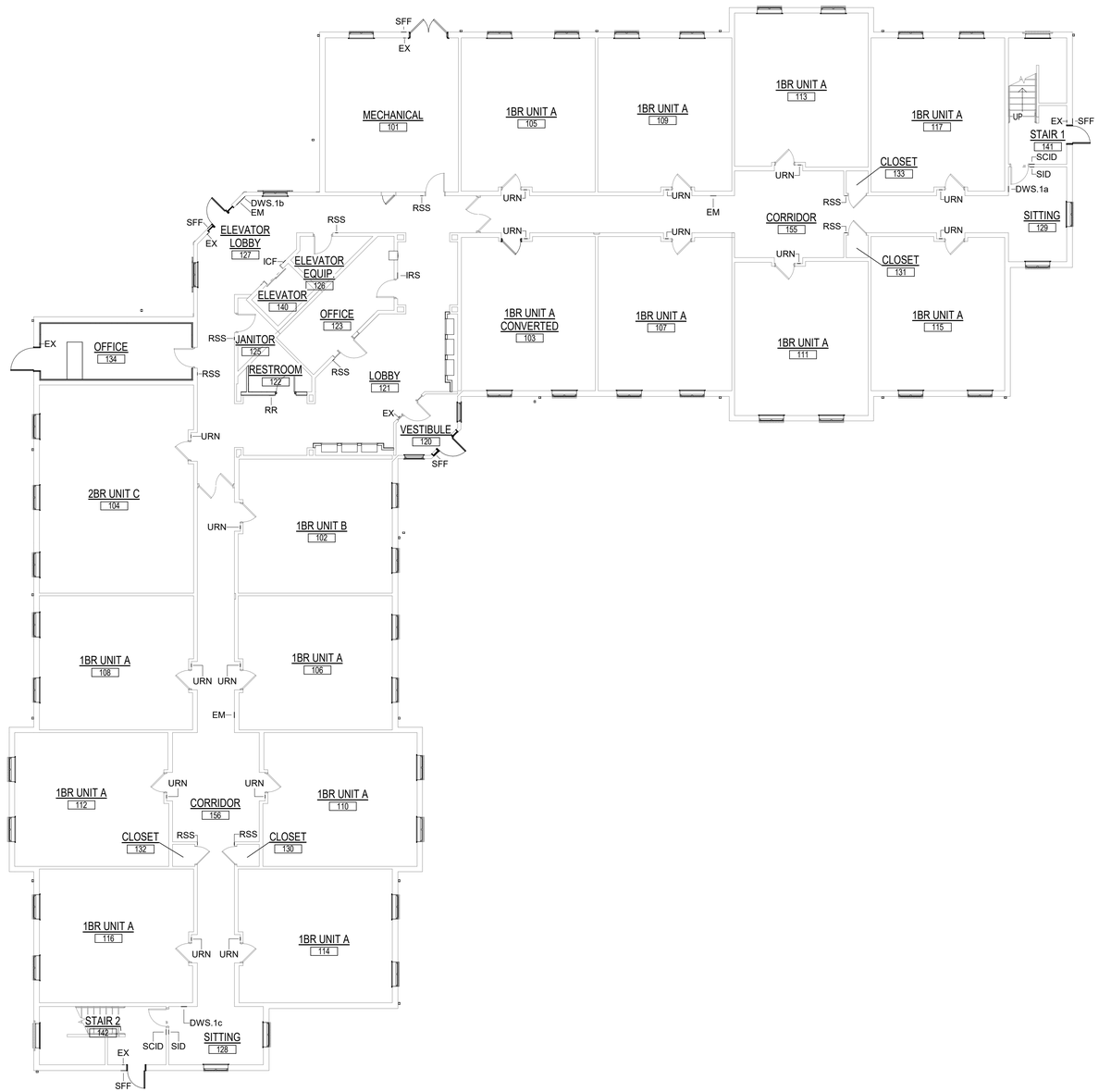

2
I501
first floor signage plan
3/32" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

FIRST FLOOR SIGNAGE PLAN

I501

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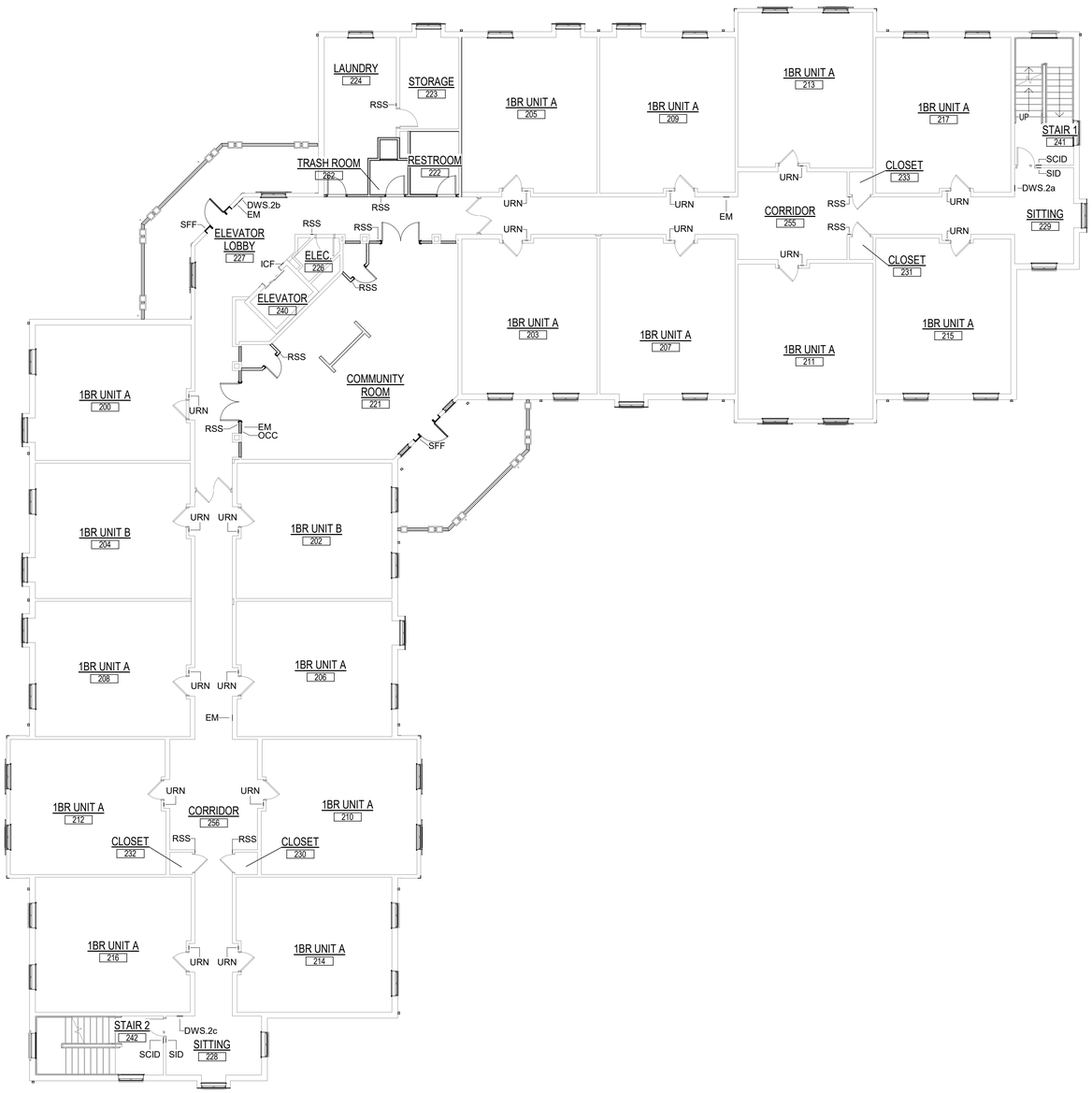

1 / I502 second floor signage plan
3/32" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

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CINCINNATI, OH 45236

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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SECOND FLOOR SIGNAGE PLAN

I502

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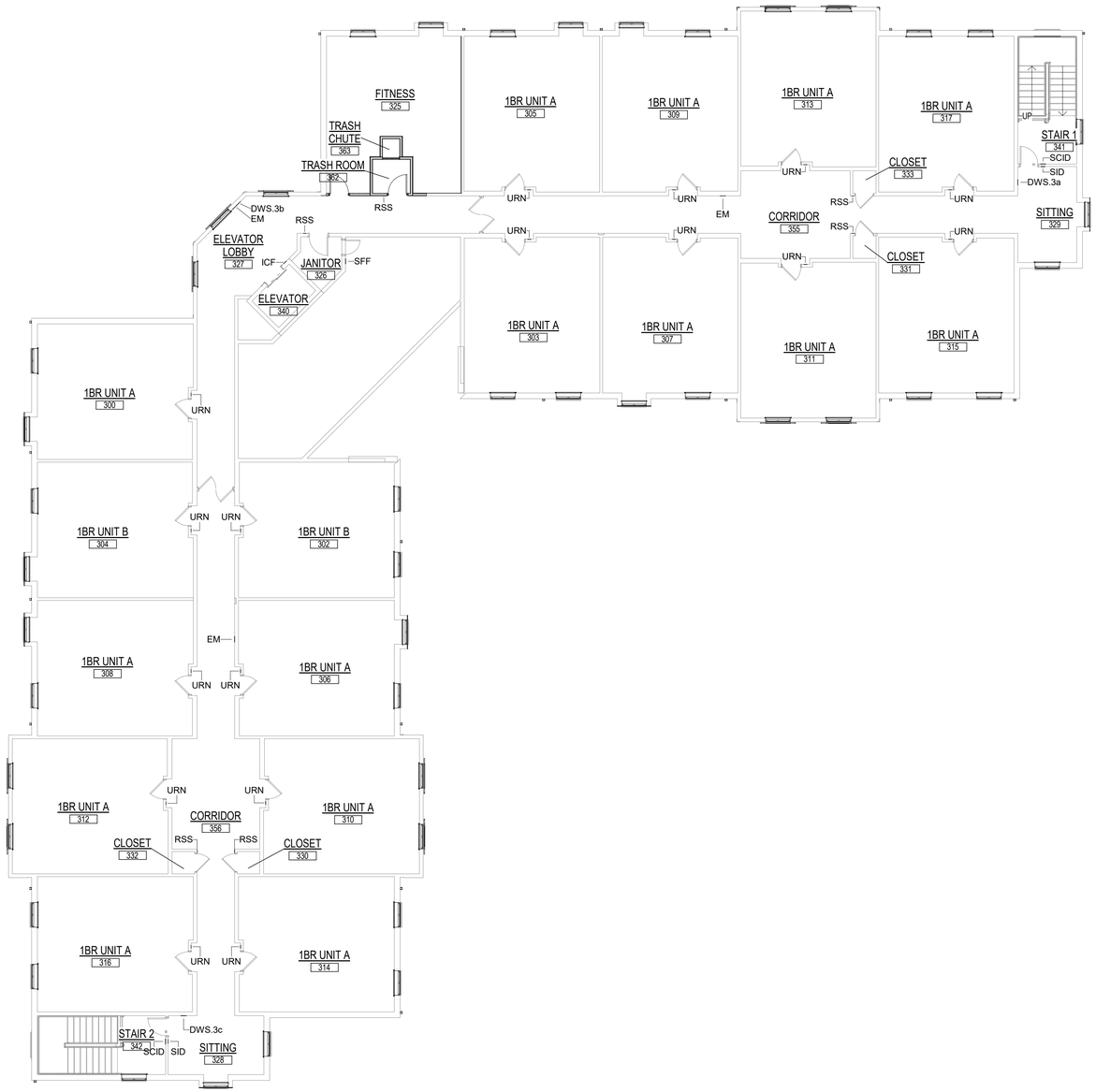

1
I503
third floor signage plan
3/32" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "G0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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BID/PERMIT SET

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

THIRD FLOOR SIGNAGE PLAN

I503

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Schedules of through penetration firestop systems*

Concrete Floors			Concrete or Block Walls		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Circular blank openings	3	C-AJ-0055	Circular blank openings	3	C-AJ-0055
Single metal pipes or conduit	3	C-AJ-1226	Single metal pipes or conduit	3	C-AJ-1226
Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C-AJ-2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C-AJ-2342
Single or bundled cables	3	C-AJ-3095	Single or bundled cables	3	C-AJ-3095
Single insulated pipes	2	C-AJ-5090	Single insulated pipes	2	C-AJ-5090
Electrical busway	3	C-AJ-6006	Electrical busway	3	C-AJ-6006
Non-insulated mechanical ductwork without dampers	3	C-AJ-7046, C-AJ-7084	Non-insulated mechanical ductwork without dampers	2	W-J-7021, W-J-7022
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W-J-7029
Mixed penetrants	2	C-AJ-8255	Mixed penetrants	2	C-AJ-8255
Wood Floor-Ceiling			**Gypsum Wallboard Assemblies**		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Metal pipes or conduit	2	F-C-1009	Metal pipes or conduit	2	W-L-1058, W-L-1164
Non-metallic pipe or conduit	2	F-C-2232, F-C-2030	Non-metallic pipe or conduit	2	W-L-2078
Single or bundled cables	2	F-C-3012	Single or bundled cables	2	W-L-3065
			Panel boards	2	W-L-7190
Insulated pipes	2	F-C-5004	Insulated pipes	2	W-L-5028, W-L-5047
Non-insulated mechanical ductwork without dampers	1	F-C-7013	Non-insulated mechanical ductwork without dampers	2	W-L-7017, W-L-7042, W-L-7155
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W-L-7153, W-L-7156
Mixed penetrants	1	F-C-8026	Mixed penetrants	4	W-L-8069

See Division 7 specifications for other approved manufacturers.
UL's Online Certifications Directory: www.ul.com/database

Notes:

1. Jobsite conditions of each through-penetration firestop system must meet all details of the UL-Classified System selected.
2. If jobsite conditions do not match any UL-classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings.
3. Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each through-penetration firestop system.
4. Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.
5. For 3-hour rated gypsum walls, contact one of the approved manufacturers for a UL-classified system or engineer judgment drawing.

Abbreviations

AFF	Above finished floor	FT	Feet	PRESS	Pressure
AFR	Above finished roof	FTHD	Feet of head	PROP	Propeller
AHU	Air handling unit	FLEX	Flexible	(R)	Remove existing
AS	Air separator	GA	Gauge	(R/R)	Remove and replace with new
AVG	Average	GALV	Galvanized		
BD	Balancing	GC	General contractor	RA	Return air
BFP	Backflow preventer	GPM	Gallons per minute	REG	Register
BHP	Brake horse power	GEN	General	REQ'D	Required
BLDG	Building	HPG	High pressure gas	RM	Room
BOD	Bottom of duct	HTG	Heating	RPM	Revolutions per minute
CFM	Cubic feet per minute	HTR	Heater	RTU	Roof top unit
CHWS	Chilled water supply	HVAC	Heating, ventilating and air conditioning	SA	Supply air
CHWR	Chilled water return			SAN	Sanitary
COND	Condensing unit	HORIZ	Horizontal	SHTMTL	Sheet metal
CONTR	Contractor	HP	Horse power	TSTAT	Thermostat
CONST	Constant	HW	Hot water	STD	Standard
CONV	Convector	IE	Invert elevation	STM	Storm
DCW	Domestic cold water	IN	Inches	STRUCT	Structural
DEMO	Demolition	IRTH	Infrared tube	SPLD	Splitter damper
DFS	Dry fire sprinkler	LAT	Leaving air temperature	SQFT	Square feet
DHW	Domestic hot water	LBS/LB	Pounds or pound	SS	Stainless steel
DHWR	Domestic hot water return	LPG	Low pressure gas	SUCT	Suction
		MA	Mixed air	SYS	System
DIA or ø	Diameter	MAX	Maximum	TCP	Temperature control panel
DIP	Ductile iron pipe	MBH	1000 British thermal units per hour		
DN	Down			TEMP	Temperature
DX	Direct expansion	MECH	Mechanical	ΔT	Temperature difference
(E)	Existing to remain	MC	Mechanical contractor	THERM	Thermometer
EAT	Entering air temperature	MFGR	Manufacturer	THRD	Threaded
EB	Electric baseboard	MH	Manhole	TSP	Total static pressure
EC	Electrical contractor	MIN	Minimum	TYP	Typical
EF	Exhaust fan	MPG	Medium pressure gas	UH	Unit heater
ELEC	Electrical	MTG	Mounting	UL	Underwriters laboratory
EWC	Electric water cooler	MUW	Make-up water	UNO	Unless Noted Otherwise
EXIST	Existing	N/A	Not applicable	V	Vent
FAC	Fire Alarm Contractor	NTS	Not to scale	VEST	Vestibule
FDC	Fire Department Connection	OA	Outside air	W/	With
		PC	Plumbing contractor	WFS	Wet fire sprinkler
FSC	Fire Sprinkler Contractor	PLUM	Plumbing	WP	Water proof

Plumbing Legend

Sanitary Stack #	#
Supply Riser #	#
Connect to Existing	
Sanitary Serving The Current Floor	
Vent	V
Domestic Cold Water	
Domestic Hot Water	
Domestic 140°F Water	140
Hot Water Recirculation	R R
Low Pressure Gas<2PSI with ΔP<=0.3" WC	G
Elbow Up	
Elbow Down	
Tee Up	
Tee Down	
Hose Bibb or Wall Hydrant	
Grade Cleanout	
End of Line Cleanout	
Union	
End Cap	
Check Valve	
Ball Valve	
Gate Valve	
Globe Valve	
Concentric Reducer	
Eccentric Reducer	

Fire Protection General Notes

Entire building shall be protected by a NFPA-13 sprinkler system. Sprinkler system layout as shown on these design documents is for basic scope and coordination. Layout is schematic and for aesthetic purposes. Fire suppression contractor shall supply required heads above and below ceiling planes and building elements. Pipe sizes shown on plans and details are minimum pipe sizes.

A. Permits: Provide all work in accordance with current version of all applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include local/state building codes, ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and related published interpretations. Contractor shall be familiar with applicable codes and AHJ interpretations before the bid and construction. Contractor shall be responsible for obtaining and paying for all permits and inspections. All costs resulting from code interpretation shall be borne by the contractor.

B. Definitions: "Furnish" means to purchase, arrange for delivery to site, and to take delivery at the site. "Install" means to place in position for use. "Provide" means to furnish and install. "HC" means handicap accessible per current ADA, UFAS and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS and ANSI requirements. "Typical" means that the referenced note shall apply to the entire project unless otherwise noted.

C. Contract Documents: perform work according to the Contract Documents. The Contract Documents includes Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements of the Contract Documents. During bidding, confirm contract document and code compliance requirements with the Engineer and General Contractor, and again during the Pre-Construction Conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

D. Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with suppliers and submit product data to Engineer for review. Prior to construction, verify existing conditions and attend truss coordination / pre-installation conference. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor truss layout. All additional costs resulting from lack of coordination shall be borne by the contractor.

E. Contractor Deviations: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.

F. Penetrations: Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists and trusses, before structure construction is started. Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire/smoke rating of system penetrated. Penetrations through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of the sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.

G. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, and other appurtenances) to provide complete working plumbing systems for the project. Offsets, accessories, and other miscellaneous hardware are not shown, but shall be included at no additional cost where required to complete the system. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.

H. Penetrations: Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire /smoke rating of system penetrated. Pipes, lines, drains, etc., which penetrate through walls, slabs, masonry, etc. shall do so through pipe sleeves. All gaps outside and inside of the sleeves shall be caulked or be tightly packed with insulation (blanket or foam) in order to maintain proper protection against heat loss, infiltration, sound transmission, etc.

I. All sprinkler piping larger than 2" shall be steel. See specifications for more information.

J. Areas Subject to Freezing: Sprinklers for the top floor shall be sidewall type and supply piping shall be run in walls and not in ceiling or attic spaces unless noted otherwise. Piping in attics when required or specified shall be protected from freezing by locating within the building thermal envelope by tenting batt insulation over sprinkler pipe per details in NFPA 13 Annex A, using a UL listed premixed glycol or glycerin based antifreeze solution, or by dry piping systems. Where glycol, glycerin, or dry heads are used, piping and/or heads shall be designed for the modified flow characteristics. CPVC pipe shall not be used with glycol antifreeze or dry sprinkler systems. The use of antifreeze solutions require an ASSE 1048 Reduced Pressure Detector Assembly in lieu of 1047 DCDA due to increased hazard from chemicals in system.

K. The sprinkler subcontractor shall engage a state licensed sprinkler/fire protection system designer for complete design of the fire protection systems. Provide flow tests, hydraulic calculations, design/shop drawings, fee payments, submittals, and other associated costs and then apply for and obtain permits needed for construction. Review and coordinate with other trades, including architectural/structural work, then provide all labor and materials to construct the systems including surface prep, piping, valves, fittings, heads, hangers, inserts, accessories, and miscellaneous materials required. Locate sprinkler heads in the areas, and with spacing to meet the requirements of the authorities having jurisdiction, to provide complete working fire protection systems for the project. Shop Drawings shall be reviewed by architect/engineer prior to submission for permit.

L. At least one fire department connection shall be provided. Fire department connections shall have a listed check valve and connect to the sprinkler main. Coordinate exact fire department connection requirements and location with the authority having jurisdiction.

M. Provide a test connection pipe with at least 1in. nominal diameter that terminates in an orifice equal to or smaller than the same size as the smallest sprinkler installed in the system. A control valve and drain shall be provided for the test connection.

N. Sprinkler heads: Sprinklers in public areas (entry, lobby, corridors, community room, etc.) shall be concealed. If heads must be exposed in any public areas confirm with the owner in writing. Confirm with owner where sidewall heads, pendant heads, and recessed heads are to be used.

O. Dwelling Units: Listed quick response or listed residential sprinklers shall be used throughout dwelling units. In new apartment buildings, sprinklers shall be installed in closets that exceed 12ft² or contain mechanical equipment such as washers, dryers, furnaces, or water heaters. In existing apartment buildings, sprinklers shall be installed in closets that exceed 24ft² or contain mechanical equipment such as washers, dryers, furnaces, or water heaters and bathrooms that exceed 55ft².

P. Stairways: Stairways of noncombustible construction shall have sprinklers installed at the top of the shaft and under the first landing per NFPA13–9.3.4.2.1. Stairways of combustible construction shall have sprinklers installed beneath all stairways per NFPA13–9.3.4.1.2 and 9.3.4.1.3.

Q. Elevator:

- Pit: A sprinkler head is required in pit if combustible hydraulic fluid are used per NFPA13 9.3.6.1. Sidewall sprinklers shall be installed at each pit not more than 2 feet above the pit floor. If discharge affects operation, provide shunt trip interlock (electrical devices shall be WP and >24" AFF). Sprinkler head may be omitted per NFPA 9.3.6.2 where no combustible hydraulic fluid is used.
- Top of hoistway: Sprinkler at top of hoistway may be omitted per NFPA 13–9.3.6.6 and 9.3.6.7.2 if elevator and hoistway are ASME A17.1 compliant (non or semi-combustible). A sprinkler head may be required at the top of a hoistway per NFPA 13–9.3.6.6 if combustible belts or cables with combustible coatings are used per NFPA 13–9.3.6.7.1.
- Fire Alarm: smoke detectors shall be provided in lobbies and heat detectors within 2' of each hoistway and machine room sprinkler head shall monitor and recall elevators upon activation.
- Sprinklers are not required in machine room, control spaces and hoistway if meeting all requirements of NFPA13–8.15.5.3 (dedicated spaces, NFPA 72 detection, rated separation, not hydraulic).
- To prevent inadvertent sprinkler flow and elevator shut down trapping occupants in car, the FP contractor shall provide a pre–action valve to allow flow to the elevator zone only after the elevator has been recalled by smoke detectors in lobbies.
- Shunt Trip: FP contractor shall provide flow switch(es) for the elevator zone(s) wired by the EC to activate shunt trip devices on all power per NFPA 72–6.16 and ASME A17.1–2.8.3.3.2. If no sprinklers are used in hoistway or machine room per NFPA 13–9.3.6.3, shunt trip protection shall not be provided.
- The certified Fire Protection and Fire Alarm designers shall coordinate requirement specifics with the AHJ, submit plans and product data to the Engineer for review, then submit to AHJ for permit. The pre–action valve, flow switch and sprinkler heads, may be omitted only if authorized in writing by the building AHJ, fire AHJ, elevator AHJ, electrical AHJ, and submitted to the Engineer.

T. Trash chutes and rooms at the bottom of trash chutes shall be fully sprinklered.

U. Exterior Projections: Sprinklers shall be installed under exterior roofs, canopies and porches exceeding 4 feet in width unless noncombustible, limited combustible, or fire retardant materials and finishes are used per NFPA13 8.15.7.2. Sprinkler heads located on the exterior or in other corrosive environments shall have a corrosive–resistant finish.

V. Concealed Spaces: Provide sprinkler heads in concealed spaces unless the concealed space conforms to the exceptions provided in NFPA13 9.2.

W. Standpipes: Provide 2–1/2" hose connections connected to the standpipe at each intermediate landing between floors of the stairwells, on each side of the wall adjacent to the exit openings of horizontal exits, and at the highest landing of stairways with stairway access to the roof, and on the roof where stairways do not access the roof per NFPA13 8.17.5.2. Provide hose threads as required by the authority having jurisdiction. An approved pressure–regulating device shall be installed to limit the residual pressure at outlet of the hose connection to 175 psi for trained personnel use and 100 psi for other hose connections. Provide zone control valve and flow switch for each floor per NFPA13 21.20.2.1.1. Zone control valve and flow switch shall be supervised by the fire alarm panel and connected to a permanently installed 3" drain riser adjacent to each standpipe to facilitate tests of assembly per NFPA14 7.12. Each standpipe shall have a means of draining with a drain valve and piping.

X. Materials exposed within plenums shall be noncombustible or have a flame spread index of 25 or less and a smoke–developed index of 50 or less.

Fire Protection Demolition Notes

A. Existing Construction: Verify all existing conditions prior to bidding and construction. Per NFPA 13 6.2.6.2.2 sprinklers that have been painted by anyone other than the manufacturer shall be replaced with a new listed sprinkler of the same characteristics, including orifice size, thermal response, and water distribution. Verify existing head types and include any heads equipped with O–ring for replacement per UL recommendations noted in the article "Safety Concerns Associated with O–ring Sealed Sprinklers".

B. Coordination: Confirm size and location of all work and verify all existing conditions prior to bidding and construction. Before starting work, refer to architectural demolition plan for areas with walls and ceilings demolished by others in order to reduce selective demolition quantities. Coordinate demolition work with architectural phasing plans and/or specifications. Verify exact dimensions and sequencing of the work and coordinate with the building structure and with the other trades. Verify equipment locations with other contractors and disconnect service before removal. All additional costs resulting from lack of coordination shall be borne by the contractor.

C. Utility Coordination: Fire protection contractor shall be responsible for all work and costs associated with demolition and replacement of the fire protection service including application, fees, and installation. Verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of utility company including final connections.

D. Occupied Buildings: For occupied buildings, coordinate with local management for communication with building users, occupants and /or residents regarding potential for outages and notification of planned outages.

E. Remove all fire protection equipment, sprinklers, and devices shown with dashed lines on plan unless noted otherwise. Plans show readily visible sprinklers, and pipes only. Quantities and locations may not be exact or readily accessible. Field verify before bid or include an allowance for items not shown but needing demolished as determined by the owner and/or architect.

F. Concealed Piping: All concealed piping has not been verified and it is the responsibility of the contractor to notify the Engineer of all deviations from the plans. The contractor shall make all modifications necessary to provide a working system at no additional cost.

G. Removed equipment, and sprinklers shall be turned over to owner (or hauled from site for disposal at owner's option).

H. Existing piping, and valves buried in remaining walls may be reused for new fixtures. Otherwise, refer to architectural demolition, and cutting and patching specifications.

I. Existing to remain: Reusing existing work is of particular concern. Where connecting new work to existing, verify existing manufacturers and model numbers before bid, then only quote new work which is compatible with existing equipment. Where new heads will be located in same area(s) as existing, then new heads shall match existing in style, color and temperature rating UNO. Perform flow calculations to verify existing and new work is code compliant. Where shown on plans as existing to be reused, verify in field that existing equipment is safe and in good working order and if it is not, quote additional price for providing new work.

Plumbing General Notes

A. Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and all other local/state accessibility codes and interpretations. Contractor shall be responsible for obtaining and paying for all permits and inspections. Contractor shall be familiar with local AHJ interpretations before the bid and construction. All costs resulting from code interpretation shall be borne by the contractor.

B. Definitions: "Furnish" means to purchase, arrange for delivery to site, and to take delivery at the site. "Install" means to place in position for use. "Provide" means to furnish and install. "HC" means handicap accessible per current ADA, UFAS and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS and ANSI requirements. "Typical" means that the referenced note shall apply to the entire project unless otherwise noted.

C. Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, for product quality, construction and finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements of the Contract Documents. During bidding, confirm contract document and code compliance requirements with the Engineer and General Contractor, and again during the Pre–Construction Conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

D. Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with suppliers and submit product data to Engineer for review. Prior to construction, verify existing conditions and attend truss coordination/pre–installation conference. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor truss layout. All additional costs resulting from lack of coordination shall be borne by the contractor.

E. Penetrations: Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists and trusses, before structure construction is started. Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire/smoke rating of system penetrated. Penetrations through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of the sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.

F. Contractor Deviations: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.

G. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, provisions for testing, and other appurtenances) to provide complete working plumbing systems for the project. Offsets, accessories, final connections, and other miscellaneous hardware are not shown, but shall be included at no additional cost where required to complete the system. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.

H. Piping: Conceal piping whenever possible. Install equipment (and piping) for easy equipment disconnection and replacement, to facilitate service, maintenance, repair, and replacement of components, and to eliminate interference with other installations. Dashed areas shown in front of, and around equipment are areas required for maintenance and inspection. These areas shall be maintained clear of obstructions to 7'–0" A.F.F., or to the height of the equipment (whichever is larger). Piping shall not run over any electric panel or equipment. Trapeze hangers may be used when grouping pipes. Transitions between dissimilar materials shall be accomplished via manufacturer approved transition fittings. Transitions between plastic and metal piping shall not be made through direct threaded connections.

I. Underground Pipe: Water service pipe and building sewer shall be separated prevent cross contamination. Minimum parallel distance from a wall to the centerline of an underground pipe shall be 3'–0" for repair access. Piping shall not be installed directly under walls. Provide tracer wire for pipes outside of the building

J. Sanitary System: Provide cleanouts in all sanitary piping according to the latest plumbing codes. Fixture traps shall be 20 gauge metal and if exposed shall be completely wrapped with a ADA code compliant insulating assembly. Provide floor drain trap primers for all floor drains.

