INNIS ROAD APARTMENTS

2150 INNIS ROAD

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Project Summary

THE **INNIS ROAD APARTMENTS** IS A MULTIPLE DWELLING DEVELOPMENT THAT CONSISTS OF A TOTAL OF 138 DWELLING UNITS IN 3 SEPARATE BUILDINGS. THE BREEZEWAY BUILDING PORTION OF THE PROJECT CONSISTS OF TWO, THREE STORY, WALK-UP MULTI-FAMILY HOUSING BUILDINGS. THE TANGO BUILDING CONTAINS 36 DWELLING UNITS WHILE THE SIERRA BUILDING CONTAINS 24 DWELLING UNITS. PARKING IS PROVIDED IN THE ADJACENT LOT. THE BUILDINGS ARE OF TYPE VB CONSTRUCTION WITH WOOD FRAMED WALLS AND PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES. AS PART OF THE LOW-INCOME TAX CREDIT REQUIREMENTS, THE BUILDING IS DESIGNED TO ACHIEVE A LEED SILVER CERTIFICATION.

Green Building Requirements

THE PROJECT IS BEING DEVELOPED UNDER LEED FOR HOMES AND MUST MEET ALL PREREQUISITE REQUIREMENTS ALONG WITH THE SELECTED ADDITIONAL FEATURES - SEE THE PROJECT MANUAL OR CONTACT THE ARCHITECT FOR THE MOST CURRENT REQUIREMENTS.

Ohio Housing Finance Agency (OHFA)

THIS PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO HOUSING FINANCE AGENCY AND THE LOW INCOME HOUSING TAX CREDIT PROGRAM. THE LIHTC PROGRAM REQUIRES STRICT ADHERENCE TO ACCESSIBILITY AND OTHER ENVIRONMENTAL GUIDELINES, AND REQUIRE THAT THE DEVELOPMENT EXCEED THE CODE REQUIRED MINIMUMS CONSIDERED STANDARD FOR MULTI-FAMILY BUILDING AND CONSTRUCTION. THESE REQUIREMENTS; TO THE BEST EFFORT OF THE ARCHITECT HAVE BEEN INCLUDED IN THE DRAWINGS AND SPECIFICATIONS. THE LIHTC PROGRAM ALSO REQUIRES THAT CERTAIN CONSTRUCTION PROCESSES AND PROTOCOLS BE FOLLOWED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS. IT IS IMPERATIVE THAT THE GENERAL CONTRACTOR BE FAMILIAR WITH THE PROGRAM AND ITS REQUIREMENTS.

PROJECT SELECTED SAFE HARBOR (PSSH)
THIS PROJECT IS INTENDED TO MEET ALL ASPECTS OF PHYSICAL ACCESSIBILITY REQUIRED BY SECTION 504 BY USE OF THE FOLLOWING SAFE HARBOR: **ANSI A117.1 (2017)**

BOMA BUILDING SUMMARY

PROGRAM	GSF	%
COMMON CIRCULATION	6,660 SF	10%
EXTERIOR AREA	3,422 SF	5%
LIVING UNITS	53,378 SF	84%
	63,460 SF	100%

FLOOR AREA DETAILS

PROGRAM AREA	GSF	%
COMMON AREA CIRCULATION	6,660 SF	10%
LIMITED COMMON AREA	3,422 SF	5%
LOW INCOME UNIT AREA	53,378 SF	84%
NET RENTABLE SQUARE FOOTAGE	63,460 SF	100%

LOW INCOME UNIT AREA

PROGRAM AREA	GSF
COMMON AREA CIRCULATION	6,660 SF
LOW INCOME UNIT AREA	49,191 SF
	55,851 SF

UNIT MATRIX

UNIT TYPE	UNIT NAME	ANSI TYPE	UNIT COUNT	# BEDS	GSF	NSF
2 BR - 1 BA	ECHO	ANSI B	12	24	10,417 SF	9,728 SF
3 BR - 1 1/2 BA	FOXTROT	ANSI B	10	30	11,341 SF	10,622 SF
1 BR - 1 BA	HAVANA	ANSI B	12	12	7,783 SF	7,165 SF
1 BR - 1 BA	INDIA	ANSI B	12	12	7,398 SF	6,808 SF
4 BR - 2 BA	JULIET	ANSI B	10	40	12,251 SF	11,579 SF
2 BR - 1 BA	NOVEMBER	ANSI A	2	4	1,736 SF	1,621 SF
4 BR - 2 BA	OSCAR	ANSI A	2	8	2,450 SF	2,316 SF
			60	130	53,378 SF	49,839 SF

UNIT MIX

UNIT TYPE	UNIT COUNT	GSF	%
1 BR	24	15,181 SF	40%
2 BR	14	12,154 SF	23%
3 BR	10	11,341 SF	17%
4 BR	12	14,702 SF	20%
	60	53,378 SF	

MOBILITY UNITS

MOBILITY TYPE	UNIT TYPE	UNIT COUNT	GSF	%
ANSI A	2 BR	2	1,736 SF	3%
ANSI A	4 BR	2	2,450 SF	3%
		4	4,187 SF	7%
ANSI B	1 BR	24	15,181 SF	40%
ANSI B	2 BR	12	10,417 SF	20%
ANSI B	3 BR	10	11,341 SF	17%
ANSI B	4 BR	10	12,251 SF	17%
		56	49,191 SF	93%
		60	53,378 SF	100%

TOTAL BUILDING AREA

PROGRAM	UNIT CNT	GSF
SIERRA		
1ST FLOOR		
COMMON CIRCULATION	0	1,240 SF
EXTERIOR AREA	0	461 SF
LIVING UNITS	8	7,220 SF
	8	8,921 SF
2ND FLOOR		
COMMON CIRCULATION	0	720 SF
EXTERIOR AREA	0	463 SF
LIVING UNITS	8	7,752 SF
	8	8,935 SF
3RD FLOOR		
COMMON CIRCULATION	0	720 SF
EXTERIOR AREA	0	463 SF
LIVING UNITS	8	7,752 SF
	8	8,935 SF
TANGO		
1ST FLOOR		
COMMON CIRCULATION	0	1,327 SF
EXTERIOR AREA	0	677 SF
LIVING UNITS	12	10,218 SF
	12	12,221 SF
2ND FLOOR		
COMMON CIRCULATION	0	1,327 SF
EXTERIOR AREA	0	678 SF
LIVING UNITS	12	10,218 SF
	12	12,223 SF
3RD FLOOR		
COMMON CIRCULATION	0	1,327 SF
EXTERIOR AREA	0	678 SF
LIVING UNITS	12	10,218 SF
	12	12,223 SF
	60	63,460 SF

SIERRA UNIT INDEX

UNIT NO.	UNIT TYPE	UNIT NAME	CT	MOBILITY TYPE	GSF	NSF
1ST FLOOR						
1411	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1412	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1413	2 BR - 1 BA	NOVEMBER	1	ANSI A	868 SF	810 SF
1414	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1511	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1512	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1513	4 BR - 2 BA	OSCAR	1	ANSI A	1,225 SF	1,158 SF
1514	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
2ND FLOOR						
1421	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1422	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1423	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1424	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1521	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1522	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1523	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1524	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
3RD FLOOR						
1431	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1432	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1433	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1434	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1531	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1532	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1533	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1534	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
			24		22,724 SF	21,264 SF

TANGO UNIT INDEX

UNIT NO.	UNIT TYPE	UNIT NAME	CT	MOBILITY TYPE	GSF	NSF
1ST FLOOR						
1111	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1112	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1113	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1114	2 BR - 1 BA	NOVEMBER	1	ANSI A	868 SF	810 SF
1211	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1212	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1213	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1214	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1311	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1312	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1313	4 BR - 2 BA	OSCAR	1	ANSI A	1,225 SF	1,158 SF
1314	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
2ND FLOOR						
1121	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1122	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1123	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1124	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1221	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1222	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1223	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1224	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1321	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1322	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1323	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1324	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
3RD FLOOR						
1131	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1132	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1133	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1134	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1231	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1232	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1233	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1234	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1331	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
1332	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1,134 SF	1,062 SF
1333	4 BR - 2 BA	JULIET	1	ANSI B	1,225 SF	1,158 SF
1334	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
			36		30,654 SF	28,575 SF

NOT FOR CONSTRUCTION

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PROJECT LOCATION

NOT FOR CONSTRUCTION

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PRELIMINARY NOT FOR CONSTRUCTION

PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE REGULATORY AGENCY APPROVAL PROCESS ONLY. THEY ARE INCOMPLETE AND MAY NOT BE WHOLLY ACCURATE. GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EXERCISE THEIR OWN BEST PRACTICES TO PROVIDE PRICING FOR A COMPLETE BUILDING AND COMPLETE SYSTEMS USING THE INFORMATION CONTAINED HEREIN. ANY ASSUMPTIONS WHERE ASSUMPTIONS ARE MADE. THESE PRICING PROPOSALS SHALL BE QUALIFIED IN THE BUDGET PROPOSAL.

NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

G001
COVER

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TANGO & SIERRA BUILDING CODE REVIEW

OBC CHAPTER 3 - USE AND OCCUPANCY
R-2 - RESIDENTIAL OCCUPANCIES CONTAINING MORE THAN THREE DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE IN STRUCTURES WITH SHARED EXISTS (SECTION 310.1).

OBC CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
SECTION 420 : GROUPS I-1, R-1, R-2, R-3
420.2 SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709 - **1 HOUR**

420.3 HORIZONTAL SEPARATION: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

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

OBC CHAPTER 5 - HEIGHT AND AREA
ALLOWABLE BUILDING HEIGHT PER OBC TABLE 504.3:
R2 USE - S13R - TYPE VB CONSTRUCTION: **HEIGHT 40'**
ALLOWABLE STORIES PER OBC TABLE 504.4:
R2 USE - S13R - TYPE VB CONSTRUCTION: **3 STORIES**
ALLOWABLE AREA FACTOR PER OBC TABLE 506.2:
R2 USE - S13R - TYPE VB CONSTRUCTION: **ALLOWABLE AREA - 7,000**

OBC CHAPTER 6 - TYPES OF CONSTRUCTION

RATING REQUIREMENTS PER OBC TABLE 601:	TYPE VB
PRIMARY STRUCTURAL FRAME:	VB: 0 HOUR
BEARING WALLS:	
INTERIOR:	VB: 0 HOUR
EXTERIOR:	VB: 0 HOUR
NON-BEARING WALLS AND PARTITIONS:	
INTERIOR:	VB: 0 HOUR
EXTERIOR:	SEE OBC TABLE 602
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:	VB: 0 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS:	VB: 0 HOUR

BUILDING GSF BY FIRE AREA

BUILDING	FIRE AREA	LEVEL	GROSS SQ. FT.
SIERRA	SIERRA LEFT	1ST FLOOR	4,230 SF
SIERRA	SIERRA LEFT	2ND FLOOR	4,236 SF
SIERRA	SIERRA LEFT	3RD FLOOR	4,236 SF
SIERRA	SIERRA RIGHT	1ST FLOOR	4,230 SF
SIERRA	SIERRA RIGHT	2ND FLOOR	4,236 SF
SIERRA	SIERRA RIGHT	3RD FLOOR	4,236 SF
TANGO	TANGO LEFT	1ST FLOOR	4,236 SF
TANGO	TANGO LEFT	2ND FLOOR	4,236 SF
TANGO	TANGO LEFT	3RD FLOOR	4,236 SF
TANGO	TANGO MIDDLE	1ST FLOOR	3,073 SF
TANGO	TANGO MIDDLE	2ND FLOOR	3,073 SF
TANGO	TANGO MIDDLE	3RD FLOOR	3,073 SF
TANGO	TANGO RIGHT	1ST FLOOR	4,236 SF
TANGO	TANGO RIGHT	2ND FLOOR	4,236 SF
TANGO	TANGO RIGHT	3RD FLOOR	4,236 SF

OBC CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
705.3 BUILDINGS ON THE SAME LOT - BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM FOR THIS PROJECT, THE IMAGINARY LINES ARE REPRESENTED ON **SHEET G010**
705.5 FIRE RESISTANCE RATINGS - EXTERIOR WALLS SHALL BE FIRE RESISTANCE RATED IN ACCORDANCE WITH TABLE 601 AND TABLE 705.5. THE REQUIRED FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE.
TABLE 705.5

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY: R, U, A
10 < X < 30	VB	0 HOUR

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION: SEE A010 FOR VARIOUS CONDITIONS

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
10' TO LESS THAN 15'	UNPROTECTED, NONSPRINKLERED	15%
15' TO LESS THAN 20'	UNPROTECTED, NONSPRINKLERED	25%
20' TO LESS THAN 25'	UNPROTECTED, NONSPRINKLERED	45%
25' TO LESS THAN 30'	UNPROTECTED, NONSPRINKLERED	70%
30' OR GREATER	UNPROTECTED, NONSPRINKLERED	NO LIMIT

SECTION 717.2 FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 717.2.2 THROUGH 717.2.7.

general notes

1. THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED.
2. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE DOCUMENTS SHALL BE DIRECTED IN WRITING TO THE ARCHITECT.
3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS, INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK DURING ALL PHASES OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL OBTAIN AND DISPLAY ALL REQUIRED PERMITS, AND PROVIDE ALL FEES, AND INSPECTIONS AS REQUIRED BY THE GOVERNING BODIES HAVING LEGAL JURISDICTION OVER THE PREMISES. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED.
5. THE GENERAL CONTRACTOR IS TO HAVE A QUALIFIED SUPERVISOR RESPONSIBLE FOR THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
7. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. ALL CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL BE PERFORMED AND INSTALLED IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.
9. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS, WHICH MIGHT BE NECESSARY TO COMPLETE THE WORK. FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

TANGO & SIERRA BUILDING CODE REVIEW CONTINUED

OBC CHAPTER 9 - FIRE PROTECTION SYSTEMS
THE R-2 USE AREAS ARE TO HAVE AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.2 BY WAY OF 420.4.

SECTION 907.2.9.1 MANUAL FIRE ALARM SYSTEM: THE ROMEO AND SIERRA BUILDINGS DO NOT MEET ANY OF THE 3 REQUIREMENTS FOR A MANUAL FIRE ALARM SYSTEM.

SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED PER **OBC SECTION 907.2.11.2**. THE DESIGN OF THIS SYSTEM IS DELEGATED TO AN ALARM DESIGN SPECIALIST AND SHALL BE SUBMITTED TO THE CITY OF COLUMBUS PRIOR TO INSTALLATION.

OBC CHAPTER 10 - MEANS OF EGRESS
OCCUPANT LOAD PER OBC TABLE 1004.1.1 : SEE G003 FOR OCCUPANY LOADS

1006.3.4 SINGLE EXITS - A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS, AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1).

TABLE 1006.3.4(1)

STORY	OCCUPANCY	MAX. # DWELLING UNITS	MAX. EXIT ACCESS TRAVEL DISTANCE
B,1,2,3	R-2	4 DWELLING UNITS	125 FEET

OBC CHAPTER 11 - ACCESSIBILITY

1108 DWELLING UNITS AND SLEEPING UNITS
SECTION 1108.2 DESIGN: DWELLING UNITS THAT ARE REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS, AND TYPE B UNITS SHALL COMPLY WITH THE APPLICABLE PORTIONS OF CHAPTER 11 OF ICC A117.1.

SECTION 1108.6.2.2 APARTMENT HOUSES: 'TYPE A' AND 'TYPE B' UNITS SHALL BE PROVIDED IN APARTMENT HOUSES.

1108.6.2.2.1 TYPE A UNITS: IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS AT LEAST 2 PERCENT OF THE UNITS SHALL BE 'TYPE A' UNITS. **2% OF 120 UNITS = 3 'TYPE A' UNITS REQUIRED**

1108.6.2.2.2 'TYPE B' UNITS: WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A 'TYPE B' UNIT.
EXCEPTION: THE NUMBER OF TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1108.7.

SECTION 1108.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE: WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1108.7.1.1 AND 1108.7.1.2
SECTION 1108.7.1.1 ONE STORY WITH TYPE B UNITS REQUIRED: AT LEAST ONE STORY CONTAINING DWELLING UNITS SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS ON THAT STORY SHALL BE TYPE B UNITS. **-ALL GROUND FLOOR UNITS ARE TYPE B OR TYPE A UNITS. SEE G003**

contract documents

THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS, SPECIFICATIONS (EITHER SHEET OR MANUAL), ADDENDA, AND ANY MODIFICATION TO THE CONTRACT DOCUMENTS ISSUED BY THE ARCHITECT AS BULLETINS. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK THAT CONSTITUTES THE WORK. THE CONTRACT DOCUMENTS AS DESCRIBED ABOVE ARE COMPLEMENTARY OF EACH OTHER, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. SEPARATION OF ANY PART OR PORTION OF THE CONTRACT DOCUMENTS IS NOT PERMITTED.

project coordination

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION. COORDINATION SHALL INCLUDE ALL COMPONENTS AND THEIR CONNECTION TO OTHER COMPONENTS INCLUDING BUT NOT LIMITED TO: STRUCTURAL FRAMING, STAIRS, WINDOWS, DOORS, ROOFING SYSTEMS AND PENETRATIONS, AND MECHANICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE AND ELECTRICAL SYSTEMS.

IF A CONTRACTOR BEGINS INSTALLATION OF THEIR WORK OVER ANY SUBSTRATE INSTALLED BY ANOTHER CONTRACTOR THEN THE SECOND CONTRACTOR WILL BE DEEMED TO HAVE ACCEPTED THE WORK OF THE SUBSTRATE CONTRACTORS. IF THE WORK OF THE SUBSTRATE CONTRACTOR WILL NOT PERMIT THE SECOND CONTRACTOR TO COMPLETE HIS WORK ACCORDING TO INDUSTRY STANDARDS, THEN IT IS THE SECOND CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GENERAL CONTRACTOR AND/OR CONSTRUCTION MANAGER TO ESTABLISH CONFLICT RESOLUTION. INDUSTRY STANDARDS SHALL BE DETERMINED SOLELY BY THE ARCHITECT.

required plan submittals

THE LIST BELOW CONSTITUTES SHOP DRAWINGS OR TRADE DRAWINGS REQUIRED TO BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF EACH COMPONENT:

1. PRE-ENGINEERED TRUSS SHOP DRAWINGS AND CALCULATIONS
2. FIRE SUPPRESSION SYSTEM DRAWINGS
3. FIRE ALARM SYSTEM DRAWINGS
4. TRUSS JOIST FLOOR FRAMING SHOP DRAWINGS AND CALCULATIONS
5. BELOW GRADE STORM STORAGE SYSTEMS
6. ROOF MEMBRANE SUBMITTAL AND WARRANTY REQUIREMENTS

insulation notes

1. INSULATION: ON WALLS WITH INSULATION PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.
2. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
3. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACING IS NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.
4. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.

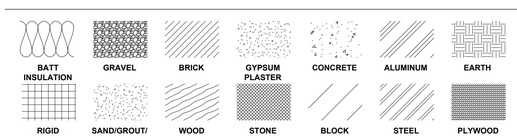
casework notes

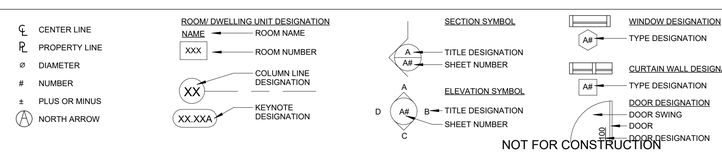
1. SHOP DRAWINGS FOR ALL CASEWORK (SHELVING, CABINETRY, COUNTERTOPS) SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
2. THE SUB-CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF CASEWORK SHALL FIELD VERIFY ALL DIMENSIONS, AND COORDINATE ALL CASEWORK AND MILLWORK INSTALLATION AND OPERATION WITH ADJACENT BUILDING COMPONENTS INCLUDING HARDWARE, PLUMBING FIXTURES, ELECTRICAL FIXTURES AND SYSTEMS, AND EQUIPMENT AND APPLIANCES PRIOR TO INSTALLATION. ANY DISCREPANCIES SHALL BE REFLECTED IN THE SHOP DRAWINGS AND REPORTED TO THE OWNER.
3. CABINETS SHALL BE NKCA CERTIFICATION TO MEET ANSI A161.6 AND CARRY A FACTORY APPLIED LABEL AND SHALL BE FORMALDEHYDE FREE.
4. COUNTERTOPS SHALL BE COMPLIANT WITH CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING.
5. ALL CASEWORK INSTALLATIONS SHALL BE CONTINUOUS AND INSTALLED TIGHT TO THE SURROUNDING CONSTRUCTION USING TRIMS, MOULDING, FILLER PANELS AND/OR CAULKING AS APPLICABLE.
6. PROVIDE SUPPORT BRACKETS CAPABLE OF SUPPORTING A MIN. OF 200 LBS FOR ALL COUNTERTOPS NOT SUPPORTED BY CABINETRY
7. PROVIDE BLOCKING AT ALL CASEWORK INSTALLATIONS - COORDINATE BLOCKING REQUIREMENTS WITH PRODUCT MANUFACTURERS INSTALLATION INSTRUCTIONS.

project blocking

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF ALL TRADES AND SYSTEMS, INCLUDING BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES, THIS ALSO INCLUDES ALL IN WALL BLOCKING TO SUPPORT STAIRS IN FRAMED SHAFTS. THE GENERAL CONTRACTOR AND SUB- CONTRACTORS SHALL COORDINATE THE WORK AND DETERMINE DURING THE BID PROCESS ANY ADDITIONAL CONSTRUCTION AND COSTS RELATED TO VARIATIONS IN THE WORK TO ACCOMMODATE THE COORDINATION AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.

patterns and symbols





AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APC	ACOUSTIC PANEL CEILING
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED & BURLAPPED
BC	BACK OF CURB
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BN	BULLNOSE
BOT	BOTTOM
BP	BASE PLATE
BSMT	BASEMENT
C/C	CENTER TO CENTER
CAB	CABINET
CAL	CALIPER
CB	CATCH BASIN
CG	CORNER GUARD
CIP	CAST-IN-PLACE (CONCRETE)
CJ	CONTROL JOINT
CLG	CEILING
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CSWK	CASEWORK
CT	CERAMIC TILE
CW	COLD WATER
DB	DRAWER BASE
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EM	EMERGENCY POWER
EMER	EMERGENCY
EP	ELECTRICAL PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FRG	FIRE RESISTIVE GLAZING
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT (FEET)
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FVC	FIRE VALVE CABINET
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GL	GLASS
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HANDICAP(PED)
HGT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HANDRAIL
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IP	IRON PIPE
JAN	JANITOR CLOSET
JT	JOINT
KOP	KNOCK OUT PANEL
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LGT	LIGHT
LVR	LOUVER
MAS	MASONRY
MAX	MAXIMUM
MC	MICROWAVE CABINET
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MAN HOLE
MI	MIRROR
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NC	NURSE CALL
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/O	OUT TO OUT
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED,CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
POS	POSITIVE
PP	POWER POLE
PR	PAIR
PT	PRESERVATIVE TREATED WOOD
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
R/W	RIGHT OF WAY
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE(MENT)
REQD	REQUIRED
RES	RESILIENT
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
RSR	RISER
SB	SINK BASE CABINET
SCH	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SI	SQUARE INCH
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SPR	SPRINKLER(S)
SR	SHOWER ROD
SS	SOLID SURFACING
ST	STATION
STC	SOUND TRANSMISSIONS COEFFICIENT
STD	STANDARD
STL	STEEL
STO	STORAGE
STR	STRUCTURE
STSTL	STAINLESS STEEL
SY	SQUARE YARD
SYM	SYMMETRICAL
T	TEMPERED (GLASS)
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TD	TOWEL DISPENSER
TEMP	TEMPORARY
TLT	TOILET
TOS	TOP OF STEEL
TR	TRASH RECEPTACLE
TRANS	TRANSFORMER
TRD	TREAD
TV	TELEVISION (SIGNAL)
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERCOUNTER
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VP	VISION PANEL
W/	
W/O	WITHOUT
WD	WOOD
WEF	WELDED WIRE FABRIC
WGT	WEIGHT
WRB	WEATHER RESISTANT BARRIER
WS	WIRE SHELVING
WSCT	WAINSCOT
YD	YARD DRAIN / YARD (MEASURE)

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NOT FOR CONSTRUCTION

INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

G002
BUILDING CODE AND NOTES

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KEYNOTES

GENERAL NOTES LIFE SAFETY

1. SEE CONSTRUCTION ASSEMBLY SHEETS FOR INFORMATION ABOUT RATED WALL, FLOOR AND ROOF ASSEMBLIES.
2. EXTERIOR WALLS ARE SHOWN AS RATED PER THE REQUIREMENTS OF OBC TABLE 602 ONLY (FIRE SEPARATION DISTANCE). EXTERIOR WALLS MAY BE RATED PER TABLE 601.
3. OCCUPANCY LOADS SHOWN FOR ASSEMBLY SPACES ARE TO BE POSTED IN A CONSPICUOUS LOCATION PER OBC 1004.3
4. EXIT SIGNS SHOWN SHALL COMPLY WITH OBC 1011. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
5. FIRE EXTINGUISHER LOCATIONS SHALL BE COORDINATED WITH THE LOCAL FIRE DEPARTMENT. ALL LOCATIONS INDICATED ARE TO BE VERIFIED AND APPROVED.
6. THE MINIMUM CORRIDOR WIDTH SHALL BE 44" PER OBC 1018.2 AND 1005.1. THE CORRIDOR WIDTHS AS DESIGNED EXCEED THIS MINIMUM.
7. ALL DWELLING UNITS HAVE A COMMON PATH OF EGRESS TRAVEL LESS THAN 125'-0" PER OBC 1006.2.1 EXCEPTION 1.
8. F.E.C. = RATED FIRE EXTINGUISHER CABINET RECESSED IN CORRIDOR WALLS. LOCATE MAX 75' FROM EXIT ACCESS AND MAX 150' BETWEEN EXTINGUISHERS

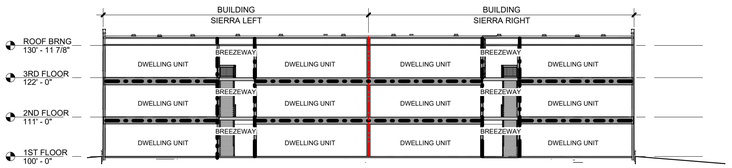
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BUILDING GSF BY FIRE AREA

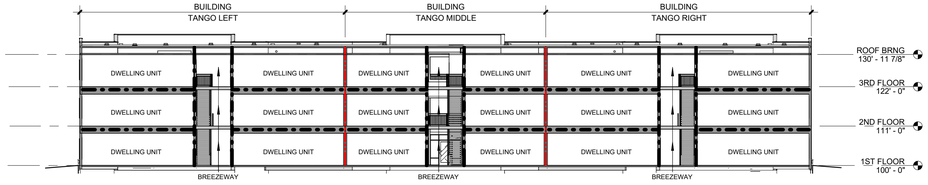
BUILDING	FIRE AREA	LEVEL	GROSS SQ. FT.
SIERRA	SIERRA LEFT	1ST FLOOR	4,230 SF
SIERRA	SIERRA LEFT	2ND FLOOR	4,236 SF
SIERRA	SIERRA LEFT	3RD FLOOR	4,236 SF
SIERRA	SIERRA RIGHT	1ST FLOOR	4,230 SF
SIERRA	SIERRA RIGHT	2ND FLOOR	4,236 SF
SIERRA	SIERRA RIGHT	3RD FLOOR	4,236 SF
TANGO	TANGO LEFT	1ST FLOOR	4,236 SF
TANGO	TANGO LEFT	2ND FLOOR	4,236 SF
TANGO	TANGO LEFT	3RD FLOOR	4,236 SF
TANGO	TANGO MIDDLE	1ST FLOOR	3,073 SF
TANGO	TANGO MIDDLE	2ND FLOOR	3,073 SF
TANGO	TANGO MIDDLE	3RD FLOOR	3,073 SF
TANGO	TANGO RIGHT	1ST FLOOR	4,236 SF
TANGO	TANGO RIGHT	2ND FLOOR	4,236 SF
TANGO	TANGO RIGHT	3RD FLOOR	4,236 SF

LIFE SAFETY LEGEND

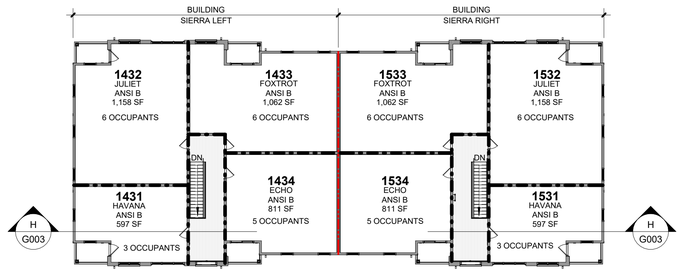
- MIN. 1 HR RATED ASSEMBLY
- MIN. 2 HR RATED FIRE WALL ASSEMBLY
- ANSI TYPE 'A' UNITS
- EXIT SIGN - POCHE INDICATES DIRECTION OF ILLUMINATION



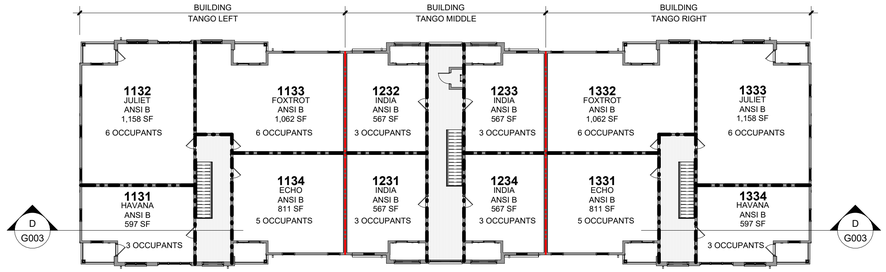
H SIERRA LIFE SAFETY SECTION
1" = 20'-0"



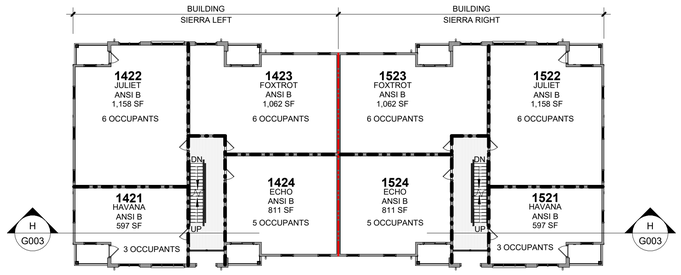
D TANGO LIFE SAFETY SECTION
1" = 20'-0"



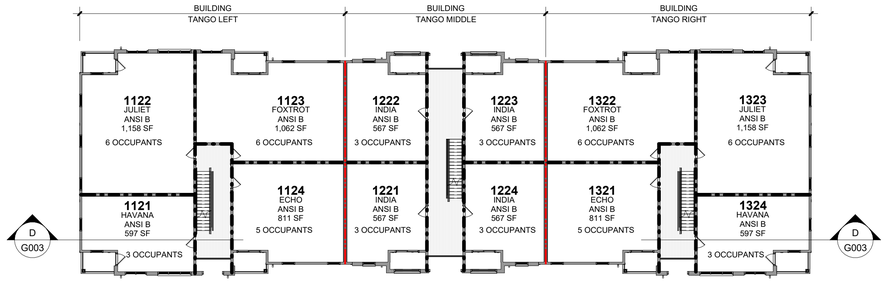
G SIERRA 3RD FLOOR LIFE SAFETY PLAN
1" = 20'-0"



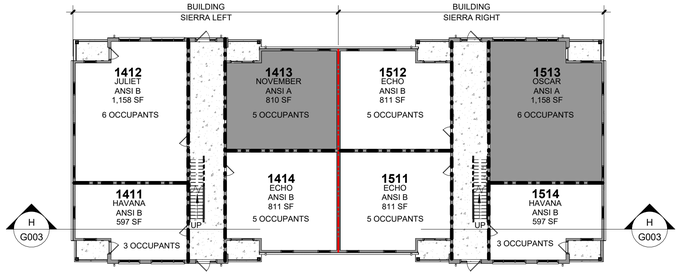
C TANGO 3RD FLOOR LIFE SAFETY PLAN
1" = 20'-0"



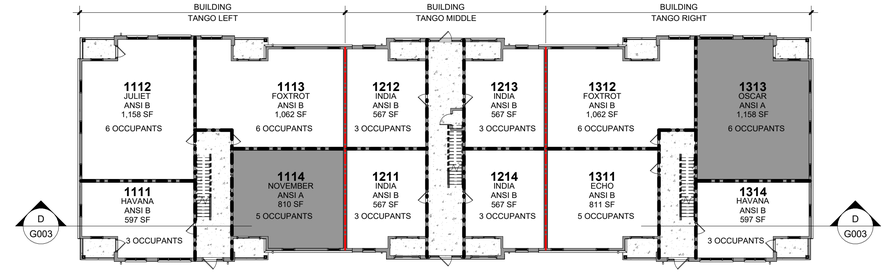
F SIERRA 2ND FLOOR LIFE SAFETY PLAN
1" = 20'-0"



B TANGO 2ND FLOOR LIFE SAFETY PLAN
1" = 20'-0"



E SIERRA 1ST FLOOR LIFE SAFETY PLAN
1" = 20'-0"



A TANGO 1ST FLOOR LIFE SAFETY PLAN
1" = 20'-0"

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2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

G003
LIFE SAFETY PLANS

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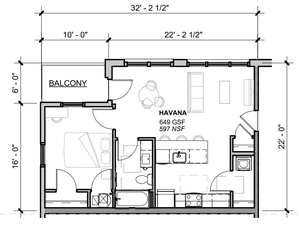
FOUR BED
TWO BATH

THREE BED
TWO BATH

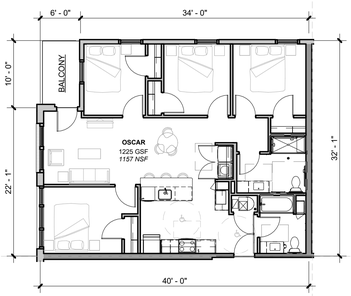
TWO BED
ONE BATH

ONE BED
ONE BATH

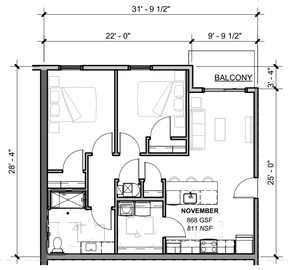
ANSI B



HAVANA UNIT

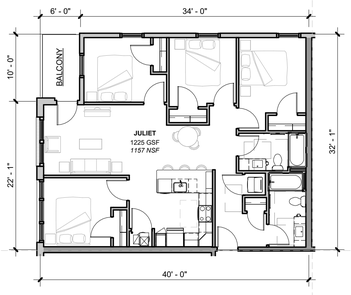


OSCAR UNIT

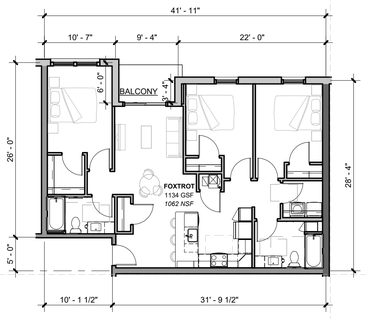


NOVEMBER UNIT

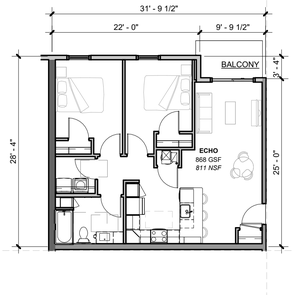
ANSI A



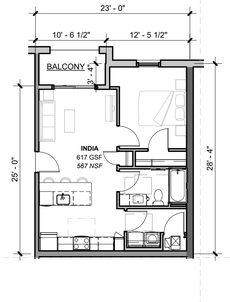
JULIET UNIT



FOXTROT UNIT



ECHO UNIT



INDIA UNIT

ANSI B

BREEZEWAY BLDG UNITS

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the columbus designco
COLUMBUS DESIGN LLC 614-636-3075
WWW.THECOLUMBUSDESIGNCOMPANY.COM
WESTERVILLE OHIO 43081

PRELIMINARY NOT FOR CONSTRUCTION

PROGRESS - 80% DOCS

INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION THIS ARE NOT SUFFICIENT FOR USE IN PERMITTING, ACCURATE GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO PROVIDE FOR A COMPLETE AND CODE BUILDING AND COMPLETE SYSTEMS USING THE INTENT OF THESE DRAWINGS AS A GUIDELINE WHERE ASSUMPTIONS ARE MADE, THESE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

G005

UNIT SUMMARY

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Housing Finance Agency

Development Details & Floor Area Details

2026 Design and Construction Features Form

Project Name Innis Road Apartments | *Project Number* TBD

Development Details

Number of sites:	1	Number of buildings that includes commerical space:	0
Site Acreage:	5.13		
Number of residential buildings:	3		Number of Units:
Number of accessory buildings:	0	efficiency	0
		one-bedroom	50
Total Number of units:	138	two-bedroom	54
Low-income Units:	138	three-bedroom	18
		four bedroom	18
Date built:	2028		

For proposals involving acquisition/rehabilitation or adaptive reuse, please specify the year the building(s) were originally constructed. For multiple building proposals, a range of dates may be provided.

Date first occupied: 2028

Year development was or will be occupied. For multiple building proposals or scattered site projects, a range of dates may be provided.

