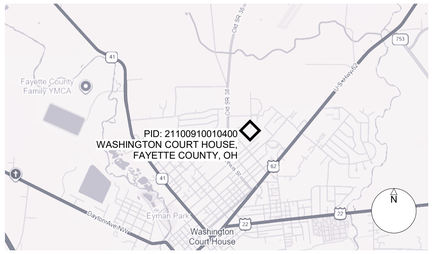
BLACKSTONE COMMONS - BUILDING C



PROJECT SCOPE

THE PROJECT ENTAILS THE NEW CONSTRUCTION OF A THREE (3) - STORY WALK-UP STYLE RESIDENTIAL APARTMENT BUILDING. THE BUILDING WILL HAVE TWO EXTERIOR STAIRWAYS AND BE FULLY SPRINKLERED. THE BUILDING WILL BE OF WOOD CONSTRUCTION ON SHALLOW FOOTINGS WITH A PITCHED ROOF. THIS PROJECT ALSO WILL STRIVE TO OBTAIN A LEED SILVER CERTIFICATION. THIS IS "BUILDING A" WHICH IS ONE OF FOUR BUILDINGS IN THIS DEVELOPMENT. THE OTHER BUILDING SHALL BE PERMITTED SEPARATELY. THIS DEVELOPMENT HAS BEEN AWARDED LOW INCOME HOUSING TAX CREDITS THROUGH THE OHIO HOUSING FINANCE AGENCY (OHFA). THE ANSI/ICC A117.1-2017 ACCESSIBILITY REQUIREMENTS AND THE OHIO BUILDING CODE (OBC) SHALL BE THE SAFE HARBOR STANDARD FOR COMPLIANCE WITH SECTION 504 OF THE REHABILITATION ACT OF 1974 FOR THE SITE AND SITE FEATURES, ALL BUILDINGS, ALL RESIDENTIAL UNITS, AND ALL COMMON AREAS.

SITE LOCATION



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PROJECT TEAM

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APPLICABLE CODES

BUILDING CODE:	2024 OHIO BUILDING CODE
PLUMBING CODE:	2024 OHIO PLUMBING CODE
MECHANICAL CODE:	2024 OHIO MECHANICAL CODE
ELECTRICAL CODE:	2023 NATIONAL ELECTRICAL CODE (NFPA 70)
FIRE CODE:	2021 INTERNATIONAL FIRE CODE
ENERGY CODE:	2021 OHIO ENERGY CODE, 2019 ASHRAE 90.1
ACCESSIBILITY CODE:	2010 ADA STANDARDS, ICC A117.1-2017 (ANSI), FAIR HOUSING DESIGN MANUAL

CODE SUMMARY

GROSS BUILDING AREA:	1ST STORY	7,430 SF
	2ND STORY	7,099 SF
	3RD STORY	7,099 SF
	TOTAL	21,628 SF
USE GROUP(S):	R-2	2024 OBC SECTION 303.3
CONSTRUCTION TYPE:	VB	2024 OBC SECTION 602.5
FIRE SUPPRESSION:	SPRINKLERED - NFPA 13R	2024 OBC SECTION 903.2.8
FIRE ALARM:	OCCUPANT NOTIFICATION SYSTEM	2024 OBC SECTION 907.2.9
SEPARATION:	1 HOUR	2024 OBC SECTION 420 & 508.4
ALLOWABLE HEIGHT:	60', 3 STORIES	2024 OBC TABLE 504.3 & 504.4
ACTUAL HEIGHT:	33'-7 1/2", 3 STORIES	
ALLOWABLE AREA (S.F.):	(7,000 + (7,000 x .75)) x 3 = 36,750 SF	2024 OBC TABLE 506.2.1
CLIMATE ZONE:	4A - FAYETTE CO	2021 OEC SECTION C301
STRUCTURAL DESIGN LOADS:	REFER TO STRUCTURAL NOTES	
SEISMIC DESIGN CATEGORY:	B	
SITE CLASS:	D	

DEFERRED SUBMITTALS:
WOOD FLOOR & ROOF TRUSS, FIRE SUPRESSION, FIRE ALARM

ISSUANCE LOG

REV #	DESCRIPTION	DATE
	80% OHFA SET	12.19.25
	PERMIT SET	02.12.26
1	REVISION	05.13.26

NOTE:
FOR MORE INFORMATION ON SPECIFIC CHANGES IN EACH REVISION, REFER TO THE REVISION NOTIFICATION NARRATIVE ISSUED WITH EVERY REVISION

DRAWING INDEX

1 PERMIT SET - REV 01
MAY 11, 2026

SHEET NO.	SHEET TITLE	REV. NO.	DATE
GENERAL			
G0.00	COVER SHEET	1	05.13.26
G0.01	LIFE SAFETY PLAN		
G0.02	UNIT MIX SUMMARY		
G1.01	FIRE RESISTANCE RATING		
G1.02	FIRE RESISTANCE RATING		
G1.03	FIRE RESISTANCE RATING		
G1.04	FIRE RESISTANCE RATING		
G1.05	FIRE RESISTANCE RATING		
G1.06	FIRE RESISTANCE RATING		
G1.07	FIRE RESISTANCE RATING		
G1.08	FIRE RESISTANCE RATING		
G2.01	ACCESSIBILITY DETAILS (ICC A117.1-2017)		
G2.02	ACCESSIBILITY DETAILS (ICC A117.1-2017)		
G3.01	ICC A117.1 UNIT TYPE A & B DETAILS		
G3.02	FAIR HOUSING DETAILS		
G3.03	FAIR HOUSING DETAILS & PLANS	1	05.13.26
G3.04	FAIR HOUSING DETAILS & PLANS	1	05.13.26
G3.05	FAIR HOUSING DETAILS & PLANS	1	05.13.26
G4.01	COMCHECK		
G4.02	LEED NOTES		
G4.03	AIR SEALING DETAILS		
G4.04	SIGNAGE PLAN AND DETAILS		
STRUCTURAL			
S001	GENERAL NOTES		
S002	GENERAL NOTES		
S003	SPECIAL INSPECTIONS		
S004	LOADING PLANS		
S101	FOUNDATION PLAN		
S102	SECOND FLOOR FRAMING PLAN		
S103	THIRD FLOOR FRAMING PLAN		
S104	ROOF FRAMING PLAN		
S201	TYPICAL FOUNDATION DETAILS & SECTIONS		
S211	FOUNDATION DETAILS & SECTIONS		
S301	TYPICAL FRAMING DETAILS & SECTIONS		
S311	FRAMING DETAILS & SECTIONS		
S321	ROOF FRAMING DETAILS		
S323	ROOF FRAMING TYPICAL DETAILS		
S401	WOOD SCHEDULES & TYPICAL DETAILS		
S402	WOOD SHEAR WALL SCHEDULES & TYPICAL DETAILS		
S403	WOOD SCHEDULES & TYPICAL DETAILS		
S404	WOOD & STAIR TYPICAL DETAILS		
ARCHITECTURAL SITE			
AS1.01	ARCHITECTURAL SITE PLAN	1	05.13.26
AS1.02	ARCHITECTURAL LANDSCAPE PLAN	1	05.13.26
AS1.03	ENLARGED ARCHITECTURAL SITE PLAN - EAST	1	05.13.26
AS1.04	ENLARGED ARCHITECTURAL SITE PLAN - WEST	1	05.13.26
ARCHITECTURAL			
A0.00	ARCHITECTURAL GENERAL NOTES		
A1.01	1ST STORY PLAN	1	05.13.26
A1.02	2ND STORY PLAN	1	05.13.26
A1.03	3RD STORY PLAN	1	05.13.26
A1.51	ROOF PLAN		
A2.01	EXTERIOR ELEVATIONS		
A2.02	EXTERIOR ELEVATIONS		
A3.10	BUILDING SECTIONS	1	05.13.26
A3.11	WALL SECTIONS	1	05.13.26
A3.12	WALL SECTIONS	1	05.13.26
A3.13	WALL SECTIONS	1	05.13.26
A3.14	WALL SECTIONS	1	05.13.26
A4.01	ENLARGED UNIT PLANS	1	05.13.26
A4.02	ENLARGED UNIT PLANS	1	05.13.26
A4.03	ENLARGED UNIT PLANS	1	05.13.26
A4.04	ENLARGED UNIT PLANS	1	05.13.26
A4.05	ENLARGED UNIT PLANS	1	05.13.26
A4.06	ENLARGED PLAN - KITCHEN PLANS & ELEVATIONS	1	05.13.26
A4.07	ENLARGED PLAN - KITCHEN PLANS & ELEVATIONS	1	05.13.26
A4.08	ENLARGED PLAN - BATHROOM PLANS & ELEVATIONS	1	05.13.26
A4.09	ENLARGED PLAN - BATHROOM PLANS & ELEVATIONS	1	05.13.26
A4.20	STAIR PLANS AND DETAILS	1	05.13.26
A4.21	STAIR SECTIONS	1	05.13.26
A5.01	EXTERIOR DETAILS		
A5.02	EXTERIOR DETAILS		
A5.03	EXTERIOR DETAILS		
A6.01	DOOR & WINDOW SCHEDULE	1	05.13.26
PLUMBING			
P0.00	PLUMBING GENERAL INFORMATION	1	05.13.26
P1.01	PLUMBING PLAN 1ST STORY	1	05.13.26
P1.02	PLUMBING PLAN 2ND STORY	1	05.13.26
P1.03	PLUMBING PLAN 3RD STORY	1	05.13.26
P2.01	PLUMBING PLAN UNIT A1	1	05.13.26
P2.02	PLUMBING PLAN UNIT A2 (504) TYPE A	1	05.13.26
P2.03	PLUMBING PLAN UNIT A3	1	05.13.26
P2.04	PLUMBING PLAN UNIT B1	1	05.13.26
P2.05	PLUMBING PLAN UNIT B2 (504) TYPE A	1	05.13.26
P2.06	PLUMBING PLAN UNIT B3	1	05.13.26
P2.07	PLUMBING PLAN UNIT C1	1	05.13.26
P4.10	PLUMBING ISOMETRICS	1	05.13.26
P5.10	PLUMBING DETAILS	1	05.13.26
MECHANICAL			
M0.00	MECHANICAL GENERAL INFORMATION	1	05.13.26
M1.01	MECHANICAL PLAN 1ST STORY	1	05.13.26
M1.02	MECHANICAL PLAN 2ND STORY	1	05.13.26
M1.03	MECHANICAL PLAN 3RD STORY	1	05.13.26
M2.01	MECHANICAL PLAN ONE BEDROOM	1	05.13.26
M2.02	MECHANICAL PLAN TWO BEDROOM	1	05.13.26
M2.03	MECHANICAL PLAN THREE BEDROOM	1	05.13.26
M5.10	MECHANICAL DETAILS	1	05.13.26
M8.10	MECHANICAL COMCHECK		
M8.11	MECHANICAL COMCHECK		
ELECTRICAL			
E0.00	ELECTRICAL GENERAL INFORMATION		
E1.10	ELECTRICAL PLAN - 1ST STORY		
E1.20	ELECTRICAL PLAN - 2ND STORY		
E1.30	ELECTRICAL PLAN - 3RD STORY	1	05.13.26
E2.10	ELECTRICAL PLAN - ONE BEDROOM	1	05.13.26
E2.20	ELECTRICAL PLAN - TWO BEDROOM	1	05.13.26
E2.30	ELECTRICAL PLAN - THREE BEDROOM		
E3.10	ONE LINE RISER DIAGRAM		
E4.10	LUMINAIRE SCHEDULE		
E4.20	LOAD SUMMARIES		
E5.10	ELECTRICAL DETAILS		
E8.10	ELECTRICAL COMCHECK		

SDI020

COVER SHEET G0.00

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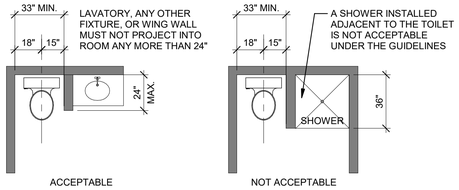
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STATE OF OHIO
KYLE ARTAR
REGISTERED ARCHITECT
12157
5/13/26
LICENSE: 12157 EXPIRES: 12.31.2027

BLACKSTONE COMMONS - BUILDING C

PID: 21100910010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

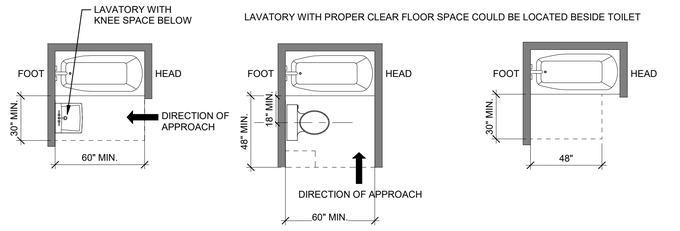
FAIR HOUSING DETAILS CONTINUED

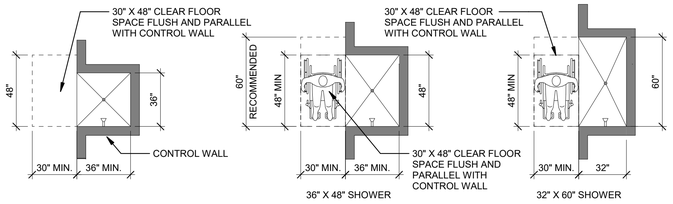


6 WALLS OVERLAPPING CLEAR FLOOR SPACE AT TOILET

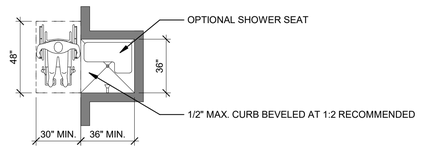
G3.03

1/4" = 1'-0"





IN SPECIFICATION B BATHROOMS, WHEN SHOWER IS ONLY BATHING FIXTURE AND IN A NOMINAL 36" X 36", IT MUST HAVE REINFORCING FOR GRAB BARS AND A WALL-MOUNTED SHOWER SEAT.

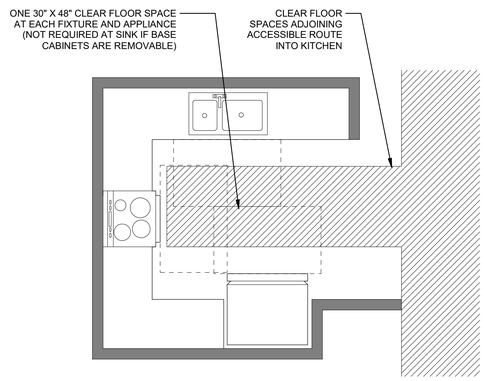


WHEN SHOWER STALL IS THE ONLY BATHING FIXTURE IT MUST BE AT LEAST 36" X 36"

5 CLEAR FLOOR SPACE AT BATHTUBS/SHOWERS

G3.03

1/4" = 1'-0"



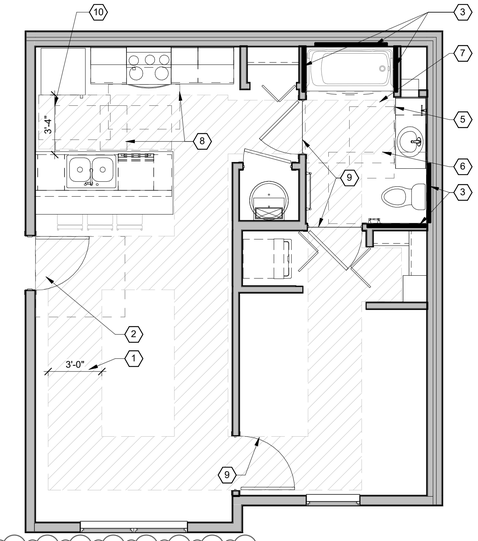
4 CLEAR FLOOR SPACE AND ACCESSIBLE ROUTE

G3.03

3/8" = 1'-0"

FAIR HOUSING CODED NOTES

1		ACCESSIBLE ROUTE THROUGHOUT UNIT SHOWN W/ CROSS HATCH
1	2	34" CLEAR WIDTH @ ALL ENTRY DOORS (TYP)
	3	BLOCKING FOR GRAB BARS REQUIRED FOR CONVENTIONAL BATHTUBS AND WATER CLOSETS
	4	BLOCKING FOR FOLD UP GRAB BAR PLACEMENT
	5	60" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH @ BATHTUB
	6	66" X 48" CLEAR FLOOR SPACE AT WATER CLOSET
	7	30" X 48" CLEAR FLOOR SPACE @ VANITY SINK
	8	30" X 48" CLEAR FLOOR SPACE IN FRONT OF ALL APPLIANCE AND SINK
	9	32" CLEAR WIDTH @ ALL BED/BATH DOORS (TYP)
	10	40" MIN CLEAR WIDTH BETWEEN APPLIANCES & COUNTERTOP IN GALLEY KITCHEN
	11	30" X 52" CLEAR FLOOR SPACE FOR FORWARD APPROACH PER ICC A117.1 2017 AT REMOVABLE CABNLET LOCATIONS



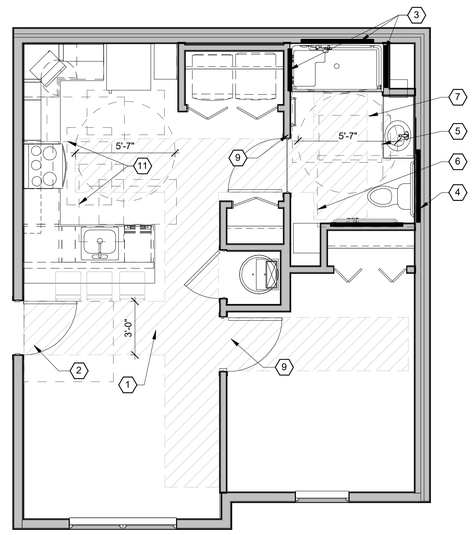
ALL FIRST FLOOR A3 UNITS TO BE '**TYPE B**' ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS. 1

3 ENLARGED FAIR HOUSING PLAN - UNIT A3

G3.03

1/4" = 1'-0"

1 REVISED CLEAR FLOOR AREAS



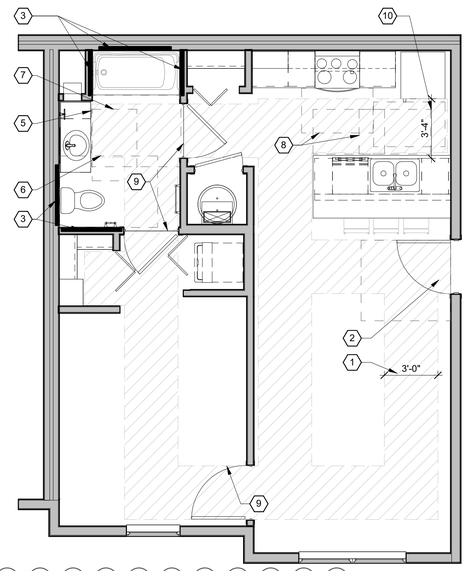
UNIT A5 IS A TYPE A ACCESSIBLE UNIT. ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS.

2 ENLARGED FAIR HOUSING PLAN - UNIT A2 (504)

G3.03

1/4" = 1'-0"

1 REVISED KITCHEN LAYOUT AND CLEAR FLOOR AREAS



ALL FIRST FLOOR A1 UNITS TO BE '**TYPE B**' ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS. 1

1 ENLARGED FAIR HOUSING PLAN - UNIT A1

G3.03

1/4" = 1'-0"

1 REVISED CLEAR FLOOR AREAS

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KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 121572 1
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104 00
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

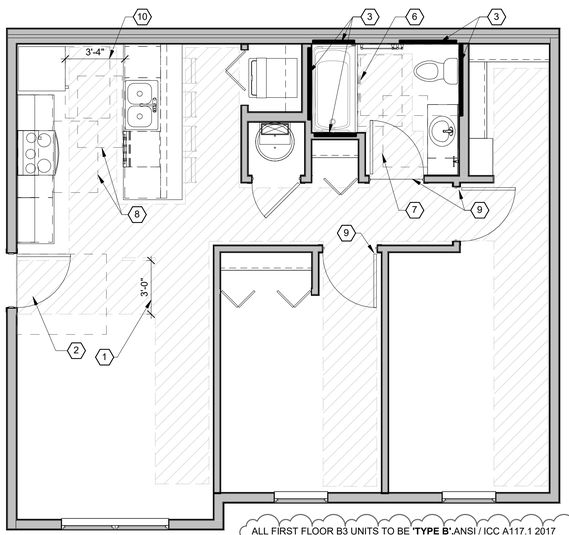
FAIR HOUSING DETAILS & PLANS

G3.03

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FAIR HOUSING CODED NOTES

	1	ACCESSIBLE ROUTE THROUGHOUT UNIT SHOWN W/ CROSS HATCH
	2	34" CLEAR WIDTH @ ALL ENTRY DOORS (TYP)
1	3	BLOCKING FOR GRAB BARS REQUIRED FOR CONVENTIONAL BATHTUBS AND WATER CLOSETS.
	4	BLOCKING FOR FOLD UP GRAB BAR PLACEMENT
	5	60" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH @ BATHTUB
	6	66" X 48" CLEAR FLOOR SPACE AT WATER CLOSET
	7	30" X 48" CLEAR FLOOR SPACE @ VANITY SINK
	8	30" X 48" CLEAR FLOOR SPACE IN FRONT OF ALL APPLIANCE AND SINK
	9	32" CLEAR WIDTH @ ALL BED/BATH DOORS (TYP)
	10	40" MIN CLEAR WIDTH BETWEEN APPLIANCES & COUNTERTOP IN GALLEY KITCHEN
	11	30" X 52" CLEAR FLOOR SPACE FOR FORWARD APPROACH PER ICC A117.1 2017 AT REMOVABLE CABNLET LOCATIONS

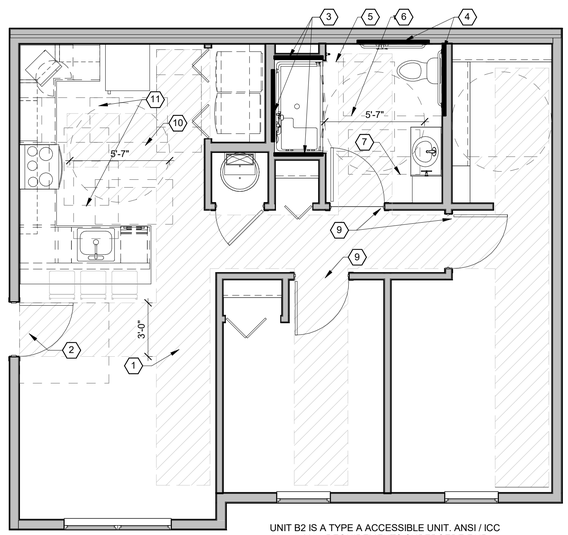


ALL FIRST FLOOR B3 UNITS TO BE '**TYPE B**'.ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS. 1

3 G3.04 ENLARGED FAIR HOUSING PLAN - UNIT B3

1/4" = 1'-0"

1 REVISED CLEAR FLOOR AREAS

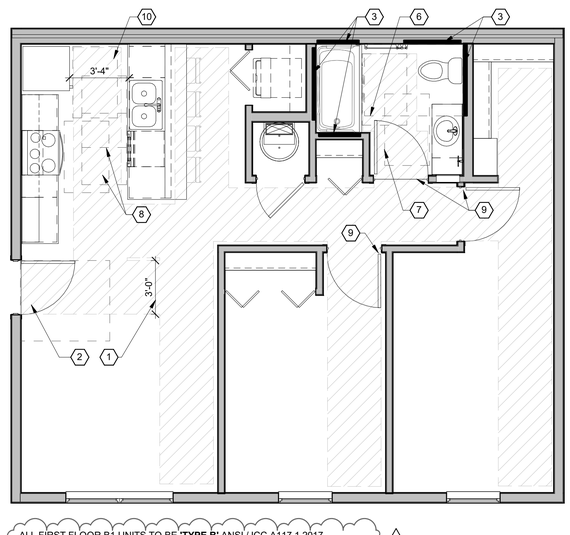


UNIT B2 IS A TYPE A ACCESSIBLE UNIT. ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS.

2 G3.04 ENLARGED FAIR HOUSING PLAN - UNIT B2 (504)

1/4" = 1'-0"

1 REVISED KITCHEN LAYOUT AND CLEAR FLOOR AREAS



ALL FIRST FLOOR B1 UNITS TO BE '**TYPE B**'.ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS. 1

1 G3.04 ENLARGED FAIR HOUSING PLAN - UNIT B1

1/4" = 1'-0"

1 REVISED CLEAR FLOOR AREAS

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KYLE ARTAR
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REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 121572
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

80% OHFA SET		12.19.25
PERMIT SET		02.12.26
1	REVISION	05.13.26

FAIR HOUSING DETAILS & PLANS

G3.04

FAIR HOUSING CODED NOTES

1	ACCESSIBLE ROUTE THROUGHOUT UNIT SHOWN W/ CROSS HATCH
2	34" CLEAR WIDTH @ ALL ENTRY DOORS (TYP)
3	BLOCKING FOR GRAB BARS REQUIRED FOR CONVENTIONAL BATHTUBS AND WATER CLOSETS.
4	BLOCKING FOR FOLD UP GRAB BAR PLACEMENT
5	60" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH @ BATHTUB
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9	32" CLEAR WIDTH @ ALL BED/BATH DOORS (TYP)
10	40" MIN CLEAR WIDTH BETWEEN APPLIANCES & COUNTERTOP IN GALLEY KITCHEN
11	30" X 52" CLEAR FLOOR SPACE FOR FORWARD APPROACH PER ICC A117.1 2017 AT REMOVABLE CABNLET LOCATIONS

1



ALL FIRST FLOOR C1 UNITS TO BE '**TYPE B**'ANSI / ICC A117.1 2017 REQUIREMENTS SUPERCEDE FAIR HOUSING DETAILS AND REQUIREMENTS 1

1 G3.05

FAIR HOUSING PLAN - UNIT C1

1/4" = 1'-0"

1 REVISED CLEAR FLOOR AREAS

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STATE OF OHIO
KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 121572
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

80% OHFA SET		12.19.25
PERMIT SET		02.12.26
1	REVISION	05.13.26

FAIR HOUSING
DETAILS & PLANS

G3.05



1 AS1.01 ARCHITECTURAL SITE PLAN

1" = 50'-0"

1 REVISED THE LOCATION OF PARKING, SIDEWALKS, CROSSWALKS, CURB RAMPS, DUMPSTER ENCLOSURES, ETC. TO MATCH 04.17.26 CIVIL SITE PLAN. ADDED 2 ADA STALLS PER OHFA COMMENTS. REVISED PONDS TO MATCH 05.01.26 CIVIL SITE PLAN.

SITE PLAN GENERAL NOTES

A. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION
B. THE SITE IS LOCATED TO THE NORTH OF GREGG STREET AND STRADLES BLACKSTONE STREET. IN THE CITY OF WASHINGTON COURT HOUSE PARCEL ID 2110091001040. THE SITE IS CURRENTLY ZONED R-3- APARTMENT/ROOMING HOUSE. PER ARTICLE XIV (R-3) MULTIPLE FAMILY RESIDENTIAL DISTRICT, OF THE WASHINGTON COURT HOUSE ZONING ORDINANCE, SECTION 14.05 DEVELOPMENT STANDARDS, THE MINIMUM LOT AREA FOR MULTIPLE-FAMILY DWELLINGS IS 3,500 SF PER DWELLING UNIT.
C. THE AREA OF THE PARCEL, KNOWN AS THE BLACKSTONE COMMONS DEVELOPMENT IS 443,484.4 SQUARE FEET. (443,484.4 / 3,500 = 126.71) PER THIS REQUIREMENT A MAXIMUM DENSITY OF ONE HUNDERED TWENTY SIX (126) DWELLING UNITS CAN BE CONSTRUCTED ON THIS SITE. BLACKSTONE COMMONS IS DESIGNED FOR NINETY NINE (99) DWELLING UNITS. PER SECTION 14.05.09 BUILDINGS OR STRUCTURES SHALL NOT OCCUPY MORE THAN 60% OF THE SITE AND OPEN PLAY AREAS SHALL BE PROVIDED AT 1000 SF PER FIVE (5) DWELLING UNITS. THESE AREAS SHALL BE APPROVED BY THE PLANNING COMMISSION.
D. THREE (3) ACCESSIBLE DUMPSTER ENCLOSURES SHALL BE PROVIDED ON ACCESSIBLE ROUTES AND COMPLY WITH THE SCREENING REQUIREMENTS OD SECTION 14.05.07. PLEASE SEE PARKING SUMMARY FOR THE REQUIRED AND PROVIDED NUMBER OF PARKING SPACES.
E. THE SITE SHALL BE PROVIDED AN ACCESSIBLE ROUTE FROM ALL GROUND FLOOR DWELLING UNITS TO SITE AMENITIES, DUMPSTER ENCLOSURES, AND PUBLIC WAY PER THE BUILDING CODE.

SITE SUMMARY:Y

ACREAGE	SQ.FT	TOTAL DWELLING UNITS (DU)	DU/ ACREAGE
10.181	443,484	99	9.72

MAX HEIGHT (FT)	FRONT YARD (FT)	SIDE YARD, ONE/BOTH (FT)	REAR YARD (FT)
35	20	10	40

DWELLING UNIT SUMMARY
99 TOTAL UNITS

ONE BEDROOMS 616 SF - 655 SF	20 DU (20%)
TWO BEDROOMS 808 SF - 827 SF	64 DU (65%)
THREE BEDROOMS 1007 SF - 1024 SF	15 DU (15%)

DWELLING UNITS STACK THREE STORIES HIGH. REFER TO THE SITE PLAN. BUILDINGS REPRESENT THE GROUND LEVEL. IN THIS PLAN THE GROUND LEVEL COMMUNITY AMENITY & OFFICE SPACE ARE ATTACHED TO THE SOUTH END OF BUILDING B. AREA RANGES ABOVE ARE UNIT GROSS AREA. REFER TO UNIT MIX SUMMARY ON SHEET G0.02.

PARKING SUMMARY

PER ARTICLE XXVI OFF STREET PARKING AND LOADING REQUIREMENTS OF THE WASHINGTON COURT HOUSE ZONING ORDINANCE SECTION 26.03 NINETY DEGREE PARKING STALLS SHALL HAVE A MINIMUM WIDTH 10'-0", A MINIMUM LENGTH OF 20'-0", AND A MINIMUM MANEUVERING LANE WIDTH OF 20'-0". WHERE HEAD IN PARKING THAT PULLS INTO A SIDEWALK, THE SIDEWALK SHALL BE 6'-0" WIDE AT A TO MAINTAIN AN ACCESSIBLE ROUTE PROVIDING A BUMPER OVERHANG BUFFER OF 2'-0" FOR MAINTAINING AN ACCESSIBLE ROUTE. ALL WALKS SHALL HAVE A MAXIMUM OF 5% SLOPE ALONG THE PATH OF TRAVEL AND A 2% MAX CROSS SLOPE. BLACKSTONE COMMONS IS PROVIDING NINETY NINE (99) DWELLING UNITS. PER SECTION 26.05 REQUIRED NUMBER OF OFF STREET PARKING SPACES, MULTI FAMILY UNITS SHALL HAVE A MINIMUM OF TWO (2) PARKING SPACES PER DWELLING UNIT. THE REQUIRED NUMBER OF PARKING SPACES FOR THE DEVELOPMENT IS ONE HUNDRED AND NINETY EIGHT (198 = 99x2). PARKING LOT SURFACING SHALL COMPLY WITH 26.03(D.). ADA VEHICLE AND VAN ACCESSIBLE STALLS SHALL BE PROVIDED BASED ON THE TOTAL NUMBER OF PARKING SPACES PER TABLE 208.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. PARKING SPACES PROVIDED SHOWN IN TABLE BELOW.

PARKING COUNT

PARK SPACE TYPE	QTY
CAR ACCESSIBLE PARKING SPACES	11
CAR PARKING SPACES	193
TOTAL PARKING SPACES	204 204

COMMUNITY AMENITIES

1. ON-SITE MANAGEMENT OFFICE
2. SUPPORTIVE SERVICES OFFICE
3. EXERCISE ROOM
4. 609 SQFT OUTDOOR PATIO AREA FOR RESIDENTS WITH A 19'x23' COVERED PICNIC SHELTER (72% COVERAGE)
5. OUTDOOR PLAYGROUND AREA FOR CHILDREN
6. SECURITY CAMERAS

SITE PLAN LEGEND

DARKER SHADE ON UNITS INDICATES THE LOCATION OF AN ANSI/ICC A117.1 - 2017 TYPE "A" ACCESSIBLE DWELLING UNIT. ALL OTHER UNITS ON THE GROUND LEVEL SHALL BE DESIGNED TO MEET TYPE "B" STANDARDS.

ARROW INDICATES ACCESSIBLE ROUTE FROM THE POINT OF EXIT DISCHARGE TO A PUBLIC WAY AND OTHER ACCESSIBLE SITE AMENITIES. SEE CIVIL GRADING PLAN FOR ASSOCIATED SLOPES. MAX SLOPE ALONG ACCESSIBLE WAY TO BE NO GREATER THAN 5%.

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EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 2110091001040
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

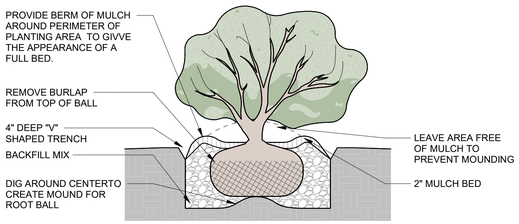
ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	02.12.26
1	REVISION	05.13.26

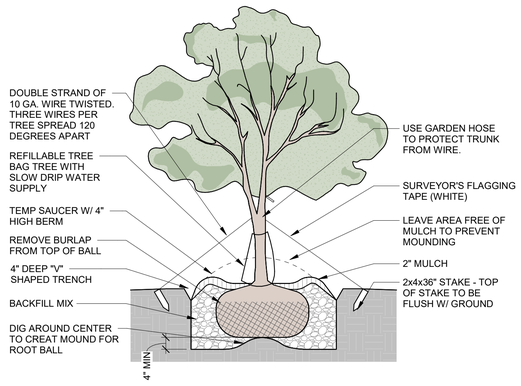
ARCHITECTURAL SITE PLAN

AS1.01

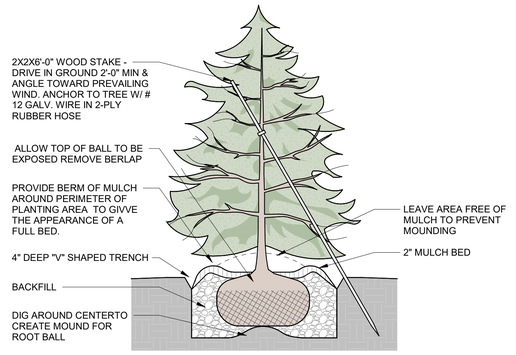
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4 AS1.02 SHRUB PLANTING
1/2" = 1'-0"



3 AS1.02 DECIDUOUS PLANTING
1/2" = 1'-0"



2 AS1.02 CONIFER PLANTING
1/2" = 1'-0"



1 AS1.02 ARCHITECTURAL LANDSCAPE PLAN
1" = 50'-0"

1 REDUCED THE NUMBER OF ARMSTRONG MAPLE STREET TREES ALONG BLACKSTONE STREET AND MOVED SELECT TREES TO ALLOW SPACE FOR REVISED PARKING, SIDEWALKS, AND TRANSFORMER PADS. REVISED PONDS TO MATCH 05.01.26 CIVIL SITE PLAN.

SITE PLAN GENERAL NOTES

THE LANDSCAPE DESIGN SHALL COMPLY WITH THE WASHINGTON COURT HOUSE ZONING CADE ARTICLE XXVIII LANDSCAPING SECTION 28.01 THROUGH SECTION 28.04 AND OTHER APPLICABLE SECTIONS OF THE ORDINANCE PERTAINING TO LANDSCAPING, SCREENING IN THE R-3 ZONING DISTRICT. THE SITE LANDSCAPING INTENT WILL ALSO ENTAIL THE FOLLOWING:

1. THE SITE DESIGN AND EXTERIOR CONDITIONS SHALL CONFORM WITH SECTION K OF THE OHFA DESIGN & ARCHITECTURAL FEATURES.
2. LANDSCAPING SHALL BE PROVIDED AT THE ENTRANCES OF THE BUILDINGS INCLUDING NATIVE PLANTS, DECORATIVE FENCING AS NEEDED, BUILDING LIGHTING AND SIGNAGE.
3. PARK BENCHES SHALL BE PROVIDED FOR ENJOYABLE VIEWS.
4. SHADE TREES SHALL BE PROVIDED FOR COMMONLY USED AREA, STREET TREES SHALL BE PROVIDED PER LOCAL REQUIREMENTS.
5. LANDSCAPE SCREENING SHALL BE PROVIDED FOR DUMPSTER ENCLOSURES, MECHANICAL EQUIPMENT, AND MISC. UTILITIES.

PLANTING SCHEDULE

MARK	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	QTY
CONIFEROUS TREE				
EH	EASTERN HEMLOCK	TSUGA	5'-0"	16
NS	NORWAY SPRUCE	PICEA ABIES	5'-0"	16
DECIDUOUS TREES				
AM	ARMSTRONG MAPLE	ACER REBRUM 'ARMSTRONG'	2" CALIPER (8'-0")	61
LL	LITTLELEAF LINDEN	TILIA CORDATA	2" CALIPER (8'-0")	23
WHZ	WITCH HAZEL	HAMAMELIS	2 GALLON (12" - 16")	25
ORNAMENTAL GRASS				
LB	LITTLE BUNNY DWARF GRASS	PENNISETUN ALOPECUROIDES "LITTLE BUNNY"	1 GALLON (0'-10")	179
SHRUBS				
BB	BURNING BUSH	EUONYMUS ALATUS	3 GALLON (1'-6")	57
GCJ	GOLDEN CONE JUNIPER	JUNIPERUS COMMUNIS	3 GALLON (1'-6")	90
JBW	JAPANESE BOXWOOD	BUXS MICROPHYLLA	3 GALLON (1'-6")	164
VS	VIRGINIA SWEETSPIRE	ITEA VIRGINICA	1 GALLON (0'-10")	23

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BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

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	PERMIT SET	02.12.26
1	REVISION	05.13.26

ARCHITECTURAL LANDSCAPE PLAN

AS1.02

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1 AS1.03 ENLARGED ARCHITECTURAL SITE PLAN - EAST

1" = 20'-0"

1 REVISED THE LOCATION OF PARKING, SIDEWALKS, CROSSWALKS, CURB RAMPS, DUMPSTER ENCLOSURE, ETC. TO MATCH 04.17.26 CIVIL SITE PLAN. ADDED ONE ADA STALL TO EAST SIDE OF SITE PER OHFA COMMENTS. REVISED POND TO MATCH 05.01.26 CIVIL SITE PLAN.

SITE PLAN GENERAL NOTES

A. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION
B. THE SITE IS LOCATED TO THE NORTH OF GREGG STREET AND STRADLES BLACKSTONE STREET. IN THE CITY OF WASHINGTON COURT HOUSE PARCEL ID 2110091001040. THE SITE IS CURRENTLY ZONED R-3- APARTMENT/ROOMING HOUSE. PER ARTICLE XIV (R-3) MULTIPLE FAMILY RESIDENTIAL DISTRICT, OF THE WASHINGTON COURT HOUSE ZONING ORDINANCE, SECTION 14.05 DEVELOPMENT STANDARDS, THE MINIMUM LOT AREA FOR MULTIPLE-FAMILY DWELLINGS IS 3,500 SF PER DWELLING UNIT.
C. THE AREA OF THE PARCEL, KNOWN AS THE BLACKSTONE COMMONS DEVELOPMENT IS 443,484.4 SQUARE FEET. (443,484.4 / 3,500 = 126.71) PER THIS REQUIREMENT A MAXIMUM DENSITY OF ONE HUNDERED TWENTY SIX (126) DWELLING UNITS CAN BE CONSTRUCTED ON THIS SITE. BLACKSTONE COMMONS IS DESIGNED FOR NINETY NINE (99) DWELLING UNITS. PER SECTION 14.05.09 BUILDINGS OR STRUCTURES SHALL NOT OCCUPY MORE THAN 60% OF THE SITE AND OPEN PLAY AREAS SHALL BE PROVIDED AT 1000 SF PER FIVE (5) DWELLING UNITS. THESE AREAS SHALL BE APPROVED BY THE PLANNING COMMISSION.
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SITE PLAN LEGEND

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SITE PLAN CODED NOTES

1 PROVIDE RADIUS ACCESSIBLE CURB RAMP WITH TACTILE WARNING SURFACE FEATURING TRUNCATED DOMES, MAXIMUM SLOPE SHALL NOT EXCEED 8.33% IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE

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BLACKSTONE COMMONS - BUILDING C

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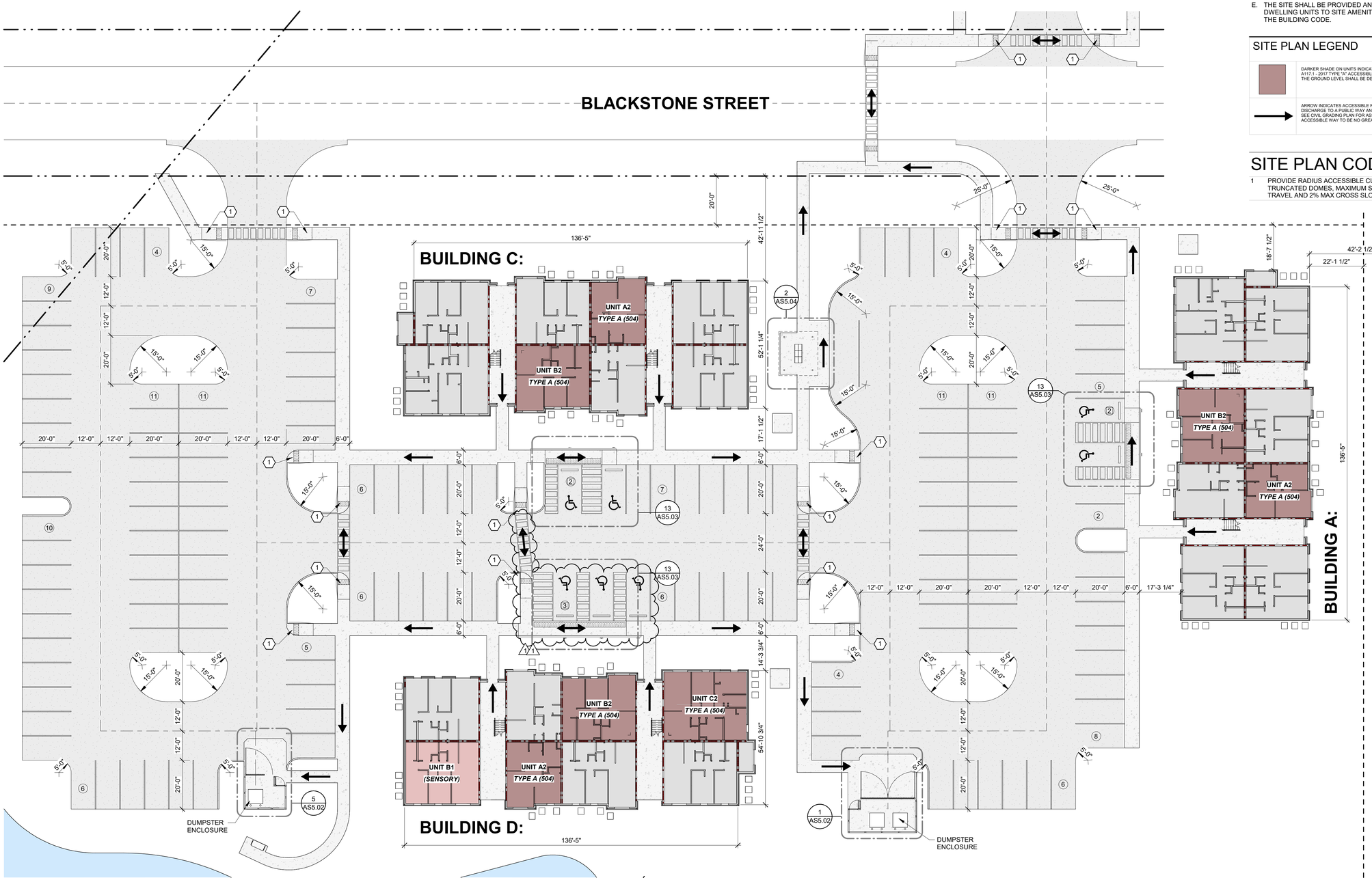
ISSUANCE

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1	REVISION	05.13.26

ENLARGED ARCHITECTURAL SITE PLAN - EAST

AS1.03

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SITE PLAN GENERAL NOTES

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B. THE SITE IS LOCATED TO THE NORTH OF GREGG STREET AND STRADLES BLACKSTONE STREET. IN THE CITY OF WASHINGTON COURT HOUSE PARCEL ID 211009100104O0. THE SITE IS CURRENTLY ZONED R-3- APARTMENT/ROOMING HOUSE. PER ARTICLE XIV (R-3) MULTIPLE FAMILY RESIDENTIAL DISTRICT, OF THE WASHINGTON COURT HOUSE ZONING ORDINANCE, SECTION 14.05 DEVELOPMENT STANDARDS, THE MINIMUM LOT AREA FOR MULTIPLE-FAMILY DWELLINGS IS 3,500 SF PER DWELLING UNIT.
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SITE PLAN CODED NOTES

1 PROVIDE RADIUS ACCESSIBLE CURB RAMP WITH TACTILE WARNING SURFACE FEATURING TRUNCATED DOMES, MAXIMUM SLOPE SHALL NOT EXCEED 8.33% IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE

1 AS1.04 ENLARGED ARCHITECTURAL SITE PLAN - WEST
1" = 20'-0"

1 REVISED THE LOCATION OF PARKING, SIDEWALKS, CROSSWALKS, CURB RAMPS, DUMPSTER ENCLOSURE, ETC. TO MATCH 04.17.26 CIVIL SITE PLAN. ADDED ONE ADA STALL TO WEST SIDE OF SITE PER OHFA COMMENTS.