K. Domestic Water: Verify local utility requirements and install meter according to utility installation requirements. Unless noted otherwise, install a shut off valve in the main immediately after entering the building. The contractor shall provide tap unless performed by the water utility and pay any fees associated with the tap. Provide shock arrestors at the end of every main (1.5" and larger) according to manufacturer recommendations. Provide manual air vents at high points and manual drains at low points of all water piping. For hot and cold domestic supply piping connection(s) at new fixture(s), provide angle stop valve with removable key and escutcheon washer if exposed, or easily accessible shut–off valve in the immediate vicinity of the fixture. Install exterior wall hydrants approximately 20" above grade. All domestic hot water supply piping shall be insulated with a minimum of R–3. Domestic cold water supply to be insulated where located in areas with high ambient temperatures and condensation is likely to occur. All supply piping shall be run in conditioned ceilings, walls on the interior side of insulation, and floors and shall not be run in unconditioned attic spaces.

L. Domestic Water Heaters: Provide temperature and pressure relief valves at water heaters, and pipe full size to indirect outlet at nearest floor drain. Provide unions and shut off valves at all connections to water heaters and provide an expansion tank for each DHW system.

M. Natural Gas/Propane: Verify local utility and code requirements, then provide service equipment, piping, and damage protection accordingly. Submit application(s) with all information and fees necessary to obtain permit and service. Provide internally vented regulators if possible, or if required, extend regulator vents to approved exterior locations. Provide a shut off valve in the main immediately before entering the building (unless noted otherwise), and provide gas valve, union and dirt leg at each gas connection to equipment. Coordinate gas connection size and location with equipment requirements. Gas supply to generators shall conform to NFPA 110 7.9.7: The generator supply shall tee off of the gas supply prior to the building main shutoff. Coordinate with utility and AHJ.

N. Condensate Drains: Trap for condensate drain shall be 1" deeper than the total possible static pressure that the air handling unit can develop. Trap outlet shall be lower than inlet by 1" more than total unit static pressure. All condensate drains draining to sanitary system shall be provided with an air gap.

O. Piping in exterior walls shall be run on the interior side of building insulation within the building's thermal envelope. Provide metal jacket up 8'–0" A.F.F. on all exposed insulated piping.

P. Ice Maker: Provide ice maker box and 0.5" DCW supply where refrigerator with ice maker is located. See appliance specifications for more information.

Q. Ceiling Access Panels: Provide one 24" x 24" ceiling access panel for each valve (including but not limited to balance and control valves). Coordinate access panel locations and show recommended locations on coordination drawings along with valves, structure, lights, and ceiling air devices.

R. Materials exposed within plenums shall be noncombustible or have a flame spread index of 25 or less and a smoke–developed index of 50 or less.

Plumbing Demolition Notes

A. Coordination: Before bidding and construction, perform demolition and construction coordination as follows. Refer to architectural plans and specifications for additional requirements. Investigate, examine and verify existing systems, conditions, dimensions, sizes and locations. Coordinate with the building structure and with all other trades including proposed construction phasing and sequencing (additional costs due to construction phasing will not be considered). Include costs of cutting to access work indicated and patching subcontracted to and performed by GC to match existing finishes. Indicate with bid all assumptions and qualifications regarding concealed conditions. All additional costs resulting from lack of coordination shall be borne by the contractor.

B. Utility Coordination: Plumbing contractor shall be responsible for all work and costs associated with demolition and replacement of the plumbing services including application, fees, installation, temporary water, gas, and sanitary, and usage charges. Verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of utility company including final connections.

C. Occupied Buildings: For occupied buildings, coordinate with local management for communication with building users, occupants, and/or residents regarding potential for disruption, and provide 72 hour advance notification for planned outages. Install new work to the fullest extent possible before interrupting existing services to minimize disruption to residents. For water, domestic hot water, sanitary and gas/propane services to dwelling units, perform work during off hours (12 AM to 6 AM) during outages to minimize disruption to residents. Provide temporary piping and/or equipment for water, gas, and sanitary services to the building to prevent disruptions from lasting over four hours.

D. Remove all plumbing equipment, fixtures, and devices shown with dashed lines on plan unless noted otherwise. Plans show readily visible fixtures, and pipes only. Quantities and locations may not be exact or readily accessible. Field verify before bid or include an allowance for items not shown but needing demolished as determined by the owner and/or architect.

E. Concealed Piping: All concealed piping has not been verified and it is the responsibility of the contractor to notify the Engineer of all deviations from the plans. The contractor shall make all modifications necessary to provide a working system at no additional cost.

F. Removed equipment, and fixtures shall be turned over to owner (or hauled from site for disposal at owner's option).

G. Existing piping, and valves buried in remaining walls may be reused for new fixtures. Refer to architectural demolition, and cutting and patching specifications.

H. Underground Piping: Underground piping which will not be reused, shall be capped and abandoned in place for future use.

I. Where shown on plan as existing to be reused, quote additional price with bid for providing new equipment. Verify in field that existing equipment is safe and in good working order and if it is not, replace after authorized by owner's representative.

J. Where existing tubs or showers are being replaced the plumbing contractor shall confirm all requirements necessary to provide new fixture prior to bidding. Drain, vent, and supply locations may need to be moved for the installation of the new fixture.

K. Cut clean and jet clean the building's existing sanitary mains (4" and larger), followed by videoscope inspection and location/routing verification of sanitary mains and cast iron and/or galvanized vent piping before and after construction. Provide a full report to Berardi Partners and owner including information on damage, clogs, actual pipe routing, suggested repairs, etc.

L. Where existing domestic cold and/or hot water piping has insulation which is missing or removed during construction (due to abatement or otherwise), provide new insulation as specified. If insulation is not specified, provide as required by code.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

PLUMBING NOTES, SCHEDULES, AND ABBREVIATIONS

P001

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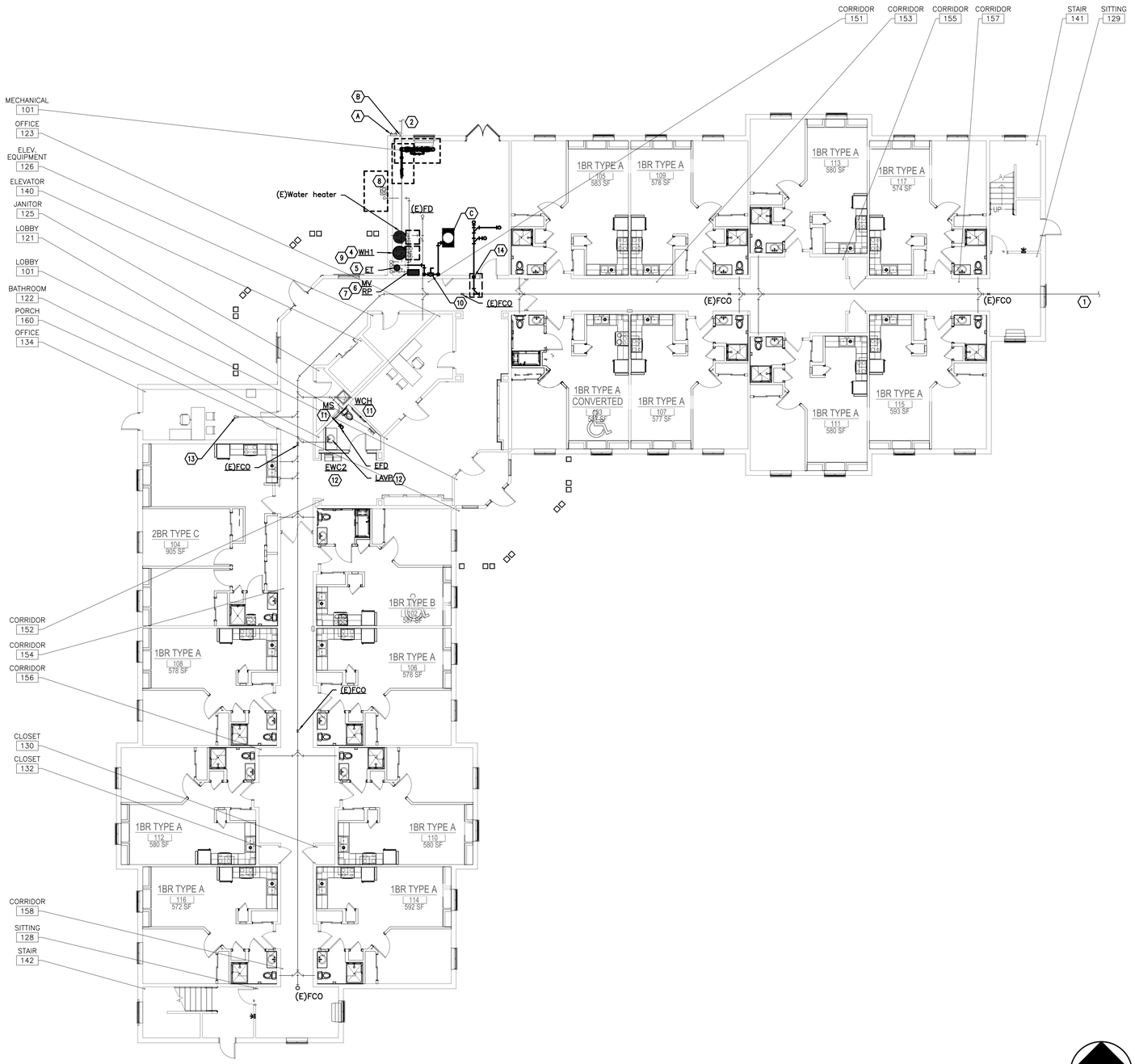

Indicates new work	———
Indicates existing to remain	———
Indicates demolition work	- - - - - - - -

Plumbing Coded Notes

1. Existing 8" building sanitary main to local sewer main. See site utility plan for more information.
2. Existing combined domestic and fire water service entrance line.
3. No piping shall be located above electrical equipment (typical).
4. Two water heaters installed per manufacturers specifications. Water heater to be approved during shop drawing process prior to work starting. Water heaters are designed to be 100% redundant, only one will be firing at a time. See schematic detail, and the water heater schedule for more information.
5. Expansion tank for water heater, see water heater schedule and detail for more information.
6. Mixing valve location, see water heater schedule and detail for more information.
7. Circulating pump, see pump schedule and details for more information.
8. Existing gas meter.
9. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.
10. Provide 0.75" DHW for trash chute spray down with head mounted above chute opening on the upper floor. Mount remote valve near the base of the trash chute at 48" AFF. See the detail for more information.
11. Remove fixture and replace with new fixture. Maintain fixture roughs and provide new trap, stops, and connections.
12. Remove fixture and extend supplies and waste to new fixture location.
13. Remove fixture and cap below finished floor.
14. Sawcut and replace sanitary with new 3" sanitary

Fire Protection Coded Notes

A. Existing fire department (siamese) connection.
B. Existing inspector test station and drain.
C. New trash chute: Coordinate with GC and chute supplier to provide sprinkler protection within chute.

north

First Floor Plan

3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
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12/16/2025

ST. THERESA VILLAGE

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5

BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

PLUMBING
FIRST FLOOR
PLAN

P101

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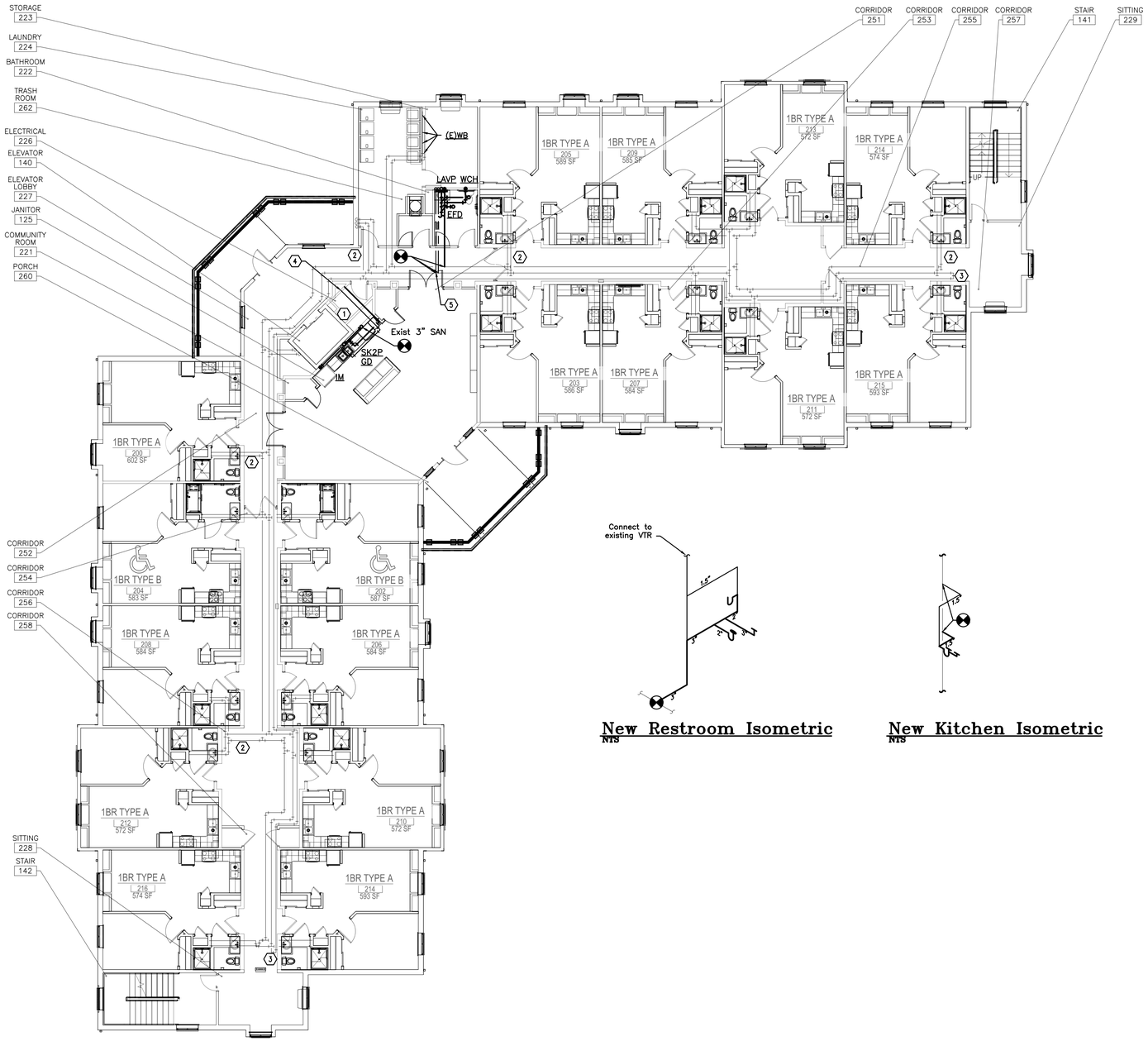

New Restroom Isometric
NTS

New Kitchen Isometric
NTS

Indicates new work
Indicates existing to remain
Indicates demolition work

Plumbing Coded Notes

1. No piping shall be located above electrical equipment (typical).
2. Remove and replace riser domestic water valves with new, full-port ball valves. Typical all riser and wing isolation valves.
3. Remove existing balancing valves and replace with Caleffi Thermosetter 116440AC.
4. Remove fixtures and extend supplies and waste to new sink fixture in community room.
5. Provide KHS Flowsplitter for DHW supply to new lavatory. Extend 0.5" hot and cold supplies to new restroom fixtures. Hot water loop to extend within 2' of lavatory supply connection per energy code requirements.

north

Second Floor Plan
3/32" = 1'-0"

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PROJECT #:	24126

#	Description	Date

PLUMBING SECOND FLOOR PLAN

P102

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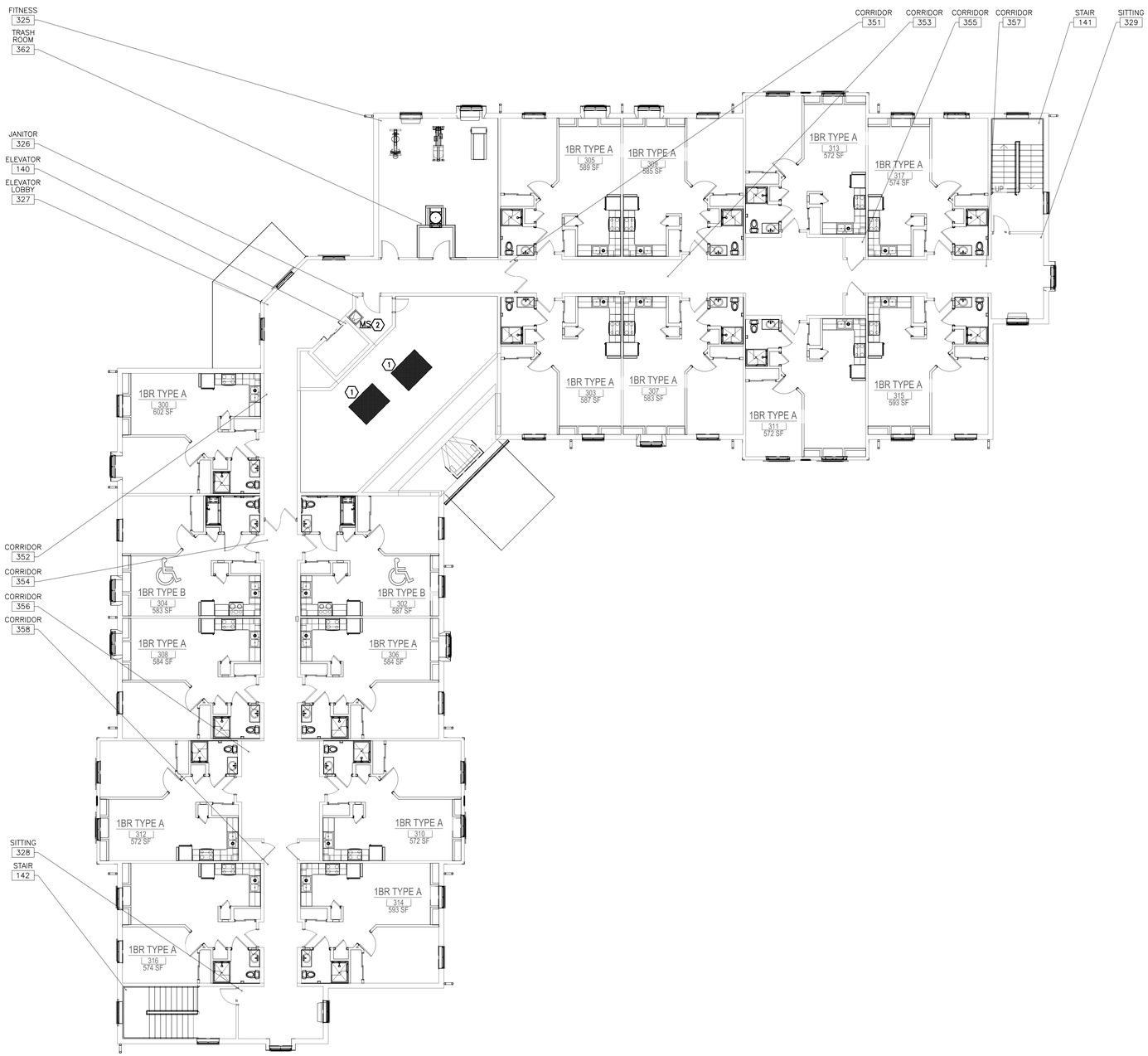
Indicates new work	
Indicates existing to remain	
Indicates demolition work	---------

⬡ Plumbing Coded Notes

1. Provide gas connection sized per manufacturer's instruction, shut off valve, dirt leg, and union for gas equipment connection.
2. Remove fixture and replace with new fixture. Maintain fixture roughs and provide new trap, stops, and connections.



north

Third Floor Plan

3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
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12/16/2025

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BID/PERMIT

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#	Description	Date

PLUMBING
THIRD
FLOOR PLAN

P103

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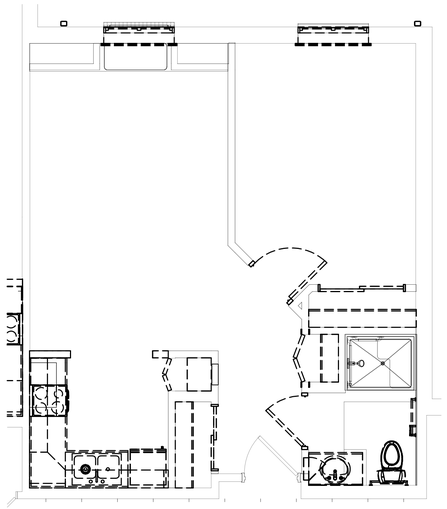
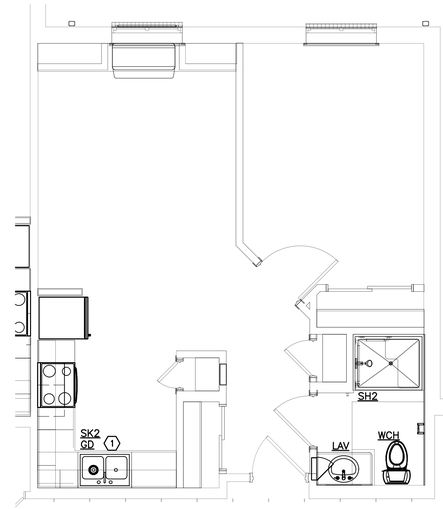


Enlarged Unit Demo Plan "A"
1/4" = 1'-0"



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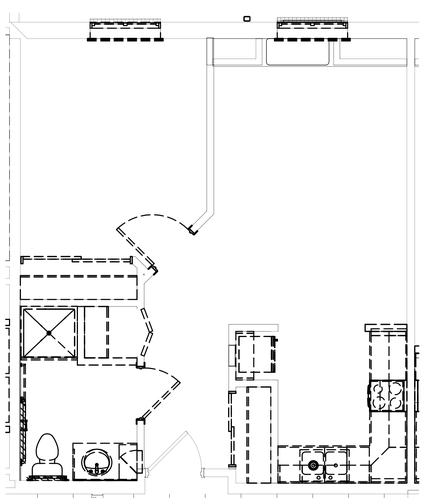
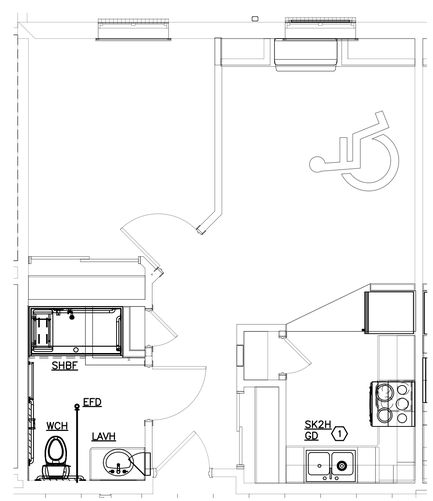
1/4" = 1'-0"



Enlarged Unit Demo Plan "B"
1/4" = 1'-0"



Enlarged Unit Plan "B"
1/4" = 1'-0"

Indicates new work	————
Indicates existing to remain	————
Indicates demolition work	- - - - - - - -

Plumbing Scope Notes

A. Remove and replace kitchen sinks, disposals, and faucets. Provide new sinks, faucets, disposals, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Basinguard plumbing insulation for handicap sinks.

B. Remove and replace bathroom lavatories, and faucets. Provide new lavatories, faucets, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Lavguard plumbing insulation for handicap lavatories.

C. Remove and replace bathtubs/showers where indicated on plans. Provide new roll-in showers, new mixing valves with integral supply stops, hand held shower heads, and connect to existing sanitary. ANSI Type A roll-in shower to have controls relocated, see detail.

D. Remove and replace toilets. Provide new toilets with new wax seals, supply lines, and quarter turn supply stops.

⬡ Plumbing Coded Notes

1. Provide disposer connection per Garbage Disposal Connection detail.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

PLUMBING
ENLARGED UNIT
PLANS

P301

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Indicates new work
Indicates existing to remain
Indicates demolition work

Plumbing Scope Notes

A. Remove and replace kitchen sinks, disposals, and faucets. Provide new sinks, faucets, disposals, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Basinguard plumbing insulation for handicap sinks.

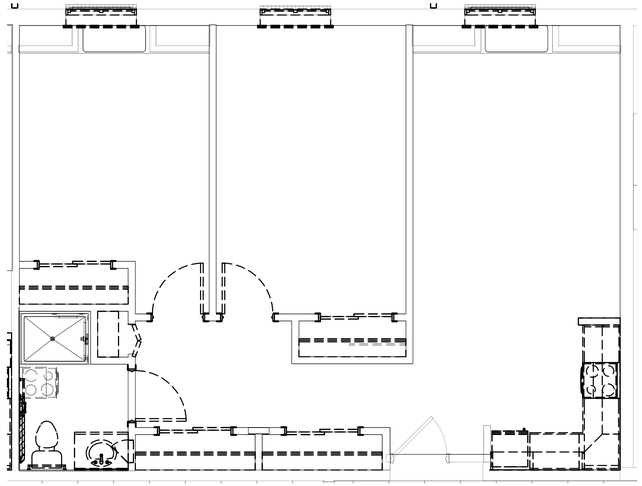
B. Remove and replace bathroom lavatories, and faucets. Provide new lavatories, faucets, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Lavguard plumbing insulation for handicap lavatories.

C. Remove and replace bathtubs/showers. Provide new roll-in showers, new mixing valves with integral supply stops, hand held shower heads, and connect to existing sanitary.

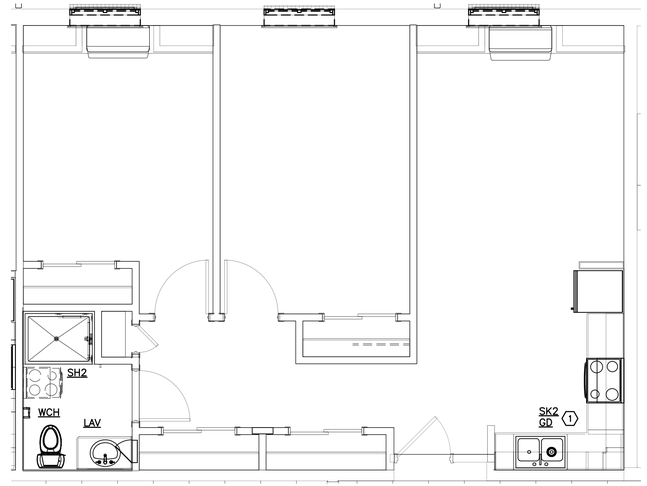
D. Remove and replace toilets. Provide new toilets with new wax seals, supply lines, and quarter turn supply stops.

Plumbing Coded Notes

1. Provide disposer connection per Garbage Disposal Connection detail.



Enlarged Unit Demo Plan "C"
1/4" = 1'-0"



Enlarged Unit Plan "C"
1/4" = 1'-0"

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5

BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

PLUMBING
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P302

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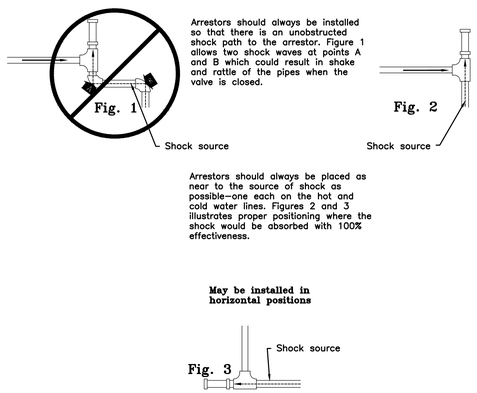
Storage Tank Water Heater Schedule

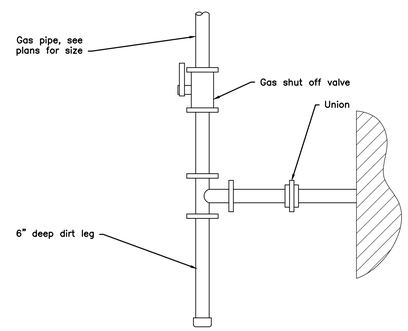
Tag	Manufacturer and Model #	Gas Input [MBH]	Efficiency [%]	Electrical Requirements	Storage Tank [Gallons]	Recovery [GPH]	Gas Conn. [in]	Water Conn. [in]	Expansion Tank [ET]	Mixing Valve [MV]	Remarks
WH1	A.O. Smith Cyclone Mxi BTH-199	199	97	120V, 1ø, 6.2A	Integral 100G tank	235 @ 100°F ΔT	0.75"	1.5"	Watts Deta-20	Powers LFIS200	Design Criteria: Provide ANSI Z21.22 vacuum and temperature & pressure relief valve, condensate neutralizer, concentric vent kit. Set water heater to 150°F, mixing valve to 135°F, and balancing valve at DHW/DHWR junction to 125°F.

Pump Schedule

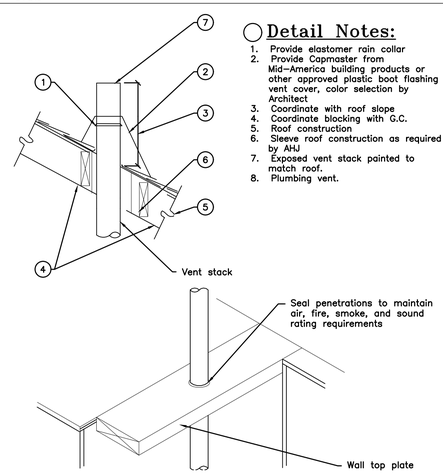
Tag	Manufacturer and Model #	GPM	Head (ft)	Head (psi)	Elec. Req.	Remarks
RP	Armstrong Astro		x	####	120V, 1ø, 0.1HP	Stainless steel, vibration isolation mtd.,



Water Hammer Arrestor
NTS



Gas Connection Detail
NTS



Detail Notes:

1. Provide elastomer rain collar
2. Provide Capmaster from Mid-America building products or other approved plastic boot flashing vent cover, color selection by Architect
3. Coordinate with roof slope
4. Coordinate blocking with G.C.
5. Roof construction
6. Sleeve roof construction as required by AHJ
7. Exposed vent stack painted to match roof.
8. Plumbing vent.