List detrimental land uses sufficiently close to impair residents' use. Include remedy addressing the land use.

n/a

List building/zoning variances, and identify if requested, pending or received:

Floor Area Details

Space	GSF	Notes
Total Number of Low Income Units	138	
Gross Square Footage of all Buildings	148,100	Measures from exterior face of exterior building; includes structured exterior spaces (stair, balcony, portico).
Commercial Space Condominium Areas	0	Legally separate space under control of another program or condominimized legal separation.
Commercial Areas and Fee-Driven Space	0	Includes spaces for which residents must pay a fee for use/access (garages, storage, etc.)
Market Rate Unit Area	0	Must include lofts, mezzanine and restricted headroom areas
Low Income Unit Area	118,730	Must include lofts, mezzanine and restricted headroom areas
Manager's Unit Area	0	Must include lofts, mezzanine and restricted headroom areas
Common Area (Public)	4,075	Public restrooms, community rooms, libaries, offices, meeting rooms, kitchens, car canopy, portico, fitness rooms, laundry, mailboxes.
Common Area (Circulation)	17,890	Public hallways, stairways, and corridors to residential units.
Dedicated Program Space	175	Counseling space, wellness and health clinic, day care centers, etc.
Limited Common Area (Private)	3,299	Exterior spaces with access only through residential unit, i.e. balcony/porch/deck (patios without roof are not included).
Support	1,864	Electrical, mechanical, elevator room, sprinkler room, janitorial, trash, maintenance, storage that is not for tenant use, free-standing maintenance buildings.
Tenant Storage	0	Tenant storage outside of unit.
Major Vertical Penetrations	2,067	Includes duct shafts, stair shaft, elevator shaft, space open to below
Structured Parking/Garage	0	Attached or detached garage that residents do not pay a fee for.
Basement	0	Includes spaces with a minimum of 7' clear head height. Spaces less than 7' clear head space are crawl spaces per RCO 305.
TOTALS		

Non Low-income Floor Area	0	Commercial Space Condo Areas + Commercial Areas + Market Rate Unit Area
Low Income Floor Area	139,919	U Unit Area + Common Area (Circulation) + Limited Common Area (Private) + Tenant Storage
% Common Area	14.83%	Common Area (Public) + Common Area (Circulation) / Gross Square Footage
Net Rentable Square Footage	148,100	Gross Square Footage - Non Low-Income Floor Area
Average net Rentable SQFT per U Unit	1073.188406	Net Rentable Square Footage / Total Number of Low-Income Units

Housing Finance Agency

Amenities & Scope of Work Summary

2026 Design and Construction Features Form

Project Name Innis Road Apartments | *Project Number* TBD

Amenities

Amenities listed below are not required, and any amenities that are part of the project design must be identified below. Those identified in QAPs are indicated with the program (e.g. 9% or OLIHTC). For those specifying a program, please review the applicable QAP or guidelines for details to meet the program. Where applicable a brief description of the minimum requirements is provided.

Building & Site Amenities

☐ Benches at Elevators *(OLIHTC)*	☐ Exercise Room(s) *(9% 4000SF)*	☐ Property-wide Wi-Fi *(9% & OLIHTC no resident cost)*
☐ Bike Racks *(9% outdoors)*	☐ Exterior Tenant Storage	☐ Raised Garden Beds
☐ Bicycle Storage *(9% interior)*	☐ Garage(s)	☐ Secured Entrance & Security Cameras *(9%)*
☐ Clubhouse	☐ Gazebo/Pavilion	☐ Security Alarm System
☐ Community Building	☐ Indoor Play Area	☐ Security Gate(s)
☐ Community Kitchen *(9% 500SF)*	☑ Laundry Room(s)	☐ Splash Pads
☐ Community Resource Pantry *(9% 200SF)*	☐ Media/Library Room	☐ Sports Field/Court
☐ Computer Room(s) *(9% 2.25 rms)*	☑ Multipurpose Room(s) *(9% 500SF)*	☐ Supportive Service Office *(9%)*
☐ Counseling Room(s)	☐ Outdoor Exercise Area	☐ Swimming Pool
☑ Covered Mailboxes	☐ Outdoor Smoking Area w/ Seating *(9%)*	☐ Walking Paths *(9% & OLIHTC)*
☐ Day Care *(9%)*	☐ Patio(s) *(9% 400SF & 50% covered)*	☐ Water Features
☐ Dog Park(s) *(9% 1500SF w/seating)*	☑ Playground Area(s) *(9%)*	☐ Wellness Center

List any additional features that are included to benefit the population being served.

Unit Amenities

☐ Additional Section 504 mobility units *(9% 15% of total units)*	☐ Fixed pantry storage closet/cabinet *(9%)*
☑ Ceiling fans in all bedrooms/living rooms *(9%)*	☐ Private Patio or Balcony *(9% 20% of units)*
☐ Enclosed storage space separate from bedroom and kitchen *(9% 155F)*	☐ Additional Roll-in showers *(9% 30% of total units & OLIHTC 80% of total units)*
☐ Energy Star-certified washer and dryer in all units *(9%)*	☐ Towel bars structurally equivalent ot grab bars *(9% & LIHTC 100% of resident bathrooms)*
☐ Energy Star-certified dishwasher in all units *(9%)*	☑ Washer/dryer hookups in all units & onsite laundry facilities *(9%)*

Scope of Work Summary

Must also submit the Scope of Work Excel Workbook, available under the forms of the program webpage.

Provide an overview of the proposed improvements to be made involving site design, building design, mechanical and electrical systems and building components including building exterior, interior, and life safety items.

The existing site is an underutilized parcel of land where an old hardware store was recently demolished. The new development will consist of 138 units in the first phase with laundry rooms, a patio, mail room, and community room. The mechanical systems will be energy efficient central heating and cooling. New parking lots, sidewalks, dumpster enclosures, landscaping and a playground will be added. The existing cell phone tower will remain and be properly secured. A dry basin will be added on the north end of the site.

Address any issues raised in the Phase I Environmental Site Assessment (ESA) report(s) in the space provided below. Include information for all single-site and scattered-site proposals, as required by applicable program funding guidelines.

A Phase 1 Environmental Site Assessment was conducted for 2150 Innis Road. In this report various possible REC were discussed, and a Phase II report was recommended. A Phase II report was conducted and found the following: Laboratory analytical results for soil revealed none of the results were in exceedance of the Ohio Environmental Protection Agency Voluntary Action Program (VAP) Generic Direct Contact Soil Standards (GDCSS) for Residential, Commercial, or Industrial Land Use. In reguard to ground water samples: The findings of the Limited Phase II ESA indicated that elevated metals concentrations are present in the groundwater. However, there is no documented use of groundwater for potable purposes around the subject property, and as such, no additional groundwater sampling is recommended. In addition, laboratory analysis of soils did not detect elevated concentrations of any chemicals of concern on the subject property.

See item #21 Phase 1 Memo for more information

Additional Scope Information for Rehabs & Adaptive Reuse

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Accessibility Information

2026 Design and Construction Features Form

Project Name Innis Road Apartments | *Project Number* TBD

Adaptability & Accessibility

All developments must comply with all accessibility requirements as outlined in the Ohio Building Code, chapter 4101:1-11 for the design and construction of accessible project features, including site, common areas and units.

☑ Yes, the project will comply with the accessibility requirements as outlined in the Ohio Building Code.
☐ No.

Verify that the project will be designed and constructed to meet the requirements of the Fair Housing Act and that all units, other than the accessible units, will be designed and constructed as ANSI Type B units.

☑ Yes, the project will be designed and constructed to meet the requirements of the Fair Housing Act and all units, other than the accessible units, will be designed and constructed as ANSI Type B units.
☐ No.

504 Accessibility

All developments receiving OHFA funding must meet the accessibility requirements of Section 504. Identify the implementing standard the development will utilize to demonstrate compliance with Section 504 requirements (select one)

☐ Uniform Federal Accessibility Standards (UFAS)
☐ 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice").
☑ An equivalent standard as defined in HUD's Deeming Notice (such as ICC/ANSI A117.1-2009 with OEBC 2024 or ICC/ANSI A117.1-2017 with ICC/OCB 2024), specify: ANSI 117.1 2017

Population Served	General Occupancy	
	Required	Provided
504 Mobility Units*:	7	7
504 Semi-Ambulatory**:	7	7
504 Sensory Units:	3	3

Number of accessible parking spaces: 18

** For Senior or Tenant Populations with Special Housing Needs, OHFA requires twice the number that is federally mandated under Section 504 as accessible for persons with mobility disabilities. To calculate the number of 504-mobility units needed to meet this threshold, first multiply the total number of units by 5%, roundup to the nearest whole unit, and multiply the result by two.*

_ AAL requires 20% rounded up to a whole number.

*** General Occupancy may have the second additional 5% rounded up as semi-ambulatory units. If a rehab has an exception request regarding semi-ambulatory units, "provided" units must match the exception request.*

Accessibility Exception Requests (adaptive reuse or rehabilitation only)

Exception(s) Reqested for technical infeasibility of full compliance with 504 accessibity. (adaptive reuse or rehabilitation only)

☐ Yes, Number of non-conforming accessible units:
☐ No.
☐ N/A

Please provide a summary for the reason there is technical infeasibility. Each exception request must provide details that identify and quantify the technical infeasibility with supporting documentation and drawings.

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Universal Design Information

2026 Design and Construction Features Form

Project Name Innis Road Apartments | *Project Number* TBD

Universal Design Components

Select all of the below items that will be included in the development. Refer to the Design and Architectural Standards that are effective at the time application. Mandatory items are marked with an **R**; please identify "exception" under "page or note" if an exception was requested for the item. Exceptions for mandatory items must include two non-mandatory items.

Additionally, specify the architectural page reference, or if it will be covered by a general/universal plan note, mark "Note".

Items identified in blue have updates based on the clarifications or similfications provided in the 2025 DAS FAQs.

Entry

Included?	Page or Note	Item
R	A500'5 - A.A.1	36"-wide (minimum) entry door *- Not required for rehab, mark NA.*
R	A500'5 - A.A.1	Entry door with lever-style handle
R	A500'5 - A.A.1	For primary entrance, minimum 5' x 5' level clear space inside and outside entry door *- Not required for rehab, mark NA.*
R	A500'5 - A.A.2	Adequate non-glare lighting at walkways, accessible routes, and exterior spaces
R	A500'5 - A.A.2	Adequate lighting both inside and outside the building and unit entrance
R	A500'5 - A.A.3	High visibility address numbers (both building and exterior units)
R	A500'5 - A.A.4	Overhead weather protection at entrances *- On rehab/adaptative reuse only, not required on all units if infeasibility can be proven.*
☐		Built-in shelf/bench/ledge located outside the door
☐		Nonslip surfaces on walkways and entryways
☐		Primary unit entry with an accessible/dual peephole and backlit doorbell
☐		Door locks that are easy to operate, such as keyless locks with remote control or keypad
☐		No-step entry (1/2" or less threshold) at main entrance

Interior Stairs and Hallways

Included?	Page or Note	Item
R	A500'5 - A.B.1	Adequate lighting to illuminate all stairway(s), landings, and hallway(s)
R	A500'5 - A.B.2	Hallways with a minimum width of 42"
R	A500'5 - A.B.3	Anti-slip strips on front edge of steps in color-contrast material
☐		Color contrast between stair treads and risers
☐		Handrails on both sides of interior stairs

Interior Doors

Included?	Page or Note	Item
R	A500'5 - A.C.1	32" minimum clear opening width *(removed door size minimum)*
R	A500'5 - A.C.2	Lever-style door hardware on all interior doors
R	A500'5 - A.C.3	Interior maximum door threshold of ¼ inch beveled or flush
☐		Pocket doors with easy-to-grip handles

Faucets

Included?	Page or Note	Item
R	A500'5 - A.D.1-2	Anti-scald faucets with lever handle for all sinks, bathtubs, and showers
R	A500'5 - A.D.2	Pressure balanced faucets

Electrical

Included?	Page or Note	Item
R	A500'5 - A.E.1	Thermostat and control panels that are easy to read and simple to operate
R	A500'5 - A.E.2	Rocker, touch light, or hands-free switches
R	A500'5 - A.E.3	Extra electrical outlets (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only) *- Not required for rehab, mark NA.*
☐		Lighted switches visible in the dark
☐		Switched outlets for lamps, etc. to be turned on with wall switch
☐		Electrical outlets, phone jacks, and data ports at least 18" above finished floor
☐		Light switches between 44"-48" above finished floor; thermostats no more than 48" above finished floor
☐		Clear access space of 30" by 48" in front of switches, outlets, and controls
☐		Audible and visual alarms for smoke/fire/carbon monoxide in all code-required accessible areas and all units

Bathrooms

Included?	Page or Note	Item
R	A500'5 - A.F.1	Countertops with beveled/radiused corners. ¼" minimum radius is required with larger radius as appropriate for material.
R	A500'5 - A.F.2	Adjustable-height showerhead (articulated arm or similar) or hand-held showerhead with flexible hose and easily operable controls
R	A500'5 - A.F.3	Non-glare lighting at vanities
☐		A full- or half-bath on the main floor with clear floor space of 30" x 48"
☐		Overhead light fixture in tub/shower
☐		Mirror(s) placed for both standing and sitting, such as a full-length or tilting mirror
☐		Toilet centered at least 18" from any side wall, tub, or cabinet
☐		In at least one bathroom per unit, including the following: - Low-threshold or curbless shower at least 5' x 3' OR ADA bathtub with seat - Clear knee space (at least 27" high) under sink. May be open knee space or achieved by means of removable vanity or fold-back or self-storing doors. Pipe protection panels must be provided to prevent contact with hot or sharp surfaces. - Grab bars, or wall-blocking for future installation of grab bars, in tub/shower, and toilet. Grab bars must be properly anchored and supported.

Kitchens

Included?	Page or Note	Item
R	A500'5 - A.G.1-2	At least 12" clear space/"landing zone" on both side of stove and sink, and one side of refrigerator. Space can be shared.
R	A500'5 - A.G.3	Loop handles on drawers and cabinets
R	A500'5 - A.G.4	Non-glare task lighting to illuminate sink, stove, and work areas
☐		Adjustable height shelves in wall cabinets
☐		Base cabinets with pull out drawers
☐		Pull-out work surface near the oven, refrigerator and/or microwave
☐		Visual contrast at front edge of countertop or between the countertop and the cabinets
☐		Side-by-side refrigerator-freezer
☐		Cooktop/range with front or side-mounted controls (senior units only)
☐		Extra outlets for small appliances, electronics, etc.
☐		Clear knee space (at least 27" high) under sink, counters, and/or cook tops. If under sink, pipes must have protection and may not be in the required knee space. May be open knee space or achieved by means of removable base cabinets or fold-back or self-storing doors.

Closets

Included?	Page or Note	Item
☐		Area is well-lit with a switch located outside the space
☐		Doors and handles that are easy to operate. No bi-fold or accordion-type doors
☐		Adjustable-height shelving and/or closet rods OR clothes rods installed at multiple heights
☐		Pull out-shelves, rollout cabinets, and other easy to access storage components

NOT FOR CONSTRUCTION

Housing Finance Agency

Certifications

2026 Design and Construction Features Form

Project Name Innis Road Apartments | *Project Number* TBD

Certifications

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

1. Architect or Professional Engineer

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

Authorized Signatory — Date: 3/11/26

KARRICK SHERRILL — Print Name (Authorized Signatory) — Title: Managing Partner

Columbus Design LLC — Organization — Registration Number: ARC.2017968

2. General Contractor

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

David Daugherty — Authorized Signatory — Date: 3/11/26

David Daugherty — Print Name (Authorized Signatory) — Title: Vice Presient of Construction

Model Construction — Organization

3. Owner

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

Authorized Signatory — Date: 3-10-26

Gretchen West — Print Name (Authorized Signatory) — Title: Executive Director

HNHF Realty Collaborative — Organization

the columbus designco
COLUMBUS DESIGN LLC 614-636-3075
WWW.THECOLUMBUSDESIGNCOMPANY.COM
WESTERVILLE OHIO 43081

PRELIMINARY NOT FOR CONSTRUCTION

PROGRESS - 80% DOCS

NOT FOR CONSTRUCTION

INNIS ROAD APARTMENTS

2150 INNIS RD.

HNHF REALTY COLLABORATION

PROGRESS - 80% DOCS

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PROJECT #: 26104 v1

APPLICATION DRAWINGS

PROJECT DATE: 03/11/26

G030

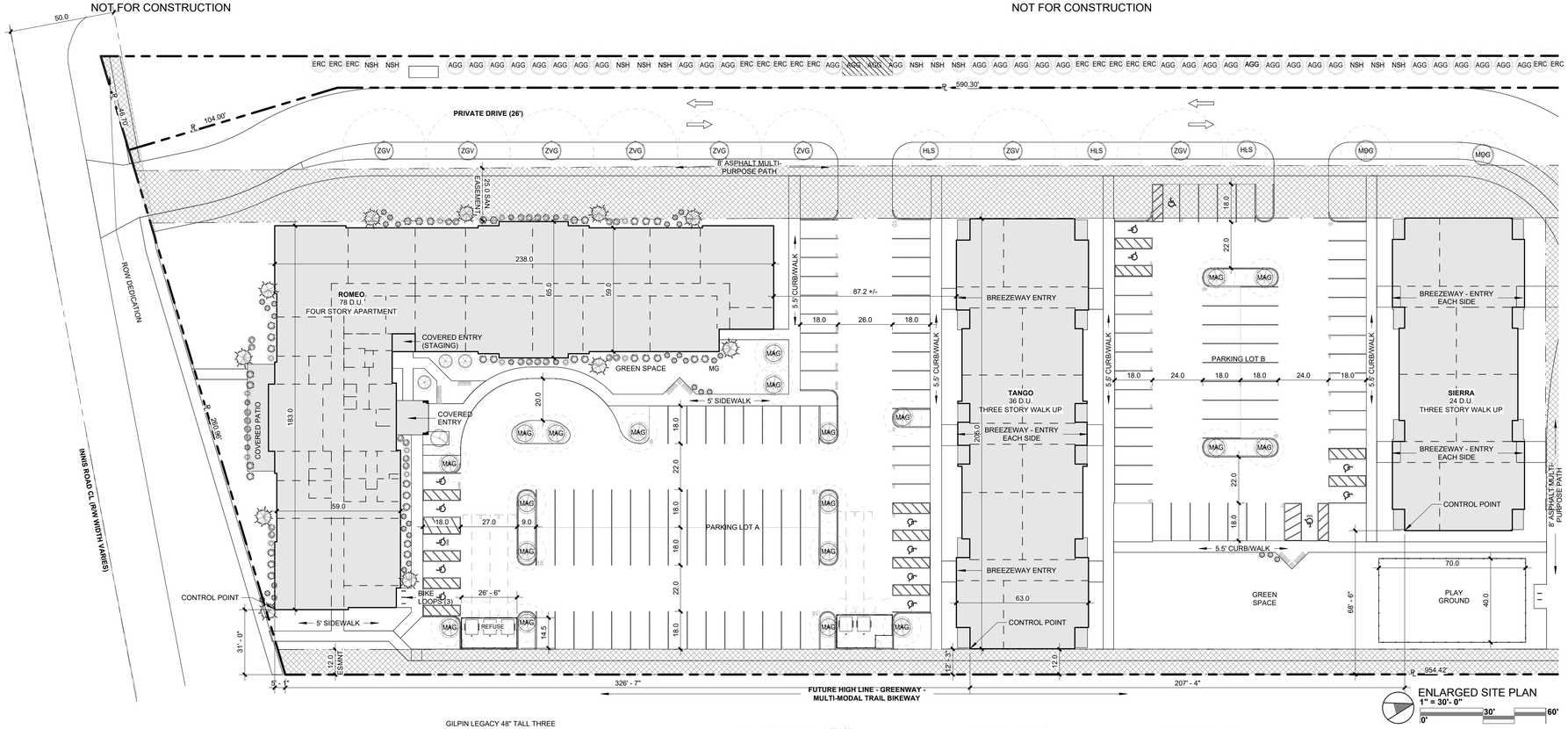
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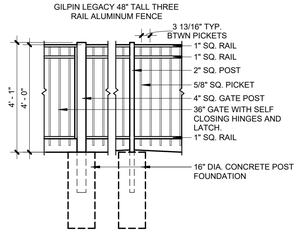
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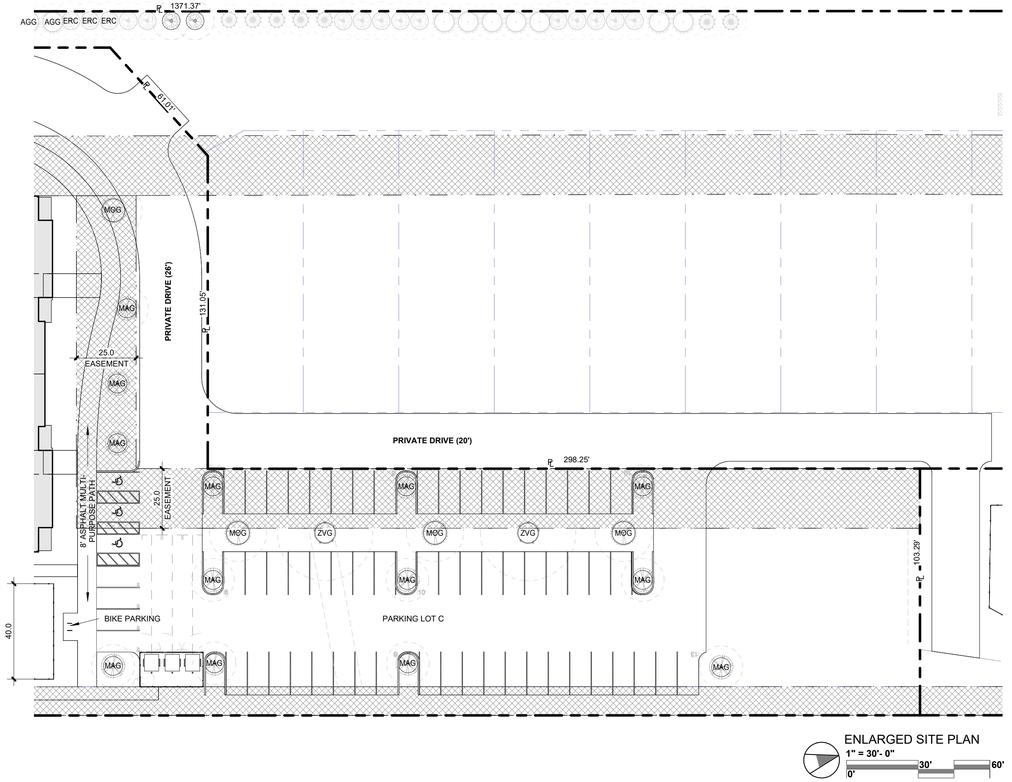
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION





1 ALUMINUM FENCE
3/8" = 1'-0"



DEVELOPMENT PLANTING SCHEDULE

	PLANT NAME	SIZE	CNT
MAG	ARMSTRONG GOLD	2 1/2" CAL.	9
CY	COLUMNAR ENGLISH YEW	4'-5'	6
DY	DENSIFORMIS YEW	2 GAL.	22
GGB	GREEN GEM BOXWOOD	18"	25
ZVG	JAPANESE ZELKOVA (VILLAGE GREEN)	2 1/2" CAL.	2
MG	MAIDEN GRASS	2 GAL	34
MWD	MILKY WAY DOGWOOD	8'-10'	1
MOG	OCTOBER GLORY MAPLE	2 1/2" CAL.	3
SSS	SLENDER SILHOUETTE SWEETGUM	2 1/2" CAL.	3
JMG	MOONGLOW JUNIPER	7'-8'	11
CY	COLUMNAR ENGLISH YEW	4'-5'	7
GG	GREEN GEM BOXWOOD	18"	1
MG	MAIDEN GRASS	2 GAL	6
DY	DENSIFORMIS YEW	2 GAL.	12
MAG	ARMSTRONG GOLD	2 1/2" CAL.	2
			144
REQ. SCREENING 5'/75%			
ERC	EASTERN RED CEDAR	3'-4'	30
AGG	GREEN GIANT ARBORVITAE	4'-5'	42
NSH	NELLIE R. STEVENS HOLLY	3'-4'	18
			90
REQ. SHADE TREE (1 PER 10 DU)			
ZGV	JAPANESE ZELKOVA (GREEN VASE)	2 1/2" CAL.	4
ZVG	JAPANESE ZELKOVA (VILLAGE GREEN)	2 1/2" CAL.	4
MOG	OCTOBER GLORY MAPLE	2 1/2" CAL.	3
HLS	STREET KEEPER HONEYLOCUST	2 1/2" CAL.	3
			14
REQ. TREE ISLAND (1 PER 10 SPACES)			
MAG	ARMSTRONG GOLD	2 1/2" CAL.	10
MAG	ARMSTRONG GOLD	2 1/2" CAL.	4
MAG	ARMSTRONG GOLD	2 1/2" CAL.	8
			22

REQUIRED PLANTING SCHEDULE

PARKING LOT AND DWELLING UNIT TREES

MARK	PLANT NAME	SIZE	CNT	LOCATION
REQ. SCREENING 5'/75%				
ERC	EASTERN RED CEDAR	3'-4'	30	
AGG	GREEN GIANT ARBORVITAE	4'-5'	42	
NSH	NELLIE R. STEVENS HOLLY	3'-4'	18	
			90	
REQ. SHADE TREE (1 PER 10 DU)				
ZGV	JAPANESE ZELKOVA (GREEN VASE)	2 1/2" CAL.	4	
ZVG	JAPANESE ZELKOVA (VILLAGE GREEN)	2 1/2" CAL.	4	
MOG	OCTOBER GLORY MAPLE	2 1/2" CAL.	3	
HLS	STREET KEEPER HONEYLOCUST	2 1/2" CAL.	3	
			14	
REQ. TREE ISLAND (1 PER 10 SPACES)				
MAG	ARMSTRONG GOLD	2 1/2" CAL.	10	LOT A
MAG	ARMSTRONG GOLD	2 1/2" CAL.	4	LOT B
MAG	ARMSTRONG GOLD	2 1/2" CAL.	8	LOT C
			22	

SITE AREA

			SF	AC
EXISTING PL	-	PID - 010-087436	399676 SF	9.18
	A	AREA A (APARTMENTS)	223484 SF	5.13
	B	AREA B (FUTURE PHASE)	161456 SF	3.71
	C	AREA C (ANTENNA)	14731 SF	0.34

SITE ACCESSORIES

TYPE	COUNT
BIKE LOOP	5
BENCH	6
TRASH CAN	3

EV PARKING REQUIREMENTS (3312.57)

AFFORDABLE MULTI-FAMILY SITES - ELECTRIC VEHICLE PARKING FOR THIS SITE WITH GREATER THAN FOUR DWELLING UNITS WILL BE PROVIDED WITH SPACES AT THE FOLLOWING PERCENTAGES:

EV CAPABLE:	15%	THESE PARKING SPACES PROVIDE DEDICATED CONDUIT FROM THE PLANNED LOCATION OF A BREAKER OR SUB PANEL EXPANSION TO THE EV CAPABLE PARKING SPACES.
		EVSE INSTALLATION SUBJECT TO AVAILABILITY OF SPECIFIC CITY FUNDING TO COVER THE PURCHASE AND INSTALLATION COSTS FOR COMPLIANCE.
EV READY:	N/A	THESE PARKING SPACES PROVIDE DEDICATED ELECTRICAL PANEL CAPACITY, CONDUIT, AND WIRING INSTALLED WITH TERMINATION AT AN OUTLET TO THE EV READY PARKING SPACE.
EVSE INSTALLED	2%	ELECTRIC VEHICLE SUPPLY EQUIPMENT: THESE PARKING SPACES PROVIDE DEDICATED PANEL CAPACITY, CONDUIT, AND EVSE INSTALLED, AS DEFINED BY RULES PROMULGATED UNDER THIS CHAPTER.

PARKING SCHEDULE

REQUIRED PARKING	SPACE PER	SITE VALUE	REQ. SPACES
DWELLING UNITS AREA A	1.5/DU	138 DU	207
TOTAL REQ. SPACES			207

PROVIDED PARKING			
SITE LOCATION	SIZE/TYPE		CNT
	9X18 STANDARD SURFACE		1
mf	9X18 EV		27
mf	9X18 EVSE		4
mf	9X18 STANDARD		158
mf	ACCESSIBLE SPACE		12
mf	ACCESSIBLE SPACE EV		3
mf	ACCESSIBLE SPACE EVSE		1
mf	VAN SPACE		2
			208

EV PARKING SCHEDULE

SIZE/TYPE	CNT
9X18 EVSE	4
ACCESSIBLE SPACE EVSE	1
	5
9X18 EV	27
ACCESSIBLE SPACE EV	3
	30
	35

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WESTERVILLE OHIO 43081

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PROGRESS - 80% DOCS

INNIS ROAD APARTMENTS

2150 INNIS RD.

HNHF REALTY COLUMBUS COLLABORATION

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PROJECT #: 26104 v1

APPLICATION DRAWINGS

PROJECT DATE: 03/11/26

G100

ARCHITECTURAL SITE PLAN

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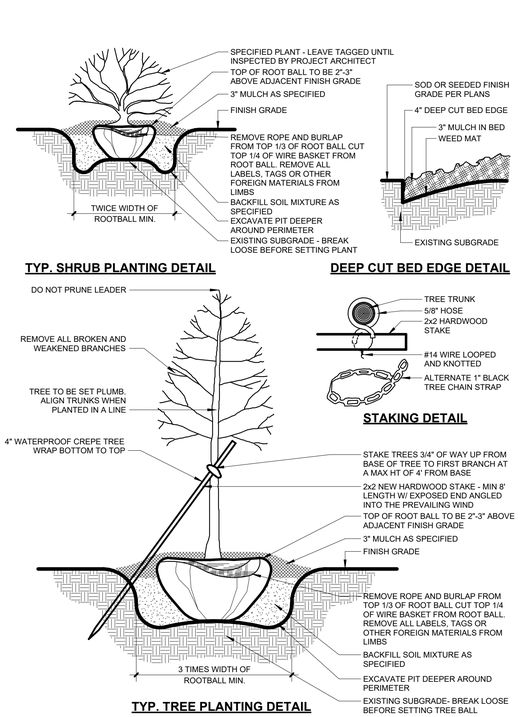
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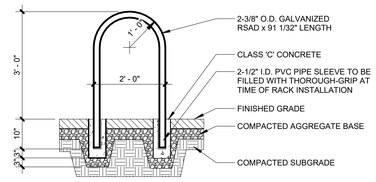
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INNIS ROAD APARTMENTS

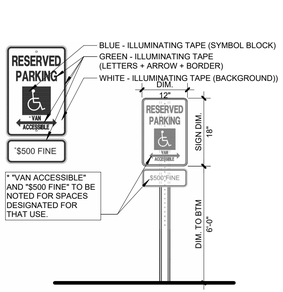
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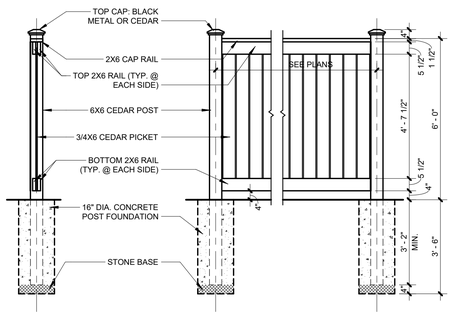
F PLANTING DETAILS
1" = 1'-0"



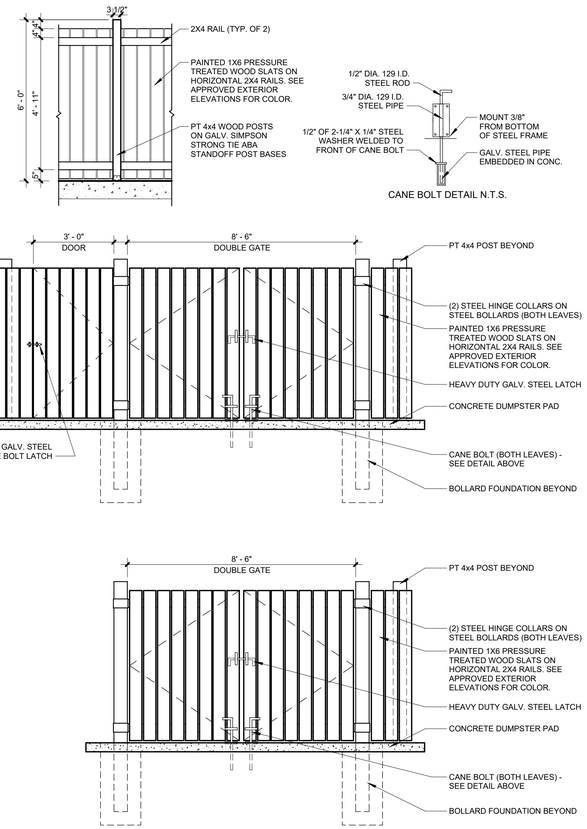
E BIKE LOOP DETAIL
1/2" = 1'-0"



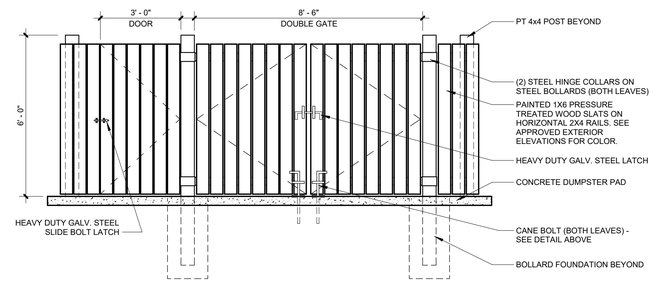
D ADA PARKING SIGN
6" = 1'-0"



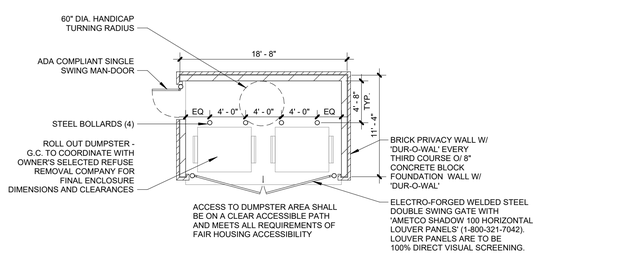
C TYP. WOOD FENCE DETAIL
3/8" = 1'-0"



CANE BOLT DETAIL N.T.S.



B DUMPSTER ENCLOSURE WOOD
3/8" = 1'-0"



A DUMPSTER ENCLOSER - PLAN
1/8" = 1'-0"

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PROJECT #: 26104 v1

APPLICATION DRAWINGS

PROJECT DATE: 03/11/26

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SITE DETAILS

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STRUCTURAL NOTES

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GOVERNING CODE

2024 OHIO BUILDING CODE (REFERENCES IBC 2021 & ASCE-7 2016).

DESIGN LOADS

1. ROOF LOAD.

A.	MINIMUM COMBINATION OF WIND LOAD, LIVE LOAD, RAIN LOAD, OR SNOW LOAD ((P_f OR P_m)	20	PSF*
B.	ROOF MEMBRANE & TAPERED INSULATION	4	PSF
C.	ROOF SHEATHING	3	PSF
D.	TRUSS FRAMING WEIGHT	3	PSF
E.	CEILING, INSULATION	3	PSF
F.	SPRINKLERS	3	PSF
G.	DUCTS, LIGHTS, MISC. MECHANICAL	4	PSF
	TOTAL LOAD ON TRUSSES	40	PSF MIN

*FLAT ROOF SNOW LOAD, P_F = 14 PSF
GROUND SNOW, P_g = 20 PSF
SNOW LOAD IMPORTANCE FACTOR, I_S = 1.0
SNOW EXPOSURE FACTOR, C_e = 1.0
SNOW LOAD THERMAL FACTOR, C_t = 1.0
MINIMUM SNOW LOAD, P_m = 20 PSF

SEE SNOW DRIFT PLAN FOR DRIFT LOADS (P_d). SPECIFIED DRIFT LOADS (P_d) SHALL BE COMBINED WITH FLAT ROOF SNOW LOAD (P_f) OR SLOPED ROOF SNOW LOAD (P_s) FOR TOTAL SNOW LOADING AT DRIFT CONDITIONS

COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.

2. FLOOR LOAD.

A.	FLOOR FINISH ALLOWANCE	2	PSF
B.	1" GYPCRETE TOPPING	10	PSF
C.	MISC PARTITION WALLS	8	PSF
D.	FLOOR SHEATHING	3	PSF
E.	TRUSS FRAMING	3	PSF
F.	CEILING	3	PSF
G.	SPRINKLERS	3	PSF
H.	DUCTS, LIGHTS, MISC. MECHANICAL	3	PSF
	TOTAL LOAD ON FLOOR FRAMING	35	PSF
I.	FLOOR LIVE LOAD	40	PSF***
J.	FIRST FLOOR LIVE LOAD (OUTSIDE OF DWELLING UNITS)	100	PSF
L.	STAIR LIVE LOAD	100	PSF

*** LIVE LOAD REDUCTIONS USED WHERE APPLICABLE

3. WIND LOAD (PER ASCE 7):

A. BASIC DESIGN WIND SPEED, V= 108 MPH
B. ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} = 84 MPH
C. RISK CATEGORY = II
D. WIND EXPOSURE = B (ALL WIND DIRECTIONS)
E. INTERNAL PRESSURE COEFFICIENT, GCpi = +0.18, -0.18
F. DESIGN PRESSURES FOR EXTERIOR COMPONENT AND CLADDING ITEMS NOT SPECIFICALLY DESIGNED BY THE ENGINEER OF RECORD: SPECIALTY ENGINEER SHALL DETERMINE WIND LOADS UNDER GOVERNING BUILDING CODE, AND BASED ON WIND LOAD PARAMETERS DEFINED ABOVE.