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BLACKSTONE COMMONS - BUILDING C

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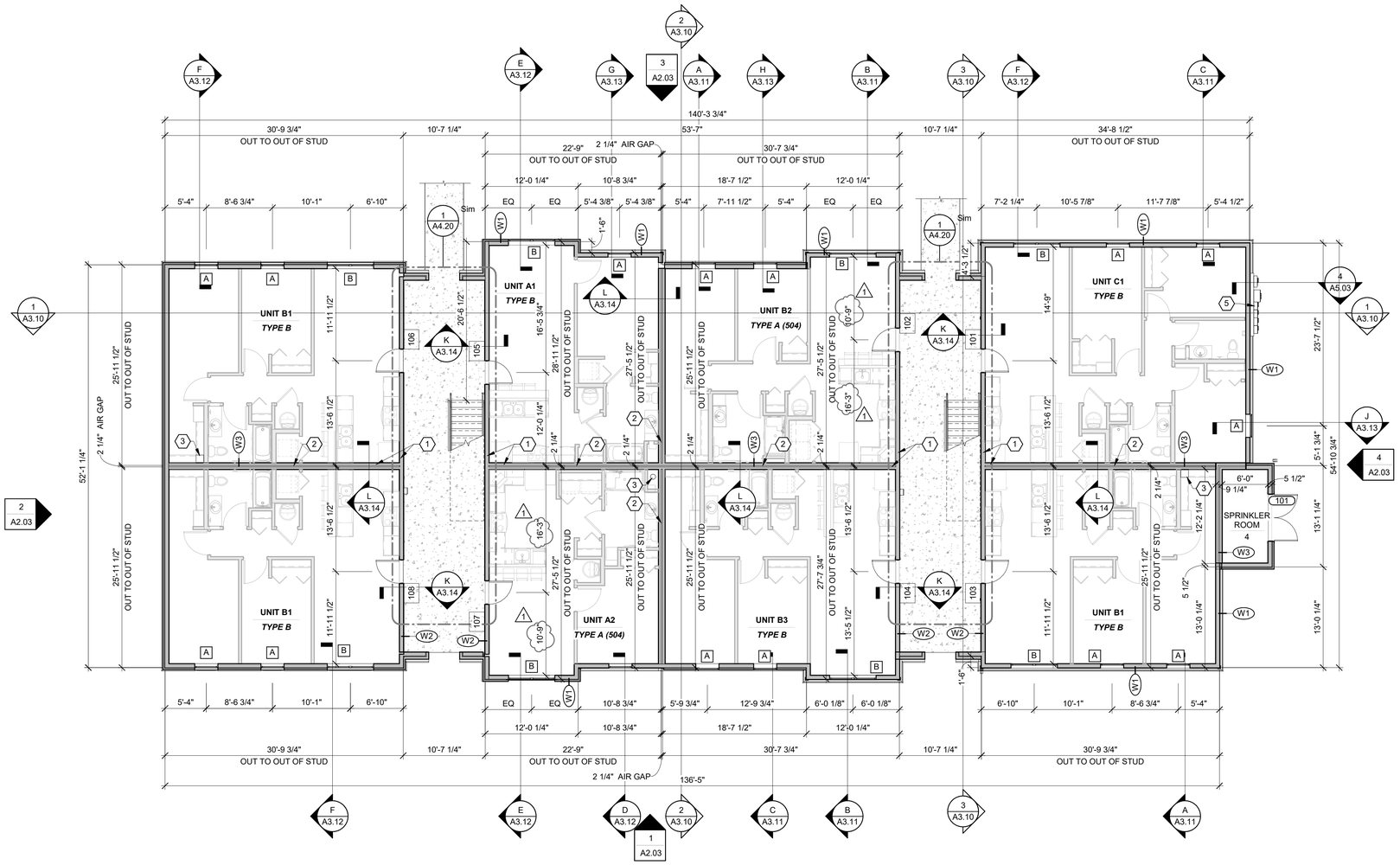
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ISSUANCE

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	PERMIT SET	02.12.26
1	REVISION	05.13.26

ENLARGED ARCHITECTURAL SITE PLAN - WEST

AS1.04



1 A1.01 — 1ST STORY PLAN

1/8" = 1'-0"

1 UNITS UPDATED WITH REVISED KITCHEN LAYOUTS

FLOOR PLAN GENERAL NOTES

A. ALL DIMENSIONS SHOWN ARE TO FACE OF MASONRY (BLOCK OR BRICK) OR FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
B. ALL UNMARKED WALLS SHALL BE THE SAME AS THE CLOSEST MARKED WALL TYPE. REFER TO THE WALL/PARTITION SCHEDULE, LOCATED ON SHEETS **A1.01-A1.03.**
C. GENERAL CONTRACTOR TO PROVIDE ALL WALLS AND FIRE RATED ASSEMBLIES AS INDICATED ON FLOOR PLANS AND ENLARGED UNIT PLANS. REFER TO ENLARGED DWELLING UNIT PLANS FOR INTERIOR WALL DIMENSIONS, WALL TYPES, DOOR TYPES, AND OTHER DWELLING UNIT SPECIFIC INFORMATION.
D. ALL EXISTING WALLS TO BE PATCHED AND REPAIRED. PROVIDE ASTM C840 LEVEL 4 FINISH UNLESS NOTED OTHERWISE.
E. PROVIDE 2x6 WOOD BLOCKING IN PARTITIONS TO SUPPORT ALL CASEWORK , DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, AND FIRE EXTINGUISHERS.
F. ELECTRICAL CONTRACTOR TO COORDINATE LOCATIONS WITH MECHANICAL EQUIPMENT AND FIRE PROTECTION PRIOR TO STARTING WORK.
G. ALL GYPSUM BOARD IN 'WET' AREAS TO BE MOISTURE RESISTANT.
H. **FLOOR/CEILING ASSEMBLY SOUND ATTENUATION NOTE:** THE FLOOR/CEILING ASSEMBLY FOR THE SECOND AND THIRD FLOOR IS MADE UP OF LVP FLOORING OVER 3/4" LIGHTWEIGHT CONCRETE, 3/4" SHEATHING, ON TOP OF 18" FLOOR TRUSSES WITH 3 1/2" SOUND ATTENUATION BATTS DRAPED OVER 1/2" RESILIENT CHANNELS AT 12" O.C. AND 5/8" FIRE CODE DRYWALL SCREWED TO RESILIENT CHANNELS @ 8" O.C.. BASED ON THE USG SOUND PERFORMANCE SELECTOR GUIDE THE 1 HR RATED CEILING/FLOOR ASSEMBLY L563 WITH LVP FLOORING HAS A **STC VALUE OF 58** AND AN **IIC VALUE OF 50** (G9877.02)
I. THE ROUGH FRAMING SUB-CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL MILLWORK, DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, PLUMBING FIXTURES, FIRE EXTINGUISHERS, MEDICINE CABINETS, BATHROOM ACCESSORIES, GRAB BARS AND BLOCKING FOR POTENTIAL FUTURE GRAB BARS PER FAIR HOUSING REQUIREMENTS. REFER TO INTERIOR ELEVATIONS AND FAIR HOUSING UNIT PLANS AND DETAILS SHEET
J. REFER TO SHEET **A0.00** FOR ADDITIONAL NOTES.
K. PROVIDE FUTURE GRAB BAR BLOCKING IN ALL TYPE B ACCESSIBLE UNITS PER ICC A117.1-2017 SECTION 1104.11.1 AND FAIR HOUSING, REFER TO FAIR HOUSING SHEETS FOR ADDITIONAL FUTURE GRAB BAR REINFORCEMENT.

1

CODED NOTES

1	REFER TO STRUCTURAL FOR SHEAR WALL AND HOLD DOWN LOCATIONS
2	PROVIDE DRAFT STOPPING BETWEEN DWELLING UNITS IN LINE WITH DEMISING WALL CONTINUOUS THROUGH FLOOR/CEILING ASSEMBLIES, SEAL ALL SEAMS AND PENETRATIONS (TYP)
3	RADON MITIGATING PIPING BOX OUT, REFER TO MECHANICAL DRAWINGS. IN DWELLING UNITS PROVIDE A 13" X 13" FINISHED FRAME CHASE IN CORNER OF CLOSET, ENSURE ALL FIRE RATED ASSEMBLIES ARE FULLY PROTECTED BY INSTALLING CHASE AFTER CEILING/FLOOR ASSEMBLY IS FINISHED. FIRE STOP MEMBRANE PENETRATIONS PER SPECIFIED UL ASSEMBLY TEST.
4	LOCATION OF ATTIC ACCESS, REFER TO DETAIL 2/A1.51
5	ELECTRIC GEAR LOCATION REFER TO ELECTRICAL DRAWINGS

WALL TYPE SCHEDULE

MARK	WALL CONSTRUCTION	FIRE RATING
W1	EXTERIOR SIDING (REFER TO ELEVATIONS AND WALL SECTIONS) 7/16" APA RATED SHEATHING 2X6 WOOD STUDS AT 16" O.C. 5 1/2" KRAFT FACED BATT INSULATION R-21 5/8 GYPSUM WALL BOARD	0 HR
W2	EXTERIOR SIDING, REFER TO WALL SECTION 5/8" TYPE "X" EXTERIOR GYPSUM WALL BOARD 7/16" APA RATED OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" KRAFT FACED BATT INSULATION R-21 5/8" TYPE "X" GYPSUM WALL BOARD	1 HR - UL U344
W3	5/8" TYPE "X" GYPSUM WALL BOARD 3 1/2" FRICTION FIT BATT INSULATION R-13 2x4 WOOD STUDS AT 16" O.C. 1" AIR GAP, REFER TO STRUCTURAL FOR SHEAR WALL LOCATION 2x4 WOOD STUDS AT 16" O.C. 3 1/2" FRICTION FIT BATT INSULATION R-13 5/8" TYPE "X" GYPSUM WALL BOARD	1 HR - UL U341
W4	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" GYPSUM BOARD	0 HR
W5	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C.	0 HR
W6	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x6 WOOD STUDS AT 16" O.C. 5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD	0 HR
W7	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x6 WOOD STUDS AT 16" O.C. 5/8" GYPSUM WALL BOARD	0 HR
W8	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD	0 HR
W9	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" GYPSUM WALL BOARD	0 HR
W10	EXTERIOR CULTURED STONE PER SPEC 7/16" APA RATED SHEATHING 2X6 WOOD STUDS AT 16"O.C. 7/16" APA RATED SHEATHING EXTERIOR VINYL LAP SIDING	0 HR

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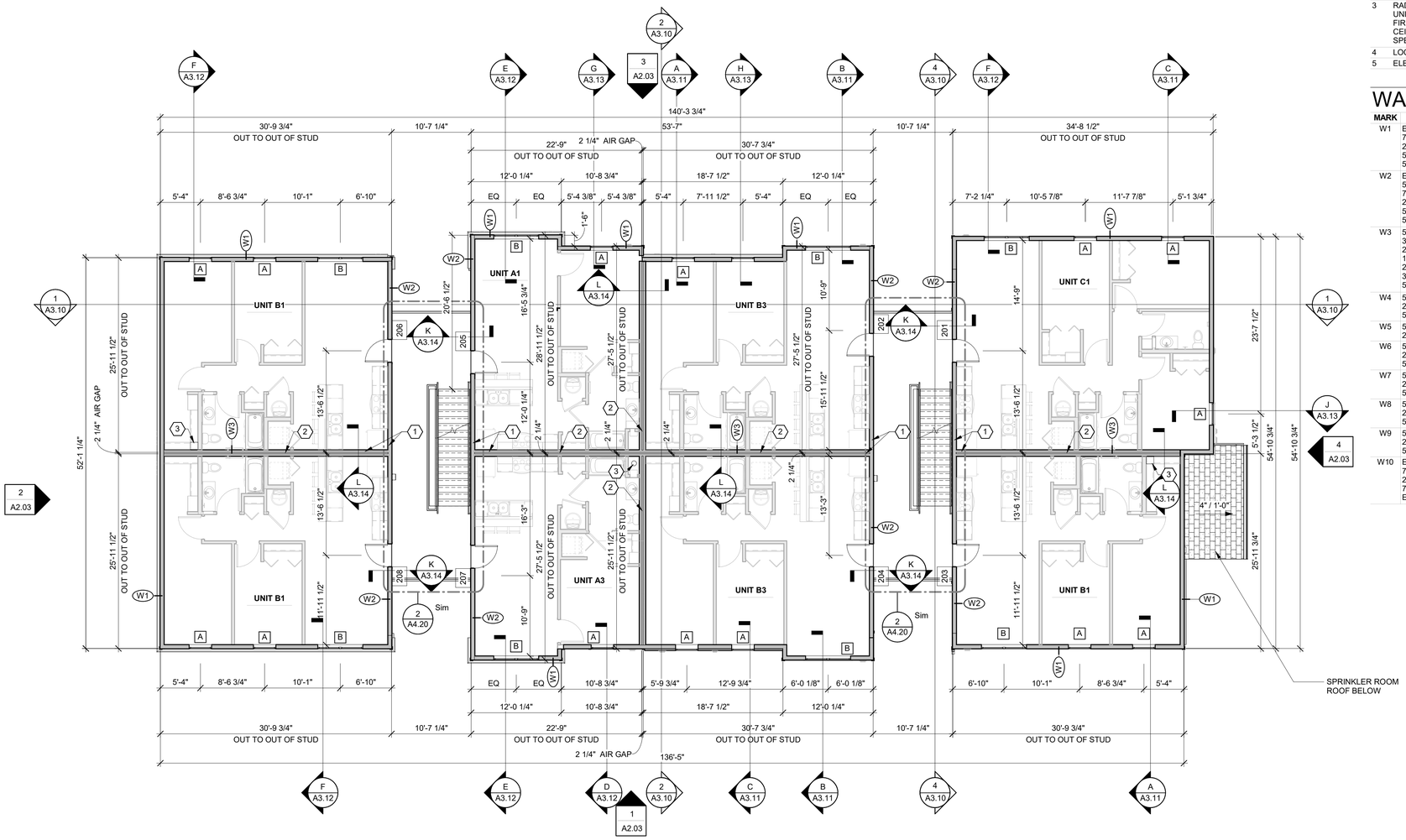
ISSUANCE

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1	REVISION	05.13.26

1ST STORY PLAN

A1.01

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2ND STORY PLAN

1/8" = 1'-0"

1 UNITS UPDATED WITH REVISED KITCHEN LAYOUTS

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C. GENERAL CONTRACTOR TO PROVIDE ALL WALLS AND FIRE RATED ASSEMBLIES AS INDICATED ON FLOOR PLANS AND ENLARGED UNIT PLANS. REFER TO ENLARGED DWELLING UNIT PLANS FOR INTERIOR WALL DIMENSIONS, WALL TYPES, DOOR TYPES, AND OTHER DWELLING UNIT SPECIFIC INFORMATION.
D. ALL EXISTING WALLS TO BE PATCHED AND REPAIRED. PROVIDE ASTM C840 LEVEL 4 FINISH UNLESS NOTED OTHERWISE.
E. PROVIDE 2x6 WOOD BLOCKING IN PARTITIONS TO SUPPORT ALL CASEWORK , DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, AND FIRE EXTINGUISHERS.
F. ELECTRICAL CONTRACTOR TO COORDINATE LOCATIONS WITH MECHANICAL EQUIPMENT AND FIRE PROTECTION PRIOR TO STARTING WORK.
G. ALL GYPSUM BOARD IN 'WET' AREAS TO BE MOISTURE RESISTANT.
H. **FLOOR/CEILING ASSEMBLY SOUND ATTENUATION NOTE:** THE FLOOR/CEILING ASSEMBLY FOR THE SECOND AND THIRD FLOOR IS MADE UP OF LVP FLOORING OVER 3/4" LIGHTWEIGHT CONCRETE, 3/4" SHEATHING, ON TOP OF 18" FLOOR TRUSSES WITH 3 1/2" SOUND ATTENUATION BATTS DRAPED OVER 1/2" RESILIENT CHANNELS AT 12" O.C. AND 5/8" FIRE CODE DRYWALL SCREWED TO RESILIENT CHANNELS @ 8" O.C.. BASED ON THE USG SOUND PERFORMANCE SELECTOR GUIDE THE 1 HR RATED CEILING/FLOOR ASSEMBLY L563 WITH LVP FLOORING HAS A **STC VALUE OF 58** AND AN **IIC VALUE OF 50** (G9877.02)
I. THE ROUGH FRAMING SUB-CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL MILLWORK, DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, PLUMBING FIXTURES, FIRE EXTINGUISHERS, MEDICINE CABINETS, BATHROOM ACCESSORIES, GRAB BARS AND BLOCKING FOR POTENTIAL FUTURE GRAB BARS PER FAIR HOUSING REQUIREMENTS. REFER TO INTERIOR ELEVATIONS AND FAIR HOUSING UNIT PLANS AND DETAILS SHEET
J. REFER TO SHEET **A0.00** FOR ADDITIONAL NOTES.
K. PROVIDE FUTURE GRAB BAR BLOCKING IN ALL TYPE B ACCESSIBLE UNITS PER ICC A117.1-2017 SECTION 1104.11.1 AND FAIR HOUSING, REFER TO FAIR HOUSING SHEETS FOR ADDITIONAL FUTURE GRAB BAR REINFORCEMENT.

1

CODED NOTES

1	REFER TO STRUCTURAL FOR SHEAR WALL AND HOLD DOWN LOCATIONS
2	PROVIDE DRAFT STOPPING BETWEEN DWELLING UNITS IN LINE WITH DEMISING WALL CONTINUOUS THROUGH FLOOR/CEILING ASSEMBLIES, SEAL ALL SEAMS AND PENETRATIONS (TYP)
3	RADON MITIGATING PIPING BOX OUT, REFER TO MECHANICAL DRAWINGS. IN DWELLING UNITS PROVIDE A 13" X 13" FINISHED FRAME CHASE IN CORNER OF CLOSET, ENSURE ALL FIRE RATED ASSEMBLIES ARE FULLY PROTECTED BY INSTALLING CHASE AFTER CEILING/FLOOR ASSEMBLY IS FINISHED. FIRE STOP MEMBRANE PENETRATIONS PER SPECIFIED UL ASSEMBLY TEST.
4	LOCATION OF ATTIC ACCESS, REFER TO DETAIL 2/A1.51
5	ELECTRIC GEAR LOCATION REFER TO ELECTRICAL DRAWINGS

WALL TYPE SCHEDULE

MARK	WALL CONSTRUCTION	FIRE RATING
W1	EXTERIOR SIDING (REFER TO ELEVATIONS AND WALL SECTIONS) 7/16" APA RATED SHEATHING 2X6 WOOD STUDS AT 16" O.C. 5 1/2" KRAFT FACED BATT INSULATION R-21 5/8 GYPSUM WALL BOARD	0 HR
W2	EXTERIOR SIDING, REFER TO WALL SECTION 5/8" TYPE "X" EXTERIOR GYPSUM WALL BOARD 7/16" APA RATED OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" KRAFT FACED BATT INSULATION R-21 5/8" TYPE "X" GYPSUM WALL BOARD	1 HR - UL U344
W3	5/8" TYPE "X" GYPSUM WALL BOARD 3 1/2" FRICTION FIT BATT INSULATION R-13 2x4 WOOD STUDS AT 16" O.C. 1" AIR GAP, REFER TO STRUCTURAL FOR SHEAR WALL LOCATION 2x4 WOOD STUDS AT 16" O.C. 3 1/2" FRICTION FIT BATT INSULATION R-13 5/8" TYPE "X" GYPSUM WALL BOARD	1 HR - UL U341
W4	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" GYPSUM BOARD	0 HR
W5	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C.	0 HR
W6	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x6 WOOD STUDS AT 16" O.C. 5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD	0 HR
W7	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x6 WOOD STUDS AT 16" O.C. 5/8" GYPSUM WALL BOARD	0 HR
W8	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD	0 HR
W9	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" GYPSUM WALL BOARD	0 HR
W10	EXTERIOR CULTURED STONE PER SPEC 7/16" APA RATED SHEATHING 2X6 WOOD STUDS AT 16"O.C. 7/16" APA RATED SHEATHING EXTERIOR VINYL LAP SIDING	0 HR

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STATE OF OHIO
KYLE ARTAR
12157121
5/13/26
REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

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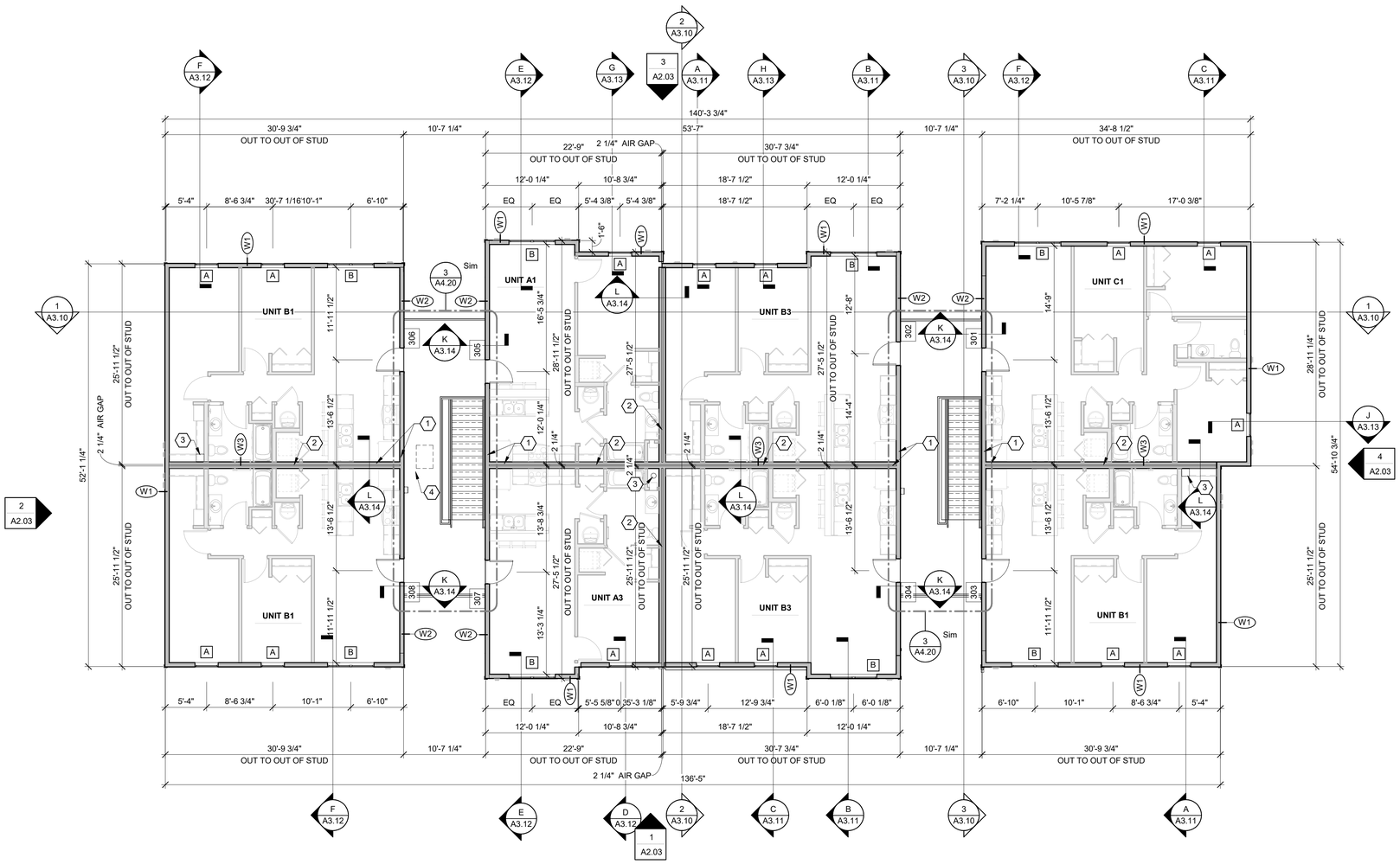
ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	02.12.26
1	REVISION	05.13.26

2ND STORY PLAN

A1.02

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1 A1.03 — 3RD STORY PLAN

1/8" = 1'-0"

1 UNITS UPDATED WITH REVISED KITCHEN LAYOUTS

FLOOR PLAN GENERAL NOTES

A. ALL DIMENSIONS SHOWN ARE TO FACE OF MASONRY (BLOCK OR BRICK) OR FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
B. ALL UNMARKED WALLS SHALL BE THE SAME AS THE CLOSEST MARKED WALL TYPE. REFER TO THE WALL/PARTITION SCHEDULE, LOCATED ON SHEETS **A1.01-A1.03.**
C. GENERAL CONTRACTOR TO PROVIDE ALL WALLS AND FIRE RATED ASSEMBLIES AS INDICATED ON FLOOR PLANS AND ENLARGED UNIT PLANS. REFER TO ENLARGED DWELLING UNIT PLANS FOR INTERIOR WALL DIMENSIONS, WALL TYPES, DOOR TYPES, AND OTHER DWELLING UNIT SPECIFIC INFORMATION.
D. ALL EXISTING WALLS TO BE PATCHED AND REPAIRED. PROVIDE ASTM C840 LEVEL 4 FINISH UNLESS NOTED OTHERWISE.
E. PROVIDE 2x6 WOOD BLOCKING IN PARTITIONS TO SUPPORT ALL CASEWORK , DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, AND FIRE EXTINGUISHERS.
F. ELECTRICAL CONTRACTOR TO COORDINATE LOCATIONS WITH MECHANICAL EQUIPMENT AND FIRE PROTECTION PRIOR TO STARTING WORK.
G. ALL GYPSUM BOARD IN 'WET' AREAS TO BE MOISTURE RESISTANT.
H. **FLOOR/CEILING ASSEMBLY SOUND ATTENUATION NOTE:** THE FLOOR/CEILING ASSEMBLY FOR THE SECOND AND THIRD FLOOR IS MADE UP OF LVP FLOORING OVER 3/4" LIGHTWEIGHT CONCRETE, 3/4" SHEATHING, ON TOP OF 18" FLOOR TRUSSES WITH 3 1/2" SOUND ATTENUATION BATTS DRAPED OVER 1/2" RESILIENT CHANNELS AT 12" O.C. AND 5/8" FIRE CODE DRYWALL SCREWED TO RESILIENT CHANNELS @ 8" O.C.. BASED ON THE USG SOUND PERFORMANCE SELECTOR GUIDE THE 1 HR RATED CEILING/FLOOR ASSEMBLY L563 WITH LVP FLOORING HAS A **STC VALUE OF 58** AND AN **IIC VALUE OF 50** (G9877.02)
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1

CODED NOTES (#)

1	REFER TO STRUCTURAL FOR SHEAR WALL AND HOLD DOWN LOCATIONS
2	PROVIDE DRAFT STOPPING BETWEEN DWELLING UNITS IN LINE WITH DEMISING WALL CONTINUOUS THROUGH FLOOR/CEILING ASSEMBLIES, SEAL ALL SEAMS AND PENETRATIONS (TYP)
3	RADON MITIGATING PIPING BOX OUT, REFER TO MECHANICAL DRAWINGS. IN DWELLING UNITS PROVIDE A 13" X 13" FINISHED FRAME CHASE IN CORNER OF CLOSET. ENSURE ALL FIRE RATED ASSEMBLIES ARE FULLY PROTECTED BY INSTALLING CHASE AFTER CEILING/FLOOR ASSEMBLY IS FINISHED. FIRE STOP MEMBRANE PENETRATIONS PER SPECIFIED UL ASSEMBLY TEST.
4	LOCATION OF ATTIC ACCESS, REFER TO DETAIL 2/A1.51
5	ELECTRIC GEAR LOCATION REFER TO ELECTRICAL DRAWINGS

WALL TYPE SCHEDULE

MARK	WALL CONSTRUCTION	FIRE RATING
W1	EXTERIOR SIDING (REFER TO ELEVATIONS AND WALL SECTIONS) 7/16" APA RATED SHEATHING 2X6 WOOD STUDS AT 16" O.C. 5 1/2" KRAFT FACED BATT INSULATION R-21 5/8 GYPSUM WALL BOARD	0 HR
W2	EXTERIOR SIDING, REFER TO WALL SECTION 5/8" TYPE "X" EXTERIOR GYPSUM WALL BOARD 7/16" APA RATED OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" KRAFT FACED BATT INSULATION R-21 5/8" TYPE "X" GYPSUM WALL BOARD	1 HR - UL U344
W3	5/8" TYPE "X" GYPSUM WALL BOARD 3 1/2" FRICTION FIT BATT INSULATION R-13 2x4 WOOD STUDS AT 16" O.C. 1" AIR GAP, REFER TO STRUCTURAL FOR SHEAR WALL LOCATION 2x4 WOOD STUDS AT 16" O.C. 3 1/2" FRICTION FIT BATT INSULATION R-13 5/8" TYPE "X" GYPSUM WALL BOARD	1 HR - UL U341
W4	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" GYPSUM BOARD	0 HR
W5	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C.	0 HR
W6	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x6 WOOD STUDS AT 16" O.C. 5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD	0 HR
W7	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x6 WOOD STUDS AT 16" O.C. 5/8" GYPSUM WALL BOARD	0 HR
W8	5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD 2x4 WOOD STUDS AT 16" O.C. 5/8" MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD	0 HR
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W10	EXTERIOR CULTURED STONE PER SPEC 7/16" APA RATED SHEATHING 2X6 WOOD STUDS AT 16"O.C. 7/16" APA RATED SHEATHING EXTERIOR VINYL LAP SIDING	0 HR

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KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

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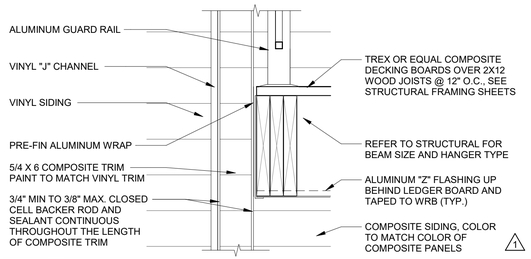
ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	02.12.26
1	REVISION	05.13.26

3RD STORY PLAN

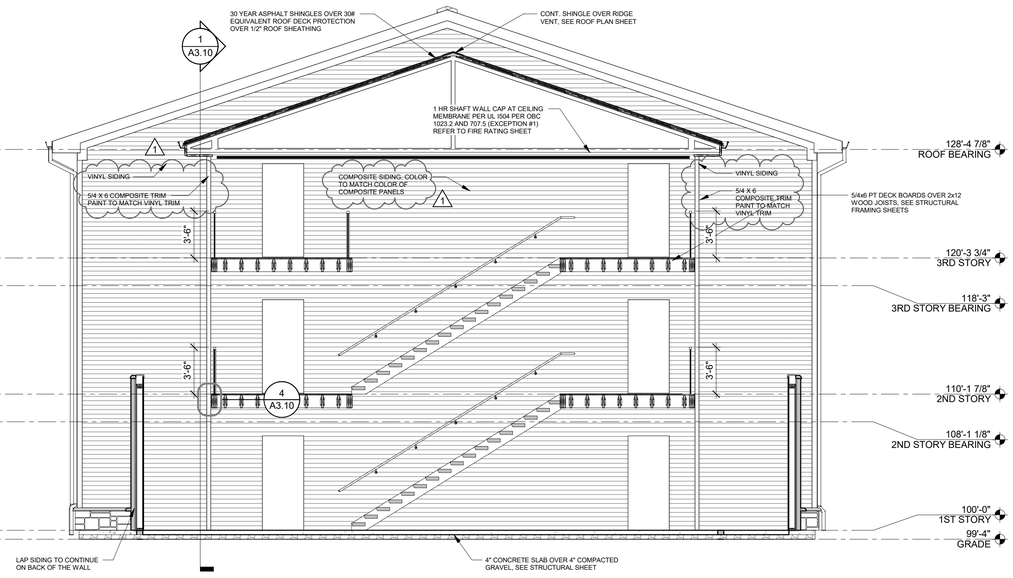
A1.03

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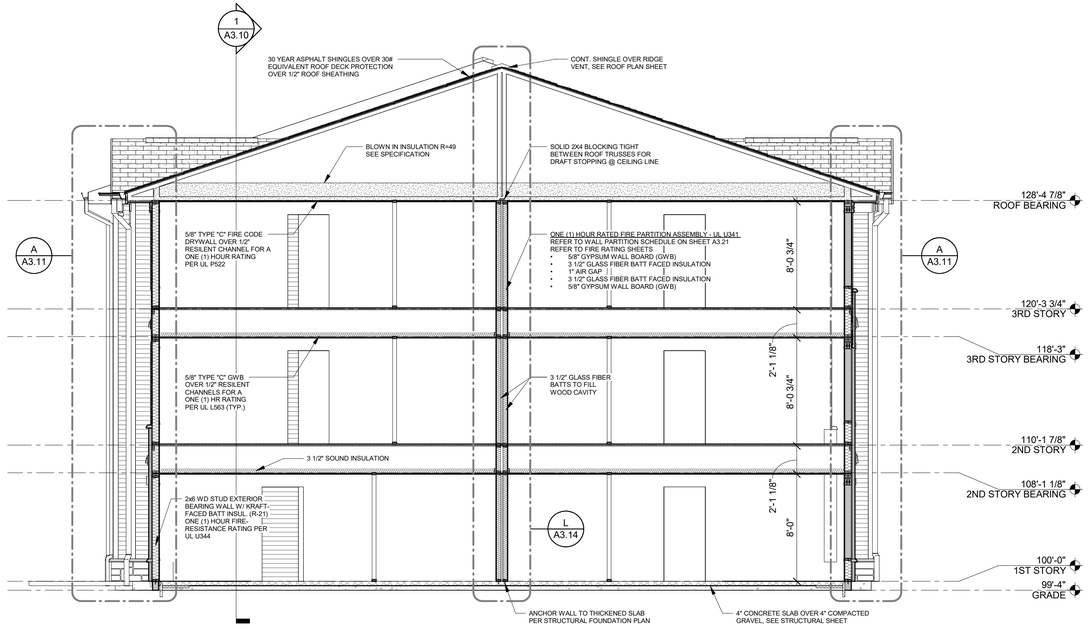


4 MATERIAL TRANSITION DETAIL
A3.10 — 1 1/2" = 1'-0"

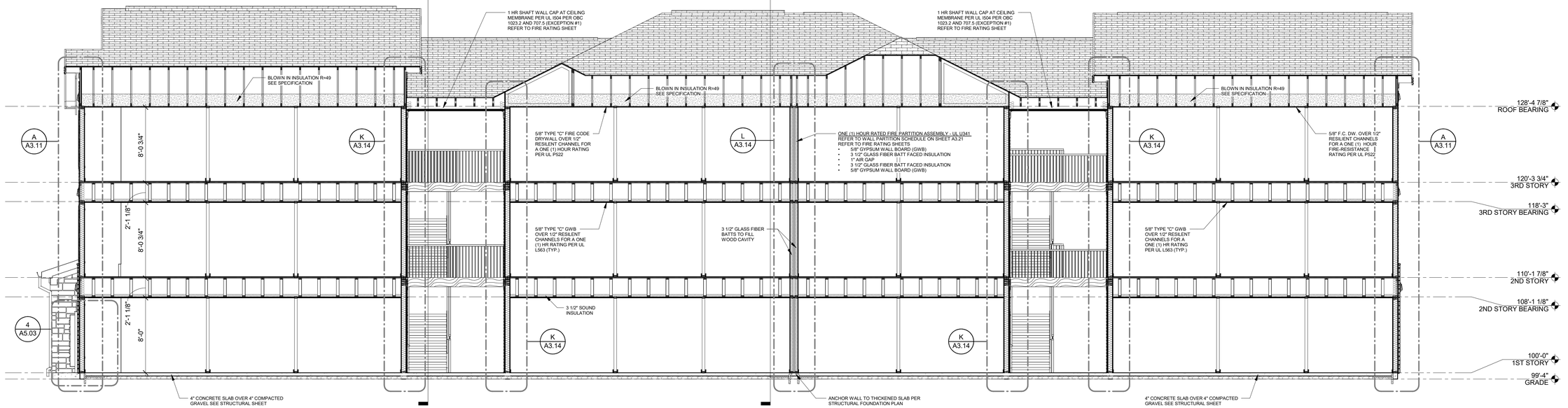
DETAIL ADDED



3 BUILDING SECTION
A3.10 — 3/16" = 1'-0"



2 BUILDING SECTION
A3.10 — 3/16" = 1'-0"



1 BUILDING SECTION
A3.10 — 3/16" = 1'-0"

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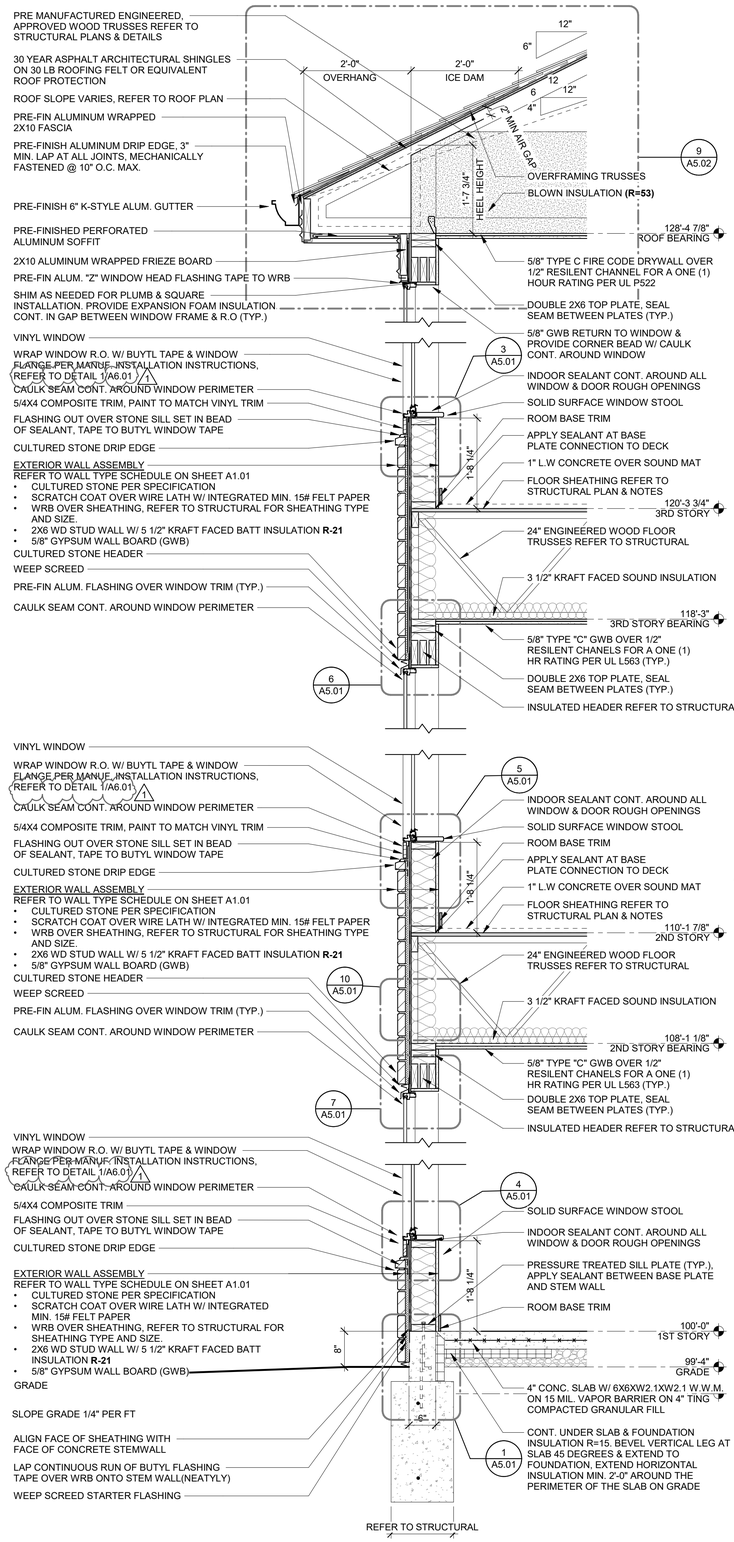
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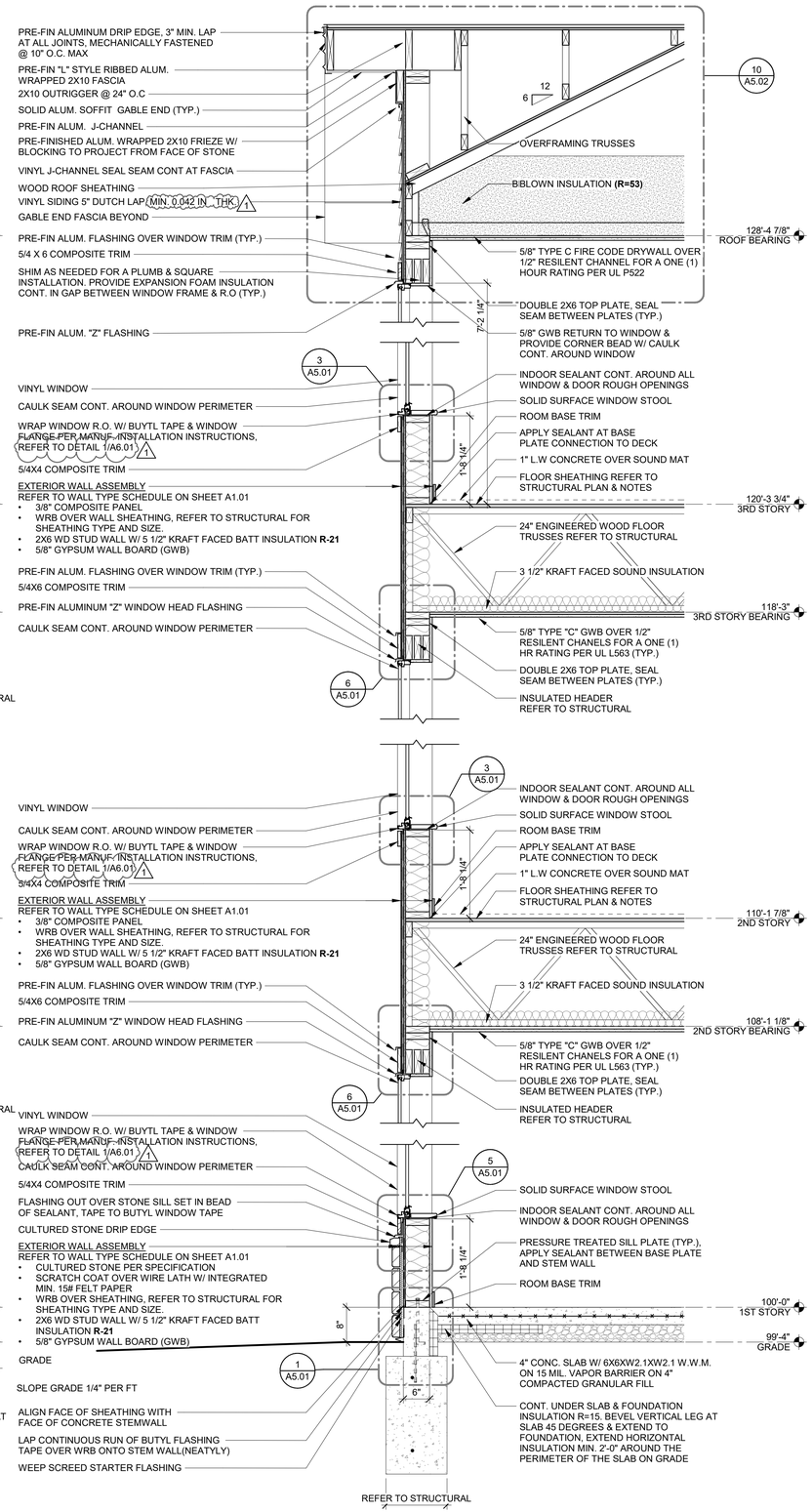
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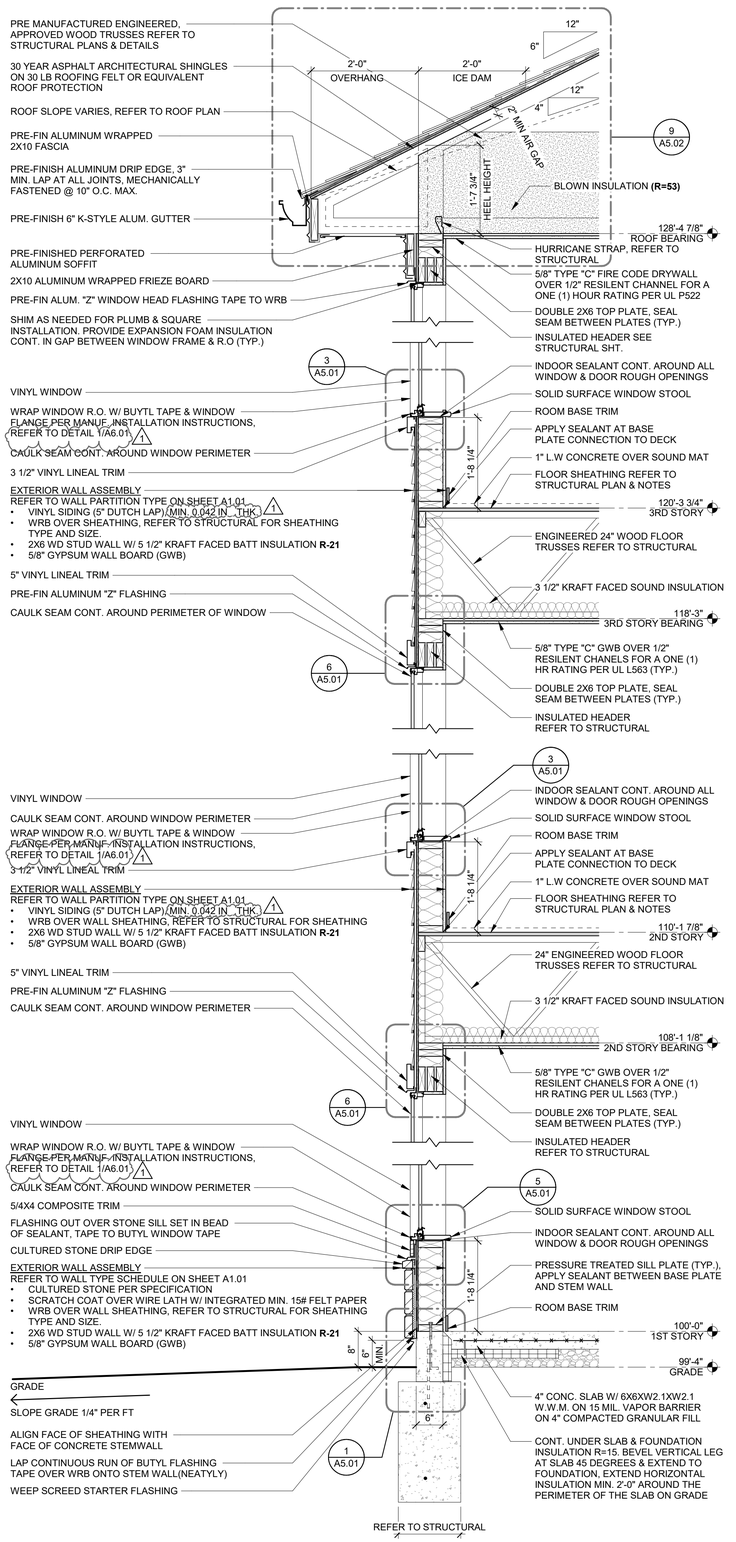
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BUILDING SECTIONS

A3.10







C A3.11 TYPICAL WALL SECTION
3/4" = 1'-0"

B A3.11 TYPICAL WALL SECTION
3/4" = 1'-0"

A A3.11 TYPICAL WALL SECTION
3/4" = 1'-0"

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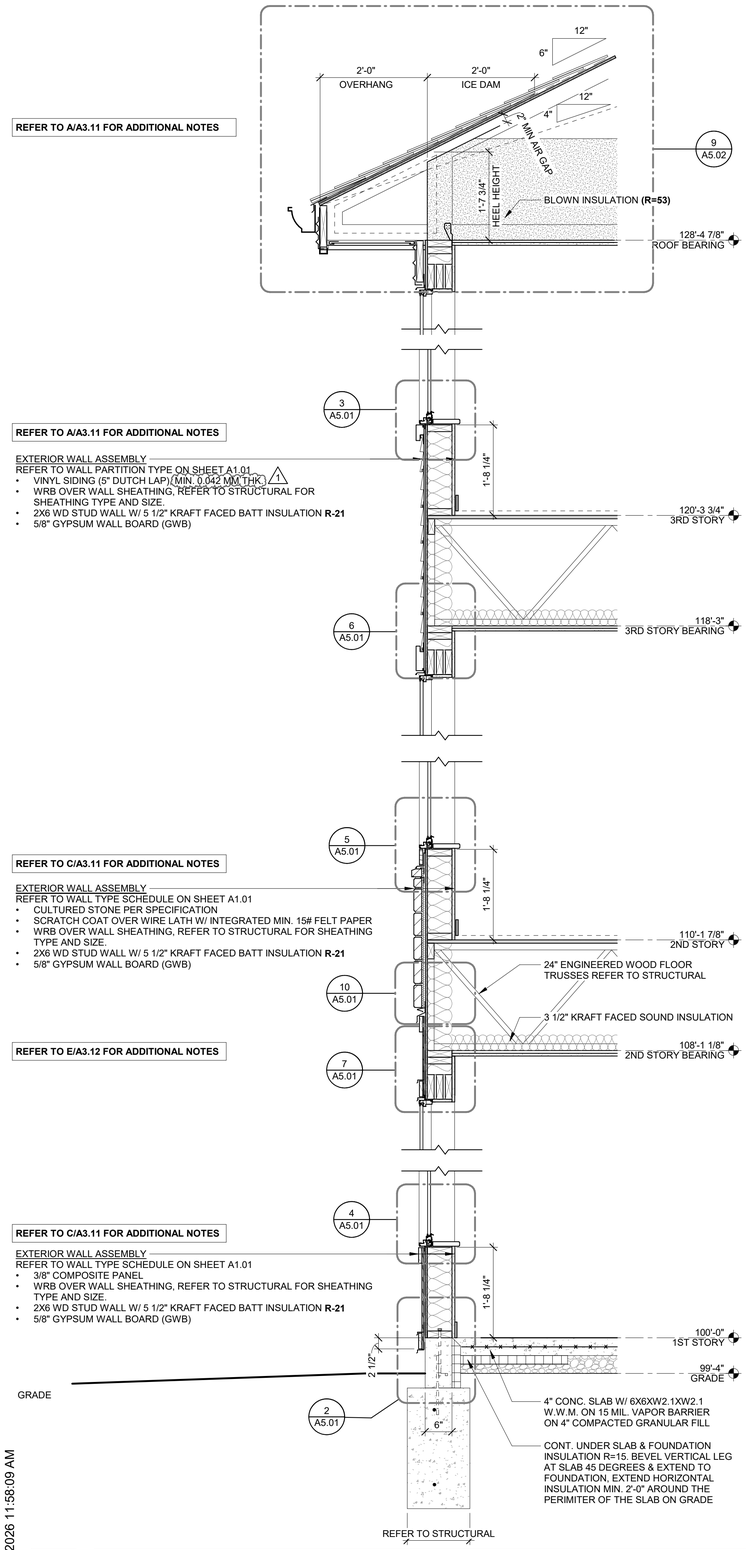
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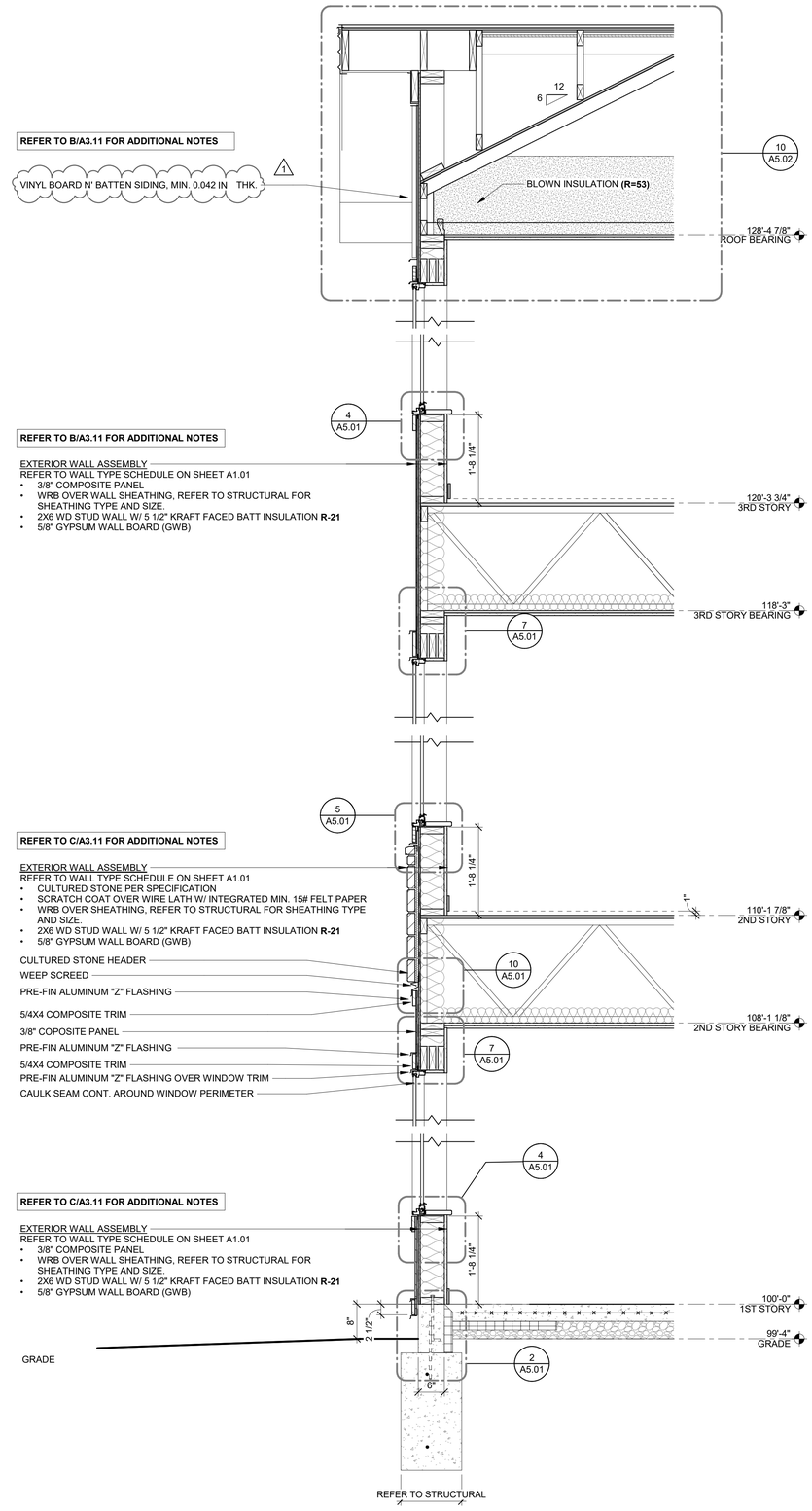
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WALL SECTIONS
A3.11