Vent Through Roof
NTS

Plumbing Fixture Schedule

Tag	Description	Minimum Piping (See note E.)				Fixture Specifications						
		Waste	Vent	Hot	Cold	Make and Model #	Mat'l	Color	Mount	Controls	Notes	Accessories / Remarks
EWC2	2 Level wall hung elec. water cooler w/ bottle filler	1.5"	1.25"	---	0.5"	Elkay EZSTL8WSLK	Stainless steel	---	Wall	---	B, E	Fixture to be handicap accessible. Provide cane apron, LKAPREZL.
FD/ EFD	Floor drain/ Emergency floor drain	Line sized	---	---	---	Sioux Chief 832 (on grade) 822 (on deck)	PVC/A BS	---	Floor	---		Provide metal floor drain for all public spaces – for condensate use funnel tap. Provide trap protection device. Locate floor drain in readily accessible space away equipment footprints.
GCO	Grade clean out	Line sized	---	---	---	Sioux Chief 851	Cast iron	---	Grade	---		
GD	Garbage Disposal	1.5"	---	---	---	Westcraft WC12HPWC	---	---	Below sink	Switch		0.5HP, 120V, 1ø. Provide Insinkerator SinkTop Switch.
IM	Ice maker outlet box	---	---	---	0.5"	Guy Gray FRIB12ABS	Metal	White	In wall			Powder coated white, 1/4 turn ball valve shutoff, fire rated
LAV	Countertop lavatory	1.5"	1.5"	0.5"	0.5"	Proflo PF20174WH	Vitreous China	White	Counter	ProFlo PFWSC3017ZBN	E, G, H, I	Provide pop-up drain. Flow rate: 1.2GPM @ 60PSI
LAVH	Handicapped countertop lavatory	1.5"	1.5"	0.5"	0.5"	Proflo PF20174WH	Vitreous China	White	Counter	ProFlo PFWSC3017ZBN	B, E, G, H, I	Provide Truebro Lav-Guard insulation kit, offset tailpiece. Fixture to be handicap accessible. Flow rate: 1.2GPM @ 60PSI. Provide 0.5GPM aerator for public fixtures per IPC 604.4
LAVP	Handicapped undermount lavatory (public restrooms)	1.5"	1.5"	0.5"	0.5"	Proflo PF1812UWH	Vitreous China	White	Counter	ProFlo PFWSC3017ZBN	B, E, G, H, I	Provide Truebro Lav-Guard insulation kit, offset tailpiece. Fixture to be handicap accessible. Flow rate: 0.5GPM @ 60PSI. Provide 0.5GPM aerator for public fixtures per IPC 604.4
MS	Mop sink	1.5"	1.5"	0.75"	0.75"	Proflo PFMB2424	Molded stone	White	Floor	Proflo PF1119	B, E	Provide #MSG2424 wall guard, #889-CC Mop hanger, #832-AA hose, and hose bracket.
SH2	Shower	1.5"	1.5"	0.5"	0.5"	Existing	Fiber glass	White	Floor	Moen M52224GBM15 CBN, ProFlo PF7600SZBN, ProFlo PF4001, ProFlo PF1096ZBN	A, B, C, D, E, H	Provide Sioux Chief 825 shower drain. Valve body must have integral water stops. Provide inline flow restrictor to reduce flow to 1.5 GPM
SHBF5	Five piece 63" Barrier free shower	1.5"	1.5"	0.5"	0.5"	Best Bath 5LES26331A75TV2	Fiber glass	White	Floor	Moen M52224GBM15 CBN, ProFlo PF7600SZBN, ProFlo PF4001	A, B, C, D, E, H	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, PFSAWB02ZBN bracket on side wall, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Provide inline flow restrictor to reduce flow to 1.5 GPM
SK2	Kitchen sink – double bowl	1.5"	1.5"	0.5"	0.5"	ProFlo PFSR332264	Stainless steel	Stainless steel	Counter	ProFlo PFXC4117ZBN	E, F, G, H**, J	Flow rate = 1.5GPM @ 60PSI. Fixture to have drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer.Maximum sink depth = 6"
SK2H	Handicapped double bowl sink	1.5"	1.5"	0.5"	0.5"	Dayton DGE233214	Stainless steel	Stainless steel	Counter	ProFlo PFXC4117ZBN	B, E, F, G, H**, J	Fixture to be handicap accessible with drain locations in rear of bowl to maintain ADA clearance with garbage disposer. Provide Flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6",
SK2H	Handicapped double bowl sink, Wellness/Fitness Center	1.5"	1.5"	0.5"	0.5"	Dayton DGE233214	Stainless steel	Stainless steel	Counter	ProFlo PFXC3107ZBN	B, E, F, G, H**, J	Fixture to be handicap accessible with drain locations in rear of bowl to maintain ADA clearance with garbage disposer. Provide Flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6",
SK2P	Handicapped double bowl undermount sink (public area sinks)	1.5"	1.5"	0.5"	0.5"	Elkay EELUHAD321650	Stainless steel	Stainless steel	Counter	ProFlo PFXC7017ZBN	B, E, F, G, H**, J	Fixture to be handicap accessible with drain locations in rear of bowl to maintain ADA clearance with garbage disposer. Provide Flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6",
WB	Washer box	3"	2"	0.5"	0.5"	IPS 86162	Steel		In wall	---		Provide quarter-turn shut-off valve, fire rated, knock outs for condensate drains, and LEED-compliant steel braided hoses. Mount 48" AFF to top of box.
WCH	Water closet – elongated, HC height	3"	2"	---	0.5"	Proflo PFCT303HEWH	Vitreous China		Floor	---	B, E, H	2.125" Glazed trap way. Specify flush lever on side furthest from obstruction, see detail. Provide a closed front with white seat in dwellings with with white lid, in public spaces provide an open front white seat with white lid. 1.28 GPF.
WH	Frostproof wall hydrant	---	---	---	0.75"	Woodford 65	---	---	Wall	---		Mount between 18"-24" above grade, coordinate with architectural exterior finishes.
WHA	Water hammer arrester	---	---	---	---	PPP Line sized	---	---	---	---		Provide at all quick acting valves and fixture branches. Provide additional arrester at fixture branches longer than 20'. See PDI-WH 201 and manufacturer's instruction for more information

Provide 2 spare of each type of sink, faucet, and water closet as part of the contract.
*See architectural floor plans and unit interior elevations for additional information. all stops, supplies, and risers shall be all metallic.
**WaterSense Certification applies to aerator only.

Notes:
A. See architectural interior elevations for grab bar and accessory requirements and locations. all units shall have grab bars. Existing grab bars in units are to remain unless otherwise noted in the architectural drawings.
B. Unit accessories must be installed to comply with accessibility requirements of the authority having jurisdiction.
C. Provide "Water Containment Kit", per Architectural Toilet & Bath Accessories specification.
D. Must have ASSE 1016 mixing valve set at 110°F. Mixing valve shall be balanced pressure, thermostatic, or combination balanced pressure thermostatic.
E. Provide new 1/4 turn supply shut off valves, braided stainless steel flexible supplies, p-trap, and fixture drain.
F. Provide sidespray
G. Provide, ASSE 1070 rated Watts USG-B mixing valve set to 110°.
H. Watersense Certified
I. G.C. to provide TrueBro Lav-Guard insulation kit.
J. G.C. to provide TrueBro Basin-Guard ADA barrier.

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PROJECT DATE: 12.17.2025
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#	Description	Date

PLUMBING SCHEDULES AND DETAILS

P401

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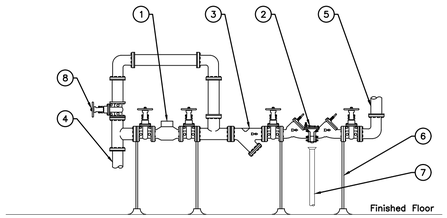
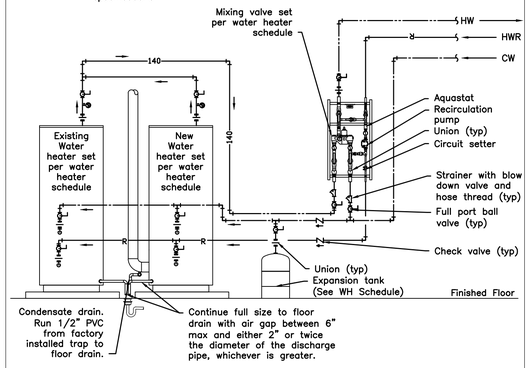
Detail Notes

1. Verify size of water meter with remote reader on exterior wall in location approved by local utility company.
2. Verify size of ASSE 1013 reduced pressure zone assembly. Size to match supply line shown on plans.
3. Strainer
4. Incoming water service (DIP) – see civil plan for more information
5. Building supply main – see floor plans for more information
6. Painted floor flange mounted pipe stand installed per utility company requirements
7. Provide drainage piping to nearest floor drain with air gap fitting
8. Meter bypass with gate valve (closed and tagged)



Water Service Entrance
NTS

Note:
For water heater connection sizes, other equipment, and additional remarks see the water heater schedule. Pipe between water heaters and mixing valve to be copper, sized per manufacturer's instruction. Hot water and return piping shall be sized as indicated on the plans and insulated per IECC and specifications.



Two Tank Type Water Heater Detail
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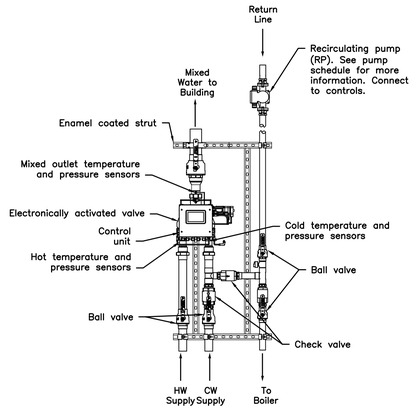
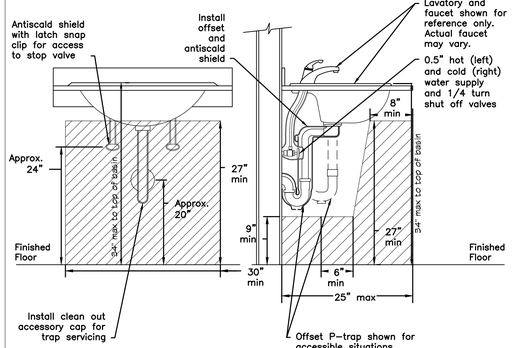


Mixing Valve Station
NTS

ADA and ANSI 117 conforming, wheelchair accessible P–trap and angle valve assemblies shall be covered with the molded, anti–microbial under sink protective pipe cover. Cover to be white in color, and secure with snap clip flush reusable fastener. 1/4 turn angle stop valves shall have lock–lid locking access cover. Material shall be molded closed cell vinyl, nominal wall diameter of 0.125", smooth, high gloss finish that will not fade or discolor in sunlight. Cover shall fit all 1.25" and 1.5" caster brass or tubular P–trap assemblies, and all 0.375"or 0.5" angle stop assemblies. Surface to be anti–microbial vinyl. UL listing ASTM D–635 self extinguishing 5 second (ATB) 10mm.



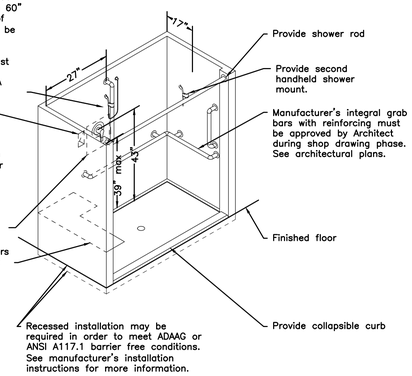
Lavatory Detail
NTS

Provide handheld shower mounted on slide/grab bar with a minimum 60" long hose. Bottom of slide/grab bar must be within 3"–6" above horizontal grab bar. Handheld shower must be capable of being positioned within ADA control area.

Provide soap dish

Control area: All controls located within area between 36"–48" above floor and 16"–27" from back wall. Shower head must be capable of being positioned within control area.

Provide manufacturers integral folding seat



Provide shower rod

Provide second handheld shower mount.

Manufacturer's integral grab bars with reinforcing must be approved by Architect during shop drawing phase. See architectural plans.

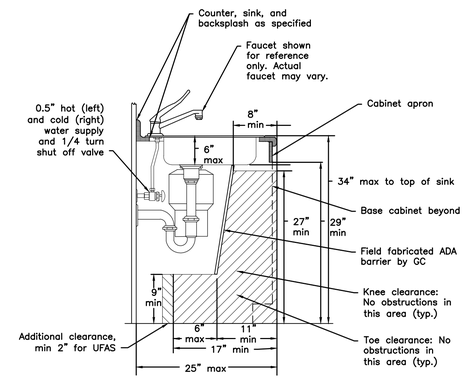
Finished floor

Provide collapsible curb

Recessed installation may be required in order to meet ADAAG or ANSI A117.1 barrier free conditions. See manufacturer's installation instructions for more information.

(For SHBF63 only)

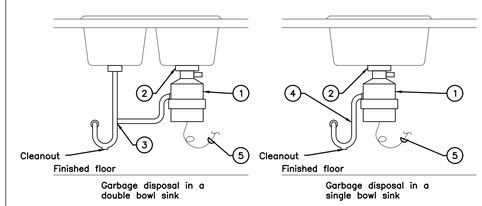
Barrier Free Shower
NTS



Kitchen Sink Detail
NTS

Detail notes:

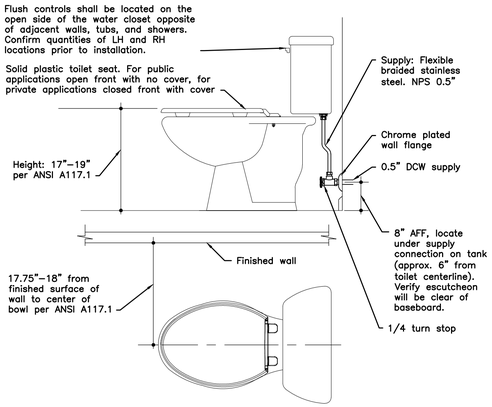
1. Provide garbage disposal where indicated on drawings. For double bowl sinks the garbage disposal shall be installed in the right hand side.
2. Provide mounting ring assembly.
3. Connect garbage disposal discharge to sanitary tee prior to the drain trap.
4. Connect garbage disposal discharge to the drain trap.
5. Electrical contractor to provide electrical connections. Switch shall be installed on the right hand side of the sink. See electrical drawings for more information.



Garbage Disposal Connection
NTS

Flush controls shall be located on the open side of the water closet opposite of adjacent walls, tubs, and showers. Confirm quantities of LH and RH locations prior to installation.

Solid plastic toilet seat. For public applications open front with no cover, for private applications closed front with cover

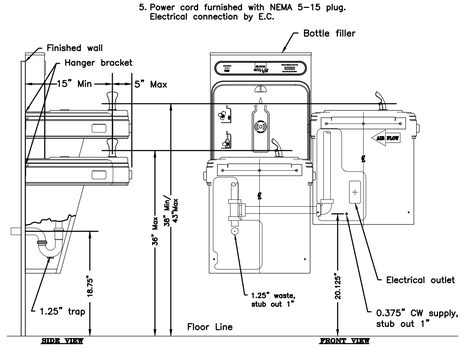


It is the plumbing contractor's responsibility to rough–in pipe and coordinate with G.C. to allow all required clearances and elevations to meet all regulatory requirements, including, but not limited to ANSI A117.1. Locate 17.75" minimum to 18" maximum from centerline of water closet to finished surface of adjacent wall.

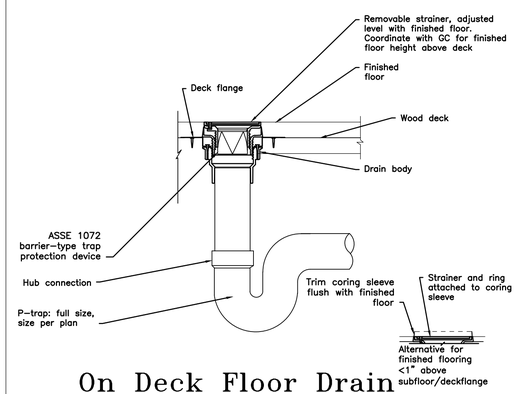
HC Water Closet
NTS

General Notes

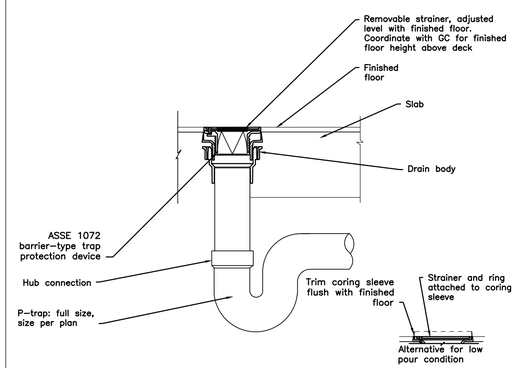
1. IMPORTANT! Cooler must be secured to wall with anchor holes.
2. Provide stop valve, trap, and electrical outlet.
3. Allow 5" min. per side for ventilation.
4. Recommended height shown – adjust vertical dimension to comply with AHJ.
5. Power cord furnished with NEMA 5–15 plug. Electrical connection by E.C.



Electric Water Cooler
NTS



On Deck Floor Drain
NTS



Slab on Grade Floor Drain
NTS

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
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5

BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

PLUMBING DETAILS

P402

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

HVAC Symbols

—D—	Condensate Drain	EF	Exhaust Fan
20/6	Rectangular or square ductwork: first number indicates dimension of side shown, second number indicates side not shown.	EF	Exhaust Fan with Light
	Duct Exhaust Elbow–Turned up 90°–Rectangular	FD	Fire Damper
	Duct Exhaust Elbow–Turned down 90°–Rectangular	SD	Smoke Damper
	Duct Return Elbow–Turned up 90°–Rectangular	F/SD	Fire/Smoke Damper
	Duct Return Elbow–Turned down 90°–Rectangular	CRD	Ceiling Radiation Damper
	Duct Supply Elbow–Turned up 90°–Rectangular	CR/SD	Ceiling Radiation/Smoke Damper
	Duct Supply Elbow–Turned down 90°–Rectangular	VD	Volume Damper
	Direction of Flow		Pipe Turned Down
R	Change of Elevation Rise (R), Drop (D)		Pipe Turned Up
S	Smoke Detector		Pipe Capped
H	Heat Detector	H	Humidistat
T	Mount top of thermostat at 47" AFF	C	CO2 Sensor
	Ball Valve		Connect to Existing
	Diaphragm Valve	MOD	Motor Operated Damper
	Gate, Angle Valve		Butterfly Valve
	Globe Angle Valve		Gate Valve
	Three Way Valve		Globe Valve
	Check, Spring Valve		Plug Valve
	Quick–Opening Valve		Check, Swing Gate Valve
	Safety or Relief Valve		Pressure–Reducing Regulator Valve
	Square–Head Cock Valve		Quick–Closing Valve
	Air Vent, Manual		Solenoid Valve
	Pipe Guide		Air Vent, Automatic
	Anchor, Main	S	Air Separator
	Expansion Joint		Anchor, Intermediate
	Flexible Connector		Ball Joint
VFM–1	Flowmeter, Venturi		Expansion Loop
	Heat Exchanger, Liquid		Flowmeter, Orifice Plate with Flanges
	Pressure Gage and Cock	FS	Flow Switch
CW–1	Pump (Indicate Use)	R	Pitch of Pipe, Rise (R) drop (D)
	Strainer	PS	Pressure Switch
	Strainer, Duplex	PSD	Pump Suction Diffuser
	Thermometer Well, Only		Strainer, Blow Off
T	Time Clock		Thermometer

Abbreviations

ACC	Air cooled condenser
ACCU	Air cooled condensing unit
AD	Access door
AFF	Above finished floor
AFR	Above finished roof
AHU	Air handling unit
ARCH	Architectural
AS	Air separator
AVG	Average
BD	Balancing
BDD	Backdraft Damper
BFC	Below finished ceiling
BFP	Backflow preventer
B.I.	Built in
BHP	Brake horse power
BLDG	Building
BOD	Bottom of duct
C	Chilled water coil
CD	Ceiling diffuser
CFM	Cubic feet per minute
CHWS	Chilled water supply
CHWR	Chilled water return
CLG	Ceiling
CO2	Carbon Dioxide Detector
COND	Condensing unit
CONTR	Contractor
CONST	Constant
CONV	Convector
CX	Connect to existing
DCW	Domestic cold water
DH	Dehumidifier
DHW	Domestic hot water
DHWR	Domestic hot water return
DIA or ø	Diameter
DN	Down
DWG	Drawing
DX	Direct expansion
DXC	Refrigerant coil
EAG	Exhaust air grille
EAR	Exhaust air register
EAT	Entering air temperature
EBB	Electric baseboard heater
EC	Electrical contractor
EDC	Electric duct coil
EF	Exhaust fan
ELECT	Electrical
ERV	Energy recovery ventilator
EUH	Electric unit heater
EWH	Electric wall heater
EWC	Electric water cooler
(E)	Existing
FC	Forward curved
F	Furnace
FT	Feet
FTHD	Feet of head
FLEX	Flexible
FSC	Fan speed control
GA	Gauge
GALV	Galvanized
GC	General contractor
GPM	Gallons per minute
GEN	General
HC	Hot water coil
HCWR	Heat/chilled water return
HCWS	Heat/chilled water supply
HG	Hot gas
HP	Heat pump
HTG	Heating
HTR	Heater
HVAC	Heating, ventilating and air conditioning
HV	Heating and ventilating
HORIZ	Horizontal
HP	Horse power
HPWR	Heat pump water return
HPWS	Heat pump water supply
HW	Hot water
HWR	Hot water return
HWS	Hot water supply
IE	Invert elevation
IN	Inches
IRTH	Infrared tube
LAT	Leaving air temperature
LBD	Linear bar diffuser
LBS/LB	Pounds or pound
MA	Mixed air
MAX	Maximum
MBH	1000 British thermal units per hour
MECH	Mechanical
MC	Mechanical contractor
MFGR	Manufacturer
MH	Manhole
MIN	Minimum
MOD	Motor Operated Damper
MTG	Mounting
MUA	Make–up air
MUW	Make–up water
NA	Not applicable
NTS	Not to scale
OA	Outside air
OAI	Outside air intake
OED	Open end duct
PC	Plumbing contractor
PD	Pressure drop
PLUM	Plumbing
PRESS	Pressure
PROP	Propeller
PTAC	Packaged terminal air–conditioner
RA	Return air
RAG	Return air grille
RAR	Return air register
RCH	Radiant Ceiling Heater
REG	Register
REQ'D	Required
RL	Refrigerant liquid
RLX	Relocate existing
RM	Room
RPM	Revolutions per minute
RS	Refrigerant suction
RTU	Rooftop unit
RX	Remove existing
SA	Supply air
SAN	Sanitary
SAR	Supply air register
SF	Supply fan
SFR	Supply floor register
SG	Soffit grille
SHTMTL	Sheet metal
TSTAT	Thermostat
STD	Standard
STM	Storm
STRUCT	Structural
SP	Static pressure
SPD	Sump pump discharge
SPLD	Splitter damper
SQFT	Square feet
SS	Stainless steel
SUCT	Suction
SYS	System
TCP	Temperature control panel
TEMP	Temperature
ΔT	Temperature difference
TG	Transfer grille
THERM	Thermometer
THRD	Threaded
TSP	Total static pressure
TYP	Typical
UH	Unit heater
UL	Underwriters laboratory
UNO	Unless Noted Otherwise
V	Vent
VEST	Vestibule
W/	With
WP	Working point
WSHP	Water source heat pump

Schedules of through penetration firestop systems•

Concrete Floors			Concrete or Block Walls		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Circular blank openings	3	C–AJ–0055	Circular blank openings	3	C–AJ–0055
Single metal pipes or conduit	3	C–AJ–1226	Single metal pipes or conduit	3	C–AJ–1226
Single non–metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C–AJ–2342	Single non–metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	3	C–AJ–2342
Single or bundled cables	3	C–AJ–3095	Single or bundled cables	3	C–AJ–3095
Single insulated pipes	2	C–AJ–5090	Single insulated pipes	2	C–AJ–5090
Electrical busway	3	C–AJ–6006	Electrical busway	3	C–AJ–6006
Non–insulated mechanical ductwork without dampers	3	C–AJ–7046, C–AJ–7084	Non–insulated mechanical ductwork without dampers	2	W–J–7021, W–J–7022
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W–J–7029
Mixed penetrants	2	C–AJ–8255	Mixed penetrants	2	C–AJ–8255
Wood Floor–Ceiling			**Gypsum Wallboard Assemblies**		
Type of penetrant	(HR)	UL-System (XHEZ)	Type of penetrant	(HR)	UL-System (XHEZ)
Metal pipes or conduit	2	F–C–1009	Metal pipes or conduit	2	W–L–1058, W–L–1164
Non–metallic pipe or conduit	2	F–C–2232, F–C–2030	Non–metallic pipe or conduit	2	W–L–2078
Single or bundled cables	2	F–C–3012	Single or bundled cables	2	W–L–3065
			Panel boards	2	W–L–7190
Insulated pipes	2	F–C–5004	Insulated pipes	2	W–L–5028, W–L–5047
Non–insulated mechanical ductwork without dampers	1	F–C–7013	Non–insulated mechanical ductwork without dampers	2	W–L–7017, W–L–7042, W–L–7155
Insulated mechanical ductwork without dampers	N/A	N/A	Insulated mechanical ductwork without dampers	2	W–L–7153, W–L–7156
Mixed penetrants	1	F–C–8026	Mixed penetrants	4	W–L–8069

See Division 7 specifications for other approved manufacturers.
UL's Online Certifications Directory: www.ul.com/database

Notes:

1. Jobsite conditions of each through–penetration firestop system must meet all details of the UL–Classified System selected.

2. If jobsite conditions do not match any UL–classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings.

3. Where more than one applicable UL–Classified System is listed in the schedules, choose the UL System which is most economical for each through–penetration firestop system.

4. Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.

5. For 3–hour rated gypsum walls, contact one of the approved manufacturers for a UL–classified system or engineer judgment drawing.

HVAC Demolition Notes

A. Coordination: Before bidding and construction, perform demolition and construction coordination as follows. Refer to architectural plans and specifications for additional requirements. Investigate, examine and verify existing systems, conditions, dimensions, sizes and locations. Coordinate with the building structure and with all other trades including proposed construction phasing and sequencing (additional costs due to construction phasing will not be considered). Include costs of cutting to access work indicated and patching subcontracted to and performed by GC to match existing finishes. Indicate with bid all assumptions and qualifications regarding concealed conditions. All additional costs resulting from lack of coordination shall be borne by the contractor.

B. Demolition: HVAC contractor shall be responsible for all work and costs associated with demolition and replacement of the HVAC services including permit application, fees, dust control, protection of existing, temporary HVAC, and fuel usage. Verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of disposal.

C. Occupied Buildings: For occupied buildings, coordinate with local management for communication with building users, occupants, and/or residents regarding potential for disruption, and provide 72 hour advance notification for planned outages. Install new work to the fullest extent possible before interrupting existing services to minimize disruption to residents. Provide temporary heat/cooling equipment to prevent disruptions from lasting over four hours.

D. Remove all HVAC equipment, ductwork, and air devices shown with dashed lines on plan unless noted otherwise. Plans show readily visible HVAC, and associated ductwork only. Quantities and locations may not be exact or readily accessible. Field verify before bid or include an allowance for items not shown but needing demolished as determined by the owner and/or architect.

E. Removed equipment shall be turned over to owner (or hauled from site for disposal at owner's option).

F. Where shown on plan as existing to be reused, quote additional price with bid for providing new equipment. Verify in field that existing equipment is safe and in good working order and if it is not, replace after authorized by owner's representative.

G. Scope changes due to concealed conditions shall be discussed and approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation.

H. Where existing chilled and/or heating water piping has insulation which is missing or removed during construction (due to abatement or otherwise), provide new insulation as specified. If insulation is not specified, provide as required by code.

HVAC General Notes

A. Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before bid and construction.

B. Definitions: Furnish means to purchase, arrange for delivery to site, and to take delivery at the site. Install means to place in position for use. Provide means to furnish and install. "HC" means handicap accessible per current ADA, UFAS and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS and ANSI requirements.

C. Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements with the Engineer and General Contractor, and again during the pre–construction conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

D. Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with suppliers and submit product data to Engineer for review. Prior to construction, attend truss coordination/pre–installation conference to coordinate structure requirements, and before installing work verify existing conditions match previous coordination. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor. All additional costs resulting from lack of coordination shall be borne by the contractor.

E. Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists and trusses, before ordering materials or structure construction. Mechanical and through penetrations of fire/smoke rated construction shall be protected with a product listed and labeled to maintain the rating of system penetrated. Penetrations through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.

F. Contractor Deviations: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.

G. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, and other appurtenances) to provide complete working HVAC systems for the project. Offsets, fittings, accessories, and miscellaneous hardware are not shown, but shall be included at no additional cost in order to complete the system.

H. Warranty: To obtain final project certificates of occupancy upon completion of the work scope, contractor shall warrant that the work has been completed in compliance with established codes and regulations. Certificate shall be given to owner at project completion.

I. Coordinate radiation/fire dampers with structural assembly/structural shop drawings before ordering. Verify damper outside dimensions fit inside the dimensional clearances of the structural assembly and advise if changes are needed. Verify damper is listed for the application – horizontal or vertical, and concrete, wood, or truss. Verify the UL listing of the damper includes UL listing for the rated assembly and verify the UL listing of rated assembly includes the damper manufacturer and model number. Install all dampers according to manufacturer's instructions.

J. Condensate Drains: Trap for condensate drain shall be 1" deeper than the total possible static pressure that the air handling unit can develop. Trap outlet shall be lower than inlet by 1" more than total unit static pressure. All condensate drains draining to sanitary system shall be provided with an air gap.

K. Piping in exterior walls shall be run inside of building insulation. Provide metal jacket up 8'–0" A.F.F. on all exposed insulated piping. Trapeze hangers may be used when grouping pipes.

L. Air Ducts: Duct leakage shall be less than 4.0 CFM at 25 pascals/100 SF of conditioned floor area. Ducts shall run within thermal envelope. Air distribution within walls shall be fully ducted–no exposed studs, drywall, or sheathing. Ducts run outside thermal envelope shall have R–8 insulation minimum.

M. Refrigerant: Provide Non–HCFC HVAC refrigerant, charge per manufacturer requirements. Forward test and refrigerant data to builder and green rater when complete. Provide minimum .75" thick, R–3 insulation and insulation weather protection per IECC 403.

N. Ceiling Access Panels: Provide one 36" x 36" ceiling access panel for each item of equipment located above a drywall ceiling. Provide one 24" x 24" ceiling access panel for each valve (including but not limited to balance and control valves, or damper (including but not limited to balance, fire, smoke and/or combination fire/smoke dampers). Coordinate access panel locations and show recommended locations on coordination drawings along with equipment, valves, dampers, structure, lights, and ceiling air devices.

O. Flexible ducts and flexible connectors shall not exceed 5'–0" in length. 10 inches WG positive and 1.0 WG negative. R–value 4.2 within thermal envelope, R–value 8.0 outside thermal envelope. See specifications for additional requirements.