4. SEISMIC LOAD

A.	SEISMIC RISK CATEGORY	= II
B.	SEISMIC IMPORTANCE FACTOR, I_e	= 1.0
C.	MAPPED SPECTRAL RESPONSE ACCELERATION FACTOR AT SHORT PERIOD, S_S	= 0.117
D.	MAPPED SPECTRAL RESPONSE ACCELERATION FACTOR AT 1 SECOND, S_1	= 0.059
E.	SITE CLASS	= D
F.	DESIGN SPECTRAL RESPONSE ACCELERATION FACTOR AT SHORT PERIOD, S_{DS}	= 0.125
G.	DESIGN SPECTRAL RESPONSE ACCELERATION FACTOR AT 1 SECOND PERIOD, S_{D1}	= 0.094
H.	SEISMIC DESIGN CATEGORY	= B
I.	BASIC SEISMIC FORCE RESISTING SYSTEM	= LIGHT FRAMED SHEAR WALLS
J.	RESPONSE MODIFICATION COEFFICIENT, R	= 2
K.	ANALYSIS PROCEDURE USED	= ELFP

5. SPECIAL LOADS:

A. INTERIOR WALLS AND PARTITIONS THAT EXCEED 6 FEET IN HEIGHT: 5 PSF HORIZONTAL LIVE LOAD.

B. HANDRAILS AND GUARDRAILS:
i. TOP RAIL: 200 POUND CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD APPLIED IN ANY DIRECTION.
ii. INTERMEDIATE RAILS, BALUSTERS, AND PANEL FILLERS: HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA NOT TO EXCEED 1 SQUARE FT., INCLUDING OPENINGS AND SPACE BETWEEN RAILS.

C. IMPACT:
i. ELEVATORS: SECTION 1607.9.1

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

4. ANCHOR RODS AND FOUNDATION DOWELS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

NOT FOR CONSTRUCTION

FOUNDATIONS

1. FOUNDATION DESIGN IS BASED UPON RECOMMENDATIONS DESCRIBED IN THE GEOTECHNICAL ENGINEER'S REPORT BY GEOTECHNICAL CONSULTANTS, INC., DATED OCTOBER 31, 2024. THE GEOTECHNICAL ENGINEER'S REPORT IS AVAILABLE UPON REQUEST.

A. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF.

2. ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY WET AND/OR SOFT AREAS PRIOR TO PLACEMENT OF FILL MATERIAL OR SLAB.

3. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

4. FILL MATERIALS: ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER, INCLUDING THE SUITABILITY OF ALL EXCAVATED ON-SITE SOILS FOR RE-USE. MATERIAL SHALL NOT BE PLACED ON FROZEN GROUND.

A. CONTROLLED LOW STRENGTH MATERIAL (CLSM): SELF LEVELING AND SELF COMPACTING CEMENTITIOUS MATERIAL WITH AN UNCONFINED COMPRESSIVE STRENGTH BETWEEN 50 PSI AND 150 PSI.

B. WELL GRADED GRANULAR MATERIAL: ODOT 304.

C. FREE DRAINING GRANULAR FILL: AASHTO NO 57 — CRUSHED AGGREGATE.

D. IMPERVIOUS FILL: LEAN CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

5. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR CLSM UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS

6. FROST DEPTH IS 32 INCHES BELOW GRADE. BOTTOM OF FOOTINGS, MAT FOUNDATIONS AND GRADE BEAMS THAT ARE NOT PART OF AN INSULATED FROST PROTECTED FOUNDATION SYSTEM AND ARE NOT WITHIN CONDITIONED SPACE MUST BE BELOW SPECIFIED MINIMUM FROST DEPTH AS MEASURED FROM EXTERIOR GRADE. MAINTAIN SPECIFIED T/FDN ELEVATIONS AND THICKEN FOOTING OR PLACE ON CLSM AS REQUIRED.

7. FOUNDATIONS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL

8. BACKFILL AGAINST WALLS:

A. INTERIOR FACE OF BASEMENT WALLS OR SHALLOW FOUNDATIONS WALLS:
i. WELL GRADED GRANULAR MATERIAL (COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN +/- 2% OPTIMUM MOISTURE CONTENT)

B. EXTERIOR FACE OF SHALLOW FOUNDATION WALLS:
i. WELL GRADED GRANULAR MATERIAL (COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN +/- 2% OPTIMUM MOISTURE CONTENT)

9. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR MAXIMUM DRY DENSITY WITHIN +/- 3% OPTIMUM MOISTURE CONTENT.

10. FILL BELOW FLOOR SLABS:

A. SUBGRADE: PROOF ROLL TOP 12" OF SUBGRADE BELOW INTERIOR SLAB TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY WITHIN +/- 3% OPTIMUM MOISTURE CONTENT PRIOR TO PLACEMENT OF BASE COURSE.

B. BASE COURSE: 4" OF WELL GRADED GRANULAR MATERIAL BELOW FLOOR SLAB COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY WITHIN +/- 2% OPTIMUM MOISTURE CONTENT.

11. FILL AT UTILITY TRENCHES BELOW FOOTINGS, EXCAVATED PRIOR TO FOOTING CONSTRUCTION.

A. BACKFILL TRENCHES UNDER FOOTINGS AND WITHIN 18 INCHES OF BOTTOM OF FOOTINGS WITH CLSM TO THE BOTTOM OF FOOTING ELEVATION.

B. BACKFILL TRENCHES EXCAVATED UNDER FOOTINGS AND MORE THAN 18 INCHES BELOW BOTTOM OF FOOTINGS WITH CLSM OR OTHER FILL MATERIAL APPROVED BY GEOTECHNICAL ENGINEER.

12. FILL AT UTILITY TRENCHES BELOW FOOTINGS, EXCAVATED AFTER FOOTING CONSTRUCTION.

A. BACKFILL TRENCHES EXCAVATED UNDER EXISTING FOOTINGS WITH CLSM TO THE BOTTOM OF FOOTING ELEVATION.

13. SEAL UTILITY TRENCH AT THE EXTERIOR FOUNDATION WALL BY USING A COMPACTED IMPERVIOUS FILL OR CLSM TO CREATE A DAM TO PREVENT ENTRY OF WATER.

14. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION

15. EXCAVATIONS:

A. EXCAVATIONS IN THE VICINITY OF EXISTING FOUNDATIONS SHALL BE PERMITTED WITHOUT ANY SPECIAL MEASURES AS LONG AS THE BOTTOM NEAR EDGE OF THE EXCAVATION IS ABOVE A LINE WITH SLOPE OF 2 HORIZONTAL TO 1 VERTICAL EXTENDING OUTWARD AND DOWNWARD FROM THE NEAREST BOTTOM CORNER OF THE EXISTING FOUNDATION.

B. EXCAVATIONS IN THE VICINITY OF EXISTING FOUNDATIONS WITH THE BOTTOM NEAR EDGE OF THE EXCAVATION BELOW A LINE WITH SLOPE OF 2 HORIZONTAL TO 1 VERTICAL EXTENDING OUTWARD AND DOWNWARD FROM THE NEAREST BOTTOM CORNER OF THE EXISTING FOUNDATION SHALL BE MADE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE PROJECT GEOTECHNICAL ENGINEER. SUCH EXCAVATIONS MAY REQUIRE SPECIAL TEMPORARY EXCAVATION BRACING OR UNDERPINNING OF EXISTING FOUNDATIONS, WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF ITS SELECTED MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. CONTRACTOR SHALL SUBMIT TEMPORARY EXCAVATION BRACING AND UNDERPINNING DETAILS PRIOR TO EXCAVATION. CONTRACTOR SHALL PERFORM THESE EXCAVATIONS WITH CAUTION SO AS NOT TO UNDERMINE ANY EXISTING STRUCTURE FOUNDATIONS, AND EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

16. UTILITY TRENCHES PARALLEL TO FOOTINGS AND WITH PIPES BELOW THE BOTTOM OF FOOTING ELEVATION MUST BE LOCATED SO THAT THE SLOPE BETWEEN THE PIPE INVERT ELEVATION AND THE NEAREST BOTTOM CORNER OF THE FOOTING IS A MINIMUM OF 2 HORIZONTAL TO 1 VERTICAL.

NOT FOR CONSTRUCTION

CAST-IN-PLACE CONCRETE (03-30-00)

1. CONCRETE MIXTURES: REFER TO CONCRETE MIXTURE REQUIREMENTS TABLE FOR CONCRETE MIX INFORMATION.

2. CONCRETE MATERIALS:

A. CEMENTITIOUS MATERIALS
i. PORTLAND CEMENT: ASTM C150, TYPE I,
ii. BLENDED HYDRAULIC CEMENT: ASTM C595, TYPE IL, PORTLAND LIMESTONE CEMENT
iii. FLY ASH: ASTM C618, CLASS F OR C. FLY ASH SHALL NOT EXCEED 25% OF TOTAL CEMENTITIOUS CONTENT BY MASS.
iv. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989, GRADE 100 OR 120. COMBINATION SLAG AND FLY ASH SHALL NOT EXCEED 50% OF TOTAL CEMENTITIOUS CONTENT BY MASS.

B. AGGREGATES:
i. NORMAL WEIGHT AGGREGATES: ASTM C33, COARSE GRADED.

C. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
i. WATER REDUCING ADMIXTURE: ASTM C494.
ii. PLASTICIZING ADMIXTURE: ASTM C1017.
iii. AIR ENTRAINING ADMIXTURE: ASTM C260.

D. WATER: ASTM C94 AND POTABLE

E. FINISH OF CONCRETE HANDICAP RAMPS TO CONFORM WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

F. CONTRACTION JOINTS IN SLABS ON GROUND SHALL NOT EXCEED A LENGTH TO WIDTH RATIO OF 1.5:1. SEE PLAN FOR MAXIMUM JOINT SPACING.

G. CONSTRUCTION JOINTS IN SLABS ON GROUND MAY BE LOCATED AT ANY CONTRACTION JOINT LOCATION. SEE DRAWINGS FOR TYPICAL DETAILS.

H. PROVIDE 3/4" CHAMFER AT CORNERS OF EXPOSED CONCRETE.

I. WHERE BRITTLE FLOOR FINISHES ARE TO BE APPLIED TO FLOOR SLABS, COORDINATE CONTRACTION JOINT LOCATIONS WITH FLOOR FINISH JOINT LOCATIONS AND ARCHITECT.

J. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.

K. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR VAPOR BARRIER REQUIREMENTS. VAPOR BARRIER, WHERE REQUIRED, SHALL BE PLACED OVER GRANULAR BASE.

3. CONCRETE PLACEMENT

A. ROUGHENED SURFACES, WHERE INDICATED, SHALL EITHER BE:
i. ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4" AND BE CLEAN AND FREE OF LAITANCE..
ii. FORMED BY EXPANDED METAL LEAVE-IN-PLACE MESH. SUBMIT PRODUCT INFORMATION FOR APPROVAL.

4. PERFORMANCE

A. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1-90 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R-16 "GUIDE TO COLD WEATHER CONCRETING".

B. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305.1-14 "SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI 305R-10 "GUIDE TO HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND SPEED SHALL BE ENTERED INTO NOMOGRAPH FIGURE 4.2 IN ACI 305R-10 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.

C. TOLERANCES: CONFORM TO ACI 117-LATEST EDITION

D. IF CONCRETE ARRIVES AT THE POINT OF DELIVERY WITH A SLUMP BELOW THAT WHICH WILL RESULT IN THE SPECIFIED SLUMP AT THE POINT OF PLACEMENT AND IS UNSUITABLE FOR PLACING AT THAT SLUMP, THE SLUMP MAY BE ADJUSTED ONCE ONLY TO THE REQUIRED VALUE BY ADDING WATER UP TO THE AMOUNT ALLOWED IN THE ACCEPTED MIXTURE PROPORTIONS. ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM C94. DO NOT EXCEED THE SPECIFIED WATER-CEMENTITIOUS MATERIAL RATIO OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD WATER TO CONCRETE DELIVERED IN EQUIPMENT NOT ACCEPTABLE FOR MIXING. AFTER PLASTICIZING OR WATER REDUCING ADMIXTURES ARE ADDED TO THE CONCRETE AT THE SITE TO ACHIEVE FLOWABLE CONCRETE, DO NOT ADD WATER TO THE CONCRETE. MEASURE SLUMP (AND AIR CONTENT OF AIR ENTRAINED CONCRETE), AFTER SLUMP ADJUSTMENT, TO VERIFY COMPLIANCE WITH SPECIFIED REQUIREMENTS.

E. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF ADMIXTURES AND AFTER THE ADDITION OF ADMIXTURES.

F. INTERIOR SLAB FINISHING AND CURING
i. FINISH: MACHINE TROWEL FINISH FLOOR SLAB UNLESS NOTED OTHERWISE.
ii. CURING: "CURE AND SEAL" LIQUID MEMBRANE FORMING CURING COMPOUND (ASTM C1315, TYPE 1, CLASS A, VOC COMPLIANT).

G. EXTERIOR SLAB FINISHING AND CURING:
i. FINISH: LIGHT BROOM FINISH
ii. CURING: UV RESISTANT ACRYLIC "CURE AND SEAL" LIQUID MEMBRANE FORMING CURING COMPOUND (ASTM C1315, TYPE 1, CLASS A).

H. FLOOR SLAB-ON-GRADE SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES PER ASTM E-1155 AND ACI 117-LATEST EDITION (FF = FLOOR FLATNESS, Fl = FLOOR LEVELNESS):
i. SPECIFIED OVERALL VALUE FF = 25, Fl = 20
ii. MINIMUM LOCAL VALUE FF = 17, Fl = 15

5. SUBMITTALS:

A. CONSTRUCTION JOINT LAYOUT

B. CONCRETE MIX DESIGNS: CONCRETE MIX DESIGNS INCLUDING PRODUCT DATA FOR ALL CONSTITUENTS AND ADMIXTURES SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301-16 FIELD TEST DATA OR TRIAL MIXTURES. SUBMITTAL DATA MUST INCLUDE FIELD TEST DATA FROM AT LEAST 10 TESTS OR A THREE POINT CURVE GENERATED USING TRIAL MIXTURES.

C. PRODUCT DATA FOR CURING MATERIALS

D. PRODUCT DATA FOR FIBER REINFORCEMENT

E. FLOOR FLATNESS AND LEVELNESS MEASUREMENT REPORTS INDICATING COMPLIANCE WITH SPECIFIED TOLERANCES.

6. QUALITY ASSURANCE

A. CONCRETE WORK AND TESTING, AS PERFORMED BY "QUALIFIED FIELD TESTING TECHNICIANS" AND "QUALIFIED LABORATORY TECHNICIANS", SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-16, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS ABOVE. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301-16 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

NOT FOR CONSTRUCTION

CONCRETE REINFORCING (03-20-00)

1. MATERIALS

A. DEFORMED BARS: ASTM A615, GRADE 60.
i. ASTM A706 DEFORMED BARS ARE REQUIRED FOR ALL WELDED REINFORCING BARS.

B. WELDED WIRE REINFORCEMENT: ASTM A1064, FLAT SHEETS ONLY.

2. REINFORCING DEVELOPMENT AND LAP SPLICES (UNLESS OTHERWISE NOTED)

A. WELDED WIRE REINFORCEMENT: LAP WELDED WIRE REINFORCEMENT MINIMUM 1 FULL SPACE PLUS 2".

B. DEFORMED BAR DEVELOPMENT LENGTHS (Ld):
i. HORIZONTAL BARS #6 AND SMALLER WITH MORE THAN 12" OF CONCRETE BELOW — 57 BAR DIAMETERS
ii. HORIZONTAL BARS #6 AND SMALLER WITH LESS THAN 12" OF CONCRETE BELOW — 44 BAR DIAMETERS
iii. HORIZONTAL BARS #7 AND LARGER WITH MORE THAN 12" OF CONCRETE BELOW — 72 BAR DIAMETERS
iv. HORIZONTAL BARS #7 AND LARGER WITH LESS THAN 12" OF CONCRETE BELOW AND ALL OTHER BARS — 55 BAR DIAMETERS

C. DEFORMED BAR HOOKED DEVELOPMENT LENGTHS (Ldh): 22 BAR DIAMETERS

D. DEFORMED BAR LAP SPLICE LENGTHS (Ls):
i. HORIZONTAL BARS #6 AND SMALLER WITH MORE THAN 12" OF CONCRETE BELOW — 74 BAR DIAMETERS
ii. HORIZONTAL BARS #6 AND SMALLER WITH LESS THAN 12" OF CONCRETE BELOW — 57 BAR DIAMETERS
iii. HORIZONTAL BARS #7 AND LARGER WITH MORE THAN 12" OF CONCRETE BELOW — 93 BAR DIAMETERS
iv. HORIZONTAL BARS #7 AND LARGER WITH LESS THAN 12" OF CONCRETE BELOW AND ALL OTHER BARS — 72 BAR DIAMETERS

E. SEE REINFORCING BAR DEVELOPMENT TABLES FOR REQUIRED DEVELOPMENT AND LAP SPLICE LENGTHS.

3. DETAILING REQUIREMENTS

A. AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL WALL STEEL EXCEEDS THIS MINIMUM REQUIREMENT.

B. REINFORCE ALL INTERIOR SLABS ON GROUND WITH 6 X 6 - W2.1 X W2.1 WELDED WIRE REINFORCEMENT. LOCATE WELDED WIRE REINFORCEMENT CLEAR BELOW TOP OF SLAB.

C. SEE PLAN FOR INTERIOR SLAB ON GROUND REINFORCEMENT. LOCATE REINFORCEMENT 2" CLEAR BELOW TOP OF SLAB.

4. PERFORMANCE

A. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR PLACING AND SUPPORTING REINFORCEMENT.

B. REINFORCING BARS SHALL HAVE CLEAR COVER AS INDICATED ON THE DRAWINGS. WHERE NOT INDICATED, PROVIDE MINIMUM CLEAR COVER PER ACI-318.

C. REINFORCING BARS SHALL BE FREE OF DIRT AND FORM RELEASE AGENTS.

5. SUBMITTALS

A. SHOP DRAWINGS FOR REINFORCING STEEL (COMPLY WITH ACI SP-066):

SYMBOL LEGEND

SYMBOL	DESCRIPTION	REFERENCE
n	COLUMN LINE DESIGNATION	
n	EXISTING COLUMN LINE DESIGNATION	
n	FACE OF BUILDING	
Ln	LINTEL MARK	
Hn	HEADER MARK	
n	FOOTING MARK	
Pn	PIER MARK	
Gn	GRADE BEAM MARK	
BPn	BASE PL MARK	
Pn	PEDESTAL MARK	
SWn	SHEAR WALL MARK	
Wn	CMU VERTICAL WALL REINFORCING MARK	
Sn	CMU VERTICAL SHEAR WALL REINFORCING MARK	
Kn	KEYNOTE MARK	
	STEP T/FTG	
	SLAB STEP	
	ELEVATION INDICATION	
Dn	DECK MARK	

ABBREVIATIONS

NAME	DESCRIPTION
AFF =	ABOVE FINISHED FLOOR ELEVATION
ARCH =	ARCHITECT
B/ =	BOTTOM OF
BLDG =	BUILDING
BOT =	BOTTOM
BRG =	BEARING
CFS =	COLD-FORMED STEEL
CJ =	CONTRACTION JOINT
CJP =	COMPLETE JOINT PENETRATION
CL =	CENTER LINE
CLR =	CLEAR
CLSM =	CONTROLLED LOW STRENGTH MATERIAL
CMU =	CONCRETE MASONRY UNIT
COL =	COLUMN
CONC =	CONCRETE
CONT =	CONTINUOUS
DEG or ° =	DEGREE
DIA or ø =	DIAMETER
EA =	EACH
EF =	EACH FACE
EL =	ELEVATION
EMB =	EMBEDMENT
EOD =	EDGE OF DECK
EOS =	EDGE OF SLAB
EQ =	EQUAL
EXIST =	EXISTING
EXP =	EXPANSION
FDN =	FOUNDATION
FS =	FAR SIDE
FTG =	FOOTING
GA =	GAGE
GALV =	GALVANIZED
GT =	GIRDER TRUSS
HORIZ =	HORIZONTAL
JST BRG =	JOIST BEARING
Ld =	TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
Ld-CMU =	TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN GROUTED CMU
Ldc =	COMPRESSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
LDH =	LONG DIMENSION HORIZONTAL
Ldh =	HOOKED BAR TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
LDV =	LONG DIMENSION VERTICAL
LLH =	LONG LEG HORIZONTAL
LLV =	LONG LEG VERTICAL
Ls =	LAP SPLICE LENGTH OF REINFORCING BAR IN CONCRETE
Ls-CMU =	LAP SPLICE LENGTH OF REINFORCING BAR IN GROUTED CMU
Lsc =	COMPRESSION LAP SPLICE LENGTH OF REINFORCING BAR IN CONCRETE
LSL =	LAMINATED STRAND LUMBER
LVL =	LAMINATED VENEER LUMBER
MCJ =	MASONRY CONTROL JOINT
MFR =	MANUFACTURER
NS =	NEAR SIDE
oc =	ON CENTER
OPNG =	OPENING
OPP =	OPPOSITE
P/T =	POST-TENSION
PAF =	POWER-ACTUATED FASTENER
PE =	PRE-ENGINEERED
PEMB =	PRE-ENGINEERED METAL BUILDING
PJP =	PARTIAL JOINT PENETRATION
PL =	PLATE
PSL =	PARALLEL STRAND LUMBER
PT =	PRESSURE TREATED
RD =	ROOF DRAIN
REINF =	REINFORCING
RTU =	ROOF TOP UNIT
SDS =	SELF DRILLING SCREWS
SIM =	SIMILAR
SL =	STEP LEDGE
SOMD =	SLAB ON METAL DECK
SPA =	SPACE or SPACES
SRD =	SECONDARY ROOF DRAIN
STIFF =	STIFFENER
STL =	STEEL
STW =	STEP TOP OF WALL
T/ =	TOP OF
UNO =	UNLESS NOTED OTHERWISE
VB =	VERTICAL BRACING
VERT =	VERTICAL
VIF =	VERIFY IN FIELD
w/ =	WITH
WP =	WORK POINT

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HNHF REALTY COLLABORATIVE

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THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION. THEY ARE INCOMPLETE AND MAY NOT BE WHOLLY CONSISTENT. DURING THIS PHASE, IT IS ASSUMED CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO PROVIDE PRICING FOR A COMPLETE AND FUNCTIONAL PROJECT. THESE DOCUMENTS AS A GUIDELINE INTENT OF THESE DRAWINGS AS A GUIDELINE WHERE ASSUMPTIONS ARE MADE THESE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

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PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S001

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MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602-16), EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.

   A. CONCRETE MASONRY: f'm = 2000 PSI AT 28 DAYS.

3. SUBMITTALS SHALL BE MADE FOR THE FOLLOWING:

   A. COLD WEATHER CONSTRUCTION PROCEDURE.

   B. HOT WEATHER CONSTRUCTION PROCEDURE.

   C. MANUFACTURERS LITERATURE FOR:
      i. HORIZONTAL JOINT REINFORCING.
      ii. REINFORCING STEEL POSITIONERS.
      iii. MOVEMENT JOINT MATERIALS.
      iv. TIES & ANCHORS.

   D. SHOP DRAWINGS SHOWING:
      i. DETAILS OF STEEL REINFORCING.
      ii. LINTELS.

   E. MANUFACTURERS CERTIFICATE OF COMPLIANCE FOR SPECIFIED:
      i. MASONRY UNIT.
      ii. REINFORCING STEEL.

   F. PROPORTIONS OF MATERIAL IN ACCORDANCE WITH REFERENCED SPECIFICATIONS OF:
      i. MORTAR.
      ii. GROUT.

4. MATERIALS

   A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.
      i. BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.
      ii. ABOVE GRADE: LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.

   B. FACING BRICK: ASTM C216 GRADE SW. COLOR AND SIZE AS NOTED ON THE ARCHITECTURAL DRAWINGS.

   C. MORTAR: ASTM C270
      i. ALL MASONRY UNLESS NOTED OTHERWISE: TYPE S
      ii. ABOVE GRADE VENEER: TYPE N

   D. PORTLAND CEMENT-LIME MORTAR:
      i. PORTLAND CEMENT: TYPE I.
      ii. HYDRATED LIME: TYPE S.

   E. MASONRY CEMENT MORTAR IS PERMITTED.

   F. GROUT: ASTM C476. SLUMP 8" TO 11". MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS.

   G. REINFORCING STEEL: ASTM A615, ASTM A706, OR ASTM A996, 60 KSI YIELD.

   H. HORIZONTAL JOINT REINFORCING FOR SINGLE WYTHE CONCRETE MASONRY: ASTM A951 9 GAGE LADDER TYPE. HOT DIPPED GALVANIZED PER ASTM A153 CLASS B. PLACE HORIZONTAL JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY. LAP HORIZONTAL JOINT REINFORCING 6" MINIMUM. HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS.

   I. BRICK VENEER ANCHORS FOR METAL STUD AND WOOD STUD BACKUP: HOHMANN & BARNARD HB-213 OR WIRE-BOND RJ-711 WITH 3/16" DIAMETER PINTLE. HOT-DIPPED GALVANIZED PER ASTM A153 CLASS B. VERTICAL DISTANCE BETWEEN HORIZONTAL PINTLE WIRE AND CLIP PLATE SHALL NOT EXCEED 1 1/4 INCH. (FLAT CORRUGATED TIES ARE NOT PERMITTED.) PROVIDE BRICK VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24" AND MAXIMUM VERTICAL SPACING OF 16". BRICK VENEER ANCHORS SHALL BE EMBEDDED 2" MINIMUM INTO BRICK.
      i. SCREWS FOR WOOD STUDS ANCHORAGE SHALL BE HEX HEAD WITH NEOPRENE OR EPDM WASHER, MINIMUM #10 SIZE BY 1.5" LONG AND SHALL COMPLY WITH ASME B18.6.1 WITH POLYMER-COATED FINISH.

5. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.

6. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.

7. PROVIDE PREFABRICATED "L" AND "T" SHAPED HORIZONTAL JOINT REINFORCING AT WALL INTERSECTIONS.

8. KEEP AIR SPACE BEHIND VENEER FREE OF MORTAR DROPPINGS.

9. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

10. PROVIDE MOVEMENT (CONTROL AND EXPANSION) JOINTS IN WALLS WHERE INDICATED ON ARCHITECTURAL DRAWINGS. BOND BEAMS SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS UNLESS NOTED OTHERWISE:

    A. MOVEMENT JOINTS IN CONCRETE BLOCK: SASH BLOCK UNIT WITH PREFORMED SHEAR KEY. CAULK BOTH FACES. ALTERNATE DETAILS FOR CONTROL JOINTS MAY BE ACCEPTABLE -- SUBMIT DETAILS FOR APPROVAL.

    B. MOVEMENT JOINTS IN BRICK: 3/8" WIDE CLEAN JOINT FILLED WITH EXPANSION JOINT MATERIAL PER ASTM D1056, CLASS RE 41. CAULK EXTERIOR FACE.

    C. PROVIDE BUILDING PAPER BOND BREAK BELOW LINTEL BEARING ADJACENT TO CONTROL JOINTS.

11. UNLESS NOTED OTHERWISE ON PLANS, UNDER LINTELS, BEARING PLATES, BEAMS, ETC.; FILL CELLS WITH GROUT, 3 COURSES MINIMUM BELOW BEARING.

12. UNLESS NOTED OTHERWISE ON PLANS, LINTELS SHALL HAVE 8" MINIMUM END BEARING.

13. ALL REINFORCING STEEL SHALL BE SUPPORTED AND FASTENED TO APPROVED POSITIONERS LOCATED AT 192 BAR DIAMETERS MAXIMUM SPACING AND WITH A MINIMUM OF TWO POSITIONERS PER GROUT POUR (ONE NEAR THE BOTTOM AND ONE NEAR THE TOP) TO PREVENT DISPLACEMENT DURING THE PLACEMENT OF GROUT.

14. GROUT ALL CELLS BELOW GRADE SOLID.

15. PROVIDE REINFORCING BAR SPLICES AS SPECIFIED IN THE FOLLOWING TABLE. BAR SPLICE COUPLERS MAY BE CONSIDERED AS A SUBSTITUTE, SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

BAR SIZE	LAP SPLICE
#4	36"
#5	45"
#6	54"
#7	63"

STRUCTURAL STEEL

1. MATERIALS (UNLESS NOTED OTHERWISE):

   A. L SHAPES: ASTM A572, GRADE 50, Fy = 50 KSI

   B. PLATES AND BARS (THICKNESS ≤ 4 INCHES): ASTM A572, GRADE 50, Fy = 50 KSI

   C. PLATES AND BARS (THICKNESS > 4 INCHES): ASTM A36, Fy = 36 KSI

2. PAINT AND PROTECTION:

   A. MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURE, LOOSE LINTELS, AND RELIEVING ANGLES:
      i. HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. AFTER ERECTION, REPAIR DAMAGED AREAS AND WELDS MADE AFTER GALVANIZING IN ACCORDANCE WITH ASTM A780 WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOD-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 4 MILS. FILL EXPOSED VENT AND DRAIN HOLES, NOT INDICATED AS WEEP HOLES, BY PLUGGING WITH ZINC SOLDER AND FILING OFF SMOOTH. FINISH PAINT PER ARCH TO BE COMPATIBLE W/ GALVANIZED COATING.

   B. MEMBERS ENCASED IN CONCRETE: PROVIDE 3" MINIMUM CONCRETE COVER FOR ALL STEEL BELOW GRADE.

WOOD - ROUGH CARPENTRY

1. WOOD FRAMING MATERIALS:

   A. DIMENSION LUMBER FRAMING - INTERIOR APPLICATIONS:
      i. 2x4 AND 2x6 (TYPICAL): NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      ii. 2x8 AND DEEPER (TYPICAL): NO. 2 GRADE OR BETTERSPRUCE PINE FIR KILN DRIED.
      iii. 2x4 AND DEEPER (PRESERVATIVE TREATED LUMBER): NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE, AWPA USE CATEGORY UC2.
      iv. 4x4: NO. 1 GRADE OR BETTER SOUTHERN PINE.
      v. 6x6: NO. 2 GRADE OR BETTER SOUTHERN PINE.

   B. DIMENSION FRAMING LUMBER (EXTERIOR APPLICATIONS): AWPA USE CATEGORY UC3B FOR ABOVE GROUND EXTERIOR FRAMING, AWPA USE CATEGORY UC4A FOR GROUND CONTACT:
      i. 2x4 AND DEEPER: NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
      ii. 4x4: NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
      iii. 6x6: NO. 2 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.

   C. LVL (LAMINATED VENEER LUMBER): WEYERHAUSER "MICROLLAM". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED:
      i. BEAMS:
         Fb = 2600 PSI BENDING
         Fv = 285 PSI HORIZONTAL SHEAR
         Fc = 2500 PSI COMPRESSION PARALLEL TO GRAIN
         Fc-⊥ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
         E = 2,000,000 PSI MODULUS OF ELASTICITY
         Emin = 1,0156,535 PSI

   D. PSL (PARALLEL STRAND LUMBER — INTERIOR APPLICATIONS): WEYERHAUSER "PARALLAM". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED (BEAM ORIENTATION):
      i. BEAMS:
         Fb = 2900 PSI BENDING
         Fv = 290 PSI HORIZONTAL SHEAR
         Fc = 2900 PSI COMPRESSION PARALLEL TO GRAIN
         Fc-⊥ = 625 PSI COMPRESSION PERPENDICULAR TO GRAIN
         E = 2,000,000 PSI MODULUS OF ELASTICITY
         Emin = 1,0156,535 PSI

      ii. COLUMNS:
         Fb = 2400 PSI BENDING
         Fv = 190 PSI HORIZONTAL SHEAR
         Fc = 2500 PSI COMPRESSION PARALLEL TO GRAIN
         Ft = 1,995 PSI TENSION
         Fc-⊥ = 545 PSI COMPRESSION PERPENDICULAR TO GRAIN
         E = 1,800,000 PSI MODULUS OF ELASTICITY
         Emin = 914,880 PSI

   E. LSL (LAMINATED STRAND BOARD): WEYERHAUSER "TIMBERSTRAND". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED
      i. RIM BOARDS:
         Fb = 1700 PSI BENDING
         Fv = 400 PSI HORIZONTAL SHEAR
         Fc = 1400 PSI COMPRESSION PARALLEL TO GRAIN
         Fc-⊥ = 680 PSI COMPRESSION PERPENDICULAR TO GRAIN
         E = 1,300,000 PSI MODULUS OF ELASTICITY

      ii. STRUCTURAL FRAMING MEMBERS:
         Fb = 2325 PSI BENDING
         Fv = 310 PSI HORIZONTAL SHEAR
         Fc = 2050 PSI COMPRESSION PARALLEL TO GRAIN
         Fc-⊥ = 800 PSI COMPRESSION PERPENDICULAR TO THE GRAIN
         E = 1,550,000 PSI MODULUS OF ELASTICITY

2. ANCHORS AND FASTENERS:

   A. ANCHOR RODS: ASTM F1554, GRADE 36 ANCHOR RODS WITH NUTS AND WASHERS, HOT DIP GALVANIZED PER ASTM F2329 OR ASTM A153 (TYPICAL). STAINLESS STEEL OR HOT DIP GALVANIZED ANCHORS ARE NOT REQUIRED FOR INTERIOR APPLICATIONS USING BORATE PRESERAVTIVE TREATMENT ONLY.

   B. BOLTS: ASTM A307, GRADE A (TYPICAL). FOR EXTERIOR APPLICATIONS, PRESERVATIVE TREATED OR FIRE RETARDANT TREATED MATERIALS, HOT DIP GALVANIZE PER ASTM F2329 OR ASTM A 153.
      i. PROVIDE STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.

   C. NAILS: ASTM F1667. FOR EXTERIOR APPLICATIONS, PRESERVATIVE TREATED OR FIRE RETARDANT TREATED MATERIALS, HOT DIP GALVANIZE PER ASTM F2329 OR ASTM A 153. WHERE PENNYWEIGHTS ARE INDICATED, CONTRACTOR SHALL CONFIRM NAIL SIZES INDICATED ON DRAWINGS AND NOTES MEET THE FOLLOWING DIAMETER AND LENGTH REQUIREMENTS. PNEUMATIC GUN NAILS SHALL MEET THESE DIAMETER AND LENGTH REGARDLESS OF THE NAIL SIZE INDICATED BY THE MANUFACTURER:
      i. 8d = 0.131" DIA, 2 ½" LG.
      ii. 10d = 0.148" DIA, 3" LG.
      iii. 16d = 0.162" DIA, 3 ½" LG.

   D. WOOD SCREWS:
      i. #8= 0.164" DIA.
      ii. #10= 0.19" DIA.
      iii. #12= 0.216" DIA.

   E. LAG SCREWS:
      i. PROVIDE STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION.
      ii. PREBORE HOLES PRIOR TO INSTALLATION.

3. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 2304.10.1 "FASTENING SCHEDULE", IN REFERENCED BUILDING CODE.

4. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL, AND ARE BASED ON THEIR CATALOG PUBLISHED CAPACITIES. ALL CONNECTORS SHALL BE INSTALLED USING THE MAXIMUM NAILING SPECIFIED AND PROPER NAIL SIZE UNLESS NOTED OTHERWISE.

   A. EXTERIOR APPLICATIONS, PRESERVATIVE TREATED, OR FIRE RETARDANT TREATED MATERIALS: ZMAX (G185), OR HOT DIPPED GALVANIZED. G60 AND G90 COATED PRODUCTS ARE NOT PERMITTED. ONLY USE GALVANIZED FASTENERS WITH ZMAX AND HOT DIP GALVANIZED CONNECTORS.

   B. INTERIOR DRY APPLICATIONS WITH BORATE PRESERVATIVE TREATED MATERIALS: G90 COATED MINIMUM.

5. FOR ROOF FRAMING, INSTALL ONE SIMPSON H2.5T HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "FASTENING SCHEDULE".

6. ALL BEARING POINTS FROM CONCENTRATED LOADS SHALL BE CONTINUOUSLY BLOCKED THRU FLOOR FRAMING DOWN TO SOLID BEARING ON FOUNDATION WALL SILL PLATE OR INTERIOR STEEL BEAM.

7. PROVIDE A STUD AT ALL TOP PLATE SPLICE LOCATIONS.

8. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH OR WITHIN 5/8" OF STUD EDGE.

9. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. DEPTH OF NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH, AND LENGTH SHALL NOT EXCEED ONE-THIRD OF MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH, OR WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ENGINEER.

10. ALL MULTIPLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (3) ROWS OF 0.148"Ø x3" LONG NAILS AT 12" O.C., STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, FASTEN TOGETHER WITH (4) ROWS OF 0.148"Ø x3" LONG NAILS AT 12"O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.

WOOD - SHOP FABRICATED TRUSSES

1. ENGAGE A QUALIFIED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE THAT THE PROJECT IS LOCATED IN, TO SERVE AS THE SPECIALTY ENGINEER FOR THE DESIGN OF METAL-PLATE-CONNECTED WOOD TRUSSES.

2. DESIGN LOADS (SEE DESIGN LOAD SECTION OF GENERAL NOTES):

   A. SPECIFIED LOADS ARE UNFACTORED AND SHALL BE FACTORED ACCORDING TO THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS IN SECTION 1605 OF THE IBC.