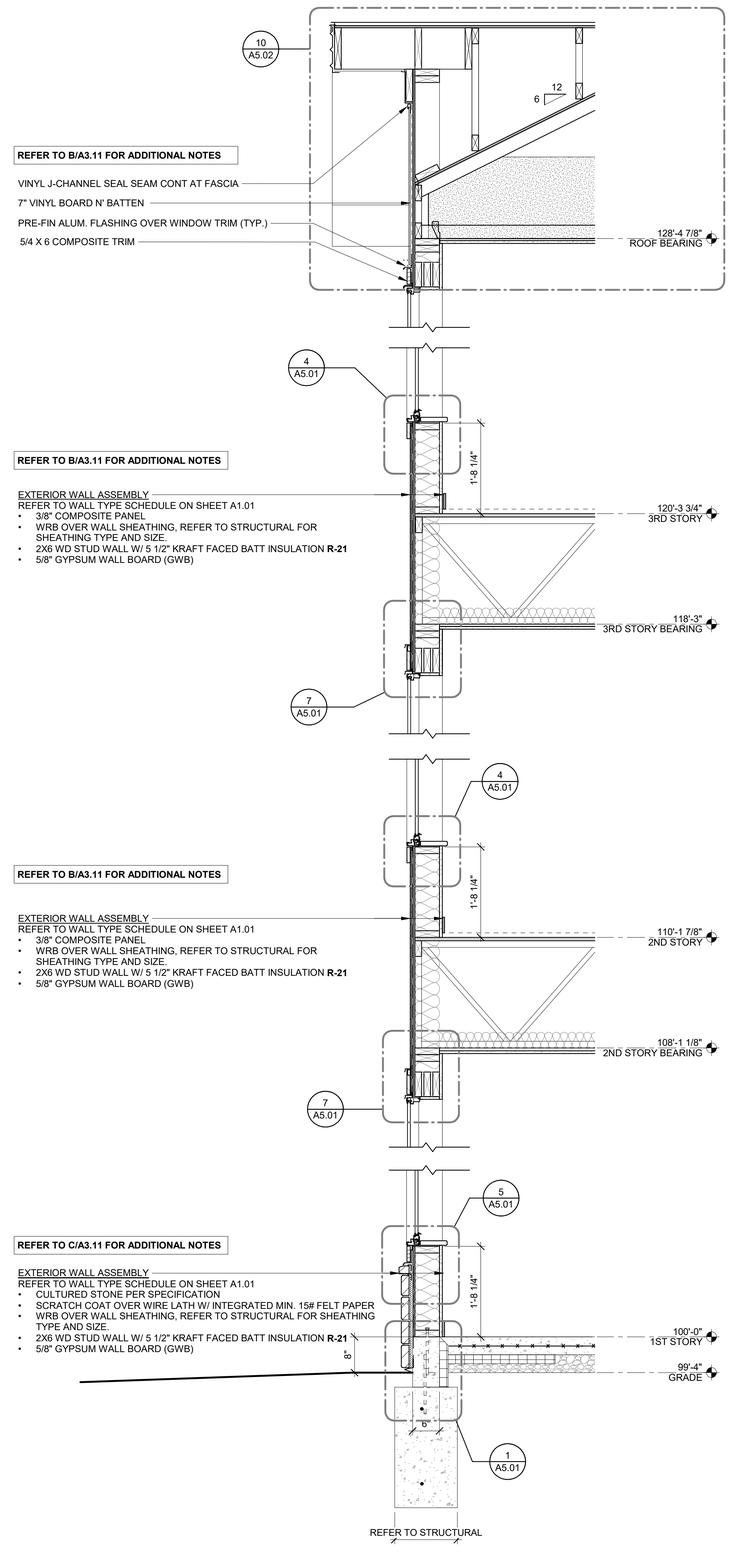
F A3.12 TYPICAL WALL SECTION

3/4" = 1'-0"



E A3.12 TYPICAL WALL SECTION

3/4" = 1'-0"



D A3.12 TYPICAL WALL SECTION

3/4" = 1'-0"

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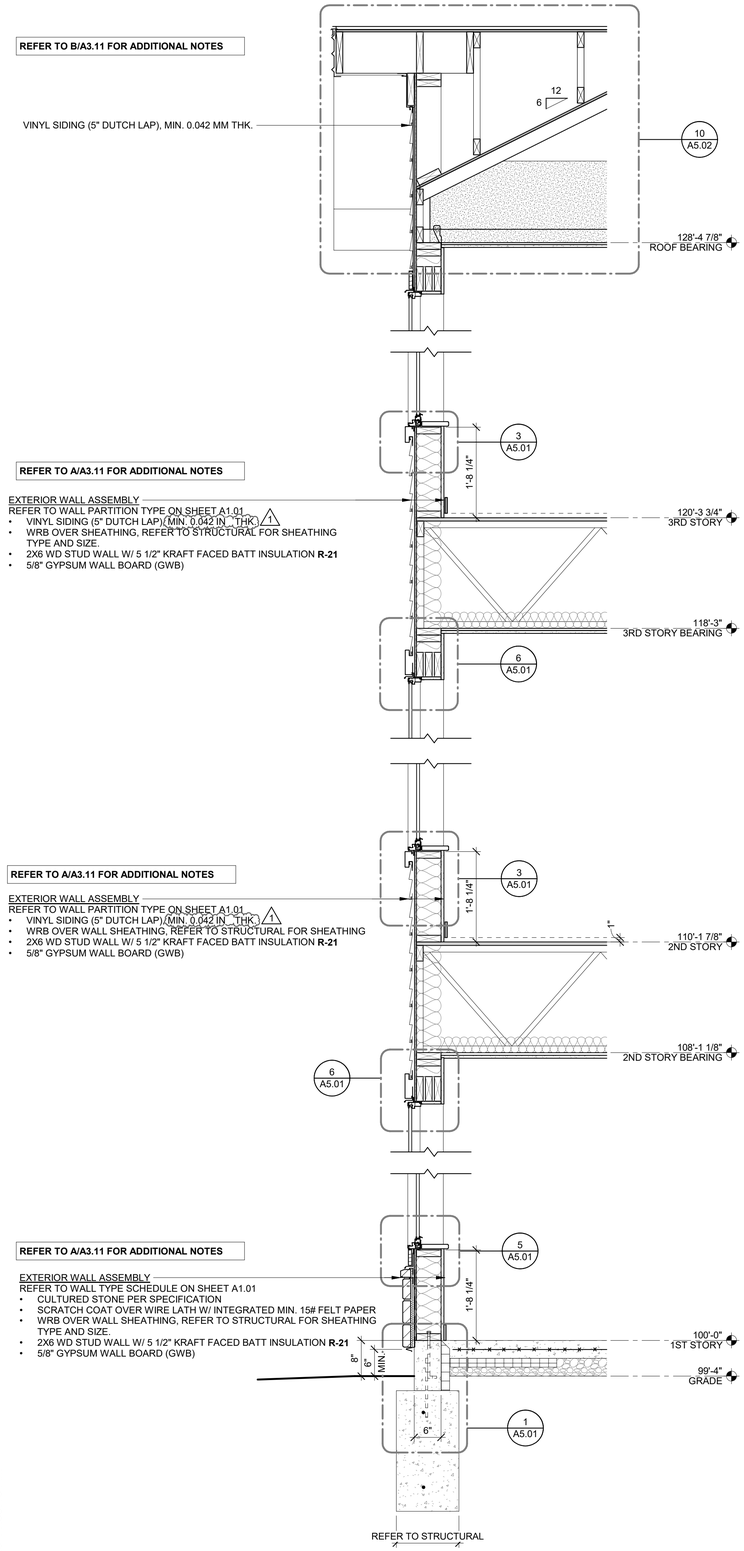
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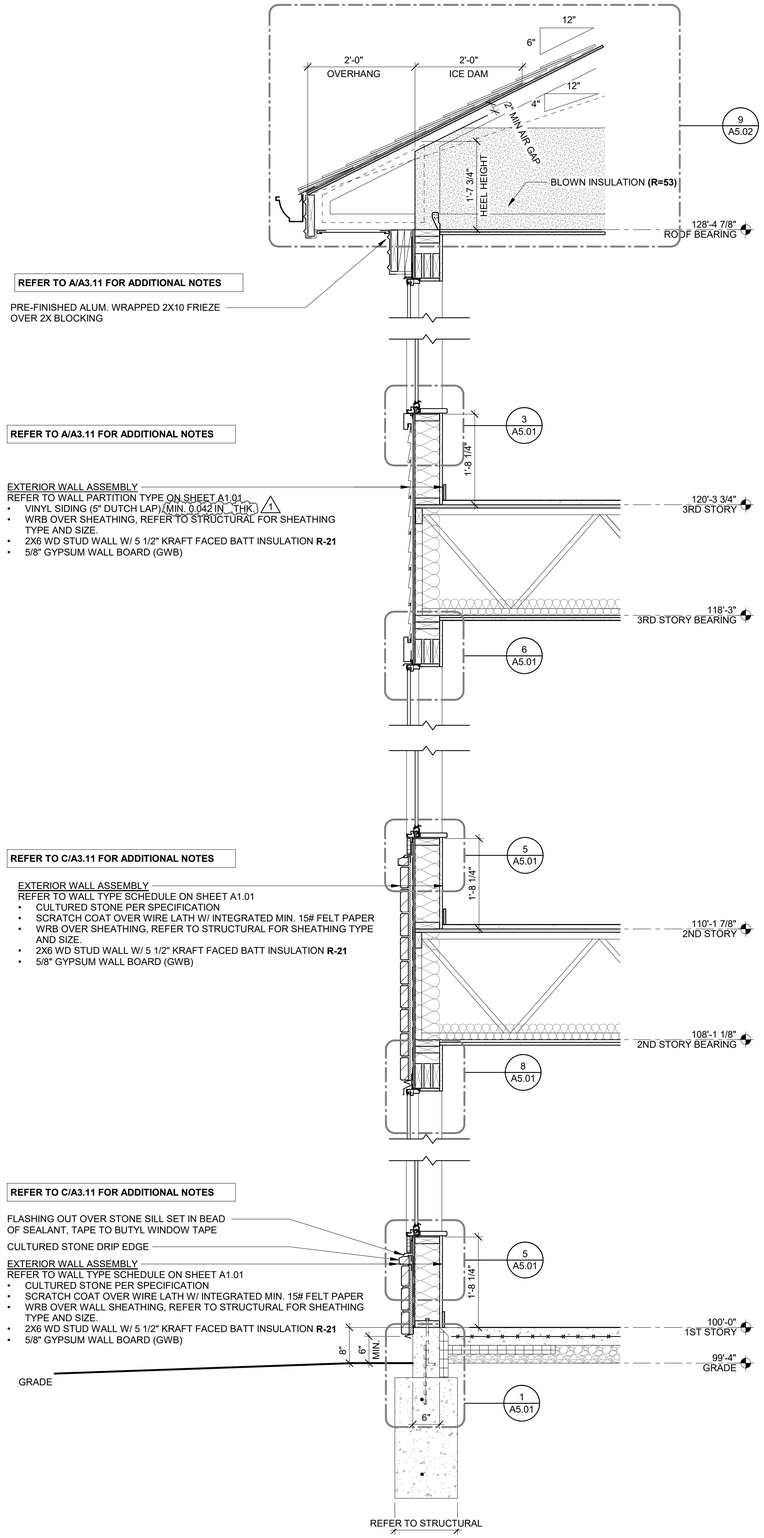
WALL SECTIONS

A3.12



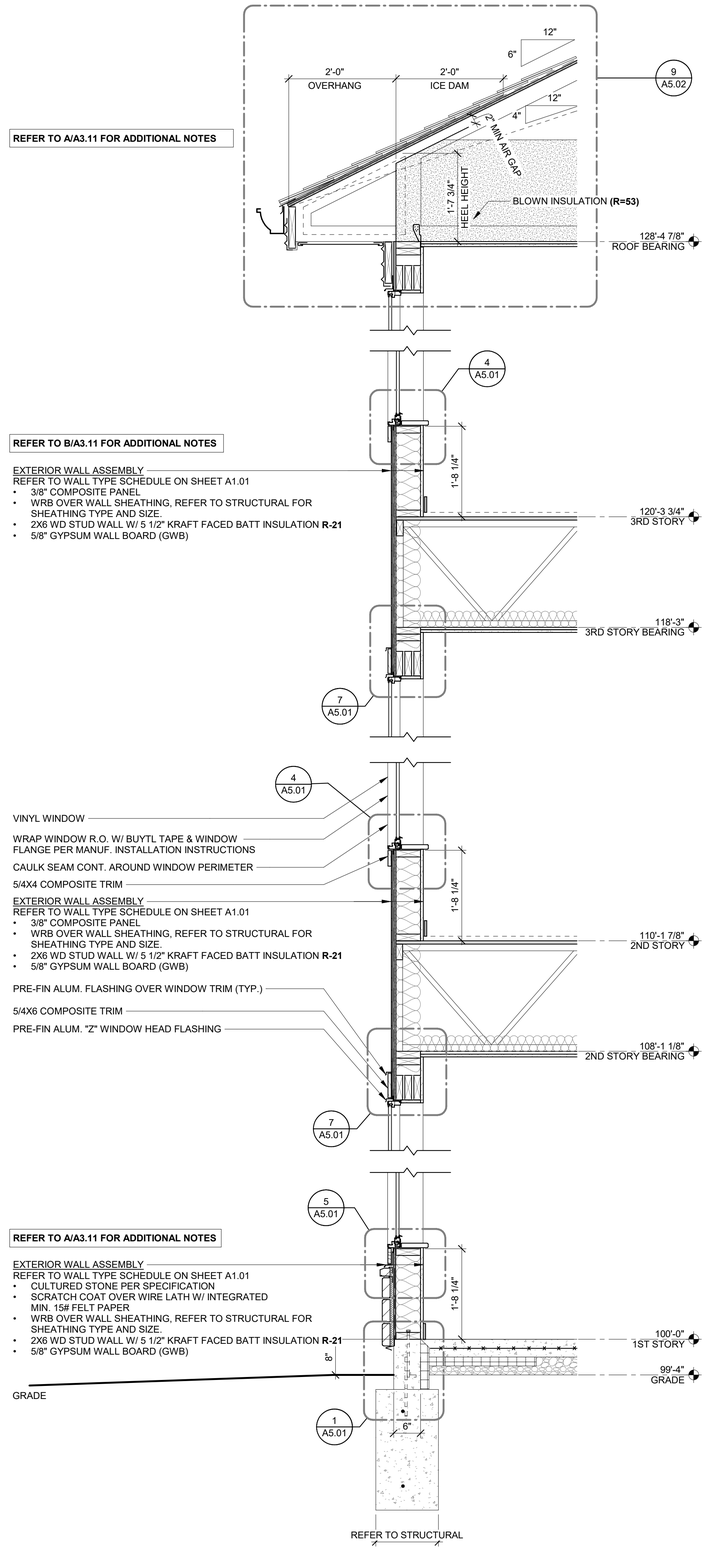
J A3.13 TYPICAL WALL SECTION

3/4" = 1'-0"



H A3.13 TYPICAL WALL SECTION

3/4" = 1'-0"



G A3.13 TYPICAL WALL SECTION

3/4" = 1'-0"

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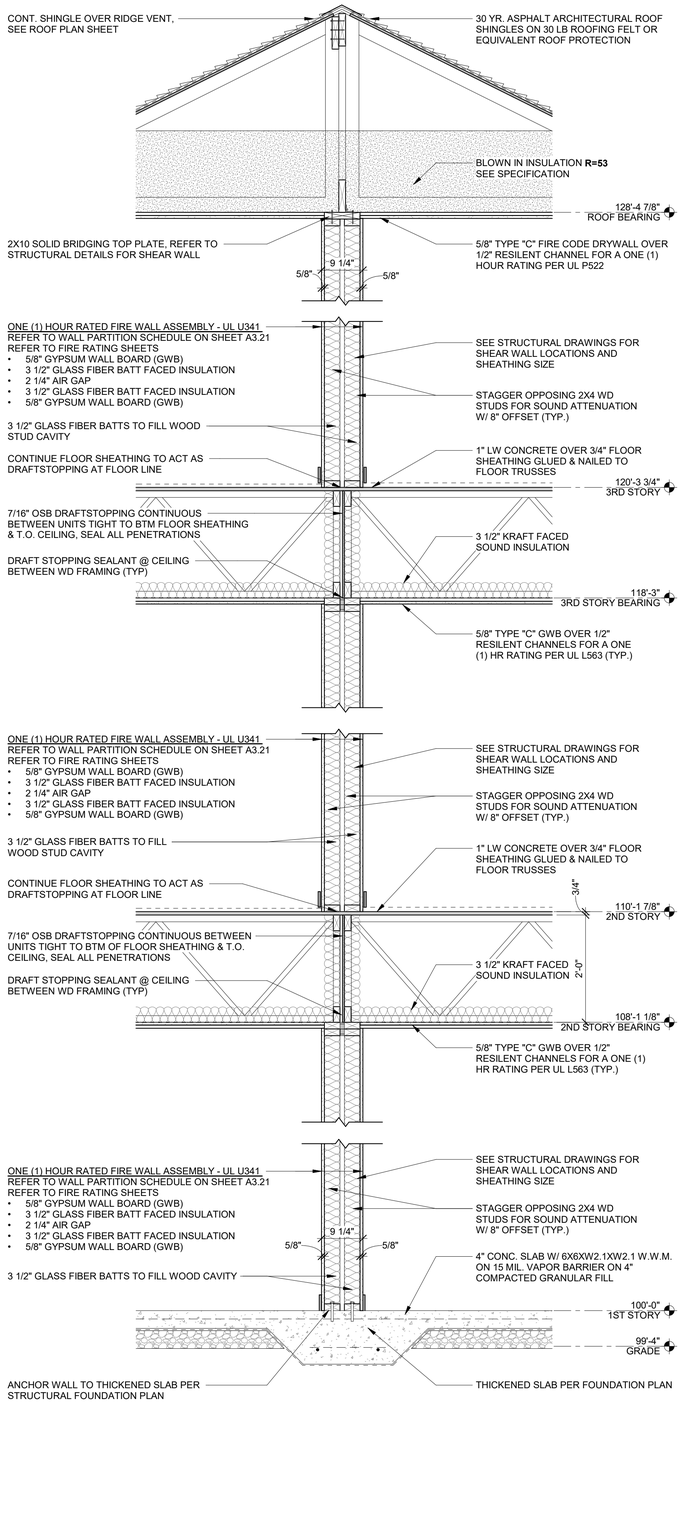
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WALL SECTIONS

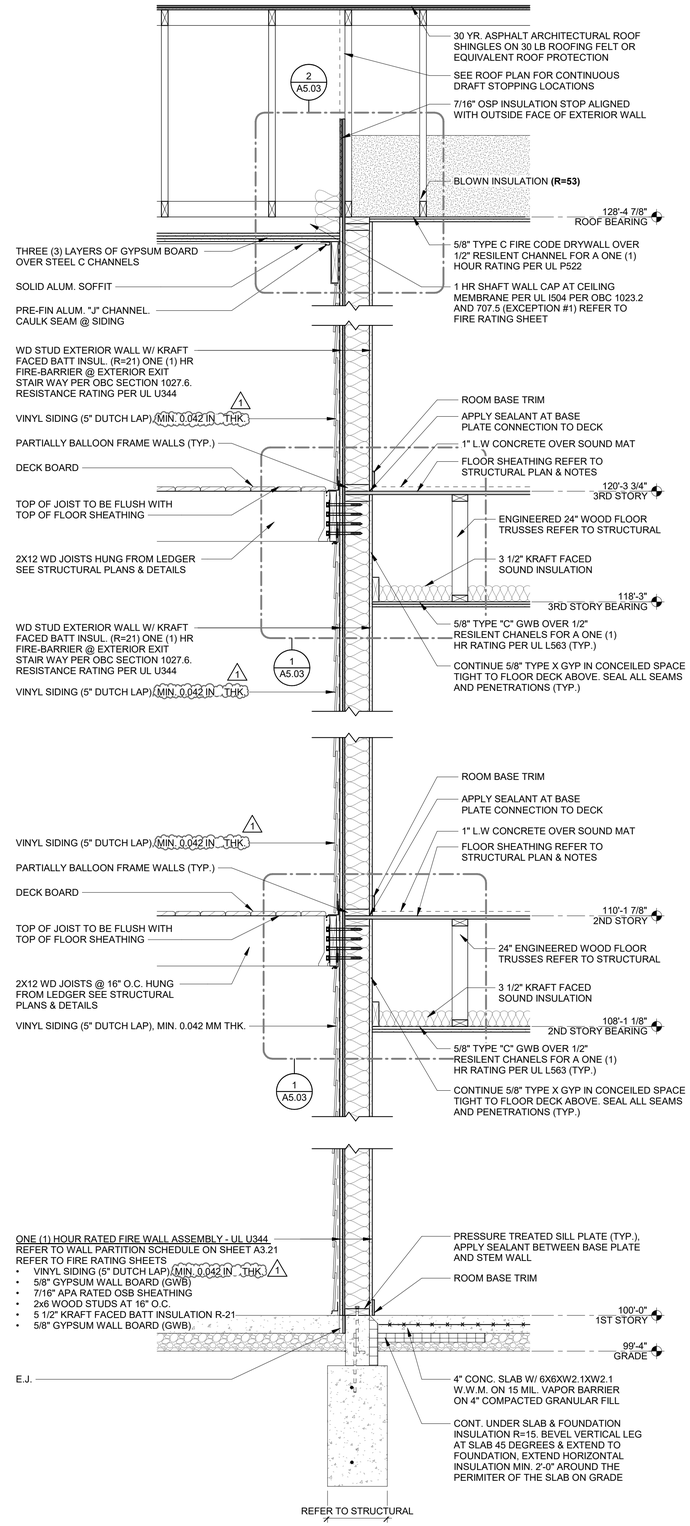
A3.13



L
A3.14

TYPICAL WALL SECTION

3/4" = 1'-0"



K
A3.14

TYPICAL WALL SECTION

3/4" = 1'-0"

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KYLE M. ARTAR
LICENCE: 121571
EXPIRES: 12.31.27

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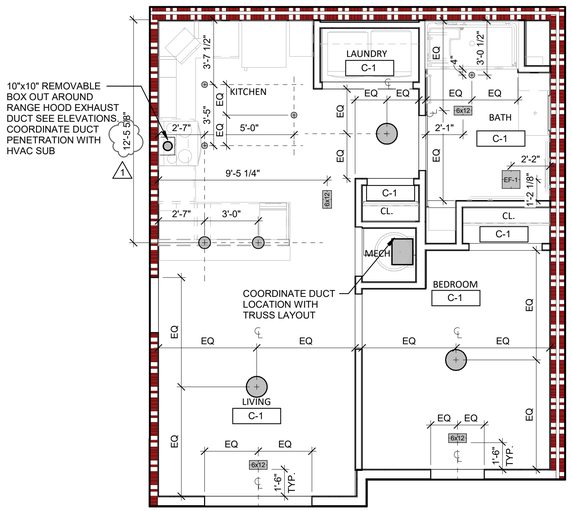
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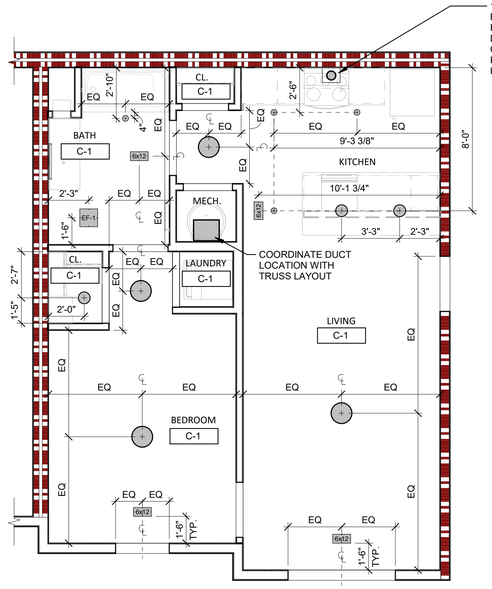
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WALL SECTIONS

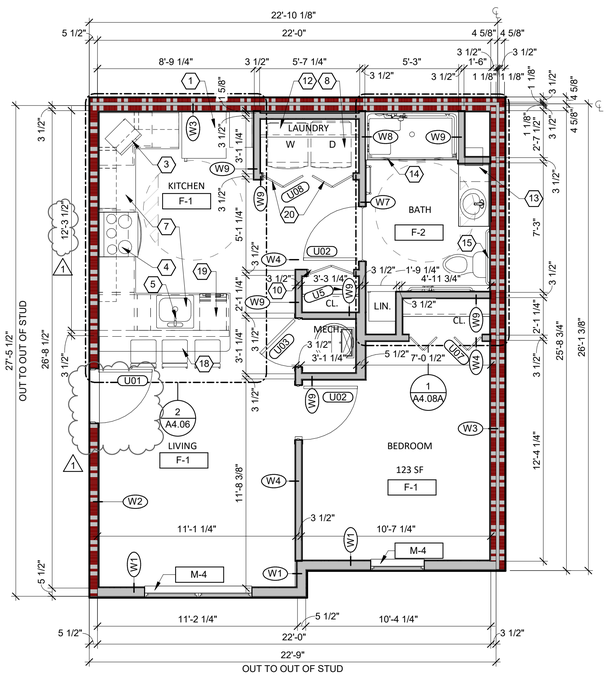
A3.14





4 REFLECTED CEILING PLAN - UNIT A2 - TYPE A (504)

A4.01 — 1/4" = 1'-0"



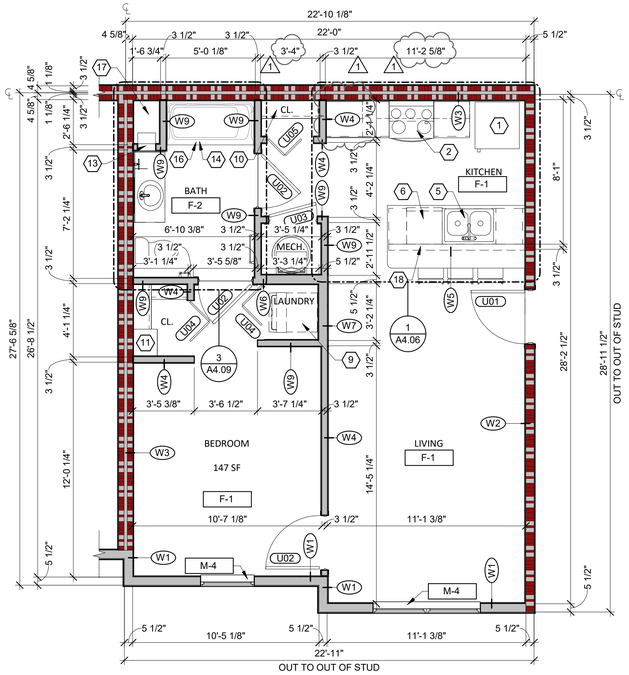
2 ENLARGED UNIT PLAN - UNIT A2 - TYPE A (504)

A4.01 — 1/4" = 1'-0"

1 REVISED KITCHEN LAYOUT

3 REFLECTED CEILING PLAN - UNIT A1

A4.01 — 1/4" = 1'-0"



1 ENLARGED UNIT PLAN - UNIT A1

A4.01 — 1/4" = 1'-0"

1 ALL FIRST FLOOR A1 UNITS TO BE **'TYPE B'**

DWELLING UNIT GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY RFI OR DISCREPANCY IN THE PLANS AND WAIT FOR FORMAL RESPONSE PRIOR TO CONSTRUCTING ANY ITEMS IN QUESTION.
B. ALL DWELLING UNITS WILL PROVIDE THE MINIMUM INTERIOR REQUIREMENTS OUTLINED IN THE OHFA DESIGN & ARCHITECTURE STANDARDS SECTION M.; ALL DWELLING UNITS WILL PROVIDE ALL MANDATORY UNIVERSAL DESIGN COMPONENTS MARKED AS MANDATORY IN THE DESIGN AND ARCHITECTURAL STANDARDS APPENDIX B.; ALL DWELLING UNITS WILL COMPLY WITH THE ACCESSIBILITY STANDARDS OF THE CURRENT OHIO BUILDING CODE AND THE FAIR HOUSING DESIGN MANUAL AND SECTION 504 OF THE REHABILITATION ACT OF 1973.
C. ALL DIMENSIONS ON FLOOR PLANS ARE TO THE FACE OF WALL STUD, U.N.O, DIMENSIONS ON INTERIOR ELEVATIONS AND ENLARGED KITCHEN AND BATHROOM PLANS ARE TO FINISH FACE OF GWB. U.N.O
D. ALL DOORS ARE TO EITHER BE INSTALLED FOUR (4") INCHES FROM THE ADJACENT WALLS FINISH SURFACE OR CENTERED IN THE OPENING BASED ON THE LOCATION OF THE DOOR IN PLAN. MAIN ENTRANCES SHALL HAVE A NO-STEP ENTRY ON ALL LEVELS (1/2" OR LESS THRESHOLD)
E. SEE BUILDING PLAN FOR CENTER LINE DIMENSIONS FOR LOCATION OF WINDOW AND ENTRY DOORS.
F. ALL UNMARKED WALLS SHALL BE THE SAME AS THE CLOSEST MARKED WALL TYPE, SEE WALL/PARTITION SCHEDULE. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS U.N.O SEE PLANS FOR LOCATIONS.
G. PROVIDE 2X6 WOOD BLOCKING IN WALLS AND PARTITIONS TO SUPPORT ALL CASEWORK, WALL AND BASE CABINETS, DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, PLUMBING FIXTURES AND FIRE EXTINGUISHERS.
H. THE ROUGH FRAMING SUB-CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL MILLWORK, DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, PLUMBING FIXTURES, FIRE EXTINGUISHERS, MEDICINE CABINETS, BATHROOM ACCESSORIES, GRAB BARS AND BLOCKING FOR POTENTIAL FUTURE GRAB BARS PER FAIR HOUSING REQUIREMENTS. REFER TO INTERIOR ELEVATIONS AND FAIR HOUSING UNIT PLANS AND DETAILS SHEET.
I. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS. GENERAL CONTRACTOR TO COORDINATE MEANS AND METHODS FOR SHEAR WALL CONSTRUCTION AND CONTINUITY OF FIRE RATED ASSEMBLIES.
J. ALL GYPSUM WALL BOARD WITHIN 6'-0" OF A WATER SOURCE SHALL BE 5/8" MOISTURE AND MOLD RESISTANT GWB, AND FIRE RATED AS NECESSARY FOR RATED WALLS. ALL GYPSUM WALL BOARD IN BATHROOMS AND MECHANICAL CLOSETS SHALL BE MOISTURE AND MOLD RESISTANT ON THE WET SIDE OF THE WALL TYPICAL.
K. ALL DWELLING UNITS WILL BE PROVIDED WITH NON-GLARE, SLIP RESISTANT VINYL PLANK FLOORS THROUGHOUT THE UNIT WITH UNIFORM THICKNESS AND COLOR. REFER TO FINISH SCHEDULE.
L. ALL CLOSET SHELVING SHALL BE VENTED WIRE SHELVING SEE DWELLING UNIT CODED NOTES FOR MOUNTING HEIGHTS. CLOSET SHELVING AND/OR CLOSET RODS OR CLOTHES RODS SHALL BE ADJUSTABLE IN HEIGHT.
M. PROVIDE WINDOW SHADES/BLINDS ON ALL WINDOWS PER SPECIFICATIONS.
N. VENTILATION DUCTS FOR MICROWAVE/HOOD COMBO, RANGE HOODS, CLOTHES WASHERS, AND BATH FANS SHALL BE VENTED OUTSIDE, REFER TO MECHANICAL DRAWINGS AND NOTATION.
O. LIGHT SWITCHES SHALL BE INSTALLED BETWEEN 44" – 48" A.F.F AND THERMOSTATS SHALL BE INSTALLED NO MORE THAN 48" A.F.F. REFER TO ELECTRICAL DRAWINGS AND NOTATION.
P. OUTLETS NEAR WATER SOURCES SHALL BE EQUIPPED WITH GFI PROTECTION, REFER TO ELECTRICAL DRAWINGS AND NOTATION.
Q. PROVIDE ONE (1) 5LB ABC FIRE EXTINGUISHER IN AN ACCESSIBLE LOCATION WITHIN DWELLING UNIT COAT CLOSETS.
R. DO NOT INSTALL SMOKE DETECTORS WITH IN 3'-0" OF ANY EXHAUST FAN OR GRILLE.
S. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL PLUMBING ROUGH-IN DIMENSIONS AND LOCATIONS WITH THE PLUMBING SUB-CONTRACTOR. REFER TO PLUMBING DRAWINGS.
T. GENERAL CONTRACTOR SHALL COORDINATE PLUMBING, FIRE SUPPRESSION, MECHANICAL, AND ELECTRICAL SUB-CONTRACTORS SEQUENCING OF INSTALLATION OF WORK PRIOR TO THE START OF THEIR WORK TO PREVENT CONFLICT OF EQUIPMENT AND UTILITY RUNS AND OR THE PREVENTION OF ANOTHER TRADE BEING BLOCKED FROM COMPLETION OF THEIR WORK.
U. PROVIDE FUTURE GRAB BAR BLOCKING IN ALL TYPE B ACCESSIBLE UNITS PER ICC A117.1-2017 SECTION 1104.11.1 AND FAIR HOUSING, REFER TO FAIR HOUSING SHEETS FOR ADDITIONAL FUTURE GRAB BAR REINFORCEMENT.

1

DWELLING UNIT CODED NOTES

1 PROVIDE ENERGY STAR REFRIGERATOR, REFER TO APPLIANCE SCHEDULE. CONFIRM CLEARANCE REQUIREMENTS WITH MANUFACTURERS SPECIFICATIONS AND COORDINATE CABINETRY INSTALLATION. REFRIGERATOR DOORS SHALL OPEN MINIMUM NINETY DEGREES WHEN INSTALLED TO AGAINST ADJACENT WALLS OR FIXED OBSTRUCTIONS
2 PROVIDE ENERGY STAR MICROWAVE/RANGE HOOD COMBO DUCT TO THE EXTERIOR. PROVIDE BOX ABOVE CABINET TO CONCEAL DUCT. BOX TO MATCH CABINETS AND SHALL BE REMOVABLE TO ACCESS FIRE DAMPER AT CEILING. REFER TO KITCHEN INTERIOR ELEVATIONS.
3 PROVIDE ENERGY STAR COUNTERTOP MICROWAVE OR MOUNT UNDER CABINET.
4 RANGE HOOD WIRED TO LOW CONTROLS ON COUNTER TOP SKIRT. PROVIDE BOX ABOVE CABINET TO CONCEAL DUCT. BOX TO MATCH CABINETS AND SHALL BE REMOVABLE TO ACCESS FIRE DAMPER AT CEILING. REFER TO KITCHEN INTERIOR ELEVATIONS.
5 KITCHEN SINK WITH DISPOSER, REFER TO PLUMBING FIXTURE SCHEDULE AND ELECTRIC DRAWINGS.
6 PROVIDE 24" WIDE ENERGY STAR DISHWASHER. REFER TO APPLIANCE SCHEDULE.
7 PROVIDE REMOVABLE CABINET AT SINK AND 30" CLEAR WORK COUNTER. FLOORING, AND FINISHES SHALL BE COMPLETE PRIOR TO INSTALLATION OF REMOVABLE CABINET.
8 PROVIDE WASHER/DRYER HOOK-UPS ONLY, CLOTHES WASHERS LOCATIONS ON THE SECOND AND THIRD STORY SHALL BE PROVIDED AN EMERGENCY OVERFLOW PAN DIRECTED TO FLOOR DRAIN. REFER TO PLUMBING DRAWINGS FOR HOOK UPS AND MECHANICAL DRAWINGS FOR DRYER DUCT ROUTING AND DETAILS. DRYER DUCT TO VENT DIRECTLY OUTDOORS.
9 PROVIDE STACKABLE WASHER/DRYER HOOK-UPS ONLY, STACKABLE CLOTHES WASHERS/DRYERS ON THE SECOND AND THIRD STORY SHALL BE PROVIDED AN EMERGENCY OVERFLOW PAN. REFER TO PLUMBING DRAWINGS FOR HOOK UPS AND MECHANICAL DRAWINGS FOR DRYER DUCT ROUTING AND DETAILS. DRYER DUCT TO VENT DIRECTLY OUTDOORS.
10 PROVIDE SHELF AND COAT ROD ON ADJUSTABLE BRACKETS BETWEEN 4'-0" & 5'-0" A.F.F
11 PROVIDE FOUR (4) 2'-0" WIDE x 1'-4" DEEP LINEN SHELVES ON ADJUSTABLE BRACKETS. INSTALL AT 2'-0", 3'-4", 4'-8", & 6'-8" A.F.F MOUNTED
12 PROVIDE 1'-4" LAUNDRY SHELF 5'-0" WIDE MOUNTED IN CENTER OF LAUNDRY CLOSET ON ADJUSTABLE BRACKETS RANGING FROM 4'-0" TO 5'-0" A.F.F.
13 PROVIDE INSET MEDICINE CABINET WITH ROUNDED EDGE MIRROR MOUNTED WITH BOTTOM SHELF NO HIGHER THAN 4'-0". REFER TO TOILET ACCESSORY SCHEDULE. GENERAL CONTRACTOR TO COORDINATE SOLD BLOCKING WITH FRAMER AND COORDINATE LIGHT SWITCH AND ELECTRICAL OUTLET LOCATIONS WITH WITH ELETRICAL SUBCONTRACTOR
14 BATHTUB AND/OR SHOWER UNIT IS LOCATED ADJACENT TO A FIRE RATED WALL. 5/8" TYPE X GWB SHALL BE CONTINUOUS AND SEALED BEHIND THE BASE AND SURROUND PRIOR TO INSTALLATION. AN ADDITIONAL LAYER OF GWB SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE FIRE RATED RATED WALL TO CONCEALED BATH/SHOWER SURROUND INSTALLATION FLANGE.
15 PROVIDE GRAB BARS WITH SOLID BLOCKING FOR (504) TYPE A UNITS AND/OR SOLID BLOCKING FOR POTENTIAL FUTURE GRAB BAR INSTALLATION PER FAIR HOUSING.
16 PROVIDE AN ADDITIONAL 1" LAYER OF PLYWOOD UNDER BATHTUBS AND SHOWERS PRIOR TO POURING LIGHTWEIGHT CONCRETE. TUB AND SHOWER PENETRATIONS THROUGH THE RATED FLOOR SHALL BE FIRE PROTECTED. PROVIDE DOUBLE LAYER OF 5/8" TYPE 'C' FIRE RATED GYPSUM AND FIRESTOP SYSTEM PER UL PENETRATION ASSEMBLY F-C-2036
17 CONTINUE 5/8" TYPE X GWB BEHIND FURRED WALL OR CHASE, ENSURE FLOOR CEILING ASSEMBLY IS FULLY FIRE STOPPED W/ 5/8" TYPE C GYPSUM AND SEALED PER UL FIRE RATING.
18 BASE OF COUNTER KNEE WALL FACED WITH 1/4" PLY, PAINT TO MATCH CABINETS.
19 PROVIDE 18" WIDE ENERGY STAR DISHWASHER. REFER TO APPLIANCE SCHEDULE.
20 LAUNDRY BIFOLD DOORS TO BE REMOVED BY THE OWNER FOR ACCESSIBILITY PER TENANTS REQUEST

1

RCP GENERAL NOTES

A. REFER TO ELECTRICAL SHEETS FOR LIGHT FIXTURE TYPES. THESE LOCATIONS SHALL BE FOLLOWED OVER THE DIAGRAMMATIC NATURE OF THE ELEC LIGHTING PLANS
B. CEILING/FLOOR AND CEILING/ROOF ASSEMBLIES ARE ONE HOUR RATED PER UL TESTS INDICATED IN WALL SECTIONS. ALL MEMBRANE PENETRATIONS SHALL BE PROVIDED THE NECESSARY PROTECTION PER ASSOCIATED UL PENETRATION TEST.

R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
1215721
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009010040
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

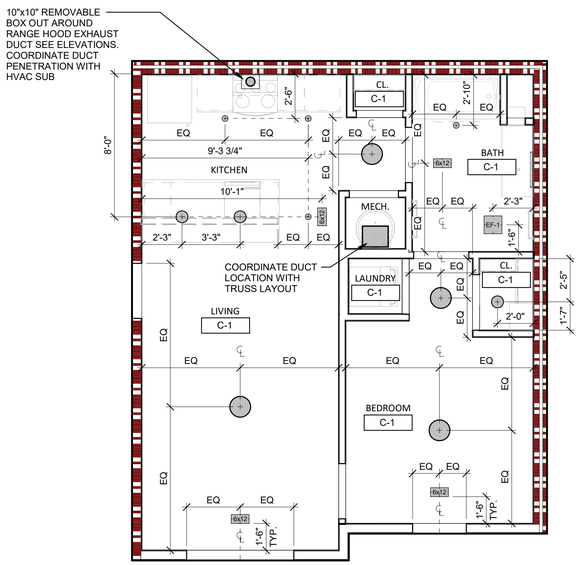
ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

ENLARGED UNIT PLANS

A4.01

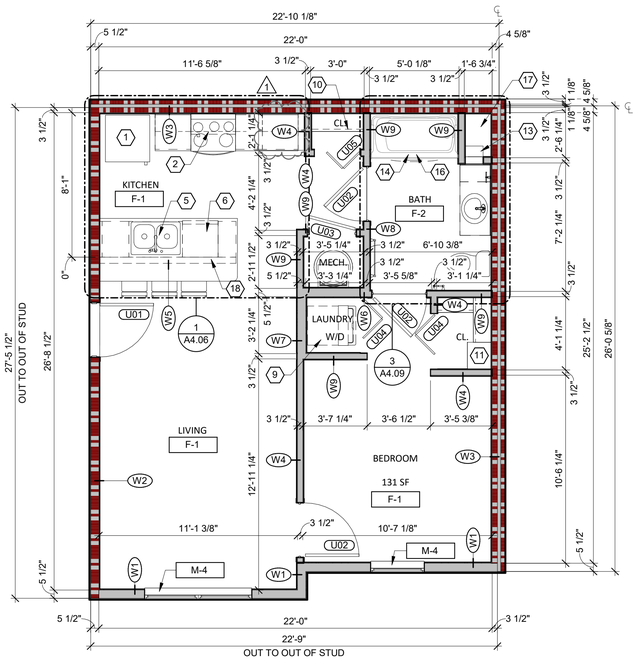
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2 REFLECTED CEILING PLAN - UNIT A3

A4.02

1/4" = 1'-0"



1 ENLARGED UNIT PLAN - UNIT A3

A4.02

1/4" = 1'-0"

DWELLING UNIT GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY RFI OR DISCREPANCY IN THE PLANS AND WAIT FOR FORMAL RESPONSE PRIOR TO CONSTRUCTING ANY ITEMS IN QUESTION.
B. ALL DWELLING UNITS WILL PROVIDE THE MINIMUM INTERIOR REQUIREMENTS OUTLINED IN THE OHFA DESIGN & ARCHITECTURE STANDARDS SECTION M.; ALL DWELLING UNITS WILL PROVIDE ALL MANDATORY UNIVERSAL DESIGN COMPONENTS MARKED AS MANDATORY IN THE DESIGN AND ARCHITECTURAL STANDARDS APPENDIX B.; ALL DWELLING UNITS WILL COMPLY WITH THE ACCESSIBILITY STANDARDS OF THE CURRENT OHIO BUILDING CODE AND THE FAIR HOUSING DESIGN MANUAL AND SECTION 504 OF THE REHABILITATION ACT OF 1973.
C. ALL DIMENSIONS ON FLOOR PLANS ARE TO THE FACE OF WALL STUD, U.N.O, DIMENSIONS ON INTERIOR ELEVATIONS AND ENLARGED KITCHEN AND BATHROOM PLANS ARE TO FINISH FACE OF GWB. U.N.O
D. ALL DOORS ARE TO EITHER BE INSTALLED FOUR (4") INCHES FROM THE ADJACENT WALLS FINISH SURFACE OR CENTERED IN THE OPENING BASED ON THE LOCATION OF THE DOOR IN PLAN. MAIN ENTRANCES SHALL HAVE A NO-STEP ENTRY ON ALL LEVELS (1/2" OR LESS THRESHOLD)
E. SEE BUILDING PLAN FOR CENTER LINE DIMENSIONS FOR LOCATION OF WINDOW AND ENTRY DOORS.
F. ALL UNMARKED WALLS SHALL BE THE SAME AS THE CLOSEST MARKED WALL TYPE, SEE WALL/PARTITION SCHEDULE. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS U.N.O SEE PLANS FOR LOCATIONS.
G. PROVIDE 2X6 WOOD BLOCKING IN WALLS AND PARTITIONS TO SUPPORT ALL CASEWORK, WALL AND BASE CABINETS, DOOR WALL STOPS, ELECTRICAL AND MECHANICAL DEVICES, PLUMBING FIXTURES AND FIRE EXTINGUISHERS.
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K. ALL DWELLING UNITS WILL BE PROVIDED WITH NON-GLARE, SLIP RESISTANT VINYL PLANK FLOORS THROUGHOUT THE UNIT WITH UNIFORM THICKNESS AND COLOR. REFER TO FINISH SCHEDULE.
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P. OUTLETS NEAR WATER SOURCES SHALL BE EQUIPPED WITH GFI PROTECTION, REFER TO ELECTRICAL DRAWINGS AND NOTATION.
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DWELLING UNIT CODED NOTES

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6 PROVIDE 24" WIDE ENERGY STAR DISHWASHER. REFER TO APPLIANCE SCHEDULE.
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8 PROVIDE WASHER/DRYER HOOK-UPS ONLY, CLOTHES WASHERS LOCATIONS ON THE SECOND AND THIRD STORY SHALL BE PROVIDED AN EMERGENCY OVERFLOW PAN DIRECTED TO FLOOR DRAIN. REFER TO PLUMBING DRAWINGS FOR HOOK UPS AND MECHANICAL DRAWINGS FOR DRYER DUCT ROUTING AND DETAILS. DRYER DUCT TO VENT DIRECTLY OUTDOORS.
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11 PROVIDE FOUR (4) 2'-0" WIDE x 1'-4" DEEP LINEN SHELVES ON ADJUSTABLE BRACKETS. INSTALL AT 2'-0", 3'-4", 4'-8", & 6'-8" A.F.F MOUNTED
12 PROVIDE 1'-4" LAUNDRY SHELF 5'-0" WIDE MOUNTED IN CENTER OF LAUNDRY CLOSET ON ADJUSTABLE BRACKETS RANGIND FROM 4'-0" TO 5'-0" A.F.F.
13 PROVIDE INSET MEDICINE CABINET WITH ROUNDED EDGE MIRROR MOUNTED WITH BOTTOM SHELF NO HIGHER THAN 4'-0". REFER TO TOILET ACCESSORY SCHEDULE. GENERAL CONTRACTOR TO COORDINATE SOLD BLOCKING WITH FRAMER AND COORDINATE LIGHT SWITCH AND ELECTRICAL OUTLET LOCATIONS WITH WITH ELECTRICAL SUBCONTRACTOR
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17 CONTINUE 5/8" TYPE X GWB BEHIND FURRED WALL OR CHASE, ENSURE FLOOR CEILING ASSEMBLY IS FULLY FIRE STOPPED W/ 5/8" TYPE C GYPSUM AND SEALED PER UL FIRE RATING.
18 BASE OF COUNTER KNEE WALL FACED WITH 1/4" PLY, PAINT TO MATCH CABINETS.
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1

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R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009010040
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

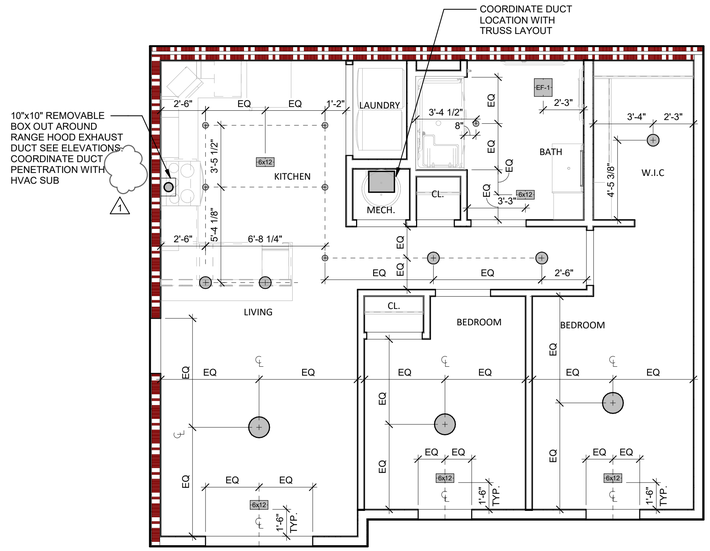
ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

ENLARGED UNIT PLANS

A4.02

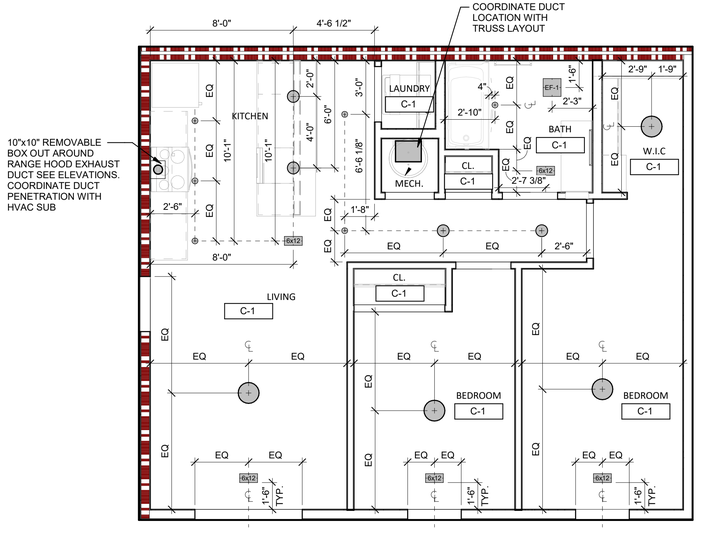
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4 REFLECTED CEILING PLAN - UNIT B2 - TYPE A (504)

A4.03

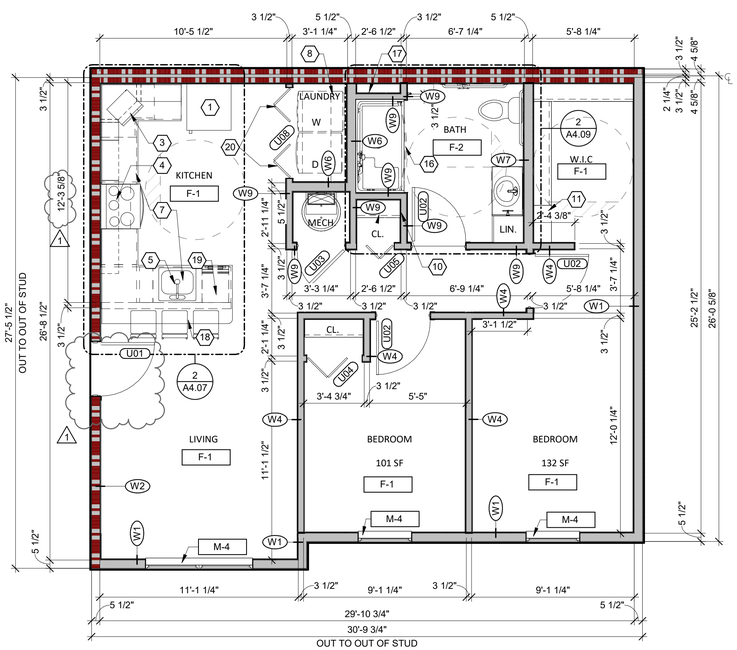
1/4" = 1'-0"



3 REFLECTED CEILING PLAN - UNIT B1

A4.03

1/4" = 1'-0"

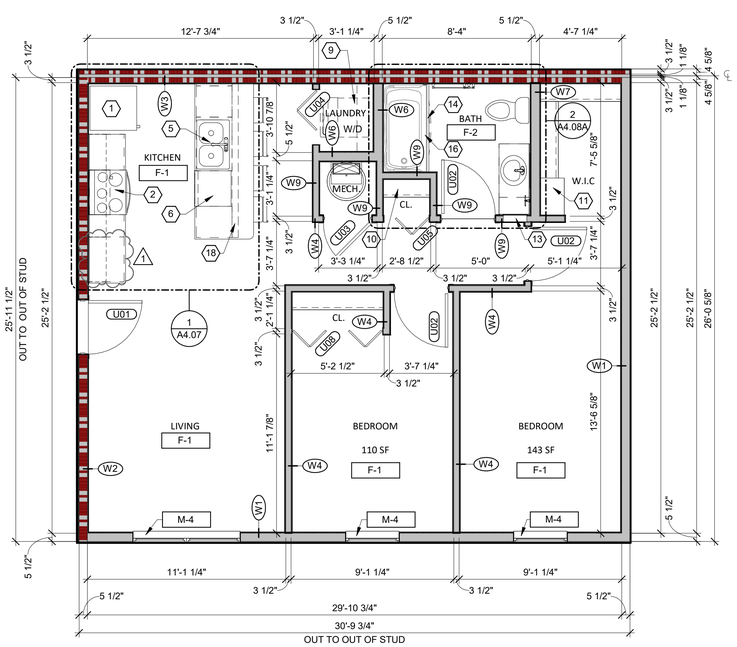


2 ENLARGED PLAN - UNIT B2 - TYPE A (504)

A4.03

1/4" = 1'-0"

1 REVISED KITCHEN LAYOUT



1 ENLARGED UNIT PLAN - UNIT B1

A4.03

1/4" = 1'-0"

DWELLING UNIT GENERAL NOTES

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D. ALL DOORS ARE TO EITHER BE INSTALLED FOUR (4") INCHES FROM THE ADJACENT WALLS FINISH SURFACE OR CENTERED IN THE OPENING BASED ON THE LOCATION OF THE DOOR IN PLAN. MAIN ENTRANCES SHALL HAVE A NO-STEP ENTRY ON ALL LEVELS (1/2" OR LESS THRESHOLD)
E. SEE BUILDING PLAN FOR CENTER LINE DIMENSIONS FOR LOCATION OF WINDOW AND ENTRY DOORS.
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R. DO NOT INSTALL SMOKE DETECTORS WITH IN 3'-0" OF ANY EXHAUST FAN OR GRILLE.
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T. GENERAL CONTRACTOR SHALL COORDINATE PLUMBING, FIRE SUPPRESSION, MECHANICAL, AND ELECTRICAL SUB-CONTRACTORS SEQUENCING OF INSTALLATION OF WORK PRIOR TO THE START OF THEIR WORK TO PREVENT CONFLICT OF EQUIPMENT AND UTILITY RUNS AND OR THE PREVENTION OF ANOTHER TRADE BEING BLOCKED FROM COMPLETION OF THEIR WORK.