P. Elevator Note: Elevator Calculation Statement: ASME 17.1 – 2.7.6.3.2, 2.7.9.2, 2.7.5.2 requires machine rooms and hoistways to be provided with natural or mechanical means to keep the ambient air temperature and humidity in the range specified by the elevator equipment manufacturer to ensure safe and normal operation of the elevator.
- Machine rooms shall be conditioned as shown on plan and details.
- Hoistway exterior surfaces shall be insulated by the GC to code minimum (R–20 walls and R–38 roof) and provide door seals and vestibule at unconditioned levels. When building is fully conditioned to remain between 70 and 75 degrees F, calculations show that stack effect will provide adequate ventilation to keep the hoistway equipment within design parameters.
- Machine Room Less (MRL) elevators shall be selected by the GC to safely operate between 41 and 104 degrees F (5–40 degrees C). A 15HP or smaller motor generates 73 BTU requiring 160 CuFt of airflow per minute of operation. Each closed elevator door allows 650 cfm of infiltration (3.5' x 7' door with .2" crack at .3" WC pressure) according to ASHRAE Fundamentals Handbook. A draft pressure of .1" WC/floor is created naturally through stack effect. Piston effect produces an additional .03" WC of pressures above and below the car creating additional infiltration during operation. For MRL elevators with motors larger than 15HP, provide an inline exhaust fan ducted from hoistway with minimum 150 cfm, power wiring, motor operated damper, and thermostat with remote sensing probe set for 90 degrees F. When not in use, elevator doors shall open to allow unrestricted airflow into the hoistway when not in operation. At substantial completion, the GC shall place a permanent placard showing acceptable temperature and humidity range.

Q. Materials exposed within plenums shall be noncombustible or have a flame spread index of 25 or less and a smoke–developed index of 50 or less.

R. Section 1109.3.1 of the local version of IMC shall be met as follows: Aluminum, copper and steel tube used for Group A2L and B2L refrigerants and located in concealed locations where tubing is installed in studs, joists, rafters or similar member spaces, and located less than 11/2 inches (38 mm) from the nearest edge of the member, shall be continuously protected by shield plates. Protective steel shield plates having a minimum thickness of 0.0575 inch (1.46 mm) (No. 16 gage) shall cover the area of the tube plus the area extending not less than 2 inches (51 mm) beyond both sides of the tube.

STATE OF OHIO
JOHN M. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

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BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

MECHANICAL SCHEDULES, NOTES, AND ABBREVIATIONS

M001

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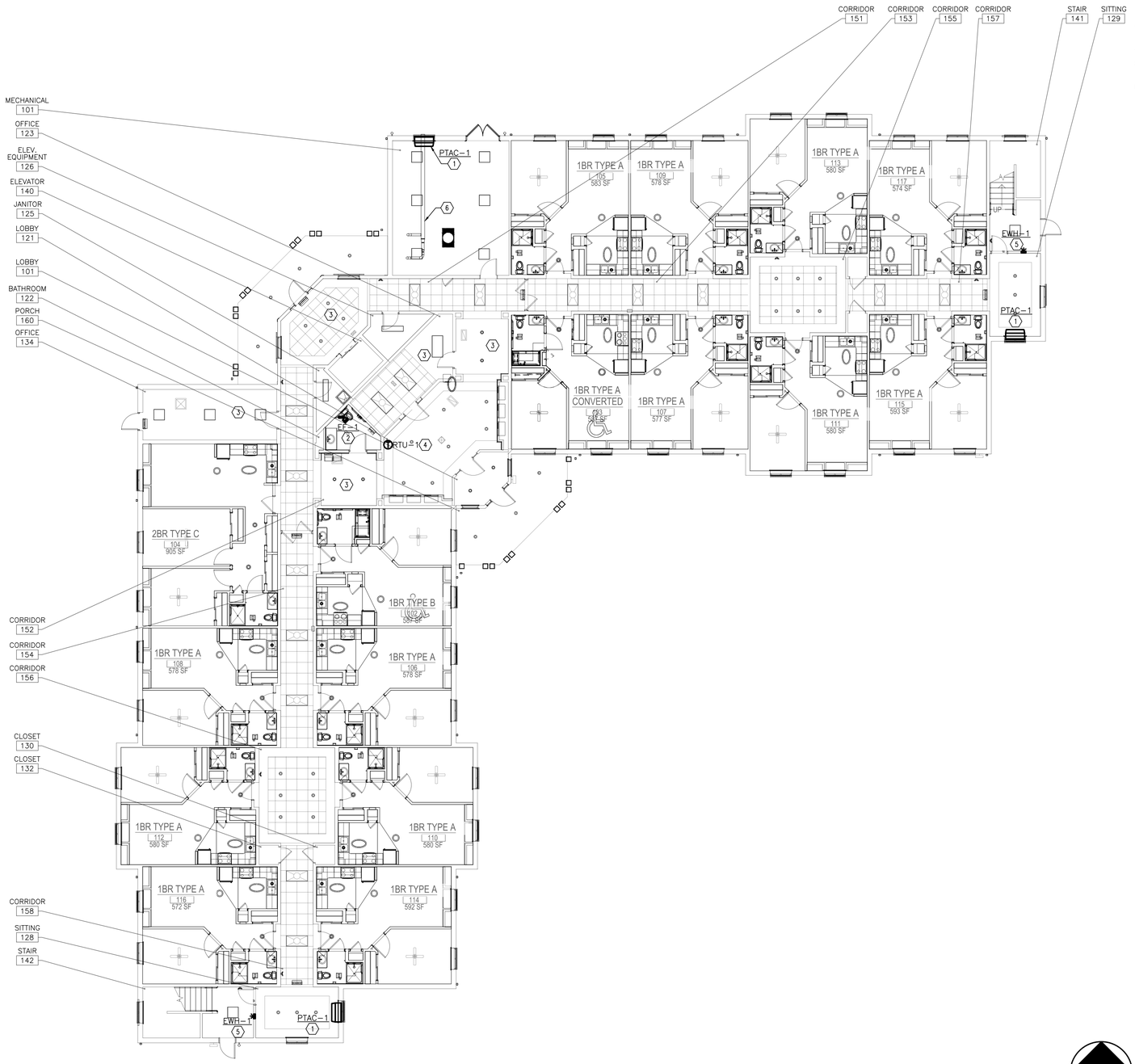

Coded Notes

1. PTAC: Remove and replace existing PTAC. Field verify unit capacity for bidding purposes. When present, manufacturer duct adaptor and extension kit shall be removed and replaced. See detail on sheet M.402.
2. Existing exhaust fan to be removed and replaced with new Energy Star Certified exhaust fan. Clean existing ductwork and attach new fan. Reuse existing exterior vent cap. Provide fire damper at penetrations of rated walls or ceiling. Patch interior finish to match existing and flash exterior mounting and weatherproof to prevent infiltration.
3. Existing ductwork and associated air devices to be cleaned and reused. Notify owner and architect of damaged devices or ductwork.
4. Provide new Thermostat mounted at 47" AFF with locking cover.
5. Unit Heater: Remove existing unit heater and replace with new. Coordinate location with architect.
6. Existing water heater vent piping to remain.

north

First Floor Plan

3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

MECHANICAL FIRST FLOOR PLAN

M101

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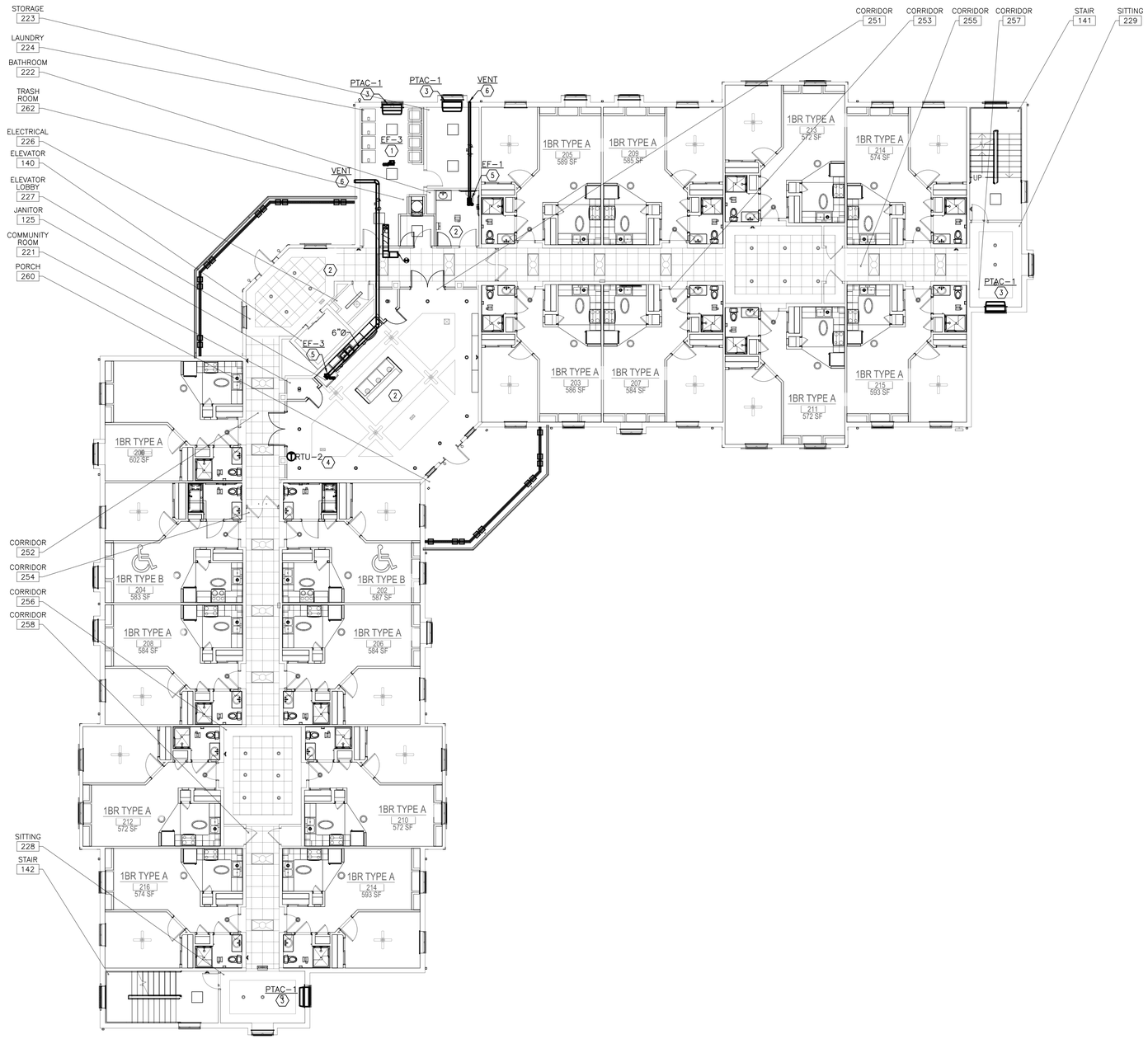

Coded Notes

1. Existing exhaust fan to be removed and replaced with new Energy Star Certified exhaust fan. Clean existing ductwork and attach new fan. Reuse existing exterior vent cap. Provide fire damper at penetrations of rated walls or ceiling. Patch interior finish to match existing and flash exterior mounting and weatherproof to prevent infiltration.
2. Existing ductwork and associated air devices to be cleaned and reused. Notify owner and architect of damaged devices or ductwork.
3. PTAC: Remove and replace existing PTAC. Field verify unit capacity for bidding purposes. When present, manufacturer duct adaptor and extension kit shall be removed and replaced. See detail on sheet M.402.
4. Provide new Thermostat mounted at 47" AFF with locking cover.
5. New Energy Star Certified exhaust fan to be installed in ceiling space. Provide ceiling radiation damper.
6. Exterior wall vent to match size of ductwork. Coordinate location and color with architectural drawings. See schedule for vent type based on exterior finish.

north

Second Floor Plan
3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

ST. THERESA VILLAGE

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5

BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

MECHANICAL
SECOND FLOOR
PLAN

M102

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Coded Notes

1. RTU: Remove and replace existing roof top unit (RTU). New units shall have same or higher capacity than old. Clean existing ductwork and reconnect to new cased coil. Pipe to existing condensate drain system. See details and install per manufacturer instructions.
2. Clean existing ductwork and attach to new equipment. Notify architect and engineer of any damaged ductwork or air devices.
3. PTAC: Remove and replace existing PTAC. Field verify unit capacity for bidding purposes. When present, manufacturer duct adaptor and extension kit shall be removed and replaced. See detail on sheet M.402.

north

Third Floor Plan
3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED PROFESSIONAL ENGINEER
12/16/2025

ST. THERESA VILLAGE

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

MECHANICAL
THIRD FLOOR
PLAN

M103

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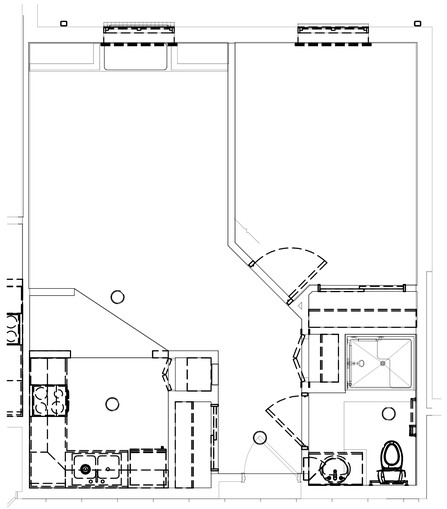
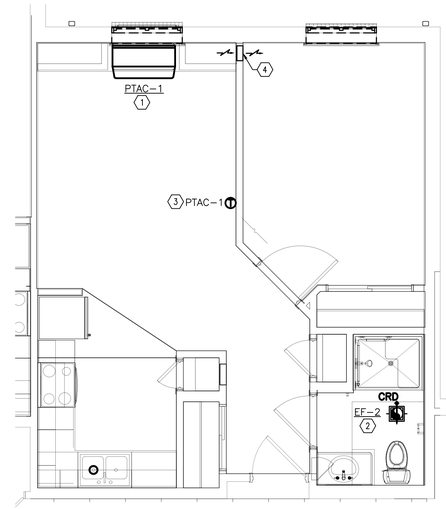


Enlarged Unit Demo Plan "A"
1/4" = 1'-0"



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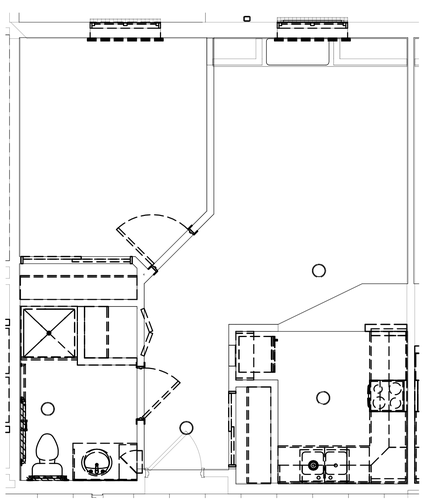
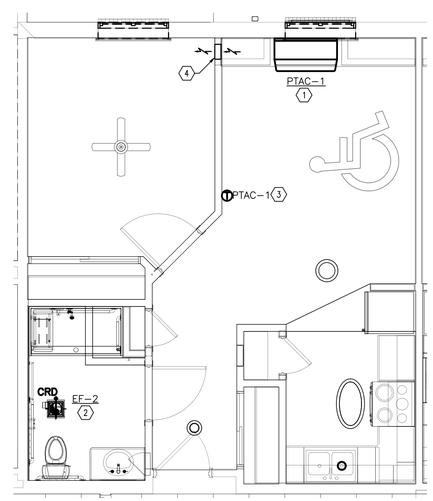
1/4" = 1'-0"



Enlarged Unit Demo Plan "B"
1/4" = 1'-0"



Enlarged Unit Plan "B"
1/4" = 1'-0"

Mechanical Coded Notes

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2. Exhaust Fan: Provide new Energy Star Certified exhaust fan/light combo. Clean existing ductwork and attach new fan. Reuse existing exterior vent cap. Provide fire damper at penetrations of rated walls or ceiling. Patch interior finish to match existing and flash exterior mounting and weatherproof to prevent infiltration.
3. Install new thermostat mounted 47 A.F.F.
4. Existing transfer grille to remain.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

MECHANICAL ENLARGED UNIT PLANS

M301

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Mechanical Coded Notes

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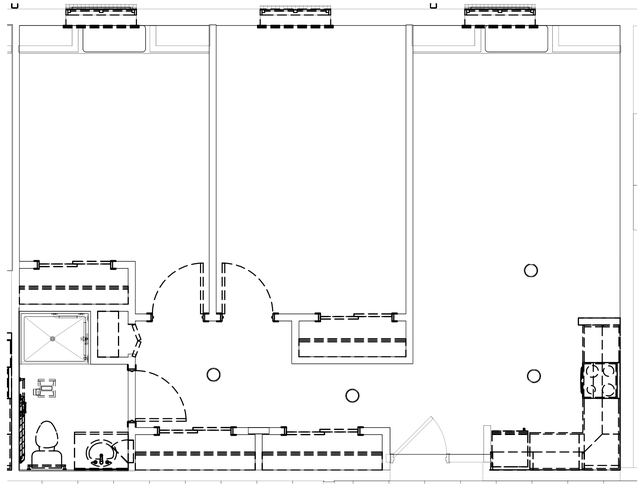
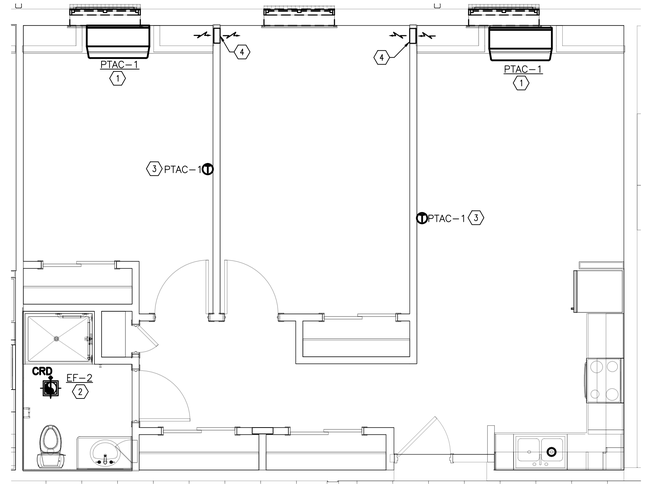


Enlarged Unit Demo Plan "C"
1/4" = 1'-0"



Enlarged Unit Plan "C"
1/4" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

ST. THERESA VILLAGE

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PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

MECHANICAL ENLARGED UNIT PLANS

M302

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Roof Top Unit Schedule

Mark	CFM	OA CFM	TON	SEER2	ESP	Voltage/PH/Hz	MCA/MOCP	Cooling					Heating			Manuf.	Model	Remarks
								Entering DB (°F)	Entering WB (°F)	Leaving DB (°F)	Leaving WB (°F)	Cooling Capacity (MBH)	Input (MBH)	Output (MBH)	Efficiency (%)			
RTU-1	1200	125	3	13.4	0.5	208V/3/60	24/30	77.5	65.8	59.8	58.7	34.4	67.0	54.0	81%	Carrier	48FEDA04A2A5-0A0A0	*
RTU-2	1200	350	3	13.4	0.5	208V/3/60	24/30	79.0	67.3	59.7	58.6	34.4	67.0	54.0	81%	Carrier	48FEDA04A2A5-0A0A0	*

* Systems with CRD shall be wired to smoke alarm to shut down in event of smoke detection.

Packaged Terminal Heat Pump Schedule

Mark	CFM	O.A. CFM	Cooling	EER	Heating	Voltage	MCA/MOP	Manuf.	Model	Remarks
			Total MBH		MBH					
PTAC-1	350	50	11.8	11.8	10.3	208V/1ø	15/15	GE Zoneline	AZ65H12DAB	Remote Wireless T'STAT #DS01E, Subbase, Insulated Sleeve, *

* Architectural exterior Louver-Reliable products model #AEL-42 with 194 frame, see PTAC installation detail.

Exhaust Fan Schedule

Mark	SERVING	CFM	ESP	HP	Voltage	Manuf.	Model	Remarks
EF-1	Bathroom	50/80 *	0.25"	Frac.	115V/1ø	Broan	PTE511RK	BDD, CRD, Energy Star, Two Speed
EF-2	Dwelling Unit BR	50/80 *	0.25"	Frac.	115V/1ø	Broan	PTEL511RK	BDD, CRD, Energy Star, Two Speed, Light
EF-3	Kitchen / Laundry	130	0.10	Frac.	115V/1ø	Broan	PTE1115RK	BDD, CRD, Energy Star

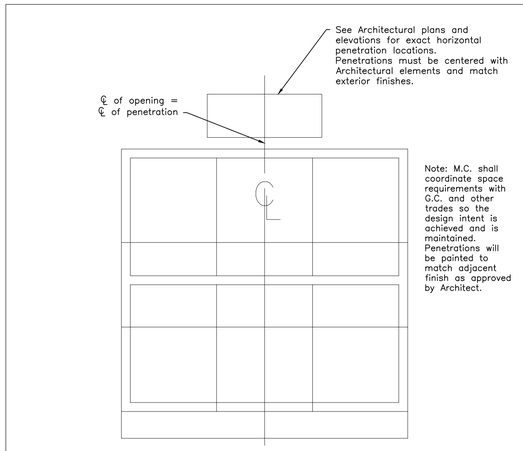
* 50 CFM continuous – 80 CFM upon activation of built-in motion sensor, adjust timer to 5 minutes.

Electric Heater Schedule

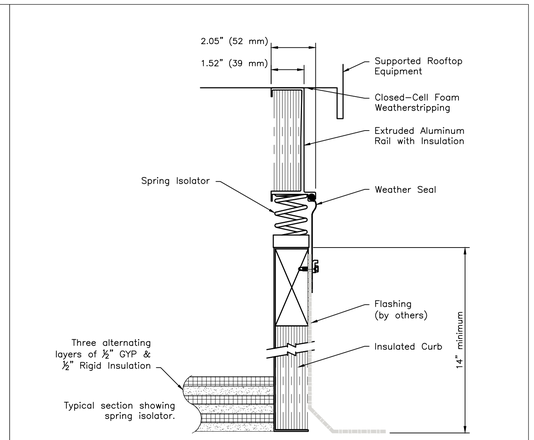
MARK	CAPACITY	VOLTAGE	MANUFACTURER	MODEL	REMARKS
EWH-1	3.0 kW	208V/1ø	Q-Mark	AWH4404F	BUILT IN T'STAT

Air Device Schedule

Mark	Type	Size	Material	Manufacturer	Model	Remarks
VENT	Exterior Vent	See Plans. Size to correspond with duct.	Polymer	XVENT- Siding	DHEB-84-S, 8SEB-S	Coordinate color with architect. On brick finish. To be utilized on all other exterior siding.
				XVENT- Brick	DHEB-84-BR, 8SEB-BR	
SR-1	Supply Air Register	12/8	Steel	Hart & Cooley	682	White, Double deflection, Damper



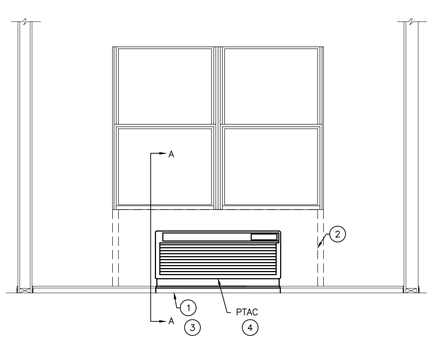
Exterior Wall Penetration Detail
NTS



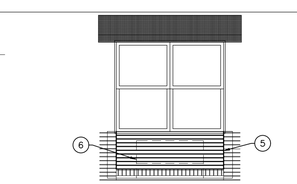
RTU – Vibration Isolation Curb Detail
NTS

Detail Notes:

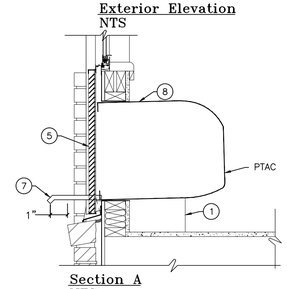
1. Subbase.
2. Outline of exterior Architectural grille. Grille and frame to be full width of window assembly minus ½" gap on each side.
3. Electrical outlet within subbase.
4. PTAC centered with window assembly.
5. Architectural PTAC grille. Provide Reliable Products model #AEL-42 with 194 frame. Size per architectural elevations. Fasten to wall sheathing between louver blades.
6. Outline of PTAC.
7. Provide manufacturers ½" copper external condensate drain. All PTAC drains cut to equal lengths and minimum 1" beyond all lower finishes. Provide 45° elbow at end of drain. Typical of two drains for each PTAC. Drill through louver blade – Do not force ½" copper drain between blades. Sleeve depth may require a downward sloping drain tube.
8. Insulated metal sleeve.



Interior elevation
NTS

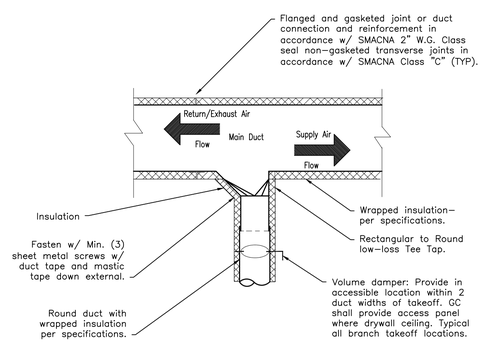


Exterior Elevation
NTS

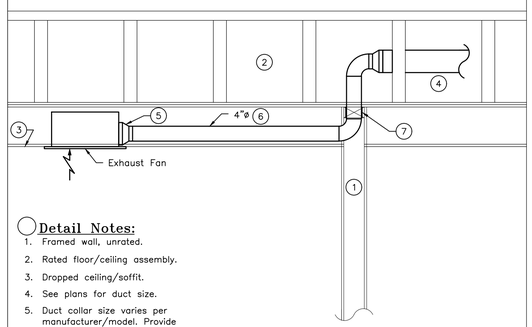


Section A
NTS

PTAC Detail – Architectural Louver w Drain
NTS



Typical Round Take-off Detail
NTS



Detail Notes:

1. Framed wall, unrated.
2. Rated floor/ceiling assembly.
3. Dropped ceiling/soffit.
4. See plans for duct size.
5. Duct collar size varies per manufacturer/model. Provide transition to 4"ø.
6. Provide minimum 26 gauge, galvanized sheet metal.
7. Fill annular space with approved material per UL1479.

Typical Ceiling Exhaust Fan Detail
NTS

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED PROFESSIONAL ENGINEER
01/30/2026

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BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date
1	Addendum 1	01/30/2026

MECHANICAL SCHEDULES & DETAILS

M401

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

Multiple zone

RTU-1

☑ Show simple view

System name and number	RTU-1
Condition analyzed (impacts Ez, Vdz, Vpz and Vps)	Heating
All zones are included in the VRP calculation	Yes

Zone Name and Number	Occupancy Category	Zone Floor Area *Az* (sq ft)	Are you using default value for zone population?	Zone Population *Pz* (people)	Zone Air Distribution Effectiveness *Ez*	Zone Outdoor Airflow *Voz* (cfm)	Zone Discharge Airflow *Vdz* (cfm)	Zone Primary Airflow *Vpz* (cfm)	Zone Secondary Recirculation Fraction *Er*	Zone Primary Air Fraction *Ep*
Office (123)	Office space	211	No	1.00	1.00	17.66	175	175	1.00	1.00
Office (134)	Office space	270	No	1.00	1.00	21.20	150	150	1.00	1.00
Corridor (151)	Common corridors	190	Yes	0.00	1.00	11.40	250	250	1.00	1.00
Corridor (152)	Common corridors	196	Yes	0.00	1.00	11.76	250	250	1.00	1.00
Elevator Equipment (126)	Occupiable storage rooms for dry materia	70	No	0.00	1.00	4.20	50	50	1.00	1.00
Elevator Lobby (127)	Main entry lobbies	221	No	2.00	1.00	23.26	250	250	1.00	1.00
Lobby (121)	Main entry lobbies	221	No	2.00	1.00	23.26	400	400	1.00	1.00
Restroom (122)	Break rooms (general)	68	No	1.00	1.00	9.08	75	75	1.00	1.00

Add Rows Delete Rows

System area	*As*	(sq ft)	1,447
System population	*Ps*	(people)	7.00
Sum of zone population	*sum of Pz*	(people)	7.00
Occupant diversity	*D*		1.00
Uncorrected outdoor air intake	*Vou*	(cfm)	121.82
System primary airflow (at condition analyzed)	*Vps*	(cfm)	1,600
Average outdoor air fraction	*Xs*		0.07

Which method from ASHRAE 62.1 is being used to determine system ventilation efficiency (Ev)?			Table 6-3
Ventilation efficiency	*Ev*		1.00
Outdoor air intake flow (required by 62.1)	*Vot*	(cfm)	122
Outdoor air intake flow provided (measured or design)		(cfm)	125

*Based on Ohio Mechanical Code, Table 403.3.