   B. ROOF TRUSSES SHALL BE DESIGNED FOR A MINIMUM NET UPLIFT OF 10PSF (ALLOWABLE STRESS DESIGN) APPLIED TO THE TOP CHORD AS AN ADDITIONAL SEPARATE LOAD COMBINATION.

   C. SNOW LOADS SHALL BE CONSIDERED UNBALANCED PER ASCE 7, SECTION 1605

3. PERFORMANCE REQUIREMENTS. DESIGN TRUSSES TO WITHSTAND SPECIFIED DESIGN LOADS WITHOUT DEFLECTIONS GREATER THAN THE FOLLOWING.

   A. FLOOR TRUSSES: VERTICAL DEFLECTION OF THE LESSER OF AND L/480 OF THE SPAN FOR LIVE LOADS, AND L/240 OF THE SPAN FOR TOTAL LOADS.

   B. ROOF TRUSSES: VERTICAL DEFLECTION OF L/360 OF THE SPAN FOR ROOF LIVE, SNOW, OR WIND LOADS, AND L/240 OF THE SPAN FOR TOTAL LOADS.

4. DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

   A. TRUSS PLATE INSTITUTE (TPI) ANSI/TPI 1-LATEST EDITION, "NATIONAL DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"

   B. AF&PA "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND ITS SUPPLEMENT"

5. TRUSS BRACING: ALL BRACES (TEMPORARY AND PERMANENT) SHALL BE SUPPLIED BY THE TRUSS MANUFACTURER.

   A. TEMPORARY BRACING: TEMPORARY TRUSS BRACING SHALL BE DESIGNED BY THE SPECIALTY ENGINEER. TRUSSES UNDER 60 FEET LONG MAY HAVE TEMPORARY BRACING IN ACCORDANCE WITH "BCSI–B1 — GUIDE FOR HANDLING, INSTALLING, AND BRACING OF TRUSSES" BY THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION UNLESS MORE STRINGENT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER.

      i. BRACING SHALL REMAIN IN PLACE TO SERVE AS PART OF THE PERMANENT BRACING SYSTEM DESIGNED BY THE SPECIALTY ENGINEER.
      ii. TEMPORARY BRACING IN THE PLANE OF THE TOP CHORD MAY ONLY BE REMOVED WHEN THE TOP CHORD IS LATERALLY BRACED BY THE ROOF SHEATHING.

   B. PERMANENT BRACING:
      i. BOTTOM CHORD SHALL BE DESIGNED AS UNBRACED FOR A LENGTH EQUAL TO THE SPACING BETWEEN BOTTOM CHORD BRACES.
      ii. LAP SPLICE PERMANENT TRUSS BRACING A MINIMUM OF ONE TRUSS SPACE

6. CONNECTIONS AND HARDWARE:

   A. SPECIALTY ENGINEER SHALL DESIGN ALL TRUSS TO TRUSS AND TRUSS TO BEAM CONNECTIONS AND SHALL SPECIFY ALL HANGERS.

   B. FOR ROOF TRUSSES: INSTALL ONE SIMPSON H2.5T HURRICANE TIE AT EACH TRUSS AT EACH BEARING CONDITION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE FASTENING SCHEDULE.

   C. FOR ROOF TRUSSES: TO ACCOMMODATE TRUSS UPLIFT CONDITIONS, INSTALL SIMPSON DTC ROOF TRUSS CLIPS TO BOTTOM CHORD OF ALL ROOF TRUSSES, AND NAILED TO THE TOP PLATE OF ALL PERPENDICULAR NON-LOADBEARING STUD WALLS BELOW. DO NOT PLACE CEILING DRYWALL FASTENERS INTO TRUSSES WITHIN 16 INCHES OF STUD WALLS.

7. AT FLOOR TRUSSES, PROVIDE 2x8 STRONGBACKS @ 10'-0" oc (MAX) APPLIED VERTICALLY TO TRUSS WEBS w/ (4) 0.148" DIA, 3" LONG NAILS. LAP STRONGBACKS (1) TRUSS SPACE (MIN).

8. SUBMITTALS:

   A. PRODUCT DATA FOR EACH TYPE OF PRODUCT.

   B. DELEGATED DESIGN SUBMITTAL, SIGNED AND SEALED BY THE SPECIALTY ENGINEER RESPONSIBLE FOR THEIR PREPARATION, INCLUDING COMPREHENSIVE ANALYSIS DATA AND SHOP DRAWINGS INCLUDING THE FOLLOWING.
      i. ANALYSIS DATA SHOWING SPECIFIED DESIGN LOADS AND PERMANENT BRACING DESIGN ASSUMPTIONS. INCLUDE ALL IMPOSED FORCES ON THE PRIMARY STRUCTURE.
      ii. ERECTION PLAN SHOWING LAYOUT, SPACING, AND SIZES OF ALL WOOD TRUSSES.
      iii. TRUSS ELEVATIONS SHOWING FABRICATION DATA FOR ALL TRUSS FRAMING ELEMENTS AND CLEARLY INDICATING PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION AND BOTTOM CHORD MEMBERS.
      iv. FABRICATION, FASTENING AND ANCHORAGE DETAILS
      v. TEMPORARY ERECTION BRACING REQUIREMENTS AND HANDLING AND ERECTION INSTRUCTIONS.

WOOD - SHEATHING

1. MATERIALS:

   A. FLOOR SHEATHING (TYPICAL): 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE, EXPOSURE 1 CLASSIFICATION.

   B. FLOOR SHEATHING (TYPICAL): 23/32" HUBER ENGINEERED WOODS "ADVANTECH" SPAN RATING 48/24 TONGUE & GROOVE.

   C. ROOF SHEATHING (TYPICAL): 19/32" APA SPAN RATING 40/20 ROOF SHEATHING, EXPOSURE 1 CLASSIFICATION.

   D. EXTERIOR WALL SHEATHING (MAY BE PART OF A CONTINUOUS INSULATION SYSTEM — SEE ARCH FOR ADDITIONAL INFO): 7/16" APA SPAN RATING 24/16 WALL SHEATHING, EXPOSURE 1. SEE SHEAR WALL SCHEDULE FOR SHEATHING AT SHEAR WALLS.

2. SHEATHING INSTALLATION:

   A. NAIL SHEATHING TO WOOD FRAMING WITH 0.131" DIA, 3" LG NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL FASTENING. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING. COORDINATE LONGER NAILS WHERE REQUIRED BY WALL SHEATHING THAT IS PART OF CONTINUOUS INSULATION SYSTEM.

   B. SHEATHING AT ROOF FRAMING: INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN SHEATHING PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.

   C. SHEATHING AT WOOD FLOOR FRAMING:
      i. GLUE SHEATHING TO FLOOR FRAMING PRIOR TO NAILING. ADHESIVE SHALL COMPLY WITH APA AFG-01 OR ASTM D3498 AND BE APPROVED FOR USE WITH THE SPECIFIED SHEATHING PANEL. APPLY ADHESIVE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND COMPLETE NAILING BEFORE ADHESIVES SETS.
      ii. SEAL EDGE OF ALL CUT FLOOR SHEATHING WITH PAINT PRIMER.
      iii. SEAL ALL FLOOR SHEATHING WITH A WATER SEALER IMMEDIATELY AFTER FLOOR SHEATHING HAS BEEN INSTALLED AND PRIOR TO EXPOSURE OF RAIN.

POST INSTALLED ANCHORS

1. INSTALLATION: INSTALL ANCHORS PER EVALUATION REPORT AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

2. CONNECTIONS TO EXISTING REINFORCED CONCRETE OR MASONRY: PRIOR TO DRILLING, VERIFY LOCATIONS OF EXISTING REINFORCING BARS USING A REBAR DETECTOR. NOTIFY ENGINEER PRIOR TO INSTALLATION IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING BARS. DO NOT DRILL THROUGH REINFORCING BARS.

3. TESTING AND INSPECTION: REFER TO EVALUATION REPORTS FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS.

4. SUBSTITUTIONS: SUBSTITUTIONS COMPLYING WITH SPECIFIED ACCEPTANCE CRITERIA MAY BE CONSIDERED. SUBMIT EVALUATION REPORT DEMONSTRATING COMPLIANCE WITH GOVERNING CODE AND SPECIFIED ACCEPTANCE CRITERIA PRIOR TO INSTALLATION.

5. ADHESIVE ANCHORS:

   A. ANCHOR RODS: ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE. SIZE AND EMBEDMENT AS INDICATED ON DRAWINGS.

   B. ADHESIVE IN CONCRETE: SIMPSON STRONG-TIE "AT-XP" (EVALUATION REPORT: IAPMO UES ER-263). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC308 AND ACI 355.4 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.

   C. ADHESIVE IN GROUT FILLED CONCRETE MASONRY: SIMPSON STRONG-TIE "AT-XP" (EVALUATION REPORT: IAPMO UES ER-281). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC58 FOR USE IN GROUT FILLED CONCRETE MASONRY WALLS MAY BE CONSIDERED.

   D. ADHESIVE IN HOLLOW CONCRETE MASONRY: SIMPSON STRONG-TIE "AT-XP" (EVALUATION REPORT: IAPMO UES ER-281). INSTALL WITH SCREEN TUBE(S) AS REQUIRED IN EVALUATION REPORT. SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC58 FOR USE IN HOLLOW CONCRETE MASONRY WALLS MAY BE CONSIDERED.

   E. VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION.

6. EXPANSION ANCHORS:

   A. ANCHORAGE TO CONCRETE: SIMPSON STRONG-TIE "STRONG-BOLT 2" CARBON STEEL, ZINC PLATED (EVALUATION REPORT: ICC-ES ESR-3037). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC193 AND ACI 355.2 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.

   B. ANCHORAGE TO GROUT FILLED CONCRETE MASONRY: SIMPSON STRONG-TIE "STRONG-BOLT 2" (EVALUATION REPORT: IAPMO UES ER-240). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC01 FOR EXPANSION ANCHORS IN MASONRY ELEMENTS MAY BE CONSIDERED.

   C. ANCHORAGE TO HOLLOW CONCRETE MASONRY: HILTI "HLC" SLEEVE ANCHOR SYSTEM. SUBSTITUTES MAY BE CONSIDERED. ANCHORAGE TO HOLLOW CONCRETE MASONRY IS PERMITTED ONLY WHERE SPECIFICALLY INDICATED ON DRAWINGS. UNLESS OTHERWISE NOTED, GROUT CELLS SOLID AND ANCHOR PER "ANCHORAGE TO GROUT FILLED CONCRETE MASONRY".

7. SCREW ANCHORS

   A. ANCHORAGE TO CONCRETE: SIMPSON STRONG-TIE "TITEN HD" (EVALUATION REPORT: ICC-ES ESR-2713). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC193 AND ACI 355.2 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.

   B. ANCHORAGE TO GROUT FILLED CONCRETE MASONRY: SIMPSON STRONG-TIE "TITEN HD" (EVALUATION REPORT: ICC-ES ESR-1056). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC106 (INCLUDING SEISMIC TESTS) FOR SCREW ANCHORS IN MASONRY ELEMENTS MAY BE CONSIDERED.

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S002

GENERAL NOTES

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SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS ARE REQUIRED BY SECTION 1704 OF THE REFERENCED BUILDING CODE. THE INTENT OF SPECIAL INSPECTIONS IS TO VERIFY THE COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND/OR PLACEMENT OF COMPONENTS WITH THE COMPLETED SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. IT IS THE RESPONSIBILITY OF ALL PARTIES INVOLVED TO BECOME FAMILIAR WITH THE SPECIAL INSPECTION REQUIREMENTS SET FORTH IN CHAPTER 17 OF THE REFERENCED BUILDING CODE. SPECIAL INSPECTIONS SHALL BE PROVIDED BY THE OWNER OR THE OWNER'S AGENT AND SHALL NOT BE CONSIDERED IN THE SCOPE OF WORK OF THE CONTRACTOR.

THE FOLLOWING SCHEDULE OF SPECIAL INSPECTIONS FOR STRUCTURAL WORK HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 106.1 AND 1704 OF THE REFERENCED BUILDING CODE. SEE OTHERS FOR SPECIAL INSPECTION REQUIREMENTS FOR NON-STRUCTURAL WORK. THE SPECIAL INSPECTOR(S) SHALL COORDINATE WITH THE OWNER, CONTRACTORS, AND DESIGN PROFESSIONALS AND SCHEDULE ALL INSPECTIONS ACCORDINGLY.

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.6 SOILS

Item	Sub Item /	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/		
1. Bearing Materials	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
2. Excavations	Verify excavations are extended to proper depth and have reached proper material		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
3. Fill Classification	Perform classification and testing of compacted fill materials		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
4. Placement and Fill Compaction	During fill placement, verify use of proper materials and procedure in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill	X			Testing Agency Under supervision of Licensed Geotechnical Engineer	
5. Subgrade	Prior to placement of compacted fill, inspect subgrade and verify that the site has been prepared properly		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.4 MASONRY CONSTRUCTION (LEVEL 2)

Item	Sub Item /	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/		
Minimum Verification Requirements	Prior to construction, verification of compliance of submittals (TMS 602 Art.1.5)				Schaefer Submittal Review	Required
	Prior to construction, verification of f'm and f'AAC, except where specifically exempted by the code (TMS 602 Art.1.4b)				Schaefer Submittal Review	Required
	During Construction, verification of slump flow and Visual Stability Index (VIS) when self-consolidating grout is delivered to the project site. (TMS 602: Art 1.5 &1.6.3)				Testing Agency	Not Required
	During construction, verification of f'm and f'aac for every 5,000 sq. ft. (TMS 602 Art.1.4b)				Testing Agency	Not Required
	During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout. (TMS 602 Art.1.4b)				Testing Agency	Not Required
1. As masonry construction begins, verify that the following are in compliance:	a. Proportions of Site-Prepared Mortar (TMS 602 Art. 2.1, 2.6A & 2.6C)		X		Testing Agency	
	b. Grade and size of prestressing tendons and anchorages (TMS 602 Art.2.4B & 2.4H)			X	Testing Agency	
	c. Placement of reinforcement, connectors and anchor bolts. (TMS 602 Art.3.4 & 3.6A)		X		Testing Agency	
	d. Prestressing technique (TMS 602 Art.3.6B)			X	Testing Agency	
	e. Properties of thin-bed mortar for AAC masonry (TMS 602 Art.2.1 C.1)			X	Testing Agency	Continuous for the first 5000 sq ft, and Periodic after
	f. Sample panel construction (TMS 602 Art.1.6D)		X		Testing Agency	
2. Prior to Grouting, verify that the following are in compliance:	a. Grout Space: Verify grout space is clean. (TMS 602: Art 3.2D and 3.2F)		X		Testing Agency	
	b. Placement of prestressing tendons and anchorages (TMS 602 Art. 2.4 & 3.6)			X	Testing Agency	
	c. Placement of reinforcement, connectors and anchor bolts. (TMS 602 Art. 3.2E & 3.4)		X		Testing Agency	
	d. Proportions of site-prepared grout and prestressing grout for bonded tendons. (TMS 602 Art. 2.6B & 2.4G.1.b)		X		Testing Agency	
3. Verify compliance with the following during construction:	a. Materials and procedures with the approved submittals (TMS 602 Art. 1.5)		X		Testing Agency	
	b. Placement of masonry units and mortar joint construction (TMS 602 Art. 3.3B)		X		Testing Agency	
	c Size and Location of structural members (TMS 602 Art. 3.3F)		X		Testing Agency	
	d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction (TMS 402 Sec. 1.2.1€, 6.2.1 & 6.3.1)		X		Testing Agency	
	e. Welding of reinforcement (TMS 402 Sec 6.1.6.1.2)			X	Testing Agency	
	f. Preparation, construction, and protection of masonry during cold weather (temperature below 40F) or hot weather (temperature above 90F). (TMS 602 Art. 1.8C & 1.8D)		X		Testing Agency	
	g. Application and measurement of prestressing force (TMS 602 Art.3.6 B)			X	Testing Agency	
	h1. Placement of grout is in compliance (TMS 602 Art. 3.5)	X			Testing Agency	
	h2. Placement of prestressing grout for bonded tendons is in compliance (TMS 602 Art. 3.5 & 3.6C)			X	Testing Agency	
	i. Placement of AAC masonry units and construction of thin-bed mortar joints (TMS 602 Art. 3.3B.9 & 3.3F.1.b)			X	Testing Agency	Continuous for the first 5000 sq ft, and Periodic after
4.	Observe preparation of grout specimens, mortar specimens, and/or prisms. (TMS 602: Art 1.4)			X	Testing Agency (compliance with ASTM C1093)	

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.3 CONCRETE CONSTRUCTION

Item	Sub Item /	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/		
In-Plant Special Inspections (Precast Concrete)	**Fabrication and implementation procedures:** In addition to special inspections provided on site, provide special inspections indicated below on the premises of fabricator's shop. Verify that the fabricator maintains detailed fabrication and quality control procedures.			X	As Noted Below	Special inspections on the premises of the fabricator's shop are not required provided the fabricator is an ***Approved Fabricator*** in accordance with section 1704.2.5.1. Fabricator is required to submit documentation/certification that they are an ***Approved Fabricator***.
1. Reinforcing steel	**a. Mild Reinforcing Steel:** Inspect size, spacing, cover, positioning and grade of reinforcing steel: Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters. Verify welded wire fabric is supported per construction documents. Reference ACI 318: 20, 25.2, 25.3, 26.6-1-26.6-3, and IBC 1908.4.		X		Testing Agency	
	b. Prestress Steel: Inspect size, spacing, cover, and position of prestressing tendons:			X	Testing Agency	
2. Welding of Reinforcing Steel	a. Verify weldability of reinforcing bars other than ASTM A706. Reference ACI 318: 26.6.4 and AWS D1.4			X	Testing Agency	
	b. Inspect single pass fillet welds, maximum 5/16"			X	Testing Agency AWS - Certified Welding Inspector	
	c. Inspect all other welds			X	Testing Agency AWS - Certified Welding Inspector	
3. Cast in Place Anchor Rods	Inspect size, position and embedment of cast in place bolts and anchor rods. Inspect concrete placement and consolidation around anchors. Reference ACI 318: 17.8.2		X		Testing Agency	
4. Post Installed Anchors (Anchors installed in Hardened Concrete)	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2.4	X			Testing Agency	Reference evaluation report (identified in project general notes) for additional inspection scope required by manufacturer.
	b. Mechanical anchors and adhesive anchors not defined in 4.a. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2		X		Testing Agency	
5. Mix Design	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		X		Testing Agency	
6. Sampling and Testing of Concrete	At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests as required by construction documents, and determine the temperature of concrete. Reference ASTM C 172, ASTM C31, ACI 318, 26.4.3, 26.4.4	X			Testing Agency	
7. Concrete and Shotcrete Placement	Inspect concrete and shotcrete placement for proper application techniques. Reference ACI 318: 26.5 and IBC 1908.6, 1908.7, and 1908.8. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.	X			Testing Agency	
8. Curing and Protection	Inspect for maintenance of specified curing temperature and techniques. Inspect cold weather and hot weather protection procedures as applicable. Reference ACI 318: 26.5.3-26.5.5		X		Testing Agency	
9. Prestressed (Post-tensioned) Concrete	**a. Application of Prestressing Forces:** Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations. Reference ACI 318: 26.10.2			X	Testing Agency	
	b. Grouting of Bonded Prestressing Tendons in the Seismic-Force Resisting System: Reference ACI 318: 26.10.1			X	Testing Agency	
10. Precast Concrete Erection	Inspect erection of precast concrete including member configuration, connections, welding and grouting. Reference ACI 318: Ch 26.9			X	Testing Agency	
11. Precast Concrete Diaphragms	For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for: (a) installation of the embedded parts			X	Testing Agency	
	(b) Completion of the continuity of reinforcement across joints.			X	Testing Agency	
	(c) Completion of connections in the field.			X	Testing Agency	
12. Precast Concrete Diaphragms	Inspect erection tolerances of precast concrete diaphragm connections for compliance with ACI 550.5			X		
13. Verification of In-Situ Concrete Strength	Verify concrete strength prior to the removal of shores and forms from beams and structural slabs and prior to the stressing of tendons in post-tensioned concrete. Reference ACI 318: 26.10.2 & 26.11.11.2		X		Testing Agency	
14. Formwork Geometry	Inspect formwork for shape, location and dimensions of the concrete member being formed. Reference ACI 318: 26.11		X		Testing Agency	

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Schaefer Project Number: 25-3420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S003

SPECIAL INSPECTIONS

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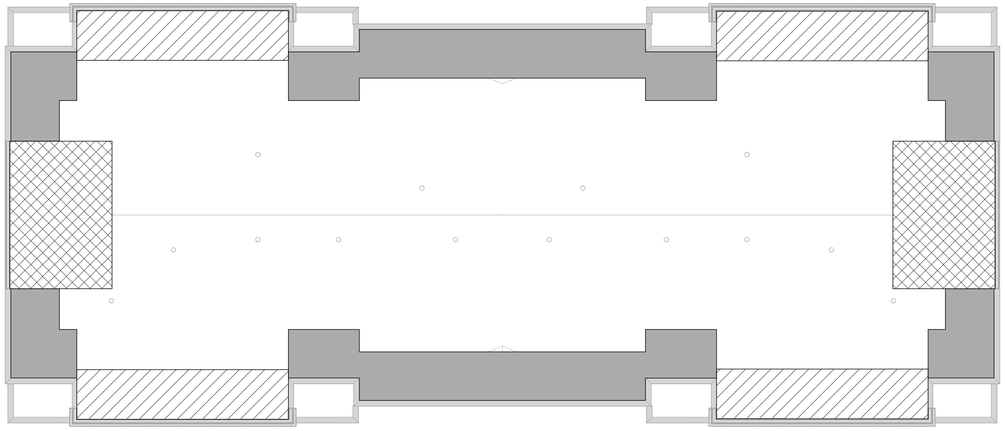
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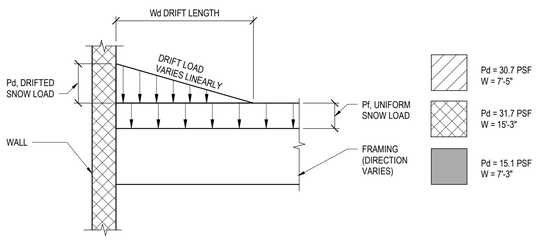
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DRIFTED SNOW LOADING LEGEND:

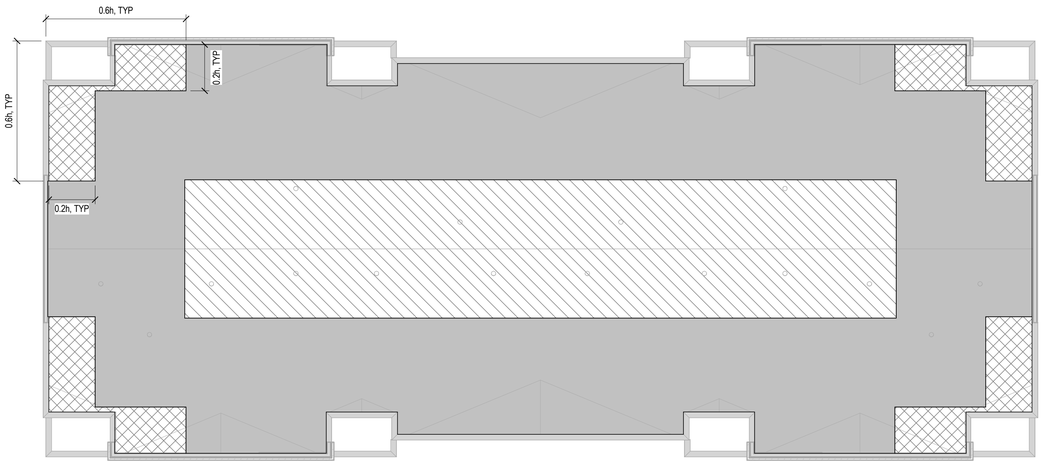


SNOW DRIFT PLAN - SIERRA

3/32" = 1'-0"

ROOF SNOW DRIFT PLAN NOTES:

1. DESIGN ROOF TRUSSES FOR ROOF DEAD, LIVE, & SNOW LOADS IN ACCORDANCE w/ THE GENERAL STRUCTURAL NOTES & THE LOAD COMBINATIONS SET FORTH IN THE REFERENCED BUILDING CODE.
2. DESIGN ROOF TRUSSES FOR TWO SNOW LOAD CASES:
   A. UNIFORM ROOF SNOW LOAD Pm OF 20 PSF APPLIED OVER THE ENTIRE ROOF (CONSIDER UNBALANCED SNOW CASE WHERE APPLICABLE PER THE CODE).
   B. UNIFORM ROOF SNOW LOAD Pf OF 14 PSF APPLIED OVER THE ENTIRE ROOF, w/ SNOW DRIFT LOADS Pd AS NOTED APPLIED IN ADDITION TO THE BASE LOAD. DRIFTS VARY LINEARLY FROM ZERO AT THE INNER EDGE TO THE MAXIMUM LOAD INDICATED AT THE EXTERIOR WALL.
3. WHERE DRIFTED SNOW REGIONS OVERLAP ENVELOPE THE TOTAL SNOW LOAD APPLIED FROM OVERLAP BUT NEED NOT BE SUPERIMPOSED.



ROOF

AREA	SURFACE PRESSURE (psf)							
	10 sf	20 sf	50 sf	100 sf	200 sf	350 sf	500 sf	1000 sf
NEGATIVE ZONE 1	-34.4	-32.1	-29.1	-26.8	-24.6	-22.7	-21.6	-21.6
NEGATIVE ZONE 1'	-19.7	-19.7	-19.7	-19.7	-17.0	-16.0	-16.0	-16.0
NEGATIVE ZONE 2	-45.3	-42.4	-38.6	-35.6	-32.7	-30.4	-28.9	-28.9
NEGATIVE ZONE 3	-61.8	-55.9	-48.2	-42.4	-36.6	-31.9	-28.9	-28.9
POSITIVE ALL ZONES	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0
OVERHANG ZONE 1&1'	-31.1	-30.5	-29.8	-29.2	-24.5	-20.7	-18.3	-18.3
OVERHANG ZONE 2	-42.0	-38.1	-33.0	-29.1	-25.2	-22.1	-20.1	-20.1
OVERHANG ZONE 3	-58.5	-51.7	-42.7	-35.9	-29.1	-23.6	-20.1	-20.1

PARAPET

AREA		SURFACE PRESSURE (psf)					
		10 sf	20 sf	50 sf	100 sf	200 sf	500 sf
CASE A:	ZONE 2 :	60.2	56.3	51.1	47.2	43.3	38.2
	ZONE 3 :	77.1	70.2	61.1	54.2	47.3	38.2
CASE B:	INTERIOR ZONE :	-35.5	-33.7	-31.4	-29.6	-27.8	-25.4
	CORNER ZONE :	-40.6	-37.9	-34.4	-31.7	-29.0	-25.4

WALL

AREA	SURFACE PRESSURE (psf)			
	10 sf	100 sf	200 sf	500 sf
NEGATIVE ZONE 4	-21.4	-18.5	-17.6	-16.4
NEGATIVE ZONE 5	-26.3	-20.5	-18.8	-16.4
POSITIVE ZONE 4 & 5	19.7	16.8	16.0	16.0

COMPONENT & CLADDING WIND PRESSURE PLAN NOTES:

1. SEE GENERAL NOTES FOR WIND LOAD DESIGN CRITERIA
2. POSITIVE LOADS ACT IN A PERPENDICULAR DIRECTION TOWARDS THE SURFACE. NEGATIVE LOADS ACT IN A PERPENDICULAR DIRECTION AWAY FROM THE SURFACE.
3. LINEAR INTERPOLATION IS PERMITTED FOR TRIBUTARY AREA VALUES BETWEEN VALUES GIVEN.
4. PARAPETS SHALL BE DETERMINED FROM FIGURE 1 & OVERHANGS FROM FIGURE 2.

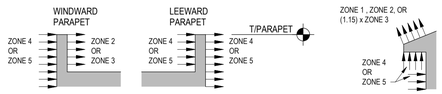
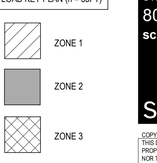


FIGURE 1: PARAPET

FIGURE 2: OVERHANG

WIND UPLIFT PLAN - SIERRA

3/32" = 1'-0"



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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S004

LOADING PLANS - SIERRA

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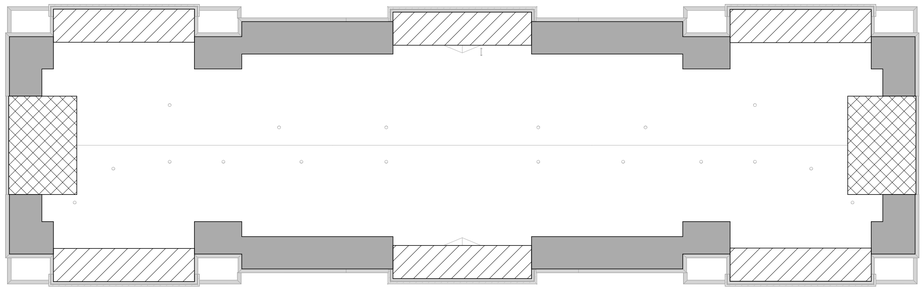
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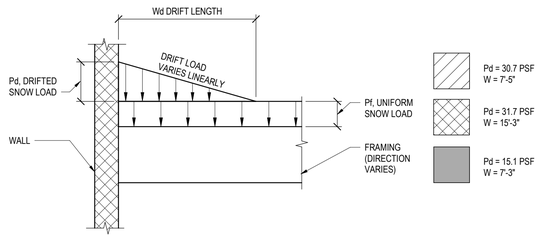
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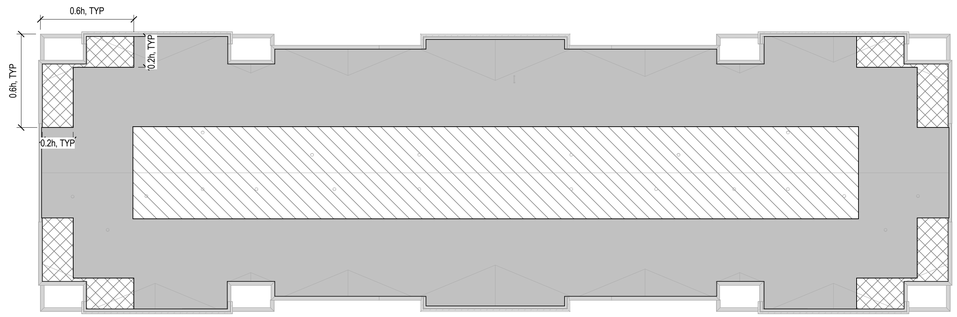
DRIFTED SNOW LOADING LEGEND:



SNOW DRIFT PLAN - TANGO
1/16" = 1'-0"



ROOF SNOW DRIFT PLAN NOTES:
1. DESIGN ROOF TRUSSES FOR ROOF DEAD, LIVE, & SNOW LOADS IN ACCORDANCE w/ THE GENERAL STRUCTURAL NOTES & THE LOAD COMBINATIONS SET FORTH IN THE REFERENCED BUILDING CODE.
2. DESIGN ROOF TRUSSES FOR TWO SNOW LOAD CASES:
   A. UNIFORM ROOF SNOW LOAD Pm OF 20 PSF APPLIED OVER THE ENTIRE ROOF (CONSIDER UNBALANCED SNOW CASE WHERE APPLICABLE PER THE CODE).
   B. UNIFORM ROOF SNOW LOAD Pf OF 14 PSF APPLIED OVER THE ENTIRE ROOF, w/ SNOW DRIFT LOADS Pd AS NOTED APPLIED IN ADDITION TO THE BASE LOAD. DRIFTS VARY LINEARLY FROM ZERO AT THE INNER EDGE TO THE MAXIMUM LOAD INDICATED AT THE EXTERIOR WALL.
3. WHERE DRIFTED SNOW REGIONS OVERLAP ENVELOPE THE TOTAL SNOW LOAD APPLIED FROM OVERLAP BUT NEED NOT BE SUPERIMPOSED.



ROOF

AREA	SURFACE PRESSURE (psf)							
	10 sf	20 sf	50 sf	100 sf	200 sf	350 sf	500 sf	1000 sf
NEGATIVE ZONE 1	-34.4	-32.1	-29.1	-26.8	-24.6	-22.7	-21.6	-21.6
NEGATIVE ZONE 1'	-19.7	-19.7	-19.7	-19.7	-17.0	-16.0	-16.0	-16.0
NEGATIVE ZONE 2	-45.3	-42.4	-38.6	-35.6	-32.7	-30.4	-28.9	-28.9
NEGATIVE ZONE 3	-61.8	-55.9	-48.2	-42.4	-36.6	-31.9	-28.9	-28.9
POSITIVE ALL ZONES	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0
OVERHANG ZONE 1&1'	-31.1	-30.5	-29.8	-29.2	-24.5	-20.7	-18.3	-18.3
OVERHANG ZONE 2	-42.0	-38.1	-33.0	-29.1	-25.2	-22.1	-20.1	-20.1
OVERHANG ZONE 3	-58.5	-51.7	-42.7	-35.9	-29.1	-23.6	-20.1	-20.1

PARAPET

AREA		SURFACE PRESSURE (psf)					
		10 sf	20 sf	50 sf	100 sf	200 sf	500 sf
CASE A:	ZONE 2 :	60.2	56.3	51.1	47.2	43.3	38.2
	ZONE 3 :	77.1	70.2	61.1	54.2	47.3	38.2
CASE B:	INTERIOR ZONE :	-35.5	-33.7	-31.4	-29.6	-27.8	-25.4
	CORNER ZONE :	-40.6	-37.9	-34.4	-31.7	-29.0	-25.4

WALL

AREA	SURFACE PRESSURE (psf)			
	10 sf	100 sf	200 sf	500 sf
NEGATIVE ZONE 4	-21.4	-18.5	-17.6	-16.4
NEGATIVE ZONE 5	-26.3	-20.5	-18.8	-16.4
POSITIVE ZONE 4 & 5	19.7	16.8	16.0	16.0

WIND UPLIFT PLAN -TANGO
1/16" = 1'-0"



COMPONENT & CLADDING WIND PRESSURE PLAN NOTES:
1. SEE GENERAL NOTES FOR WIND LOAD DESIGN CRITERIA
2. POSITIVE LOADS ACT IN A PERPENDICULAR DIRECTION TOWARDS THE SURFACE. NEGATIVE LOADS ACT IN A PERPENDICULAR DIRECTION AWAY FROM THE SURFACE.
3. LINEAR INTERPOLATION IS PERMITTED FOR TRIBUTARY AREA VALUES BETWEEN VALUES GIVEN.
4. PARAPETS SHALL BE DETERMINED FROM FIGURE 1 & OVERHANGS FROM FIGURE 2.

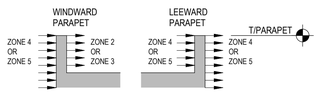


FIGURE 1: PARAPET

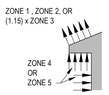
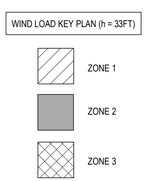


FIGURE 2: OVERHANG



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Schaefer Project Number: 25-3420

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LOADING PLANS - TANGO

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THICKENED SLAB SCHEDULE				
MARK	WIDTH (B)	THICKNESS (H)	REINFORCING	REMARKS
TS1	1'-6"	1'-0"		

FOOTING SCHEDULE (CONTINUOUS)				
	SIZE			
MARK	WIDTH (B)	THICKNESS (H)	REINFORCING	REMARKS
18	1'-6"	1'-0"	(2) #5 CONT BOT	
20	2'-0"	1'-0"	(2) #5 CONT BOT	

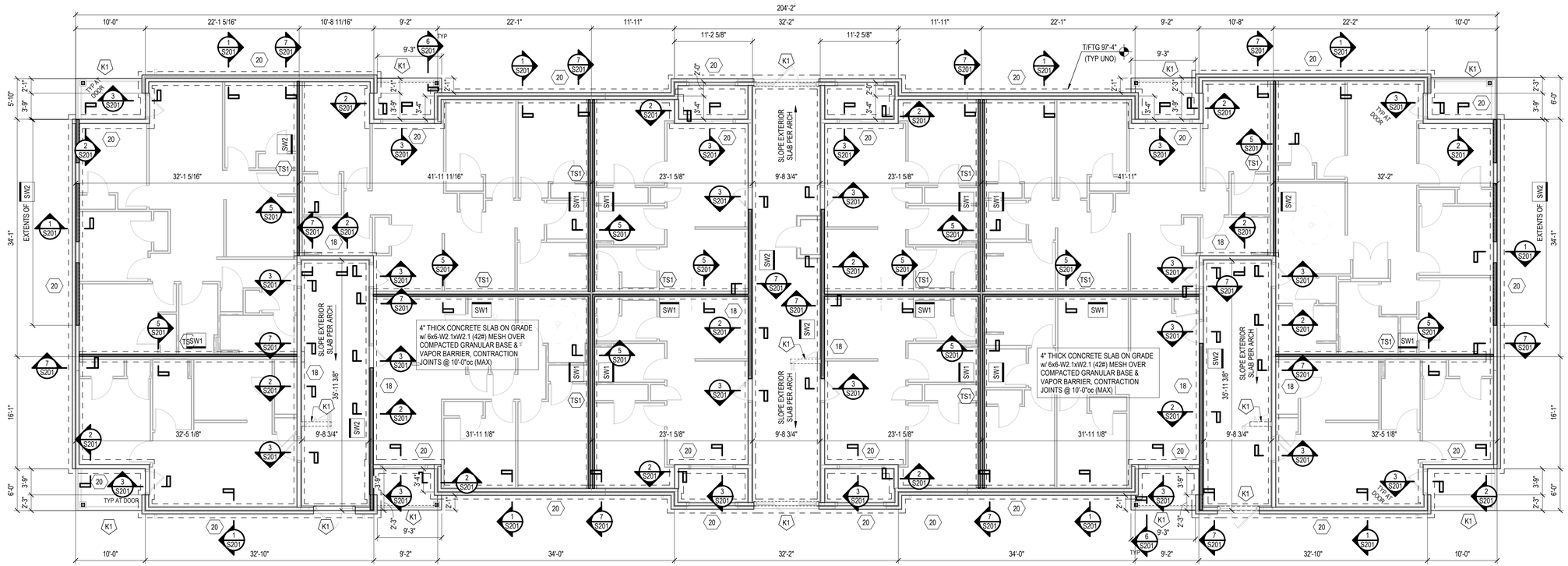
FOUNDATION PLAN NOTES:

1. REFERENCE PLAN ELEVATION 100'-0" = REFERENCE CIVIL FOR MEAN SEA LEVEL ELEVATION. REFER TO CIVIL FOR CORRESPONDING MEAN SEA LEVEL ELEVATION.
2. DOORS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
3. SEE SHEET S001 FOR ABBREVIATIONS & LEGEND (SYMBOLS).
4. SLOPE SLAB TO FLOOR DRAINS, COORDINATE WITH ARCHITECTURAL & PLUMBING DRAWINGS.