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13 PROVIDE INSET MEDICINE CABINET WITH ROUNDED EDGE MIRROR MOUNTED WITH BOTTOM SHELF NO HIGHER THAN 4'-0". REFER TO TOILET ACCESSORY SCHEDULE. GENERAL CONTRACTOR TO COORDINATE SOLD BLOCKING WITH FRAMER AND COORDINATE LIGHT SWITCH AND ELECTRICAL OUTLET LOCATIONS WITH WITH ELECTRICAL SUBCONTRACTOR
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15 PROVIDE GRAB BARS WITH SOLID BLOCKING FOR (504) TYPE A UNITS AND/OR SOLID BLOCKING FOR POTENTIAL FUTURE GRAB BAR INSTALLATION PER FAIR HOUSING.
16 PROVIDE AN ADDITIONAL 1" LAYER OF PLYWOOD UNDER BATHTUBS AND SHOWERS PRIOR TO POURING LIGHTWEIGHT CONCRETE. TUB AND SHOWER PENETRATIONS THROUGH THE RATED FLOOR SHALL BE FIRE PROTECTED. PROVIDE DOUBLE LAYER OF 5/8" TYPE X FIRE RATED GYPSUM AND FIRESTOP SYSTEM PER UL PENETRATION ASSEMBLY F-C-2036
17 CONTINUE 5/8" TYPE X GWB BEHIND FURRED WALL OR CHASE, ENSURE FLOOR CEILING ASSEMBLY IS FULLY FIRE STOPPED W/ 5/8" TYPE C GYPSUM AND SEALED PER UL FIRE RATING.
18 BASE OF COUNTER KNEE WALL FACED WITH 1/4" PLY, PAINT TO MATCH CABINETS.
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R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157121
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009010040
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

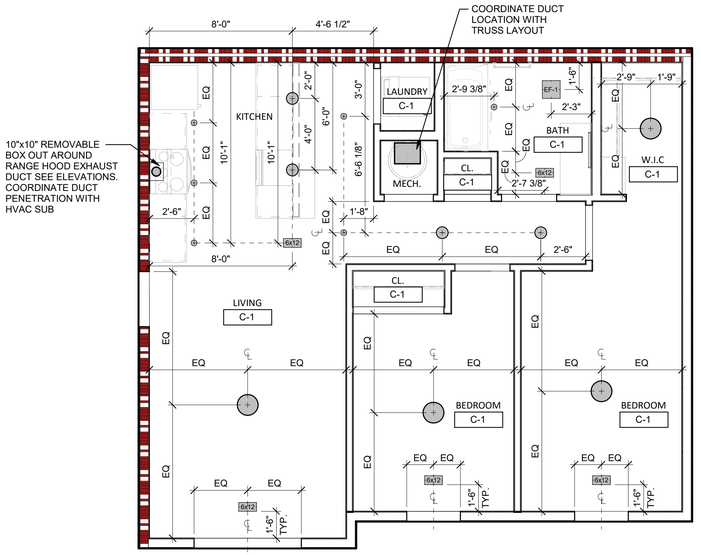
ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

ENLARGED UNIT PLANS

A4.03

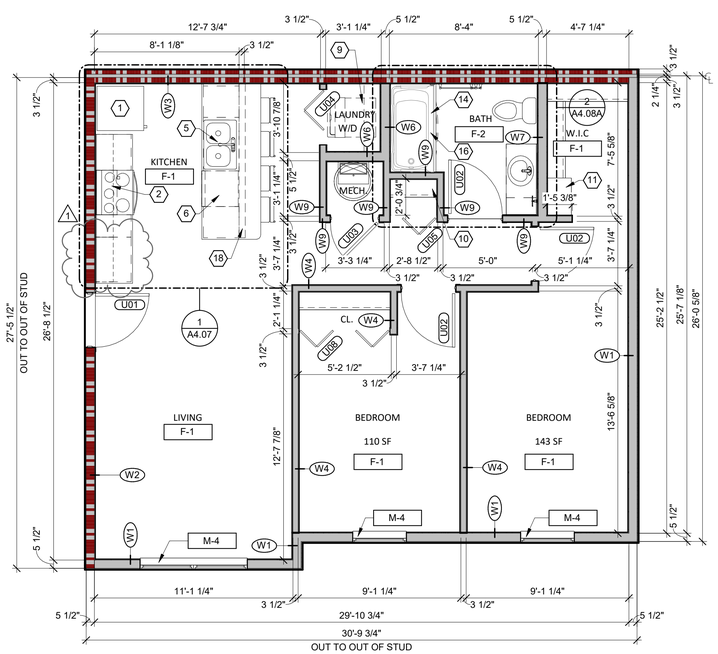
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2 REFLECTED CEILING PLAN - UNIT B3

A4.04

1/4" = 1'-0"



1 ENLARGED UNIT PLAN - UNIT B3

A4.04

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DWELLING UNIT GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY RFI OR DISCREPANCY IN THE PLANS AND WAIT FOR FORMAL RESPONSE PRIOR TO CONSTRUCTING ANY ITEMS IN QUESTION.
B. ALL DWELLING UNITS WILL PROVIDE THE MINIMUM INTERIOR REQUIREMENTS OUTLINED IN THE OHFA DESIGN & ARCHITECTURE STANDARDS SECTION M.; ALL DWELLING UNITS WILL PROVIDE ALL MANDATORY UNIVERSAL DESIGN COMPONENTS MARKED AS MANDATORY IN THE DESIGN AND ARCHITECTURAL STANDARDS APPENDIX B.; ALL DWELLING UNITS WILL COMPLY WITH THE ACCESSIBILITY STANDARDS OF THE CURRENT OHIO BUILDING CODE AND THE FAIR HOUSING DESIGN MANUAL AND SECTION 504 OF THE REHABILITATION ACT OF 1973.
C. ALL DIMENSIONS ON FLOOR PLANS ARE TO THE FACE OF WALL STUD, U.N.O, DIMENSIONS ON INTERIOR ELEVATIONS AND ENLARGED KITCHEN AND BATHROOM PLANS ARE TO FINISH FACE OF GWB. U.N.O
D. ALL DOORS ARE TO EITHER BE INSTALLED FOUR (4") INCHES FROM THE ADJACENT WALLS FINISH SURFACE OR CENTERED IN THE OPENING BASED ON THE LOCATION OF THE DOOR IN PLAN. MAIN ENTRANCES SHALL HAVE A NO-STEP ENTRY ON ALL LEVELS (1/2" OR LESS THRESHOLD)
E. SEE BUILDING PLAN FOR CENTER LINE DIMENSIONS FOR LOCATION OF WINDOW AND ENTRY DOORS.
F. ALL UNMARKED WALLS SHALL BE THE SAME AS THE CLOSEST MARKED WALL TYPE, SEE WALL/PARTITION SCHEDULE. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS U.N.O SEE PLANS FOR LOCATIONS.
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R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

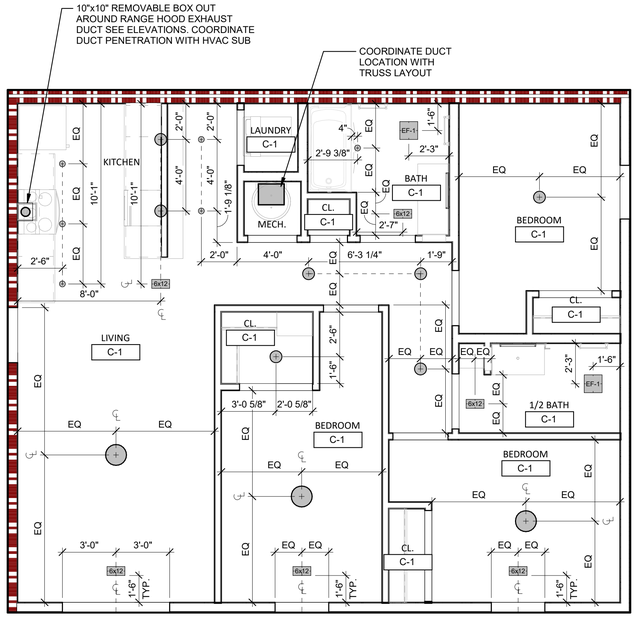
ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

ENLARGED UNIT PLANS

A4.04

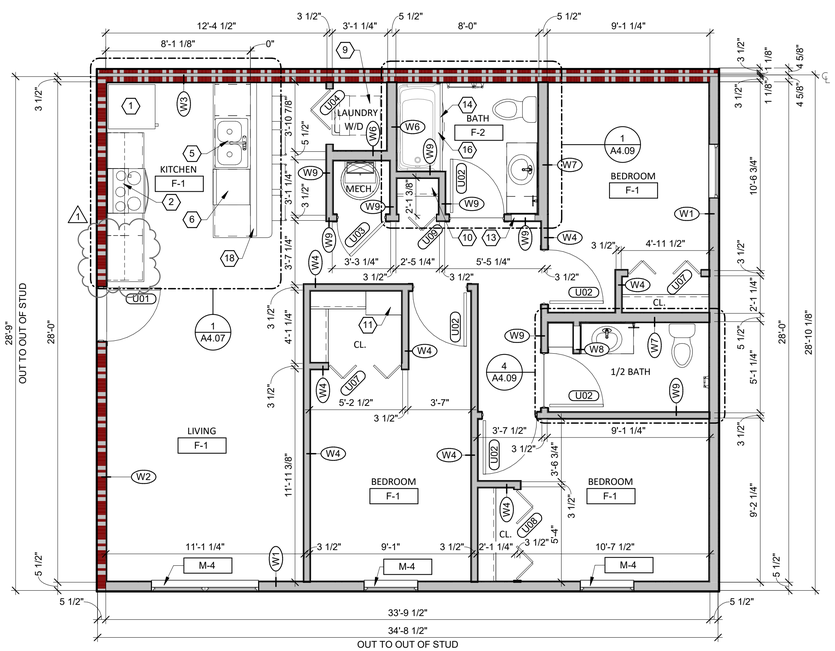
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3 A4.05

REFLECTED CEILING PLAN - UNIT C1

1/4" = 1'-0"



1 A4.05

ENLARGED PLAN - UNIT C1

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3 PROVIDE ENERGY STAR COUNTERTOP MICROWAVE OR MOUNT UNDER CABINET.
4 RANGE HOOD WIRED TO LOW CONTROLS ON COUNTER TOP SKIRT. PROVIDE BOX ABOVE CABINET TO CONCEAL DUCT. BOX TO MATCH CABINETS AND SHALL BE REMOVABLE TO ACCESS FIRE DAMPER AT CEILING. REFER TO KITCHEN INTERIOR ELEVATIONS.
5 KITCHEN SINK WITH DISPOSER, REFER TO PLUMBING FIXTURE SCHEDULE AND ELECTRIC DRAWINGS.
6 PROVIDE 24" WIDE ENERGY STAR DISHWASHER. REFER TO APPLIANCE SCHEDULE.
7 PROVIDE REMOVABLE CABINET AT SINK AND 30" CLEAR WORK COUNTER. FLOORING, AND FINISHES SHALL BE COMPLETE PRIOR TO INSTALLATION OF REMOVABLE CABINET.
8 PROVIDE WASHER/DRYER HOOK-UPS ONLY, CLOTHES WASHERS LOCATIONS ON THE SECOND AND THIRD STORY SHALL BE PROVIDED AN EMERGENCY OVERFLOW PAN DIRECTED TO FLOOR DRAIN. REFER TO PLUMBING DRAWINGS FOR HOOK UPS AND MECHANICAL DRAWINGS FOR DRYER DUCT ROUTING AND DETAILS. DRYER DUCT TO VENT DIRECTLY OUTDOORS.
9 PROVIDE STACKABLE WASHER/DRYER HOOK-UPS ONLY, STACKABLE CLOTHES WASHERS/DRYERS ON THE SECOND AND THIRD STORY SHALL BE PROVIDED AN EMERGENCY OVERFLOW PAN. REFER TO PLUMBING DRAWINGS FOR HOOK UPS AND MECHANICAL DRAWINGS FOR DRYER DUCT ROUTING AND DETAILS. DRYER DUCT TO VENT DIRECTLY OUTDOORS.
10 PROVIDE SHELF AND COAT ROD ON ADJUSTABLE BRACKETS BETWEEN 4'-0" & 5'-0" A.F.F
11 PROVIDE FOUR (4) 2'-0" WIDE x 1'-4" DEEP LINEN SHELVES ON ADJUSTABLE BRACKETS. INSTALL AT 2'-0", 3'-4", 4'-8", & 6'-8" A.F.F MOUNTED
12 PROVIDE 1'-4" LAUNDRY SHELF 5'-0" WIDE MOUNTED IN CENTER OF LAUNDRY CLOSET ON ADJUSTABLE BRACKETS RANGIND FROM 4'-0" TO 5'-0" A.F.F.
13 PROVIDE INSET MEDICINE CABINET WITH ROUNDED EDGE MIRROR MOUNTED WITH BOTTOM SHELF NO HIGHER THAN 4'-0". REFER TO TOILET ACCESSORY SCHEDULE. GENERAL CONTRACTOR TO COORDINATE SOLD BLOCKING WITH FRAMER AND COORDINATE LIGHT SWITCH AND ELECTRICAL OUTLET LOCATIONS WITH WITH ELECTRICAL SUBCONTRACTOR
14 BATHTUB AND/OR SHOWER UNIT IS LOCATED ADJACENT TO A FIRE RATED WALL. 5/8" TYPE X GWB SHALL BE CONTINUOUS AND SEALED BEHIND THE BASE AND SURROUND PRIOR TO INSTALLATION. AN ADDITIONAL LAYER OF GWB SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE FIRE RATED RATED WALL TO CONCEALED BATH/SHOWER SURROUND INSTALLATION FLANGE.
15 PROVIDE GRAB BARS WITH SOLID BLOCKING FOR (504) TYPE A UNITS AND/OR SOLID BLOCKING FOR POTENTIAL FUTURE GRAB BAR INSTALLATION PER FAIR HOUSING.
16 PROVIDE AN ADDITIONAL 1" LAYER OF PLYWOOD UNDER BATHTUBS AND SHOWERS PRIOR TO POURING LIGHTWEIGHT CONCRETE. TUB AND SHOWER PENETRATIONS THROUGH THE RATED FLOOR SHALL BE FIRE PROTECTED. PROVIDE DOUBLE LAYER OF 5/8" TYPE C FIRE RATED GYPSUM AND FIRESTOP SYSTEM PER UL PENETRATION ASSEMBLY F-C-2036
17 CONTINUE 5/8" TYPE X GWB BEHIND FURRED WALL OR CHASE, ENSURE FLOOR CEILING ASSEMBLY IS FULLY FIRE STOPPED W/ 5/8" TYPE C GYPSUM AND SEALED PER UL FIRE RATING.
18 BASE OF COUNTER KNEE WALL FACED WITH 1/4" PLY, PAINT TO MATCH CABINETS.
19 PROVIDE 18" WIDE ENERGY STAR DISHWASHER. REFER TO APPLIANCE SCHEDULE.
20 LAUNDRY BIFOLD DOORS TO BE REMOVED BY THE OWNER FOR ACCESSIBILITY PER TENANTS REQUEST

1

RCP GENERAL NOTES

A. REFER TO ELECTRICAL SHEETS FOR LIGHT FIXTURE TYPES. THESE LOCATIONS SHALL BE FOLLOWED OVER THE DIAGRAMMATIC NATURE OF THE ELEC LIGHTING PLANS
B. CEILING/FLOOR AND CEILING/ROOF ASSEMBLIES ARE ONE HOUR RATED PER UL TESTS INDICATED IN WALL SECTIONS. ALL MEMBRANE PENETRATIONS SHALL BE PROVIDED THE NECESSARY PROTECTION PER ASSOCIATED UL PENETRATION TEST.

R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157121
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

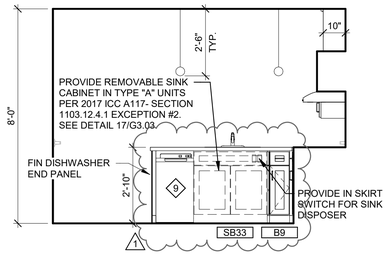
ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

ENLARGED UNIT PLANS

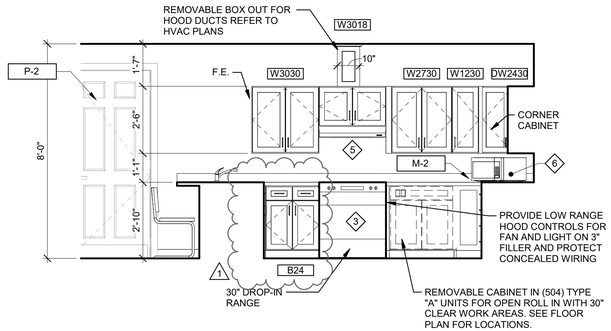
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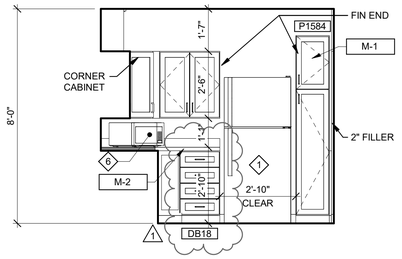
7 A4.06 KITCHEN ELEVATION

3/8" = 1'-0"



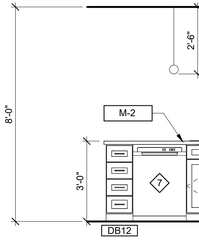
6 A4.06 KITCHEN ELEVATION

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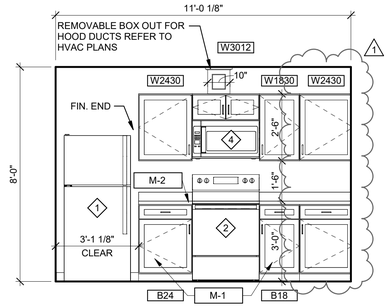
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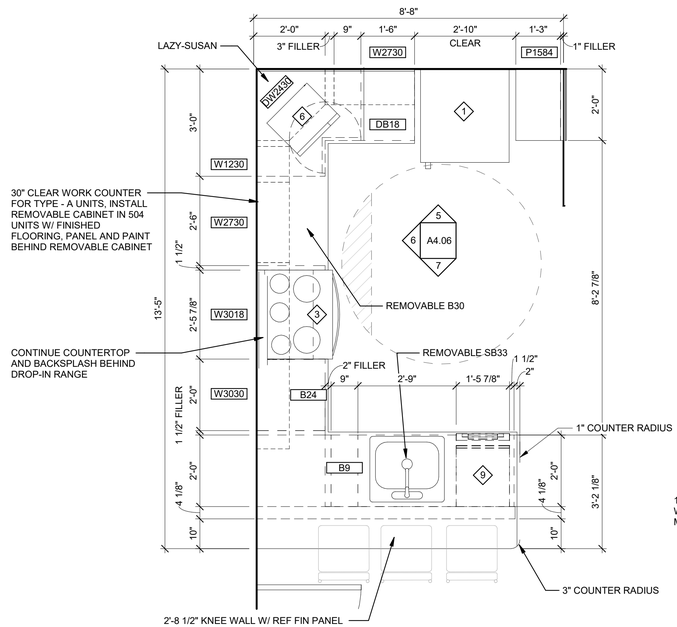
4 A4.06 KITCHEN ELEVATION

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3 A4.06 KITCHEN ELEVATION

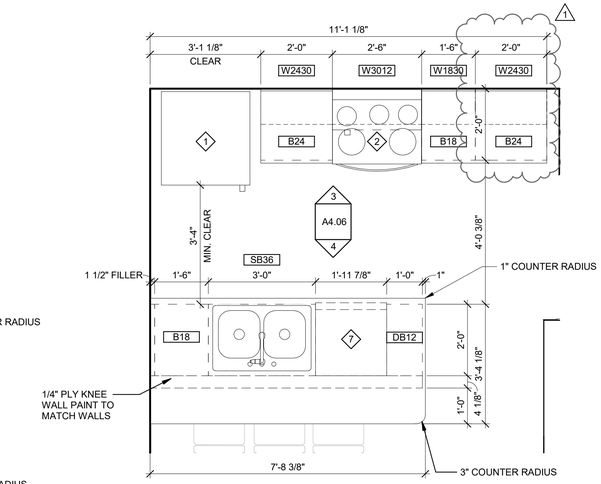
3/8" = 1'-0"



2 A4.06 KITCHEN ENLARGED PLAN

1/2" = 1'-0"

1 REVISED KITCHEN LAYOUT



1 A4.06 KITCHEN ENLARGED PLAN

1/2" = 1'-0"

KITCHEN UNIT GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY RFI OR DISCREPANCY IN THE PLANS AND WAIT FOR FORMAL RESPONSE PRIOR TO CONSTRUCTING ANY ITEMS IN QUESTION.
B. FULL OVERLAY SHAKER STYLE CABINETS & DRAWERS SHALL HAVE SOLID WOOD DOORS & FRONTS. PLYWOOD FRAMES AND ROLL SHELVES IN BASE CABINETS. UPPER CABINETS SHALL BE PROVIDED WITH ADJUSTABLE HEIGHT SHELVES. PANTRY CABINET SHALL PROVIDE PULL OUT DRAWERS UP TO COUNTERTOP HEIGHT AND ADJUSTABLE SHELVING FROM THERE UP.
C. BASE CABINETRY FOR PENINSULAS SHALL HAVE THEIR FINISH FACE ALIGN FLUSH WITH THE FINISH FACE OF GWB AT KNEE WALLS. ADJUST FILLER AT OTHER END AS NEEDED.
D. PROVIDE PLASTIC LAMINATE COUNTERTOPS WITH MOISTURE RESISTANT MDF SUBSTRATE PER FINISH SCHEDULE. KITCHEN AND BATHROOM COUNTERTOPS SHALL HAVE A TYPICAL 1" CORNER RADIUS, 1" OVERHANG AT ALL CASEWORK, ¼" PENCIL ROUND EDGE AND 4" BACKSPLASH AT ALL POINTS OF CONNECTION TO WALLS AND CAULKED CLEANLY WITH PAINTABLE MOLD RESISTANT SILICONE. EAT IN COUNTERTOPS SHALL OVERHANG 10" FROM THE FINISH FACE OF KNEE WALL AND BE SUPPORTED PER MANUFACTURERS INSTALLATION SPECS. EAT IN COUNTER CANTILEVERED CORNERS SHALL HAVE A MINIMUM CORNER RADIUS OF 3". ALL "L" SHAPED COUNTERTOPS SHALL BE FACTORY JOINED. NO FIELD SEAMS WILL BE ACCEPTED. CONTRACTOR TO COORDINATE SINK LOCATIONS AND HOLE SIZE WITH COUNTERTOP SUPPLIER.
E. CABINET SUPPLIER O PROVIDE MATCHING 4" KICK PANEL. AND MATCHING QUARTER ROUND TOE MOULDING.

APPLIANCE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER: MODEL	DIMENSIONS (WxDxH)
1	18.2 CF 30" WIDE TOP FREEZER REFRIGERATOR	WHIRLPOOL: WRT148FZDM	29 3/4"x33 1/2"x65 7/8"
2	5.3 CF ELECTRIC RANGE	WHIRLPOOL: WFE505W0JS	29 7/8"x27 3/4"x47 7/8"
3	4.8 CF ELECTRIC RANGE - ADA HEIGHT	WHIRLPOOL: WEE515SALS	29 7/8"x29"x34"
4	1.7 CF MICROWAVE HOOD COMBO	WHIRLPOOL: WMH31017HB	30"x15 5/8"x17 1/8"
5	30" VENTED UNDER-CABINET HOOD	WHIRLPOOL: WVU7130JS	30"x20"x4 3/4"
6	0.9 CF COUNTERTOP MICROWAVE	WHIRLPOOL: WMC30309LS	19"x17"x11"
7	24" WIDE DISHWASHER	WHIRLPOOL: WDF331PAHB	23 7/8"x24 1/2"x34 1/2"
8	24" WIDE DISHWASHER - ADA HEIGHT	GE: GDT225SSLSS	24"x23 1/2"x32 1/4"
9	18" WIDE DISHWASHER	WHIRLPOOL: WDF331PAHB	17 7/8"x24 1/2"x34 1/2"

DWELLING UNIT FINISHES

MARK	DESCRIPTION	MANUFACTURER	MODEL
BASE			
B-1	WALL BASE THROUGHOUT	JOHNSONITE PERCEPTIONS WALL BASE	RECESS PROFILE TOELESS #RWDC-XX, 4.25"h, COLOR: #55 SILVER GREY WG
B-2	WALL BASE BATHROOM	JOHNSONITE PERCEPTIONS WALL BASE	RECESS PROFILE TOELESS #RWDC-XX, 4.25"h, COLOR: #20 CHARCOAL WG
CEILING			
C-1	GYPSUM WALL BOARD - KNOCK DOWN TOPPING		
FLOORING			
F-1	LVT - THROUGHOUT UNIT	TARKETT	INSTUDIO LVT, 6" x 48", COLOR: #270305221 CLASSIC OAK GOLD
F-2	VINYL SHEET BATHROOM	TARKETT	FIBERFLOOR CUSTOMPRO, COLOR: 15543 MOJAVE SLATE
MILLWORK			
M-1	PLYWOOD FRAME - CABINETRY	KRAFTSMAID	COLOR: BONSAI
M-2	PLASTIC LAMINATE COUNTERTOP THROUGHOUT	FORMICA	SCOVATO FINISH, COLOR: 9512-34 LAYERED WHITE SAND
M-3	PLYWOOD FRAME - CABINETRY	KRAFTSMAID	COLOR: BROWN SUGAR
M-4	SOLID SURFACE - WINDOW STOOL	FORMICA SOLID ELEMENTS	NATURAL GRAIN FINISH, 1/2" THICK, COLOR: 109 BRITE WHITE
PAINT			
P-1	WALL PAINT THROUGHOUT	SHERWIN WILLIAMS	EGGSHELL FINISH, COLOR: SW 7551 GREEK VILLA
P-2	WALL PAINT BATHROOM	SHERWIN WILLIAMS	EGGSHELL FINISH, COLOR: SW 7049 NUANCE
P-3	CEILING PAINT THROUGHOUT	BENJAMIN MOORE	FLAT FINISH, COLOR: 2121-70 CHANTILLY LACE
P-4	DOORS & TRIM PAINT THROUGHOUT	BENJAMIN MOORE	SATIN FINISH, COLOR: 1483 COS COB STONEWALL

R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 21100910010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

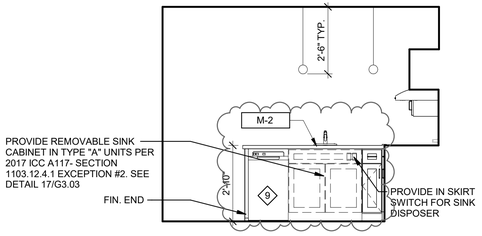
ISSUANCE

80% OHFA SET		12.19.25
PERMIT SET		02.12.26
1	REVISION	05.13.26

ENLARGED PLAN - KITCHEN PLANS & ELEVATIONS

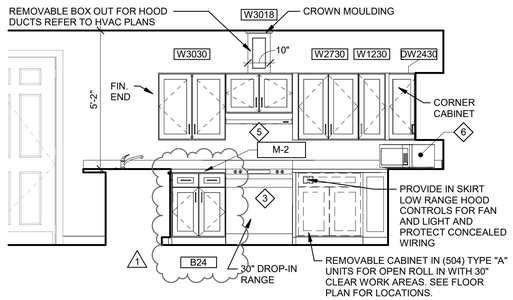
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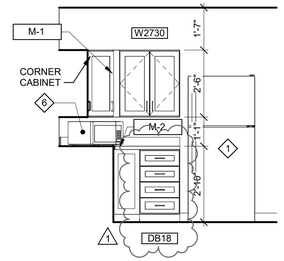
7 A4.07 KITCHEN ELEVATION

3/8" = 1'-0"



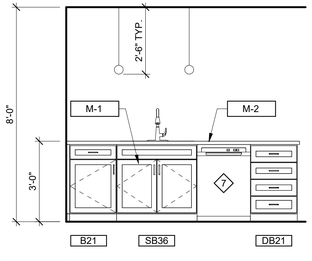
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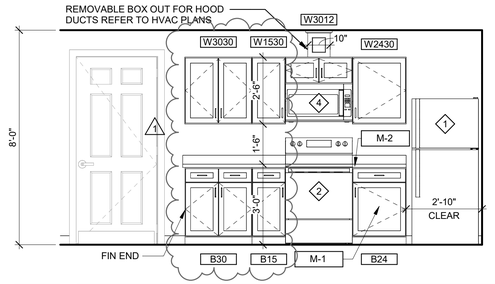
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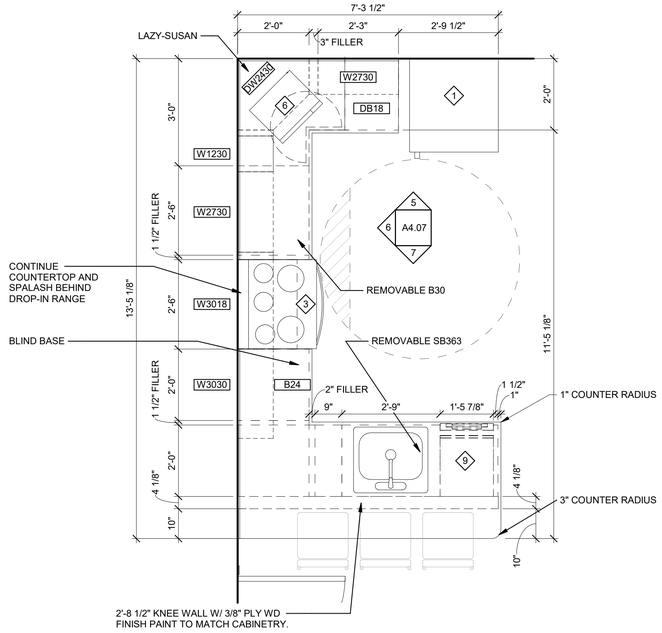
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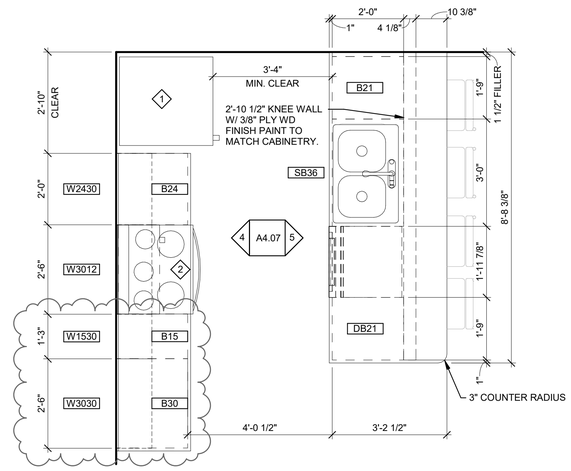
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2 A4.07 KITCHEN ENLARGED PLAN

1/2" = 1'-0"



1 A4.07 KITCHEN ENLARGED PLAN

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1 REVISED KITCHEN LAYOUT

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DWELLING UNIT FINISHES

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CEILING			
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FLOORING			
F-1	LVT - THROUGHOUT UNIT	TARKETT	INSTUDIO LVT, 6" x 48", COLOR: #270305221 CLASSIC OAK GOLD
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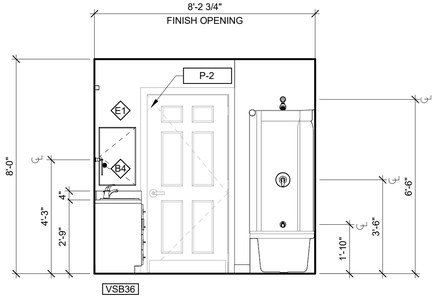
ISSUANCE

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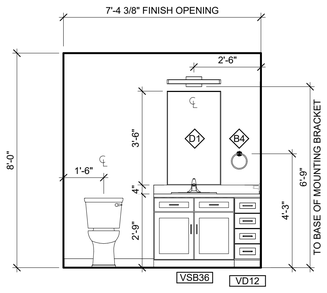
ENLARGED PLAN - KITCHEN PLANS & ELEVATIONS

A4.07

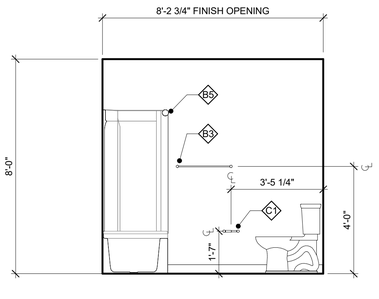
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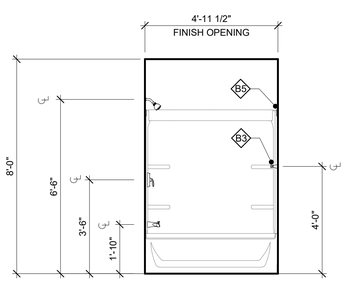
11 A4.08 BATH ELEVATION
3/8" = 1'-0"



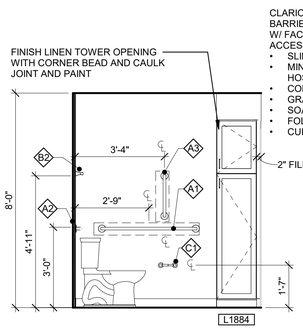
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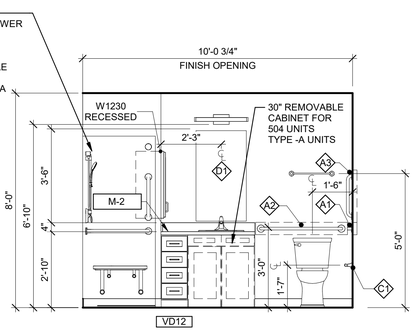
9 A4.08 BATH ELEVATION
3/8" = 1'-0"



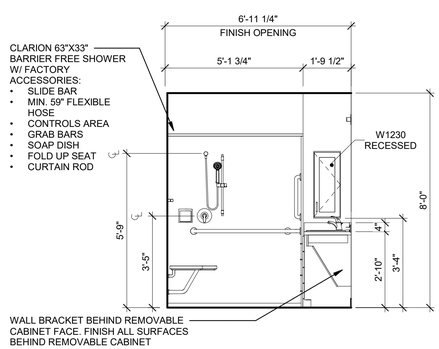
8 A4.08 BATH ELEVATION
3/8" = 1'-0"



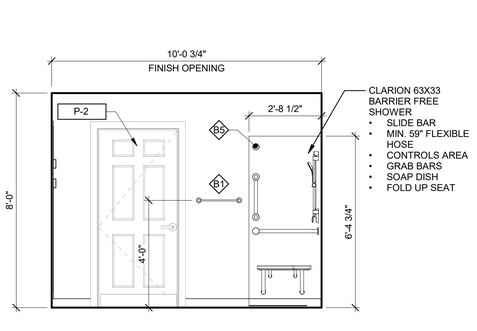
7 A4.08 BATH ELEVATION
3/8" = 1'-0"



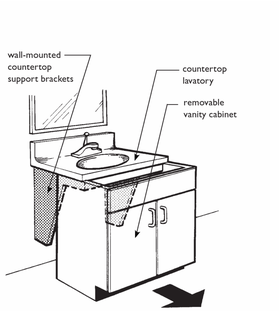
6 A4.08 BATH ELEVATION
3/8" = 1'-0"



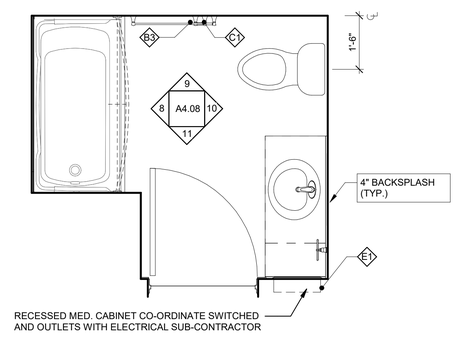
5 A4.08 BATH ELEVATION
3/8" = 1'-0"



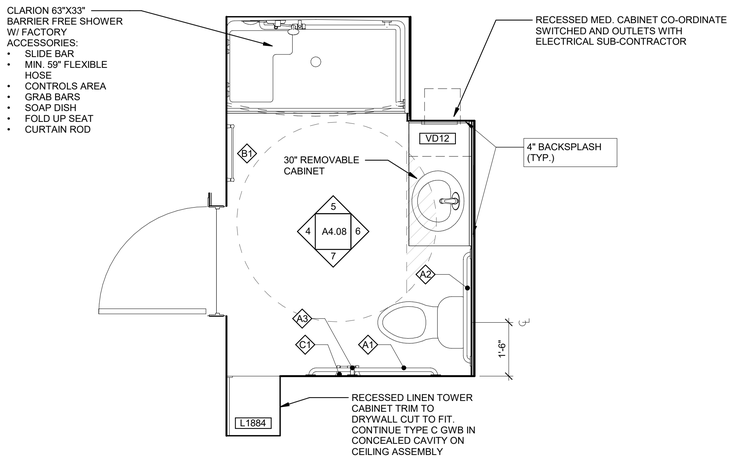
4 A4.08 BATH ELEVATION
3/8" = 1'-0"



3 A4.08 REMOVABLE VANITY CABINET
1 1/2" = 1'-0"



2 A4.08 BATH ELEVATION
1/2" = 1'-0"



1 A4.08 BATH ELEVATION
1/2" = 1'-0"

BATHROOM GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY RFI OR DISCREPANCY IN THE PLANS AND WAIT FOR FORMAL RESPONSE PRIOR TO CONSTRUCTING ANY ITEMS IN QUESTION.
B. BATHTUBS AND SHOWER BASES AND SURROUNDS THAT ARE INSTALLED ON A FIRE RATED WALL SHALL HAVE 5/8" TYPE X GWB INSTALLED ON THE WALL AND SEALED PRIOR TO THE INSTALLATION OF THE BASE OR SURROUND TO MAINTAIN A CONTINUOUS RATING WITHOUT PENETRATION BY THE TUB/SHOWER UNIT. AN ADDITIONAL LAYER OF GWB SHALL BE INSTALLED TO COVER THE BASE AND SURROUNDS THE ENTIRE LENGTH OF THE FIRE RATED WALL.
C. TOILETS SHALL BE CENTERED 18" FROM THE FINISH FACE OF ANY SIDE WALL, BATHTUB/SHOWER, OR VANITY CABINET.
D. PLUMBING PENETRATIONS THROUGH FIRE RATED WALL AND FLOOR/CEILING ASSEMBLIES SHALL BE PROVIDED FIRE STOPPING COMPONENTS PER UL TESTS ASSOCIATED WITH THE GIVEN WALL AND FLOOR/CEILING ASSEMBLY. REFER TO LIFE SAFETY SHEET AND FIRE RATING SHEETS.
E. GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS PER FHA AND ICC 117.1 TYPE B ACCESSIBLE UNITS. REFER TO FAIR HOUSING SHEETS.