Multiple zone

RTU-2

☑ Show simple view

System name and number	RTU-2
Condition analyzed (impacts Ez, Vdz, Vpz and Vps)	Heating
All zones are included in the VRP calculation	Yes

Zone Name and Number	Occupancy Category	Zone Floor Area *Az* (sq ft)	Are you using default value for zone population?	Zone Population *Pz* (people)	Zone Air Distribution Effectiveness *Ez*	Zone Outdoor Airflow *Voz* (cfm)	Zone Discharge Airflow *Vdz* (cfm)	Zone Primary Airflow *Vpz* (cfm)	Zone Secondary Recirculation Fraction *Er*	Zone Primary Air Fraction *Ep*
Community Room (221)	Multi-purpose assembly	924	No	25.00	1.00	180.44	1,050	1,050	1.00	1.00
Elevator Lobby (227)	Main entry lobbies	220	No	2.00	1.00	23.20	150	150	0.00	1.00
Restroom (222)	Break rooms (general)	84	No	1.00	1.00	10.04	100	100	0.00	1.00
Laundry (224)	Laundry rooms within dwelling units	294	No	4.00	1.00	55.28	150	150	0.00	1.00

Add Rows Delete Rows

System area	*As*	(sq ft)	1,522
System population	*Ps*	(people)	32.00
Sum of zone population	*sum of Pz*	(people)	32.00
Occupant diversity	*D*		1.00
Uncorrected outdoor air intake	*Vou*	(cfm)	268.96
System primary airflow (at condition analyzed)	*Vps*	(cfm)	1,450
Average outdoor air fraction	*Xs*		0.18

Which method from ASHRAE 62.1 is being used to determine system ventilation efficiency (Ev)?			Table 6-3
Ventilation efficiency	*Ev*		0.78
Outdoor air intake flow (required by 62.1)	*Vot*	(cfm)	345
Outdoor air intake flow provided (measured or design)		(cfm)	350

*Based on Ohio Mechanical Code, Table 403.3.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

01/30/2026

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5

BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date
1	Addendum 1	01/30/2026

1

MECHANICAL OUTSIDE AIR CALCULATIONS

M402

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Electrical Symbols Legend

(Not all Symbols Used)

Symbol	Description	Mounting Height
GFI	Ground Fault Interrupt protected Receptacle	See Sheet E501
WP GFI	Weather Proof Ground Fault Interrupt Duplex Receptacle	See Sheet E501
USB	USB Receptacle Leviton T5633-X (coordinate with architectural and interior drawings for finish)	Field verify
	240/208 Volt, 2 Pole Receptacle	See Sheet E501
	Receptacle	See Sheet E501
	Switched Receptacle (top half switched Only)	See Sheet E501
	Single Receptacle	See Sheet E501
	Quad Receptacle	See Sheet E501
	Floor Receptacle	Floor Mounted
	Electrical Panel	See Sheet E501
	Dwelling Unit Load Center	See Sheet E501
	Disconnect Switch	See Sheet E501
J	J-Box	Field verify
J	J-Box and Snap Switch	Field verify
CAM	Security Camera: Provide vandal proof housing as indicated to show entry call panel in main vestibule. Provide junction box, power wiring and extend signal wiring to CCTV service.	Coordinate with G.C.\Arch\Owner
FACP	Fire Alarm Control Panel: Run conductors and ground from circuit breaker in panel indicated to junction box. Panel shall be fully addressable with battery backup.	60" to top
FANN	Fire Alarm Annunciator Panel	See Sheet E501
S	Smoke Detector – System Type (unless noted otherwise) All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc. Comply with UL 268, and UL 217	Ceiling mounted
S'	Smoke Detector with Strobe All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted
SC	Smoke/Carbon Monoxide Detector–System Type All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc. Comply with UL 268 and UL 217	Ceiling mounted
CO	Carbon Monoxide Detector	Ceiling mounted
F	Fire Alarm Pull Station	See Sheet E501
F	Fire Alarm Horn and Strobe	See Sheet E501
F	Fire Alarm Horn	See Sheet E501
F	Fire Alarm Strobe	See Sheet E501
S	Smoke Alarm Strobe	See Sheet E501
TS	Fire Alarm Sprinkler Tamper Switch: Provided by FSC and wired to fire alarm by FAC.	N/A
FS	Fire Alarm Sprinkler Flow Switch: Provided by FSC and wired to fire alarm by FAC.	N/A
M	Magnetic Door Hold-Open Device: Interlock with fire alarm system	See Sheet E501
AP	Access Point	Ceiling Mounted
DB	Door Bell (Nutone LA203WH)	See Sheet E501
DB	Door Bell with strobe (Nutone LA204WH)	See Sheet E501
	Push Button	See Sheet E501
DVR	Security CCTV DVR: Coordinate with all trades and field conditions before rough-in to ensure proper cabling, power and control wiring.	Coordinate with G.C.\Arch\Owner
AMP	Camera Signal Generator and Amplifier: Coordinate with GC and EC before final rough in. Location must be secured within locking NEMA enclosure.	Coordinate with G.C.\Arch\Owner
MONTR	CCTV Monitor: Coordinate with all trades and field conditions before rough in to ensure proper cabling, power and control wiring. Provide Monitor Bracket and coordinate exact location with building staff.	Coordinate with G.C.\Arch\Owner

Symbol	Description	Mounting Height
CATV	CATV service: Mount on 4'x8' board with 4" conduit to utility – see detail.	verify with utility
TV	CATV Outlet: Provide junction box, standard "F" connector, and coaxial cable from dwelling unit to service board/demarc box. Provide home run service for each dwelling unit. No loop wiring from dwelling unit to dwelling unit.	See Sheet E501
PHONE	Phone service: Mount on 4'x8' board with 4" conduit to utility – see detail.	verify with utility
	Telephone Outlet: Provide j-box, plate, jack and cable from outlet to telephone service board/demarc box. No loop wiring from dwelling unit to dwelling unit. Verify exact location with owner prior to rough in.	See Sheet E501
ENET	Ethernet Panel: Provide backboard in location as shown or as coordinated with the Owner, GC and the broadband utilities. Contractor to ensure location is secure and can be accessed with all clearances as required by NEC. Backboard must be in well ventilated, conditioned space in compliance with electronic components ambient air specifications.	Mounted on 4'x8' backboard
AP	Access Point: Provide Cat 6 cable to access point location, provide 10' service loop at access point location and run back to MDF/IDF location. Power for Access point to be POE, Access point provided by owner.	Ceiling
	Voice/Data Outlet: Provide j-box, plate, jack and two separate cat 6 cables, one for telephone, and one for data.	See Sheet E501
	Data Outlet: Provide j-box, plate, jack and cat 6 wire from outlet to service board. Provide 10' service loops, labels and cable performance testing at all cable terminations .	See Sheet E501
ECP	E-Call Control Panel	Per AHJ
EANN	E-Call annunciator panel	See Sheet E501
ED	E-Call System Dialer: Provide secure location, dialer shall be hard wired to control panel and have 120V dedicated receptacle.	Field verify
ER	E-Call System Wireless Repeater: Repeaters shall be located in each hallway on Ethernet remote boards. Wireless repeaters shall have battery backup and be mounted within the manufacturers recommended practice for the construction materials and size of the building.	Field verify
E	Wireless E-Call Pull Station/Button	See Sheet E501
E	Emergency Call Dome Light	See Sheet E501
DMAST	Door Security Panel (Tektone DS-100): Provide junction box and 120V power from a 20A/1P circuit as coordinated with the GC/EC.	See Sheet E501
DANN	Door Annunciator Panel: Provide in managers suite and outside entry office location.	See Sheet E501
FR	FOB Proximity Reader	See Sheet E501
K	Keypad	See sheet E501
P	Push Pad/Door Switch	See Sheet E501
DC	Door Contact (Tektone ST019) with IR019B tone speaker: Mount contacts on door/door framing per manufacturer's guidelines. Wire contacts together at door and designate as (1) zone at door security panel. Coordinate installation with G.C. to avoid conflicts with other trades and door hardware.	Top of door jam
EL	Electric lock, coordinate with door hardware supplier for electronic lock type, (door strike, maglock, electrified lockset, electrified mortise lock). Provide power and interconnects with access control and Fire Alarm system if an emergency egress door. Coordinate with Door hardware supplier for transformer and interconnection with door controller. Coordinate location of interconnecting and power wiring, (door jamb, strike, wiring through hinges).	Top of door jam
ML	Magnetic Lock: Contractor to provide interlocks and direct main entry area equipment installation by other trades. Coordinate with GC to ensure all Interlocks to door operators are verified before doors are ordered, ensure with GC that accessibility requirements are met and power and signal wiring is coordinated and provided for.	Top of door jam
BB	Battery Backup: Provide battery backup location for door operators as required by the authority having jurisdiction, coordinate with the GC/EC and door operator manufacturer to ensure equipment is purchased to maintain code compliance.	Field verify
PAS	Phone Access System: Basis of Design Selected Engineered Systems TEC1.	See Sheet E501
ICOM	Master Intercom: Intercom shall contain as many engraved plungers as there are apartments or areas to be called. Directory panels shall be supplied to accommodate an equivalent number of tenant names	See Sheet E501
IC	Dwelling Unit Intercom: The stations should be equipped with momentary-action push buttons for talk, listen and door operation.	See Sheet E501
RIM	Refuge intercom master/emergency egress intercom: Provide power supply and duplex receptacle in electrical room. Install master intercom next to building fire alarm system panel or where required by AHJ. Provide 2 hour rated cabling, in conduit if required. Refuge intercom system shall include limited access to public phone system.	See Sheet E501
RIR	Refuge intercom remote/emergency egress intercom substation: mount one per stairwell landing. Provide 2 hour rated cabling, in conduit if required. Refuge intercom system shall include limited access to public phone system.	See Sheet E501
RCP	Refuge Intercom Control Panel: Run conductors and ground from circuit breaker in panel indicated to junction box. Panel shall be fully addressable with battery backup	Per AHJ

Symbol	Description	Mounting Height
TC	Time Clock: 24 Hours/7-day time clock with battery backup. Coordinate with GC and other trades to ensure line voltage power to device and line voltage signal cable to lighting contactor.	See Sheet E501
LCI	Lighting Contactor for Interior Lights: Coordinate and provide exact number of contacts to provide 50% lighting levels in hallways as signaled by the time clock.	See Sheet E501
PC	Photoelectric Cell: Provide battery backup and coordinate EXACT mounting position with GC and site conditions. Provide all necessary cable to and from photocell in conduit.	Field verify
LCE	Lighting Contactor for Exterior Lighting: Provide lighting contactor for exterior lighting circuits (Coordinate with EC and electrical lighting plans for exact number of lighting circuits and exact location of contactor.)	See Sheet E501
$	Rocker Switch	See Sheet E501
$3	3-Way Rocker Switch	See Sheet E501
$4	4-Way Rocker Switch	See Sheet E501
$D	Dimmer Rocker Switch	See Sheet E501
$OS	Occupancy Sensor Switch	See Sheet E501
$K	Keyed Switch	See Sheet E501
OS	Occupancy Sensor	Ceiling Mounted
MS	Motion Sensor	Ceiling Mounted
DL	Daylight Sensor	Ceiling mounted
LC	Load controller	Ceiling mounted
	Recessed Can Light	Ceiling mounted
	Pendant or Globe Light Fixture	Ceiling mounted
	Recessed Mounted Fixture	Ceiling mounted
	Surface Mounted Fixture	Ceiling mounted
	Emergency Fixture	Ceiling mounted
	Wall Mounted/Undercabinet Light	79" to bottom of fixture/Bottom of cabinet
	Wall Sconce	72" to top
	Exterior Wall Light	Wall Mounted
	Exterior Wall Pack Light	Wall mounted
	Pole Light	See pole height on light fixture schedule
	LV Remote Emergency Light Head	96" to bottom
	Emergency Light	90" to top
	Emergency Exit Sign	Ceiling mounted or above door
	Emergency Exit Sign double face	Ceiling mounted or above door
	Exhaust Fan – See HVAC plans for more info.	Ceiling mounted
	Combination Exhaust Fan/Light	Ceiling mounted
	Cove Light	Ceiling mounted
	Connect to Existing	N/A

Abbreviations

(E)	Existing to remain	ELEC	Electrical	IE	Invert elevation	OA	Outside air	STM	Storm
(R)	Existing to Remove	EWC	Electric water cooler	IN,"	Inches	PC	Plumbing contractor	STRUCT	Structural
AFF	Above Finished Floor	FAC	Fire Alarm Contractor	LBS/LB	Pounds or pound	PLUM	Plumbing	SPLD	Splitter damper
AFG	Above Finished Grade	FSC	Fire Sprinkler Contractor	MA	Mixed air	PRESS	Pressure	SF	Square Feet
AFR	Above Finished Roof	FT,'	Feet	MAX	Maximum	PROP	Propeller	Sq.In.	Square Inches
AHJ	Authority Having Jurisdiction	FTHD	Feet of head	MBH	1000 British thermal units per hour	RA	Return air	THRD	Threaded
AVG	Average	FLEX	Flexible	MECH	Mechanical	REG	Register	TSP	Total static pressure
AWG	American Wire Gauge	GA	Gauge	MC	Mechanical Contractor	REQ'D	Required	TYP	Typical
BLDG	Building	GALV	Galvanized	MFGR	Manufacturer	RLX	Relocate Existing	UH	Unit heater
CLG	Ceiling	GC	General contractor	MH	Manhole	RM	Room	UL	Underwriters laboratory
CONTR	Contractor	GEN	General	MIN	Minimum	RPM	Revolutions per minute	UNO	Unless Noted Otherwise
DEMO	Demolition	HP	Horsepower	MTG	Mounting	RTU	Roof top unit	V	Vent
DIA or ø	Diameter	HVAC	Heating, ventilating and air conditioning	MOD	Motor Operated Damper	SA	Supply air	VEST	Vestibule
DN	Down	HORIZ	Horizontal	N/A	Not applicable	SAN	Sanitary	W/	With
EB	Electric baseboard	HP	Horse power	NEC	National Electrical Code	SHTMTL	Sheet metal	WP	Weather proof
EC	Electrical contractor	HW	Hot water	NTS	Not to scale	TSTAT	Thermostat		
EF	Exhaust fan					STD	Standard		

Electrical General Notes

A. Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FHAG (Fair Housing Accessibility Guidelines), and codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before bid and construction. All costs resulting from code interpretation shall be borne by the contractor.

B. Definitions: Furnish means to purchase, arrange for delivery to site, and to take delivery at the site. Install means to place in position for use. Provide means to furnish and install. "HC" means handicap accessible per current ADA, UFAS, and ANSI Type A requirements. "SI" means sensory impaired per ADA, UFAS and ANSI requirements. Where subject to physical damage means exposed less than 8' AFF, AFG.

C. Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletins, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Before bidding, review and understand the requirements of the Contract Documents. During bidding, confirm contract document and code compliance requirements with the Engineer and General Contractor, and again during the pre-construction conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. Scope changes shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.

D. Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Prior to bid, confirm scope of work with Engineer. Before ordering equipment or supplies, coordinate scope requirements with suppliers and submit product data to Engineer for review. Prior to construction, attend truss coordination/pre-installation conference to coordinate structure requirements, and before installing work verify existing conditions match previous coordination. Coordinate exact dimensions and sequencing with all other trades including but not limited to site, utilities, and framing subcontractor. All additional costs resulting from lack of coordination shall be borne by the contractor.

E. Penetrations: Penetrations through structure shall be coordinated with structural elements, including studs, joists and trusses, before ordering materials or structure construction. Membrane and through penetrations of fire/smoke rated construction shall be protected with a product listed and labeled to maintain the rating of system penetrated. Penetrations through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of sleeves shall be caulked or be tightly packed in order to maintain proper protection against fire, smoke, heat loss, moisture, air infiltration, sound transmission, etc.

F. Contractor Deviations: Deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work. Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.

G. Incidentals: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangers, low voltage wiring, and other appurtenances) to provide complete working systems for the project. Offsets, fittings, accessories, and miscellaneous hardware are not shown, but shall be included at no additional cost in order to complete the system. Provide all final connections. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.

H. Warranty: To obtain final project certificates of occupancy upon completion of the work scope, contractor shall warrant that the work has been completed in compliance with established codes and regulations. Certificate shall be given to owner at project completion.

I. Coordinate recessed light fixtures and junction boxes with structural shop drawings before ordering. Coordinate locations with proposed truss and joist locations and advise if changes are needed. Coordinate enclosure listings/ratings (steel, fire rated or ICAT, etc.) for the application (lumber or truss), and verify the UL listing of the assembly allows installation. Membrane penetrations of rated assemblies shall be installed to be code compliant. Coordinate outlet boxes on opposite sides of a rated assembly to remain code compliant (rated, separated, or protected by other listed methods). Equipment or boxes larger than 16 sq.in. within a rated assembly shall be protected by UL listed products. During bid, estimate and include costs for maintaining assembly ratings. During construction, coordinate all penetrations with selected fire sealants supplier. For penetrations which do not have a standard UL installation detail, arrange for engineering determinations from sealants supplier and install modifications to match detail and manufacturer instructions. Refer to architectural fire-stopping specifications for more information.

J. Costs: Electrical contractor shall be responsible for all costs associated with the installation of electrical systems including conduit, utility transformer, transformer pad, primary feeders, secondary feeders, trenching, and backfill. E.C. shall coordinate and verify exact utility transformer and service requirements with local utility providing power service. The E.C shall provide for costs of final connections by utility company.

K. Underground Wiring: Underground wiring shall be deeper than the minimum depth required by the NEC and shall include tracer wire. Wiring beneath traffic, fire lanes, and driveways shall be encased in concrete or run within 4" rigid steel sleeves. Wiring beneath building slab shall be a minimum distance of 3'-0" from parallel walls for repair access and not directly under walls.

L. Lighting: All lights shall be switched per standard practice, ASHRAE 90.1/90.2 and the model energy code. Areas with more than one entry and exit shall have three or three/four way switching, typical for all spaces unless otherwise noted. All incandescent can lights shall have dimmer switches. Exact switch location to be determined in field with architect's representative. Provide all exit lights, in locations and configurations required by the authority having jurisdiction. Service and distribution equipment shall have short circuit capacity of 65,000 AWR unless available fault current is verified with utility and approved by engineer.

M. Dwelling Units: New 15A and 20A, 120V receptacles shall be listed tamper-resistant and protected by a listed arc-fault interrupting circuit breaker for locations listed in the NEC. All receptacles at kitchen counter tops and bathroom lavatories shall have ground fault protection for personnel.

N. Special Systems: The electrical contractor shall provide conduit and wiring from source to point of use for all low voltage systems including telephone, television, Fire Alarm, Emergency call/Nurse call and security, systems unless noted otherwise.

O. Telephone/Data: Telephone and data systems shall use Cat6 wire and RJ45 outlets. All wiring shall be the property of the owner after construction regardless of service supplier used. Coordinate installation with utility in field.

P. Television: Television distribution systems shall use RG6 wire and outlet jacks. All shall be the property of the owner after construction regardless of service supplier used. Coordinate installation with utility in field.

Q. Fire Alarm: Fire alarm system shall be addressable and shall be a delegated design, and installed in accordance with NFPA 72. Provide 3rd party monitoring for 12 Months for Fire Alarm system, coordinate with owner for 3rd party monitoring venders if any. See architectural plans for handicap accessible, UFAS and sensory impaired dwelling units and areas and provide strobes in all rooms to show visual alarm indication. Fire alarm system shall be designed by a NICET certified designer and submitted to the AHJ for permit. Submittals shall include battery calculations and installation drawings. Circuit breaker shall be marked in red and provide with a locking device.

Electrical Demolition Notes

A. Coordination: Before bidding and construction, perform demolition and construction coordination as follows. Refer to architectural plans and specifications for additional requirements. Investigate, examine and verify existing systems, conditions, dimensions, sizes and locations. Coordinate with the building structure and with all other trades including proposed construction phasing and sequencing (additional costs due to construction phasing will not be considered). Include costs of cutting to access work indicated and patching subcontracted to and performed by GC to match existing finishes. Indicate with bid all assumptions and qualifications regarding concealed conditions. All additional costs resulting from lack of coordination shall be borne by the contractor.

B. Utility Coordination: Include all costs associated with demolition and replacement of services: power, phone, cable, and data including application, fees, installation, temporary services and usage charges. For temporary utilities, verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of utility company including final connections.

C. Occupied Buildings: For occupied buildings, coordinate with local management for communication with building staff, monitoring agencies and residents before construction regarding potential for disruption, and during construction regarding planned outages. Construct all new work possible adjacent to existing work in order to minimize disruption to residents. Assume off hours work using premium labor rates for all work involving power or communication service outages. For any power outage exceeding 15 minutes, provide temporary power via onsite power generation (or other approved means) to maintain existing services for affected occupants. For any telephone outage exceeding 60 minutes, provide temporary wiring (or other approved means) to maintain existing services for affected occupants.

D. Demolition: Disconnect mechanical and plumbing equipment shown for demolition by other trades. Remove electrical equipment, fixtures, and devices as shown. For equipment, fixtures, and devices to be removed (by electrical or other trades), remove wire and conduit to source unless noted otherwise. Plans show readily visible devices only. Quantities and locations shown may not be exact. Demolished equipment, fixtures and devices shall be hauled from site for disposal (or turned over to owner at owners option).

E. Reuse existing: Existing conduit, and junction boxes may be reused for new devices and wiring. If not reused, then provide deduct price to abandon existing wiring, raceways and boxes. If no deduct price is given then include price in bid to remove existing unused wiring, raceways and boxes back to source, plug remaining box openings, and patch surfaces to match surrounding finish. Buried underground conduits shall be capped below finished surface and surface patched to match surrounding finish. Refer to architectural cutting and patching specifications.

K. Extend existing: Where connecting new work to existing, verify manufacturers and model numbers of existing equipment, fixtures and devices before bid, and only quote new work which is compatible with existing equipment. Where existing systems are not replaced entirely, then existing work connecting to new work shall result in complete working systems to be turned over to owner. Where replacing existing (line or low voltage) equipment with new, re-connect all existing wiring, devices, and fixtures to the new equipment to complete the system and be code compliant.

L. Concealed conditions: Where existing connections are concealed, investigate equipment (remove cover and trace wiring) before bid to determine exact requirements for bid. Where shown on plans as existing to be reused, verify that existing equipment is safe and in good working order. If contractor assumes typical requirements from past experience to reduce investigation time during bid, contractor is responsible for cost of bad assumptions. In any case, reconnect to existing without additional cost to owner.

M. Existing Generator: Existing generator shall not be removed until new location is prepared and new generator is on site. Occupied buildings shall follow procedures noted above. Aboveground fuel tank(s) shall be emptied before removal. Underground fuel tank(s) shall be emptied, cleaned, and filled with sand per EPA guidelines before being abandoned in place.

N. Existing elevator. Determine elevator existing conditions and modernization scope from GC/manufacturer before bid. Coordinate existing work with new fire alarm, telephone, and control wiring and systems for permitting and code compliant operation of existing elevator.

O. Scope changes due to concealed conditions shall be discussed and approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

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5

BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL NOTES, SYMBOLS AND ABBREVIATIONS

E001

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

north

First Floor Plan

3/32" = 1'-0"

Indicates new work
Indicates existing to remain

Coded Notes

1. Remove/Replace/Add light fixtures/re-lamp with LED lighting package (typical).
2. Remove/Replace/Add common area exit signs, emergency egress lighting and exterior egress lighting with new battery backup fixtures. (typical).
3. Remove/Replace all exterior building lighting (including sconces at patio and security lights) with upgraded LED lighting package. Verify exit lighting is adequate and operable, otherwise provide new fixtures required by authority having jurisdiction (typical). Refer to ES.101 for building wall pack locations.
4. Reconnect power for HVAC/Plumbing equipment replaced by M.C. & P.C. (typical). Verify exact overcurrent protection with mechanical contractor prior to rough in.
5. Remove/Replace/Add Electrical equipment, reconnect to existing branch circuit serving area.
6. Remove/Replace light switches in first floor Business Occupancy spaces with wall mounted dual technology occupancy sensors, program per energy code C405 (typical). Field verify quantities prior to bid.
7. Remove/Replace existing visitor intercom system with new Butterfly MX system. Install at existing main entry vestibule. Provide FOB reader at locations indicated.
8. Provide "prop-open" alarm system at all exterior stairwell door addressable to Manager's Office (typical).
9. Remove/Replace Fusible Elevator Switch: Run conductors and ground in conduit from circuit breaker in panel as indicated to disconnect switch. See riser diagram for disconnect and estimated fuse size. Provide fuse size and style as required by the elevator supplier. See elevator detail for more information. Coordinate exact requirements with general contractor and elevator contractor.
10. Remove/Replace Elevator Cab Lights and Controls: Provide 120V, 1ø, provide power from circuit breaker in panel indicated. Provide elevator recall contact. Coordinate with elevator supplier. Note means of disconnect must be lockable, see elevator detail on details sheets.
11. Remove/Replace Elevator Pit Service: Provide 120V, 1ø, provide power from circuit breaker in panel indicated for fixture type "EL1" and GFI receptacle for trouble service in elevator pit. Mount light switch at 18" AFF and fixture and receptacle at 24" AFF see specifications for information, coordinate with elevator contractor and see elevator detail sheet for more information.
12. Remove/Replace Sump Pump Receptacle: Run conductors and ground from circuit breaker in panel indicated to GFI receptacle mounted at 24" above pit floor.
13. Provide momentary switch to unlock interior vestibule door.

Electrical Scope Notes

a. Management Offices: Remove/Replace existing lighting with new LED fixture package. Remove/Replace switches with dual occupancy sensors. Remove/Replace all cover plates (with white).

b. Lobby: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all light switches, receptacles, and cover plates (with white).

c. Janitor, Maintenance, Mechanical, Electrical, storage rooms – all floors: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all cover plates (with white). Existing light switches and receptacles to remain.

d. Trash Rooms – all floors: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all light switches and cover plates (with white).

e. Fitness Room – Provide lighting and power for new fitness room.

f. Mailbox Area – Provide lighting for new mailbox area.

g. Stairwells – all floors: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all light switches and cover plates (with white).

h. Corridors and Hallways – all floors: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all light switches, receptacles, and cover plates (with white).

i. Vestibule: Controls, push button & screen on keypad must be below 48" A.F.F.. Speaker can be above 48" A.F.F.. Remove/Replace automatic door openers at entry.

j. Restrooms: all floors: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all light switches (with occupancy sensors), receptacles and cover plates (with white). Receptacles to be GFCI type.

k. Community Room: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all switching and cover plates (with white). Provide power and data for TV at TV millwork area. Provide CAT6 to space.

l. Kitchen Area: Remove/Replace existing lighting with new LED fixture package. Remove/Replace receptacles in kitchen area with AFCI type. Remove/Replace all light switches and cover plates (with white). Field verify quantities prior to bid. Verify refrigerator located on dedicated circuit. If not, provide alternate price to add receptacle onto dedicated circuit. Exhaust fan and lighting above range must be wired to remote switches for both light and fan near the range in an accessible location.

m. Laundry Room: Remove/Replace existing lighting with new LED fixture package. Remove/Replace all light switches (with occupancy sensors) and cover plates (with white). Remove/Replace cash card machine. Provide CAT6 to space.

n. Elevator: Full modernization.

o. Provide hold-open alarms to all exterior doors.

p. Remove/replace security systems and cameras.

q. Run CAT6 to Common areas including community room and laundry.

r. Remove building access control system and Replace with Butterfly MX system.

s. Remove/Replace common area PTAC's.

Electrical Site/Canopy Scope Notes

a. Replace all existing building & site lighting with LED style fixtures as applicable. Maintain existing circuits and controls. Field verify quantities prior to bid.

b. Remove/Replace lighting at underside of decks. Maintain existing circuit and controls. Field verify quantities prior to bid.

c. Remove/Replace all existing exterior egress lighting. Maintain existing circuit. Field verify quantities prior to bid.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL
FIRST FLOOR
PLAN

E101

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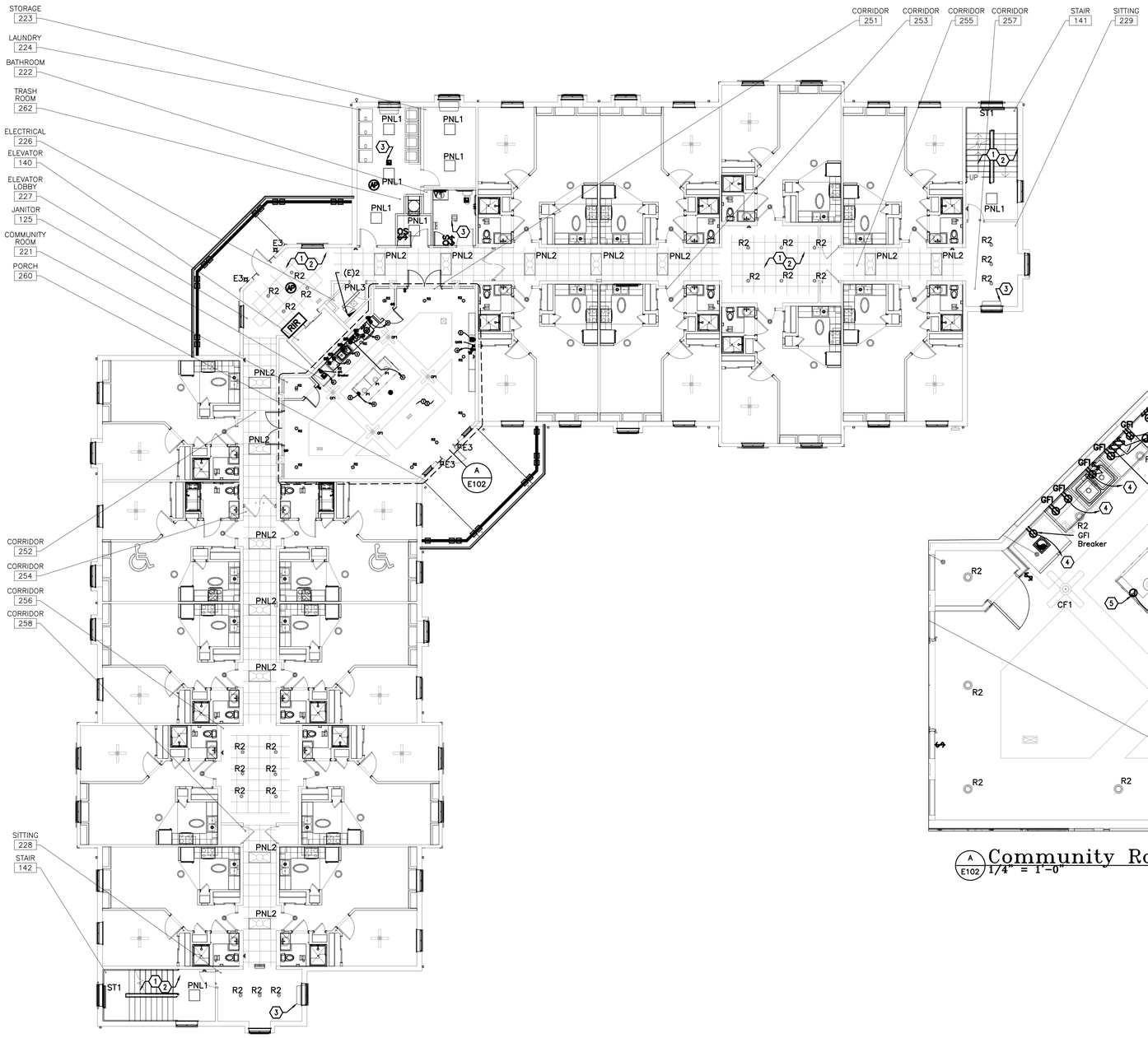
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

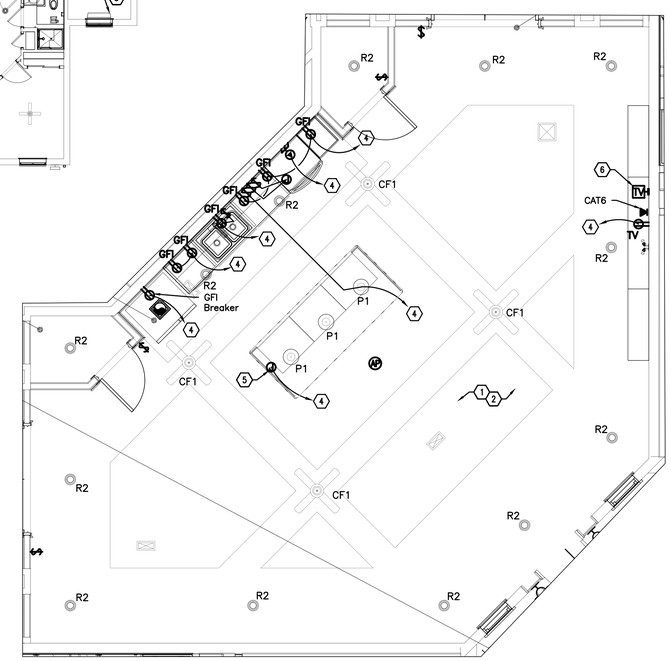
REFER TO E101 FOR SCOPE NOTES

Coded Notes

1. Remove/Replace/Add light fixtures/re-lamp with LED lighting package (typical).
2. Remove/Replace/Add common area exit signs & emergency egress lighting with new battery backup fixtures. (typical).
3. Reconnect power for HVAC/Plumbing equipment replaced by M.C. and P.C. (typical). Verify exact overcurrent protection with mechanical contractor prior to rough in.
4. Remove/Replace/Add Electrical equipment, reconnect to existing branch circuit serving area.
5. Provide (1) recessed jbox within the kitchen island for future power. Coordinate exact box depth and location with cabinetry, countertop, and plumbing layouts.
6. Community TV: Provide TV, power and data jacks in recessed low voltage media plate, basis of design datacomm 45-0031-wh. Provide junction box mounted at 60" A.F.F.; Refer to A403 for location and mounting prior to rough-in.