FOUNDATION PLAN KEYNOTES: (Kn)

1. 8" WIDE FROST WALL REINF w/ #5@12"oc EW

FOOTING NOTES:
1. WHERE FOOTINGS INTERSECT, PROVIDE REINFORCING STEEL PER SCHEDULE & FOOTING SIZE SUCH THAT DIMENSIONS SHOWN IN SCHEDULE ARE MET OR EXCEEDED.
2. CENTER ALL COLUMN FOOTINGS UNDER COLUMN CENTERLINES, UNO IN PLAN OR SECTION
3. WHERE TOP BARS TERMINATE INTO FOOTING THAT DOES NOT REQUIRE TOP REINFORCEMENT, EXTEND TOP REINF INTO ADJACENT FOOTING BY Ld AND PROVIDE STD 90 DEG HK AT EACH END.



FOUNDATION PLAN
1/8" = 1'-0"

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PROJECT DATE: 05/27/2026

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TANGO FOUNDATION PLAN

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WOOD FRAMING PLAN NOTES:

1. T/FLOOR SHEATHING:
   A. SECOND FLOOR EL: 110'-11"
   B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
   A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
   B. SHEET S005-S006 LIVE LOADING PLANS.
   C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
   A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
   B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
   C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
   D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

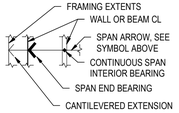
FLOOR FRAMING PLAN KEYNOTES: Kn

1. ...

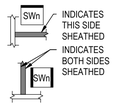
WOOD FRAMING LEGEND:

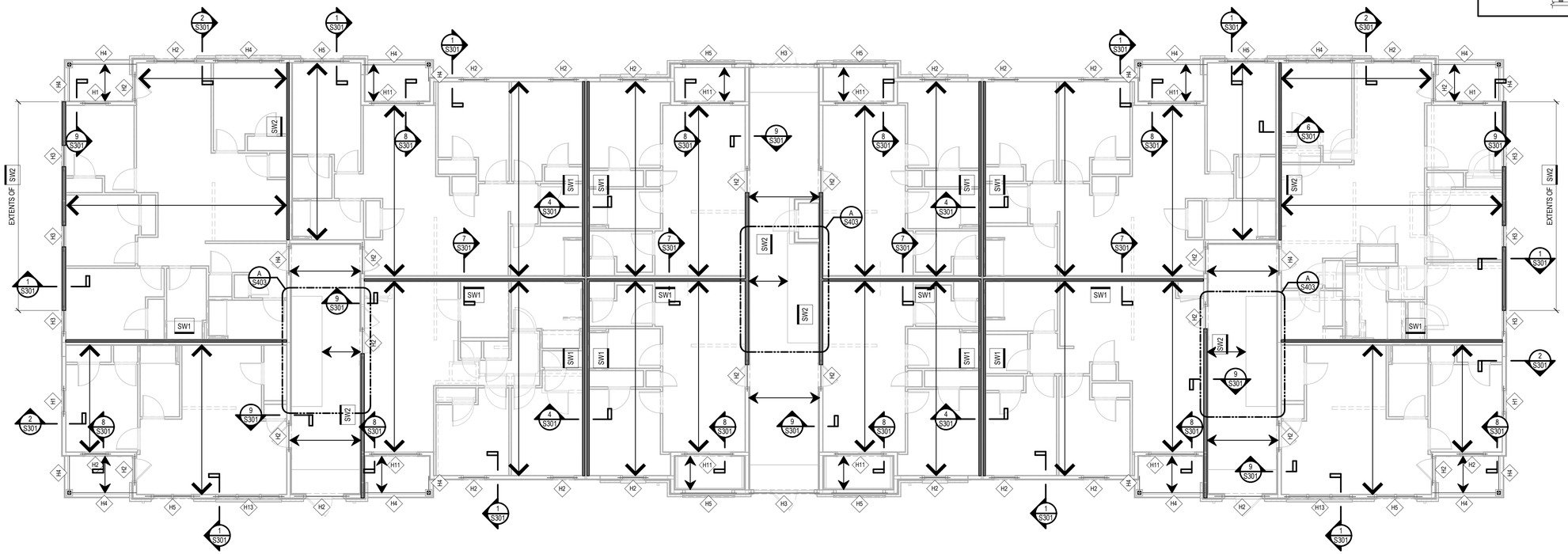
SYMBOL	DESCRIPTION
⟷	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
⟷	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
⟷	PT 2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHEWISE
Bn	BEAM MARK.
Hn	HEADER MARK.
SWn	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
▬	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:





SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

NORTH

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Schaefer Project Number: 25-2400

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

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TANGO SECOND FLOOR FRAMING PLAN

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WOOD FRAMING PLAN NOTES:

1. T/FLOOR SHEATHING:
   A. SECOND FLOOR EL: 110'-11"
   B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
   A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
   B. SHEET S005-S006 LIVE LOADING PLANS.
   C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
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   B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
   C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
   D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

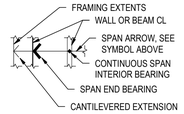
FLOOR FRAMING PLAN KEYNOTES: Kn

1. ...

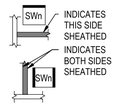
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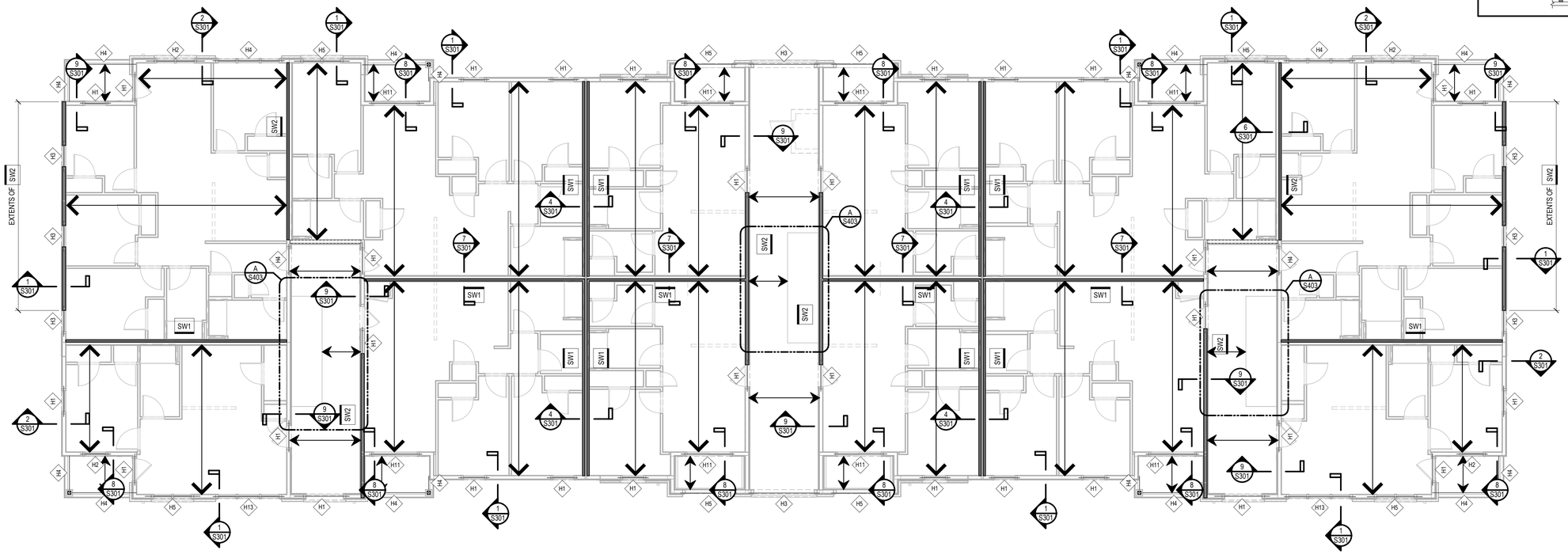
SYMBOL	DESCRIPTION
⟷	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
⟷	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
⟷	PT 2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHEWISE
Bn	BEAM MARK.
Hn	HEADER MARK.
SWn	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
▬	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:





THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"

NORTH

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WESTERVILLE OHIO 43081

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2150 INNIS ROAD

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S103

TANGO THIRD FLOOR FRAMING PLAN

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WOOD FRAMING PLAN NOTES:

1. T/FLOOR SHEATHING:
   A. SECOND FLOOR EL: 110'-11"
   B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
   A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
   B. SHEET S005-S006 LIVE LOADING PLANS.
   C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
   A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
   B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
   C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
   D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

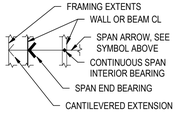
ROOF FRAMING PLAN KEYNOTES: (Kn)

1. ...

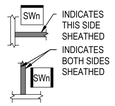
WOOD FRAMING LEGEND:

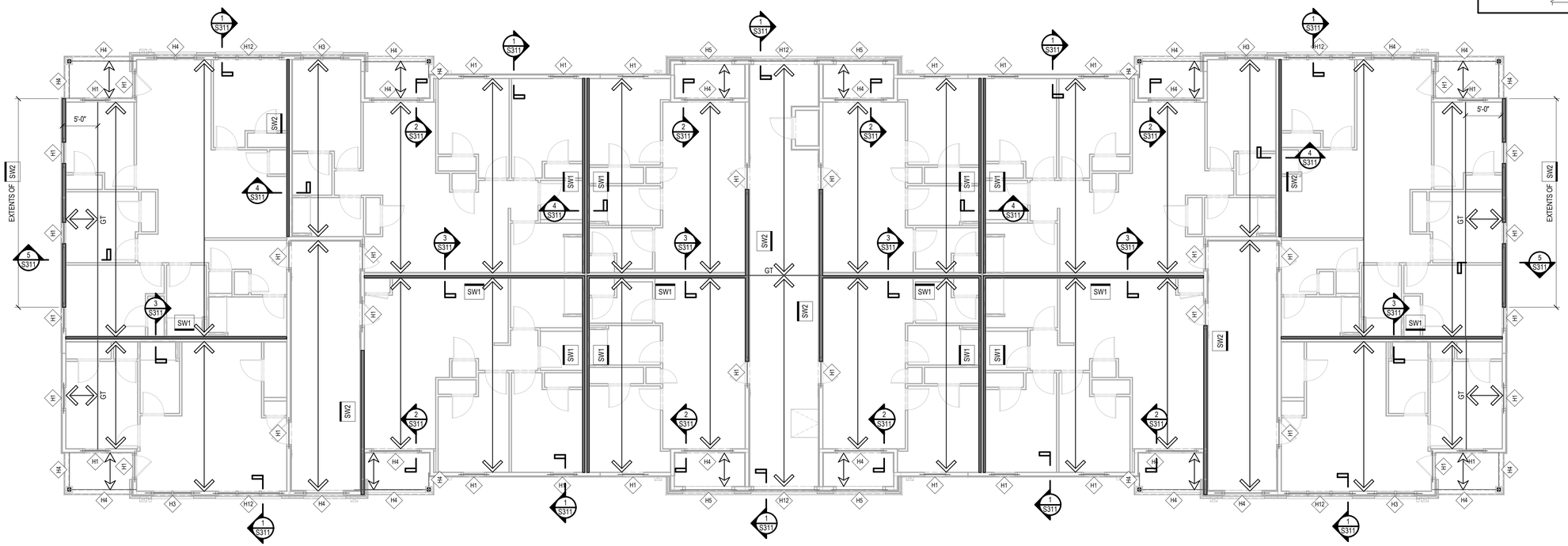
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Hn	HEADER MARK.
SWn	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
▬	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:





ROOF FRAMING PLAN
1/8" = 1'-0"

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

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TANGO ROOF FRAMING PLAN

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THICKENED SLAB SCHEDULE				
MARK	WIDTH (B)	THICKNESS (H)	REINFORCING	REMARKS
TS1	1'-6"	1'-0"		

FOOTING SCHEDULE (CONTINUOUS)				
	SIZE			
MARK	WIDTH (B)	THICKNESS (H)	REINFORCING	REMARKS
18	1'-6"	1'-0"	(2) #5 CONT BOT	
20	2'-0"	1'-0"	(2) #5 CONT BOT	

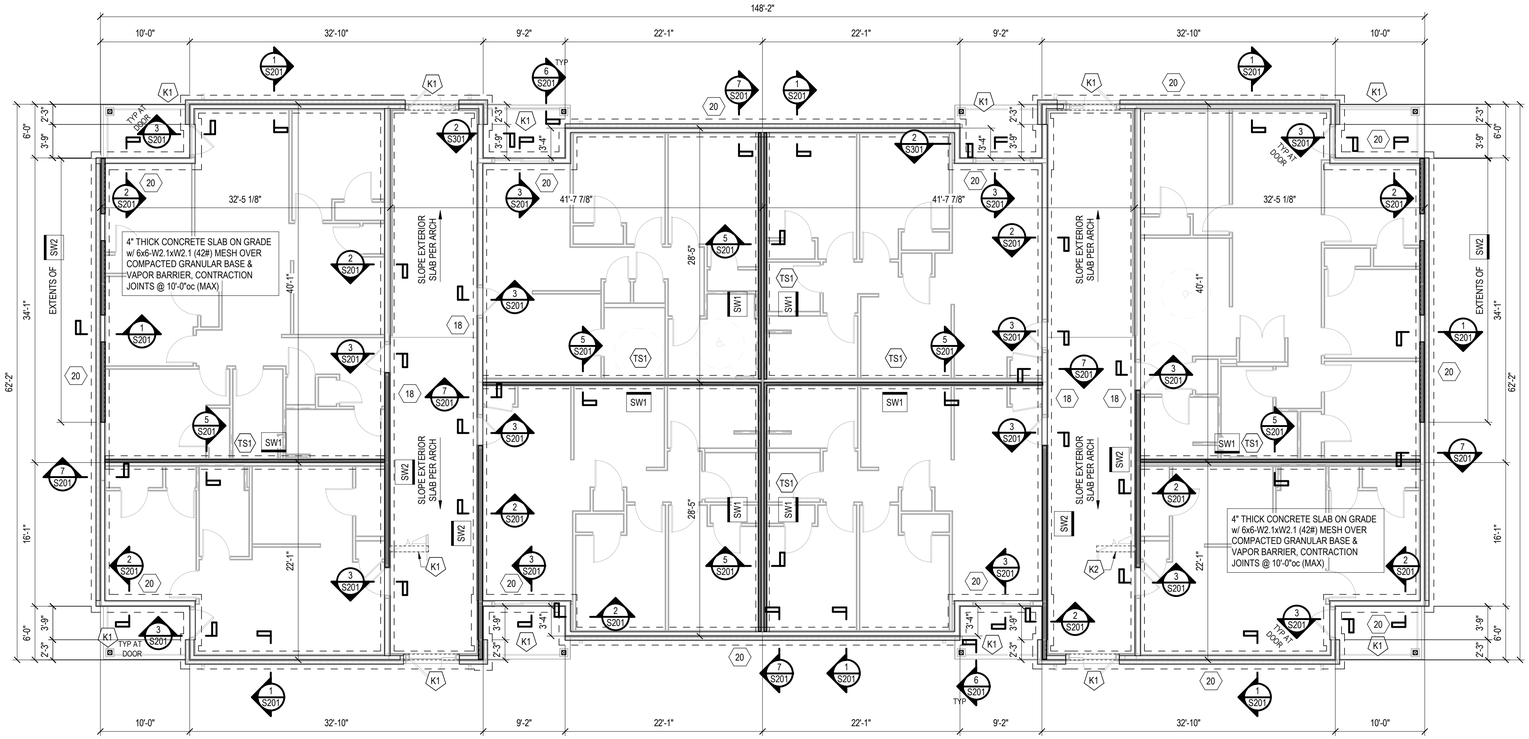
FOUNDATION PLAN NOTES:

1. REFERENCE PLAN ELEVATION 100'-0" = REFERENCE CIVIL FOR MEAN SEA LEVEL ELEVATION. REFER TO CIVIL FOR CORRESPONDING MEAN SEA LEVEL ELEVATION.
2. DOORS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
3. SEE SHEET S001 FOR ABBREVIATIONS & LEGEND (SYMBOLS).
4. SLOPE SLAB TO FLOOR DRAINS, COORDINATE WITH ARCHITECTURAL & PLUMBING DRAWINGS.

FOUNDATION PLAN KEYNOTES: Kn

1. 8" WIDE FROST WALL REINF w/ #5@12"oc EW

FOOTING NOTES:
1. WHERE FOOTINGS INTERSECT, PROVIDE REINFORCING STEEL PER SCHEDULE & FOOTING SIZE SUCH THAT DIMENSIONS SHOWN IN SCHEDULE ARE MET OR EXCEEDED.
2. CENTER ALL COLUMN FOOTINGS UNDER COLUMN CENTERLINES, UNO IN PLAN OR SECTION
3. WHERE TOP BARS TERMINATE INTO FOOTING THAT DOES NOT REQUIRE TOP REINFORCEMENT, EXTEND TOP REINF INTO ADJACENT FOOTING BY Ld AND PROVIDE STD 90 DEG HK AT EACH END.



FOUNDATION PLAN
1/8" = 1'-0"

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Schaefer Project Number: 25-2420

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PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

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SIERRA FOUNDATION PLAN

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WOOD FRAMING PLAN NOTES:

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6. TRUSS DESIGNER:
   A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
   B. SHEET S005-S006 LIVE LOADING PLANS.
   C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
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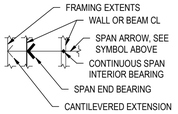
FLOOR FRAMING PLAN KEYNOTES: Kn

1. ...

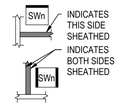
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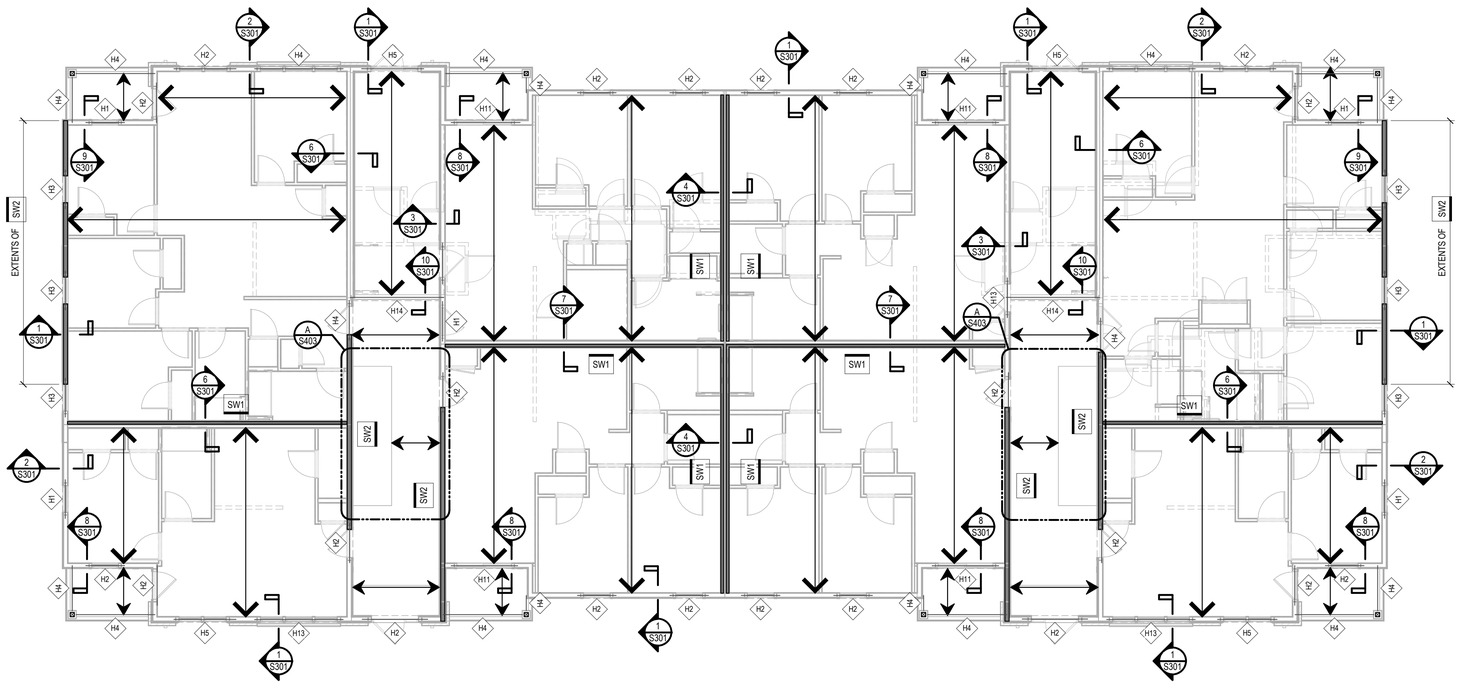
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Hn	HEADER MARK.
SWn	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:





SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

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SIERRA SECOND FLOOR FRAMING PLAN

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WOOD FRAMING PLAN NOTES:

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2. TRUSS BEARING EL: 130'-11 7/8"
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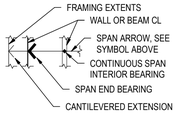
FLOOR FRAMING PLAN KEYNOTES: Kn

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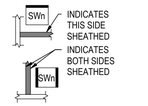
WOOD FRAMING LEGEND:

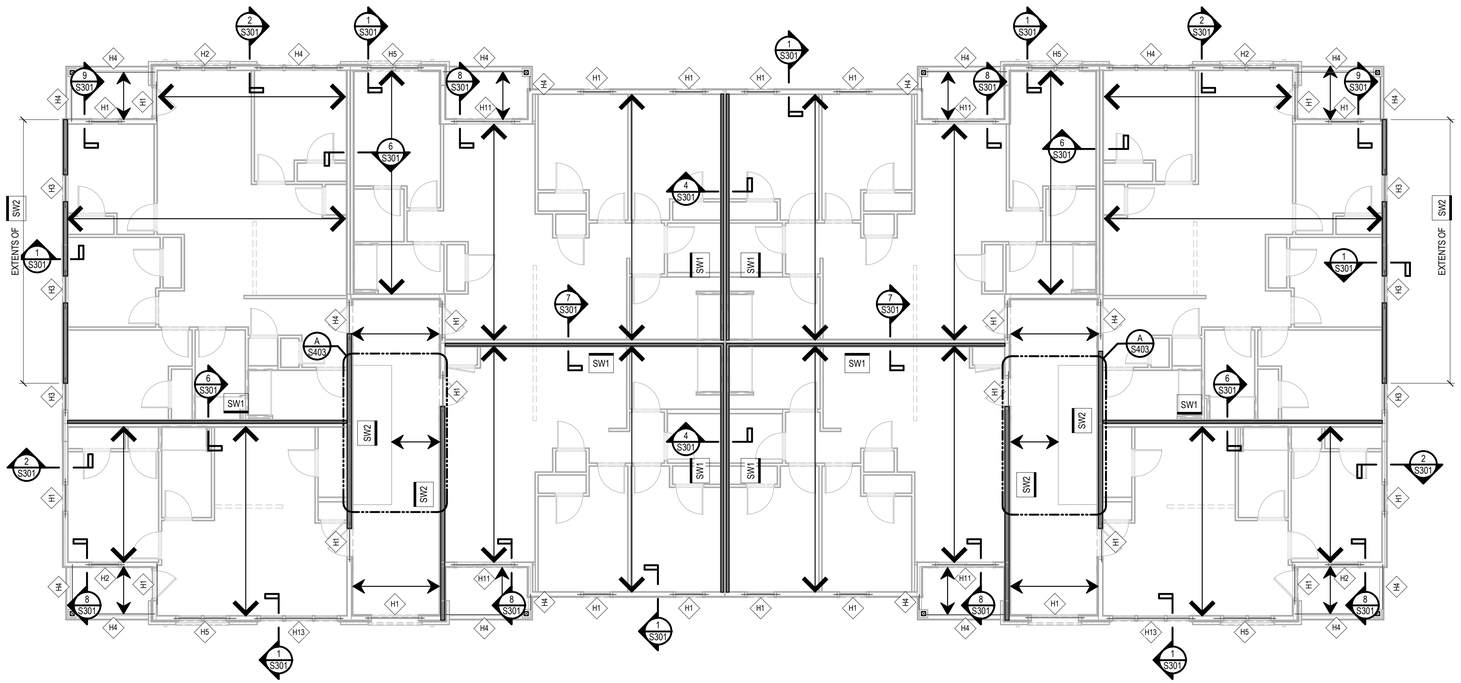
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Hn	HEADER MARK.
SWn	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
▬	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:





THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

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PROJECT DATE: 05/27/2026

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SIERRA THIRD FLOOR FRAMING PLAN

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WOOD FRAMING PLAN NOTES:

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   A. SECOND FLOOR EL: 110'-11"
   B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
   A. LAYOUT SHOWN IS FLOOR BELOW.
   B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
   C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION, SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
   A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
   B. SHEET S005-S006 LIVE LOADING PLANS.
   C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
   A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
   B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
   C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
   D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

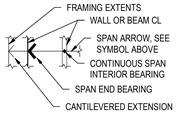
ROOF FRAMING PLAN KEYNOTES: (Kn)

1. ...

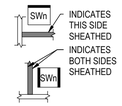
WOOD FRAMING LEGEND:

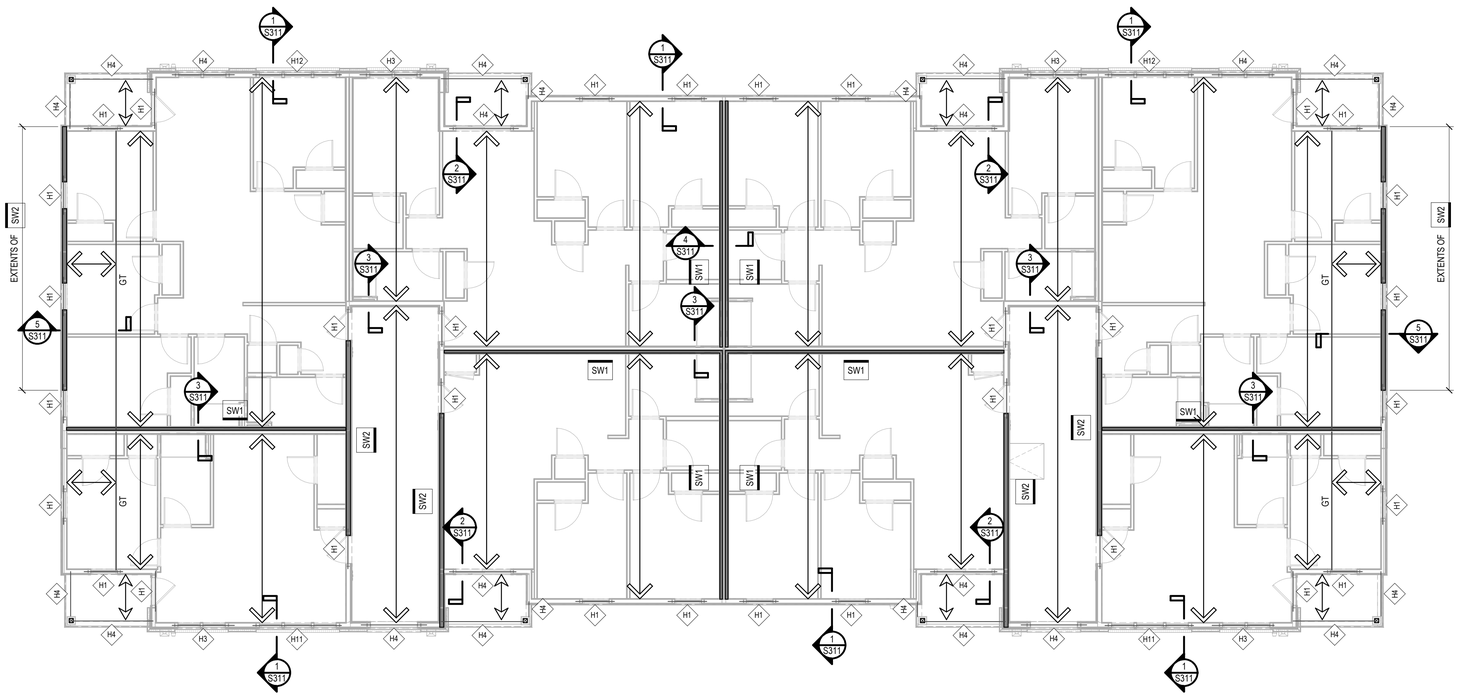
SYMBOL	DESCRIPTION
⟷	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
⟷	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
⟷	PT 2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHEWISE
Bn	BEAM MARK.
Hn	HEADER MARK.
SWn	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
▬	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:





ROOF FRAMING PLAN
1/8" = 1'-0"

NORTH

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2150 INNIS ROAD

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

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PROJECT DATE: 05/27/2026

S114

SIERRA ROOF FRAMING PLAN

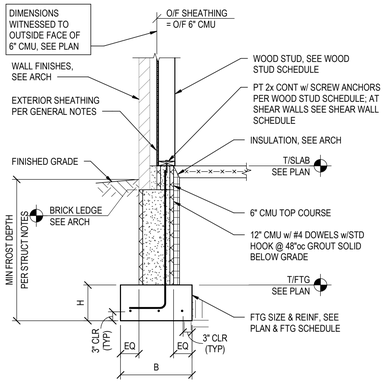
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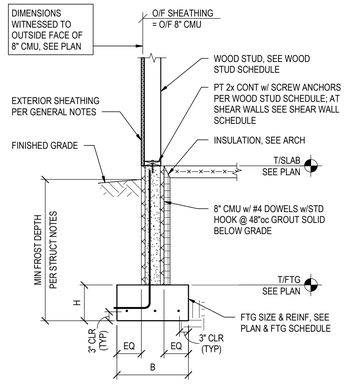
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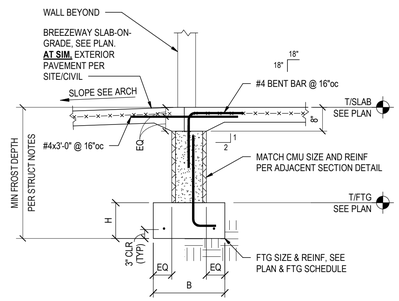
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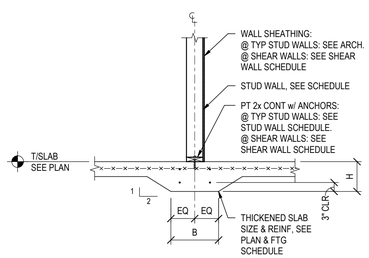
SECTION 1 / S201
1/2" = 1'-0"



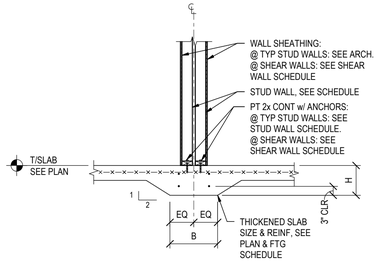
SECTION 2 / S201
1/2" = 1'-0"



SECTION 3 / S201
1/2" = 1'-0"



SECTION 4 / S201
1/2" = 1'-0"



SECTION 5 / S201
1/2" = 1'-0"

SECTION 6 / S201
1/2" = 1'-0"

NOTES:
1. SEE 1/S201 FOR BALANCE OF INFO.

SECTION 7 / S201
1/2" = 1'-0"

NOTES:
1. ADDITIONAL REINF IN THICKENED SLAB NOT SHOWN FOR CLARITY
2. DETAIL APPLIES TO DOUBLE SHEAR WALL. AT SINGLE SHEAR WALL, PROVIDE (1) BENT BAR EA SIDE OF ANCHOR

SECTION 8 / S201
1" = 1'-0"

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S201

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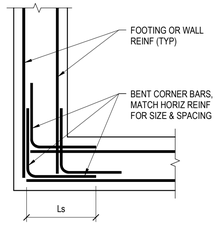
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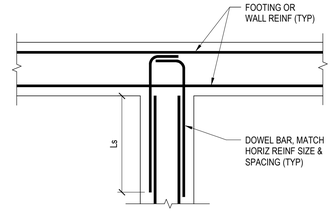
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HNHF REALTY COLLABORATIVE

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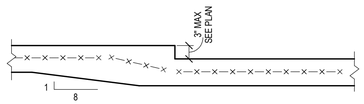
NOTE:
1. VERTICAL REINFORCEMENT BARS NOT SHOWN FOR CLARITY.

TYPICAL FOOTING/THICKENED SLAB CORNER DETAIL
NTS



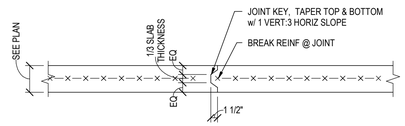
NOTE:
1. VERTICAL REINFORCEMENT BARS NOT SHOWN FOR CLARITY.

TYPICAL FOOTING/THICKENED SLAB INTERSECTION DETAIL
NTS

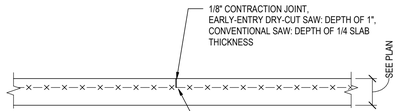


NOTE: CONTRACTOR SHALL VERIFY SLAB DEPRESSION DEPTH & EXTENTS w/ FINAL SELECTION OF FLOORING &/OR EQUIPMENT AT SLAB DEPRESSION

TYPICAL SLAB ON GRADE DEPRESSION ≤ 3"
3/4" = 1'-0"

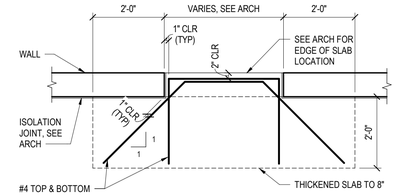


SLAB ON GRADE TYPICAL CONSTRUCTION JOINT
NTS

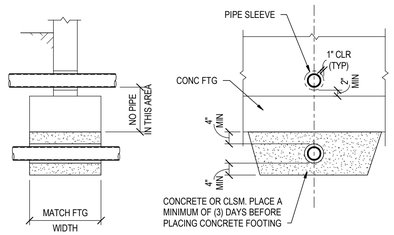


NOTE: SAW JOINTS AS SOON AS CUTTING ACTION WILL NOT DISPLACE AGGREGATE OR OTHERWISE TEAR, ABRADE OR DAMAGE SURFACE

SLAB ON GRADE TYPICAL CONTRACTION JOINT
NTS

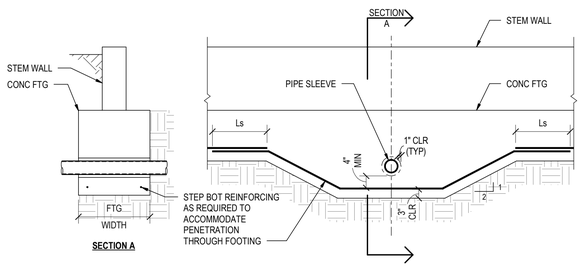


TYPICAL SLAB ON GRADE AT DOOR THRESHOLD
NTS

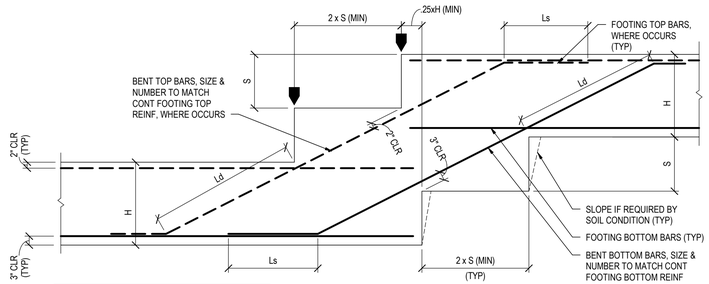


NOTES:
1. REINFORCE OPENINGS FOR SLEEVES OR GROUPS OF SLEEVES LARGER THAN 10" PER THE TYPICAL WALL OPENING DETAIL. "GROUPS" OF SLEEVES INCLUDES ALL SLEEVES SPACED CLOSER THAN ONE DIAMETER APART.
2. SEE MECHANICAL AND CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AT SLEEVES.