RESTROOM ACCESSORIES

MARK	DESCRIPTION	MANUFACTURER	MODEL
A1	GRAB BAR SET		
A2	36" GRAB BAR		
A3	18" GRAB BAR		
B1	18" TOWEL BAR	KOHLER	K-13430
B2	18" TOWEL BAR	KOHLER	K-13430
B3	24" TOWEL BAR	KOHLER	K-13431
B4	TOWEL RING	KOHLER	K-13507
B5	CURVED CURTAIN ROD	KOHLER	9351-S
B6	ROBE HOOK	KOHLER	K-13433
C1	TOILET PAPER HOLDER	ADJUSTABLE	K-13434
D1	GLASS MIRROR		
E1	MEDICINE CABINET	KOHLER	K-CB-CLC2026FS

DWELLING UNIT FINISHES

MARK	DESCRIPTION	MANUFACTURER	MODEL
BASE			
B-1	WALL BASE THROUGHOUT	JOHNSONITE PERCEPTIONS WALL BASE	RECESS PROFILE TOELESS #RWDC-XX, 4.25"h, COLOR: #55 SILVER GREY WG
B-2	WALL BASE BATHROOM	JOHNSONITE PERCEPTIONS WALL BASE	RECESS PROFILE TOELESS #RWDC-XX, 4.25"h, COLOR: #20 CHARCOAL WG
CEILING			
C-1	GYPSUM WALL BOARD - KNOCK DOWN TOPPING		
FLOORING			
F-1	LVT - THROUGHOUT UNIT	TARKETT	INSTUDIO LVT, 6" x 48", COLOR: #270305221 CLASSIC OAK GOLD
F-2	VINYL SHEET BATHROOM	TARKETT	FIBERFLOOR CUSTOMPRO, COLOR: 15543 MOJAVE SLATE
MILLWORK			
M-1	PLYWOOD FRAME - CABINETRY	KRAFTSMAID	COLOR: BONSAI
M-2	PLASTIC LAMINATE COUNTERTOP THROUGHOUT	FORMICA	SCOVATO FINISH, COLOR: 9512-34 LAYERED WHITE SAND
M-3	PLYWOOD FRAME - CABINETRY	KRAFTSMAID	COLOR: BROWN SUGAR
M-4	SOLID SURFACE - WINDOW STOOL	FORMICA SOLID ELEMENTS	NATURAL GRAIN FINISH, 1/2" THICK, COLOR: 109 BRITE WHITE
PAINT			
P-1	WALL PAINT THROUGHOUT	SHERWIN WILLIAMS	EGGSHELL FINISH, COLOR: SW 7551 GREEK VILLA
P-2	WALL PAINT BATHROOM	SHERWIN WILLIAMS	EGGSHELL FINISH, COLOR: SW 7049 NUANCE
P-3	CEILING PAINT THROUGHOUT	BENJAMIN MOORE	FLAT FINISH, COLOR: 2121-70 CHANTILLY LACE
P-4	DOORS & TRIM PAINT THROUGHOUT	BENJAMIN MOORE	SATIN FINISH, COLOR: 1483 COS COB STONEWALL

1

R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157121
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 121721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 21100910010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

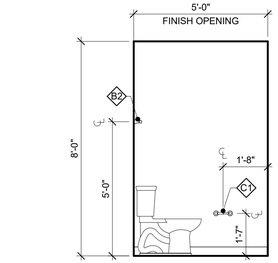
ISSUANCE

80% OHFA SET	12.19.25
PERMIT SET	02.12.26
1 REVISION	05.13.26

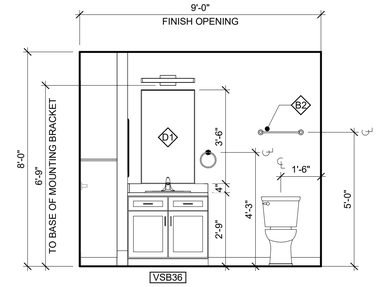
ENLARGED PLAN
-BATHROOM PLANS & ELEVATIONS

A4.08

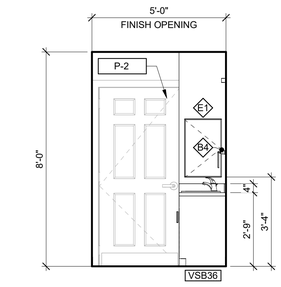
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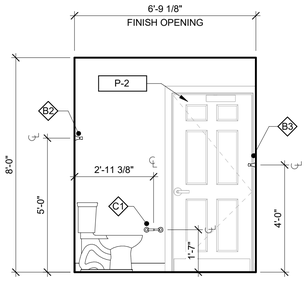
19 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



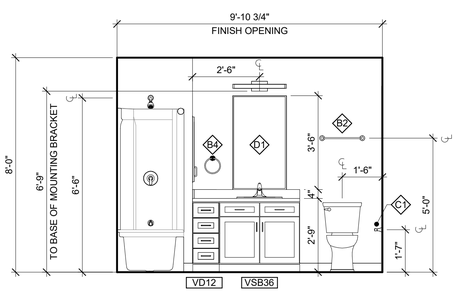
18 A4.09 **BATH ELEVATION**
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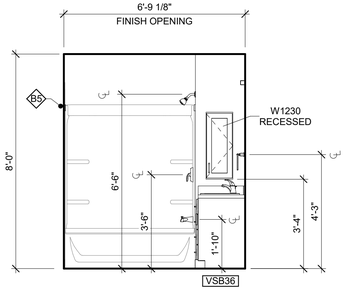
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3/8" = 1'-0"



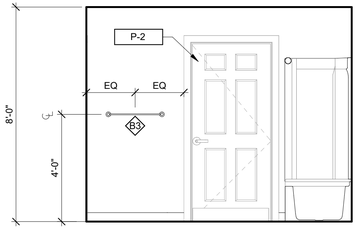
16 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



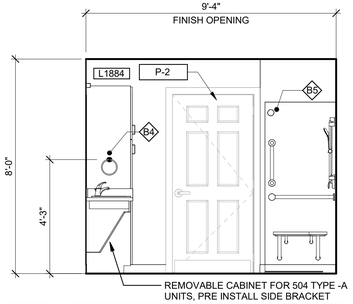
15 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



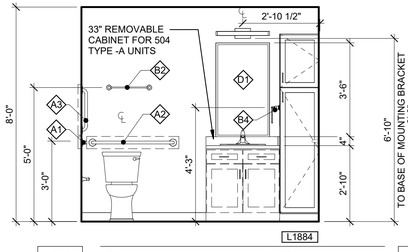
14 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



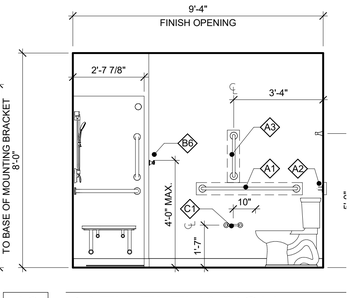
13 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



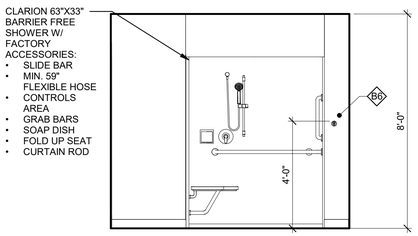
12 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



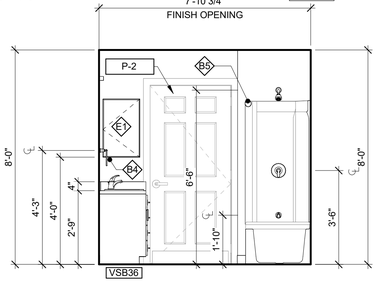
11 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



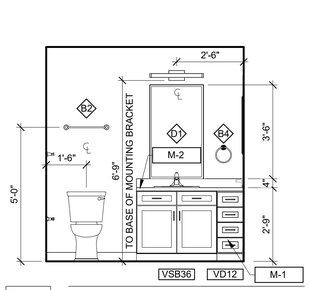
10 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



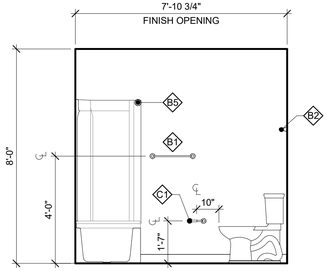
9 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



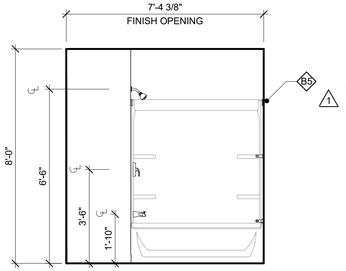
8 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



7 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



6 A4.09 **BATH ELEVATION**
3/8" = 1'-0"



5 A4.09 **BATH ELEVATION**
3/8" = 1'-0"

BATHROOM GENERAL NOTES

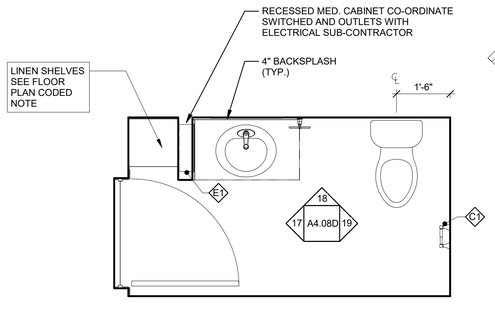
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B. BATHTUBS AND SHOWER BASES AND SURROUNDS THAT ARE INSTALLED ON A FIRE RATED WALL SHALL HAVE 5/8" TYPE X GWB INSTALLED ON THE WALL AND SEALED PRIOR TO THE INSTALLATION OF THE BASE OR SURROUND TO MAINTAIN A CONTINUOUS RATING WITHOUT PENETRATION BY THE TUB/SHOWER UNIT. AN ADDITIONAL LAYER OF GWB SHALL BE INSTALLED TO COVER THE BASE AND SURROUNDS THE ENTIRE LENGTH OF THE FIRE RATED WALL.
C. TOILETS SHALL BE CENTERED 18" FROM THE FINISH FACE OF ANY SIDE WALL, BATHTUB/SHOWER, OR VANITY CABINET.
D. PLUMBING PENETRATIONS THROUGH FIRE RATED WALL AND FLOOR/CEILING ASSEMBLIES SHALL BE PROVIDED FIRE STOPPING COMPONENTS PER UL TESTS ASSOCIATED WITH THE GIVEN WALL AND FLOOR/CEILING ASSEMBLY. REFER TO LIFE SAFETY SHEET AND FIRE RATING SHEETS.
E. GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS PER FHA. REFER TO FAIR HOUSING SHEETS.

RESTROOM ACCESSORIES

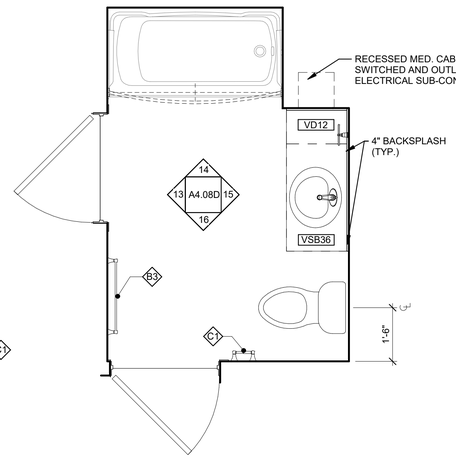
MARK	DESCRIPTION	MANUFACTURER	MODEL
A1	GRAB BAR SET		
A2	36" GRAB BAR		
A3	18" GRAB BAR		
B1	18" TOWEL BAR	KOHLER	K-13430
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B3	24" TOWEL BAR	KOHLER	K-13431
B4	TOWEL RING	KOHLER	K-13507
B5	CURVED CURTAIN ROD	KOHLER	9351-S
B6	ROBE HOOK	KOHLER	K-13433
C1	TOILET PAPER HOLDER	ADJUSTABLE	K-13434
D1	GLASS MIRROR		
E1	MEDICINE CABINET	KOHLER	K-CB-CLC2026FS

DWELLING UNIT FINISHES

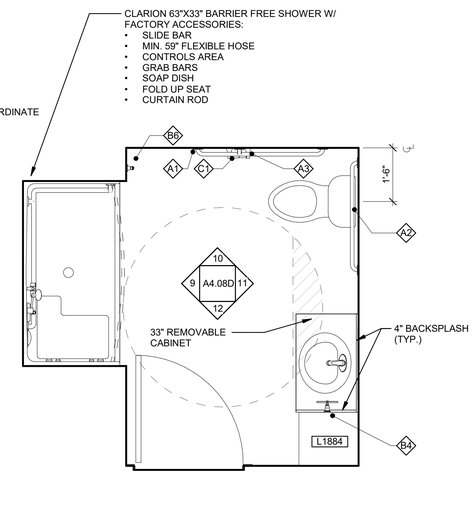
MARK	DESCRIPTION	MANUFACTURER	MODEL
BASE			
B-1	WALL BASE THROUGHOUT	JOHNSONITE PERCEPTIONS WALL BASE	RECESS PROFILE TOELESS #RWDC-XX, 4.25"h, COLOR: #55 SILVER GREY WG
B-2	WALL BASE BATHROOM	JOHNSONITE PERCEPTIONS WALL BASE	RECESS PROFILE TOELESS #RWDC-XX, 4.25"h, COLOR: #20 CHARCOAL WG
CEILING			
C-1	GYPSUM WALL BOARD - KNOCK DOWN TOPPING		
FLOORING			
F-1	LVT - THROUGHOUT UNIT	TARKETT	INSTUDIO LVT, 6" x 48", COLOR: #270305221 CLASSIC OAK GOLD
F-2	VINYL SHEET BATHROOM	TARKETT	FIBERFLOOR CUSTOMPRO, COLOR: 15543 MOJAVE SLATE
MILLWORK			
M-1	PLYWOOD FRAME - CABINETRY	KRAFTSMAID	COLOR: BONSAI
M-2	PLASTIC LAMINATE COUNTERTOP THROUGHOUT	FORMICA	SCOVATO FINISH, COLOR: 9512-34 LAYERED WHITE SAND
M-3	PLYWOOD FRAME - CABINETRY	KRAFTSMAID	COLOR: BROWN SUGAR
M-4	SOLID SURFACE - WINDOW STOOL	FORMICA SOLID ELEMENTS	NATURAL GRAIN FINISH, 1/2" THICK, COLOR: 109 BRITE WHITE
PAINT			
P-1	WALL PAINT THROUGHOUT	SHERWIN WILLIAMS	EGGSHELL FINISH, COLOR: SW 7551 GREEK VILLA
P-2	WALL PAINT BATHROOM	SHERWIN WILLIAMS	EGGSHELL FINISH, COLOR: SW 7049 NUANCE
P-3	CEILING PAINT THROUGHOUT	BENJAMIN MOORE	FLAT FINISH, COLOR: 2121-70 CHANTILLY LACE
P-4	DOORS & TRIM PAINT THROUGHOUT	BENJAMIN MOORE	SATIN FINISH, COLOR: 1483 COS COB STONEWALL



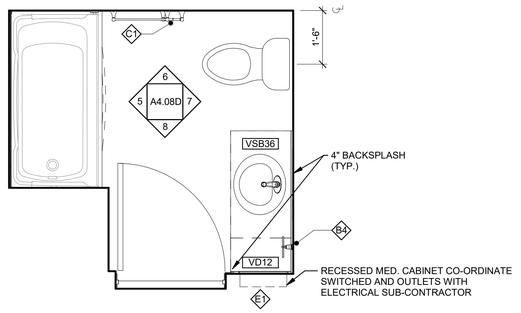
4 A4.09 **BATHROOM ENLARGED PLAN**
1/2" = 1'-0"



3 A4.09 **BATHROOM ENLARGED PLAN**
1/2" = 1'-0"



2 A4.09 **BATHROOM ENLARGED PLAN**
1/2" = 1'-0"



1 A4.09 **BATHROOM ENLARGED PLAN**
1/2" = 1'-0"

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R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 121572
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

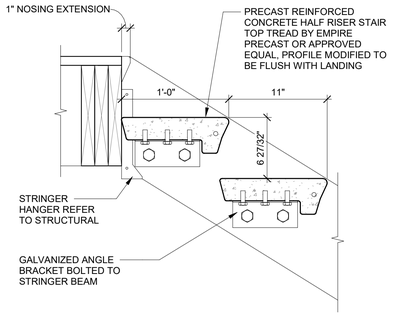
PROJECT NUMBER
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ISSUANCE

80% OHFA SET		12.19.25
PERMIT SET		02.12.26
1	REVISION	05.13.26

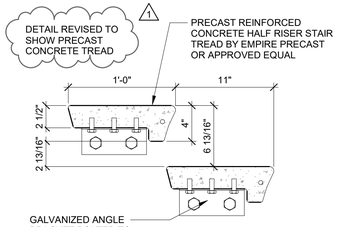
ENLARGED PLAN - BATHROOM PLANS & ELEVATIONS

A4.09

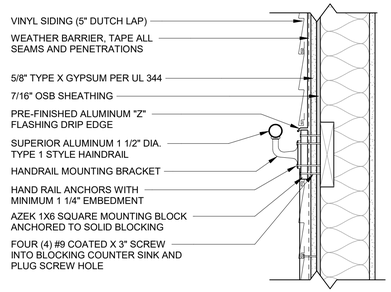


7 TOP TREAD DETAIL
A4.20 — 1 1/2" = 1'-0"

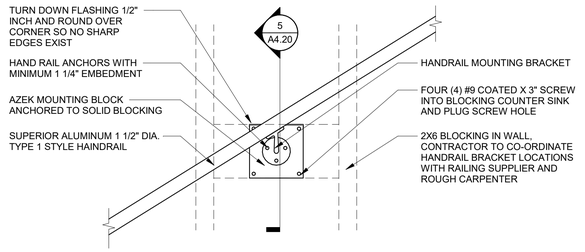
DETAIL ADDED 1



6 TREAD DETAIL
A4.20 — 1 1/2" = 1'-0"



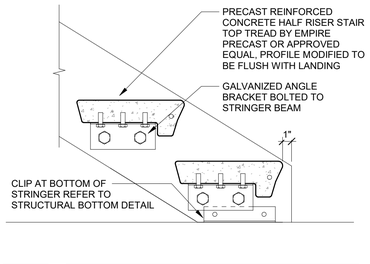
5 HANDRAIL BRACKET DETAIL
A4.20 — 1 1/2" = 1'-0"



4 HANDRAIL BRACKET DETAIL
A4.20 — 1 1/2" = 1'-0"

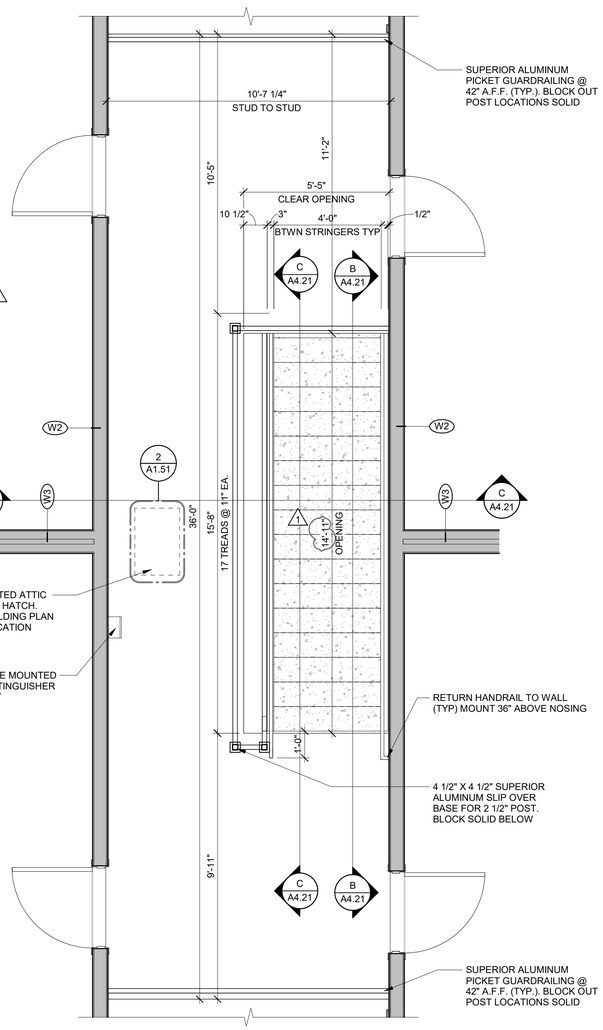
GENERAL NOTES

A. STAIRS SHALL BE PREFABRICATED TIMBER ELEMENTS. THE STRUCTURAL ENGINEER SHALL PROVIDE NECESSARY FRAMING, SUPPORTS, AND METHODS OF ANCHORAGE TO SATISFY THE LOADING REQUIREMENTS OF THE BUILDING CODE. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS THAT MEET DESIGN LOADS SPECIFIED BY THE STRUCTURAL ENGINEER.
B. OVERALL DIMENSIONS ARE SHOWN TO INDICATE THE WIDTH LENGTH AND HEIGHT OF THE OVERALL STAIR ASSEMBLY INCLUDING THE NUMBER OF RISERS AND TREADS.
C. THE STAIRWAYS SHALL COMPLY WITH **OBC SECTION 1011** AND SHALL SERVE OCCUPIED SPACES FOR THE PROPER WIDTH AND CAPACITY OF OCCUPANTS AS DESCRIBED ON THE LIFE SAFETY SHEETS IN THIS SET OF DOCUMENTS.
D. STAIRWAYS SHALL PROVIDE A CLEAR AND CONTINUOUS HEAD ROOM NO LESS THAN EIGHTY (80") INCHES MEASURED VERTICALLY FROM AN IMAGINARY LINE CONNECTING THE EDGE OF STAIR NOSINGS PER **OBC SECTION 1011.3.**
E. STAIR TREADS AND RISERS SHALL BE OF UNIFORM DIMENSION, SIZE, AND SHAPE. VARIATION IN TREAD DEPTH OR RISER HEIGHT SHALL NET EXCEED THREE EIGHTS OF AN INCH (3/8") PER **OBC SECTION 1011.5.4.**
F. STAIR NOSINGS SHALL PROJECT NOT MORE THAN 1 1/4" BEYOND THE TREAD BELOW AND HAVE A ROUNDED PROFILE BETWEEN 1/16" AND 9/16" PER **OBC SECTION 1011.5.5.** THE BASIS FOR DESIGN IS SHOWN TO HAVE A ONE INCH (1") NOSING PROJECTION AND A ONE QUARTER OF AN INCH (1/4") RADIUS NOSING PROFILE.
G. OPEN RISERS ARE PROVIDED WITH OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A SPHERE WITH A DIAMETER OF 4" PER **EXCEPTION #1 OBC SECTION 1011.5.5.3.**
H. STAIR LANDINGS SHALL BE PROVIDED AT THE BASE AND TOP OF A STAIRWAY IN ACCOREANCE WITH **OBC SECTION 1011.6.**
I. WALKING SURFACES OF TREAD AND LANDINGS SHALL NOT BE STEEPER THAN 2% SLOPE IN ANY DIRECTION PER **OBC SECTION 1011.6.**
J. THE VERTICAL RISE OF A FLIGHT OF STAIRS SHALL NOT BE GREATER THAN 12'-0" PER **OBC SECTION 1011.8.**
K. SUPERIOR ALUMINUM SERIES 9P PICKET HANDRAILS AND GUARDS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS IN ACCORDANCE WITH **OBC SECTION 1011.11** AND **1011.15.1**. GUARDS SHALL BE PERMITTED AND LIMITED TO OPENINGS THAT DO NOT ALLOW THE PASSAGE OF A 4 3/8" DIAMETER SPHERE FOR DWELLING AND SLEEPING UNITS IN R-2 OCCUPANCIES, PER **EXCEPTION #6 OBC SECTION 1015.4** OPENING LIMITATIONS FOR GUARDS. HANDRAILS SHALL BE 1 1/2" DIAMETER TYPE I IN ACCORDANCE WITH **OBC SECTION 1014**.
L. REQUIRED GUARDS SHALL NOT BE LESS THAN 42" HIGH MEASURED VERTICALLY FROM THE ADJACENT WALKING SURFACE, FROM STAIRWAYS FROM THE LINE CONNECTING THE LEADING EDGES OF STAIR NOSINGS.

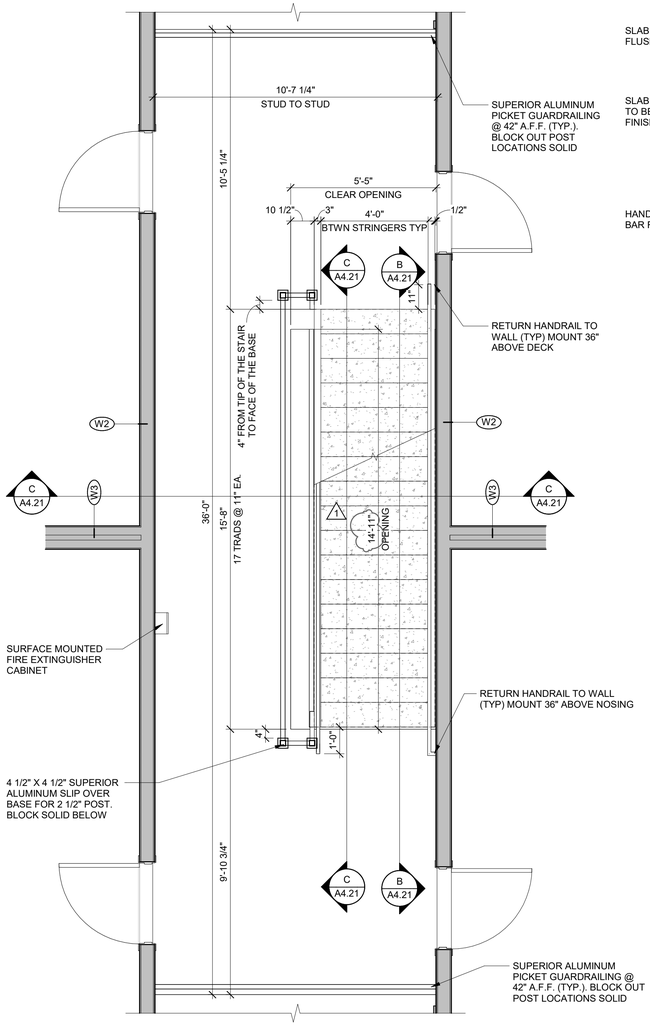


8 BOTTOM TREAD DETAIL
A4.20 — 1 1/2" = 1'-0"

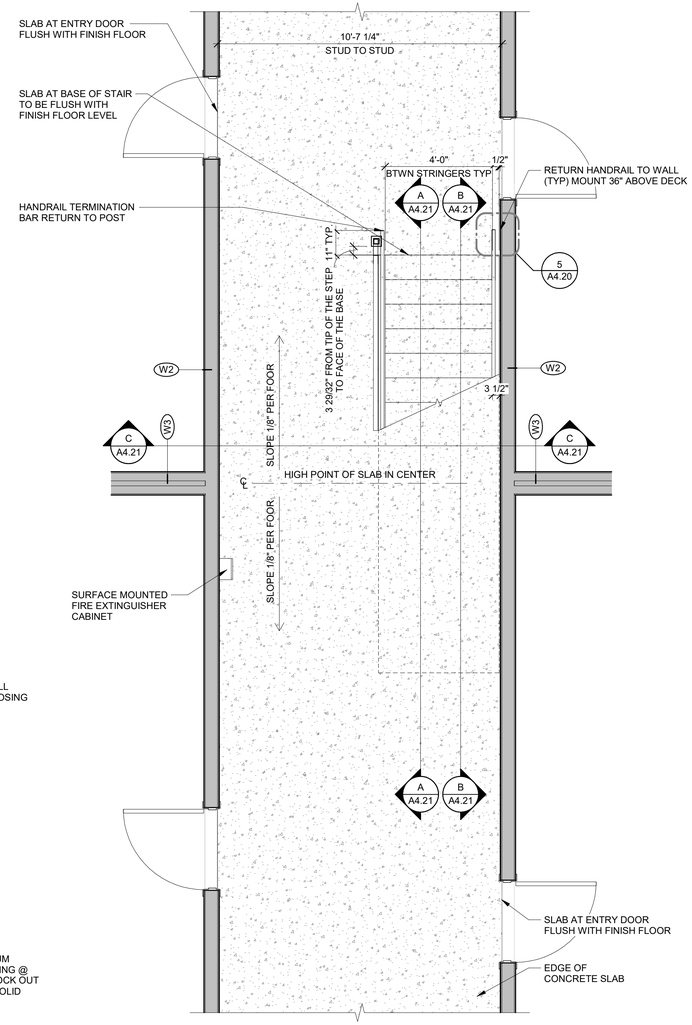
DETAIL ADDED 1



3 THIRD STORY STAIR PLAN
A4.20 — 3/8" = 1'-0"



2 SECOND STORY STAIR PLAN
A4.20 — 3/8" = 1'-0"



1 FIRST STORY STAIR PLAN
A4.20 — 3/8" = 1'-0"

R/A
Red Architecture

STATE OF OHIO
KYLE ARTAR
12157121
5/13/26
REGISTERED ARCHITECT
KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 21100910010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

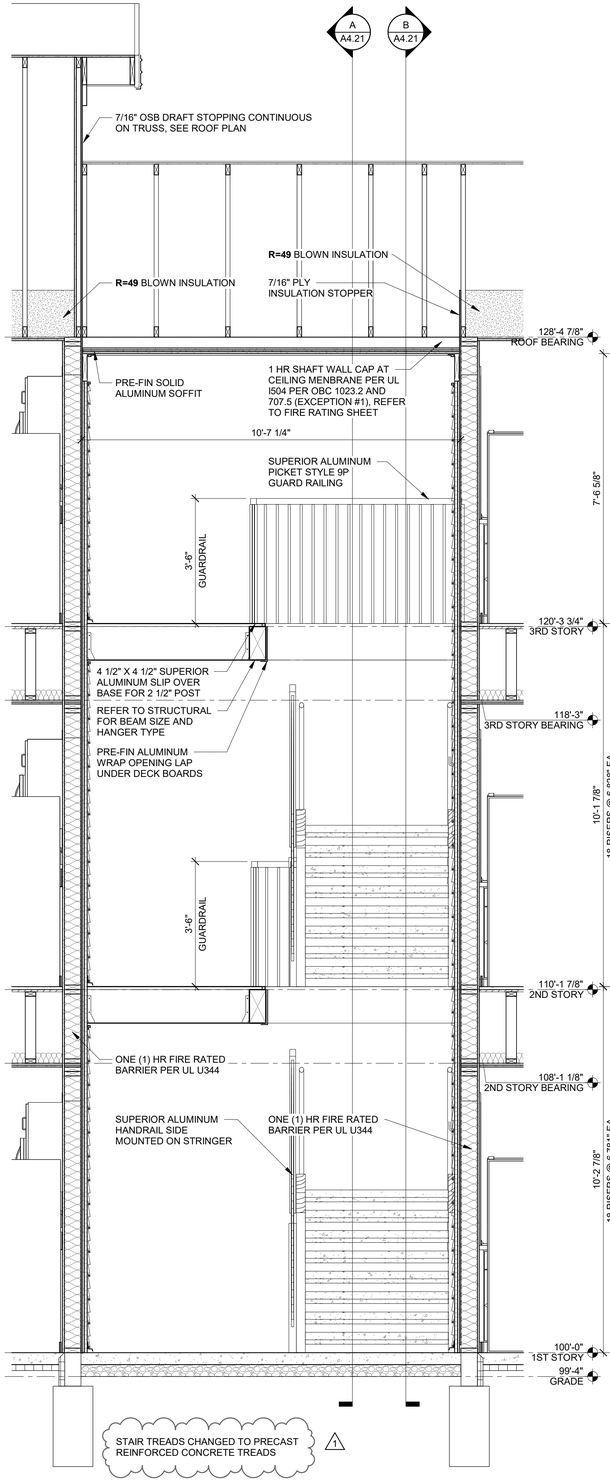
ISSUANCE

80% OHFA SET		12.19.25
PERMIT SET		02.12.26
1	REVISION	05.13.26

STAIR PLANS AND DETAILS

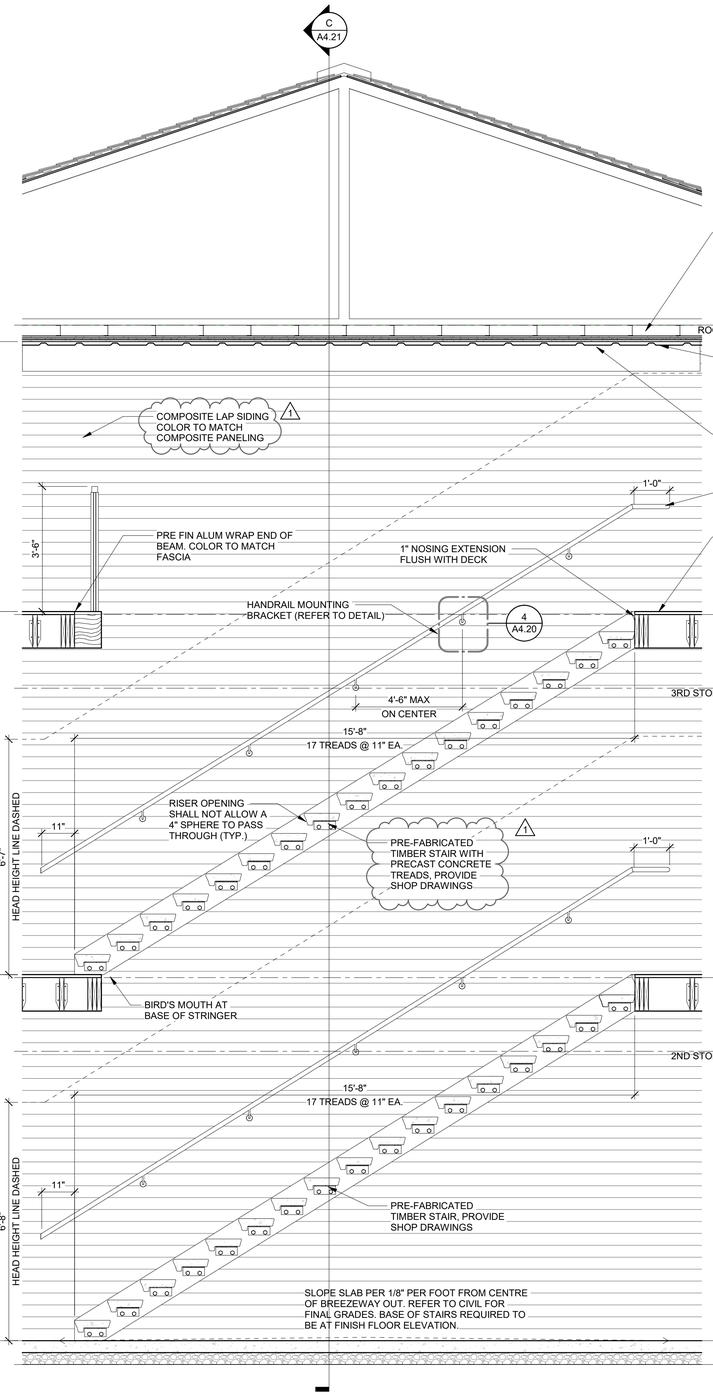
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C A4.21 STAIR CROSS SSECTION

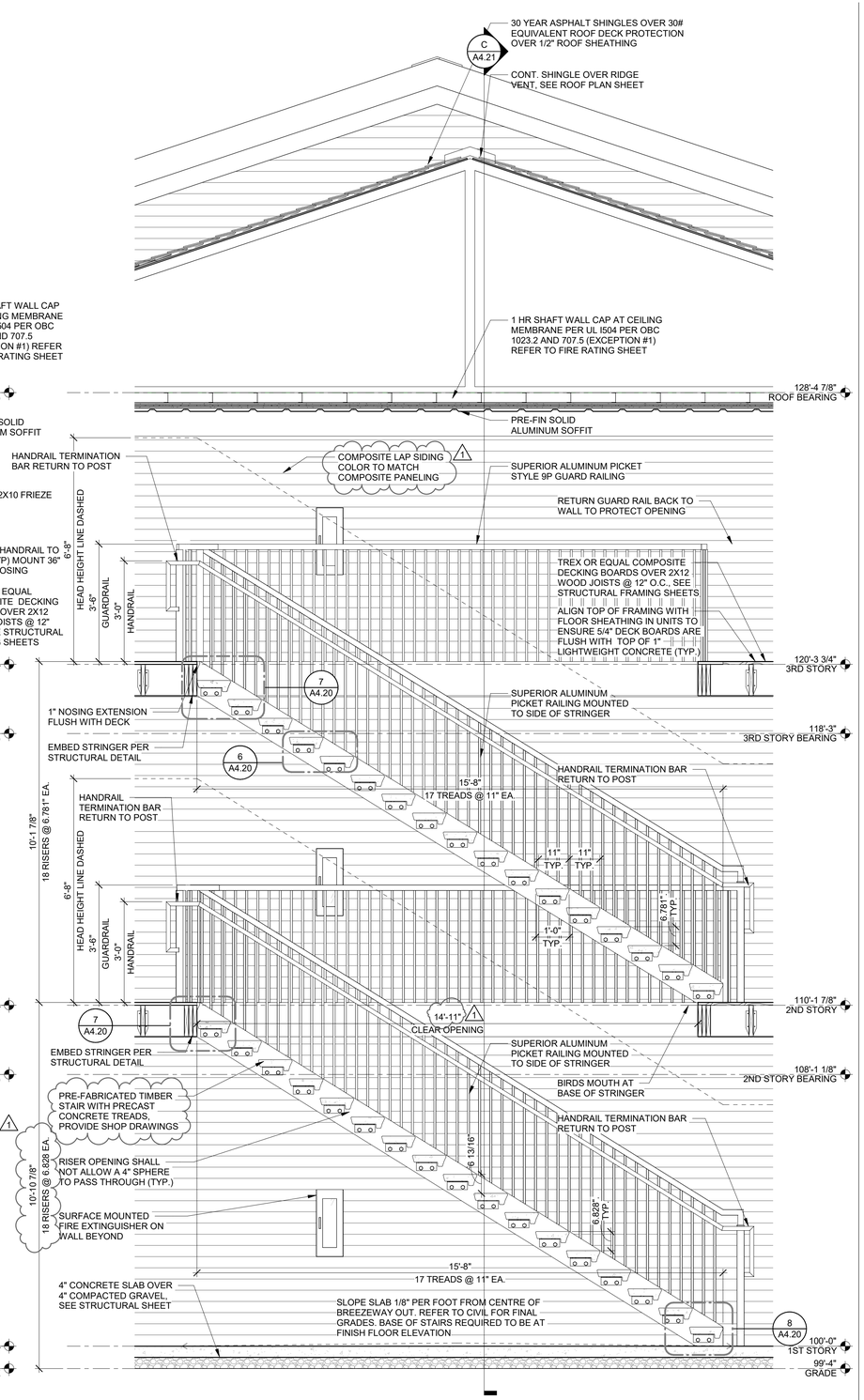
1/2" = 1'-0"



B A4.21 STAIR SECTION

1/2" = 1'-0"

STAIR TREADS CHANGED TO PRECAST REINFORCED CONCRETE TREADS 1



A A4.21 STAIR SECTION

1/2" = 1'-0"

STAIR TREADS CHANGED TO PRECAST REINFORCED CONCRETE TREADS 1

R/A
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STATE OF OHIO
KYLE ARTAR
12157 21
5/13/26
REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	02.12.26
1	REVISION	05.13.26

STAIR SECTIONS

A4.21

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DOOR AND FRAME SCHEDULE

TYPE MARK	DESCRIPTION	SIZE			DOOR				FRAME		HARDWARE SET	FIRE RATING	REMARKS	TYPE MARK
		WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	FINISH	UNDERCUT	FRAME TYPE	MATERIAL				
101	DOUBLE HOLLOW METAL DOOR	6'-0"	7'-0"	1 3/4"	E	INS. MTL.	PAINT		PRE-HUNG	MTL	1			101
U01	6 PANEL - INSULATED METAL	3'-0"	7'-0"	1 3/4"	A	INS. MTL.	PAINT		PRE-HUNG	MTL	1	60 MIN	DELAYED ACTION CLOSERS SHALL BE PROVIDED WITH A 5-SECOND HOLD OPEN AND A MIN. 5 SECOND CLOSING TIME SHALL BE PROVIDED FOR TYPE A DWELLING UNITS.	U01
U02	6 PANEL - SOLID CORE WOOD	3'-0"	6'-8"	1 3/4"	B	WOOD	PAINT	1"	PRE-HUNG	WOOD	2			U02
U03	LOUVERED - WOOD SOLID CORE	2'-8"	7'-10"	1 3/4"	D	WOOD	PAINT	1"	PRE-HUNG	WOOD	3			U03
U04	6 PANEL - TWO LEAF BI-FOLD	3'-0"	6'-8"	1 3/8"	C	WOOD	PAINT		PRE-HUNG	WOOD	4			U04
U05	6 PANEL - TWO LEAF BI-FOLD	2'-6"	6'-8"	1 3/8"	C	WOOD	PAINT		PRE-HUNG	WOOD	4			U05
U07	6 PANEL - FOUR LEAF BI-FOLD	4'-0"	6'-8"	1 3/8"	C	WOOD	PAINT		PRE-HUNG	WOOD	4			U07
U08	6 PANEL - FOUR LEAF BI-FOLD	5'-0"	6'-8"	1 3/8"	C	WOOD	PAINT		PRE-HUNG	WOOD	4			U08
U09	6 PANEL - TWO LEAF BI-FOLD	2'-0"	6'-8"	1 3/8"	C	WOOD	PAINT		PRE-HUNG	WOOD	4			U09

DOOR HARDWARE SETS

HARDWARE SET #1
UNIT ENTRY (EXT.)

QTY.	DESCRIPTION
	(FINISH: 619 SATIN NICKEL)
1	LOCKSET: FAL W71
	LEVER: DANE
3	HINGES: 4"x4" PHG CN4616
1	DEADBOLT: D211 W/ 1" THROW
1	CLOSER: FALCON SC80A W/ STOP
1	KICK: IVES 8400 8"x32"
1	THRESHOLD: ADA
1	FULL WEATHER SEAL
1	SILENCERS

HARDWARE SET #2
PRIVACY

QTY.	DESCRIPTION
	(FINISH: 619 SATIN NICKEL)
1	LOCKSET: FAL W30
	LEVER: AVALON (A)
3	HINGES: 4"x4" PHG CN400
1	STOP: 4" SPRING

HARDWARE SET #3
PASSAGE

QTY.	DESCRIPTION
	(FINISH: 619 SATIN NICKEL)
1	LOCKSET: FAL W10
	LEVER: AVALON (A)
3	HINGES: 4"x4" PHG CN400
1	STOP: 4" SPRING

HARDWARE SET #4
CLOSET, BI-FOLD

QTY.	DESCRIPTION
	(FINISH: 619 SATIN NICKEL)
1	HINGES: BY MFR.
2	PULL: ATLAS HOMEWARES (AHW-A820-BN)

GENERAL DOOR NOTES

A. ADA COMPLIANT THRESHOLDS ARE TO BE INSTALLED ON ALL ENTRY DOORS, BOTH PRIMARY AND SECONDARY ENTRANCES.
B. ALL EXTERIOR DOORS ARE TO HAVE A FULL WEATHER STRIP PACKAGE WITH MEETING INDUSTRY STANDARDS.
C. ALL DOORS ARE TO HAVE EITHER BASEBOARD MOUNTED SPRING STYLE DOOR STOPS OR ADJUSTABLE HINGE STYLE DOOR STOPS TO MATCH THE FINISH OF THE DOOR HARDWARE.
D. BI-FOLD AND BI-PASS DOORS SHALL HAVE MIN. 75 LB DOOR RATING. JOHNSON 2200 BASIS FOR DESIGN.
E. BI-FOLD DOORS ARE TO HAVE 3" BAR STYLE CABINET PULLS INSTALLED FOR DOOR OPERATION. DO NOT USE KNOB STYLE PULLS. FINISH TO MATCH HARDWARE PACKAGE.
F. ALL DOOR GLAZING IS TO BE TEMPERED GLASS. EXTERIOR GLAZING SHALL HAVE ENERGY STAR RATING FOR THE NORTHERN CLIMATE ZONE.
G. ALL DOOR ACCESSORIES SUCH AS KICK PLATES, DOOR KNOCKERS, PEEP HOLES, DOOR STOPPERS, ETC. SHALL HAVE THE SAME FINISH AS THE DOOR HARDWARE.
H. ALL INTERIOR DOORS TO BE UNDERCUT 1"

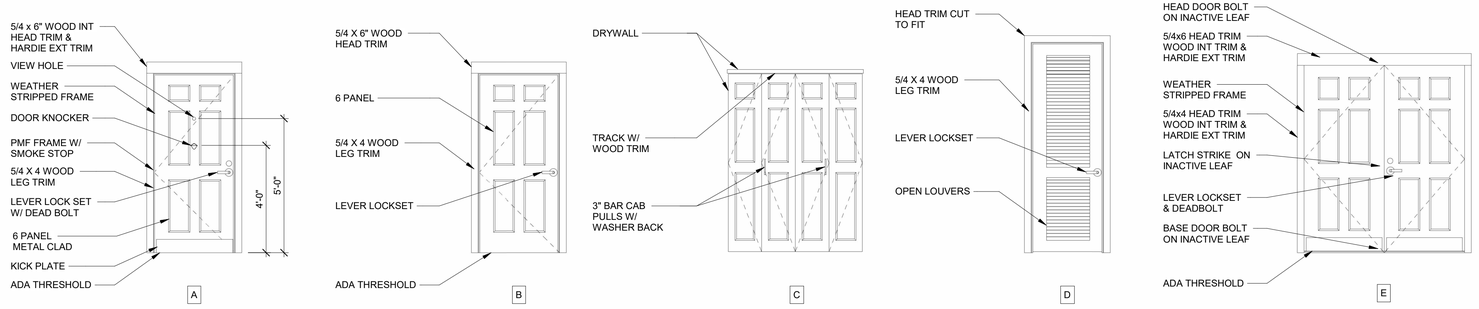
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ABBREVIATIONS

ALUM	ALUMINUM
ANOD	ANODIZED
BB	BALL BEARING
DW	DRYWALL WRAPPED
EXST	EXISTING
GL	GLASS
HC	HOLLOW CORE
HM	HOLLOW METAL
INS	INSULATED
KDHM	KNOCK DOWN HOLLOW METAL FRAME
LVD	LOUVERED
MFR	MANUFACTURER
MTL	METAL
NRP	NON-REMOVABLE PINS
PR	PAIR
PT	PAINT
SC	SOLID CORE
T	TEMPERED
WD	WOOD

BST	BEST
COR	CORBIN RUSSWIN
DTX	DETEX
IVE	IVES
FAL	FALCON
HAG	HAGER
LCN	LCN
SAR	SARGENT
SCH	SCHLAGE
VOD	VON DUPRIN
YAL	YALE
ZER	ZERO

605 / US3	BRIGHT BRASS
606 / US4	SATIN BRASS
609 / US5	ANTIQUE BRASS
612 / US10	SATIN BRONZE
613 / US10B	DARK OXIDIZED BRONZE OIL RUBBED
619 / US15	SATIN NICKEL
620 / US15A	ANTIQUE NICKEL / ANTIQUE PEWTER
622 / US19	MATTE BLACK
625 / US26	BRIGHT CHROME
626 / US26D	SATIN CHROME
628 / US28	SATIN ALUMINUM / POLISHED NICKEL
629 / US32	BRIGHT STAINLESS STEEL
630 / US32D	SATIN STAINLESS STEEL
711 / US315AN	ANODIZED BLACK
716 / US11	AGED BRONZE



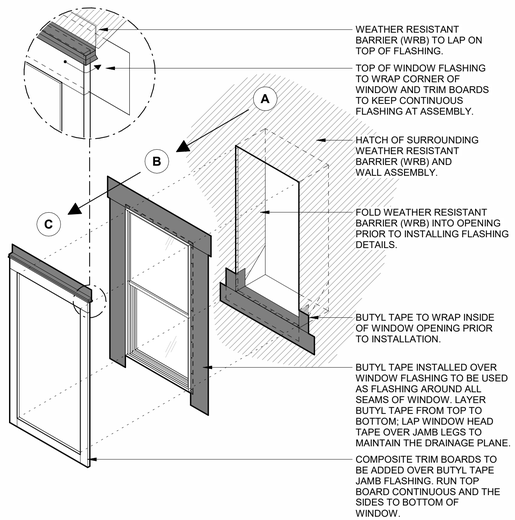
WINDOW SCHEDULE

TYPE MARK	DESCRIPTION	DIMENSIONS					MANUFACTURER	MODEL & SERIES	EGRESS REQUIREMENTS				ENERGY STAR		GLAZING			AREA		LITES	WOCD	TYPE MARK
		WIDTH	HEIGHT	NOMINAL SIZE	ACTUAL SIZE (IN.)	ROUGH OPENING (IN.)			REQUIRED	WIDTH	HEIGHT	AREA	REQUIRED	CLIMATE ZONE	TYPE	SHGC	U-VALUE	DAYLIGHT	VENTILATION			
A	SINGLE-HUNG SIDE-LOAD	3'-0"	5'-6"	3056	35 1/2" W x 65 1/2" H	36" W x 66" H	JELD-WEN	BUILDERS VINYL	YES	32 3/4"	28"	6.37 SQ.FT.	YES	NORTHERN CENTRAL	LOW-E CLEAR GLASS	>/ 0.40	0.25	13.11 SQ.FT.	6.37 SQ.FT.	6/0	ALL 2ND FL & UP	A
B	SINGLE-HUNG SIDE-LOAD	3'-0"	5'-6"	(2) - 3056	71" W x 65 1/2" H	72" W x 66" H	JELD-WEN	BUILDERS VINYL	YES	32 3/4"	28"	6.37 SQ.FT.	YES	NORTHERN CENTRAL	LOW-E CLEAR GLASS	>/ 0.40	0.25	26.22 SQ.FT.	13.46 SQ.FT.	6/0	ALL 2ND FL & UP	B

GENERAL WINDOW NOTES

A. IN ADDITION TO MEANS OF EGRESS, BEDROOM WINDOWS IN R-2 OCCUPANCIES SHALL PROVIDE AN EMERGENCY ESCAPE AND RESCUE OPENING. WINDOWS IN THE SCHEDULE CHECKED FOR REQUIRED EGRESS MUST MEET THE REQUIREMENTS IN SECTION 1030 OF THE OHIO BUILDING CODE.
B. WINDOWS SHALL COMPLY WITH THE OHIO BUILDING CODE SECTION 1015.8 WINDOW OPENINGS. WINDOW OPENING CONTROL DEVICES (WOCDs) ARE TO BE PROVIDED FOR ALL WINDOWS WHERE THE SILL OF AN OPERABLE WINDOW IS ABOVE 72" ABOVE FINISH FLOOR.
C. PROVIDE ENERGY STAR RATED WINDOWS FOR ALL WINDOW ASSEMBLIES BASED ON CLIMATE SPECIFIC ENERGY STAR REQUIREMENTS OUTLINED IN THE SCHEDULE AND INCLUDE MINIMUM VERSION 6 TO BE CERTIFIED BY HERS RATER.
D. PROVIDE TEMPERED GLASS IN WINDOWS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION WHERE THE BOTTOM OF GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. WHERE THE EXPOSED AREA OF A SINGLE PANE IS GREATER THAN 9 SQ. FT., WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR, WHERE THE TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE FINISHED FLOOR, AND WHERE ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PANE OF GLAZING.
E. WINDOW PERFORMANCE VALUES SHALL BE VERIFIED THROUGH HERS RATING ANALYSIS AND CONFIRMED IN FIELD. COMPLIANCE DOCUMENTATION AND COORDINATION ARE UNDER THE SCOPE OF COMISSIONING AND/OR LEED CONSULTANT

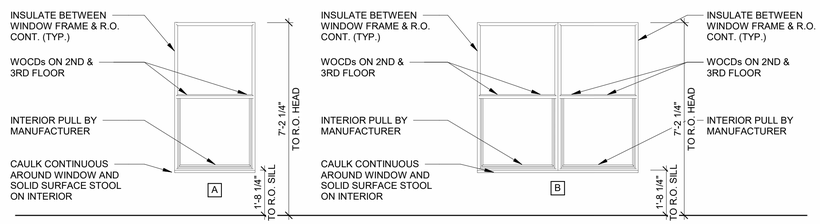
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*REFER TO MANUFACTURER'S INSTALLATION GUIDE PRIOR TO INSTALLATION FOR ADDITIONAL PRODUCT INFORMATION.