Indicates new work
Indicates existing to remain





A E102 Community Room Enlarged Plan
1/4" = 1'-0"

north

Second Floor Plan
3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

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BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ELECTRICAL SECOND FLOOR PLAN

E102

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

REFER TO E101 FOR SCOPE NOTES

Coded Notes

1. Remove/Replace/Add light fixtures/re-lamp with LED lighting package (typical).
2. Remove/Replace/Add common area exit signs & emergency egress lighting with new battery backup fixtures. (typical).
3. Reconnect power for HVAC/Plumbing equipment replaced by M.C. and P.C. (typical). Verify exact overcurrent protection with mechanical contractor prior to rough in.
4. Remove/Replace/Add Electrical equipment, reconnect to existing branch circuit serving area.
5. Community TV: Provide TV, power and data jacks in recessed low voltage media plate, basis of design datacomm 45-0031-wh. Provide junction box mounted at 60" A.F.F.; Refer to A403 for location and mounting prior to rough-in.

Indicates new work
Indicates existing to remain

north

Third Floor Plan

3/32" = 1'-0"

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL THIRD FLOOR PLAN

E103

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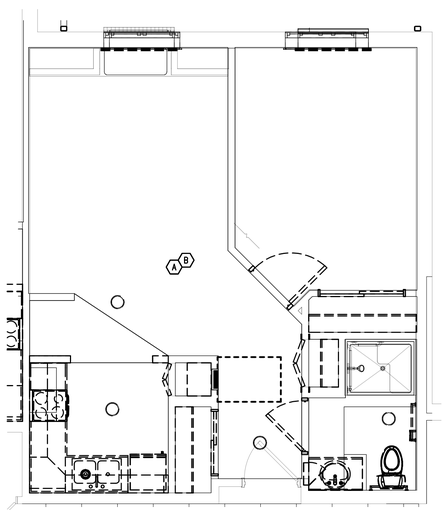


Enlarged Unit Demo Plan "A"
1/4" = 1'-0"

Do not install smoke alarms within 6' horizontally from permanently installed cooking appliances.

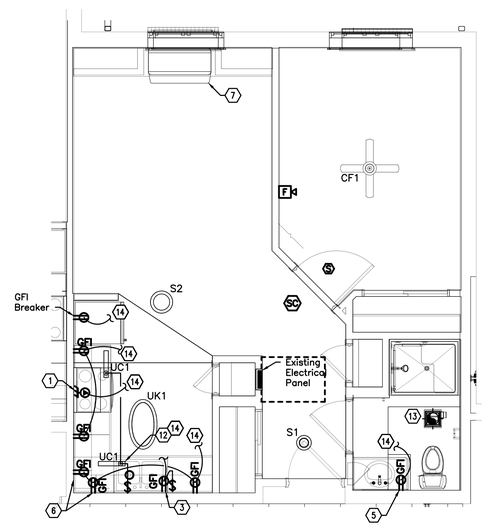
Do not install smoke alarms within 3' of bathroom doors.

Provide Photoelectric smoke alarms 6'–10' horizontally from permanently installed cooking appliances.

Provide Ionization smoke alarms with an alarm–silencing switch 10'–20' horizontally from a permanently installed cooking appliances.

Provide Dual Technology or Ionization smoke alarms 20' or greater horizontally from a permanently installed cooking appliance.

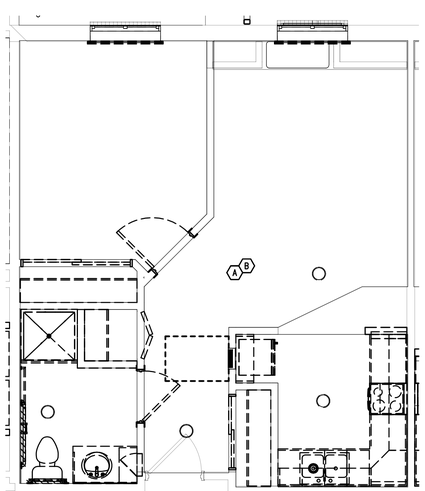
Indicates new work
Indicates existing to remain
Indicates demolition work



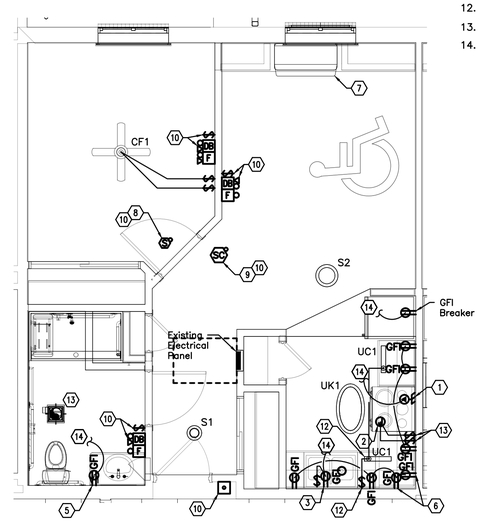
Enlarged Unit Plan "A"
1/4" = 1'-0"

Unit Requirements for Fire Alarm, ADA, Doorbell

	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Doorbell Horn/Strobe	Counter receptacle Accessible in backsplash	Counter switches Accessible in backsplash
Type B Unit	Hardwired	Hardwired	Bedroom				Mounted 42.5"	Mounted 42.5"
Type A Sensory Impaired	Hardwired with Strobe	Hardwired with Strobe		Restroom/ Living Room	Bedroom	Restroom/ Living Room/ Bedroom	Mounted 42.5"	Mounted 42.5"
Type A Handicapped	Hardwired with Strobe	Hardwired with Strobe		Restroom/ Living Room	Bedroom	Restroom/ Living Room/ Bedroom	Accessible in backsplash	Accessible in backsplash, provide for range hood



Enlarged Unit Demo Plan "B"
1/4" = 1'-0"



Enlarged Unit Plan "B"
1/4" = 1'-0"

Electrical Scope Notes

a. Remove/Replace all existing lighting with new LED light package. Maintain existing controls and circuit.

b. Remove/Replace all cover plates and light switches (with white).

c. Electrical panel mounting height – ADA compliance
All unit electrical panels shall be mounted so that the highest operable breaker does not exceed 48" A.F.F.. Refer to ADA standards for accessible design for complete requirements. Contractor to verify and adjust as necessary to ensure full compliance.

d. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).

e. Remove/Replace FCU's.

f. Provide GFCI receptacle in restroom. Maintain existing circuit.

g. Restroom vanity light to be switched with exhaust fan.

h. Existing cable and telephone jacks to remain.

i. Reconnect power for HVAC equipment replaced by M.C..

j. ANSI Type A units (Handicapped Units– HC)
Kitchen: Exhaust hood light and fan to be switched at backsplash.
Kitchen: Remote switch for range hood required. Remote switch to be accessible.
Electrical panels required to be 48" A.F.F. max to top of breakers.

k. All units
Kitchen: Install under cabinet mounted task lighting at workspace.

l. Sensory Impaired Units (SI)
Provide hardwired door bells for sensory impaired units.
Units must have a receptacle next to telephone jacks for future installation of TTY devices.

m. Refrigerator to be added to existing circuit. Circuit Breaker to be GFI protected. Verify existing circuit will not be overloaded.

Demolition Coded Notes

A. Remove/Replace existing light fixtures, switching, smoke alarms, receptacles, & cover plates(with white) throughout. Provide junction box to connect new devices to existing circuits.

B. Remove/Replace existing GFI Receptacles, provide AFCI/GFCI devices in unit kitchens.

Electrical Coded Notes

1. Electric Range: 208V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.
2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter apron or backsplash if HC/UFAS/ANSI Type A accessible unit).
3. Garbage Disposal: 120V, 1Ø. Provide a GFI receptacle at disposal unit and switch on right side of sink. Installation must meet requirements of NEC 422. Coordinate exact requirements/location with G.C. in field.
4. ~~Dishwasher Receptacle: Provide a receptacle in base of cabinet from GFCI protected dedicated circuit. Coordinate exact requirements and location in field with G.C. and dishwasher manufacturer.~~
5. Restroom GFI receptacle: 120V, 1ø. Provide a GFI receptacle complying with NEC section 210.52(D). Verify location of mounting with architects representative in field, coordinate with mirror, and/or medicine cabinet, and grab bars and/or towel racks.
6. Accessible counter receptacle, mount 36" A.F.F. to center, see E502. Provide extension ring and mount in backsplash.
7. Remove/Replace existing PTAC: Reconnect power for HVAC equipment replaced by M.C.. Verify exact overcurrent protection with mechanical contractor prior to rough in.
8. Smoke detectors: 120V, 1Ø. Smoke detectors shall be run from lighting circuit with lock on clip. Smoke detectors shall be tandem wired for simultaneous annunciation. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.
9. Provide hardwired combo smoke/CO detector (or separate CO detector if approved by engineer). Provide outside each sleeping area, minimum one per dwelling unit. Provide one per floor if multi–level dwelling unit. Provide in room/area with entry form attached garage if applicable.
10. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: Smoke detector strobe in every room for smoke detector visual indication (sound is from detector), user adjustable door bell horn/strobe in the restroom, living room and bedroom for visual indication when doorbell has been rung. Coordinate exact locations with Architects field representative before work begins.
11. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and (2 switches for range hood fan/light). Coordinate in field with backsplash, plumbing, and other trades. Where mounting in cabinet or apron, protect surfaces from damage – cost for damage shall be borne by the contractor.
12. Provide Undercounter task lighting in all units, connect to existing branch circuit.
13. Exhaust Fan/Light: M.C. to provide new exhaust fan, reconnect to existing switch–leg and branch circuit.
14. Connect to existing circuit serving area.

	Service				Panel #			A (One Bedroom)				Mains:		
Voltage	120/208				Location			Existing				MLO		80A
Phase	1				Type									
Wires	3				Frame Size							Loc.		Bottom
Hz	60				Mounting			Recessed				Note:		Verify
Grd. Bus	Yes													
Connected Volt-Amps	Wire Size	Grd Size	Option	CB Size	Load Description	Phase A	Phase B			Load Description	CB Size	Option	Grd Size	Wire Size	Connected Volt-Amps
5400	(E)	(E)		20/2	AC	1	+	–	2	Range	50/2		(E)	(E)	5400
5400	(E)					3	–	+	4				(E)	(E)	5400
1500	(E)	(E)		20/1	HVL Bath	5	+	–	6	Disposal	15/1		(E)	(E)	900
1500	(E)	(E)		15/1	Range Hood	7	–	+	8	Referigerator	20/1		(E)	(E)	1000
0	(E)	(E)		15/1	Living Room Receptacles	9	+	–	10	Lights	20/1		(E)	(E)	1000
0	(E)	(E)		15/1	BD/RR Receptacles	11	–	+	12	Bathroom	15/1		(E)	(E)	600
0	(E)	(E)		15/1	Smoke	13	–	+	14	Kitchen Receptacle	20/1		(E)	(E)	1500
0	(E)	(E)		20/1	Spare	15	–	+	16	Spare	15/1	L			0
0	(E)	(E)		20/2	Space	17	–	+	18	Space					0
0	(E)					19	–	+	20	Space					0
					Phase A Load (kVA) =			13.90							
					Phase B Load (kVA) =			14.20							
					Total Connected Load (kVA) =			28.10			Demand Amps* =			80	

All circuits feeding 15 and 20 amp receptacles shall be arc–fault protected

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12/16/2025

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BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ELECTRICAL ENLARGED UNIT PLANS

E301

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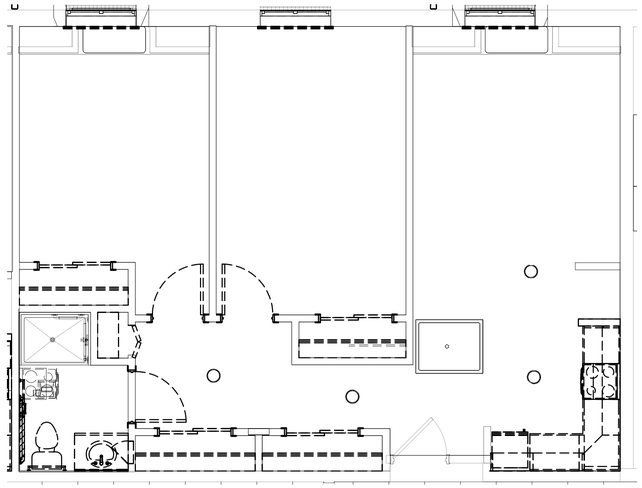
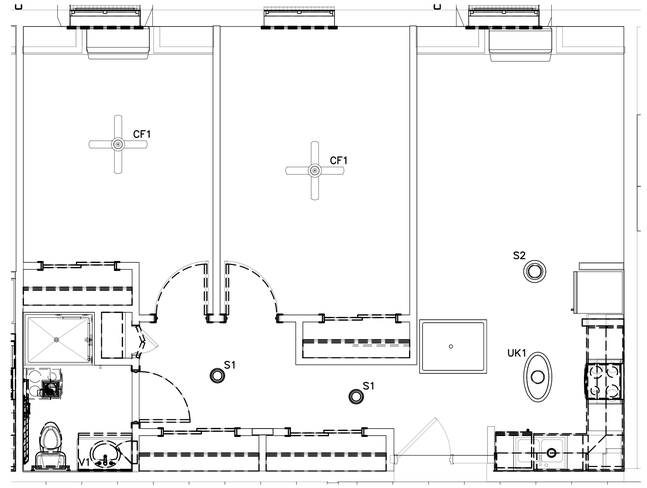
Indicates new work	———
Indicates existing to remain	- - - - - -
Indicates demolition work	- - - - - - -

REFER TO 1BR TYPE B PLAN ON SHEET E301 FOR CIRCUITING DESIGN



Enlarged Unit Demo Plan "C"
1/4" = 1'-0"



Enlarged Unit Plan "C"
1/4" = 1'-0"

Electrical Scope Notes

a. Remove/Replace all existing lighting with new LED light package. Maintain existing controls and circuit.

b. Remove/Replace all cover plates and light switches (with white).

c. Electrical panel mounting height – ADA compliance

d. All unit electrical panels shall be mounted so that the highest operable breaker does not exceed 48" A.F.F.. Refer to ADA standards for accessible design for complete requirements. Contractor to verify and adjust as necessary to ensure full compliance.

e. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter backsplash if HC/UFAS/ANSI Type A accessible unit).

f. Remove/Replace FCU's.

g. Provide GFCI receptacle in restroom. Maintain existing circuit.

h. Restroom vanity light to be switched with exhaust fan.

i. Existing cable and telephone jacks to remain.

j. Reconnect power for HVAC equipment replaced by M.C..

k. ANSI Type A units (Handicapped Units– HC)
Kitchen: Exhaust hood light and fan to be switched at backsplash.
Kitchen: Remote switch for range hood required. Remote switch to be accessible.
Electrical panels required to be 48" A.F.F. max to top of breakers.

l. All Units:
Kitchen: Install under cabinet mounted task lighting at workspace.

m. Sensory Impaired Units (SI)
Provide hardwired door bells for sensory impaired units.
Units must have a receptacle next to telephone jacks for future installation of TTY devices.

n. Refrigerator to be added to existing circuit. Circuit Breaker to be GFI protected. Verify existing circuit will not be overloaded.

Demolition Coded Notes

A. Remove/Replace existing light fixtures, switching, smoke alarms, receptacles, & cover plates(with white) throughout. Provide junction box to connect new devices to existing circuits.

B. Remove/Replace existing GFI Receptacles, provide AFCI/GFCI devices in unit kitchens.

C. Relocate existing electrical panel.

Electrical Coded Notes

1. Electric Range: 208V, 1Ø. Run conductors and ground from circuit breaker in panel indicated to a wall mounted 50A/2P receptacle Nema 14–50. Verify exact load, voltage, and plug/receptacle configuration with general contractor prior to rough in.

2. Range Hood/Light: G.C. shall provide range hood fan/light. Coordinate exact requirements/location in field (provide switch in counter apron or backsplash if HC/UFAS/ANSI Type A accessible unit).

3. Garbage Disposal: 120V, 1Ø. Provide a GFI receptacle at disposal unit and switch on right side of sink. Installation must meet requirements of NEC 422. Coordinate exact requirements/location with G.C. in field.

4. ~~Dishwasher Receptacle: Provide a receptacle in base of cabinet from GFCI protected dedicated circuit. Coordinate exact requirements and location in field with G.C. and dishwasher manufacturer.~~

5. Restroom GFI receptacle: 120V, 1Ø. Provide a GFI receptacle complying with NEC section 210.52(D). Verify location of mounting with architects representative in field, coordinate with mirror, and/or medicine cabinet, and grab bars and/or towel racks.

6. Accessible counter receptacle, mount 36" A.F.F. to center, see E502. Provide extension ring and mount in backsplash.

7. Remove/Replace existing PTAC: Reconnect power for HVAC equipment replaced by M.C.. Verify exact overcurrent protection with mechanical contractor prior to rough in.

8. Smoke detectors: 120V, 1Ø. Smoke detectors shall be run from lighting circuit with lock on clip. Smoke detectors shall be tandem wired for simultaneous annunciation. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.

9. Provide hardwired combo smoke/CO detector (or separate CO detector if approved by engineer). Provide outside each sleeping area, minimum one per dwelling unit. Provide one per floor if multi–level dwelling unit. Provide in room/area with entry form attached garage if applicable.

10. Sensory Impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: Smoke detector strobe in every room for smoke detector visual indication (sound is from detector), user adjustable door bell horn/strobe in the restroom, living room and bedroom for visual indication when doorbell has been rung. Coordinate exact locations with Architects field representative before work begins.

11. Accessible Switches: Provide accessible switching for under cabinet light, disposal, and (2 switches for range hood fan/light). Coordinate in field with backsplash, plumbing, and other trades. Where mounting in cabinet or apron, protect surfaces from damage – cost for damage shall be borne by the contractor.

12. Provide Undercounter task lighting in all units, connect to existing branch circuit.

13. Exhaust Fan/Light: M.C. to provide new exhaust fan, reconnect to existing switch–leg and branch circuit.

14. Connect to existing circuit serving area.

12/16/2025

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL ENLARGED UNIT PLANS

E302

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P 614.221.1110 berardipartners.com

Indicates new work	————	
Indicates existing to remain	———— (light)	
Indicates demolition work	- - - - - - - -	

Ratings: PANEL: MDP, AMPS: 1200, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: MECHANICAL 101; MOUNTING: SURFACE; FED FROM: TRANSFORMER; SHORT CIRCUIT: 65k Amps

MAIN OPTIONS: MAIN BREAKER: 1200; W/ SHUNT TRIP: N; MAIN LUGS ONLY: N; SUB-FEED LUGS: N; FEED THRU LUGS: N

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: Y; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT PROTECTION; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE; (E) = EXISTING

VA	LOAD	WIRE	GRD	CB/P	CKT	Ø	CKT	CB/P	GRD	WIRE	LOAD	VA
27492		(E)	(E)		1	A	2		(E)	(E)		60000
28620	PANEL A1	(E)		400/3	3	B	4	400/3		(E)	PANEL 2	60000
26168		(E)			5	C	6			(E)		60000
60000		(E)	(E)		7	A	8		(E)	(E)		60000
50000	PANEL 1	(E)		400/3	9	B	10	400/3		(E)	PANEL 3	60000
50000		(E)			11	C	12			(E)		60000
0					13	A	14		(E)	(E)		60000
0	SPACE				15	B	16	250/3		(E)	PANEL M	60000
0					17	C	18			(E)		60000
0					19	A	20		6	3/0		4973
0	SPACE				21	B	22	100/3		3/0	ELEVATOR	4973
0					23	C	24			3/0		4973

	CONNECT (VA)	DEMAND FACTOR	DEMAND (VA)	N.E.C. CODE
LIGHTING	47,400	125%	59,250	215.2 (1)
TRACK LIGHTING	0	LOAD +75 W/FT	0	220.43(B)
RECEPTACLES	447,788	100% FOR < 10KVA 50% REMAINING VA	228,894	220.44
FIXED ELECTRIC SPACE HEATING	4,500	0%	0	220.60
COOLING	54,960	100%	54,960	430.24, 220.60
MOTORS	34,272	100% + 25% LARGEST	38,002	430.24
TANK TYPE WATER HEATER	1,444	125%	1,805	422.13
TANKLESS WATER HEATER	0	100%	0	
KITCHEN EQUIPMENT	0	100%	0	220.56
CLOTHES DRYER	20,000	80%	16,000	220.54
MISCELLANEOUS	15,668	100%	15,668	
PANEL TOTAL (VA)	626,032		414,579	
CURRENT @ 208V 3Ø (AMPS)	1,737.7		1,150.8	

PHASE A 272.47
PHASE B 263.59
PHASE C 261.14
TOTAL CONNECTED 797.20

TOTAL CONNECTED 2212.81

Ratings: PANEL: A1, AMPS: 400, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: MECHANICAL 101; MOUNTING: SURFACE; FED FROM: PANEL MDP; SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS: MAIN BREAKER: ; W/ SHUNT TRIP: N; MAIN LUGS ONLY: Y; SUB-FEED LUGS: N; FEED THRU LUGS: Y

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: N; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE; (E) = EXISTING

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
200	1ST FLOOR HALL & EM LIGHTS	12	12	20/1		1	A	2		15/1	14	14	WATER COOLER	500
200	1ST FLOOR HALL & EM LIGHTS	12	12	20/1		3	B	4		20/1	12	12	1ST FLOOR RECEPTACLES	500
200	1ST FLOOR HALL & EM LIGHTS	12	12	20/1		5	C	6		20/1	12	12	1ST FLOOR RECEPTACLES	500
200	1ST FLOOR HALL & EM LIGHTS	12	12	20/1		7	A	8		20/1	12	12	1ST FLOOR RECEPTACLES	500
200	OFFICE AND BATH LIGHTS	12	12	20/1		9	B	10		20/1	12	12	1ST FLOOR RECEPTACLES	500
0	SPARE			20/1		11	C	12		20/1	12	12	1ST FLOOR RECEPTACLES	500
500	1ST FLOOR LIGHTING	12	12	20/1		13	A	14		20/1	12	12	1ST FLOOR RECEPTACLES	500
1560	PTAC	12	12	20/2		15	B	16		20/1	12	12	1ST FLOOR RECEPTACLES	500
1560	" "	12		20/2		17	C	18		20/1	12	12	KITCHEN RECEPTACLES	1444
1500	HEATER - 1ST FLOOR	12	12	20/1		19	A	20		20/1	12	12	KITCHEN RECEPTACLES	1444
500	NURSE CALL PANEL	12	12	20/1		21	B	22					DISPOSAL	0
500	FIRE ALARM PANEL	12	12	20/1		23	C	24	L	20/1	12	12	ELEVATOR CONTROL	1444
1444	INTERCOM	12	12	20/1		25	A	26		20/1	12	12	WATER HEATERS	1444
2500	DRYER	10	10	30/2		27	B	28		30/2	10	10	RANGE	2300
2500	" "	10		30/2		29	C	30		30/2		10	" "	2300
2500	DRYER	10	10	30/2		31	A	32		20/1	12	12	LOBBY RECEPTACLES	500
2500	" "	10		30/2		33	B	34		20/1	12	12	COMPACTOR	1500
2500	DRYER	10	10	30/2		35	C	36		20/1	12	12	2ND FLOOR RECEPTACLES	600
2500	" "	10		30/2		37	A	38		20/1	12	12	2ND FLOOR RECEPTACLES	600
2500	DRYER	10	10	30/2		39	B	40		20/1	12	12	2ND FLOOR RECEPTACLES	600
2500	" "	10		30/2		41	C	42		20/1	12	12	2ND FLOOR RECEPTACLES	600
0						42	C	43						13160
0						43	C	44					FEED THRU 'PANEL A SECTION 2'	12760
0						44	C	45						9020

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	6,900	125%	8,625
RECEPTACLES	17,788	100% FOR < 10KVA 50% REMAINING VA	13,894
ELECTRIC SPACE HEAT	4,500	0%	0
COOLING	12,480	100% + 25% LARGEST	3,900
MOTORS	3,500	100%	1,500
MISCELLANEOUS	37,112	100%	37,112
PANEL TOTAL (VA)	82,280		65,031
CURRENT @ 208V 3Ø (AMPS)	228.4		180.5

PHASE A CONNECTED LOAD (KVA)= 27.49
PHASE B CONNECTED LOAD (KVA)= 28.62
PHASE C CONNECTED LOAD (KVA)= 26.17
TOTAL CONNECTED LOAD (KVA)= 82.28

TOTAL CONNECTED LOAD (AMPS)= 228.39

Ratings: PANEL: A2, AMPS: 400, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: MECHANICAL 101; MOUNTING: SURFACE; FED FROM: PANEL A1; SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS: MAIN BREAKER: ; W/ SHUNT TRIP: N; MAIN LUGS ONLY: N; SUB-FEED LUGS: N; FEED THRU LUGS: N

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: N; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE; (E) = EXISTING

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
1000	3RD FLOOR HALL & EM LIGHTS	12	12	20/1	L	43	A	44		20/1	12	12	2ND FLOOR RECEPTS -NEAR DECK GFCI	1500
1560	PTAC	12	12	20/2		45	B	46		20/1	12	12	2ND FLOOR RECEPTACLES	1000
1560	" "	12		20/2		47	C	48		20/1	12	12	2ND FLOOR RECEPTACLES	1000
1500	HEATER -1ST FLOOR LOBBY HALL	12	12	20/1		49	A	50		20/1	12	12	2ND FLOOR RECEPTACLES	1000
1500	HEATER -1ST FLOOR LOBBY HALL	12	12	20/1		51	B	52		20/1	12	12	2ND FLOOR RECEPTACLES	1000
500	EXTERIOR LIGHTS	12	12	20/1		53	C	54		20/1	12	12	2ND FLOOR RECEPTACLES	1000
200	2ND FLOOR HALL & EM LIGHTS	12	12	20/1		55	A	56		20/1	12	12	OFFICE RECEPTACLES	1000
200	2ND FLOOR HALL & EM LIGHTS	12	12	20/1		57	B	58		20/1	12	12	OFFICE RECEPTACLES	1000
200	2ND FLOOR HALL & EM LIGHTS	12	12	20/1		59	C	60		20/1	12	12	1ST FLOOR LOBBY & EM LIGHTS	500
200	2ND FLOOR HALL & EM LIGHTS	12	12	20/1		61	A	62		20/1	12	12	WASHER	1500
180	ELEVATOR PIT POWER	12	12	20/1		63	B	64		20/1	12	12	WASHER	1500
500	MULTI-USE LIGHTS	12	12	20/1		65	C	66		20/1	12	12	WASHER	1500
500	KITCHEN LIGHTS	12	12	20/1		67	A	68		20/1	12	12	WASHER	1500
1560	PTAC	12	12	20/2		69	B	70					SPACE	0
1560	" "	12		20/2		71	C	72	L	20/1	12	12	PHONE	500
1560	PTAC	12	12	20/2		73	A	74		20/1	12	12	EXTERIOR LIGHTS & PHOTOCELL	500
1560	" "	12		20/2		75	B	76		20/1	12	12	EXTERIOR LIGHTS	500
200	3RD FLOOR HALL & EM LIGHTS	14	14	15/1	L	77	C	78		20/1			SPARE	0
200	3RD FLOOR HALL & EM LIGHTS	14	14	15/1	L	79	A	80		20/2	12	12	SPRINKLER SYSTEM PUMP	1000
200	3RD FLOOR HALL & EM LIGHTS	14	14	15/1		81	B	82		20/2		12	" "	1000
0	SPACE					83	C	84					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	5,400	125%	6,750
RECEPTACLES	8,500	100% FOR < 10KVA 50% REMAINING VA	8,500
ELECTRIC SPACE HEAT	3,000	0%	0
COOLING	9,360	100% + 25% LARGEST	10,140
MOTORS	2,000	100%	2,000
MISCELLANEOUS	6,680	100%	6,680
PANEL TOTAL (VA)	34,940		34,070
CURRENT @ 208V 3Ø (AMPS)	97.0		94.6

PHASE A CONNECTED LOAD (KVA)= 13.16
PHASE B CONNECTED LOAD (KVA)= 12.76
PHASE C CONNECTED LOAD (KVA)= 9.02
TOTAL CONNECTED LOAD (KVA)= 34.94

TOTAL CONNECTED LOAD (AMPS)= 96.98

Ratings: PANEL: 1, AMPS: 400, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: MECHANICAL 101; MOUNTING: SURFACE; FED FROM: PANEL MDP; SHORT CIRCUIT: (E)

MAIN OPTIONS: MAIN BREAKER: 400; W/ SHUNT TRIP: N; MAIN LUGS ONLY: Y; SUB-FEED LUGS: N; FEED THRU LUGS: N

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: N; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE; (E) = EXISTING