TYPICAL PIPE SLEEVE THROUGH STRIP FOOTING
1/2" = 1'-0"



ALTERNATE PIPE SLEEVE THROUGH STRIP FOOTING
1/2" = 1'-0"



NOTES:
1. SEE PLAN FOR FTG SIZE & REINF
2. S = STEP IN FOOTING (TOP & BOTTOM), 2'-0" MAX
H = DEPTH OF FOOTING

TYPICAL STEP IN FOOTING
1/2" = 1'-0"

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S211

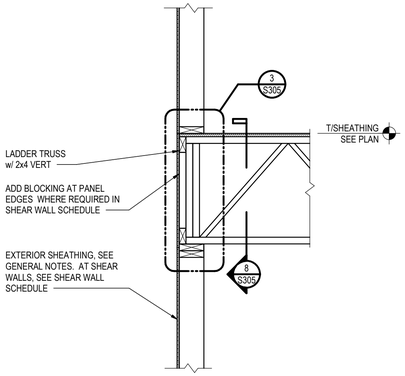
TYPICAL FOUNDATION DETAILS

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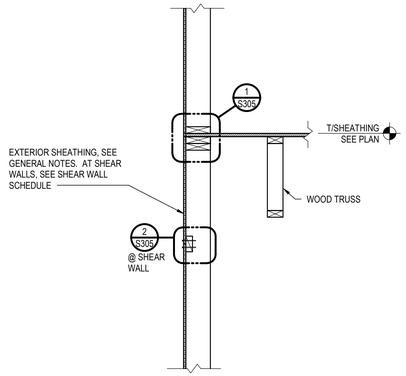
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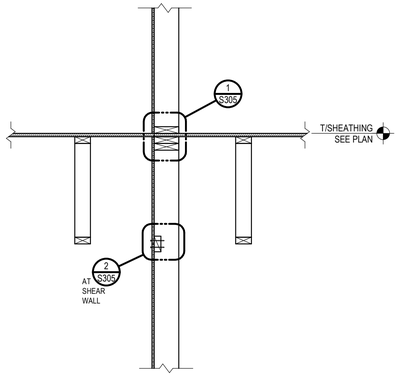
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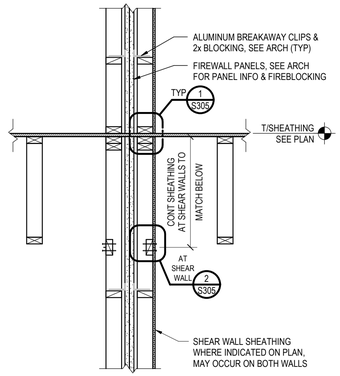
SECTION 1 S301
3/4" = 1'-0"



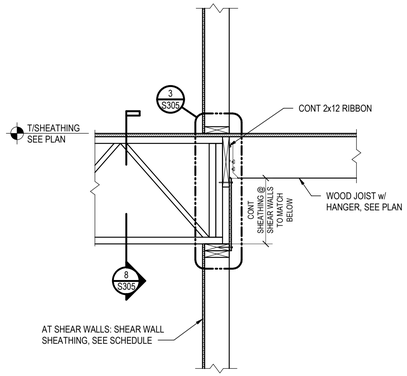
SECTION 2 S301
3/4" = 1'-0"



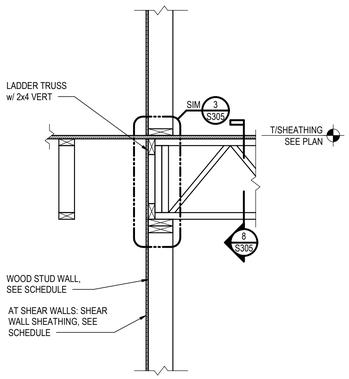
SECTION 3 S301
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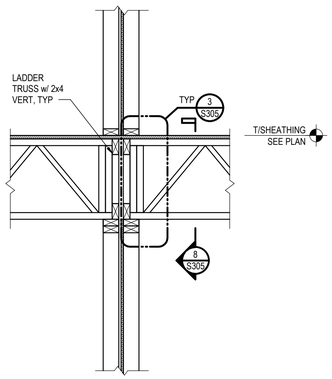
SECTION 4 S301
3/4" = 1'-0"



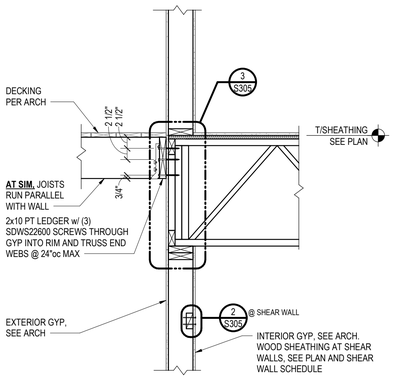
SECTION 5 S301
3/4" = 1'-0"



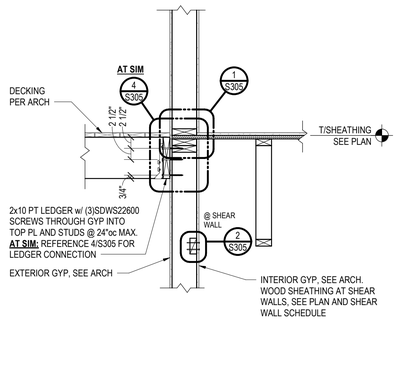
SECTION 6 S301
3/4" = 1'-0"



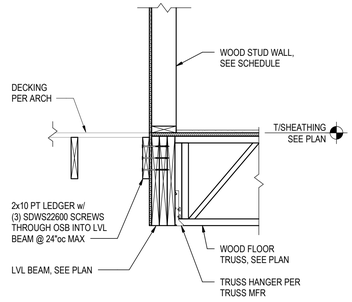
SECTION 7 S301
3/4" = 1'-0"



SECTION 8 S301
3/4" = 1'-0"



SECTION 9 S301
3/4" = 1'-0"



SECTION 10 S301
3/4" = 1'-0"

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S301

FLOOR FRAMING
DETAILS

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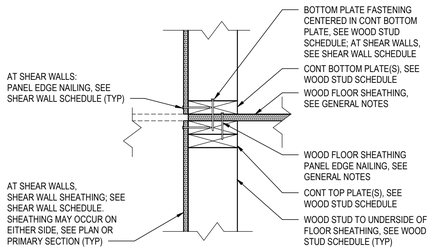
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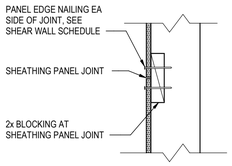
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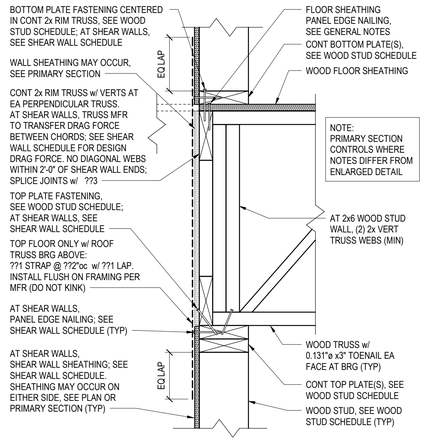
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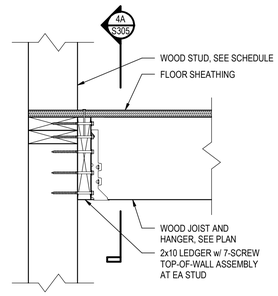
DETAIL 1 — 1 1/2" = 1'-0" — S305



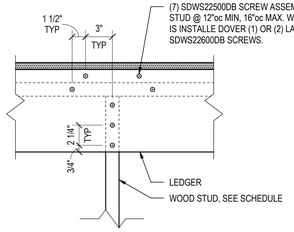
DETAIL 2 — 1 1/2" = 1'-0" — S305



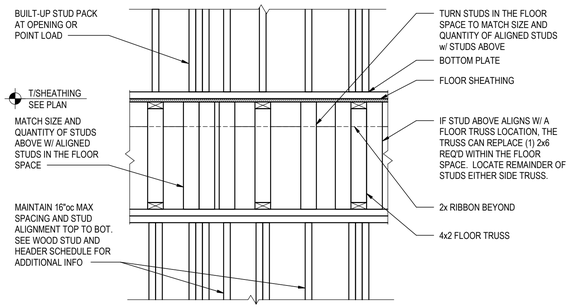
DETAIL 3 — 1 1/2" = 1'-0" — S305



SECTION 4 — 1 1/2" = 1'-0" — S305



DETAIL 4A — 1 1/2" = 1'-0" — S305



SECTION 8 — 3/4" = 1'-0" — S305

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S305

TYPICAL FLOOR FRAMING DETAILS

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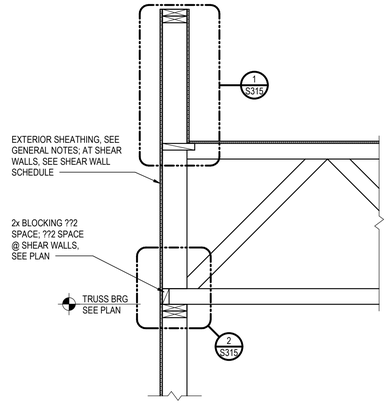
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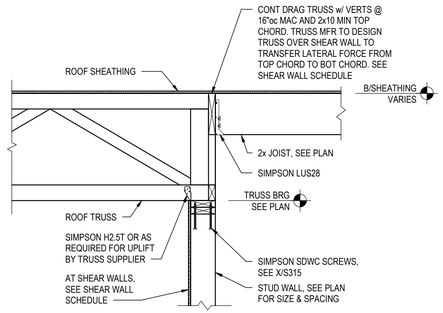
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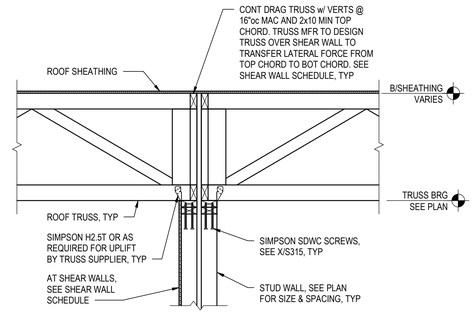
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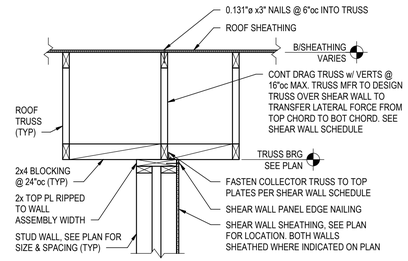
SECTION 1 / 3/4" = 1'-0" / S311



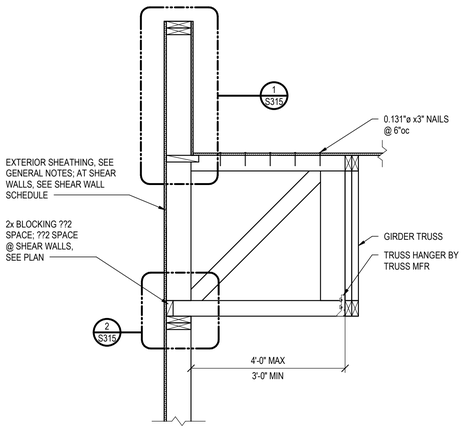
SECTION 2 / 3/4" = 1'-0" / S311



SECTION 3 / 3/4" = 1'-0" / S311



SECTION 4 / 3/4" = 1'-0" / S311



SECTION 5 / 3/4" = 1'-0" / S311

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

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ROOF FRAMING DETAILS

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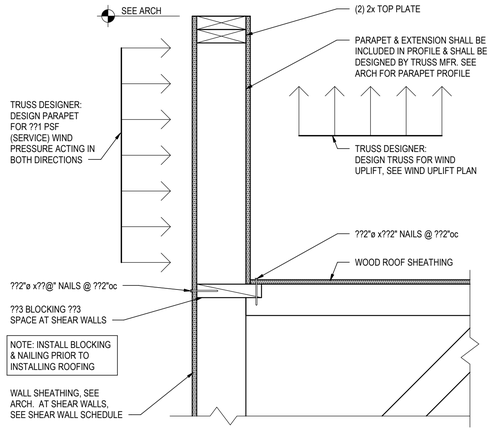
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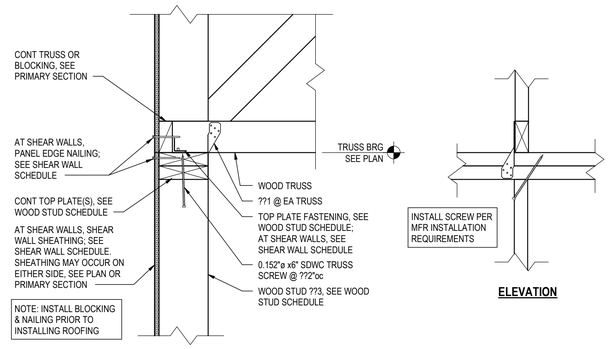
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SECTION 1 / NTS / S315



ELEVATION

SECTION 2 / NTS / S315

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

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TYPICAL ROOF FRAMING DETAILS

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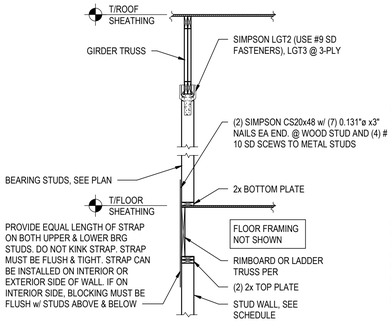
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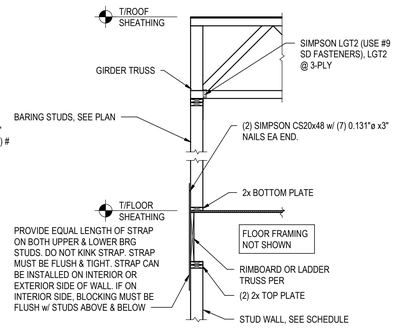
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NOTE: WHERE GIRDER TRUSS BEARS ON HEADER, CONNECT GIRDER TRUSS TO HEADER AS STATED ABOVE, CONNECT HEADER TO BEARING STUDS w/ (2) SIMPSON LSTA18, CONNECT BEARING STUDS TO STUDS BELOW w/ (2) SIMPSON CS20x54 STRAPS w/ (7) 0.131"ø x3" NAILS EA END. SEE WOOD HEADER SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION

TYPICAL HOLDOWN AT PARALLEL GIRDER TRUSS

NTS



NOTE: WHERE GIRDER TRUSS BEARS ON HEADER, CONNECT GIRDER TRUSS TO HEADER AS STATED ABOVE, CONNECT HEADER TO BEARING STUDS w/ (2) SIMPSON LSTA18, CONNECT BEARING STUDS TO STUDS BELOW w/ (2) SIMPSON CS20x54 STRAPS w/ (7) 0.131"ø x3" NAILS EA END. SEE WOOD HEADER SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION

TYPICAL HOLDOWN AT PERPENDICULAR GIRDER TRUSS

NTS

WOOD STUD SCHEDULE

TYPE/ LOCATION	EXTERIOR (FRAMING NOT BRG ON WALL) [4]	EXTERIOR (FRAMING BRG ON WALL) [4]	INTERIOR DEMISING (EACH SIDE @ DOUBLE WALLS)	EXTERIOR (FRAMING BRG ON WALL) [4]
3RD FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	-
2ND FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	-
1ST FLR	(1) 2x6 @ 16"oc	(2) 2x6 @ 16"oc	(2) 2x4 @ 16"oc	(1) 2x8 @ 16"oc
BOTTOM PLATE FASTENING [1,2]	0.131"x3" NAILS @ 6"oc	0.131"x3" NAILS @ 6"oc	0.131"x3" NAILS @ 16"oc	0.131"x3" NAILS @ 16"oc
TOP PLATE FASTENING [1,2]	SEE BOTTOM PLATE FASTENING	SEE BOTTOM PLATE FASTENING	0.131"x3" TOENAILS @ 16"oc	0.131"x3" TOENAILS @ 16"oc
WALL BASE ANCHORAGE TO CONCRETE SLAB [2]	5/8"ø x 6" TITEN HD @ 48"oc	5/8"ø x 6" TITEN HD @ 48"oc	(2) PAF @ 24"oc	(2) PAF @ 24"oc

NOTES:
1. SEE REFERENCED SECTIONS ON PLAN FOR BOTTOM AND TOP PLATE FASTENING REQUIREMENTS.
2. AT SHEAR WALLS SEE SHEAR WALL SCHEDULE FOR REQUIREMENTS
3. PROVIDE (x) 2x BOTTOM PLATE(S) & (x) 2x TOP PLATES. PLATE MATERIAL SHALL MATCH STUD MATERIAL
4. PROVIDE SPECIFIED STUDS AT TRUSS BEARING LOCATION AND PROVIDE ADDITIONAL STUDS @ 12"oc AS REQUIRED BY ARCHITECTURAL. SEE SECTIONS.
5. REFER TO ARCHITECTURAL FLOOR PLANS AND STRUCTURAL FRAMING PLANS FOR WALL TYPES AND EXTENTS.

WOOD BEAM SCHEDULE ◇Bn

MARK	BEAM SIZE	NOTES
◇B1	(3) 2x10 PT	-
◇B2	5 1/4x11 7/8 PSL PLUS	-
◇B3	5 1/4x14 PSL PLUS	-

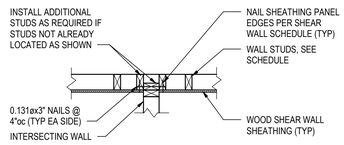
NOTE:
1. SEE PLAN NOTES FOR SUPPORTING STUD REQUIREMENTS UNO.

WOOD HEADER SCHEDULE

MARK	HEADER SIZE	BRG STUDS, BOTH ENDS				NOTES
		BRG STUD SIZE	1ST FLR	2ND FLR	3RD FLR	
2x HEADER (1-10)						
H1	(2) 2x6	2x6	1	1	1	LSTA9 EA FACE, EA END @ ROOF ONLY
H2	(2) 2x6	2x6	2	2	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H3	(2) 2x8	2x6	2	2	1	LSTA9 EA FACE, EA END @ ROOF ONLY
H4	(2) 2x10	2x6	3	2	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H5	(2) 2x12	2x6	3	2	-	
LVL HEADER (11-20)						
H11	(2) 1 3/4"x7 1/4" LVL	2x6	3	2	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H12	(2) 1 3/4"x9 1/4" LVL	2x6	-	-	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H13	(2) 1 3/4"x11 1/4" LVL	2x6	4	3	-	
H14	(3) 1 3/4"x20" LVL	2x6	4	-	-	
PT HEADER (31-40)						
H31	(3) 2x10 PT	2x6	-	-	-	
H32	(3) 2x12 PT	2x6	-	-	-	HUCQ210Z-3-SDS
H33	5¼"x11⅞" PT PSL	2x6	-	-	-	HUCQ612-SDS
H34	5¼"x16" PT PSL	2x6	-	-	-	HUCQ612-SDS

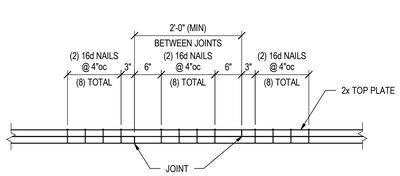
HEADER END STUD SCHEDULE

OPENING WIDTH UP TO	END STUD QTY, EACH END					
	EXTERIOR LB		EXTERIOR NLB		INTERIOR	
	2x4	2x6	2x4	2x6	2x4	2x6
3'-6"	-	1	-	1	-	1
8'-0"	-	1	-	2	-	1
12'-0"	-	2	-	3	-	1



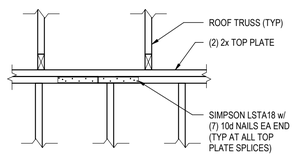
TYPICAL SHEAR WALL SHEATHING INTERUPTION

3/4" = 1'-0"



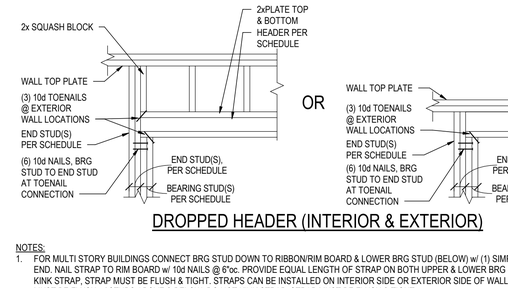
TYPICAL TOP PLATE SPLICE DETAIL

NTS



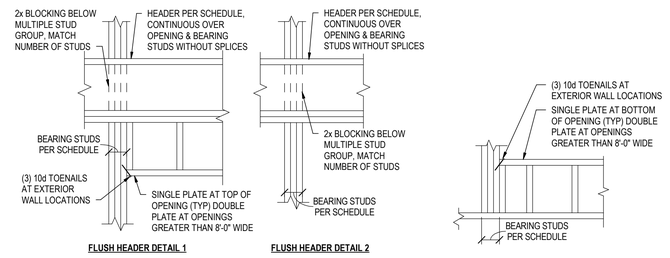
TYPICAL TOP PLATE SPLICE DETAIL

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DROPPED HEADER (INTERIOR & EXTERIOR)

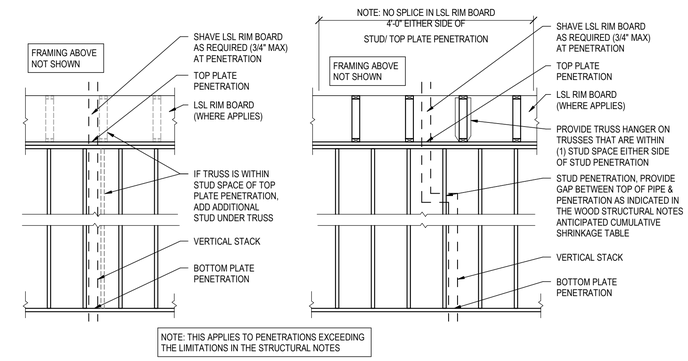
NOTES:
1. FOR MULTI STORY BUILDINGS CONNECT BRG STUD DOWN TO RIBBON/RIM BOARD & LOWER BRG STUD (BELOW) w/ (1) SIMPSON ??3 w/ (??3) 10d NAILS EA END. NAIL STRAP TO RIM BOARD w/ 10d NAILS @ 6"oc. PROVIDE EQUAL LENGTH OF STRAP ON BOTH UPPER & LOWER BRG STUDS. (@ ROOF ONLY) DO NOT KINK STRAP. STRAP MUST BE FLUSH & TIGHT. STRAPS CAN BE INSTALLED ON INTERIOR SIDE OR EXTERIOR SIDE OF WALL. IF ON INTERIOR SIDE, BLOCKING MUST BE FLUSH w/ STUDS ABOVE & BELOW. DO NOT KINK STRAP. STRAP MUST BE FLUSH & TIGHT.
2. FOR SINGLE STORY BUILDINGS CONNECT STUD GROUP TO FOUNDATION w/ SIMPSON FSC + 3/8"ø THREADED ROD & ADHESIVE. 6" EMBED.



FLUSH HEADER DETAIL 1 | FLUSH HEADER DETAIL 2

FLUSH HEADER

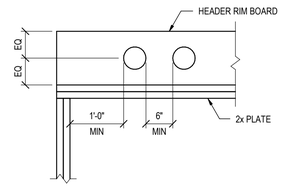
WINDOW SILL DETAIL



VERTICAL STACK | 90° BEND IN VERTICAL STACK

PLUMBING STACK TOP PLATE/STUD PENETRATION DETAIL IN LOAD BEARING WALL

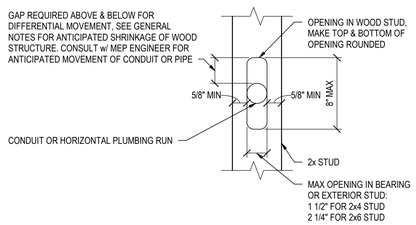
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NOTES:
1. ALL PENETRATIONS ARE ROUND.
2. SEE MEP DRAWINGS FOR SIZE AND LOCATION OF PENETRATION.
3. CONTRACTOR TO SUBMIT FINAL SIZE & LOCATION OF ALL PENETRATIONS TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CUTTING HOLES.

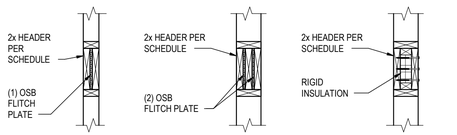
TYPICAL FLUSH HEADER PENETRATION DETAIL

NTS



TYPICAL HORIZONTAL PENETRATION THRU WOOD STUDS

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2x4 WALL | 2x6 INTERIOR WALL | 2x6 EXTERIOR WALL

TYPICAL DROPPED 2x HEADER CONSTRUCTION DETAIL

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PROJECT DATE: 05/27/2026

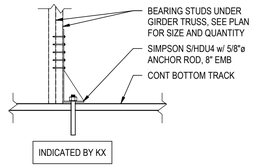
S401

WALL & HEADER SCHEDULES & TYPICAL DETAILS

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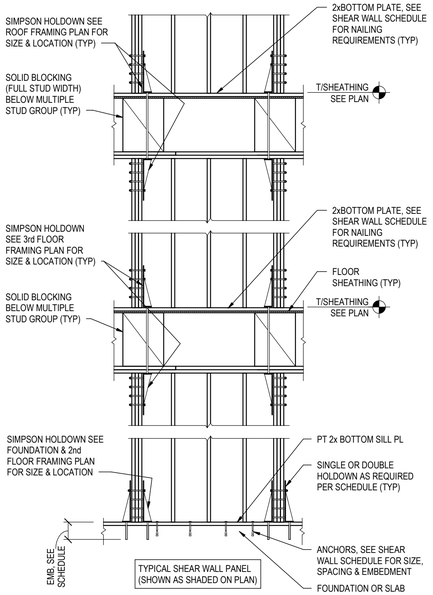


HOLDOWN AT GIRDER TRUSS BEARING STUD DETAIL

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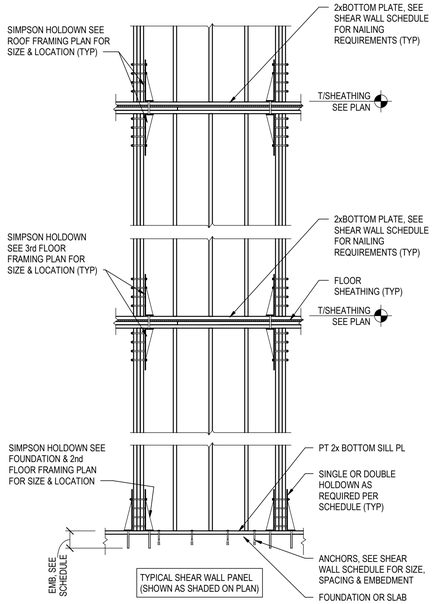
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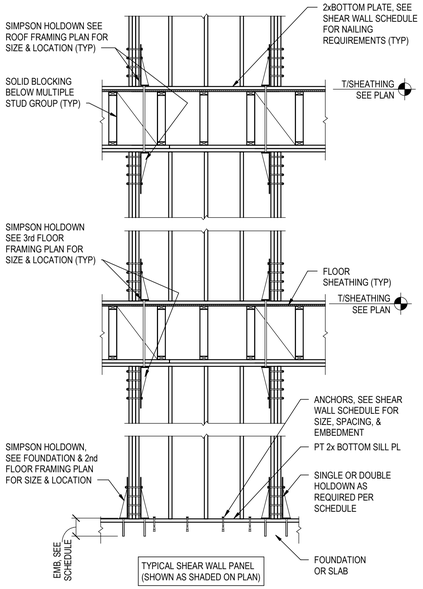
SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PARALLEL TO FLOOR FRAMING

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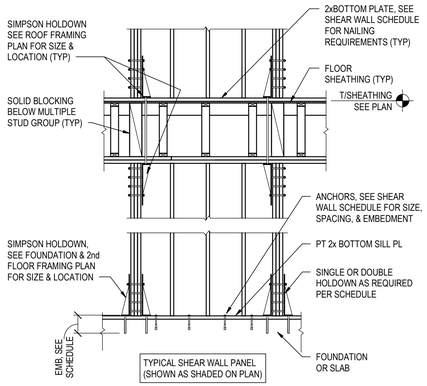
SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PARALLEL TO FLOOR FRAMING

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SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PERPENDICULAR TO FLOOR FRAMING

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SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PERPENDICULAR TO FLOOR FRAMING

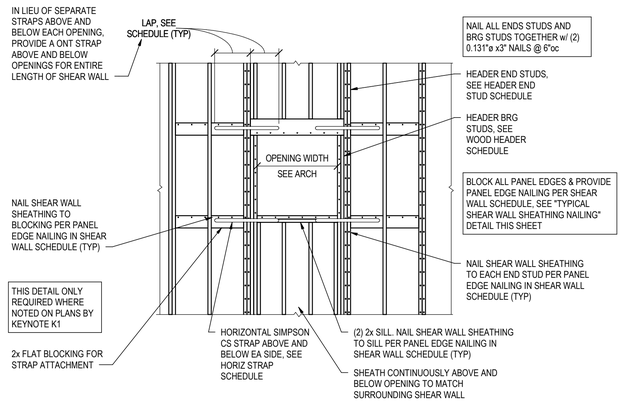
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WOOD SHEAR WALL SCHEDULE

1	2	3	4	5	6	7	8	9	10	11	12	13	14
SHEAR WALL MARK	LEVEL	SHEATHING TYPE	BLOCKED PANEL EDGES	WALL PANEL EDGE FASTENING	WALL PANEL FIELD FASTENING	MAX WALL STUD SPACING	TOP PL FASTENING	BOTTOM PL FASTENING	ROOF/FLOOR SHEATHING FASTENING @ SHEAR WALL ELEMENT	HOLDOWN SIMPSON TYPE	HOLDOWN ANCHORAGE TO FOUNDATION	END STUDS	TRUSS DRAG FORCE, PLF (ASD)
SW1	3RD	5/8" GYPSUM ONE SIDE	YES	0.092"ø x1-7/8" @ 7"oc	0.092"ø x1-7/8" @ 7"oc	16"oc	0.131"ø x3" TOENAILS @ 8" oc	SDWS22500DB @ 36" oc	0.131"ø x3"NAILS @ 6"oc	DTT2Z w/ 1/2"ø ROD	-	(1) 2x6	145
	2ND	7/16" OSB ONE SIDE	YES	0.131"ø x3" @ 6"oc	0.131"ø x3" @ 12"oc	16"oc	0.131"ø x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"ø x3"NAILS @ 6"oc	DTT2Z w/ 1/2"ø ROD	-	(2) 2x6	336
	1ST	7/16" OSB ONE SIDE	YES	0.131"ø x3" @ 4"oc	0.131"ø x3" @ 12"oc	16"oc	SIMPSON A34 @ 10" oc	5/8"ø x6" @ 16" oc	0.131"ø x3"NAILS @ 6"oc	HDUE5-SDS3 w/ 5/8"ø ROD	5/8"ø ROD x XX" EMBED	(3) 2x6	490
SW2	3RD	7/16" OSB ONE SIDE	YES	0.131"ø x3" @ 6"oc	0.131"ø x3" @ 12"oc	16"oc	0.131"ø x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"ø x3"NAILS @ 6"oc	DTT2Z-SDS2.5 w/ 1/2"ø ROD	-	(2) 2x6	336
	2ND	7/16" OSB ONE SIDE	YES	0.131"ø x3" @ 6"oc	0.131"ø x3" @ 12"oc	16"oc	0.131"ø x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"ø x3"NAILS @ 6"oc	DTT2Z w/ 1/2"ø ROD	-	(2) 2x6	336
	1ST	7/16" OSB ONE SIDE	YES	0.131"ø x3" @ 4"oc	0.131"ø x3" @ 12"oc	16"oc	SIMPSON A34 @ 10" oc	5/8"ø x6" @ 16" oc	0.131"ø x3"NAILS @ 6"oc	HDUE5-SDS3 w/ 5/8"ø ROD	5/8"ø ROD x XX" EMBED	(3) 2x6	490

SHEAR WALL SCHEDULE NOTES:

1. REFER TO TYPICAL SHEAR WALL DETAILS AND ELEVATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION.
2. REFER TO DETAILS THIS SHEET FOR END STUD CONFIGURATIONS AT SHEAR WALLS.
3. REFER TO DETAIL THIS SHEET FOR "TYPICAL SHEAR WALL SHEATHING INTERRUPTION DETAIL."
4. ANCHOR RODS FOR HOLDOWNS SHALL BE POST-INSTALLED INTO FOUNDATION (NOT STEM WALL). REFER TO DETAILS THIS SHEET.
5. BOTTOM PLATE ANCHORS AT FOUNDATION SHALL BE POST-INSTALLED SIMPSON TITEN HD ANCHORS UNLESS NOTED OTHERWISE.
6. AT FOUNDATION, INSTALL SIMPSON BPS PLATE WASHER AT EACH SHEAR WALL BOTTOM PLATE ANCHOR LOCATION PER DETAIL THIS SHEET.
7. REFER TO FRAMING SECTIONS FOR WHERE TOP/BOTTOM PLATE FASTENING IS REQUIRED.
8. * = FOR SCREW SPACING TIGTHER THAN 6"oc, PRE-DRILL AS REQUIRED TO PREVENT SPLITTING OF THE WOOD MEMBER.

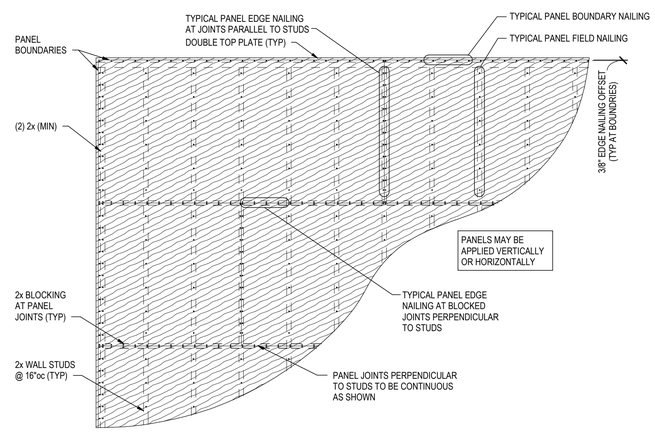


HORIZ STRAP SCHEDULE			
SHEAR WALL MARK	HORIZ STRAP	MIN LAP	NAILS EA END OF STRAP
SW?	CS14	16"	(30) 0.131"ø x2 1/2" NAILS

SHEAR WALL FORCE TRANSFER DETAIL

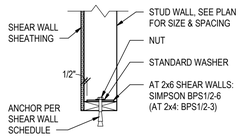
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3 / S402



SHEAR WALL SHEATHING NAILING DETAIL

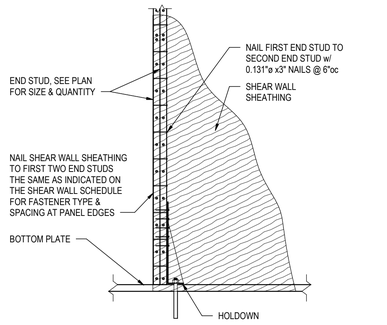
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TYPICAL SHEAR WALL PLATE WASHER DETAIL

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1 / S402



TYPICAL HOLDOWN AT SHEAR WALL END STUD DETAIL

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2 / S402

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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S402

WOOD SHEAR WALL SCHEDULES & TYPICAL DETAILS

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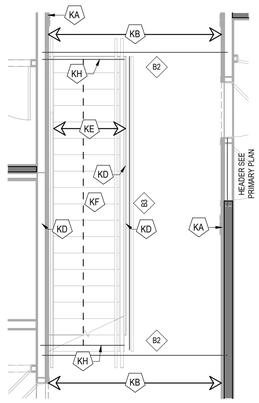
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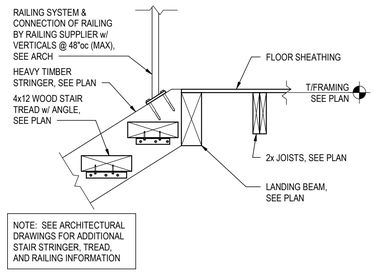
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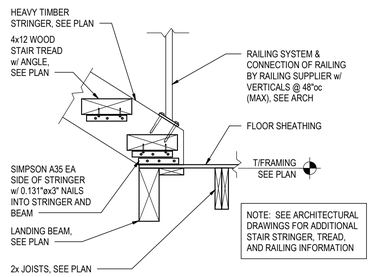
ENLARGED STAIR SHAFT FRAMING PLAN (A / S403)
1/4" = 1'-0"

STAIR FRAMING KEYNOTES:

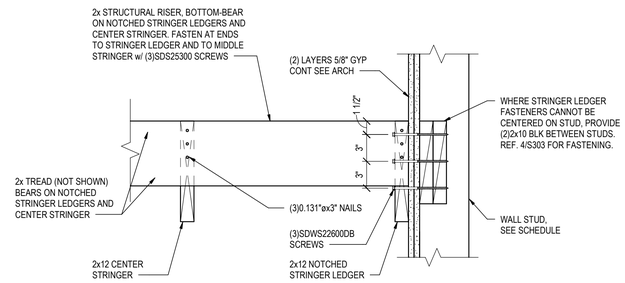
KA 2x10 CONT LANDING LEDGER. FASTEN TO WALL STUDS (THROUGH (1) OR (2) LAYERS GYP AS OCCURS) w/ (3) SDWS22600DB SCREWS. WHERE FASTENERS CANNOT BE CENTERED ON STUDS, CONNECT TO BLOCKING BETWEEN STUDS. REF. SECTION 4/S404.
KB 2x10 LANDING JOISTS @ 16"oc MAX w/ SIMPSON LUS28. WHERE JOISTS BEAR AT CENTER WALL, JOISTS @ 24"oc MAX.
KC CENTER STAIR WALLS: 2x4 @ 16"oc MAX.
KD 2x12 NOTCHED STRINGER LEDGER. REF. SECTION 2/S404 & 3/S404 FOR FASTENING AND ADDITIONAL BLOCKING.
KE 2x STAIR TREADS w/ 2x STRUCTURAL RISE. REF. SECTION 2/S404 & 3/S404.
KF 2x12 NOTCHED MIDDLE STRINGER. REF. SECTION 2/S404 & 3/S404.
KG EXTERIOR STAIR WALL. SEE WOOD STUD SCHEDULE.
KH (3) 2x10, POCKET BEAR AT CENTER STAIR WALL. HUC210-3 AT LEDGER.