DETAIL ADDED 1

1 / A6.01 WINDOW FLASHING DETAIL
1/2" = 1'-0"



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R/A
Red Architecture
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STATE OF OHIO
KYLE ARTAR
12157 21
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REGISTERED ARCHITECT

KYLE M. ARTAR
LICENCE: 1215721
EXPIRES: 12.31.27

BLACKSTONE COMMONS - BUILDING C

PID: 211009010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	02.12.26
1	REVISION	05.13.26

DOOR & WINDOW SCHEDULE

A6.01

PLUMBING FIXTURE SCHEDULE

FIXTURE								ACCESSORIES			DESCRIPTION
TAG	ITEM	MANUFACTURER	MODEL	DCW	DHW	DRAIN	VENT	ITEM	MANUFACTURER	MODEL	
WC-1	WATER CLOSET	AMERICAN STANDARD	238AA.114	1/2"	-	3"	2"	SEAT	AMERICAN STD.	5503A65BH	FLOOR MOUNTED WHITE VITREOUS CHINA TANK TYPE WATER CLOSET. PRESSURE-ASSISTED FLUSHING SYSTEM, 1.0 GPF, 16.5" RIM HEIGHT, COLOR MATCHED FLUSH LEVER. PROVIDE CHROME PLATED BRASS LOOSE KEY ANGLE STOP WITH CHROME PLATED FLEXIBLE COPPER SUPPLY RISER. PROVIDE TANK WITH FLUSH LEVER ON WIDE SIDE OF ROOM, COORDINATE WITH MODEL NUMBER. INSTALLATION TO COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS. WATERSENSE CERTIFIED.
								SUPPLY	McGUIRE	2166LK	
								-	-	-	
LAV-1	LAVATORY	MANSFIELD	ALTO II 251	1/2"	1/2"	1-1/4'	2"	FAUCET	MOEN	L4621	ADA COMPLIANT DROP IN MOUNTED WHITE VITREOUS CHINA LAVATORY WITH THREE FAUCET HOLES AND FRONT OVERFLOW. PROVIDE LEAD FREE CHROME PLATED FAUCET WITH 0.5 GPM FLOW RATE. PROVIDE CHROME PLATED GRID STRAINER DRAIN WITH CHROME PLATED BRASS TAILPIECE. PROVIDE CHROME PLATED BRASS P-TRAP WITH CLEANOUT, WALL BEND AND WALL FLANGE. PROVIDE CHROME PLATED BRASS LOOSE KEY ANGLE STOP WITH CHROME PLATED FLEXIBLE COPPER SUPPLY RISERS. PROVIDE CHROME FINISH ASSE 1070 LISTED UNDER-SINK THERMOSTATIC MIXING VALVE SET AT 105 DEGREES F. PROVIDE MOLDED VINYL SAFETY COVERS FOR ALL EXPOSED SUPPLY AND DRAIN PIPING BELOW LAVATORY. PROVIDE RIGID IN-WALL CONCEALED LAVATORY SUPPORT SYSTEM. INSTALLATION TO COMPLY WITH ADA ACCESIBILITY REQUIREMENETS.
								DRAIN	KOHLER	57248.0000	
								TRAP	McGUIRE	8912CBECO	
								SUPPLY	McGUIRE	LF2165LK	
								TMV	WATTS	LFUSG-B-M2-SC	
								-	-	-	
								-	-	-	
SK-1	DOUBLE BOWL STAINLESS STEEL COUNTERTOP SINK	AMERICAN STANDARD	22DB.6332283S.075	1/2"	1/2"	1-1/2"	2"	FAUCET	ELKAY	LK406GN08T6	STAINLESS STEEL DOUBLE BOWL SINK WITH 3 FAUCET HOLES ON CENTERS, 33" X 22" OVERALL, 16" X 14" X 6" DEEP BOWL W/CENTERED DRAIN. PROVIDE CHROME PLATED BRASS 8" FIXED CENTERS FAUCET WITH 8" RIGID GOSSENECK SPOUT, LEVER HANDLES AND 1.0 GPM FLOW RATE. PROVIDE CHROME PLATED BRASS P-TRAP WITH CLEANOUT, WALL BEND AND BOX WALL FLANGE. PROVIDE LEAD-FREE CHROME PLATED BRASS BALL STOP WITH LOOSE KEY HANDLE AND CHROME PLATED FLEXIBLE COPPER SUPPLY RISERS. PROVIDE WITH INSINKERATOR BADGER 5XP 3/4 HP GARBAGE DISPOSAL.
								TRAP	McGUIRE	8912CBECO	
								DRAIN	McGUIRE	152N	
								SUPPLY	McGUIRE	LFBV2165	
SK-2	SINGLE BOWL STAINLESS STEEL COUNTERTOP SINK	AMERICAN STANDARD	22SB.6252283S.075	1/2"	1/2"	1-1/2"	2"	FAUCET	ELKAY	LK406GN08T6	STAINLESS STEEL SINGLE SINK WITH 3 FAUCET HOLES ON CENTERS, 25" X 22" OVERALL, 21" X 16" X 6" DEEP BOWL W/CENTERED DRAIN. PROVIDE CHROME PLATED BRASS 8" FIXED CENTERS FAUCET WITH 8" RIGID GOSSENECK SPOUT, LEVER HANDLES AND 1.0 GPM FLOW RATE. PROVIDE CHROME PLATED BRASS P-TRAP WITH CLEANOUT, WALL BEND AND BOX WALL FLANGE. PROVIDE LEAD-FREE CHROME PLATED BRASS BALL STOP WITH LOOSE KEY HANDLE AND CHROME PLATED FLEXIBLE COPPER SUPPLY RISERS. PROVIDE WITH INSINKERATOR BADGER 5XP 3/4 HP GARBAGE DISPOSAL.
								TRAP	McGUIRE	8912CBECO	
								DRAIN	McGUIRE	152N	
								SUPPLY	McGUIRE	LFBV2165	
SH-1	SHOWER	CLARION	MP6333BF34	1/2"	1/2"	3"	2"	FAUCET	MOEN	8373HD	ADA COMPLIANT 63"X33" ONE PIECE WHITE GEL-COATED FIBERGLASS SHOWER STALL, 1.5 GPM CHROME FINISH HEAD PROVIDE CHROME FINISH ASSE 1016 LISTED UNDER-SINK THERMOSTATIC MIXING VALVE SET AT 105°F. PROVIDE WITH 1-HANDLE ASME 112.18 COMPLIANT SHOWER FAUCET WITH VALVE. PROVIDE WITH CURTAIN ROD AND 3/4" THRESHOLD.
								-	-	-	
								-	-	-	
BT-1	BATHTUB	STERLING	PERFORMA SERIES 7104	1/2"	1/2"	3"	2"	FAUCET	MOEN	UT2413EP	60X30 DROP-IN BATH TUB. PROVIDE WITH DRAIN. PROVIDE WITH TUB/SHOWER DIVERTER SPOUT, SHOWER HEAD, AND BATH FAUCET. PROVIDE WITH GRAB BARS. WATERSENSE CERTIFIED
								ASSE 1070 TMV	PROVIDED WITH FAUCET	-	
								-	-	-	

PLUMBING EQUIPMENT SCHEDULE

TAG	ITEM	MANUFACTURER	MODEL NO.	COMMENTS
ET-1	EXPANSION TANK	ZURN	XT-18	THERMAL EXPANSION TANK, MOUNT ON WALL NEAR WATER HEATER. SEE PLANS FOR EXACT LOCATION.
WH-1	WALL HYDRANT	WOODFORD	MODEL B65	GENERAL CONTRACTOR TO FURNISH AND INSTALL WALL HYDRANT; ANTI-SIPHON, AUTOMATIC DRAINING QUARTER TURN WALL HYDRANT, NON-FREEZE INTEGRAL VACUUM BREAKER, ALL BRONZE INTERIOR PARTS, KEY OPERATED, 3/4" SOLDER INLET
WB-1	WASHER BOX	GUY GRAY	FR1212SHA	HIGH IMPACT POLYSTYRENE. 2" DRAIN, 1/2" DHW AND DCW VALVES WITH WATER HAMMER ARRESTORS, WITH TOP CONNECTIONS (BOX WITH TOP KNOCKOUTS). PROVIDE INSULATION AS REQUIRED, REFER TO ARCH. PROVIDE WITH BRAIDED STAINLESS STEEL LINES.

DRAIN AND CLEANOUT SCHEDULE

TAG	ITEM	MANUFACTURER	MODEL NO.	COMMENTS
FD-1	FLOOR DRAIN	SIOUX CHIEF	833-23-DNRB	LIGHT-DUTY CAST IRON FLOOR DRAIN WITH 6-1/2" DIA. NICKEL BRONZE STRAINER, MEMBRANE FLASHING CAP. PROVIDE OUTLET WITH P-TRAP. CELAN AND POLISH ROUND STRAINER AFTER INSTALLATION.
CO-1	FLOOR CLEANOUT	SIOUX CHIEF	834-3DNRZ	LIGHT DUTY DUCTILE IRON CLEANOUT WITH GAS TIGHT POLY PROPYLENE PLUG, AND 6-1/2" DIA. ADJUSTABLE SCORIATED NICKEL BRONZE TOP.
ECO-1	EXTERIOR FLOOR CLEANOUT	SIOUX CHIEF	834-4DHV	HEAVY DUTY TRAFFIC RATED DUCTILE IRON CLEANOUT WITH GAS TIGHT POLY PROPYLENE PLUG, AND 6-1/2" DIA. ADJUSTABLE SCORIATED NICKEL BRONZE TOP.
TS-1	TRAP SEAL	SURESEAL	834-4DHV	WATERLESS INLINE FLOOR DRAIN TRAP SEAL. MODEL VARIES ON PIPE SIZE.

WATER HEATER SCHEDULE

TAG	DESCRIPTION	ELECTRICAL INPUT	RECOVERY	MANUFACTURER/ MODEL NO.
DWH-1	ELECTRIC DOMESTIC WATER HEATER	3.5 KW, 240V, 1-PH	21 GPH @ 90° RISE	AO SMITH ENJ-40

COMMENTS:
1. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. U.L. LISTED
3. SET HOT WATER SUPPLY TEMPERATURE TO 140 DEGREES F

GENERAL NOTES:

A. SUSPEND ALL HORIZONTAL SERVICE PIPING SHOWN ON THIS PROJECT SUCH AS, BUT NOT LIMITED TO, WATER, SANITARY, WASTE/VENT, STORM WATER, GAS, ETC. FROM UNDERSIDE OF ROOF AND/OR FLOOR STRUCTURE, UNLESS OTHERWISE NOTED OR INDICATED. HOLD SUCH PIPING HIGH AS POSSIBLE. EXTEND PIPING DOWN IN WALLS, PARTITIONS, CHASES, ETC. TO SERVE FIXTURES AND EQUIPMENT AS SHOWN ON PLANS.
B. CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
C. COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. PROVIDE PIPE RISES, DROPS, AND OFFSETS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. IF PLUMBING CONTRACTOR FAILS TO COORDINATE WITH OTHER TRADES AND WORK IS REQUIRED TO BE ALTERED, THE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR THE WORK AT THEIR OWN EXPENSE.
D. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE PIPING, CONNECTIONS, FITTINGS, VALVES, OFFSETS, ETC. AND ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM. SUBMIT SHOP DRAWINGS PER THE SPECIFICATIONS.
E. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY, INCLUDING APPLICABLE SECTIONS OF ANY INTERIM AMENDMENTS AT THE TIME OF THE PROPOSAL. PLUMBING CONTRACTOR SHALL PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
F. PROVIDE BACKFLOW PREVENTION DEVICES IN WATER LINES FEEDING PLUMBING FIXTURES AND/OR EQUIPMENT, AS SHOWN ON PLANS AND ELSEWHERE AS REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF APPROVED TYPE (ASSE LISTED) AND MANUFACTURER (ATMOSPHERIC VACUUM, PRESSURE VACUUM, DOUBLE CHECK, AND REDUCED PRESSURE).
G. VERIFY SERVICE CONNECTION POINTS, SIZES, ELEVATIONS, INVERTS, AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITIES CO. AND/OR CIVIL ENGINEER. SERVICES TO INCLUDE BUT NOT LIMITED TO (DOMESTIC WATER, FIRE, SANITARY SEWER, STORM SEWER, GAS, ETC.) PRIOR TO STARTING WORK.
H. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE AT BUILDING ENTRY PRIOR TO ALL LOCALLY REQUIRED DEVICES SUCH AS WATER METER, BACKFLOW PREVENTION DEVICES, ETC. IS LESS THAN 55 PSIG STATIC, CONTACT OWNERS REPRESENTATIVES. IF PRESSURE IS IN EXCESS OF 80 PSIG STATIC, INSTALLATION OF PRESSURE REDUCING VALVE IS REQUIRED.
I. COMPLY W/ LOCAL HEALTH DEPARTMENT REGULATIONS. OMIT ESCUTCHEONS IN FOOD SERVICE AREAS. SEAL PIPES NEATLY WITH GROUT AT WALL, FLOOR, OR CEILING PENETRATIONS. OMIT INSULATION ON EXPOSED PIPING BEHIND AND UNDER EQUIPMENT. PROVIDE CLEARANCE BEHIND AND UNDER EXPOSED PIPING AS REQUIRED BY HEALTH DEPARTMENT. WHEREVER POSSIBLE, INSTALL PIPING IN FOOD SERVICE AREAS CONCEALED. CONFORM TO HEALTH DEPARTMENT REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS. NO EXPOSED PEX TUBING IF PEX TUBING IS USED.
J. PROVIDE ITEMS AND WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT:. ITEMS INCLUDE TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, FLEXIBLE CONNECTIONS, STOP VALVES, UNIONS, ETC.
K. ALL CUTTING OF EXISTING FLOORS, EXCAVATION & BACK FILL TO BE PART OF THE PLUMBING CONTRACTOR BID.
L. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. ALL PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS POSSIBLE. EXISTING CORES SHALL BE FILLED AS REQUIRED.
M. ALL PIPING SHALL BE CONCEALED INSIDE WALLS, BELOW FLOORS OR ABOVE CEILINGS UNLESS INDICATED OTHERWISE.
N. ALL PIPING SHALL BE SLOPED AS PER THE MINIMUM GRADE REQUIRED BY CODE (UNLESS NOTED OTHERWISE) FOR EACH PARTICULAR PIPE SIZE.
O. COORDINATE UNDERGROUND PIPING WITH GRADE BEAMS AND WALL FOOTINGS.
P. DO NOT RUN PLUMBING PIPING THROUGH ELECTRICAL ROOMS, DIRECTLY ABOVE ELECTRICAL PANELS, OR THROUGH OTHER WATER SENSITIVE AREAS.
Q. ALL EQUIPMENT, PIPING, APPURTENANCES SHALL BE PROTECTED FROM DEBRIS AND DAMAGE. SENSITIVE EQUIPMENT SHALL NOT BE DELIVERED TO THE JOB SITE UNTIL SUCH TIME AS IT IS TO BE INSTALLED. PIPING ENDS SHALL BE CLOSED BY TEMPORARY MEANS WHEN PORTIONS OF THE SYSTEM ARE NOT COMPLETE.
R. LOCATE ALL VALVES WHERE THEY ARE ACCESSIBLE FOR SERVICE AND USE. WHERE ACCESS PANELS ARE REQUIRED COORDINATE SELECTION AND LOCATION WITH ARCHITECT.
S. PROVIDE TRAP PRIMER AND CONNECTION FOR ANY FLOOR DRAIN, FLOOR SINK OR HUB DRAIN NOT SUBJECT TO A REGULAR SUPPLY OF WATER FLOW.
T. ALL PENETRATIONS AT FLOORS AND RATED PARTITIONS SHALL HAVE A UL CLASSIFIED FIRE STOP SYSTEM TESTED TO ASTM E814 AND UL 1497 BY UNDERWRITERS LABORATORIES. FIRE STOP SYSTEMS SHALL BE PROSET SYSTEMS, PENSIL FIRESTOP SYSTEMS OR 3M COMPANY.
U. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES. EXACT LOCATION OF ALL FIXTURES MUST BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION. FINAL LOCATION SHALL BE AS DIRECTED BY ARCHITECT.
V. PROVIDE NEW BRASS CLEAN OUT COVERS ON ALL NEW AND EXISTING PLUMBING LINE ACCESS POINTS.
W. ALL MIXING VALVES SHALL BE SET TO PROVIDE WATER AT TEMPERATURES THAT COMPLY WITH ASSE 1070 STANDARDS FOR PERFORMANCE REQUIREMENTS FOR WATER
X. TEMPERATURE LIMITING DEVICES.
Y. VERIFY INVERT OF ALL TIE-IN POINTS INDICATED ON PLAN PRIOR TO INSTALLATION. NOTIFY ENGINEER IMMEDIATELY IF EXISTING INVERT WILL BE INSUFFICIENT.
Z. WHERE AIR ADMITTANCE VALVES SHALL BE INSTALLED PERFORM TESTING REQUIRED BY IPC SECTION 312.3. PRIOR TO INSTALLATION.

ABBREVIATIONS

(D)	DEMOLITION	HB	HOSE BIBB
(E)	EXISTING	HD	HEAD
(F)	FUTURE	HGT	HEIGHT
(R)	RELOCATE	HP	HORSEPOWER
AAV	AIR ADMITTANCE VALVE	INV	INVERT
ABV	ABOVE	IW	INDIRECT WASTE
AFF	ABOVE FINISHED FLOOR	LB	POUNDS
AFG	ABOVE FINISHED GRADE	LF	LINEAR FEET
AHJ	AUTHORITY HAVING JURISDICTION	LG	LENGTH
AUTO	AUTOMATIC	MAX	MAXIMUM
AVG	AVERAGE	MFC	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BOP	BOTTOM OF PIPE	MS	MOP SINK
BFP	BACKFLOW PREVENTER	N/A	NOT APPLICABLE
CA	COMPRESSED AIR	NC	NORMALLY CLOSED
CAP	CAPACITY	NO	NORMALLY OPEN
CFH	CUBIC FEET PER HOUR	NPW	NON-POTABLE WATER
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CO	CLEANOUT	OF	OWNER FURNISHED
CONN	CONNECTION OR CONNECT	PD	PUMPED DISCHARGE
CONT	CONTINUATION	PLBG	PLUMBING
CU FT	CUBIC FEET	PPM	PARTS PER MILLION
DCW	DOMESTIC COLD WATER	PRS	PRESSURE
DEPT	DEPARTMENT	PRV	PRESSURE REDUCING VALVE
DHW	DOMESTIC HOT WATER	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PSIG	PSI GAUGE
DN	DOWN	RP	RECIRCULATION PUMP
DW	DIRECT WASTE	SEC	SECOND
DWG	DRAWING	SH	SHOWER
DWV	DRAIN WASTE VENT	SRD	SECONDARY ROOF DRAIN
EL	ELEVATION	STD	STANDARD
EWC	ELECTRIC WATER COOLER	STR	STRAINER
EXH	EXHAUST	TEMP	TEMPERATURE
°F	DEGREES FAHRENHEIT	TMV	THERMOSTATIC MIXING VALVE
FD	FLOOR DRAIN	TOP	TOP OF PIPE
FIN	FINISHED	TWS	TEMPERED WATER SUPPLY
FT	FOOT OR FEET	TYP	TYPICAL
G	GAS	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	UR	URINAL
GAL	GALLONS	V	VENT
GPD	GALLONS PER DAY	VB	VACUUM BREAKER
GPH	GALLONS PER HOUR	VTR	VENT THRU ROOF
GPM	GALLONS PER MINUTE	WC	WATER CLOSET

PLUMBING LEGEND

	EXISTING SANITARY		BALANCING VALVE
	SANITARY		BALL VALVE
	GREASE WASTE		CHECK VALVE
	DOMESTIC COLD WATER		CONNECT TO EXISTING
	DOMESTIC HOT WATER		PLUG VALVE
	DOMESTIC HOT WATER RETURN		PRESSURE REGULATOR
G	NATURAL GAS		PRESSURE GAUGE
	VENT		RELIEF VALVE
FW	FILTERED WATER	S	SOLENOID VALVE
SODA	SODA CONDUIT		STRAINER
	PIPE TURNED UP		TIE-IN POINT
	PIPE TURNED DOWN		UNION
	FLOOR PENETRATION MARKER		WATER HAMMER ARRESTOR
	PETE'S PLUG		THERMOMETER

DRAWING INDEX

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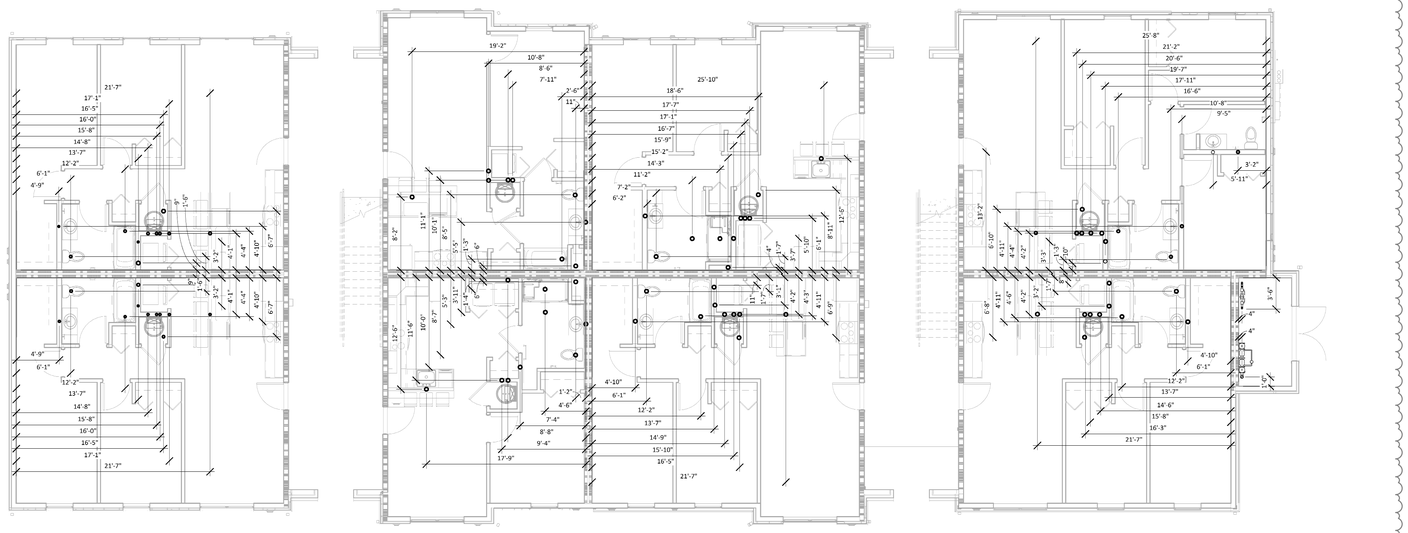
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PLUMBING GENERAL INFORMATION

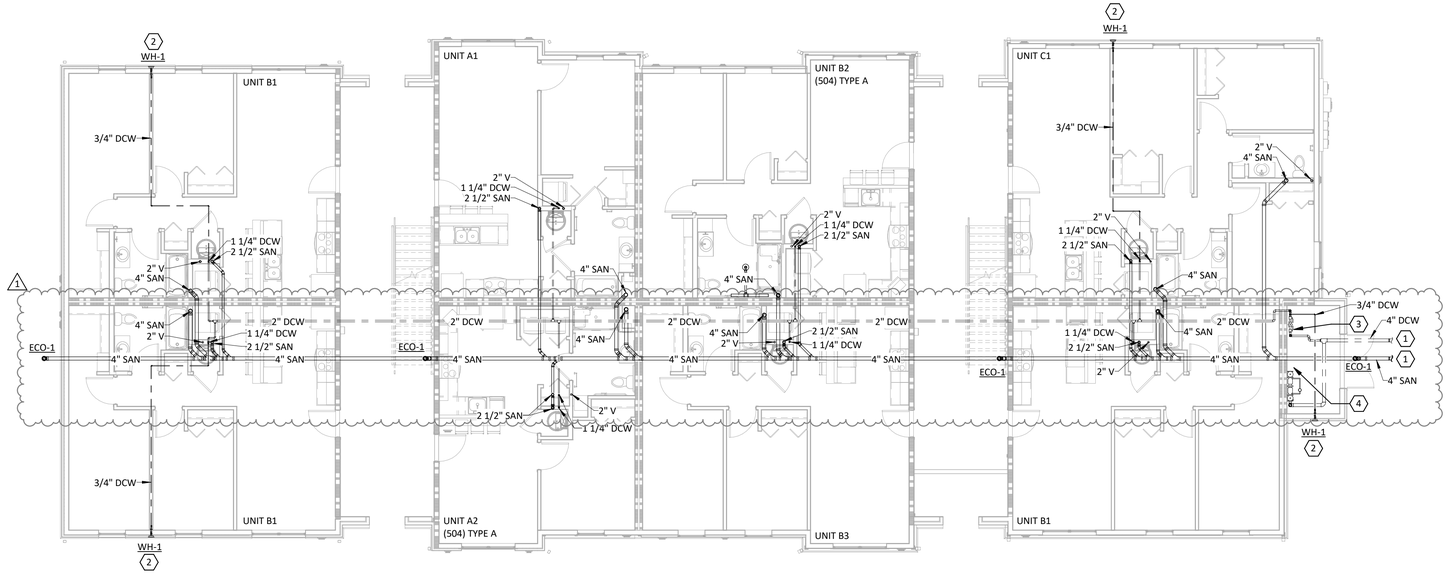
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2 P1.01 PLUMBING PENETRATION PLAN - 1ST STORY

1/8" = 1'-0"



1 P1.01 PLUMBING PLAN - 1ST STORY

1/8" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

G. PROVIDE RADON SYSTEM FOR BUILDING. PROVIDE 1 RADON FAN IN ATTIC WITH ASSOCIATED PIPING INSTALLED UNDER SLAB. PROVIDE ALL REQUIREMENTS AND ACCESSORIES FOR A COMPLETE INSTALLATION. COORDINATE EXACT ROUTING WITH GC. COORDINATE CHASE LOCATIONS WITH ARCHITECTURAL PLANS.

CODED NOTES

1 REFER TO CIVIL DRAWINGS FOR CONTINUATION.

2 PROVIDE WALL HYDRANT (WH-1) AT LOCATION SHOWN. INSTALL WALL HYDRANT AT 18" AFF

3 PROVIDE 2" BACKFLOW PREVENTER AND METER IN SPRINKLER RISER ROOM. ROUTE 2" DOMESTIC COLD WATER FROM BACKFLOW PREVENTER BELOW GRADE.

4 PROVIDE 4" DCDA FIRE PROTECTION BACKFLOW PREVENTER IN SPRINKLER RISER ROOM. REFER TO FIRE PROTECTION DRAWINGS FOR ADDTIONAL INFORMATION.

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PLUMBING PLAN 1ST STORY

P1.01

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GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

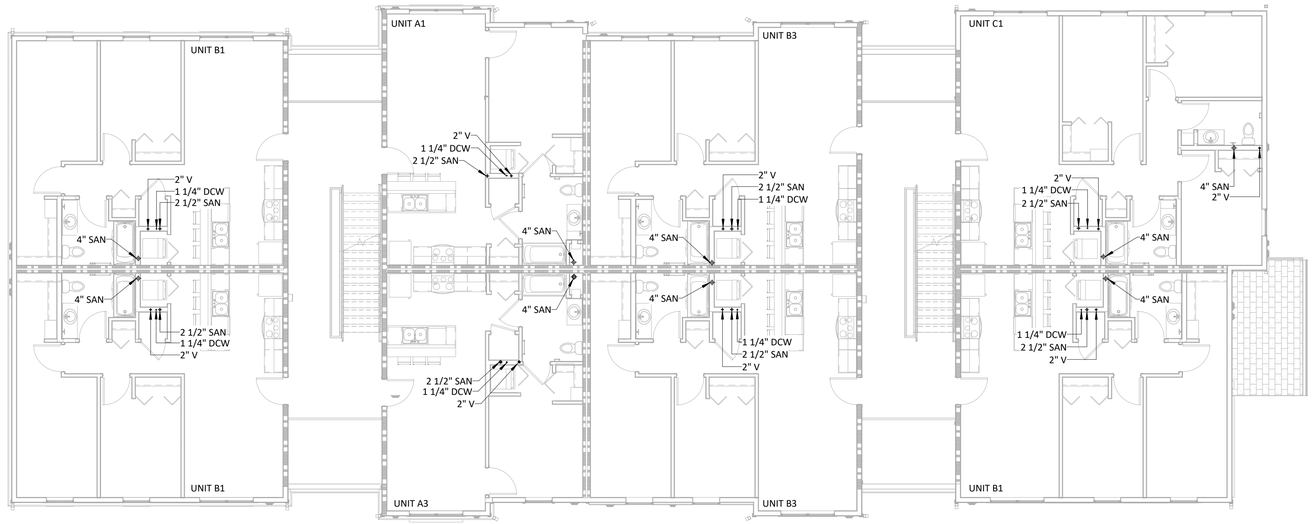
C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

G. PROVIDE RADON SYSTEM FOR BUILDING. PROVIDE 1 RADON FAN IN ATTIC WITH ASSOCIATED PIPING INSTALLED UNDER SLAB. PROVIDE ALL REQUIREMENTS AND ACCESSORIES FOR A COMPLETE INSTALLATION. COORDINATE EXACT ROUTING WITH GC. COORDINATE CHASE LOCATIONS WITH ARCHITECTURAL PLANS.



1 P1.02 PLUMBING PLAN - 2ND STORY

1/8" = 1'-0"

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PLUMBING PLAN 2ND STORY

P1.02

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GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

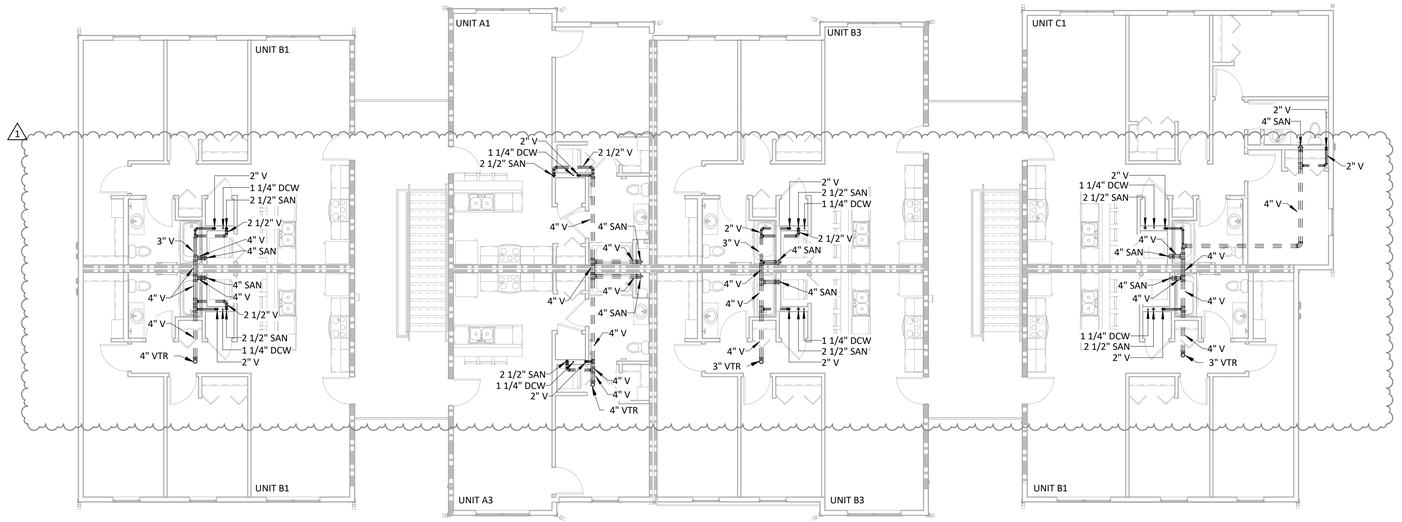
C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

G. PROVIDE RADON SYSTEM FOR BUILDING. PROVIDE 1 RADON FAN IN ATTIC WITH ASSOCIATED PIPING INSTALLED UNDER SLAB. PROVIDE ALL REQUIREMENTS AND ACCESSORIES FOR A COMPLETE INSTALLATION. COORDINATE EXACT ROUTING WITH GC. COORDINATE CHASE LOCATIONS WITH ARCHITECTURAL PLANS.



1 P1.03 PLUMBING PLAN - 3RD STORY
1/8" = 1'-0"

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PLUMBING PLAN 3RD STORY

P1.03

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GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO EXISTING SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

CODED NOTES ⬡

1 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR IN CASEWORK, TRANSITION TO 1/1/2" WASTE AND CONNECT TO KITCHEN SINK. PROVIDE WITH GARBAGE DISPOSAL AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 ROUTE 1" DRAIN FROM DISHWASHER IN CASEWORK AND CONNECT TO DISHWASHER DRAIN ON GARBAGE DISPOSAL. INSTALL PER MANUFACTURES RECOMMENDATIONS.

3 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO FLOOR DRAIN.

4 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND EXTEND TRAP ARM UP IN WALL AND CONNECT TO WASHER BOX, ROUTE 1" DRAIN FROM WASHER DRAIN PAIN AND CONNECT TO STACK. EXTEND 1-1/2" VENT UP IN WALL TO CEILING SPACE. SEE DETAIL ON SHEET P5.10 FOR ADDITIONAL INFORMATION.

5 ROUTE 2" VENT UP IN WALL FROM COMBINATION WASTE STACK TO CEILING SPACE.

6 ROUTE 3" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO WATER CLOSET.

7 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO BATHTUB.

8 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR, EXTEND UP IN WALL AND TRANSITION TO 1-1/2" WASTE AND CONNECT TO LAVATORY. EXTEND 2" VENT UP IN WALL TO CEILING SPACE.

9 EXTEND 3" WASTE AND CONNECT INTO 4" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.

10 EXTEND 2" WASTE AND CONNECT INTO 2-1/2" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.

11 EXTEND 2" VENT UP TO FLOOR ABOVE, REFER TO OVERALL PLANS FOR CONTINUATION.

12 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO BATHTUB/SHOWER FAUCET. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.

13 ROUTE 1/2" COLD WATER DOWN IN WALL AND CONNECT TO WATER CLOSET.

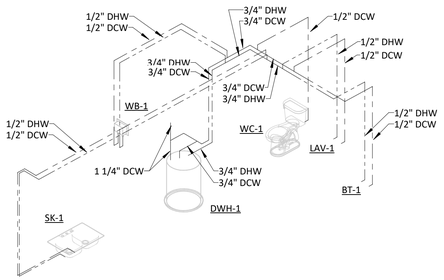
14 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO LAVATORY.

15 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO WASHER BOX.

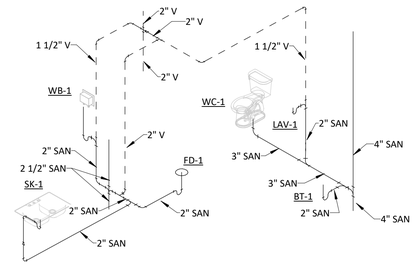
16 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL, EXTEND IN CASEWORK AND CONNECT TO SINK FAUCET. PROVIDE 1/2" HOT WATER IN CASEWORK AND CONNECT TO DISHWASHER. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.

17 ROUTE 3/4" COLD WATER DOWN IN WALL AND CONNECT TO WATER HEATER, EXTEND 3/4" HOT WATER UP IN WALL FROM WATER HEATER. INSTALL WATER HEATER PER MANUFACTURES RECOMMENDATIONS. REFER TO DETAIL SHEET FOR ADDITIONAL INFORMATION.

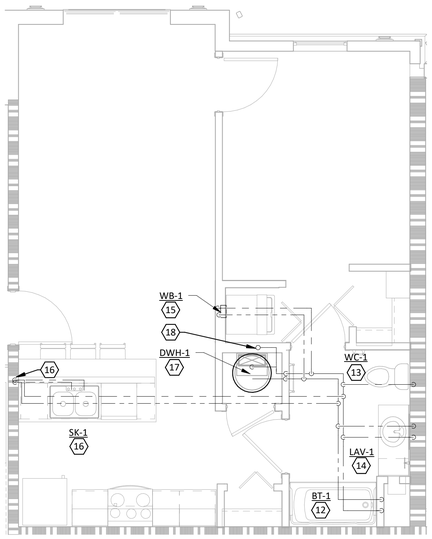
18 EXTEND 3/4" COLD WATER FROM COLD WATER RISER IN WALL. REFER TO OVERALL PLANS FOR CONTINUATION.



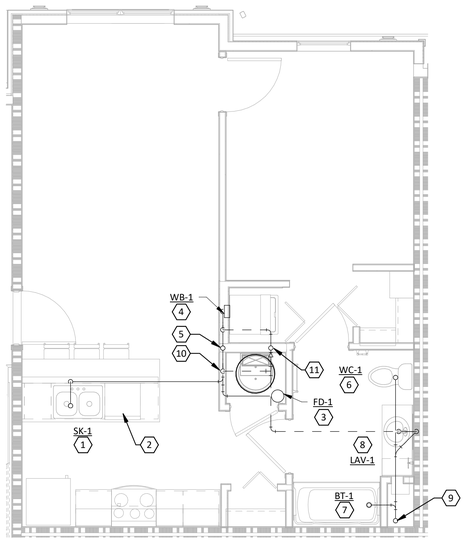
4 P2.01 UNIT A1 - SUPPLY RISER
N.T.S.



3 P2.01 UNIT A1- SANITARY ISOMETRIC
N.T.S.



2 P2.01 PLUMBING PLAN - UNIT A1 SUPPLY
1/4" = 1'-0"



1 P2.01 PLUMBING PLAN - UNIT A1 WASTE & VENT
1/4" = 1'-0"

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

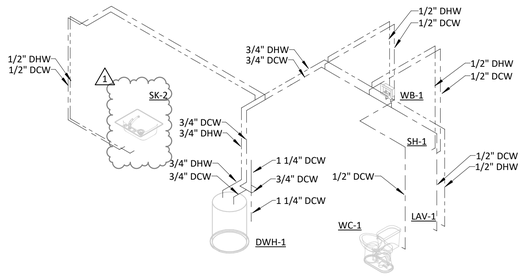
ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

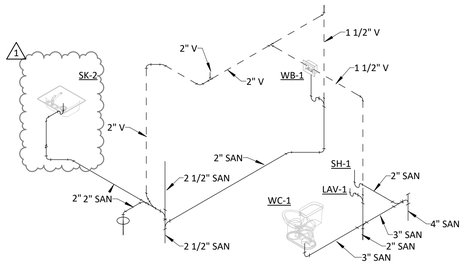
PLUMBING PLAN UNIT A1

P2.01

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4 P2.02 UNIT A2 (504) TYPE A - SUPPLY RISER
N.T.S.



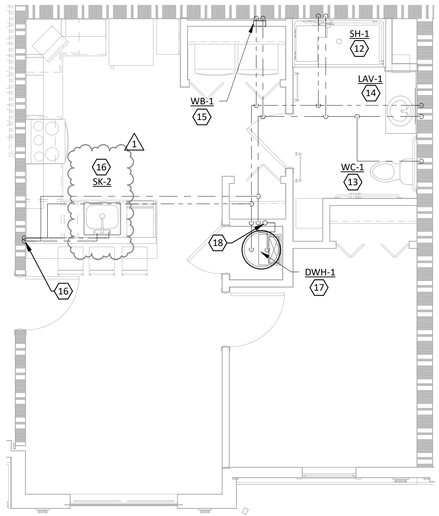
3 P2.02 UNIT A2 (504) TYPE A - SANITARY ISOMETRIC
N.T.S.

GENERAL NOTES

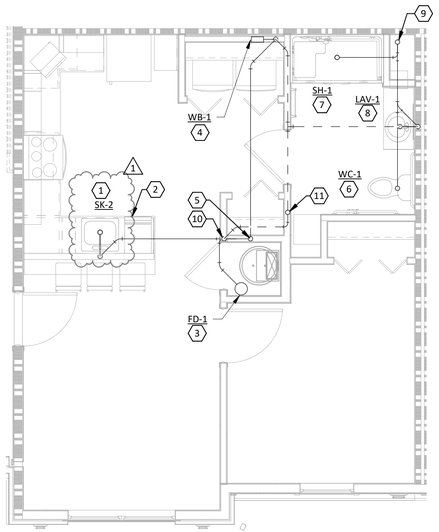
A. CONTRACTOR SHALL CONNECT TO EXISTING SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.
B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.
C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.
D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.
E. NOT USED.
F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

CODED NOTES

1 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR IN CASEWORK, TRANSITION TO 1/1/2" WASTE AND CONNECT TO KITCHEN SINK. PROVIDE WITH GARBAGE DISPOSAL AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2 ROUTE 1" DRAIN FROM DISHWASHER IN CASEWORK AND CONNECT TO DISHWASHER DRAIN ON GARBAGE DISPOSAL. INSTALL PER MANUFACTURES RECOMMENDATIONS.
3 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO FLOOR DRAIN.
4 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND EXTEND TRAP ARM UP IN WALL AND CONNECT TO WASHER BOX, ROUTE 1" DRAIN FROM WASHER DRAIN PAIN AND CONNECT TO STACK. EXTEND 1-1/2" VENT UP IN WALL TO CEILING SPACE. SEE DETAIL ON SHEET P5.10 FOR ADDITIONAL INFORMATION.
5 ROUTE 2" VENT UP IN WALL FROM COMBINATION WASTE STACK TO CEILING SPACE.
6 ROUTE 3" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO WATER CLOSET.
7 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO BATHTUB.
8 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR, EXTEND UP IN WALL AND TRANSITION TO 1-1/2" WASTE AND CONNECT TO LAVATORY. EXTEND 2" VENT UP IN WALL TO CEILING SPACE.
9 EXTEND 3" WASTE AND CONNECT INTO 4" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.
10 EXTEND 2" WASTE AND CONNECT INTO 2-1/2" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.
11 EXTEND 2" VENT UP TO FLOOR ABOVE, REFER TO OVERALL PLANS FOR CONTINUATION.
12 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO BATHTUB/SHOWER FAUCET. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.
13 ROUTE 1/2" COLD WATER DOWN IN WALL AND CONNECT TO WATER CLOSET.
14 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO LAVATORY.
15 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO WASHER BOX.
16 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL, EXTEND IN CASEWORK AND CONNECT TO SINK FAUCET. PROVIDE 1/2" HOT WATER IN CASEWORK AND CONNECT TO DISHWASHER. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.
17 ROUTE 3/4" COLD WATER DOWN IN WALL AND CONNECT TO WATER HEATER, EXTEND 3/4" HOT WATER UP IN WALL FROM WATER HEATER. INSTALL WATER HEATER PER MANUFACTURES RECOMMENDATIONS. REFER TO DETAIL SHEET FOR ADDITIONAL INFORMATION.
18 EXTEND 3/4" COLD WATER FROM COLD WATER RISER IN WALL. REFER TO OVERALL PLANS FOR CONTINUATION.



2 P2.02 PLUMBING PLAN - UNIT A2 (504) TYPE A SUPPLY
1/4" = 1'-0"



1 P2.02 PLUMBING PLAN - UNIT A2 (504) TYPE A WASTE & VENT
1/4" = 1'-0"

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BLACKSTONE COMMONS - BUILDING C

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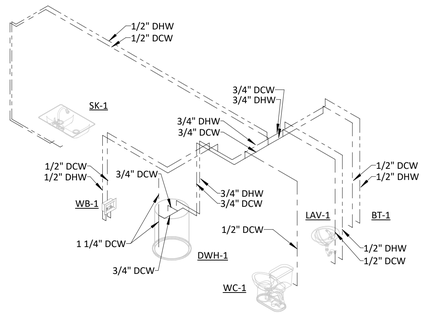
PROJECT NUMBER
SDI020

ISSUANCE

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1	Revision 1	5.13.26

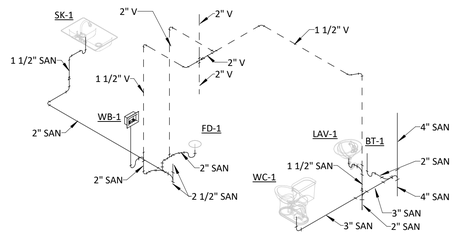
PLUMBING PLAN UNIT A2 (504) TYPE A

P2.02



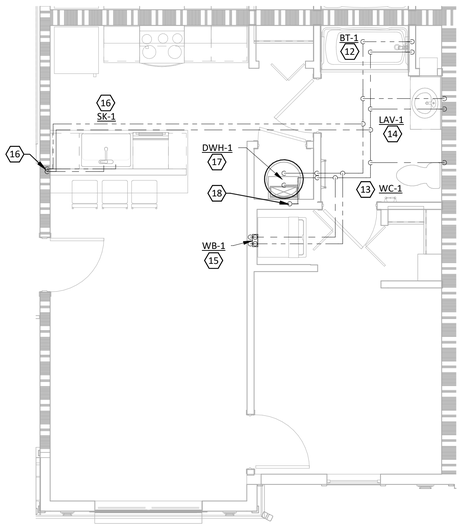
4 P2.03 N.T.S.

UNIT A3 - SUPPLY RISER



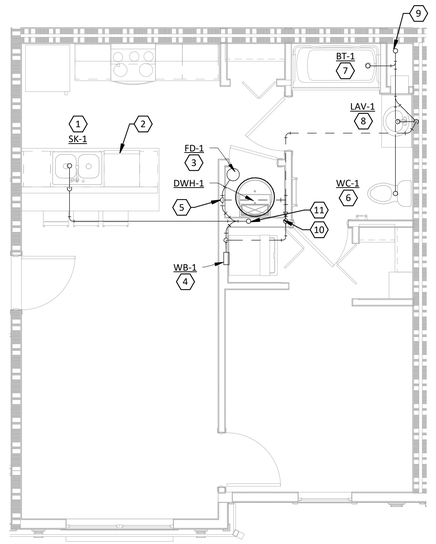
3 P2.03 N.T.S.

UNIT A3 - SANITARY ISOMETRIC



2 P2.03 1/4" = 1'-0"

PLUMBING PLAN - UNIT A3 SUPPLY



1 P2.03 1/4" = 1'-0"

PLUMBING PLAN - UNIT A3 WASTE & VENT

GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO EXISTING SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

1 REVISED

D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

CODED NOTES ⬡

1 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR IN CASEWORK, TRANSITION TO 1/1/2" WASTE AND CONNECT TO KITCHEN SINK. PROVIDE WITH GARBAGE DISPOSAL AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 ROUTE 1" DRAIN FROM DISHWASHER IN CASEWORK AND CONNECT TO DISHWASHER DRAIN ON GARBAGE DISPOSAL. INSTALL PER MANUFACTURES RECOMMENDATIONS.

3 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO FLOOR DRAIN.

4 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND EXTEND TRAP ARM UP IN WALL AND CONNECT TO WASHER BOX, ROUTE 1" DRAIN FROM WASHER DRAIN PAIN AND CONNECT TO STACK. EXTEND 1-1/2" VENT UP IN WALL TO CEILING SPACE. SEE DETAIL ON SHEET P5.10 FOR ADDITIONAL INFORMATION.

5 ROUTE 2" VENT UP IN WALL FROM COMBINATION WASTE STACK TO CEILING SPACE.

6 ROUTE 3" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO WATER CLOSET.

7 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO BATHTUB.

8 ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR, EXTEND UP IN WALL AND TRANSITION TO 1-1/2" WASTE AND CONNECT TO LAVATORY. EXTEND 2" VENT UP IN WALL TO CEILING SPACE.

9 EXTEND 3" WASTE AND CONNECT INTO 4" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.

10 EXTEND 2" WASTE AND CONNECT INTO 2-1/2" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.

11 EXTEND 2" VENT UP TO FLOOR ABOVE, REFER TO OVERALL PLANS FOR CONTINUATION.

12 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO BATHTUB/SHOWER FAUCET. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.

13 ROUTE 1/2" COLD WATER DOWN IN WALL AND CONNECT TO WATER CLOSET.

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15 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO WASHER BOX.

16 ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL, EXTEND IN CASEWORK AND CONNECT TO SINK FAUCET. PROVIDE 1/2" HOT WATER IN CASEWORK AND CONNECT TO DISHWASHER. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.

17 ROUTE 3/4" COLD WATER DOWN IN WALL AND CONNECT TO WATER HEATER, EXTEND 3/4" HOT WATER UP IN WALL FROM WATER HEATER. INSTALL WATER HEATER PER MANUFACTURES RECOMMENDATIONS. REFER TO DETAIL SHEET FOR ADDITIONAL INFORMATION.

18 EXTEND 3/4" COLD WATER FROM COLD WATER RISER IN WALL. REFER TO OVERALL PLANS FOR CONTINUATION.

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
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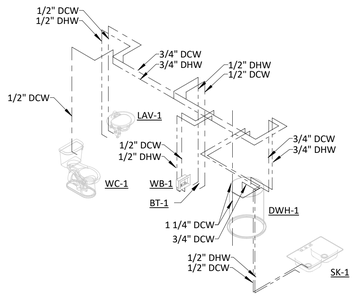
ISSUANCE

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	PERMIT SET	2.12.26
1	Revision 1	5.13.26

PLUMBING PLAN UNIT A3

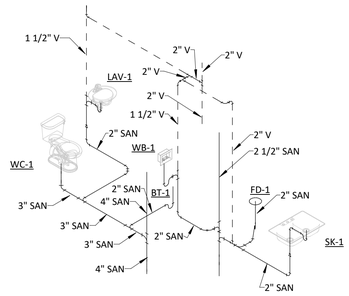
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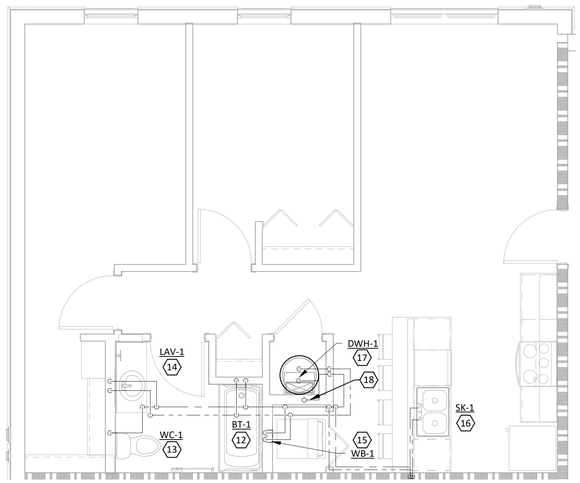
4 P2.04 UNIT B1 - SUPPLY RISER

N.T.S.