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
5000	APT 111	4	8	80/2		1	A	2		80/2	8	4	APT MGR'S 104	5000
5000	" "	4		80/2		3	B	4		80/2		4	" "	5000
5000	APT 112	4	8	80/2		5	C	6		80/2	8	4	APT 109	5000
5000	" "	4		80/2		7	A	8		80/2		4	" "	5000
5000	APT 113	4	8	80/2		9	B	10		80/2	8	4	APT 102	5000
5000	" "	4		80/2		11	C	12		80/2		4	" "	5000
5000	APT 114	4	8	80/2		13	A	14		80/2	8	4	APT 105	5000
5000	" "	4		80/2		15	B	16		80/2		4	" "	5000
5000	APT 115	4	8	80/2		17	C	18		80/2	8	4	APT 104	5000
5000	" "	4		80/2		19	A	20		80/2		4	" "	5000
5000	APT 116	4	8	80/2		21	B	22		80/2	8	4	APT 107	5000
5000	" "	4		80/2		23	C	24		80/2		4	" "	5000
5000	APT 117	4	8	80/2		25	A	26		80/2	8	4	APT 108	5000
5000	" "	4		80/2		27	B	28		80/2		4	" "	5000
5000	APT 110	4	8	80/2		29	C	30		80/2	8	4	APT 106	5000
5000	" "	4		80/2		31	A	32		80/2		4	" "	5000
0	SPACE					33	B	34					SPACE	0
0	SPACE					35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	20,000	125%	25,000
RECEPTACLES	130,000	100% FOR < 10KVA 50% REMAINING VA	70,000
ELECTRIC SPACE HEAT	0	0%	0
COOLING	10,000	100% + 25% LARGEST	12,500
MOTORS	0	100%	0
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	160,000		107,500
CURRENT @ 208V 3Ø (AMPS)	444.1		298.4

PHASE A CONNECTED LOAD (KVA)= 60.00
PHASE B CONNECTED LOAD (KVA)= 50.00
PHASE C CONNECTED LOAD (KVA)= 50.00
TOTAL CONNECTED LOAD (KVA)= 160.00

TOTAL CONNECTED LOAD (AMPS)= 444.12

Ratings: PANEL: 2, AMPS: 400, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: RESTROOM; MOUNTING: FLUSH/SURFACE; FED FROM: PANEL MDP; SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS: MAIN BREAKER: ; W/ SHUNT TRIP: N; MAIN LUGS ONLY: Y; SUB-FEED LUGS: N; FEED THRU LUGS: N

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: N; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE; (E) = EXISTING

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
5000	APT 203	4	8	80/2		1	A	2		80/2	8	4	APT 206	5000
5000	" "	4		80/2		3	B	4		80/2		4	" "	5000
5000	APT 208	4	8	80/2		5	C	6		80/2	8	4	APT 204	5000
5000	" "	4		80/2		7	A	8		80/2		4	" "	5000
5000	APT 214	4	8	80/2		9	B	10		80/2	8	4	APT 207	5000
5000	" "	4		80/2		11	C	12		80/2		4	" "	5000
5000	APT 212	4	8	80/2		13	A	14		80/2	8	4	APT 209	5000
5000	" "	4		80/2		15	B	16		80/2		4	" "	5000
5000	APT 216	4	8	80/2		17	C	18		80/2	8	4	APT 205	5000
5000	" "	4		80/2		19	A	20		80/2		4	" "	5000
5000	APT 210	4	8	80/2		21	B	22		80/2	8	4	APT 200	5000
5000	" "	4		80/2		23	C	24		80/2		4	" "	5000
5000	APT 217	4	8	80/2		25	A	26		80/2	8	4	APT 202	5000
5000	" "	4		80/2		27	B	28		80/2		4	" "	5000
5000	APT 215	4	8	80/2		29	C	30		80/2	8	4	APT 213	5000
5000	" "	4		80/2		31	A	32		80/2		4	" "	5000
5000	APT 211	4	8	80/2		33	B	34					SPACE	0
5000	" "	4		80/2		35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	10,000	125%	12,500
RECEPTACLES	150,000	100% FOR < 10KVA 50% REMAINING VA	80,000
ELECTRIC SPACE HEAT	0	0%	0
COOLING	10,000	100% + 25% LARGEST	12,500
MOTORS	0	100%	0
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	170,000		105,000
CURRENT @ 208V 3Ø (AMPS)	471.9		291.5

PHASE A CONNECTED LOAD (KVA)= 60.00
PHASE B CONNECTED LOAD (KVA)= 55.00
PHASE C CONNECTED LOAD (KVA)= 55.00
TOTAL CONNECTED LOAD (KVA)= 170.00

TOTAL CONNECTED LOAD (AMPS)= 471.87

Ratings: PANEL: 3, AMPS: 400, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: ; MOUNTING: FLUSH/SURFACE; FED FROM: PANEL MDP; SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS: MAIN BREAKER: ; W/ SHUNT TRIP: N; MAIN LUGS ONLY: Y; SUB-FEED LUGS: N; FEED THRU LUGS: N

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: N; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE; (E) = EXISTING

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
5000	APT 309	4	8	80/2		1	A	2		80/2	8	4	APT 314	5000
5000	" "	4		80/2		3	B	4		80/2		4	" "	5000
5000	APT 308	4	8	80/2		5	C	6		80/2	8	4	APT 311	5000
5000	" "	4		80/2		7	A	8		80/2		4	" "	5000
5000	APT 307	4	8	80/2		9	B	10		80/2	8	4	APT 302	5000
5000	" "	4		80/2		11	C	12		80/2		4	" "	5000
5000	APT 312	4	8	80/2		13	A	14		80/2	8	4	APT 313	5000
5000	" "	4		80/2		15	B	16		80/2		4	" "	5000
5000	APT 315	4	8	80/2		17	C	18		80/2	8	4	APT 303	5000
5000	" "	4		80/2		19	A	20		80/2		4	" "	5000
5000	APT 316	4	8	80/2		21	B	22		80/2	8	4	APT 305	5000
5000	" "	4		80/2		23	C	24		80/2		4	" "	5000
5000	APT 317	4	8	80/2		25	A	26		80/2	8	4	APT 304	5000
5000	" "	4		80/2		27	B	28		80/2		4	" "	5000
5000	APT 300	4	8	80/2		29	C	30		80/2	8	4	APT 306	5000
5000	" "	4		80/2		31	A	32		80/2		4	" "	5000
5000	APT 310	4	8	80/2		33	B	34					SPACE	0
5000	" "	4		80/2		35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	10,000	125%	12,500
RECEPTACLES	150,000	100% FOR < 10KVA 50% REMAINING VA	80,000
ELECTRIC SPACE HEAT	0	0%	0
COOLING	10,000	100% + 25% LARGEST	12,500
MOTORS	0	100%	0
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	170,000		105,000
CURRENT @ 208V 3Ø (AMPS)	471.9		291.5

PHASE A CONNECTED LOAD (KVA)= 60.00
PHASE B CONNECTED LOAD (KVA)= 55.00
PHASE C CONNECTED LOAD (KVA)= 55.00
TOTAL CONNECTED LOAD (KVA)= 170.00

TOTAL CONNECTED LOAD (AMPS)= 471.87

Ratings: PANEL: M, AMPS: 250, VOLTS: 208, PHASE: 3, WIRE: 4

GENERAL INFORMATION: LOCATION: ; MOUNTING: FLUSH/SURFACE; FED FROM: PANEL MP; SHORT CIRCUIT: 65k AMPS

MAIN OPTIONS: MAIN BREAKER: ; W/ SHUNT TRIP: N; MAIN LUGS ONLY: Y; SUB-FEED LUGS: N; FEED THRU LUGS: N

BUSS OPTIONS: NEUTRAL BUS: Y; SERVICE RATED: N; GRD. BUS: Y; ISO. GRD. BUS: N

BRANCH OPTIONS*: G = W/ GFCI PROTECTION; A = W/ ARC FAULT; R = W/ RELAY CONTROL; L = W/ LOCK ON DEVICE

VA	LOAD	WIRE	GRD	CB/P	*	CKT	Ø	CKT	*	CB/P	GRD	WIRE	LOAD	VA
2642	RTU-1	10	10	30/3		1	A	2		20/2	12	12	PTAC-3	1560
2642	" "	10		30/3		3	B	4		20/2		12	" "	1560
2642	" "	10		30/3		5	C	6		20/2	12	12	PTAC-3	1560
2642	RTU-2	10	10	30/3		7	A	8		20/2		12	" "	1560
2642	" "	10		30/3		9	B	10		20/2	12	12	PTAC-3	1560
2642	" "	10		30/3		11	C	12		20/2		12	" "	1560
1560	PTAC-2	12	12	20/2		13	A	14		20/2	12	12	PTAC-3	1560
1560	" "	12		20/2		15	B	16		20/2		12	" "	1560
1560	PTAC-2	12	12	20/2		17	C	18		20/2	12	12	PTAC-3	1560
1560	" "	12		20/2		19	A	20		20/2		12	" "	1560
500	TV, ANTENNA, ATTIC	12	12	20/1		21	B	22		20/1			SPARE	0
0	SPARE			20/1		23	C	24					" "	0
0	SPARE			20/1		25	A	26					SPACE	0
0	SPACE					27	B	28					SPACE	0
0	SPACE					29	C	30					SPACE	0
0	SPACE					31	A	32					SPACE	0
0	SPACE					33	B	34					SPACE	0
0	SPACE					35	C	36					SPACE	0
0	SPACE					37	A	38					SPACE	0
0	SPACE					39	B	40					SPACE	0
0	SPACE					41	C	42					SPACE	0

	CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)
LIGHTING	500	125%	625
RECEPTACLES	0	100% FOR < 10KVA 50% REMAINING VA	0
ELECTRIC SPACE HEAT	0	0%	0
COOLING	21,840	100%	21,840
MOTORS	15,852	100% + 25% LARGEST	17,834
MISCELLANEOUS	0	100%	0
PANEL TOTAL (VA)	38,192		40,299
CURRENT @ 208V 3Ø (AMPS)	106.0		111.9

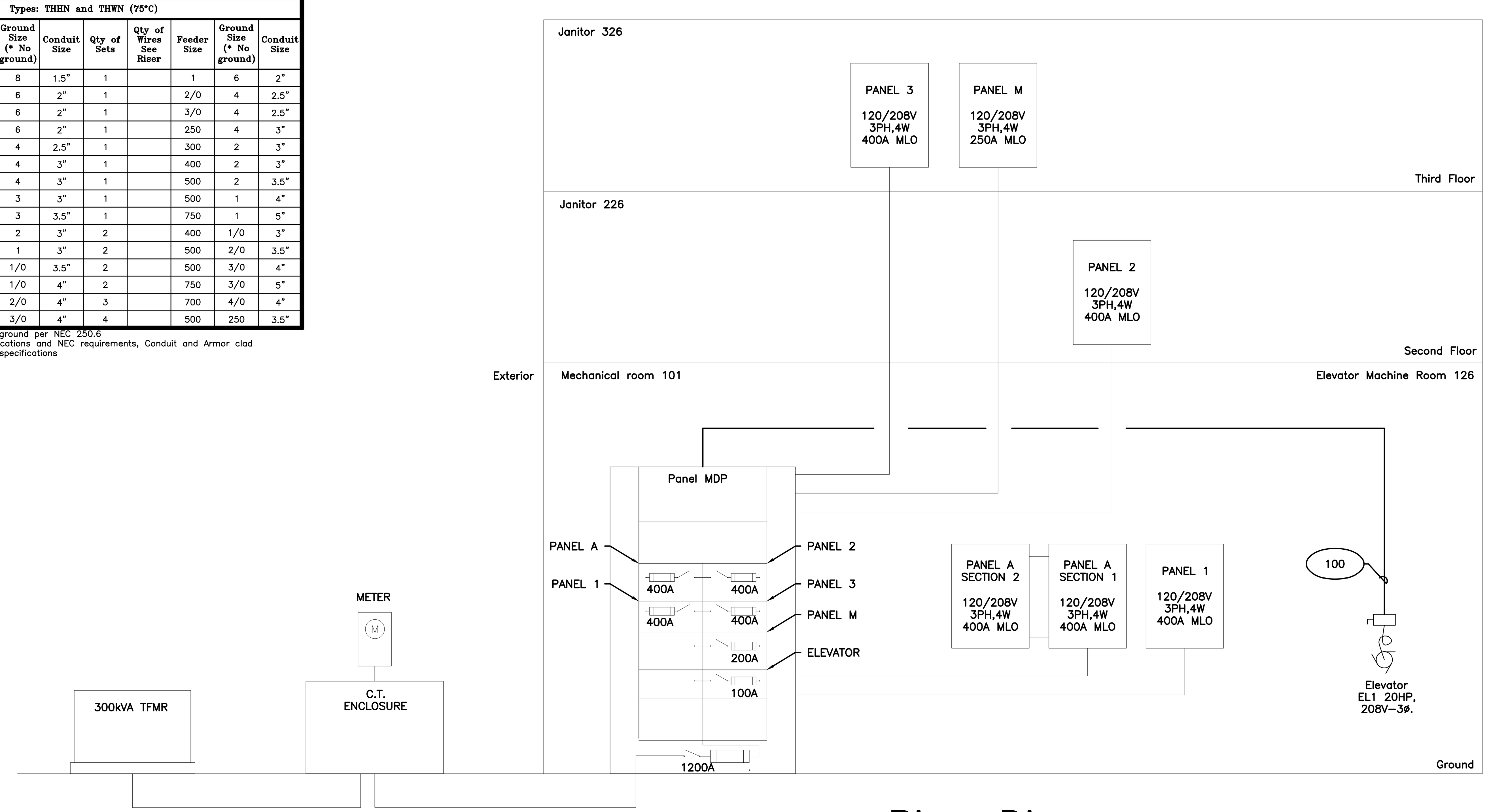
PHASE A CONNECTED LOAD (KVA)= 14.64
PHASE B CONNECTED LOAD (KVA)= 12.02
PHASE C CONNECTED LOAD (KVA)= 11.52
TOTAL CONNECTED LOAD (KVA)= 38.19

TOTAL CONNECTED LOAD (AMPS)= 106.01

Conductor Schedule

		Copper – basis of design					Aluminum				
		Types: THHN and THWN (75°C)									
Feeder Amps	Service Amps *	Qty of Sets	Qty of Wires See Riser	Feeder Size	Ground Size (* No ground)	Conduit Size	Qty of Sets	Qty of Wires See Riser	Feeder Size	Ground Size (* No ground)	Conduit Size
100	100*	1		3	8	1.5"	1		1	6	2"
125	125*	1		1	6	2"	1		2/0	4	2.5"
150	150*	1		1/0	6	2"	1		3/0	4	2.5"
200	200*	1		3/0	6	2"	1		250	4	3"
225	230*	1		4/0	4	2.5"	1		300	2	3"
250	255*	1		250	4	3"	1		400	2	3"
300	285*	1		300	4	3"	1		500	2	3.5"
350	310*	1		350	3	3"	1		500	1	4"
400	380*	1		500	3	3.5"	1		750	1	5"
500	510*	2		250	2	3"	2		400	1/0	3"
600	570*	2		300	1	3"	2		500	2/0	3.5"
700	620*	2		350	1/0	3.5"	2		500	3/0	4"
800	760*	2		500	1/0	4"	2		750	3/0	5"
1100	1125*	3		500	2/0	4"	3		700	4/0	4"
1200	1260*	3		600	3/0	4"	4		500	250	3.5"

* Service conductors shall not have equipment ground per NEC 250.6
Cable can be substituted for conduit per specifications and NEC requirements, Conduit and Armor clad requirements will be provided per the NEC and specifications



Riser Diagram
nts

STATE OF OHIO
JOHN J.
CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER
12/16/2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

ELECTRICAL PANEL SCHEDULES AND RISER DETAIL

E401

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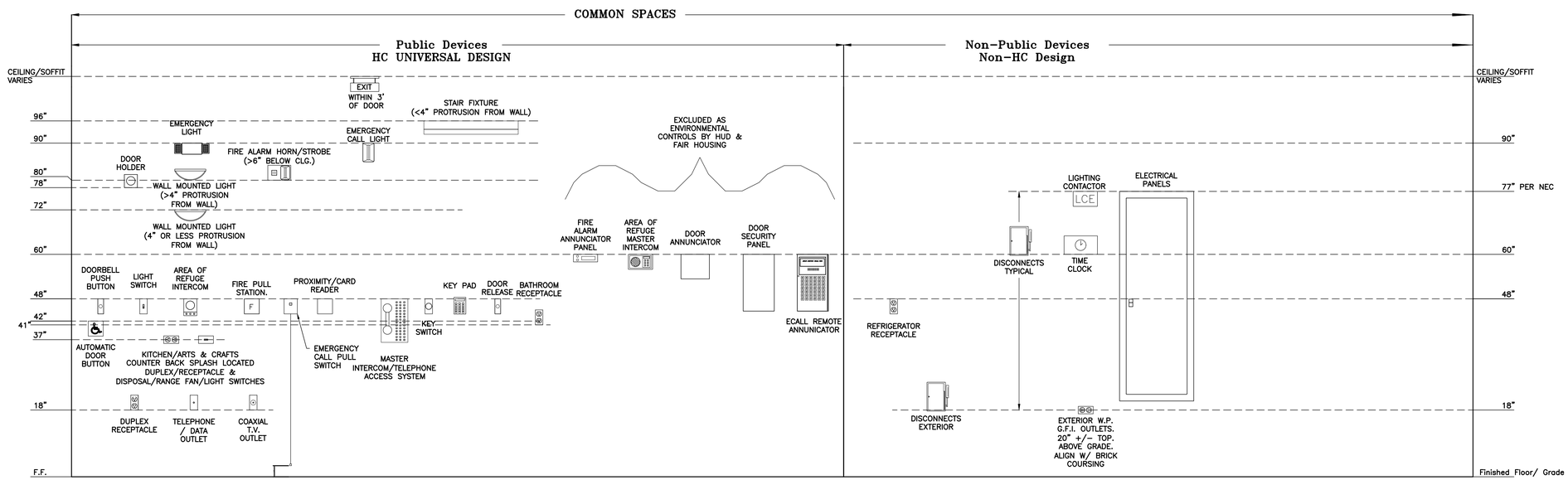

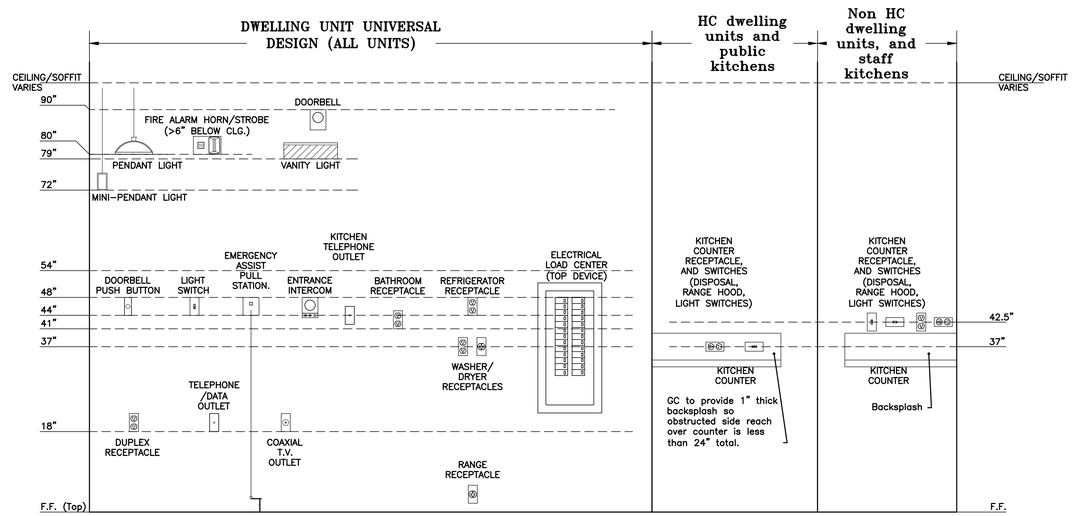

ALL DEVICE MOUNTING HEIGHTS ARE TO CENTERLINE/TOP/BOTTOM AS DEPICTED. COORDINATE & CONFIRM BOTH VERTICAL AND HORIZONTAL DIMENSIONS WITH OTHER TRADES TO CORRECTLY LOCATE ROUGH IN BOXES. COORDINATE ROUGH IN DIMENSION WITH UNDER LAYMENT (PLYWOOD, GYPCRETE, ETC.) AND FINISHED FLOORING THICKNESS. TYPICAL–ALL LOCATIONS.

Device Mounting Heights (Unless Noted Otherwise)

NOT TO SCALE

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

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5

BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL MOUNTING HEIGHT DETAILS

E501

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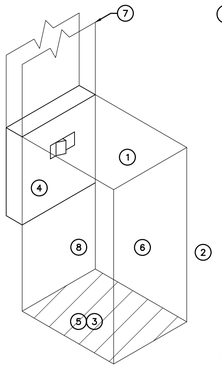
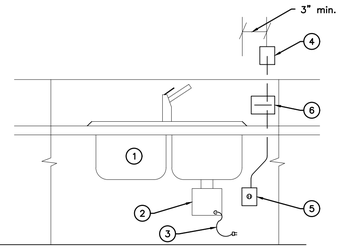


Detail Notes:

1. Minimum width: Whichever is greater, 30" wide or equipment width.
2. Minimum height: Whichever is greater, 6.5' or equipment height (except equipment less than 200 amps).
3. Depth of 36" for 0–150 volts to ground depth of 48" for 151–600 volts to ground.
4. Electrical equipment.
5. Clear Spaces: Working space required for serviceable electrical devices, per NEC shall not be used for storage. When normally enclosed live parts are exposed for inspection, or servicing the working space, if in a passageway or general open space, shall be suitably guarded.
6. For electric closets, access and entrance to working space: At least one entrance of sufficient area shall be provided to give access to the working space about electric equipment.
7. Dedicated Electrical Space: The space equal to the width and depth of the equipment and extending from the floor to a height of 6ft above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, or equipment foreign to the electrical installation shall be located in this zone.
8. For equipment rated 1200 amperes or more and over 6ft wide that contain overcurrent devices, switch devices, or control devices, there shall be one entrance not less than 24in. wide and 6–1/2ft high at each end of the working space.

Equipment Clearance Detail
NTS



Note: Kitchen disposal units shall comply with all applicable codes including but not limited to NEC. E.C. must coordinate with G.C. regarding disposal type, framing and backsplash. This equipment will be installed differently for accessible locations. The E.C. must reference the Architectural plans.

Detail Notes:

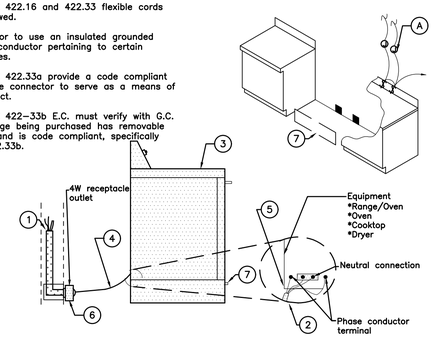
1. Kitchen sink.
2. Food grinder by other.
3. Cord must be 3–conductor, "S.O." type terminated with grounding type plug. Cord must be between 18" and 36" long.
4. Wall switch (mount differently for accessible units).
5. Single receptacle for disposal, wire thru switch. Coordinate with plumbing and counter backsplash.
6. Wall switch accessible unit locations.

Disposal Detail
NTS

Detail Notes:

1. Per NEC 210.19(A)(3) Range 8.75kW or greater shall have 40 Amp minimum branch current rating.
2. Per NEC – Power supply 4W cable w/ insulating neutral.
3. Per NEC 250.140, 134, 138 clothes dryer must be grounded and a 4 conductor receptacle and cord.
4. Per NEC 422.16 and 422.33 flexible cords are allowed.
5. Contractor to use an insulated grounded neutral conductor pertaining to certain appliances.
6. Per NEC 422.33a provide a code compliant separable connector to serve as a means of disconnect.
7. Per NEC 422–33b E.C. must verify with G.C. that range being purchased has removable drawer and is code compliant, specifically NEC 422.33b.

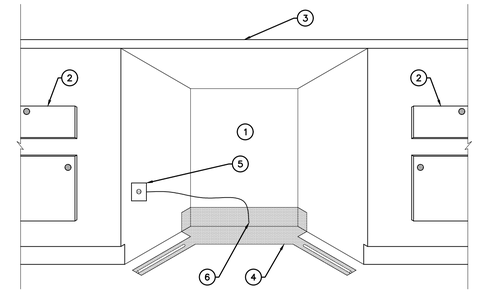
Only applicable to handicap accessible type dwelling units:
A. Provide J–box for range hood fan/light connection as shown with remote wall switches placed horizontally in the middle of the 6" back splashes and just beyond the range side margin.



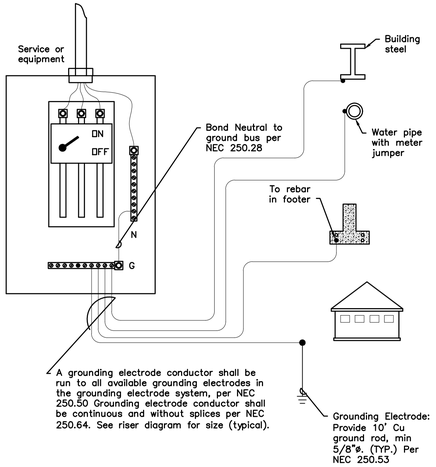
Range and Dryer Detail
NTS

Detail Notes:

1. Location for dishwasher.
2. Cabinets, see architectural plans for more information.
3. Countertop, see architectural plans for more information.
4. Location of removable face plate.
5. Receptacle location under sink: Verify with G.C. and equipment supplier that dishwasher is plug compliant and receptacle must be mounted in an accessible location, per NEC.
6. Flexible cord material must comply with use for this application.



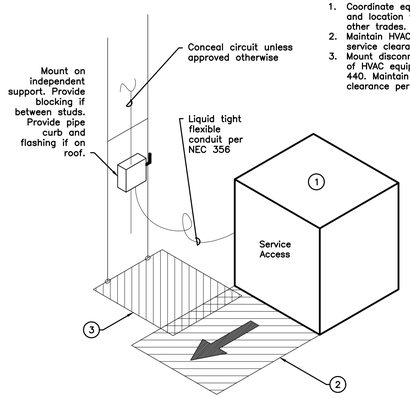
Dishwasher Detail
NTS



Grounding System Details
NTS

Detail Notes:

1. Coordinate equipment size and location with G.C. and other trades.
2. Maintain HVAC equipment service clearances.
3. Mount disconnect within sight of HVAC equipment per NEC 440. Maintain disconnect clearance per NEC 110.

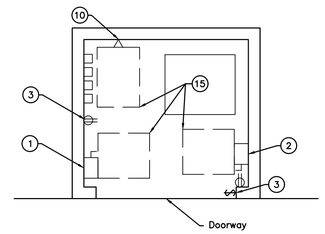


Equipment Disconnect Detail
NTS

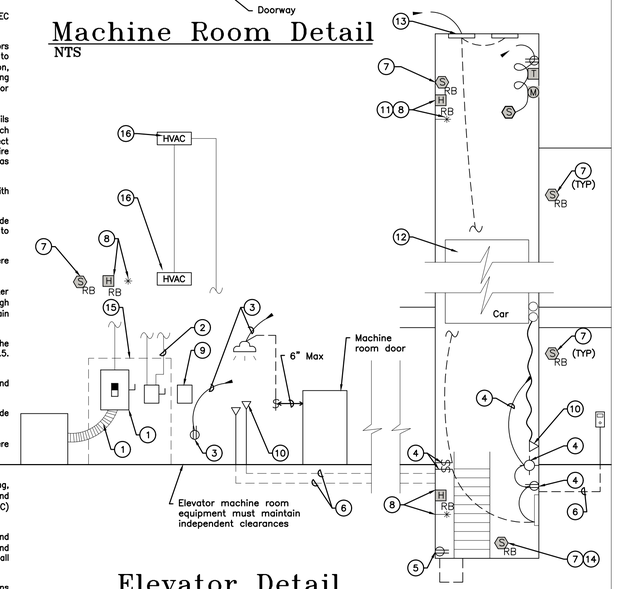
Detail Notes:

1. Provide shunt trip fusible elevator control switch (Eaton ES____) which can be locked in the open position. Coordinate with other trades to maintain service clearance per NEC 110 and 620.5. Provide flex connection to equipment per NEC 620.5. Provide overcurrent protection per elevator manufacturers recommendations using time delay RK1 fuses. If circuit breaker is used, it shall have shunt trip and be current limiting. Connect sprinkler flow switch and heat detectors to activate shunt trip and disconnect power prior to sprinkler head discharge per ASME A17.1.
2. Provide separate emergency/life safety circuit for car lights, receptacle(s), auxiliary power, and ventilation per NEC 620.22 through lockable disconnect switch per NEC 620.53 located in machine room. Circuit shall be 30A, 120V to disconnect and fused per elevator equipment requirements.
3. Provide separate circuit for machine room with light, switch at point of entry, and GFCI duplex receptacle(s) per NEC 620.23 and 620.85. Lighting shall provide 20 Fc at floor
4. In hoistway pit, provide separate branch circuit, lighting with 20 fc floor illumination, switch at point of entry, and GFCI receptacle(s) per ASME A17.1–2.7.9, NEC 620–24 and 620.85.
5. For sump pump, provide non–GFCI circuit per NEC 620–85.
6. Provide separate conduits to pit for car power, control, and communication per NEC 620.32.
7. Provide smoke detectors in lobbies, hoistway and machine room per NFPA 72. Detectors shall have relay base auxiliary contacts and shall be interconnected with elevator controls to coordinate recall/discharge to primary and/or secondary floors. For new construction, provide listed fire alarm system logic interface controls, and for renovation, route existing recall wiring though new relay bases. Smoke detector(s) for hoistway shall be accessible for annual inspection with sensors located where directed by fire and elevator inspectors.
8. Sprinkler contractor shall provide flow switch(es) on elevator branch. If FP contractor fails to install flow switch(es), provide a (Thermatech *302) heat detector within 2 feet of each sprinkler head. Flow switch(es) and heat detectors shall initiate shunt trip / disconnect electric power upon or prior to sprinkler discharge. The smoke and heat detectors, fire alarm system and fire fighter operation must conform to NFPA 72 and ASME A17.1 as determined by the AHJs.
9. Elevator emergency return unit with fire fighters service operation shall be compliant with ASME A17.1.
10. Telephone circuits for car emergency telephone and controller communications. Provide outlets in machine room next to controller, with raceways, wiring, and final connection to traveler cable connection in pit.
11. Sprinkler head, heat detector and smoke detector not required at top of hoistway where car and hoistway are not combustible per NFPA 13: 8.15.5.5.
12. If the building is a High Rise (>75'), provide an Emergency Communication system speaker in elevator cab. Coordinate exact mounting, wiring, and routing requirements (through elevator cab wiring harness) with the elevator manufacturer before installation to maintain elevator UL listing.
13. Lights in hoistway shall provide a minimum of 10 foot–candles at the pit floor and at the pit platform, all bulbs shall be externally guarded and must comply with ASME A17.1 2.2.5. See panel schedule for circuit indicated.
14. Smoke and heat detectors may be required in a sprinklered pit. Coordinate with fire and elevator AHJs.
15. Maintain service clearances NEC 620.5 and 110. Coordinate with other trades to provide wall space and clearances for elevator controller, relays, and miscellaneous connections.
16. Provide separate circuit for HVAC system(s) required per ASME A17.1–2.7.9.2. Where elevator is powered from generator, HVAC shall be powered from standby power.