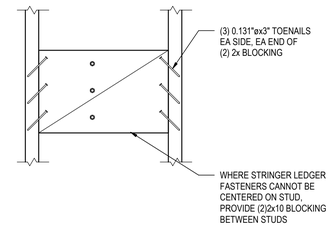
SECTION 1 / S403
3/4" = 1'-0"



SECTION 2 / S403
3/4" = 1'-0"



SECTION 3 / S403
NTS



SECTION 4 / S403
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Schaefer Project Number: 25-2420

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

S403

STAIR AND BALCONY FRAMING PLAN

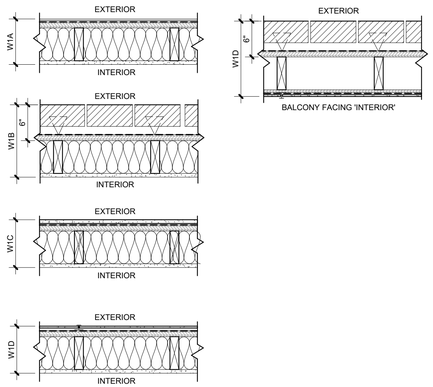
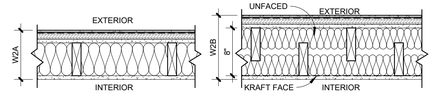
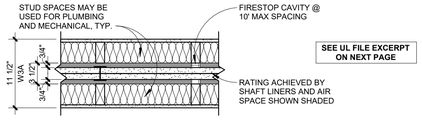
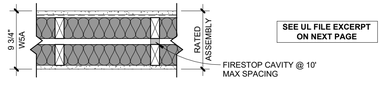
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WALL ASSEMBLIES

DESIGNATION	DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION
EXTERIOR WALLS **W1A** **W1B** **W1C** **W1D**	**WALL STRUCTURE AND INSULATION:** **W1 -** 2X6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE, AND EFFECTIVELY FIRESTOPPED AT TOP OF BOTTOM OF WALL - LATERALLY BRACED WITH SHEATHING - 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION. FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES. **INTERIOR SHEATHING:*** **A, B, C -** MIN. 1/2" THICK GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY TO INTERIOR WALL FACE WITH 1 7/8" LONG 6D C.C. NAILS AT 7" O.C. **INTERIOR SHEATHING:*** **D -** STRUCTURAL PANEL SHEATHING MIN. 7/16" APA RATED INSTALLED LONG DIMENSION PERPENDICULAR TO STUDS WITH EDGES CENTERED ON STUD OR BLOCKING WITH 6D C.C. NAILS 6" O.C. - EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS. - SEE EXTERIOR CLADDING ITEM C BELOW FOR DETAILS OF INTERIOR SIDE EXTERIOR CLADDING **EXTERIOR SHEATHING:*** **A, B, C, D -** MIN R3.6 1" STRUCTURAL INSULATED PANEL SHEATHING WITH INTEGRAL AIR AND WEATHER BARRIER. INSTALL PROPRIETARY FLASHING TAPE/SEAM TAPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE WATER-RESISTIVE, AIR BARRIER SYSTEM. **EXTERIOR CLADDING:** **A -** HORIZONTALLY ORIENTED FIBER CEMENT LAP SIDING W/ 5" EXPOSURE. PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. EXTERIOR LIGHTS, VENTS, EQUIPMENT, METERS, ETC ARE TO BE SECURELY MOUNTED TO FIBER CEMENT TRIM BLOCKS. ALL SIDING TO TRIM/BLOCK JOINTS SHALL BE CAULKED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. **B -** BRICK - SEE EXTERIOR ELEVATION SHEETS FOR BASIS OF DESIGN AND COLORS. BRICK VENEER INSTALLED W/ HB DW-10 ADJUSTABLE (2) PIECE METAL TIES 16" O.C. HORIZ. AND 16" O.C. VERTICAL, MAINTAIN MIN. 1" CLEAR AIRSPACE. INSTALL MESH MORTAR NET, FLASHING, AND WEEPS (32" O.C. MAX) AT ALL HORIZONTAL INTERRUPTIONS. STRICTLY ADHERE TO BRICK MANUFACTURER'S INSTALLATION INSTRUCTIONS. **C -** HORIZONTALLY ORIENTED FIBER CEMENT SQUARE CHANNEL SIDING W/ 9" EXPOSURE. PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. EXTERIOR LIGHTS, VENTS, EQUIPMENT, METERS, ETC ARE TO BE SECURELY MOUNTED TO FIBER CEMENT TRIM BLOCKS. ALL SIDING TO TRIM/BLOCK JOINTS SHALL BE CAULKED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. **D -** FIBER CEMENT PANELS - SEE EXTERIOR ELEVATION SHEETS. FIBER CEMENT PANEL SYSTEM 5/16" MATERIAL THICKNESS (DESIGN INTENT: JAMES HARDIE - VERTICAL SIDING PANELS) INSTALLED OVER DRAINABLE WEATHER BARRIER. JOINTS AND EDGES ARE TO RECEIVE TAMLYN EXTRUDED ALUMINUM TRIMS. DRIP EDGES, OR CAPS -SEE ELEVATIONS. STRICTLY ADHERE TO CLADDING MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL CLADDING COMPONENTS MUST MEET MANUFACTURER'S REQUIREMENTS. *NOTE: NAILING PATTERN DESCRIBED IS A MINIMUM REQUIREMENT TO MEET THE GA/UL RATING. COORDINATE NAILING PATTERNS WITH THE STRUCTURAL SHEER WALL REQUIREMENTS.	
RATED EXTERIOR WALLS **W2A** **W2B** RATING: 1 HR GA WP 8105	**WALL STRUCTURE AND INSULATION:** **W2A -** 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE, AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL - LATERALLY BRACED WITH SHEATHING - 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION: FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES. **W2B** - TWO ROWS OF STAGGERED 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE. TOTAL FRAMING CAVITY THICKNESS IS 8" . RIP TOP AND BOTTOM PLATES TO FIT AND EFFECTIVELY FIRESTOP AT TOP AND BOTTOM OF WALL - LATERALLY BRACE WITH SHEATHING - (2) LAYERS 3 1/2" THICK R-15 HD. INSULATION. USE KRAFT FACED BATT INSULATION FACE STAPLED TO STUDS ON INTERIOR SIDE AND UNFACED INSULATION FRICTION FIT BETWEEN STUDS ON EXTERIOR SIDE - INSTALL IN ALL CAVITIES. **INTERIOR SHEATHING*:** **A, B -** 5/8" THICK PROPRIETARY TYPE X GYPSUM SHEATHING APPLIED VERTICALLY OR HORIZONTALLY TO INTERIOR WALL FACE WITH 1 7/8" LONG 6D COATED NAILS AT AT 7" O.C. AT ALL PANEL SUPPORTS. **EXTERIOR SHEATHING*:** **A, B -** MIN R3.6 1" STRUCTURAL INSULATED PANEL SHEATHING WITH INTEGRAL AIR AND WEATHER BARRIER. INSTALL PROPRIETARY FLASHING TAPE/SEAM TAPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE WATER-RESISTIVE, AIR BARRIER SYSTEM. INSULATED PANEL INSTALLED OVER EXTERIOR RATED 5/8" THICK TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO EXTERIOR WALL FACE WITH 1 3/4" LONG GALVANIZED NAILS AT AT 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES **EXTERIOR CLADDING:** **A, B -** FIBER CEMENT PANELS - SEE EXTERIOR ELEVATION SHEETS FOR BASIS OF DESIGN AND COLORS. FIBER CEMENT PANEL SYSTEM 5/16" MATERIAL THICKNESS (DESIGN INTENT: JAMES HARDIE - VERTICAL SIDING PANELS) INSTALLED OVER DRAINABLE WEATHER BARRIER. JOINTS AND EDGES ARE TO RECEIVE TAMLYN EXTRUDED ALUMINUM TRIMS. DRIP EDGES, OR CAPS -SEE ELEVATIONS. STRICTLY ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. . *NOTE: NAILING PATTERN DESCRIBED IS A MINIMUM REQUIREMENT TO MEET THE GA/UL RATING. COORDINATE NAILING PATTERNS WITH THE STRUCTURAL SHEER WALL REQUIREMENTS.	
AREA SEPARATION FIRE WALL (PROPRIETARY) **W3A** RATING: 2 HR UL U373 STC: 65-69	**WALL STRUCTURE AND INSULATION:** **W7 -** TWO LAYERS 1" GYPSUM BOARD SHAFTLINER INSERTED IN H-STUDS @ 24" O.C. MIN 3/4" AIR SPACE ON BOTH SIDES MUST BE MAINTAINED BETWEEN LINER PANELS AND ADJACENT FRAMING. - TWO ROWS OF 2X4 WOOD STUDS AT 16" O C. ON SEPARATE PLATES SPACED 3-1/2" APART - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. 3 1/2" THICK GLASS FIBER INSULATION: FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES. **INTERIOR SHEATHING:** **A (BOTH SIDES) -** SINGLE LAYER OF ANY CLASS 1/2" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY TO ONE SIDE OF STUDS - ALL SEAMS TAPED AND FINISHED. ***REFER TO STRUCTURAL DRAWINGS FOR FASTENER AT SHEARWALL PANEL. NO EXCEPTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECT AND ENGINEER.*** ⚠	 SEE UL FILE EXCERPT ON NEXT PAGE
TENANT SEPARATION WALL **W5A** RATING: 1HR UL U-341 STC: 50-54	**WALL STRUCTURE AND INSULATION:** **W5** - DOUBLE ROW OF 2x4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES SPACED 1" APART (SUBSTITUTE 2x6 AT PLUMBING LOCATIONS ON (1) OR BOTH SIDE WHERE SHOWN IN PLAN) - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. 3-1/2" GLASS FIBER INSULATION: FRICTION FIT BETWEEN STUDS - INSTALL IN ALL CAVITIES. **STEEL FRAMING MEMBERS (ONE SIDE):** **A -** No. 25 MSG GALVANIZED STEEL RESILIENT CHANNELS SPACED 24" O.C. PERPENDICULAR TO STUDS. SECURE CHANNELS TO STUDS WITH No. 8 x 2-1/2" COARSE DRYWALL SCREWS. OVERLAP CHANNELS 6" AT ENDS AND FASTEN WITH No. 815 x 1/2" PHILIPS MODIFIED TRUSS SCREWS SPACED 2 1/2" FROM THE CENTER OF THE OVERLAP. ***TAG ARROW INDICATED SIDE TO RECEIVE RESILIENT CHANNEL.*** 1 W5A 1 W5A **SHEATHING (BOTH SIDES):** **A -** 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO FRAMING ON EACH SIDE WITH 1-7/8" LONG No. 6 BUGLE HEAD DRYWALL SCREWS AT 7" OC AT STUDS AND BEARING PLATES. JOINTS STAGGERED 16" ON OPPOSITE SIDES. ***ADD SHEAR PANELS TO ASSEMBLY* PER STRUCTURAL SHEAR WALL SCHEDULE. REPLACE FASTENERS PER SHEAR SCHEDULE - *NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECT OR ENGINEER.*** ⚠	 SEE UL FILE EXCERPT ON NEXT PAGE

WALL ASSEMBLY LEGEND

1 — CORE MATERIAL (WOOD/STEEL/CONC. ETC.)
XXX — FIRE RATING IN HRS. (IF APPLICABLE); SPECIFIC ASSEMBLY; USE DESIGNATION

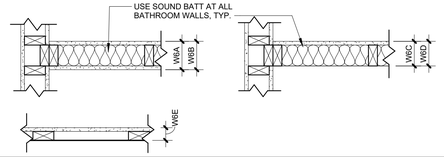
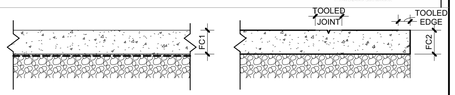
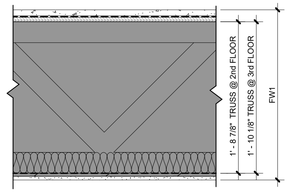
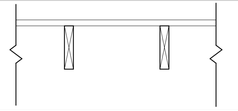
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THE ASSEMBLY DESCRIPTIONS AND DIAGRAMS ON THIS PAGE ARE PROVIDED FOR THE PURPOSE OF GENERAL CONSTRUCTION COMPONENT DESIGNATION AND SELECTION. FOR ASSEMBLIES DESIGNATED WITH A FIRE RATING REQUIREMENT THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE REQUIREMENTS OF EACH ASSEMBLY AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY, OR THE REFERENCED CODE SECTION. ALL RATED ASSEMBLIES MUST BE CONSTRUCTED CONTINUOUS TO OTHER RATED ASSEMBLIES. MEMBRANE AND THROUGH PENETRATIONS OF RATED ASSEMBLIES MUST BE PROTECTED BY LISTED PENETRATION CONSTRUCTION.

CHANGES TO THESE ASSEMBLIES THAT ARE CONSTRUCTED IN THE FIELD WITHOUT NOTIFICATION TO THE ARCHITECT AND REVISIONS TO THE DRAWINGS WILL NOT BE ACCEPTED, AND MAY RESULT FAILED INSPECTIONS AND THE REQUIREMENT TO REMEDY THE CONSTRUCTION AND POTENTIAL CONSTRUCTION DELAYS.

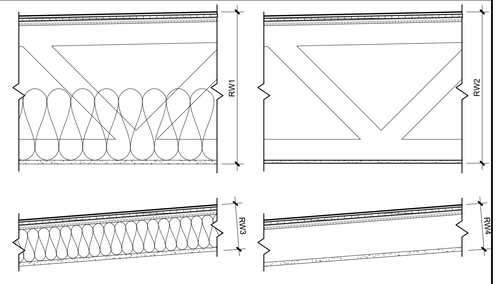
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WALL ASSEMBLIES

DESIGNATION	DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION
INTERIOR WALL (NON-RATED) **3-1/2" / 5-1/2"** **W6A / W6B** **W6C / W6D** **W6E**	**WALL STRUCTURE AND INSULATION:** **W6 -** WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED AND INSTALLED ON SILL SEALER. WHEN USED AS WALL FURRING AGAINST COLD SPACES / EXTERIOR WALLS - PROVIDE 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION: FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES. **A,C -** 2x4 STUDS **B,D -** 2x6 STUDS **E -** 2x DIMENSIONAL LUMBER ON THE FLAT **SHEATHING:** (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES (**A & B**) OR (1) SIDE (**C, D, E**) OF STUDS - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES. INTERIOR WALLS AT TUB, SHOWERS, BEHIND BATHROOM VANITIES AND WATER CLOSETS SHALL RECEIVE MOISTURE RESISTANT (MR) RATED SHEATHING.	
SEPARATION WALL **W7A** RATING: 1HR GA # WP3640	**WALL STRUCTURE AND INSULATION:** **W7 -** 2x4 WOOD STUDS AT 24" O.C. FRAMED ON THE FLAT w/ 6d CEMENT COATED NAILS, 1 7/8" LONG WITH 1/4" AT 7" O.C. **SHEATHING (BOTH SIDES):** **A -** 5/8" EXTERIOR RATED TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF STUDS WITH 6d CEMENT COATED NAILS, 1 7/8" LONG WITH 1/4" AT 7" O.C. HORIZONTAL JOINTS STAGGERED NOT LESS THAN 12" ON OPPOSITE SIDES.	**WALLS AND INTERIOR PARTITIONS, WOOD FRAMED** GA FILE NO. WP 3640 — GENERIC — 1 HOUR FIRE GYPSUM WALLBOARD, WOOD STUDS One layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of either 2 x 3 or 2 x 4 wood studs, turned flatwise, 24" o.c. with 6d cement-coated nails, 7/⅛" long, 0.0915" shank, ¼" heads, 7" o.c. Horizontal joints staggered not less than 12" on opposite sides. **(NLB)**  Thickness: 27/⅛" Approx. Weight: 7 psf Fire Test: UL, 9-12-96, UL Design U338
SLAB ON GRADE **FC1** **FC2** RATING: NONE REQUIRED	**FLOOR STRUCTURE:** **1 -** CONCRETE SLAB ON GRADE AS DESCRIBED IN THE STRUCTURAL DRAWINGS OVER 15 MIL VAPOR BARRIER. 2 - EXTERIOR CONCRETE PATIO SLAB ON GRADE - SLOPE TO DRAIN AWAY FROM PATIO DOOR **INSULATION:** **1 -** SEE EXTERIOR WALL SECTION FOR EXTENTS OF SLAB INSULATION **FLOOR SURFACE:** **1 -** SEE FINISH PLANS FOR AREAS TO RECEIVE SURFACE IMPROVEMENTS **2 -** LIGHT BROOM TEXTURE WITH HAND TOOLED JOINTS AND SMOOTH TROWEL PERIMETER FINISH.	
FLOOR/CEILING **FW1** RATING: 1 HR UL #L528 STC: 51 & IIC: 511-54 FOR SIMILAR ASSEMBLIES	**FLOOR STRUCTURE:** **FW -** PRE-ENGINEERED WOOD TRUSSES: 4x2 OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX PER THE STRUCTURAL DRAWINGS **INSULATION:** **1 -** 3-1/2" SOUND BATT INSULATION **SHEATHING AND FLOOR SURFACE:** **1 -** 1" GYPCRETE TOPPING OVER 1/4" SOUND ISOLATION MAT (USE 1 1/4" WHERE SOUND MAT IS OMITTED) ON 3/4" T&G SUBFLOORING NAILED PER 'APA' REQUIREMENTS PERPENDICULAR TO FRAMING WITH JOINTS CENTERED OVER TRUSSES AND STAGGERED. INSTALL SOUND MAT IN ALL DWELLING UNITS AREAS WITH HARD SURFACE FLOORING. EXTEND SOUND MAT 24" BEYOND LIMITS OF HARD FLOORING WITHIN THE UNIT. **CEILING ASSEMBLY:** **1 -** *BASE LAYER:* 1/2" RESILIENT CHANNEL APPLIED PERPENDICULAR TO TRUSSES @ 16" O.C. MAX FASTENED W 1-1/4" TYPE 'S' SCREWS 24" O.C. MAX. CHANNEL OVERLAPS 4" AT SPLICES. (2) CHANNELS TO BE PROVIDED AT BUTT JOINTS AND EXTEND 6" BEYOND EACH SIDE. *TOP LAYER:* 5/8" UL RATED GYPSUM BOARD SCREWS 12" O.C. & MIN. 1 1/2" FROM SIDE AND END JOINTS.	 SEE GA FILE EXCERPT ON NEXT PAGE
FLOOR/CEILING **FW2** RATING: NONE	**FLOOR STRUCTURE:** **FW -** PRESERVATIVE TREATED 2x10 WOOD JOISTS AT 16" O.C. **SHEATHING AND FLOOR SURFACE:** **2 -** 5/4" x 5 1/2" COMPOSITE DECKING MATERIAL WITH CONCEALED FASTENER SYSTEM AND NON-FLUTED BOTTOMS. - TIMBERTECH EDGE AS BASIS OF DESIGN **CEILING ASSEMBLY:** **2 -** *NONE*	

ROOF ASSEMBLIES

DESIGNATION	DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION
ROOF **RW1** **RW2** **RW3** **RW4** RATING: NONE	**STRUCTURE:** **RW1, RW2 -** PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX. - SEE STRUCTURAL DRAWINGS **RW3, RW4 -** 2x RAFTERS @ 24" O.C. MAX - SEE STRUCTURAL DRAWINGS **SHEATHING:** **1, 2, 3 -** 5/8" APA RATED EXTERIOR GRADE SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 10D SHANK NAILS - SPACED 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS. **INSULATION:** **1 -** BLOWN IN CELLULOSE INSULATION w/ MIN. R3.5 PER INCH INSTALLED TO A CONSISTENT DEPTH TO ACHIEVE A MIN. R VALUE OF 60. **2, 4 -** NONE **3 -** 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION: FACE STAPLE TO RAFTERS - INSTALL IN ALL CAVITIES. **DRAINAGE PLANE:** **1, 2, 3, 4 -** CLASS C 60 MIL MIN. WHITE MEMBRANE ROOFING ON MIN. 1/2" PROTECTION BOARD. (TPO OR EPDM ARE BOTH ACCEPTABLE. PROVIDE SUBMITTAL FOR INTENDED PRODUCT.) **CEILING ASSEMBLY:** **1 -** (1) LAYER 5/8" GYP. BD. APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES W/ 1-1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. PROVIDE 4 MIL VAPOR BARRIER ON UNDERSIDE OF TRUSSES **2, 3, 4 -** 1/2" SAG RESISTANT EXTERIOR GYPSUM WALL BOARD APPLIED TO THE FRAMING WITH 1-1/4" TYPE 'W' OR 'S' CORROSION-RESISTANT DRYWALL SCREWS. COVER JOINTS WITH 1x4 FIBER CEMENT TRIM BOARDS -SEE BREEZEWAY CEILING PLANS.	

OBC 718.2 FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. ONE THICKNESSS OF 0.719" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 0.75" PARTICLEBOARD WITH JOINTS BACKED BY 0.75" PARTICLEBOARD.
5. 1/2" GYPSUM BOARD
6. 1/4" CEMENT-BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACCE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
9. MASS TIMBER COMPLYING WITH SECTION 2304.11

OBC 718.3 DRAFTSTOPPING MATERIALS:
DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OF BLANKETS OR MINERAL WOOL OR GLASS FIBER. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.

STRUCTURE ASSEMBLY LEGEND

1 — ASSEMBLY TYPE DESIGNATION (ROOF/FLOOR/COLUMN/BEAM)
XXX — FIRE RATING IN HRS. (IF APPLICABLE); DETAILS; CORE MATERIAL DESIGNATION (WOOD/STEEL/CONC., ETC.)

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CONSTRUCTION NOTE: AT THE CONTRACTOR'S OPTION - THE ASSEMBLIES FOR COLUMNS AND BEAMS SHOWN ON THIS SHEET ARE INTERCHANGEABLE WITH OTHER ASSEMBLIES OF THE SAME TYPE SHOWN ON THIS SHEET PROVIDED THEY ARE OF EQUAL HOURLY RATING.

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WESTERVILLE OHIO 43081

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A011
CONSTRUCTION ASSEMBLIES

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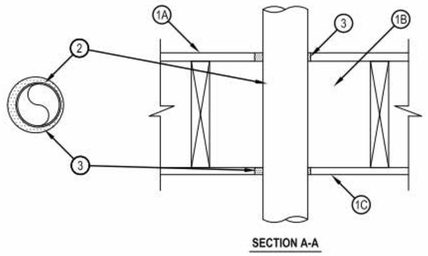
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System No. F-C-7013

FC 7013

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 1 Hr
	FTH Rating — 0 Hr



SECTION A-A

1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5-1/4 in. (133 mm).
   B. Wood Joist* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5-1/4 in. (133 mm).

1.1 Chase Wall — (Not shown, Optional) The through penetrants (Item 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) lumber or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) lumber or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening shall be 5-1/4 in.
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) lumber plates or two sets of nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted. Max diam of opening is 5-1/4 in. (133 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

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Page: 1 of 2

System No. F-C-7013

FC 013

2. Steel Duct — Nom 4 in. (102 mm) diam (or smaller) No. 28 gauge (or heavier) steel duct to be installed either concentrically or eccentrically within the firestop system. The annular space between duct and periphery of opening shall be min of 1/4 in. (6 mm) to max 3/4 in. (19 mm). Steel duct to be rigidly supported on both sides of floor-ceiling assembly.
3. Fill, Void or Cavity Materials*-Sealant — Min 3/4 in. (19 mm) thickness of sealant applied within the annular space, flush with top surface of floor or sole plate. Min 5/8 in. (16 mm) thickness of sealant applied within annular space, flush with bottom surface of gypsum board or lower top plate. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

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

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Hilti Firestop Systems

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Page: 2 of 2

FW1

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Design No. L528

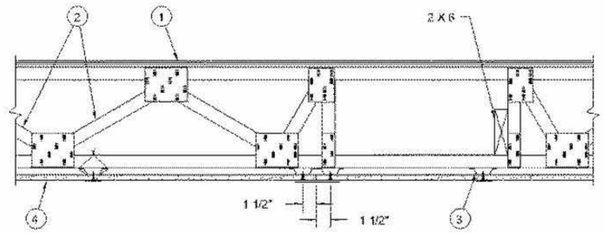
March 15, 2016

Unrestrained Assembly Rating - 1 Hr.

Finish Rating - 22 Min.

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

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



System No. 7

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

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

Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 62.5 lbs of Pea Gravel, 312.5 lbs of sand with 5-1/2 gal of water.

LITE-CRETE INC — Type I

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

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

4. **Gypsum Board*** — One layer of nom 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to furring or resilient channels. Gypsum board secured with 1 in. long No. 6 Type S bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. End joints secured to both resilient channels as shown in the end joint detail.

FW2

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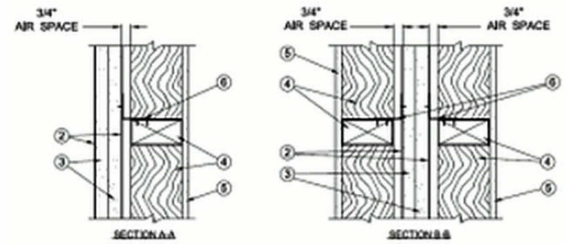
Design No. U373

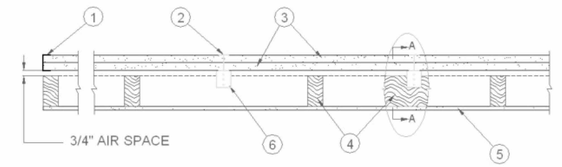
June 17, 2014

Nonbearing Wall Rating - 2 Hr (See Items 4, 4A and 4B)

Finish Rating - 120 Min (See Item 4)

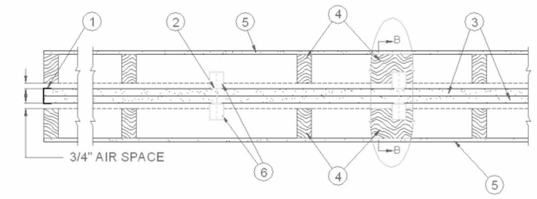
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CONFIGURATION A

EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



CONFIGURATION B

EXPOSED TO FIRE FROM EITHER SIDE

AREA SEPARATION WALL: — (Nonbearing, Max Height - 44 ft)

1. **Floor, Intermediate or Top Wall —** 2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.

3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.

GEORGIA-PACIFIC GYPSUM L L C — Types TRSL, DGUSL

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Wood Studs —** For 2 Hr. Bearing or Nonbearing Wall Rating - Nom 2 by 4 in., max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.

5. **Gypsum Board —** Classified or Unclassified - Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.

6. **Attachment Clips —** Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with minimum one Type S screw 3/8 in. long to "H" studs and with minimum one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.

7. **Batts and Blankets* —** (Optional, not shown) — Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

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

Last Updated on 2014-06-17

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A012

CONSTRUCTION ASSEMBLIES

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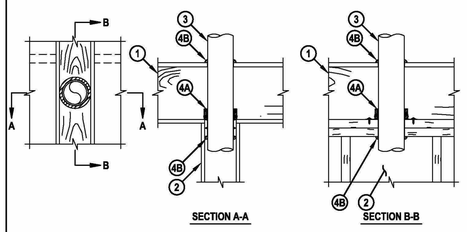
PRELIMINARY NOT FOR CONSTRUCTION

FC 2404

System No. F-C-2404

F Rating — 1 Hr
T Rating — 1/4 Hr

Classified by Underwriters Laboratories, Inc. to UL 1479



1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Diam of opening shall max 1/8 in. (3 mm) larger than actual outside pipe diam.
   B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 4 ft (1219 mm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design.
2. Chase Wall — The through penetrant (item no. 3) shall be routed through a single, double or staggered wood studgypsum board chase wall and shall include the following:
   A. Studs — Nom 2 by 4 in. (51 by 102 mm) or nom 2 by 6 in. (51 by 152 mm) lumber studs.
   B. Top Plate — A double 2 by 4 (51 by 102 mm) or 2 by 6 (51 by 152 mm) top plate shall be installed to the underside of the joists. Diam of opening shall be 1/8 in. (3 mm) larger than actual outside pipe diameter
   C. Gypsum Board — Min ½ in. (13 mm) rated or non-rated gysum board.

HWD 0154

System No. F-C-2404

3. Through Penetrants — One nonmetallic pipe or conduit installed concentrically within opening. Annular space between penetrant and periphery of opening to be min 1/16 in. (1.6 mm). Penetrant to be rigidly supported on both sides of wall. The following types and sizes of penetrants may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 4 in. (102mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
4. Firestop System — The details of the firestop system shall be as follows:
   A. Firestop Device* — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to the top of the top plate using two anchor tabs provided. The anchor tabs are secured using ¾ in. (19 mm) wood screws and washers.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP643N Firestop Collar.
   B. Fill, Void or Cavity Material* - Sealant — Min ½ in. (12 mm) bead of sealant shall be applied at bottom surface of lower top plate. In addition, at the top of floor, a min ½ in. (12 mm) bead of sealant shall be applied at the top of sole plate or subfloor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

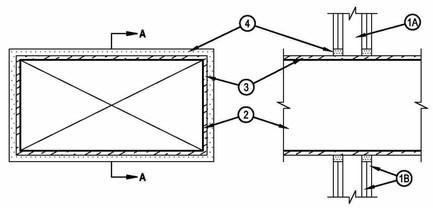
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

WL 7059

System No. W-L-7059

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 1/2 and 3/4 Hr (See Item 1)	FT Rating - 1/2 and 3/4 Hr(See Item 1)
	FH Ratings - 1 and 2 Hr (See Item 1)
	FTH Rating - 1/2 and 3/4 Hr (See Item 1)



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of channel studs. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. The opening in the wall to accommodate the steel duct (Item 2) shall be framed on all sides using lengths of studs installed between the vertical studs and attached to the studs at each end. The framed opening in the wall shall be a nom 6 in. (152 mm) wide and 12 in. (305 mm) higher than the width and height of the steel duct.
   B. Wallboard, Gypsum* — 5/8 in. (16 mm) thick, 4 ft (1.22 mm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400, V400 or W400 Series Design in the UL Fire Resistance Directory. Max area of opening is 395 sq. in. (0.25 m2)with max dimensions of 26-3/4 in. (679 mm) for steel studs. The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed. The hourly T, FT and FTH Ratings are 1/2 hr and 3/4 hr for 1 and 2 hr rated assemblies, respectively

WL 7059

System No. W-L-7059

2. Steel Duct — Nom 24 in. by 12 in. (610 by 305 mm) (or smaller) No. 24 gauge (or heavier) steel duct to be installed eccentrically within the framed opening. The annular space shall be min 1 in. (25 mm) to max 1-3/4 in. (45 mm) Steel duct to be rigidly supported on both sides of wall assembly.
3. Batts and Blankets* — Max 1-1/2 in. (38 mm) thick glass fiber batt or blanket (min 3/4 pcf or 12 kg/m3) jacketed on the outside with a foil-scrim-kraft facing. Longitudinal and transverse joints sealed with aluminum foil tape. During the installation of the fill material, the batt or blanket shall be compressed 50% such that the annular space within the firestop system shall be min 1/4 in. (6 mm) to max 1 in. (25 mm). See Batts and Blankets - (BKNV) category in the Building Materials Directory for names of manufacturers. Any batt or blanket meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index 50 or less may be used.
4. Fill, Void or Cavity Material* - Sealant — Min 5/8 in. or 1-1/4 in. (16 or 32 mm) thickness of fill material applied within annulus, flush with both surfaces of wall for 1 or 2 hr walls, respectively. If voids develop after the fill materials cures, the voids shall be sealed with additional fill material.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

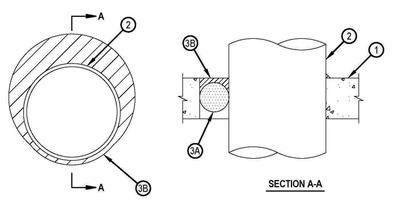
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

CAJ 1154

System No. C-AJ-1154

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 3 Hr	F Rating — 3 Hr
T Rating — 1/4 Hr	FT Rating — 1/4 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft	FH Rating — 3 Hr
L Rating At 400 F — 4 CFM/sq ft	FTH Rating — 1/4 Hr
	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — 4 CFM/sq ft



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 14 in. (356 mm).
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through-Penetrants — One metallic pipe, conduit or tubing to installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 3-1/4 in. (83 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 10 in. (254 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Conduit — Nom 4 in. (254 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.
   C. Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
   D. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Firestop System — The firestop system shall consist of the following:
   A. Packing Material — Mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall to accommodate the required thickness of fill material. As an option to the above, backer rod and/or foamed plastic backer material may be used.
   B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. At the point contact location between pipe and concrete, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor and on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

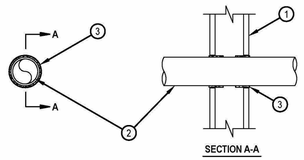
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

WL 2284

System No. W-L-2284

F Rating - 1 Hr
T Rating - 1 Hr

Classified by Underwriters Laboratories, Inc. to UL 1479



1. Wall Assembly -- The 1 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs -- Wall framing shall consist of wood studs or steel channel studs. Wood studs to consist of 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-1/2 in. wide and spaced max 24 in. OC.
   B. Gypsum Board* -- Min 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and orientation shall be as specified in the individual U300 or U400 Wall and Partition Design. Max diam of opening is 4 in.
2. Through Penetrants -- One nonmetallic pipe to be centered within the firestop system. An annular space of 3/16 to 1/4 in. is required within the firestop system. Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe -- Nom 3 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe -- Nom 3 in. diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* -- Wrap Strip - Layers of intumescent wrap strip are continuously wrapped around the pipe with ends held in place with tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall. Size of wrap strip and number of layers are shown in table below.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP648-E W25/1* or CP648-E W45/1-3/4" Firestop Wrap Strip

ProductDesignation	Pipe Diameter (in.)	Number of Layers	Nom. Wrap Strip Width (in.)
CP648-E-W25/1*	1-1/2 and 2	1	1
CP648-E-W45/1-3/4*	1-1/2, 2 and 3	1	1-3/4

   A. Fill, Void or Cavity Material* - Wrap Strip -- (As an alternate to the wrap strip in Item 3) - One layer of intumescent wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC -- CP648-S-1.5" US, CP648-S-2" US, CP648-S-3" US

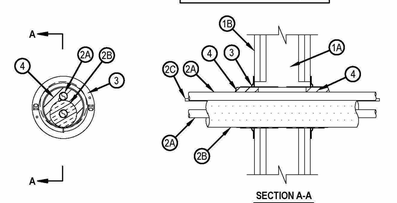
*Bearing the UL Classification Mark

WL 8110

System No. W-L-8110

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Rating — 0 Hr



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening 5 in. (127 mm).
   The hourly F, FH Rating of the firestop system is dependent upon the hourly rating of the wall in which it is installed.
2. Air Conditioning (AC) Line Sets — AC line set consists of max two pipes or tubes (Item 2A), tubing insulation (Item 2B) and a thermostat cable (Item 2C). The AC line sets shall be rigidly supported on both sides of the wall assembly.
   A. Metallic Penetrants — A max of two pipes or tubes to be installed in each AC line set. The following types and sizes of through penetrants may be used:
      1. Steel Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
      2. Iron Pipe — Nom 3/4 in. (19 mm) diam (or smaller) cast or ductile iron pipe.
      3. Copper Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.
      4. Copper Tube — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tube.
   B. Tube Insulation - Plasticsil — Nom 1 in. (25 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The tube insulation may be installed on one max 3/4 in. (19 mm) diam pipe or tube in each AC line set. The space between the insulated and uninsulated pipes or tubes within each AC line set shall be 0 in. (point contact)
      See Plasticsil (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation meeting the above specifications and having a UL 94 Flammability Classification of 94SVA may be used.
   C. Cable — One 4 pair No. 18 AWG (or smaller) thermostat cable with polyvinyl chloride (PVC) insulation and jacket materials may be installed with each AC line set.

WL 8110

System No. W-L-8110

3. Firestop Device* — Firestop device consists of a corrugated steel tube with flanges and gasketing material. Device slid into wall such that ends project an equal distance from the approximate centerline of the wall assembly. Device flanges are spun clockwise onto device threads, over gasketing material butting tightly to both sides of wall. The annular space between the device and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. (25 mm).
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-SL SK 4" Firestop Sleeve
4. Fill, Void or Cavity Material* - Plug — Nom 4 in. (102 mm) plug sized for the firestop device (Item 3) friction fit within the sleeve flush with the end of the sleeve on both sides of the wall assembly. Plug cut to fit around the line set and installed lightly within the sleeve.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-PL Firestop Plug

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

PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A013
CONSTRUCTION ASSEMBLIES

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GENERAL NOTES: SLAB COORDINATION

NOT FOR CONSTRUCTION

A GENERAL PLUMBING FIXTURE LOCATION PLAN: THIS DRAWING IS PROVIDED FOR REFERENCE AND TO FACILITATE THE COORDINATION OF 1ST FLOOR PLUMBING FIXTURES AND THE BELOW SLAB PLUMBING ROUGH-IN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE PLUMBING SUB-CONTRACTOR TO COORDINATE AND VERIFY THESE DIMENSIONS WITH FINAL PLUMBING FIXTURE SELECTIONS, FINAL FLOOR AND WALL FINISH SELECTIONS AND THE ACTUAL CONDITIONS IN THE FIELD.