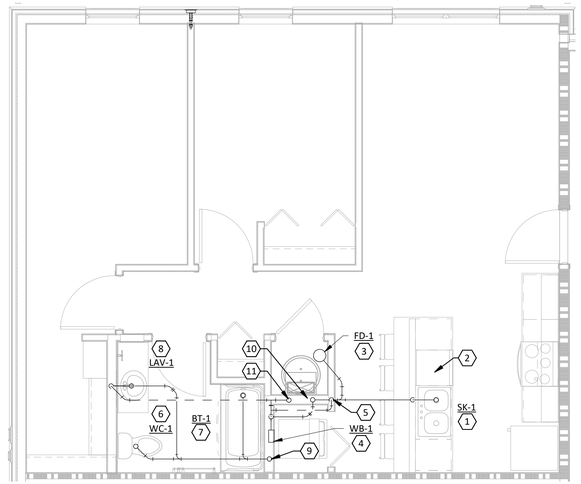
3 P2.04 UNIT B1 - SANITARY ISOMETRIC

N.T.S.



2 P2.04 PLUMBING PLAN - UNIT B1 SUPPLY

1/4" = 1'-0"



1 P2.04 PLUMBING PLAN - UNIT B1 WASTE & VENT

1/4" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO EXISTING SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

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C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

1 E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

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9 EXTEND 3" WASTE AND CONNECT INTO 4" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.

10 EXTEND 2" WASTE AND CONNECT INTO 2-1/2" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.

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WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

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ISSUANCE

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	PERMIT SET	2.12.26
1	Revision 1	5.13.26

PLUMBING PLAN UNIT B1

P2.04

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GENERAL NOTES

A. CONTRACTOR SHALL CONNECT TO EXISTING SANITARY LINES, FIELD VERIFY EXACT LOCATION AND MAKE NECESSARY CONNECTIONS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL FIELD VERIFY EXACT CONTINUATION AND ROUTING OF SANITARY PIPING FOR A PROPER OPERATING SYSTEM. PLUMBING CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION PRIOR TO SANITARY LINE INSTALLATION AND PRESSURE JET CLEAN SANITARY LINE AS REQUIRED. NOTIFY ARCHITECT/ENGINEER WITH ANY DISCREPANCIES IMMEDIATELY.

B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

C. CONTRACTOR SHALL SAWCUT AND TRENCH EXISTING FLOOR SLAB AS NECESSARY TO INSTALL NEW BELOW SLAB SANITARY WASTE PIPING. PATCH FLOOR TO MATCH ADJACENT SURFACES.

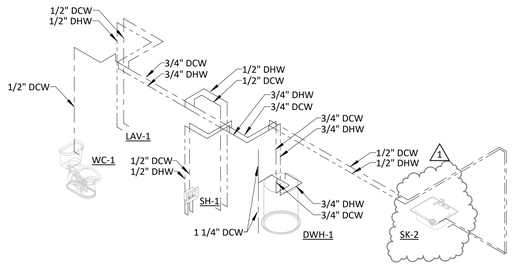
D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

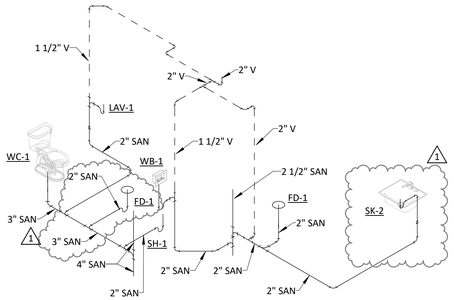
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CODED NOTES

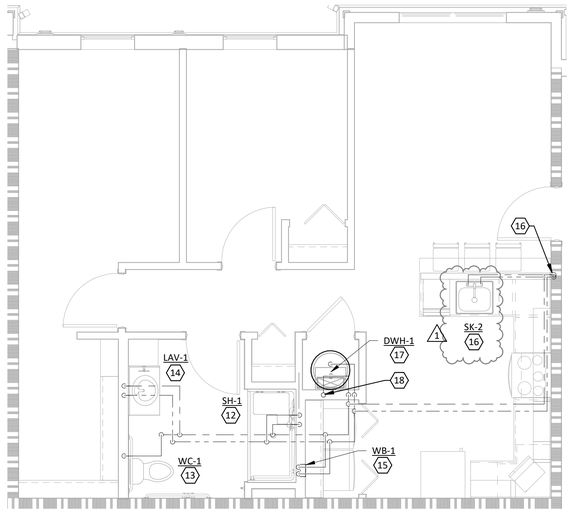
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2. ROUTE 1" DRAIN FROM DISHWASHER IN CASEWORK AND CONNECT TO DISHWASHER DRAIN ON GARBAGE DISPOSAL. INSTALL PER MANUFACTURES RECOMMENDATIONS.
3. ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO FLOOR DRAIN.
4. ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND EXTEND TRAP ARM UP IN WALL AND CONNECT TO WASHER BOX, ROUTE 1" DRAIN FROM WASHER DRAIN PAIN AND CONNECT TO STACK. EXTEND 1-1/2" VENT UP IN WALL TO CEILING SPACE. SEE DETAIL ON SHEET P5.10 FOR ADDITIONAL INFORMATION.
5. ROUTE 2" VENT UP IN WALL FROM COMBINATION WASTE STACK TO CEILING SPACE.
6. ROUTE 3" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO WATER CLOSET.
7. ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR AND CONNECT TO BATHTUB.
8. ROUTE 2" WASTE UP FROM BELOW GRADE/FLOOR, EXTEND UP IN WALL AND TRANSITION TO 1-1/2" WASTE AND CONNECT TO LAVATORY. EXTEND 2" VENT UP IN WALL TO CEILING SPACE.
9. EXTEND 3" WASTE AND CONNECT INTO 4" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.
10. EXTEND 2" WASTE AND CONNECT INTO 2-1/2" WASTE STACK. REFER TO OVERALL PLANS FOR CONTINUATION.
11. EXTEND 2" VENT UP TO FLOOR ABOVE, REFER TO OVERALL PLANS FOR CONTINUATION.
12. ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO BATHTUB/SHOWER FAUCET. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.
13. ROUTE 1/2" COLD WATER DOWN IN WALL AND CONNECT TO WATER CLOSET.
14. ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO LAVATORY.
15. ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL AND CONNECT TO WASHER BOX.
16. ROUTE 1/2" HOT AND COLD WATER DOWN IN WALL, EXTEND IN CASEWORK AND CONNECT TO SINK FAUCET. PROVIDE 1/2" HOT WATER IN CASEWORK AND CONNECT TO DISHWASHER. FIELD VERIFY EXACT CONNECTION REQUIREMENTS WITH MANUFACTURERS LISTED INFORMATION.
17. ROUTE 3/4" COLD WATER DOWN IN WALL AND CONNECT TO WATER HEATER, EXTEND 3/4" HOT WATER UP IN WALL FROM WATER HEATER. INSTALL WATER HEATER PER MANUFACTURES RECOMMENDATIONS. REFER TO DETAIL SHEET FOR ADDITIONAL INFORMATION.
18. EXTEND 3/4" COLD WATER FROM COLD WATER RISER IN WALL. REFER TO OVERALL PLANS FOR CONTINUATION.



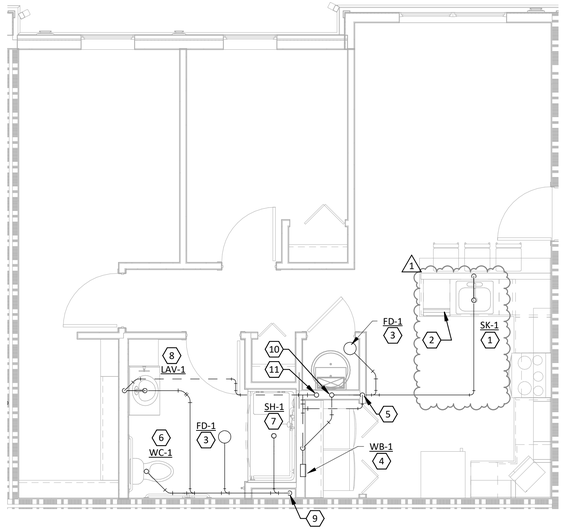
4 P2.05 UNIT B2 (504) TYPE A - SUPPLY RISER
N.T.S.



3 P2.05 UNIT B2 (504) TYPE A - SANITARY ISOMETRIC
N.T.S.



2 P2.05 PLUMBING PLAN - UNIT B2 (504) TYPE A SUPPLY
1/4" = 1'-0"



1 P2.05 PLUMBING PLAN - UNIT B2 (504) TYPE A WASTE & VENT
1/4" = 1'-0"

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

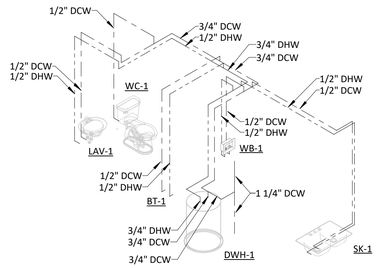
PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

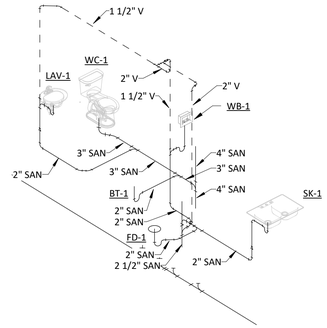
PLUMBING PLAN UNIT B2 (504) TYPE A

P2.05



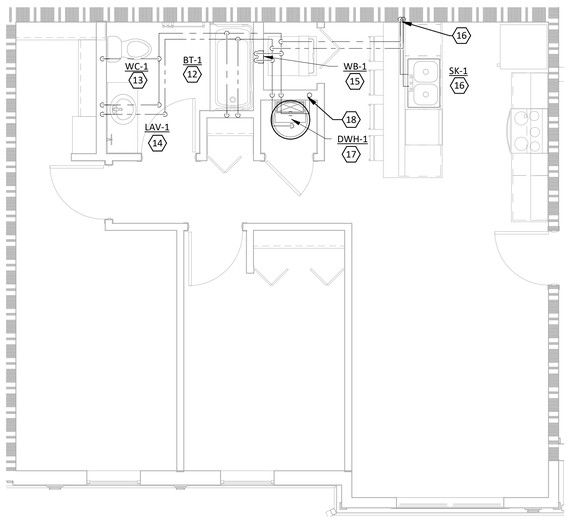
4 P2.06 UNIT B3 - SUPPLY RISER

N.T.S.



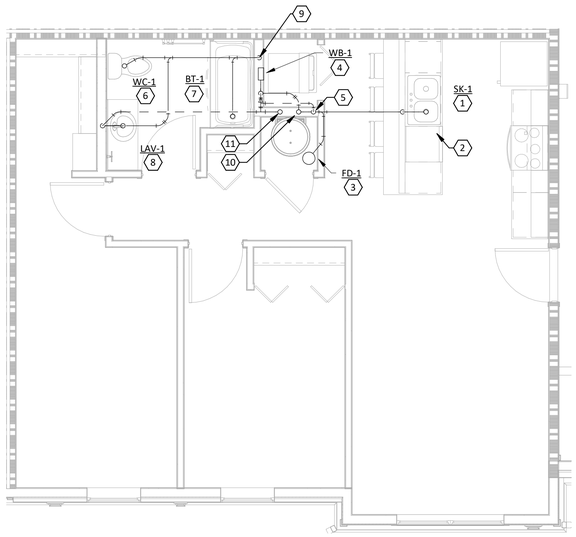
3 P2.06 UNIT B3 - SANITARY ISOMETRIC

N.T.S.



2 P2.06 PLUMBING PLAN - UNIT B3 SUPPLY

1/4" = 1'-0"



1 P2.06 PLUMBING PLAN - UNIT B3 WASTE & VENT

1/4" = 1'-0"

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B. ALL SANITARY PIPING 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT. ALL SANITARY PIPING 3" AND LARGER SHALL BE PIPED AT A SLOPE OF 1/8" PER FOOT. PROVIDE PROPER SLOPE FOR VENT PIPING TO DRAIN BACK TO DRAINAGE SYSTEM TO DRAIN ANY ACCUMULATIVE MOISTURE. VENTS ARE REQUIRED TO CONNECT TO A HORIZONTAL FIXTURE DRAIN AT 45 DEGREES.

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D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

E. NOT USED.

F. PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER VALVE. PLUMBING CONTRACTOR SHALL PROVIDE ALTERNATE BID FOR SURESEAL TRAP GUARD OR EQUIVALENT TRAP GUARD IN LIEU OF TRAP PRIMERS IF LOCAL AUTHORITY HAVING JURISDICTION PERMITS THE USE OF BARRIER TYPE TRAP SEAL PROTECTION DEVICES.

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PROJECT NUMBER
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ISSUANCE

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	PERMIT SET	2.12.26
1	Revision 1	5.13.26

PLUMBING PLAN UNIT B3

P2.06

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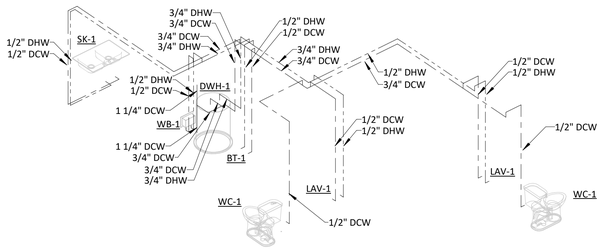
D. REFER TO STACK DIAGRAM FOR ADDITIONAL PLUMBING SIZES.

1 E. NOT USED.

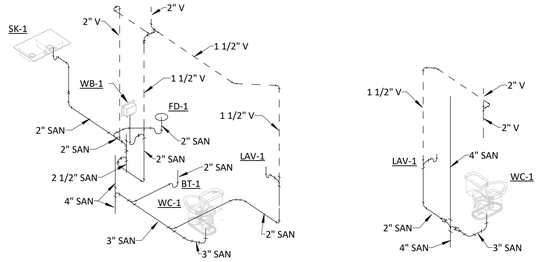
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CODED NOTES ⬡

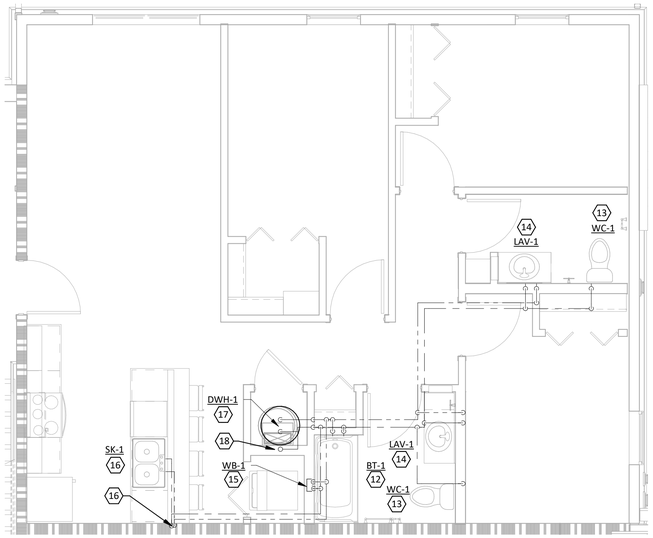
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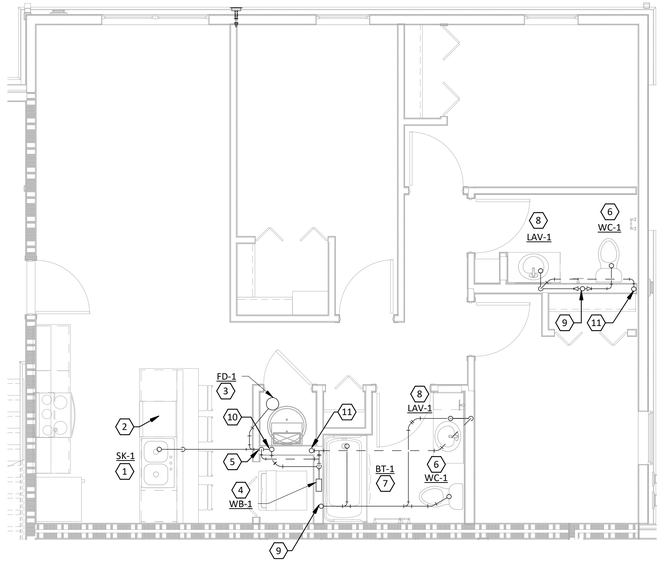
4 P2.07 UNIT C1 - SUPPLY RISER
N.T.S.



3 P2.07 UNIT C1 - SANITARY ISOMETRIC
N.T.S.



2 P2.07 PLUMBING PLAN - UNIT C1 SUPPLY
1/4" = 1'-0"



1 P2.07 PLUMBING PLAN - UNIT C1 WASTE & VENT
1/4" = 1'-0"

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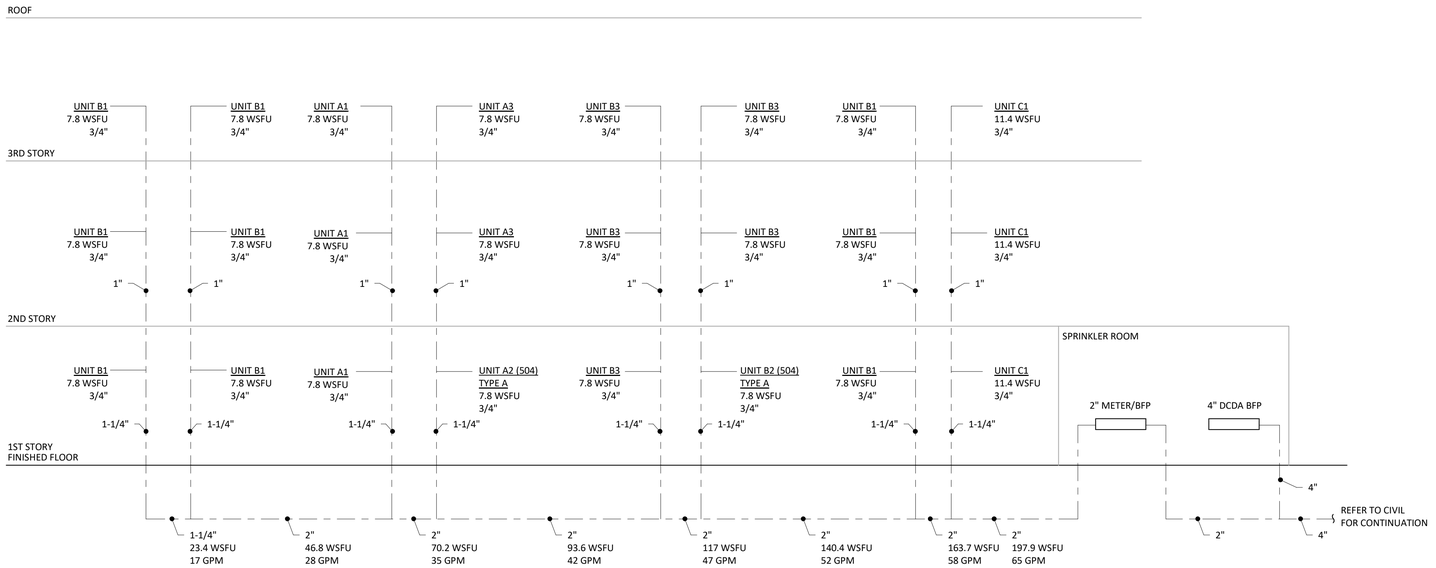
PROJECT NUMBER
SDI020

ISSUANCE

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	PERMIT SET	2.12.26
1	Revision 1	5.13.26

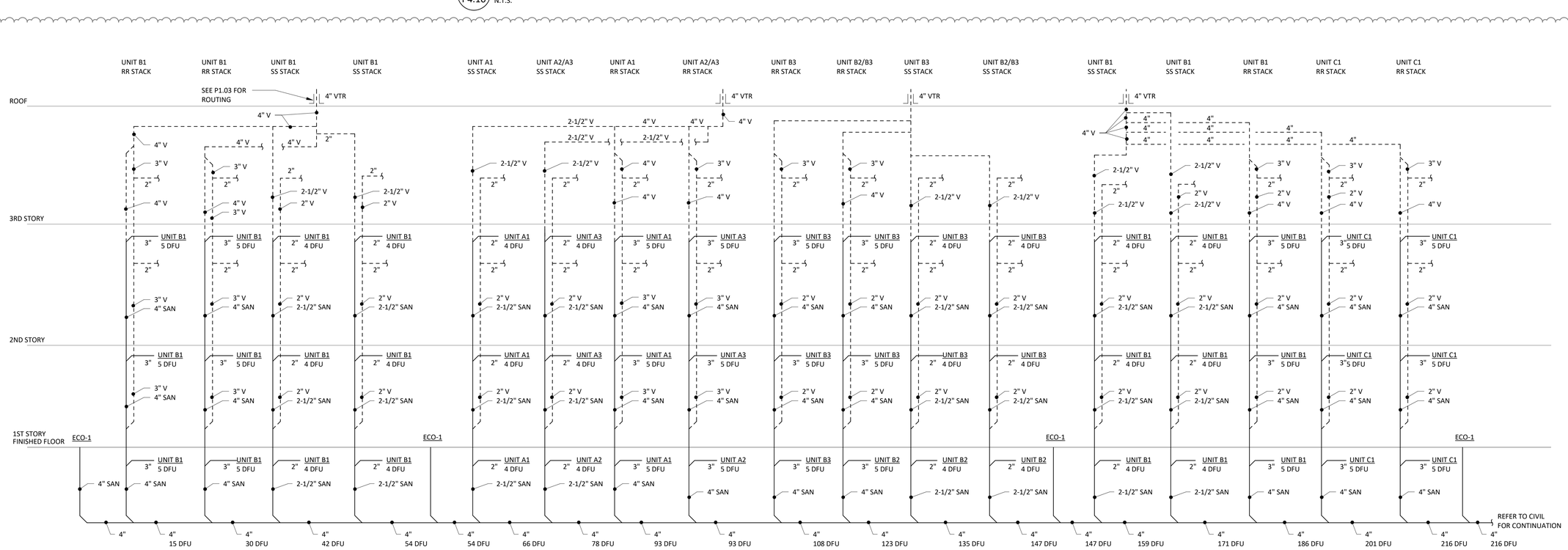
PLUMBING PLAN UNIT C1

P2.07



2 P4.10 N.T.S.

BUILDING WATER RISER DIAGRAM



1 P4.10 N.T.S.

BUILDING SANITARY STACK DIAGRAM1

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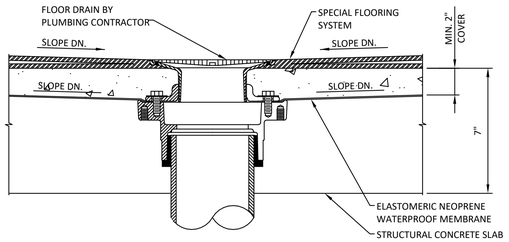
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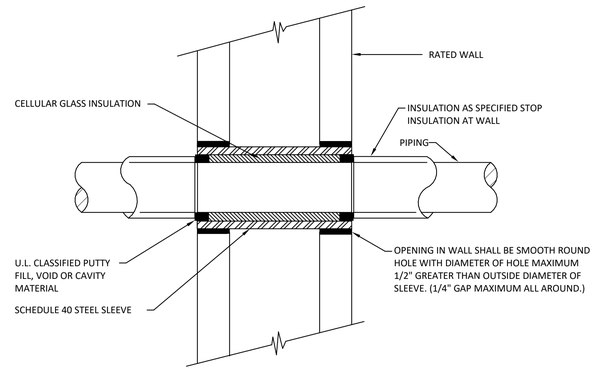
PLUMBING ISOMETRICS

P4.10



7 P5.10 SHOWER FLOOR DRAIN

N.T.S.



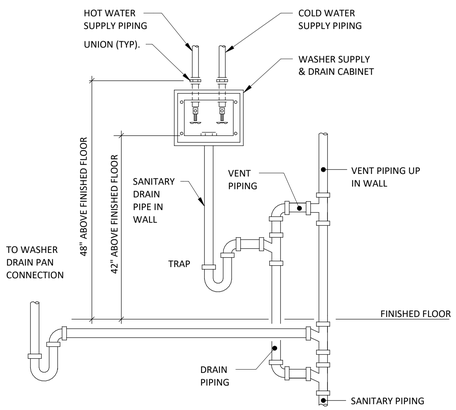
NOTES:
1. SLEEVE NOT REQUIRED FOR EXISTING PIPING.
2. MATERIALS AND METHODS USED IN THE FIRE STOP SYSTEM ARE TO BE INSTALLED IN ACCORDANCE WITH THE UL LISTING.
3. REFER TO UL FIRE RESISTANCE DIRECTORY FOR DETAILED INSTALLATION INSTRUCTIONS.
4. UP TO 3 HOUR RATING.

6 P5.10 PIPE PENETRATION AT RATED WALL

N.T.S.

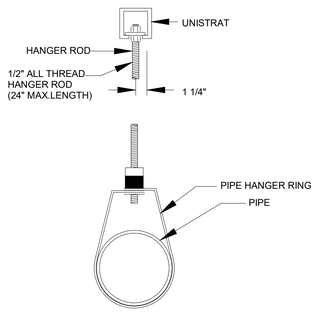
5 P5.10 VENT THRU ROOF DETAIL

N.T.S.



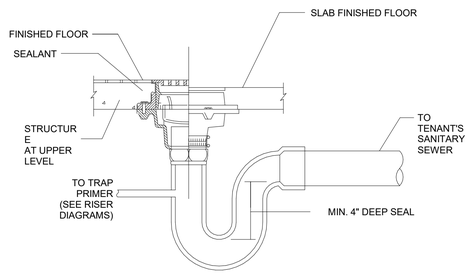
4 P5.10 CLOTHES WASHER BOX DETAIL

N.T.S.



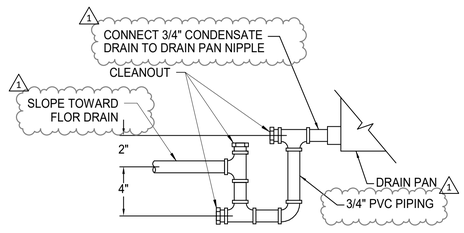
3 P5.10 PIPE HANGER DETAIL

N.T.S.



2 P5.10 FLOOR DRAIN DETAIL

N.T.S.



1 P5.10 CONDENSATE TRAP DETAIL

N.T.S.

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BLACKSTONE COMMONS - BUILDING C

PID:211009010010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

PLUMBING DETAILS

P5.10

UNIT HEATER SCHEDULE

BASED ON QMARK U.N.O

UNIT DATA			ELECTRIC DATA			
TAG	**MODEL**	**CFM**	**VOLTS**	**PH**	**KW**	**AMPS**
UH-1	MUH0321	350	240	1	3.5	12.5

NOTES:
1. PROVIDE WITH LINE VOLTAGE THERMOSTAT

VENTILATION CALCULATIONS

BASED ON 2024 OMC

UNIT TYPE	ROOM AREA (SQFT)	WINDOW FREE AREA (SQFT)	FREE AREA PERCENTAGE
A1	600	32	5%
A2	600	32	5%
A3	567	24	4%
B1	748	32	4%
B2	765	32	4%
B3	765	32	4%
C1	940	40	4%

GRILLES, REGISTERS, AND DIFFUSERS SCHEDULE

TAG-NECK SIZE CFM — **D = DIFFUSER G=GRILLE R=REGISTER**

BASED ON TITUS U.N.O.

UNIT DATA				PERFORMANCE DATA					
TAG	**FUNCTION**	**MODEL**	**FACE SIZE**	**FRAME TYPE**	**MATERIAL**	**FINISH**	**BALANCE DAMPER**	**MAX N.C.**	**COMMENTS**
D1	SUPPLY	350S	12" x 6"	SURFACE	STEEL	WHITE	-	25	REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES AND EXACT DIFFUSER LOCATIONS.
G1	SUPPLY	350RL	12" x 6"	SURFACE	STEEL	WHITE	-	25	

NOTES:
1. PROVIDE WITH RADIATION DAMPER.

EXHAUST FAN SCHEDULE

UNIT DATA						PERFORMANCE DATA				MOTOR DATA			
TAG	**MANUFACTURER**	**MODEL**	**FUNCTION**	**FAN TYPE** 1		**CFM**	**ESP**	**DAMPER**	**BELT OR DIRECT**	**HP**	**VOLT**	**PH**	**NOTES**
EF-1	PANASONIC	SIG110LED	RESTROOM EXHAUST	CEILING MOUNTED EXHAUST		SEE MATRIX	0.1	BACKDRAFT	DIRECT	FRACT.	120	1	1-4
DEDPV-1	FANTECH	SIG110LED	DRYER EXHAUST	DUCT MOUNTED EXHAUST		--	--	--	DIRECT	FRACT.	120	1	1,5

NOTES:
1. PROVIDE WITH DISCONNECT SWITCH.
2. UL AND cUL LISTED FOR TUB/SHOWER ENCLOSURE WHEN USED WITH GFCI-PROTECTED BRANCH CIRCUIT WIRING.
3. CONTROLS SHALL BE SET FOR CONTINUOUS OPERATION PER ASHRAE 62.2 REQUIREMENTS.
4. PROVIDE WITH RADIATION DAMPER.
5. PROVIDE WIHT 5' POWER CORD, PRESSURE SENSING SWITCH, FOR 4" DIAMETER DUCTWORK.

1

EXHAUST FAN CFM MATRIX		
UNIT TYPE	**CONTINUOUS CFM**	**OCCUPIED CFM**
A1, A2, A3	30	50
B1, B2, B3	45	60
C1	45	60

LOUVER SCHEDULE

TAG	FUNCTION	MANUFACTURER	MODEL	FACE SIZE	MATERIAL	FINISH	NOTES
LV-1	EXHAUST VENT	RUSKIN	BV100	8" x 4"	ALUMINUM	WHITE	
LV-2	EXHAUST VENT	RUSKIN	BV100	12" x 4"	ALUMINUM	WHITE	
LV-3	EXHAUST VENT	MID AMERICA	HOODED VENT	6" x 6"	ALUMINUM	WHITE	4"Ø DUCT CONNECTION, NO BIRDSCREEN
LV-4	EXHAUST VENT	MID AMERICA	HOODED VENT	8" x 8"	ALUMINUM	WHITE	6"Ø DUCT CONNECTION, PROVIDE BIRDSCREEN
LV-5	SOFFIT VENT	LAMBRO	EXHAUST SOFFIT	4"	ALUMINUM	WHITE	
LV-6	SOFFIT VENT	PANASONIC	EZ SOFFIT	6"	ALUMINUM	WHITE	

AIR CONDITIONING SCHEDULE

BASED ON GOODMAN U.N.O

INDOOR UNIT								OUTDOOR UNIT								
UNIT DATA				ELECTRIC DATA				UNIT DATA				ELECTRICAL DATA				
TAG	**MODEL**	**SEER**	**CFM**	**VOLTS**	**PH**	**MCA**	**MOCP**	**TAG**	**MODEL**	**COOLANT**	**CAPACITY (MBH)**	**VOLT**	**PH**	**MCA**	**MOCP**	**COMMENTS**
AHU-1	AWST18SU1305AA	15	600	240	1	28	30	CU-1	GLZS4MA1810	R-32	18	240	1	11.4	15	1-3,5
AHU-2	AWST24SU1308AA	15	800	240	1	41	45	CU-2	GLZS4MA2410	R-32	24	240	1	13.8	20	1,2,4,5

NOTES:
1. PROVIDE COOLING COIL AS SCHEDULED
2. FACTORY PROVIDED DISCONNECT
3. PROVIDE 5KW ELECTRIC RESISTANCE HEATER
4. PROVIDE 8KW ELECTRIC RESISTANCE HEATER
5. PROVIDE WITH PROGRAMMABLE THERMOSTAT

REFRIGERANT VOLUME CALCULATION

DERIVED FROM 2024 IMC CHAPTER 11, ASHRAE STANDARDS 15-2024 & 34-2024

REFRIGERANT DATA												
REFRIGERANT TYPE	**APARMENT/UNIT TYPE**	**RCL**		**LFL**		**OEL**	**SYSTEM CHARGE [lb]**	**BUILDING AREA [ft²]**	**CEILING HEIGHT [ft]**	**TOTAL VOLUME [MCf]**	**MIN. VOLUME REQUIRED [MCf]**	**CONCENTRATION CALCULATED**	
		lb/MCf	**ppm**	**lb/MCf**	**ppm**	**ppm**						**lb/MCf**	**ppm**
R-32	A1	4.8	36,000	22	77,000	1,000	70.0	600	8	5	14.6	14.583	242
R-32	A2	4.8	36,000	22	77,000	1,000	70.0	567	8	5	14.6	15.432	256
R-32	A3	4.8	36,000	22	77,000	1,000	70.0	567	8	5	14.6	15.432	256
R-32	B1	4.8	36,000	22	77,000	1,000	70.0	748	8	6	14.6	11.698	194
R-32	B2	4.8	36,000	22	77,000	1,000	70.0	765	8	6	14.6	11.438	190
R-32	B3	4.8	36,000	22	77,000	1,000	70.0	765	8	6	14.6	11.438	190
R-32	C1	4.8	36,000	22	77,000	1,000	70.0	940	8	8	14.6	9.309	154

THEREFORE, SINCE THE CALCULATED CONCENTRATION IS BELOW THE CODE-REQUIRED RCL, LFL, AND OEL, AND THE MINIMUM VOLUME REQUIRED IS LESS THAN THE TOTAL VOLUME, THE REFRIGERANT CONCENTRATION IS SAFE FOR OCCUPANCY.

GENERAL NOTES:

A. ALL WORK TO BE PERFORMED TO MEET ALL STATE, CITY & LOCAL CODE REQUIREMENTS.
B. ALL DUCTWORK TO BE CONSTRUCTED OF GALVANIZED METAL ACCORDING TO SMACMNA STANDARDS.
C. ALL WALL PATCHING TO BE BY THE GENERAL CONTRACTOR.
D. HVAC CONTRACTOR IS TO COORDINATE WITH OTHER TRADES BEFORE INSTALLING DUCTWORK. IF THE HVAC CONTRACTOR FAILS TO COORDINATE WITH OTHER TRADES AND THE WORK MUST BE ALTERED THE HVAC CONTRACTOR WILL CHANGE IT AT HIS OWN EXPENSE.
E. ONCE THE SYSTEM IS COMPLETE AND ALL CEILING TILES ARE INSTALLED THE SYSTEM FILTER SHALL BE CHANGED AND THE AIR SIDE SHALL BE BALANCED. SUBMIT ELECTRONIC COPY OF BALANCE REPORT TO ENGINEER FOR REVIEW.
F. COORDINATE THE EXACT LOCATION OF ALL GRILLES, REGISTERS & DIFFUSER WITH ARCHITECTURAL REFLECTED CEILING PLAN. ALSO COORDINATE MOUNTING HEIGHTS OF FIXTURES.
G. HVAC CONTRACTOR IS TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THE BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.
H. PROVIDE TURNING VANES AT ALL 90° CHANGE IN DIRECTION.
I. DRAWINGS ARE SCHEMATIC IN NATURE & HVAC CONTRACTOR IS TO INCLUDE ANY ITEMS REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
J. HVAC CONTRACTOR TO FURNISH ALL PERMITS REQUIRED FOR HIS PORTION OF THE WORK.
K. HVAC CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR CONCERNING ELECTRICAL REQUIREMENTS BEFORE ORDERING ANY EQUIPMENT.

ABBREVIATIONS

(D)	DEMOLITION	FPI	FINS PER INCH
(E)	EXISTING	GTC	GENERAL TRADES CONTRACTOR
(F)	FUTURE	ID	INNER DIAMETER
(R)	(RELOCATE)	LAT	LEAVING AIR TEMPERATURE
AAV	AUTOMATIC AIR VENT	LWT	LEAVING WATER TEMPERATURE
AFF	ABOVE FINISHED FLOOR	MFR	MANUFACTURER
AMB	AMBIENT	N/A	NOT APPLICABLE
APD	AIR PRESSURE DROP	NC	NORMALLY CLOSED
BAS	BUILDING AUTOMATIC SYSTEM	NO	NORMALLY OPEN
BDD	BACKDRAFT DAMPER	NTS	NOT TO SCALE
BFP	BACKFLOW PREVENTER	OA	OUTSIDE AIR
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOB	BOTTOM OF BEAM	PD	PRESSURE DROP
BOD	BOTTOM OF DUCT	PRV	PRESSURE REDUCING VALVE
BOP	BOTTOM OF PIPE	RA	RETURN AIR
BOS	BOTTOM OF STRUCTURE	REL	RELIEF AIR
CL	CENTER LINE	SA	SUPPLY AIR
CO	CLEAN OUT	SCC	SENSIBLE COOLING CAPACITY
DB	DRY BULB	SP	STATIC PRESSURE
DIA	DIAMETER	TCP	TEMPERATURE CONTROL PANEL
DN	DOWN	TSP	TOTAL STATIC PRESSURE
EA	EXHAUST AIR	TYP	TYPICAL
EAT	ENTERING AIR TEMPERATURE	UNO	UNLESS NOTED OTHERWISE
EFF	EFFICIENCY	VFD	VARIABLE FREQUENCY DRIVE
EG	ETHYLENE GLYCOL	WB	WET BULB
ESP	EXTERNAL STATIC PRESSURE	WG	WATER GAUGE
EWT	ENTERING WATER TEMPERATURE	WPD	WATER PRESSURE DROP
EXH	EXHAUST		

MECHANICAL LEGEND

	SUPPLY DUCT UP		PIPING DOWN
	SUPPLY DUCT DOWN		PIPING UP
	RETURN DUCT UP		TURNING VANES
	RETURN DUCT DOWN		VOLUME DAMPER
FD	FIRE DAMPER	C	CONDENSATE DRAIN
SD	SMOKE DAMPER	M	MOTORIZED DAMPER
CD	COMB. FIRE/SMOKE DAMPER		BACKDRAFT DAMPER
BD	BACKDRAFT DAMPER	A	REMOTE ANNUNCIATOR
SD	SMOKE DETECTOR	S	REMOTE TEMP. SENSOR
	SPIN-IN WITH VOLUME DAMPER	T	THERMOSTAT
	45° RETURN DUCT TAP WITH VOL. DAMPER		FLEX DUCT
	DIFFUSER		LINEAR DIFFUSER WITH FLEX CONNECTION
	DIFFUSER WITH FLEX CONNECTION		ROUND DUCT UP
	GRILLE/REGISTER		ROUND DUCT DOWN
	SIDEWALL GRILLE/ REGISTER/ DIFFUSER		REDUCER
	CONNECT TO EXISTING		EXTENT OF DEMOLITION

DRAWING INDEX

NO.	SHEET NAME	REV	DATE
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M1.02	MECHANICAL PLAN 2ND STORY	1	5.13.26
M1.03	MECHANICAL PLAN 3RD STORY	1	5.13.26
M2.01	MECHANICAL PLAN ONE BEDROOM	1	5.13.26
M2.02	MECHANICAL PLAN TWO BEDROOM	1	5.13.26
M2.03	MECHANICAL PLAN THREE BEDROOM	1	5.13.26
M5.10	MECHANICAL DETAILS	1	5.13.26
M8.10	MECHANICAL COMCHECK		
M8.11	MECHANICAL COMCHECK		

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BLACKSTONE COMMONS - BUILDING C

PID:211009010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

MECHANICAL GENERAL INFORMATION

M0.00

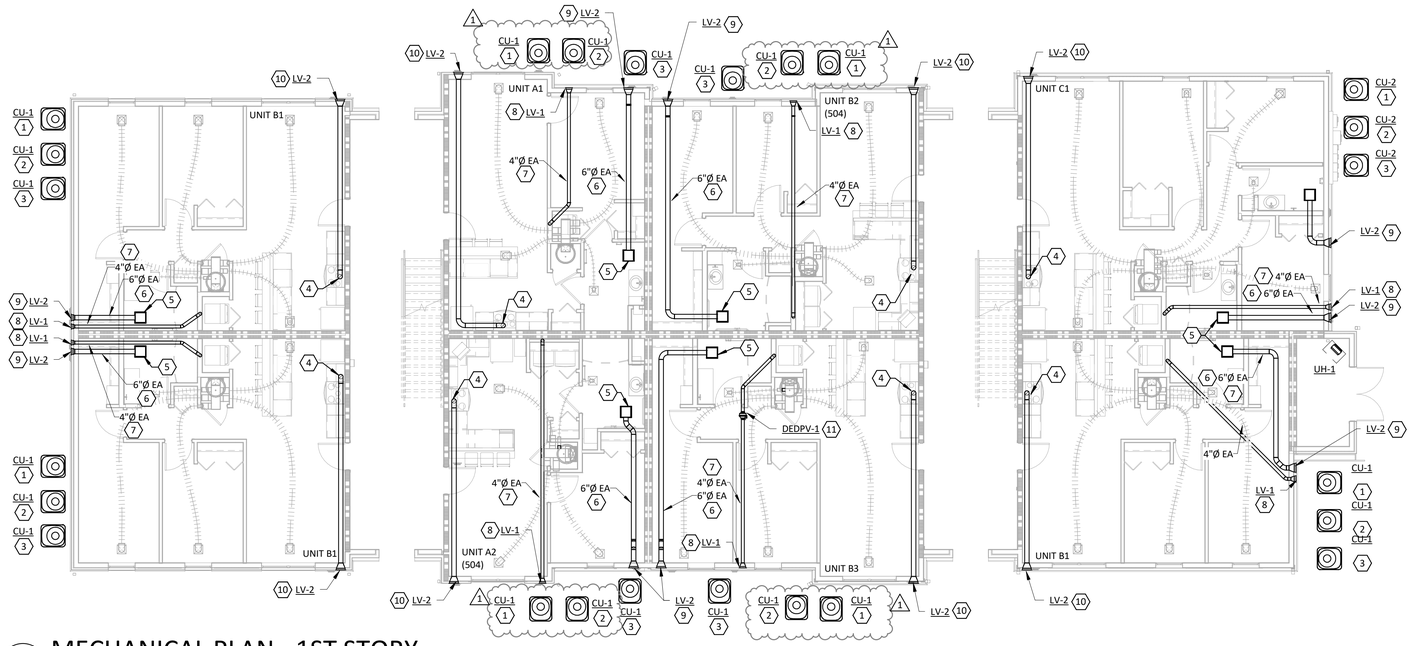
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GENERAL NOTES

A. DO NOT PENETRATE KITCHEN EXHAUST HOODS OR DUCTWORK WITH ANY TYPE OF FASTENING ASSEMBLY (I.E. SCREWS, RIVETS).
B. ALL DIMENSIONS FOR DUCTWORK ARE INTERNAL FREE AREA OF THE DUCT. DIMENSIONS DO NOT INCLUDE INTERNAL INSULATION AS REQUIRED.
C. MOUNT ALL HVAC EQUIPMENT PER DETAILS ON SHEET M5.10, OR PER MANUFACTURER'S RECOMMENDATIONS..
D. CONTRACTOR TO MAINTAIN MINIMUM MANUFACTURER RECOMMENDED SERVICE CLEARANCE AROUND EACH PIECE OF EQUIPMENT.
1 E. CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN ALL OA INTAKES AND ANY EXHAUST FANS, VENTS, FLUES, ETC. ALL EXHAUST VENTS SHALL BE 3' FROM ANY OPERABLE WINDOWS.
F. ALL INTERIOR DOORS TO BE UNDERCUT BY 1" FOR RETURN AIR PATH. REFER TO ARCHITECTURAL DOOR SCHEDULE.
G. COORDINATE EXHAUST DUCT ROUTING WITH OVERALL PLANS.
1 H. HEAT PUMP CONDENSING UNITS LOCATIONS ARE PROHIBITED TO BE INSTALLED IN FRONT OF BEDROOM EGRESS WINDOWS.

CODED NOTES ⬡

1. PROVIDE CONDENSING UNIT ON STAND. COORDINATE EXACT LOCATION IN FIELD. PROVIDE REFRIGERANT PIPING SIZED PER MANUFACTURERS RECOMMENDATIONS FROM CONDENSING UNIT TO ASSOCIATED AIR HANDLING UNIT ON FIRST FLOOR. REFRIGERANT PIPING TO BE CONTINUOUS PER ASHRAE 15 REQUIREMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL REQUIRED ACCESSORIES AND SUPPORTS FOR A COMPLETE INSTALLATION.
2. PROVIDE CONDENSING UNIT ON STAND. COORDINATE EXACT LOCATION IN FIELD. PROVIDE REFRIGERANT PIPING SIZED PER MANUFACTURERS RECOMMENDATIONS FROM CONDENSING UNIT TO ASSOCIATED AIR HANDLING UNIT ON SECOND FLOOR. REFRIGERANT PIPING TO BE CONTINUOUS PER ASHRAE 15 REQUIREMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL REQUIRED ACCESSORIES AND SUPPORTS FOR A COMPLETE INSTALLATION.
3. PROVIDE CONDENSING UNIT ON STAND. COORDINATE EXACT LOCATION IN FIELD. PROVIDE REFRIGERANT PIPING SIZED PER MANUFACTURERS RECOMMENDATIONS FROM CONDENSING UNIT TO ASSOCIATED AIR HANDLING UNIT ON FIRST FLOOR. REFRIGERANT PIPING TO BE CONTINUOUS PER ASHRAE 15 REQUIREMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL REQUIRED ACCESSORIES AND SUPPORTS FOR A COMPLETE INSTALLATION.
4. PROVIDE 6"Ø EXHAUST DUCT AND CONNECT TO EXHAUST HOOD. COORDINATE EXACT LOCATION WITH GC. PROVIDE 6"Ø EXHAUST DUCT FROM EXHAUST HOOD TO EXTERIOR LOUVER LV-2 AND CONNECT. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY. REFER TO DETAIL 3 ON DRAWING M5.10.
5. PROVIDE EXHAUST FAN IN CEILING. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
6. PROVIDE EXHAUST DUCTWORK FROM EXHAUST FAN TO EXTERIOR LOUVER. EXHAUST DUCTWORK SHALL NOT CONNECT TO OTHER EXHAUST DUCTWORK. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY.
7. PROVIDE 4"Ø DRYER VENT DUCT. PROVIDE CONNECTION AT DRYER. COORDINATE EXACT LOCATION WITH GC AND OWNER. THERE SHALL BE NO PENETRATIONS IN DRYER VENT DUCT. PROVIDE 4"Ø RIGID DRYER VENT DUCTWORK UP IN WALL THROUGH ASSEMBLY MEMBRANE ABOVE CEILING. RIGID DRYER VENT TO BE ROUTED IN ASSEMBLY SPACE TO LV-1 AND CONNECT. PROVIDE FIRE WRAP WITH THE SAME RATING AS THE FIRE WALL FOR THE DRYER VENT. INSTALL PER MANUFACTURERS RECOMMENDATIONS. INSTALLATION TO COMPLY WITH OMC SECTION 504.
8. PROVIDE LOUVER LV-1 ON WALL FOR DRYER VENT. COORDINATE EXACT LOCATION IN FIELD. DRYER VENT TO BE 3'-0" ABOVE OPERABLE PART OF WINDOW.
9. PROVIDE EXHAUST LOUVER LV-2 ON WALL FOR RESTROOM EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. PROVIDE EXHAUST LOUVER LV-2 ON WALL FOR HOOD EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
11. DRYER EXHAUST DUCT POWER VENTILATOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



1 M1.01 MECHANICAL PLAN - 1ST STORY
1/8" = 1'-0"

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BLACKSTONE COMMONS - BUILDING C

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ISSUANCE

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MECHANICAL PLAN
1ST STORY

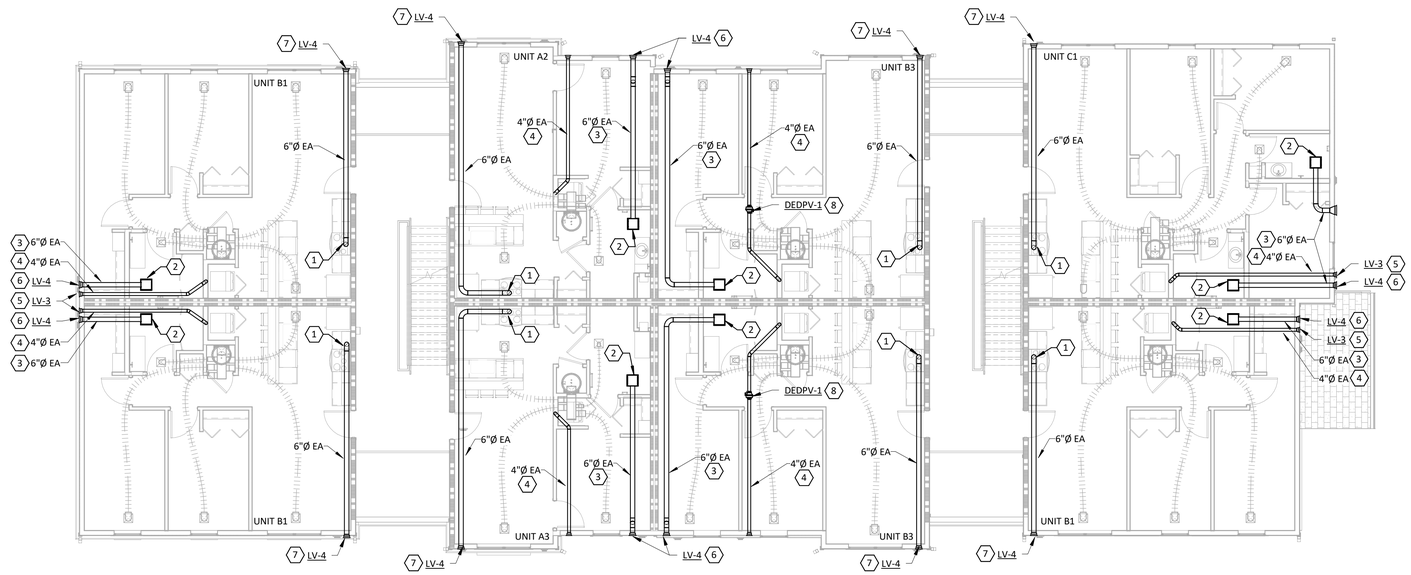
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GENERAL NOTES

A. DO NOT PENETRATE KITCHEN EXHAUST HOODS OR DUCTWORK WITH ANY TYPE OF FASTENING ASSEMBLY (I.E. SCREWS, RIVETS).
B. ALL DIMENSIONS FOR DUCTWORK ARE INTERNAL FREE AREA OF THE DUCT. DIMENSIONS DO NOT INCLUDE INTERNAL INSULATION AS REQUIRED.
C. MOUNT ALL HVAC EQUIPMENT PER DETAILS ON SHEET M5.10, OR PER MANUFACTURER'S RECOMMENDATIONS..
D. CONTRACTOR TO MAINTAIN MINIMUM MANUFACTURER RECOMMENDED SERVICE CLEARANCE AROUND EACH PIECE OF EQUIPMENT.
E. CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN ALL OA INTAKES AND ANY EXHAUST FANS, VENTS, FLUES, ETC. ALL EXHAUST VENTS SHALL BE 3' FROM ANY OPERABLE WINDOWS.
F. ALL INTERIOR DOORS TO BE UNDERCUT BY 1" FOR RETURN AIR PATH, REFER TO ARCHITECTURAL DOOR SCHEDULE.
G. COORDINATE EXHAUST DUCT ROUTING WITH OVERALL PLANS.