GENERAL NOTES:
A. Coordinate with other trades and provide all work required as determined by the (building, elevator, electrical, and fire) authorities having jurisdiction. Include (power, lighting and special systems) work required by state building and fire codes, NFPA 72, NFPA 70 (NEC) and ASME A17.1. as well as elevator manufacturer requirements.
B. Before starting work, submit coordinated shop drawings of elevator machine room and hoistway showing coordinated locations of equipment and devices (with clearances) and showing routing of power, communication, and controls raceways. Shop drawings shall include plan view and wall elevations.
C. Provide incidental detectors, devices, interlocks, circuits, raceways, controls and connections needed to complete a permitted, and operational system.



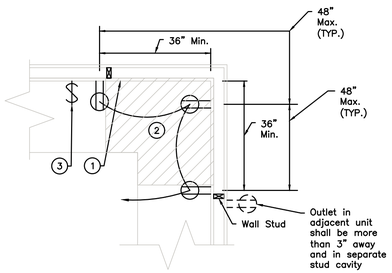
Machine Room Detail
NTS



Elevator Detail
NTS

Detail Notes:

1. A receptacle outlet shall be installed at each kitchen wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space.
2. Outlets in this shaded area do not meet accessibility reach requirements, but are required to meet NEC 210.52(C). which requires no point along the wall to be more than 24" measured horizontally from any receptacle.
3. Switches shall be installed at least 36" from wall corner to remain accessible (typical).



Kitchen Counter Detail
NTS

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
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PROFESSIONAL ENGINEER
12/16/2025

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL DETAILS

E502

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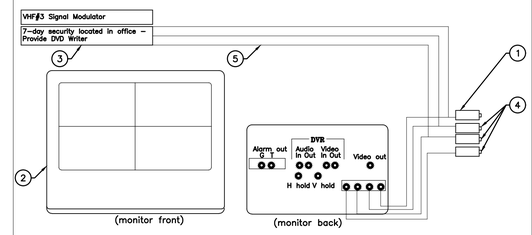
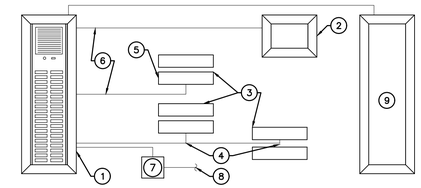


Detail Notes:

1. Unit mounted in inner lobby viewing entrance doors. Residents must be able to view on master antenna or commercial cable system the people calling their room.
2. Office shall have monitor.
3. Office shall have 1.5 TB DVR connected to wall with mounting brackets.
4. Additional cameras shall be located in exit doors at stairwells.
5. Provide coax, minimum level at RG59 or as required by equipment manufacturer.

Security Camera Detail

NTS



Detail Coded Notes:

1. Provide door Sentry Audible Visual annunciator panel equal to Tektone DS100.
2. Provide Tektone IR-019 managers remote unit-remote tone speaker.
3. Provide surface mounted door contactors equal to Ademco 7940-units must be screw mount.
4. Provide double door contactors one for each main lobby door to exterior.
5. Provide single door contactors one for each door to exterior.
6. Cable per manufacturers recommendations.
7. Provide transformer as required by manufacturer.
8. Coordinate power location & requirements with entity providing building power.
9. Remote annunciator panel.

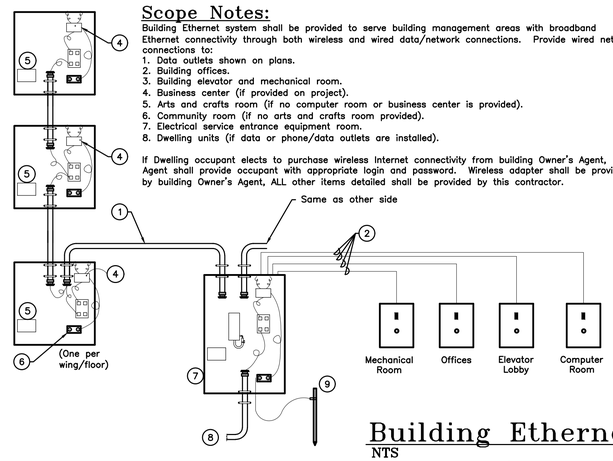
Scope Notes

A. Unit shall be recessed mounted.
B. Supply one annunciator lamp for each detection circuit.
C. Unit shall be modular and have 10% extra capacity.
D. Annunciator shall have all transformers, control units and remote tone speakers for complete operation.
E. All connections to be screw terminal type.
F. Provide instant and 10 second delay alarm option.
G. Provide steady and pulse tone option.
H. Provide tone off switch with auto-reset.
I. Lamp replaceable from front.

Operation
Interruption or making of a circuit such as opening a door shall cause a specific light indicator to latch 'ON' at the master and annunciator panel and generate a tone both which may be silenced individually.

Door Security Detail

NTS



Scope Notes:

Building Ethernet system shall be provided to serve building management areas with broadband Ethernet connectivity through both wireless and wired data/network connections. Provide wired network connections to:

1. Data outlets shown on plans.
2. Building offices.
3. Building elevator and mechanical room.
4. Business center (if provided on project).
5. Arts and crafts room (if no computer room or business center is provided).
6. Community room (if no arts and crafts room provided).
7. Electrical service entrance equipment room.
8. Dwelling units (if data or phone/data outlets are installed).

If Dwelling occupant elects to purchase wireless Internet connectivity from building Owner's Agent, Agent shall provide occupant with appropriate login and password. Wireless adapter shall be provided by building Owner's Agent, ALL other items detailed shall be provided by this contractor.

Detail Notes:

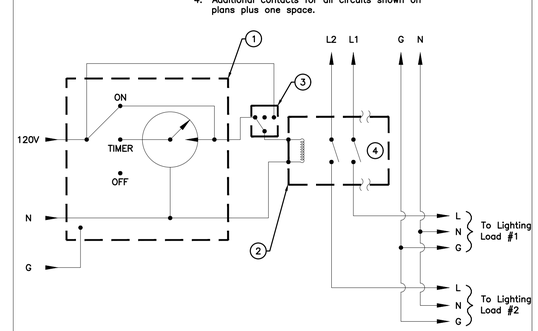
1. Extend 1-1/2" conduit with wide sweep elbows from main network board to each wing location.
2. Extend quantity of 2 LAN cables to each location.
3. Extend 1-1/2" conduit to every other floor.
4. Wireless access point by E.C.
5. 8"w x 10"d shelf for battery backup.
6. Extend GFCI receptacles to emergency circuit.
7. 4'x8'x3/4" Fire retardant painted backboard for Ethernet service line by local utility (coordinate actual utility with owner and utility providers).
8. Extend 3" PVC conduit full size to utility pole for appropriate broadband service provider.
9. Building grounding bus (or grounding stake) as required by the authority having jurisdiction.

Building Ethernet Detail

NTS

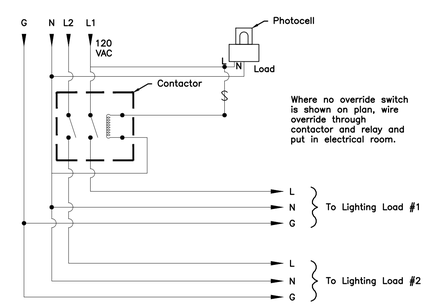
Detail Notes:

1. Lighting Timer.
2. Contactor.
3. Remote Override switch, double throw, center off.
4. Additional contacts for all circuits shown on plans plus one space.



Time Clock Wiring Detail

NTS



Photocell Control Wiring Detail

NTS

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL DETAILS

E503

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LIGHT FIXTURE SCHEDULE

TAG	FIXTURE TYPE	MANUFACTURER	MODEL #	FINISH	LAMP TYPE	# LAMPS	FIXTURE WATTAGE	VOLTAGE	DIMENSION WIDTH	DIMENSION LENGTH	DIMENSION DEPTH/HEIGHT	COLOR TEMP	LUMENS	ENERGY STAR CERTIFIED?	REMARKS/NOTES
CF1	CEILING FAN/LIGHT	ROYAL PACIFIC	R1045LED 1BNBN	BRUSHED NICKEL	LED	1	9	120	52" Ø	-	17.5"	3000K	800	YES	COORDINATE HANG LENGTHS WITH INTERIOR ELEVATIONS
CP1	COMMUNITY KITCHEN MINI PENDANT	VISUAL COMFORT	61160-962	BRUSHED NICKEL	LED A19	1	100	120	4" Ø	5.75"	144"	3000K	800	YES	
E3	EXTERIOR BUILDING WALL DOWNLIGHT	PROGRESS	PP56413130K	BLACK	LED	1	29	120	6"	8-7/8"	12"	3000K	866	YES	WET LOCATION LISTED
E4	EXTERIOR BUILDING WALL UP/DOWN	PROGRESS	PP56300102030K	ANBR	LED	1	48	120	4.5"	8.25"	5.5"	3000K	1484	YES	WET LOCATION LISTED
EM1	EXIT SIGN	ROYAL PACIFIC	RRXL33RW	SELECTED BY ARCHITECT	LED	1	5	120	4"	16.75"	7.5"	-	-	NO	COORDINATE WITH PLANS FOR DIRECTIONAL ARROWS AND SINGLE/DOUBLE SIDED, FINISH BY ARCHITECT, LETTER COLORING BY ARCHITECT, EXACT LOCATIONS TO BE DETERMINED BY AHJ
EM2	EMERGENCY LIGHT	ELCO LIGHTING	EEE80L	WHITE	LED	1	1	120	4.75"	14"	1.75"	-	-	NO	WET LOCATION RATED, FINISH BY ARCHITECT, COORDINATE MOUNTING HEIGHTS AND LOCATIONS WITH ARCHITECTURAL ELEVATIONS, EXACT LOCATIONS TO BE DETERMINED BY AHJ
EM3	EMERGENCY REMOTE HEAD	ROYAL PACIFIC	RRH20	WHITE	LED	2	2	120	6.75	10.375	6.625	-	-	NO	WET LOCATION RATED; BLACK FINISH, COORDINATE MOUNTING HEIGHTS AND LOCATIONS WITH ARCHITECTURAL ELEVATIONS, EXACT LOCATIONS TO BE DETERMINED BY AHJ
EM4	EMERGENCY EXIT SIGN	ROYAL PACIFIC	RXEL391RW	SELECTED BY ARCHITECT	LED	1	4	MVOLT	11.75"	1-7/8"	9.5"	-	-	NO	SINGLE REMOTE HEADS: R19, RH21 & RH21-N DOUBLE REMOTE HEADS: RH18 (WET RATED), RH20
PNL1	COMMON AREA SURFACE/RECESSED MOUNT	LITHONIA	CPANL 2X2 33LM SWW7 120 TD DCMK	WHITE	LED	1	41	MVOLT	24"	24"	1.4"	3500K 4000K 5000K	SELECTABLE	YES	
PNL2	COMMON AREA SURFACE/RECESSED MOUNT	LITHONIA	CPANL 2X4 33LM SWW7 120 TD DCMK	WHITE	LED	1	41	MVOLT	24"	48"	1.4"	3500K 4000K 5000K	SELECTABLE	YES	
PNL3	COMMON AREA SURFACE/RECESSED MOUNT	LITHONIA	CPANL 1X4 33LM SWW7 120 TD DCMK	WHITE	LED	1	41	MVOLT	12"	48"	1.4"	3500K 4000K 5000K	SELECTABLE	YES	
R2	RECESSED SURFACE RETROFIT	SYLVANIA	65457 LEDRT6/R3C/ 1200UD/9SC8	WHITE	LED	1	14	MVOLT	-	-	6"	3000K 3500K 4000K 5000K	1200	YES	
S1	UNIT SURFACE MOUNT FIXTURE	PROGRESS	PP3632-0930K9	BRUSHED NICKEL	LED	1	29	120	13" Ø	-	8"	3000K	2197	YES	
S2	UNIT SURFACE MOUNT FIXTURE	MISENO	FLSAT 14LED CCTBN	BRUSHED NICKEL	LED	1	30	120	14" Ø	-	4.75"	2700/3000/ 3500/4000/ 5000K	1400	YES	
S3A	CORRIDOR SURFACE MOUNT FIXTURE	PROGRESS	PP36120930K9	BRUSHED NICKEL	LED	1	17	120	13" Ø	-	6"	3000K	929	YES	
S3B	CORRIDOR SURFACE MOUNT FIXTURE	PROGRESS	PP350168009	BRUSHED NICKEL	LED	3	60	120	18" Ø	-	11.5"	3000K	929	YES	E26
SC1	UNIT CORRIDOR WALL SCONCE	MISENO	FLWL120LED30BN	BRUSHED NICKEL	LED	1	10	120	7"	-	9-7/8"	3000K	600	YES	DAMP LOCATION LISTED
ST1	STAIRWELL/CORRIDOR FIXTURE	LITHONIA	PLLW7 LSL 4FT MSL4 I80CRI 140K I900	WHITE	LED	1	76	120	6.5"	48"	2.4"	4000K	1900	NO	COORDINATE EXACT MOUNTING HEIGHTS AND LOCATIONS WITH ARCHITECTURAL ELEVATIONS
UC1	UNIT AND COMMON AREA KITCHEN UNDER CABINET	AFX LIGHTING	AT5L224RWH	WHITE	LED	1	9	120	4"	24"	3.5"	3000K	630	YES	
UCD1	SURFACE MOUNT FIXTURE	ROYAL PACIFIC	R8556WHHO905CCT	WHITE	LED	1	15	120	7.5" Ø	-	0.8125"	2700/3000/ 4000K	1200	YES	WET LOCATION LISTED
UK1	UNIT KITCHEN FIXTURE	MISENO	FL SAT LO LED CCTBN	BRUSHED NICKEL	LED	1	34	120	18"	32.5"	4.75"	3000K	2400	YES	DAMP LOCATION LISTED
V1	UNIT AND PUBLIC RESTROOM VANITY	MISENO	FLVL1000L24LED30B N	BRUSHED NICKEL	LED	1	35	120	24"	4.75"	3.4375"	3000K	1448	NO	DRY LOCATION LISTED; COORDINATE EXACT MOUNTING HEIGHTS AND LOCATIONS WITH INTERIOR ELEVATIONS

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

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BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

LIGHT FIXTURE SCHEDULE

E601

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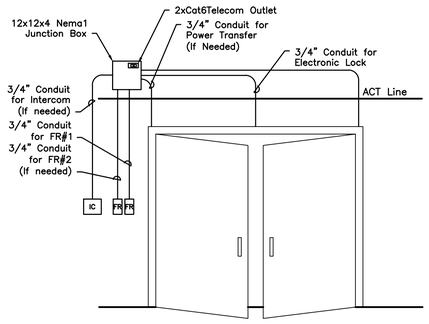
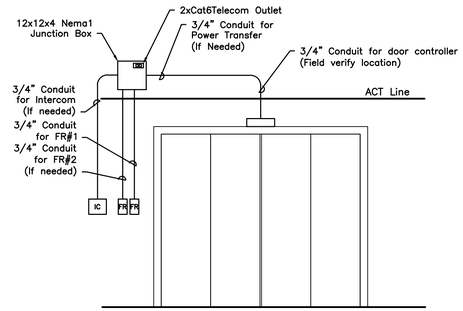
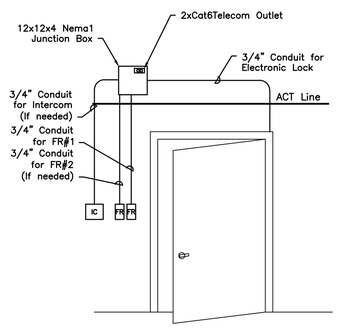


Double Door with
Electronic Locks

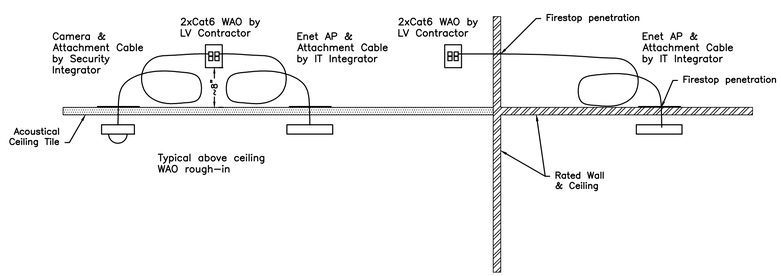


Sliding Door

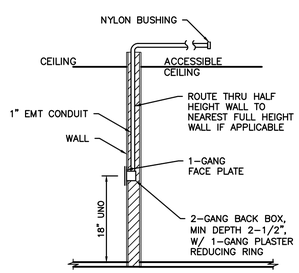


Single Door with
Electronic Locks

Door Details
NTS



AP/Camera Rough-in Details
NTS



LV System Rough-in Detail
NTS

Scope Item	System/Mfr	Vendor/Installer	Procured By	Comments
Structured Wiring - For Building and Units - **Structed Wiring is required to be installed by GC for all items procured by owner**	N/A	TBD - Bid Out by GC	GC	This system supports wired connectivity for Information Technology Systems. The Structure Wiring has been designed to NOT be application specific. This means that it can be used as the wired connections for numerous applications such as telephone systems, computer networks, call systems,
Business Network - For Building	TBD	FFE Director - GiGi Property Management / Ops Director - Joe Largey	Owner	This system attaches to the Structured Wiring system provided as part of the Base Building. Prelude need only provide/install connecting cables between devices and the work area outlets (WAOs) and provide/install connecting cables at switching fabric to be furnished in the
Resident Network - For Building WiFi Provided by Owner		Choice	GC	This system attaches to the Structured Wiring system provided as part of the Base Building. Only running infurstructure to each floor for potential
Cable TV / Internet - Resident Unit System	Cable System Provider	Choice	Owner	'Drop' wire cabling from IDF to Resident Rooms is accounted for in the Structured Wiring scope of work. Service provider
Fiber Internet	Fiber Provider	Choice	Owner	Fiber to be installed by fiber provider
Call System - For Units	Navicall	Navicall Certified Rep	GC	This system is wireless-based yet requires low voltage power at select transceiver locations throughout building. It is quite possible to power these locations using passive PoE over the
Telephone System - For Property Management Operations	TBD		Owner	Accounted for in Structured Wiring. Prelude need only provide/install a mix of connecting cables and cross-connects to complete the wire path from Resident Rooms to their telephone terminating equipment.
Telephone System - For Building Systems	TBD		GC	Communications systems for building systems such as Area of Refuge, Elevator, Life Safety items, Hotbox
Door Entry / Access Control	Butterfly	Butterfly Certified Installed	GC	Accounted for in the Structured Wiring scope of work and the modified EC scope of work. Butterfly requires
Security Camera System	TBD - Need to Standardize Requirments and NVR Provider with Prop Management		GC	System to be installed by GC selected Low Volt contractor. Cameras to be installed in standard locations identified on drawings.
ERRC - First Responders RF System Requires Base Building rough-in Site conditions dictate need	TBD		Roughin by GC Implementation by GC as needed (Life-Safety domain)	Include Infrustruction as part of Structured Wiring. Testing by GC. Install of system as Add/Alt by GC if required.
Fire Alarm Panel	TBD	TBD	GC	Non-Proprietary System - Honeywell Silent Night Recommended.
OTA Antenna	TBD	TBD	GC	OTA Antenna wired to tennants units on 2nd Coax drop.
Identified vendors / installers and systems are preferred by the owner. Any deviation to these should be provided as an alternate to the project for owner review.				
Structed Wiring is required to be installed by GC for all items procured by owner				

STATE OF OHIO
JOHN J. CYBULSKI
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12/16/2025

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5

BID/PERMIT

PROJECT DATE: 12.17.2025
PROJECT #: 24126

#	Description	Date

SPECIAL SYSTEM DETAILS

E701

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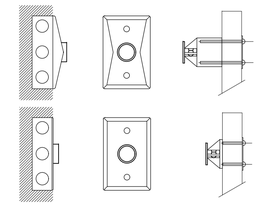
Schedules of through penetration firestop systems*

Concrete floors			Concrete or block walls		
Type of penetrant	**F-rating (HR)**	**UL-Classified system**	**Type of penetrant**	**F-rating (HR)**	**UL-Classified system**
Circular blank openings	1	FA 0006,CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090
	2	FA 0006,CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
SIngle non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
SIngle or bundled cables	1	FA 3007, CAJ 3095,CAJ 3180	Single or bundled cables	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007,CAJ 3095,CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
Electrical busway	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	Electrical busway	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029
				2	WJ 7029
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
Wood floor			**Gypsum wallboard assemblies**		
Type of penetrant	**F-rating (HR)**	**UL-Classified system**	**Type of penetrant**	**F-rating (HR)**	**UL-Classified system**
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
Non-metallic pipe or conduit	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	Non-metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
Single or bundled cables	1	FC 3012, FC 3044	Single or bundled cables	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019
				2	WL 4011, WL 4019
	2	FC 5004, FC 5037	Insulated pipes	1	WL 5028, WL 5029, WL 5047
				2	WL 5028, WL 5029, WL 5047
Non-insulated mechanical ductwork without dampers	1	FC 7013	Non-insulated mechanical ductwork without dampers	1	WL 7017, WL 7040, WL 7042, WL 7155
				2	WL 7040, WL 7042, WL 7155
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC8025	Mixed penetrants	1	WL 1095, WL 8013
				2	WL 1095, WL 8013

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

Notes:

1. Jobsite conditions of each through-penetration firestop system must meet all details of the UL-Classified System selected.
2. If jobsite conditions do not match any UL-classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings.
3. Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each through-penetration firestop system.
4. Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.
5. For 3-hour rated gypsum walls, contact one of the approved manufacturers for a UL-classified system or engineer judgment drawing.



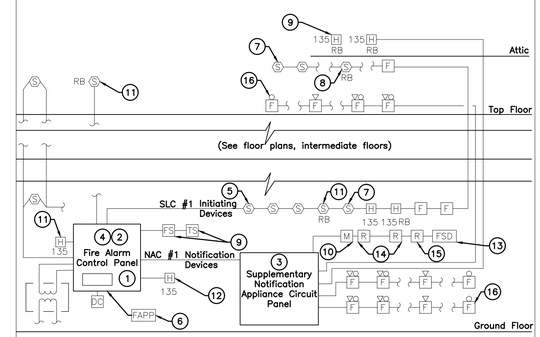
Magnet must require no more than 3 watts to develop 25-lbf holding force. The electromagnetic door released by a remote smoke detector switch, fire alarm control or sprinkler system. In the event of power failure, doors are released to close automatically, but may be opened or closed manually at any time. The door holders shall have a sprayed aluminum finished. All units must have "multi-voltage" design allowing them to operate in 12V DC, 24V AC/DC, or 120V AC,

Units to be;
1. Cast aluminum construction with satin aluminum finish.
2. Wall mounted with matching door hardwire.

Contractor <u>must</u> provide extensions when necessary to make contact with the door.

Electromagnetic Door Holder Detail

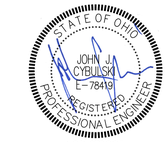
NTS



Detail Notes:

1. Fire alarm system: NICET and state certified alarm designer as Designer of Record shall design per NFPA 72. Coordinate design requirements with Authority Having Jurisdiction (AHJ) and install as directed by AHJ.
2. Fire Alarm Control Panel: panel shall be fully addressable and shall supervise initiation and notification appliance wiring. Panel shall contain a secondary power supply capable of powering the system as required by code. Connect the control panel to a dedicated branch circuit with lock on clip, red marking, and identified on directory as Fire Alarm Circuit per NFPA 72.
3. Provide additional power supplies if power requirements or voltage drop exceeds system control panel capacity, per NFPA 72.
4. Digital Alarm Communication Transmitter (DACT): provide digital alarm communication device (auto dialer) per NFPA 72 and connect to two telephone lines upstream of telephone switching equipment one line to be dedicated.
5. System Protection: provide smoke detectors at each control panel, power supply, and DACT per NFPA 72.
6. Fire Alarm Annunciator Panel: locate in or near front entrance (typical) for fire department review upon arrival. Contact the local fire authority and install where directed.
7. Smoke detectors in common areas shall be system type detectors.
8. Duct Smoke Detectors: provide, wire, and program for all air handling units. Detector shall have auxiliary contact for HVAC system shut down.
9. Sprinkler system: wire and program system to supervise/monitor flow and tamper switches.
10. Magnetic Hold Open devices: program to release associated (fire rated) doors upon activation of the fire alarm system.
11. Elevator: provide initiating devices at elevator lobbies, equipment rooms, and in hoistway with relays to initiate elevator recall or provide system interface units. Heat detectors shall be placed within 2'-0" of hoistway sprinkler heads to monitor high and low temperatures. Provide waterflow switch and wiring to shunt trip breaker which will disconnect power upon sprinkler activation.
12. Kitchen Hood: extend wiring from contacts in kitchen hood fire suppression system.
13. Fire Smoke Damper: provide relay and control wiring to fire smoke dampers to close upon activation of the fire alarm system.
14. Elevator relay: provide interface units and control wiring to primary and secondary elevator recall relays in elevator machine room.
15. Provide system interface unit relays and connect to activate smoke guard systems and to shut down HVAC systems.
16. Provide annunciation devices in dwelling unit bedrooms to produce 75dBA/520Hz at the pillow. Devices in HC/SI dwellings shall include 110-177cd visible notification in all areas.

Fire Alarm Riser



12/16/2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

FIRE ALARM DETAILS

E801

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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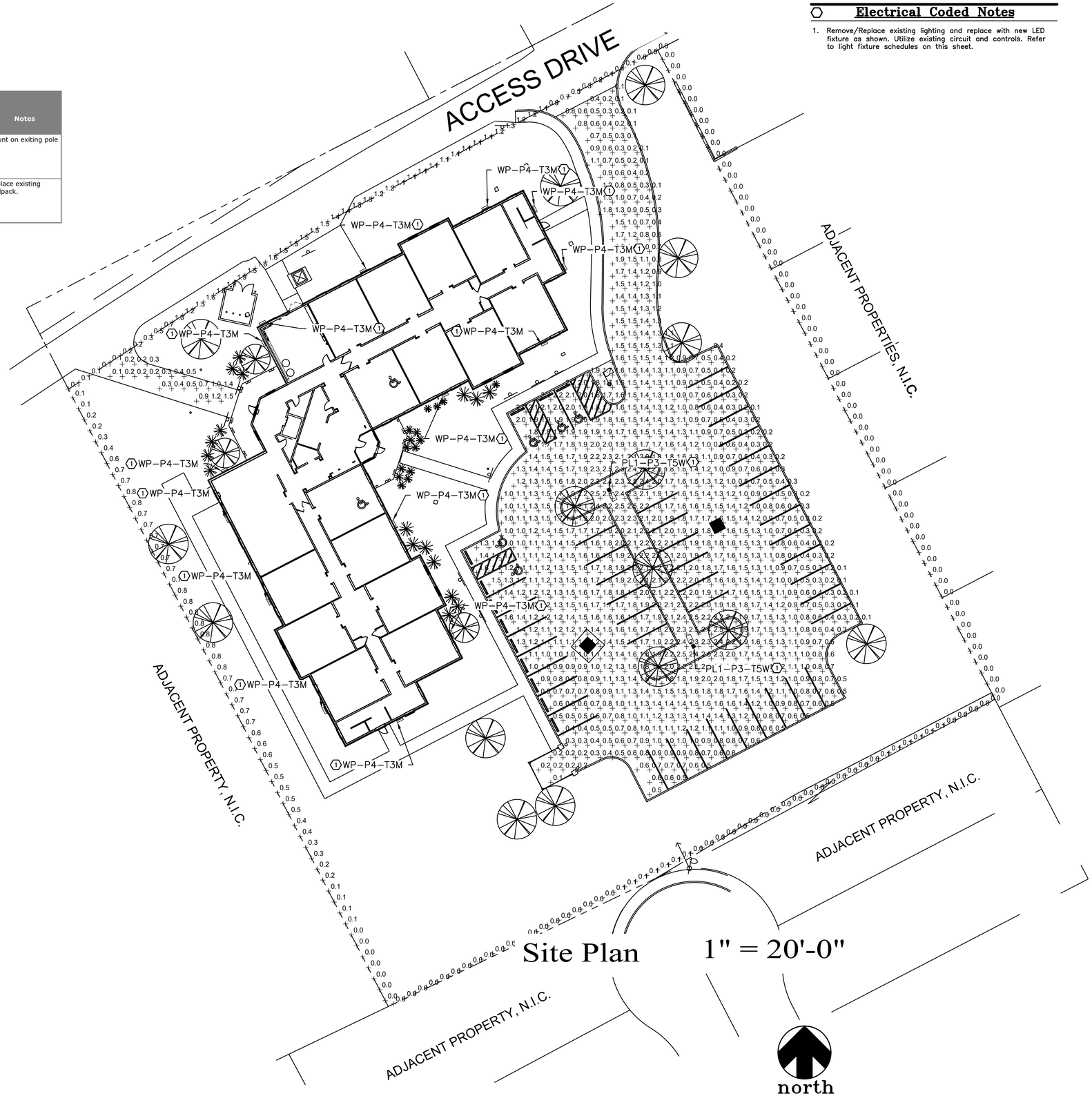
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot 2	+	0.6 fc	1.5 fc	0.1 fc	15.0:1	6.0:1
Property Line	+	0.4 fc	1.9 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.3 fc	2.5 fc	0.1 fc	25.0:1	13.0:1

Schedule

Label	Image	QTY	Input Power	Manufacturer	Catalog	Description	Notes
PL1-P3-T5W		2	102.17	Lithonia Lighting	DSX1 LED P3 30K 80CRI T5W	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 5 Wide	Mount on exiting pole
WP-P4-T3M		15	28.68	Lithonia Lighting	DSXW1 P4 30K 80CRI T3M	5000 3000K 80CRI Type 3 Medium	Replace existing wallpack.



Site Plan 1" = 20'-0"

Electrical Coded Notes

1. Remove/Replace existing lighting and replace with new LED fixture as shown. Utilize existing circuit and controls. Refer to light fixture schedules on this sheet.

STATE OF OHIO
JOHN J. CYBULSKI
E-78419
REGISTERED
PROFESSIONAL ENGINEER

12/16/2025

ST. THERESA VILLAGE

6783 SIEBERN AVE.
CINCINNATI, OH 45236

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BID/PERMIT

PROJECT DATE:	12.17.2025
PROJECT #:	24126

#	Description	Date

ELECTRICAL SITE UTILITY PLAN

ES101

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