CODED NOTES

1. PROVIDE 6"Ø EXHAUST DUCT AND CONNECT TO EXHAUST HOOD. COORDINATE EXACT LOCATION WTIH GC. PROVIDE 6"Ø EXHASUT DUCT FROM EXHAUST HOOD TO EXTERIOR LOUVER LV-4 AND CONNECT. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY. REFER TO DETAIL 3 ON DRAWING M5.10.
2. PROVIDE EXHAUST FAN IN CEILING. INSTALL PER MANUFACTURERS RECCOMENDATIONS.
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5. PROVIDE LOUVER LV-3 ON WALL FOR DRYER VENT. COORDINATE EXACT LOCATION IN FIELD. DRYER VENT TO BE 3'-0" ABOVE OPERABLE PART OF WINDOW.
6. PROVIDE EXHAUST LOUVER LV-4 ON WALL FOR RESTROOM EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE EXHAUST LOUVER LV-4 ON WALL FOR HOOD EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
8. DRYER EXHAUST DUCT POWER VENTILATOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



1 M1.02 MECHANICAL PLAN - 2ND STORY
1/8" = 1'-0"

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MECHANICAL PLAN
2ND STORY

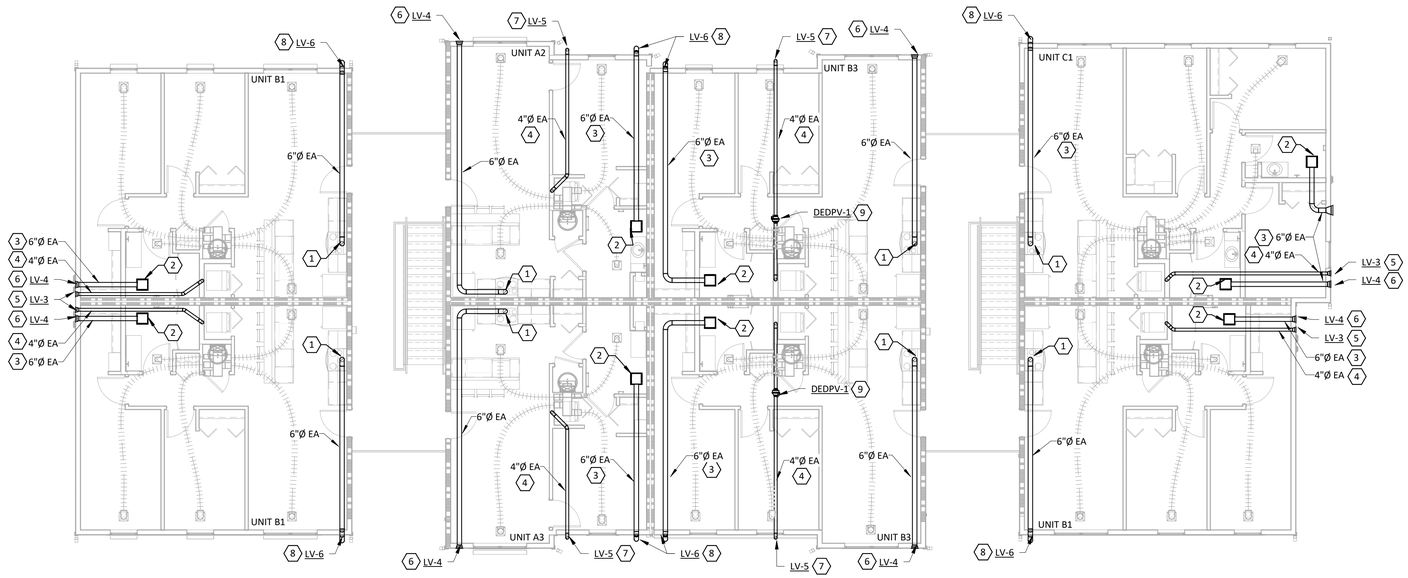
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C. MOUNT ALL HVAC EQUIPMENT PER DETAILS ON SHEET M5.10, OR PER MANUFACTURER'S RECOMMENDATIONS..
D. CONTRACTOR TO MAINTAIN MINIMUM MANUFACTURER RECOMMENDED SERVICE CLEARANCE AROUND EACH PIECE OF EQUIPMENT.
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F. ALL INTERIOR DOORS TO BE UNDERCUT BY 1" FOR RETURN AIR PATH, REFER TO ARCHITECTURAL DOOR SCHEDULE.
G. COORDINATE EXHAUST DUCT ROUTING WITH OVERALL PLANS.

CODED NOTES ⎔

1. PROVIDE 6"Ø EXHAUST DUCT AND CONNECT TO EXHAUST HOOD. COORDINATE EXACT LOCATION WTIH GC. PROVIDE 6"Ø EXHAUST DUCT FROM EXHAUST HOOD TO EXTERIOR OUTLET AND CONNECT. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY. REFER TO DETAIL 3 ON DRAWING M5.10.
2. PROVIDE EXHAUST FAN IN CEILING. INSTALL PER MANUFACTURERS RECCOMENDATIONS.
3. PROVIDE EXHAUST DUCTWORK FROM EXHAUST FAN TO EXTERIOR OUTLET. EXHAUST DUCTWORK SHALL NOT CONNECT TO OTHER EXHAUST DUCTWORK. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY.
4. PROVIDE 4"Ø DRYER VENT DUCT. PROVIDE CONNECTION AT DRYER. COORDINATE EXACT LOCATION WITH GC AND OWNER. THERE SHALL BE NO PENETRATIONS IN DRYER VENT DUCT. PROVIDE 4"Ø RIGID DRYER VENT DUCTWORK UP IN WALL THROUGH ASSEMBLY MEMBRANE ABOVE CEILING. RIGID DRYER VENT TO BE ROUTED IN ASSEMBLY SPACE TO EXHAUST OUTLET AND CONNECT. PROVIDE FIRE WRAP WITHTHE SAME RATING AS THE FIRE WALL FOR THE DRYER VENT. INSTALL PER MANUFACTURERS RECOMMENDATIONS. INSTALLATION TO COMPLY WITH OMC SECTION 504.
5. PROVIDE LOUVER LV-3 ON WALL FOR DRYER VENT. COORDINATE EXACT LOCATION IN FIELD. DRYER VENT TO BE 3'-0" ABOVE OPERABLE PART OF WINDOW.
6. PROVIDE EXHAUST LOUVER LV-4 ON WALL FOR RESTROOM EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE EXHAUST OUTLET LV-5 IN SOFFIT FOR DRYER VENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALLATION TO COMPLY WITH OMC SECTION 504.
8. PROVIDE EXHAUST OUTLET LV-6 IN SOFFIT FOR RESTROOM EXHAUST. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
9. DRYER EXHAUST DUCT POWER VENTILATOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSTALLATION TO COMPLY WITH OMC SECTION 504.



1 M1.03 MECHANICAL PLAN - 3RD STORY
1/8" = 1'-0"

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

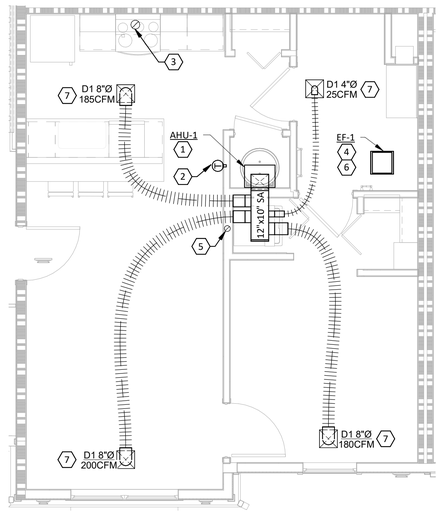
ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

MECHANICAL PLAN
3RD STORY

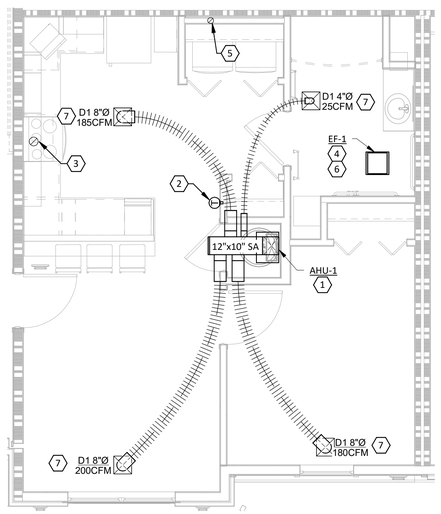
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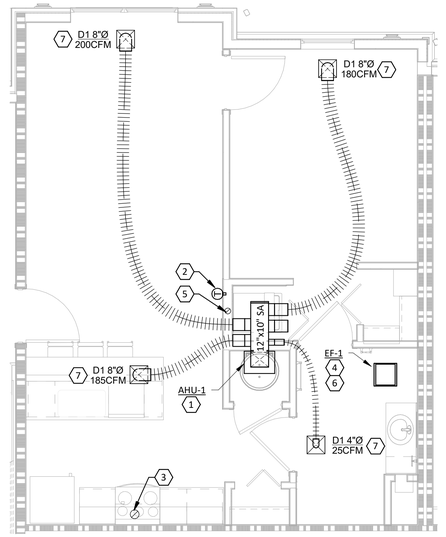
3 M2.01 MECHANICAL PLAN - UNIT A3

1/4" = 1'-0"



2 M2.01 MECHANICAL PLAN - UNIT A2 (504) TYPE A

1/4" = 1'-0"



1 M2.01 MECHANICAL PLAN - UNIT A1

1/4" = 1'-0"

GENERAL NOTES

A. DO NOT PENETRATE KITCHEN EXHAUST HOODS OR DUCTWORK WITH ANY TYPE OF FASTENING ASSEMBLY (I.E. SCREWS, RIVETS).
B. ALL DIMENSIONS FOR DUCTWORK ARE INTERNAL FREE AREA OF THE DUCT. DIMENSIONS DO NOT INCLUDE INTERNAL INSULATION AS REQUIRED.
C. MOUNT ALL HVAC EQUIPMENT PER DETAILS ON SHEET M5.10, OR PER MANUFACTURER'S RECOMMENDATIONS..
D. CONTRACTOR TO MAINTAIN MINIMUM MANUFACTURER RECOMMENDED SERVICE CLEARANCE AROUND EACH PIECE OF EQUIPMENT.
1 E. CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN ALL OA INTAKES AND ANY EXHAUST FANS, VENTS, FLUES, ETC. ALL EXHAUST VENTS SHALL BE 3' FROM ANY OPERABLE WINDOWS.
F. ALL INTERIOR DOORS TO BE UNDERCUT BY 1" FOR RETURN AIR PATH. REFER TO ARCHITECTURAL DOOR SCHEDULE.
G. COORDINATE EXHAUST DUCT ROUTING WITH OVERALL PLANS.

CODED NOTES ⬡

1 PROVIDE WALL MOUNTED AIR HANDLING UNIT AT LOCATION SHOWN. INSTALL PER MANUFACTURERS RECCOMENDATIONS.PROVIDE CONDENSATE TRAP AND DRAIN FROM AIR HANDLING UNIT TO DRAIN AND TERMINATE. PROVIDE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO GROUND FLOOR CONDENSING UNIT AND CONNECT. REFRIGERANT PIPING TO BE SIZED PER MANUFACTURERS RECCOMENDATIONS. ROUTE REFRIGERANT PIPING PER ASHRAE 15. PROVIDE ALL REQUIRED SUPPORTS AND ACCESSORIES FOR A COMPLETE INSTALLATION. PROVIDE FULL SIZE SUPPLY DUCT FROM AIR HANDLING UNIT UP THROUGH CEILING WITH RADIATION DAMPER AT CEILING PENETRATION. PROVIDE FULL SIZE RETURN GRILLE ON FRONT OF UNIT (RETURN AIR PATH IS THROUGH LOUVERED DOOR).

2 PROVIDE THERMOSTAT ON WALL. CONNECT THERMOSTAT TO AIR HANDLING UNIT PER MANUFACTURERS RECCOMENDATIONS. COORDINATE EXACT LOCATION IN FIELD.

3 PROVIDE 6"Ø EXHAUST DUCT TO EXHAUST HOOD AND CONNECT. COORDINATE EXACT LOCATION WTIH GC. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY. PROVIDE 6"Ø EXHAUST DUCT FROM EXHAUST HOOD TO EXTERIOR LOUVER AND CONNECT.

4 PROVIDE EXHAUST FAN IN CEILING. INSTALL PER MANUFACTURERS RECCOMENDATIONS.

5 PROVIDE 4"Ø DRYER VENT DUCT. PROVIDE CONNECTION AT DRYER. COORDINATE EXACT LOCATION WITH GC AND OWNER. THERE SHALL BE NO PENETRATIONS IN DRYER VENT DUCT. PROVIDE 4"Ø RIGID DRYER VENT DUCTWORK UP IN WALL THROUGH ASSEMBLY MEMBRANE ABOVE CEILING. RIGID DRYER VENT TO BE ROUTED IN CEILING SPACE TO EXTERIOR LOUVER AND CONNECT. PROVIDE FIRE WRAP WITH THE SAME RATING AS THE FIRE WALL FOR THE DRYER VENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE OVERALL PLANS FOR DUCTWORK ROUTING. INSTALLATION TO COMPLY WITH OMC SECTION 504.

6 PROVIDE 6"Ø EXHAUST DUCTWORK TO LOUVER ON WALL FOR RESTROOM EXHAUST. SEE OVERALL PLANS FOR DUCTWORK ROUTING

7 PROVIDE SUPPLY AIR DIFFUSER IN CEILING. PROVIDE RIGID DUCTWORK UP IN CEILING SPACE TO 90 DEGREE RIGID ELBOW. PROVIDE RADIATION DAMPER IN RIGID DUCT RISER AT CEILING ASSEMBLY. PROVIDE FLEX DUCTWORK FROM 90 DEGREE ELBOW TO SUPPLY AIR MAIN.

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
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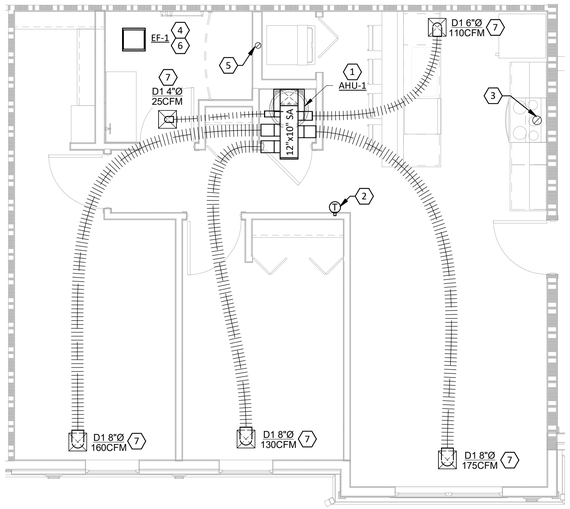
ISSUANCE

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1	Revision 1	5.13.26

MECHANICAL PLAN
ONE BEDROOM

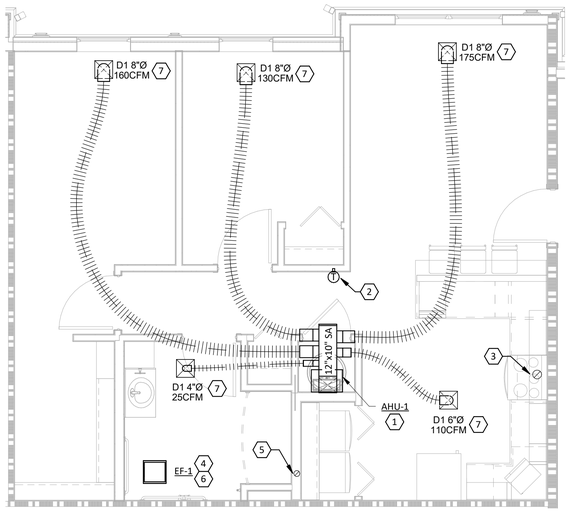
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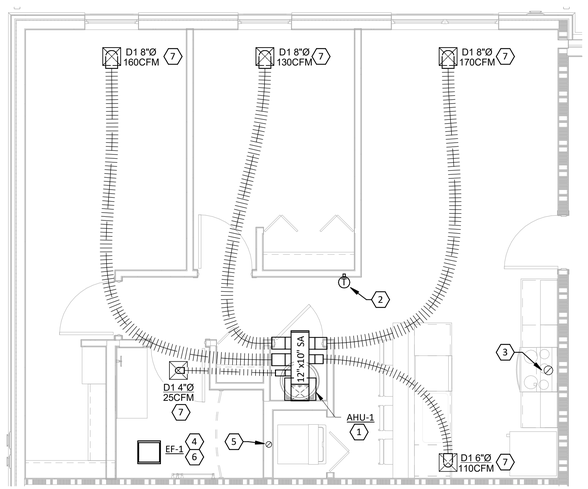
3 M2.02 MECHANICAL PLAN - UNIT B3

1/4" = 1'-0"



2 M2.02 MECHANICAL PLAN - UNIT B2 (504) TYPE A

1/4" = 1'-0"



1 M2.02 MECHANICAL PLAN - UNIT B1

1/4" = 1'-0"

GENERAL NOTES

A. DO NOT PENETRATE KITCHEN EXHAUST HOODS OR DUCTWORK WITH ANY TYPE OF FASTENING ASSEMBLY (I.E. SCREWS, RIVETS).
B. ALL DIMENSIONS FOR DUCTWORK ARE INTERNAL FREE AREA OF THE DUCT. DIMENSIONS DO NOT INCLUDE INTERNAL INSULATION AS REQUIRED.
C. MOUNT ALL HVAC EQUIPMENT PER DETAILS ON SHEET M5.10, OR PER MANUFACTURER'S RECOMMENDATIONS..
D. CONTRACTOR TO MAINTAIN MINIMUM MANUFACTURER RECOMMENDED SERVICE CLEARANCE AROUND EACH PIECE OF EQUIPMENT.
E. CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN ALL OA INTAKES AND ANY EXHAUST FANS, VENTS, FLUES, ETC. ALL EXHAUST VENTS SHALL BE 3' FROM ANY OPERABLE WINDOWS.
F. ALL INTERIOR DOORS TO BE UNDERCUT BY 1" FOR RETURN AIR PATH. REFER TO ARCHITECTURAL DOOR SCHEDULE.
G. COORDINATE EXHAUST DUCT ROUTING WITH OVERALL PLANS.

CODED NOTES

1 PROVIDE WALL MOUNTED AIR HANDLING UNIT AT LOCATION SHOWN. INSTALL PER MANUFACTURERS RECCOMENDATIONS.PROVIDE CONDENSATE TRAP AND DRAIN FROM AIR HANDLING UNIT TO DRAIN AND TERMINATE. PROVIDE REFRIGERANT PIPING FROM AIR HANDLING UNIT TO GROUND FLOOR CONDENSING UNIT AND CONNECT. REFRIGERANT PIPING TO BE SIZED PER MANUFACTURERS RECCOMENDATIONS. ROUTE REFRIGERANT PIPING PER ASHRAE 15. PROVIDE ALL REQUIRED SUPPORTS AND ACCESSORIES FOR A COMPLETE INSTALLATION. PROVIDE FULL SIZE SUPPLY DUCT FROM AIR HANDLING UNIT UP THROUGH CEILING WITH RADIATION DAMPER AT CEILING PENETRATION. PROVIDE FULL SIZE RETURN GRILLE ON FRONT OF UNIT (RETURN AIR PATH IS THROUGH LOUVERED DOOR).

2 PROVIDE THERMOSTAT ON WALL. CONNECT THERMOSTAT TO AIR HANDLING UNIT PER MANUFACTURERS RECCOMENDATIONS. COORDINATE EXACT LOCATION IN FIELD.

3 PROVIDE 6"Ø EXHAUST DUCT TO EXHAUST HOOD AND CONNECT. COORDINATE EXACT LOCATION WTIH GC. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY. PROVIDE 6"Ø EXHAUST DUCT FROM EXHAUST HOOD TO EXTERIOR LOUVER AND CONNECT.

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6 PROVIDE 6"Ø EXHAUST DUCTWORK TO LOUVER ON WALL FOR RESTROOM EXHAUST. SEE OVERALL PLANS FOR DUCTWORK ROUTING

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE. FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

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1	Revision 1	5.13.26

MECHANICAL PLAN
TWO BEDROOM

M2.02

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GENERAL NOTES

A. DO NOT PENETRATE KITCHEN EXHAUST HOODS OR DUCTWORK WITH ANY TYPE OF FASTENING ASSEMBLY (I.E. SCREWS, RIVETS).
B. ALL DIMENSIONS FOR DUCTWORK ARE INTERNAL FREE AREA OF THE DUCT. DIMENSIONS DO NOT INCLUDE INTERNAL INSULATION AS REQUIRED.
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F. ALL INTERIOR DOORS TO BE UNDERCUT BY 1" FOR RETURN AIR PATH. REFER TO ARCHITECTURAL DOOR SCHEDULE.
G. COORDINATE EXHAUST DUCT ROUTING WITH OVERALL PLANS.

CODED NOTES

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2 PROVIDE THERMOSTAT ON WALL. CONNECT THERMOSTAT TO AIR HANDLING UNIT PER MANUFACTURERS RECCOMENDATIONS. COORDINATE EXACT LOCATION IN FIELD.

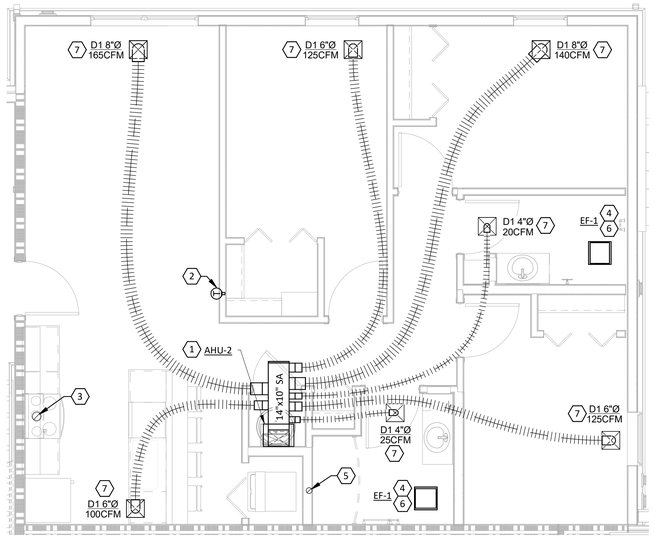
3 PROVIDE 6"Ø EXHAUST DUCT TO EXHAUST HOOD AND CONNECT. COORDINATE EXACT LOCATION WTIH GC. PROVIDE RADIATION DAMPER AT CEILING ASSEMBLY. PROVIDE 6"Ø EXHAUST DUCT FROM EXHAUST HOOD TO EXTERIOR LOUVER AND CONNECT.

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6 PROVIDE 6"Ø EXHAUST DUCTWORK TO LOUVER ON WALL FOR RESTROOM EXHAUST. SEE OVERALL PLANS FOR DUCTWORK ROUTING

7 PROVIDE SUPPLY AIR DIFFUSER IN CEILING. PROVIDE RIGID DUCTWORK UP IN CEILING SPACE TO 90 DEGREE RIGID ELBOW. PROVIDE RADIATION DAMPER IN RIGID DUCT RISER AT CEILING ASSEMBLY. PROVIDE FLEX DUCTWORK FROM 90 DEGREE ELBOW TO SUPPLY AIR MAIN.



1 M2.03 MECHANICAL PLAN - UNIT C1
1/4" = 1'-0"

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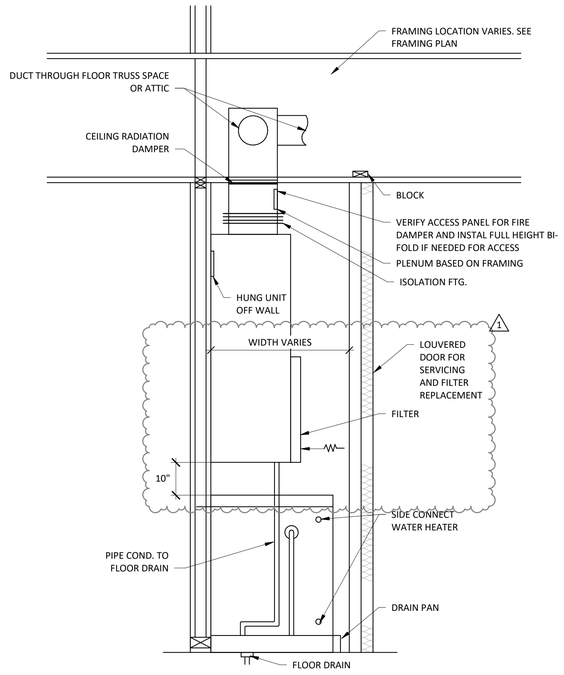
PROJECT NUMBER
SDI020

ISSUANCE

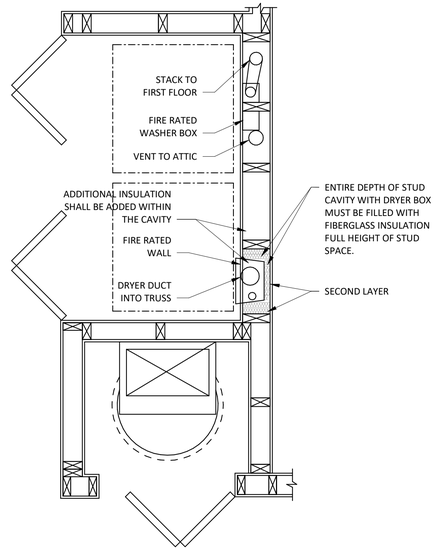
	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

MECHANICAL PLAN
THREE BEDROOM

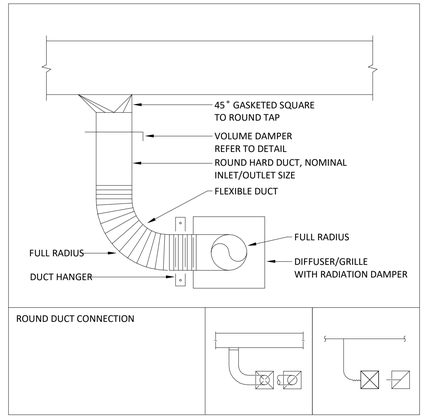
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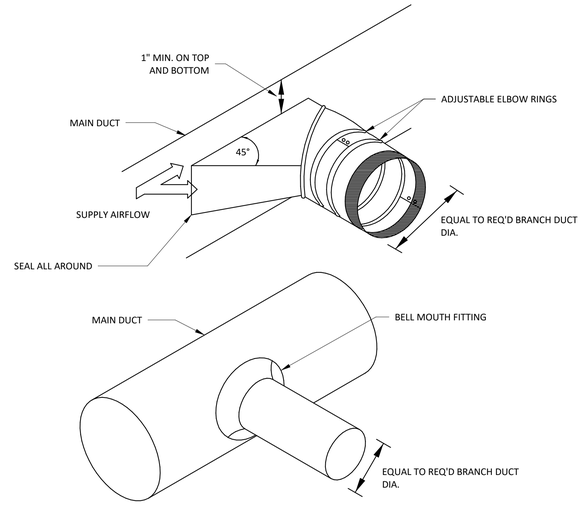
10 M5.10 MECHANICAL CLOSET DETAIL
N.T.S.



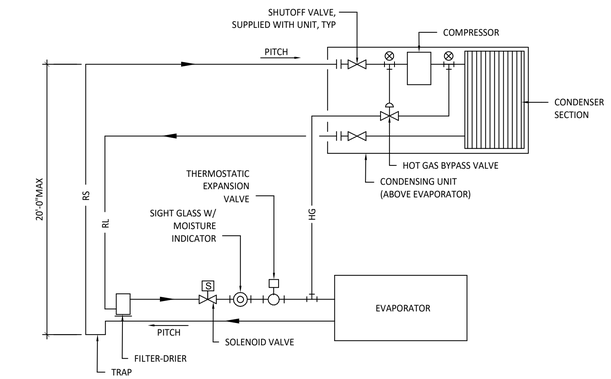
9 M5.10 WASHER/DRYER DETAIL
N.T.S.



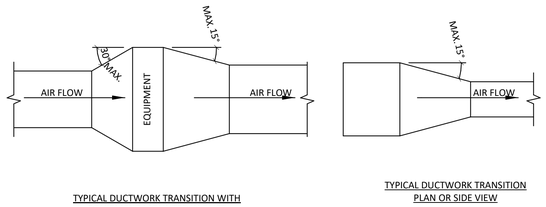
8 M5.10 ROUND DUCT CONNECTION
N.T.S.



5 M5.10 DUCT BRANCH DETAIL
N.T.S.

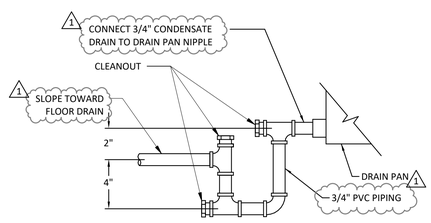


7 M5.10 SPLIT SYSTEM REFRIGERANT PIPING
N.T.S.

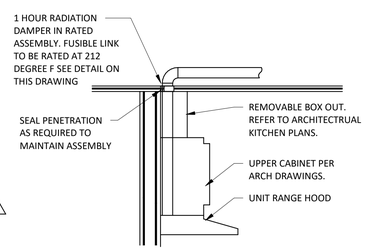


NOTE:
UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN SHALL APPLY.

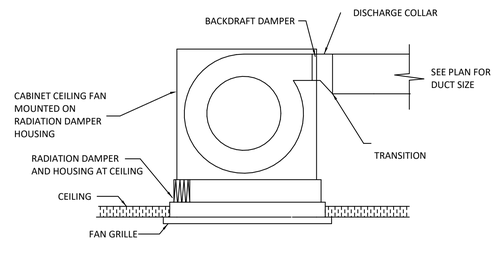
6 M5.10 DUCT TRANSITIONS
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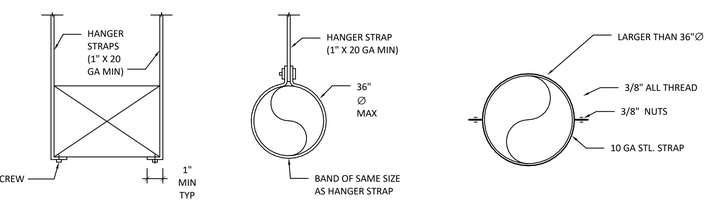
4 M5.10 CONDENSATE TRAP DETAIL
N.T.S.



3 M5.10 RANGE HOOD DETAIL
N.T.S.



2 M5.10 CEILING EXHAUST FAN DETAIL
N.T.S.



1 M5.10 DUCT HANGERS
N.T.S.

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WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

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ISSUANCE

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	PERMIT SET	2.12.26
1	Revision 1	5.13.26

MECHANICAL DETAILS

M5.10

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CODED NOTES

1 DWH-1: 3.5 KVA, 240V. PROVIDE 12/2 CU NMS, TYPE B FROM 20A/2P BREAKER TO UNIT. MAKE FINAL CONNECTION.
2 AHU-1: 28 MCA, 240V. PROVIDE 10/2 CU NMS, TYPE B FROM 30A/2P BREAKER TO UNIT. MAKE FINAL CONNECTION.
3 PROVIDE NEMA 6-30R & PULL 10/2 CU NMS, TYPE B FROM 30A/2P BREAKER TO RECPT. CCOORDINATE RECPT LOCATION WITH VENT DUCT.
4 RANGE: PROVIDE NEMA 6-50R & PULL 6/2 CU NMS, TYPE B FROM 50A/2P BREAKER TO RECPT.
5 PROVIDE (2) SWITCHES BELOW COUNTER HEIGHT FOR HOOD FAN AND LIGHT CONTROL. INSTALL PER MANUFACTURER INSTRUCTIONS. MAKE FINAL CONNECTION.
6 AHU-2: 41 MCA, 240V. PROVIDE 6/2 CU NMS, TYPE B FROM 45A/2P BREAKER TO HP RATED TOGGLE SWITCH ON UNIT. MAKE FINAL CONNECTION.

GENERAL NOTE

A. PLANS ARE DIAGRAMATIC IN NATURE. REFER TO ARCHITECTURAL RCP FOR LIGHTING FIXTURE DIMENSIONS.
B. ALL RECEPTACLES SHALL BE TAMPER PROOF.

PANEL NAME: PANEL A3 — VOLTAGE 240 — PHASE/WIRE 1PH 3W — LOCATION — MAIN RATING 125A MLO

#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	RESTROOM GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR	(1) AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE W/D	0.0		AHU-1	30	2								14
15												0.0											16
17								(1) AG20	1	MICROWAVE	0.0		CU-1	15	2								18
19								20	1	SPARE		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										

0.0 0.0 0.0 0.0 0.0 0.0 0.0 — TOTAL CONNECTED LOAD (KVA) 0.00

L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS

PANEL NAME: PANEL A2 — VOLTAGE 240 — PHASE/WIRE 1PH 3W — LOCATION — MAIN RATING 125A MLO

#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	RESTROOM GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR	(1) AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE DRYER	0.0		AHU-1	30	2								14
15												0.0											16
17								A20	1	FUTURE WASHER	0.0		CU-1	15	2								18
19								(1) AG20	1	MICROWAVE		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										

0.0 0.0 0.0 0.0 0.0 0.0 0.0 — TOTAL CONNECTED LOAD (KVA) 0.00

L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS

PANEL NAME: PANEL A1 — VOLTAGE 240 — PHASE/WIRE 1PH 3W — LOCATION — MAIN RATING 125A MLO

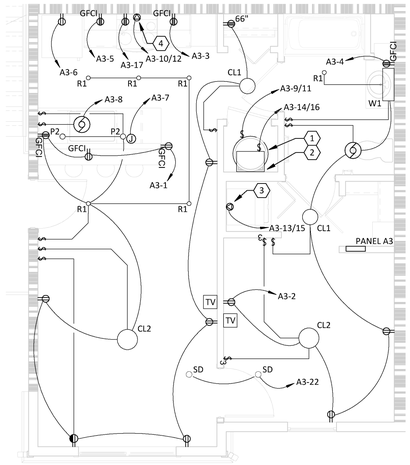
#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	RESTROOM GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR	(1) AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE W/D	0.0		AHU-1	30	2								14
15												0.0											16
17								(1) AG20	1	MICROWAVE	0.0		CU-1	15	2								18
19								20	1	SPARE		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										

0.0 0.0 0.0 0.0 0.0 0.0 0.0 — TOTAL CONNECTED LOAD (KVA) 0.00

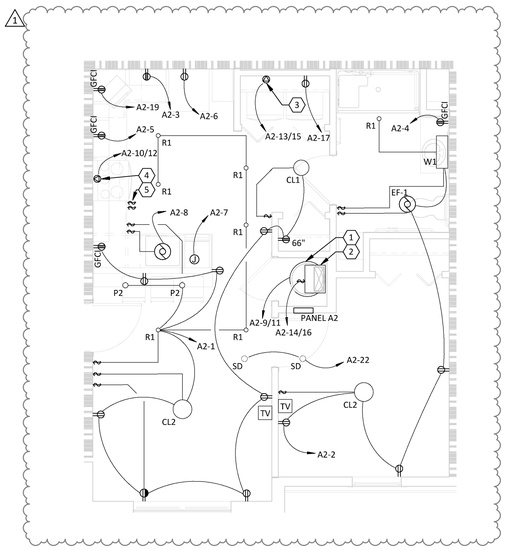
L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

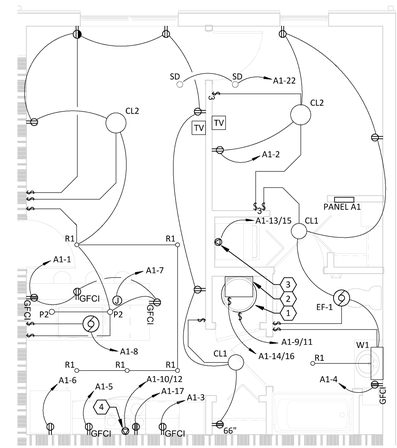
COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS



3 E2.10 ELECTRICAL PLAN - UNIT A3
1/4" = 1'-0"



2 E2.10 ELECTRICAL PLAN - UNIT A2 (504) TYPE A
1/4" = 1'-0"



1 E2.10 ELECTRICAL PLAN - UNIT A1
1/4" = 1'-0"

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STATE OF OHIO
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REGISTERED PROFESSIONAL ENGINEER
5-13-2026

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BLACKSTONE COMMONS - BUILDING C

PID:211009010010400
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

ELECTRICAL PLAN - ONE BEDROOM

E2.10

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CODED NOTES

1. DWH-1: 3.5 KVA, 240V. PROVIDE 12/2 CU NMS, TYPE B FROM 20A/2P BREAKER TO UNIT. MAKE FINAL CONNECTION.
2. AHU-1: 28 MCA, 240V. PROVIDE 10/2 CU NMS, TYPE B FROM 30A/2P BREAKER TO UNIT. MAKE FINAL CONNECTION.
3. PROVIDE NEMA 6-30R & PULL 10/2 CU NMS, TYPE B FROM FROM 30A/2P BREAKER TO RECPT. CCOORDINATE RECPT LOCATION WITH VENT DUCT.
4. RANGE: PROVIDE NEMA 6-50R & PULL 6/2 CU NMS, TYPE B FROM 50A/2P BREAKER TO RECPT.
5. PROVIDE (2) SWITCHES BELOW COUNTER HEIGHT FOR HOOD FAN AND LIGHT CONTROL. INSTALL PER MANUFACTURER INSTRUCTIONS. MAKE FINAL CONNECTION.
6. AHU-2: 41 MCA, 240V. PROVIDE 6/2 CU NMS, TYPE B FROM 45A/2P BREAKER TO HP RATED TOGGLE SWITCH ON UNIT. MAKE FINAL CONNECTION.

GENERAL NOTE

A. PLANS ARE DIAGRAMATIC IN NATURE. REFER TO ARCHITECTURAL RCP FOR LIGHTING FIXTURE DIMENSIONS.
B. ALL RECEPTACLES SHALL BE TAMPER PROOF.

PANEL B3 — VOLTAGE 240 — PHASE/WIRE 1PH 3W — LOCATION — MAIN RATING 125A MLO

#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	RESTROOM GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR	(1) AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE W/D	0.0		AHU-1	30	2								14
15												0.0											16
17								(1) AG20	1	MICROWAVE	0.0		CU-1	15	2								18
19								20	1	SPARE		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										
	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
										TOTAL CONNECTED LOAD (KVA)	0.00												

L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS

PANEL B2 — VOLTAGE 240 — PHASE/WIRE 1PH 3W — LOCATION — MAIN RATING 125A MLO

#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	RESTROOM GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR	(1) AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE DRYER	0.0		AHU-1	30	2								14
15												0.0											16
17								A20	1	FUTURE WASHER	0.0		CU-1	15	2								18
19								(1) AG20	1	MICROWAVE		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										
	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
										TOTAL CONNECTED LOAD (KVA)	0.00												

L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS

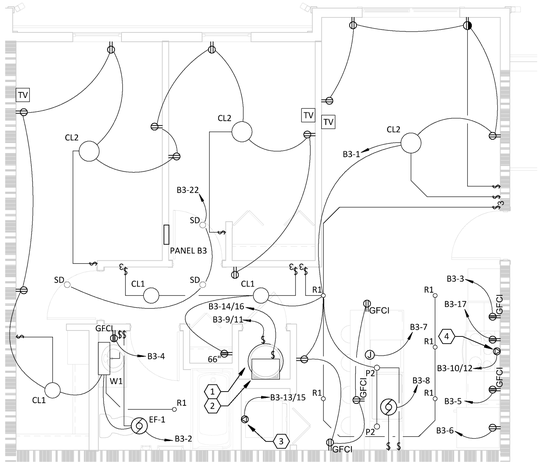
PANEL B1 — VOLTAGE 240 — PHASE/WIRE 1PH 3W — LOCATION — MAIN RATING 125A MLO

#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	RESTROOM GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR	(1) AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE W/D	0.0		AHU-1	30	2								14
15												0.0											16
17								(1) AG20	1	MICROWAVE	0.0		CU-1	15	2								18
19								20	1	SPARE		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										
	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
										TOTAL CONNECTED LOAD (KVA)	0.00												

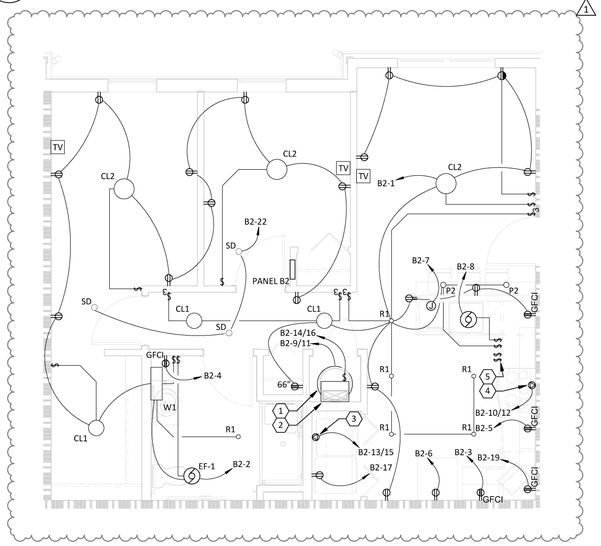
L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

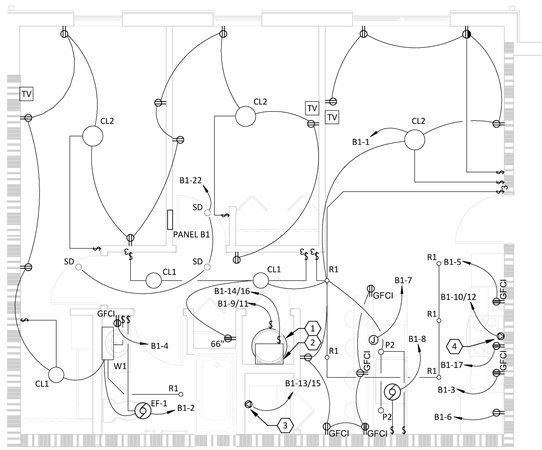
COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS



3 E2.20 ELECTRICAL PLAN - UNIT B3
1/4" = 1'-0"



2 E2.20 ELECTRICAL PLAN - UNIT B2 (504) TYPE A
1/4" = 1'-0"



1 E2.20 ELECTRICAL PLAN - UNIT B1
1/4" = 1'-0"

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STATE OF OHIO
DOUGLAS A. SMELKER
E-76767
REGISTERED PROFESSIONAL ENGINEER
5-13-2026

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BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE, FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

ELECTRICAL PLAN - TWO BEDROOM

E2.20

CODED NOTES

1 DWH-1: 3.5 KVA, 240V. PROVIDE 12/2 CU NMS, TYPE B FROM 20A/2P BREAKER TO UNIT. MAKE FINAL CONNECTION.
2 AHU-1: 28 MCA, 240V. PROVIDE 10/2 CU NMS, TYPE B FROM 30A/2P BREAKER TO UNIT. MAKE FINAL CONNECTION.
3 PROVIDE NEMA 6-30R & PULL 10/2 CU NMS, TYPE B FROM FROM 30A/2P BREAKER TO RECPT. CCOORDINATE RECPT LOCATION WITH VENT DUCT.
4 RANGE: PROVIDE NEMA 6-50R & PULL 6/2 CU NMS, TYPE B FROM 50A/2P BREAKER TO RECPT.
5 PROVIDE (2) SWITCHES BELOW COUNTER HEIGHT FOR HOOD FAN AND LIGHT CONTROL. INSTALL PER MANUFACTURER INSTRUCTIONS. MAKE FINAL CONNECTION.
6 AHU-2: 41 MCA, 240V. PROVIDE 6/2 CU NMS, TYPE B FROM 45A/2P BREAKER TO HP RATED TOGGLE SWITCH ON UNIT. MAKE FINAL CONNECTION.

GENERAL NOTE

A. PLANS ARE DIAGRAMATIC IN NATURE. REFER TO ARCHITECTURAL RCP FOR LIGHTING FIXTURE DIMENSIONS.
B. ALL RECEPTACLES SHALL BE TAMPER PROOF.

PANEL NAME: **PANEL C1** | VOLTAGE 240 | PHASE/WIRE 1PH 3W | LOCATION | MAIN RATING 125A MLO

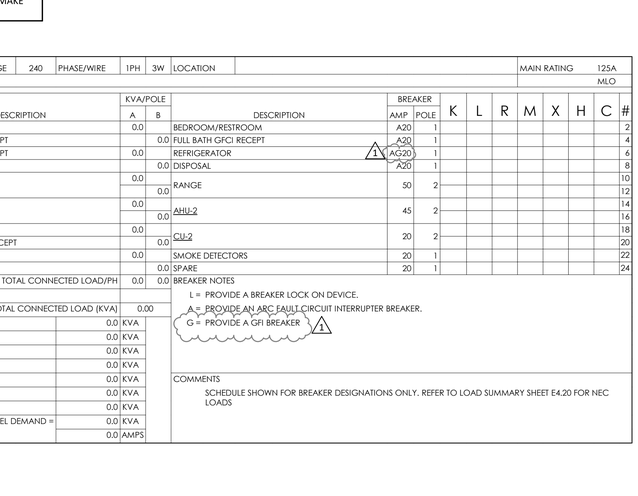
#	K	L	R	M	X	H	C	BREAKER AMP	BREAKER POLE	DESCRIPTION	KVA/POLE A	KVA/POLE B	DESCRIPTION	BREAKER AMP	BREAKER POLE	K	L	R	M	X	H	C	#
1								A20	1	LIVING/KITCHEN	0.0		BEDROOM/RESTROOM	A20	1								2
3								A20	1	KITCHEN GFCI RECEPT		0.0	FULL BATH GFCI RECEPT	A20	1								4
5								A20	1	KITCHEN GFCI RECEPT	0.0		REFRIGERATOR (1)	AG20	1								6
7								A20	1	DISHWASHER		0.0	DISPOSAL	A20	1								8
9								20	2	DWH-1	0.0		RANGE	50	2								10
11												0.0											12
13								30	2	FUTURE W/D	0.0		AHU-2	45	2								14
15												0.0											16
17								AG20 (1)	1	MICROWAVE	0.0		CU-2	20	2								18
19								A20	1	HALF BATH GFCI RECEPT		0.0											20
21								20	1	SPARE	0.0		SMOKE DETECTORS	20	1								22
23								20	1	SPARE		0.0	SPARE	20	1								24
										TOTAL CONNECTED LOAD/PH	0.0	0.0	BREAKER NOTES										

0.0 0.0 0.0 0.0 0.0 0.0 0.0 TOTAL CONNECTED LOAD (KVA) 0.00

L = PROVIDE A BREAKER LOCK ON DEVICE.
A = PROVIDE AN ARC FAULT CIRCUIT INTERRUPTER BREAKER.
G = PROVIDE A GFI BREAKER (1)

K = KITCHEN	0.0	KVA
L = LITE	0.0	KVA
R = RCPT	0.0	KVA
M = MOTOR	0.0	KVA
X = MISC	0.0	KVA
H = HEAT	0.0	KVA
C = COOL	0.0	KVA
TOTAL PANEL DEMAND =	0.0	KVA
	0.0	AMPS

COMMENTS
SCHEDULE SHOWN FOR BREAKER DESIGNATIONS ONLY. REFER TO LOAD SUMMARY SHEET E4.20 FOR NEC LOADS



1 E2.30 ELECTRICAL PLAN - UNIT C1
1/4" = 1'-0"

R/A
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STATE OF OHIO
DOUGLAS A. SMELKER
E-76767
REGISTERED PROFESSIONAL ENGINEER
5-13-2026

annex ENGINEERING GROUP
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tel: 614.481.1292

BLACKSTONE COMMONS - BUILDING C

PID:211009100104000
WASHINGTON COURT HOUSE. FAYETTE COUNTY, OH

PROJECT NUMBER
SDI020

ISSUANCE

	80% OHFA SET	12.19.25
	PERMIT SET	2.12.26
1	Revision 1	5.13.26

ELECTRICAL PLAN - THREE BEDROOM

E2.30

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