1 DIMENSIONS ARE SHOWN TO THE CENTERLINE OF THE FIXTURE AND OR WALL BEHIND THE FIXTURE

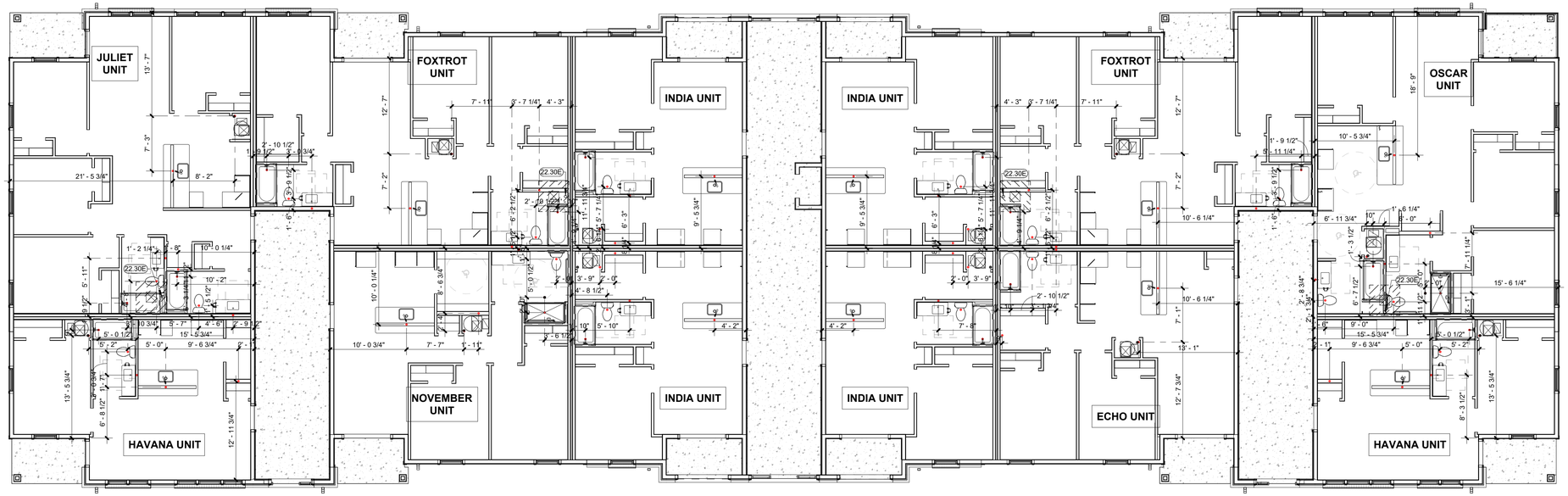
2 EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF FRAMING WHICH ALIGNS WITH THE EXTERIOR FACE OF THE FOUNDATION STEM WALL -SEE A300'S FOR DETAILS

3 INTERIOR WALLS SUCH AS DEMISING WALLS AND CORRIDOR WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL

4 SPECIFIED WATER CLOSETS HAVE A STANDARD 12" DRAIN OFFSET - CONFIRM OFFSET WITH SUBMITTED FIXTURE PRIOR TO PLUMBING ROUGH-IN

5 TUB DRAIN DIMENSIONS MATCH THE LOCATION OF THE DRAIN ON THE SPECIFIED FIXTURE - CONFIRM DRAIN LOCATION WITH SUBMITTED FIXTURE PRIOR TO PLUMBING ROUGH-IN

6 ROLL-IN SHOWER DRAIN IS DIMENSIONED TO THE CENTER OF THE DRAIN OF THE SPECIFIED FIXTURE -CONFIRM DRAIN LOCATION WITH SUBMITTED FIXTURE PRIOR TO PLUMBING ROUGH-IN



A UNDER-SLAB COORDINATION PLAN
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

the columbus designco
COLUMBUS DESIGN LLC 614-636-3075
WWW.THECOLUMBUSDESIGNCOMPANY.COM
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NOT FOR CONSTRUCTION

INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A100

TANGO
UNDER-SLAB COORDINATION

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GENERAL NOTES: DIMENSIONS

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

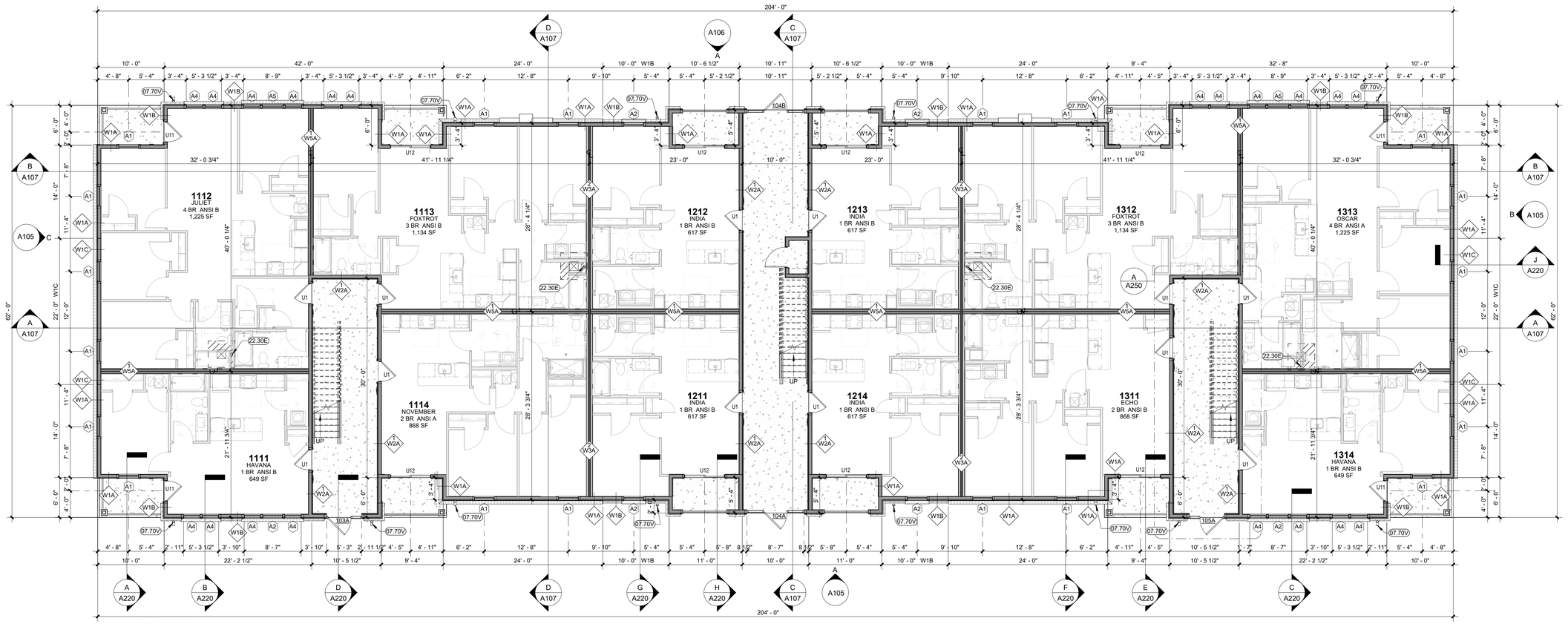
GENERAL NOTES FLOOR PLANS

1. REFER TO SHEET G001 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
3. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE BUILDING/SPACE PRIOR TO COMMENCING WORK (INCLUDING SITE WORK AND GRADE LEVELS) AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
5. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY ARCHITECT DURING A ROUGH INSTALL WALK PRIOR TO WIRING, CONNECTING ETC.
6. PROVIDE PRESSURE TREATED SILL PLATES IN TWO ROWS OF ACOUSTIC SEALANT ON ALL BEARING WALLS AND PARTITIONS LOCATED ON CONCRETE/CMU STEM WALLS OR SLABS.
7. NOT USED
8. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INTERIOR SHEATHING OF EXTERIOR WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
9. PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
11. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST
13. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OWNER SELECTED FINISHES AND FIXTURES AND SHALL BE RESPONSIBLE FOR PROPER INSTALLATION PER THE COMPONENT MANUFACTURERS INSTALLATION INSTRUCTIONS

KEYNOTES

07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT SYSTEM PER PLUMBING DRAWINGS

22.30E RADON PIPE AND PIT - SEE PLUMBING DRAWINGS



A 1ST FLOOR
1/8" = 1'-0"

the columbus designco
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2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

THIS DOCUMENT SET IS PREPARED FOR THE PERMIT/CONSTRUCTION PROCESS AND WHEN THEY ARE INCOMPLETE AND MAY NOT BE WHOLLY ACCURATE. GENERAL CONTRACTORS AND SUB-CONTRACTORS ARE EXPECTED TO FOLLOW BEST PRACTICES TO PROVIDE PRICING FOR A COMPLETE BUILDING AND COMPLETE SYSTEMS (SUCH THE PLUMBING SYSTEM, ELECTRICAL SYSTEM, ETC.) WHERE ASSUMPTIONS ARE MADE. THESE ASSUMPTIONS SHALL BE DISCLOSED AND PRICING PROVIDED.

NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A101
TANGO 1ST FLOOR PLAN

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GENERAL NOTES: DIMENSIONS

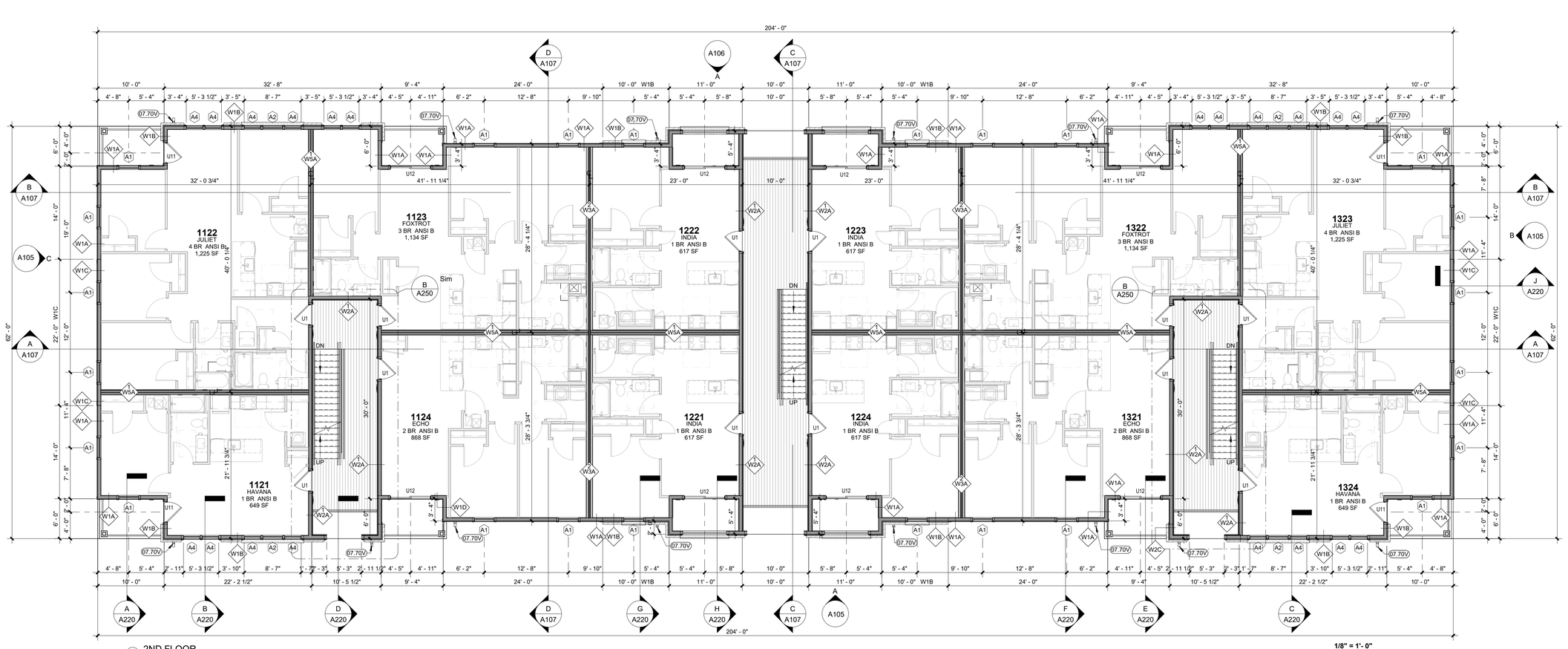
1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

GENERAL NOTES FLOOR PLANS

1. REFER TO SHEET G001 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
3. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE BUILDING/SPACE PRIOR TO COMMENCING WORK (INCLUDING SITE WORK AND GRADE LEVELS) AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
5. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY ARCHITECT DURING A ROUGH INSTALL WALK PRIOR TO WIRING, CONNECTING ETC.
6. PROVIDE PRESSURE TREATED SILL PLATES IN TWO ROWS OF ACOUSTIC SEALANT ON ALL BEARING WALLS AND PARTITIONS LOCATED ON CONCRETE/CMU STEM WALLS OR SLABS.
7. NOT USED
8. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INTERIOR SHEATHING OF EXTERIOR WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
9. PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
11. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST
13. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OWNER SELECTED FINISHES AND FIXTURES AND SHALL BE RESPONSIBLE FOR PROPER INSTALLATION PER THE COMPONENT MANUFACTURERS INSTALLATION INSTRUCTIONS

KEYNOTES

07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT SYSTEM PER PLUMBING DRAWINGS



A 2ND FLOOR
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A102

TANGO 2ND FLOOR PLAN

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GENERAL NOTES: DIMENSIONS

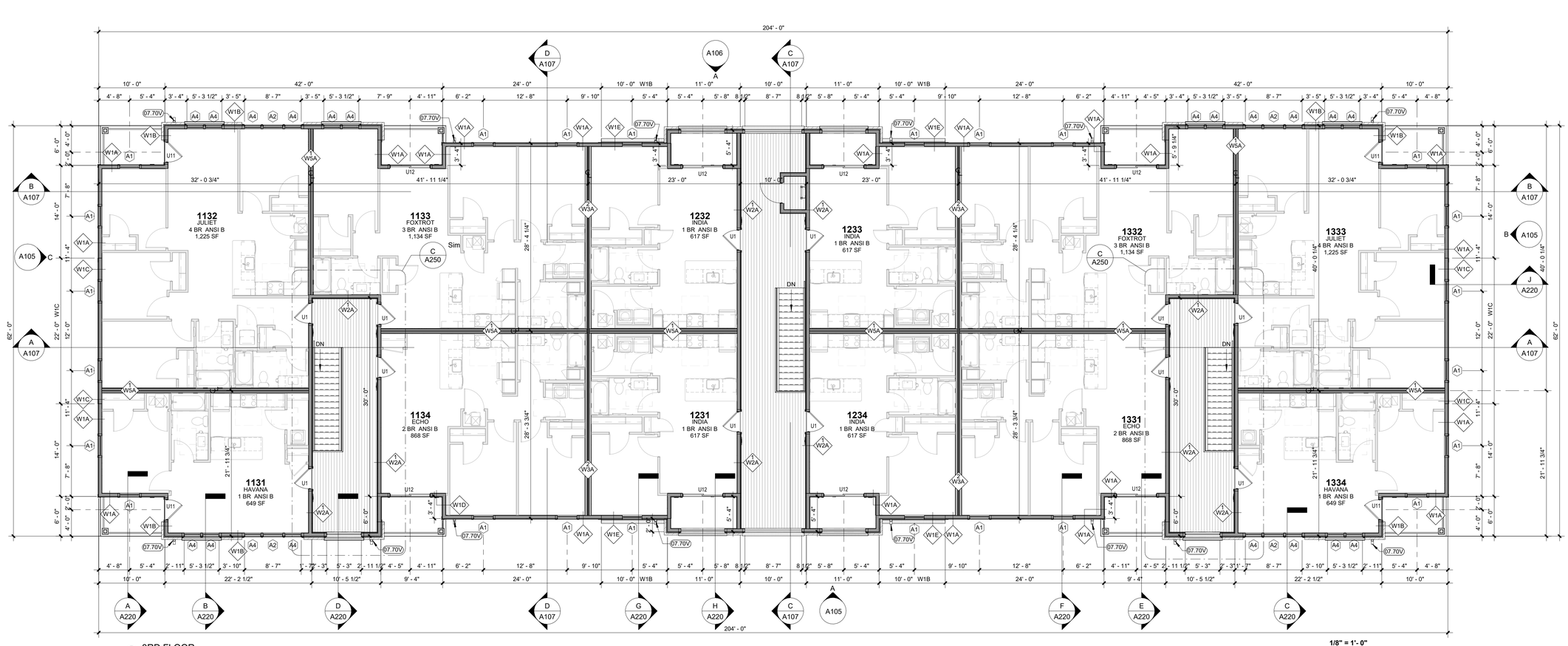
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8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

GENERAL NOTES FLOOR PLANS

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KEYNOTES

07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT SYSTEM PER PLUMBING DRAWINGS



A 3RD FLOOR
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A103
TANGO 3RD FLOOR PLAN

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GENERAL NOTES: DIMENSIONS

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8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

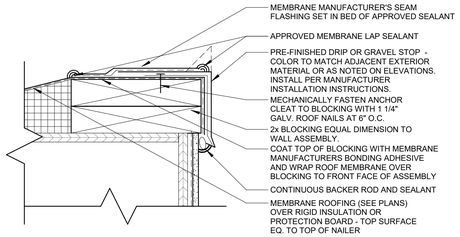
GENERAL NOTES ROOF PLANS

1. ALL CURBS, VENT STACKS AND ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOFING MATERIAL COLOR. PROVIDE ROOFING MANUFACTURER'S STANDARD DETAILS UNLESS OTHERWISE NOTED.
2. ALL GUTTERS, DOWNSPOUTS, FLASHINGS, LOUVERS AND SCREENS ARE TO BE FABRICATED PER ARCHITECTURAL METAL SHEET METAL MANUAL AS PUBLISHED BY S.M.A.C.N.A.
3. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, VENTS, EXHAUST FANS AND/OR PIPING WITH HVAC AND PLUMBING SHEETS. (ALL PENETRATIONS MAY NOT BE SHOWN, COORDINATE AS REQUIRED)
4. ALL EXPOSED FLASHINGS, COPINGS, FASCIAS, GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED. COLORS AS SELECTED BY ARCHITECT FROM MFR'S FULL LINE OF COLOR OPTIONS INCLUDING PREMIUM OR SPECIALTY COLORS.

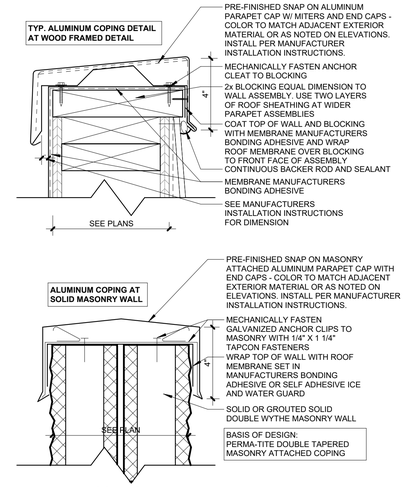
KEYNOTES

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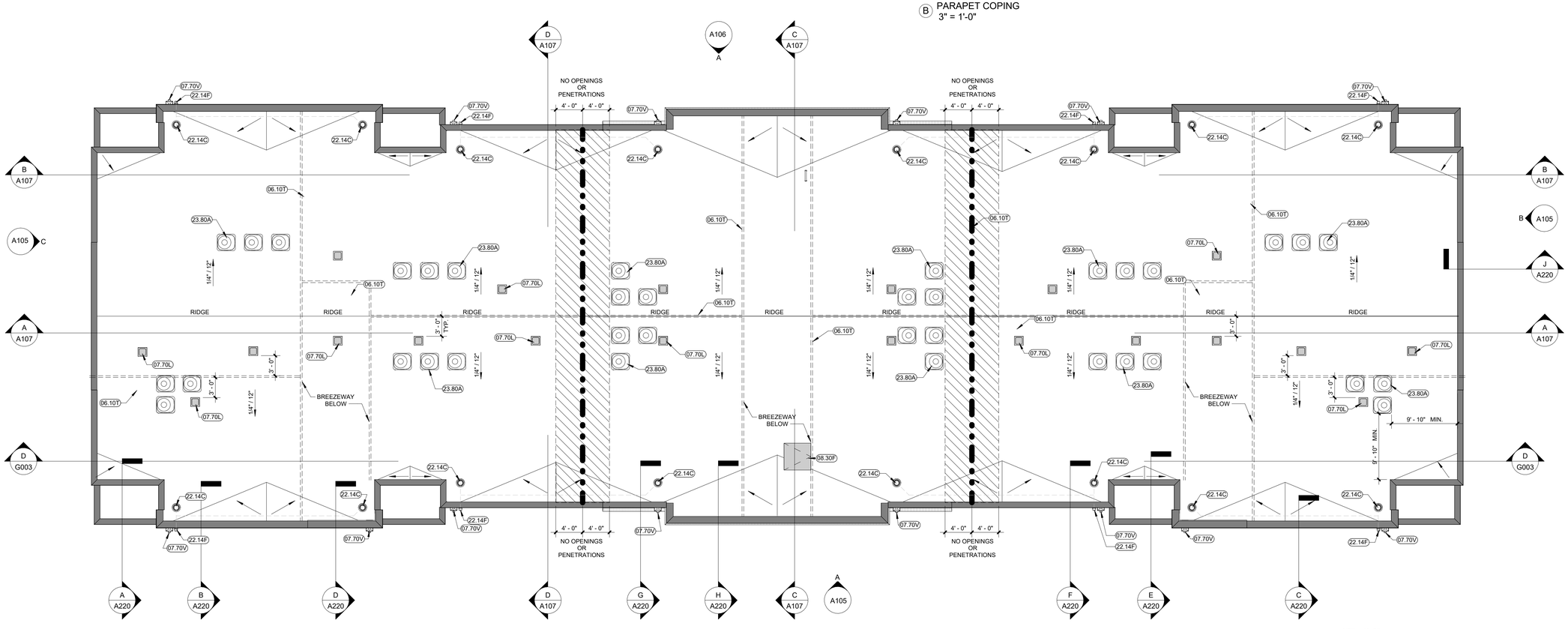
06.10T	LOCATION OF DRAFTSTOPPING/FIRE WALL/FIRE PARTITION ABOVE - SEE DETAIL OF DECK
07.70L	PASSIVE ROOF VENT WITH FREE VENTING AREA OF 150 SQ INCHES -FAMCO JV14CL AS BASIS OF DESIGN
07.70V	PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
08.30F	ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A103
22.14C	ROOF OVERFLOW INLET - DASHED LINE SHOWS LEADER TO OVERFLOW OUTLET
22.14F	ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103
23.80A	RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A110'S & MECHANICAL DRAWINGS



C PARAPET DRIP EDGE DETAIL
3" = 1'-0"



B PARAPET COPING
3" = 1'-0"



A ROOF
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A104

TANGO ROOF PLAN

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WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN
1 QUAKER V200 VINYL WINDOWS
2 FRAMES/OPERATION - SINGE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - BLACK EXTERIOR (CLOUD INTERIOR) - SEE WINDOW SCHEDULE AND ELEVATIONS
3 GLAZING - SOLAR LOW - E, BLACK FINISH SPACER
4 PROVIDE WHITE LOCKS AND WINDOW STOPS WHERE NOTED ON SCHEDULE

INSTALLATION NOTES
1 WINDOW SUPPLIER TO COORDINATE ALL FRAMING AND MASONRY ROUGH OPENING SIZES WITH FINAL WINDOW SELECTIONS PRIOR TO CONSTRUCTION
2 WINDOW SIZES ARE NOMINAL AND SHOULD BE ADJUSTED TO THE REQUIREMENTS OF THE FRAMING AND FINAL SELECTION

NOTE: THE OPERATION OF BEDROOM WINDOWS ARE COORDINATED TO PROVIDE THE REQUIRED EGRESS DIMENSIONS WHICH MAY VARY BY FLOOR. CHANGING THE SIZE OR OPERATION COULD EFFECT THESE REQUIREMENTS AND CARE SHOULD BE TAKEN TO MAINTAIN CODE REQUIRED EGRESS.

NOTE: THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES

GENERAL NOTES: ENVELOPE SEALING

NOT FOR CONSTRUCTION

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D SITE-BUILT FENESTRATION AND DOORS.
E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

KEYNOTES

04.20A BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND
04.20C BRICK ROWLOCK SILL/BAND COURSE
04.20E BRICK SOLDIER BAND COURSE
05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR DETAILS
05.70L VERTICAL FLUSH METAL PANEL SYSTEM - FP1012 BY DMI
07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.40B FIBER CEMENT SQUARE CHANNEL SIDING -SEE EXTERIOR MATERIALS LEGEND
07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.40D 1x6 FIBER CEMENT CORNER TRIM
07.40F 1x8 FIBER CEMENT TRIM
07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A103
07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103
26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS

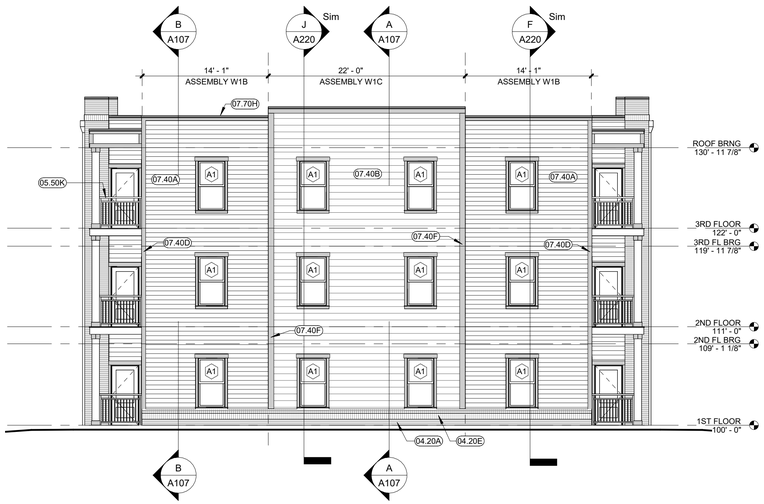
GENERAL NOTES ELEVATIONS

NOT FOR CONSTRUCTION

1. REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. MECHANICAL PENETRATIONS THROUGH THE EXTERIOR WALL DEPICTED IN THESE ELEVATIONS SHOULD NOT DEVIATE FROM THE LOCATIONS SHOWN AND ARE OFTEN CENTERED ON OTHER ARCHITECTURAL ELEMENTS. PRIOR TO CONSTRUCTION -CONFIRM ALL EXTERIOR WALL PENETRATIONS NOT SPECIFICALLY SHOWN ON THE ELEVATIONS WITH THE ARCHITECT. NO EXCEPTIONS.
3. THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES
4. CERTAIN GABLE END LOUVERS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

EXTERIOR MATERIALS: BASIS OF DESIGN

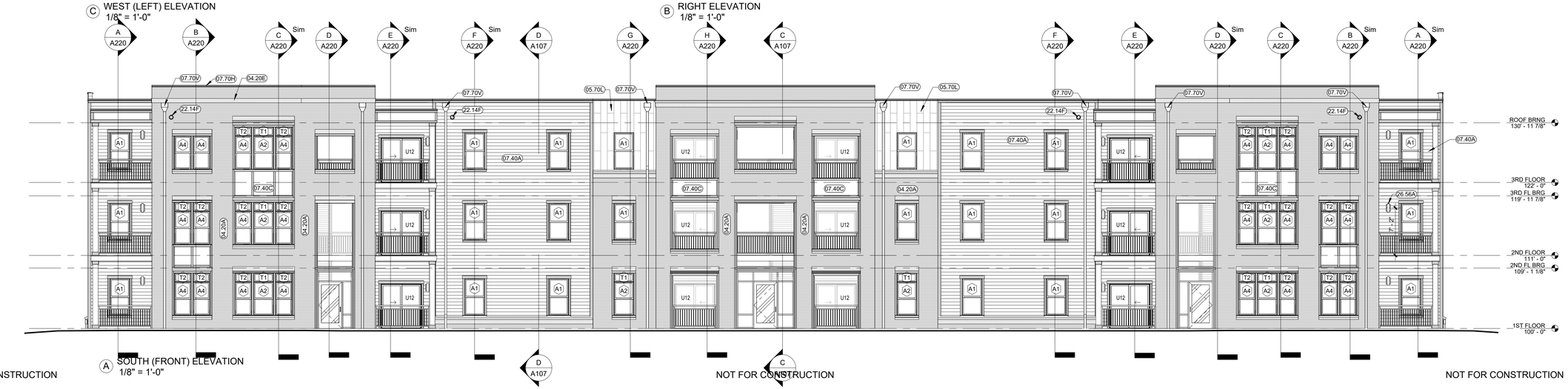
A. SITE
1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
B. MASONRY CLADDING
1 MODULAR FIELD BRICK WITH SOLDIER AND ROWLOCK COURSE ACCENTS - T.B.D.
C. FIBER CEMENT CLADDING - JAMES HARDIE
1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE
D. CLADDING COMPONENTS
1 DRAINABLE CORRUGATED WEATHER BARRIER - VAPOR PERMEABLE, AIR AND WATER BARRIER -DUPONT TYVEK COMMERCIAL WRAP
2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM Z FLASHING - DO NOT CAULK GAP
3 ALUMINUM J-MOLD FOR PANEL TERMINATIONS - TAMLYN JMH3410 PRIMED
E. WINDOW AND BUILDING TRIMS
1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
2 TYP. SOFFIT: VENTILATED FIBER CEMENT SOFFIT PANEL
3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
F. ROOFING AND GUTTERS
1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION
F. WINDOWS AND DOORS
1 WINDOWS - QUAKER SERIES V200 - BLACK VINYL
2 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS -SMOOTH PRIMED WOOD - SIZE 3' x 7'



C WEST (LEFT) ELEVATION
1/8" = 1'-0"



B RIGHT ELEVATION
1/8" = 1'-0"



A SOUTH (FRONT) ELEVATION
1/8" = 1'-0"

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WESTERVILLE OHIO 43081

PRELIMINARY NOT FOR CONSTRUCTION

PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A105
TANGO EXTERIOR ELEVATIONS

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WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

1 QUAKER V200 VINYL WINDOWS
2 FRAMES/OPERATION - SINGE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - BLACK EXTERIOR (CLOUD INTERIOR) - SEE WINDOW SCHEDULE AND ELEVATIONS
3 GLAZING - SOLAR LOW - E, BLACK FINISH SPACER
4 PROVIDE WHITE LOCKS AND WINDOW STOPS WHERE NOTED ON SCHEDULE

INSTALLATION NOTES

1 WINDOW SUPPLIER TO COORDINATE ALL FRAMING AND MASONRY ROUGH OPENING SIZES WITH FINAL WINDOW SELECTIONS PRIOR TO CONSTRUCTION
2 WINDOW SIZES ARE NOMINAL AND SHOULD BE ADJUSTED TO THE REQUIREMENTS OF THE FRAMING AND FINAL SELECTION

NOTE: THE OPERATION OF BEDROOM WINDOWS ARE COORDINATED TO PROVIDE THE REQUIRED EGRESS DIMENSIONS WHICH MAY VARY BY FLOOR. CHANGING THE SIZE OR OPERATION COULD EFFECT THESE REQUIREMENTS AND CARE SHOULD BE TAKEN TO MAINTAIN CODE REQUIRED EGRESS.

NOTE: THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES

GENERAL NOTES: ENVELOPE SEALING

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IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D SITE-BUILT FENESTRATION AND DOORS.
E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

KEYNOTES

04.20A BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND
04.20C BRICK ROWLOCK SILL/BAND COURSE
04.20D BRICK SOLDIER HEADER COURSE
04.20E BRICK SOLDIER BAND COURSE
05.70L VERTICAL FLUSH METAL PANEL SYSTEM - FP1012 BY DMI
07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A103
07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103

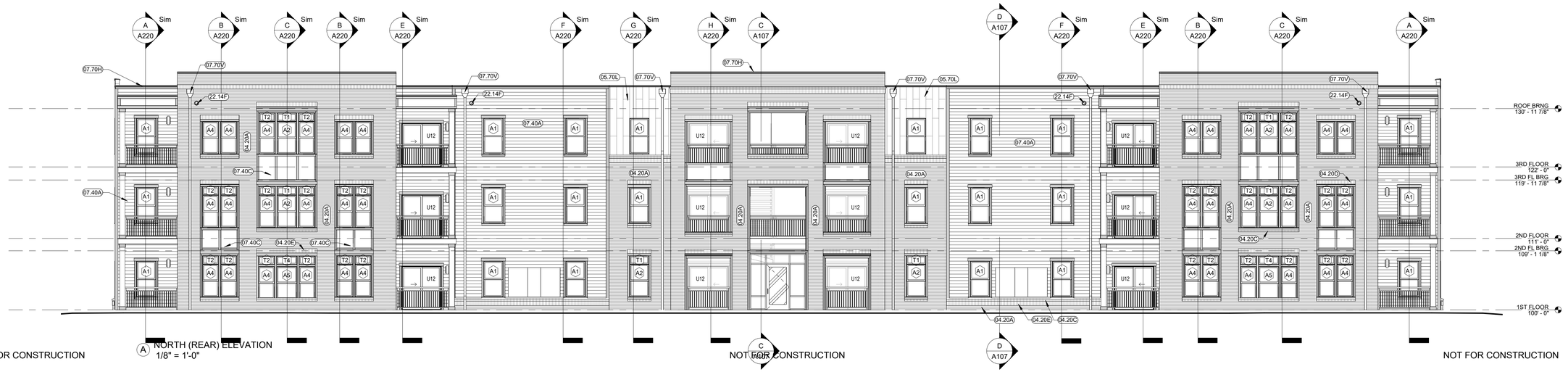
GENERAL NOTES ELEVATIONS

NOT FOR CONSTRUCTION

1. REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. MECHANICAL PENETRATIONS THROUGH THE EXTERIOR WALL DEPICTED IN THESE ELEVATIONS SHOULD NOT DEVIATE FROM THE LOCATIONS SHOWN AND ARE OFTEN CENTERED ON OTHER ARCHITECTURAL ELEMENTS. PRIOR TO CONSTRUCTION -CONFIRM ALL EXTERIOR WALL PENETRATIONS NOT SPECIFICALLY SHOWN ON THE ELEVATIONS WITH THE ARCHITECT. NO EXCEPTIONS.
3. THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES
4. CERTAIN GABLE END LOUVERS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

EXTERIOR MATERIALS: BASIS OF DESIGN

A. SITE
1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
B. MASONRY CLADDING
1 MODULAR FIELD BRICK WITH SOLDIER AND ROWLOCK COURSE ACCENTS - T.B.D.
C. FIBER CEMENT CLADDING - JAMES HARDIE
1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE
D. CLADDING COMPONENTS
1 DRAINABLE CORRUGATED WEATHER BARRIER - VAPOR PERMEABLE, AIR AND WATER BARRIER -DUPONT TYVEK COMMERCIAL WRAP
2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM Z FLASHING - DO NOT CAULK GAP
3 ALUMINUM J-MOLD FOR PANEL TERMINATIONS - TAMLYN JMH3410 PRIMED
E. WINDOW AND BUILDING TRIMS
1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
2 TYP. SOFFIT: VENTILATED FIBER CEMENT SOFFIT PANEL
3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
F. ROOFING AND GUTTERS
1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION
F. WINDOWS AND DOORS
1 WINDOWS - QUAKER SERIES V200 - BLACK VINYL
2 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS -SMOOTH PRIMED WOOD - SIZE 3' x 7'



A NORTH (REAR) ELEVATION
1/8" = 1'-0"

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A106

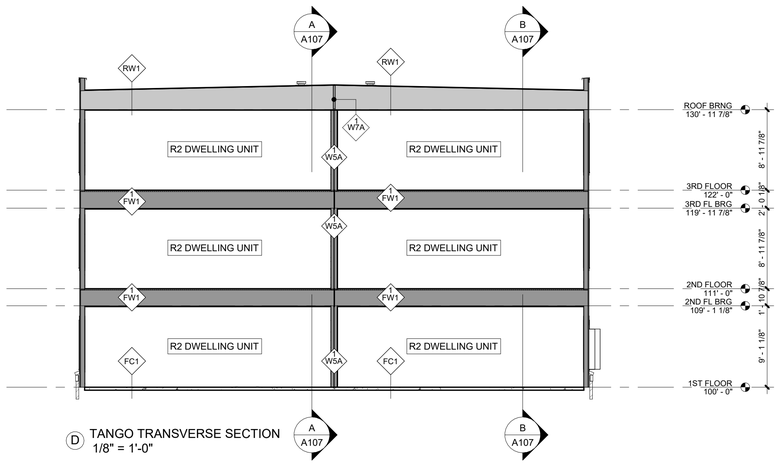
TANGO EXTERIOR ELEVATIONS

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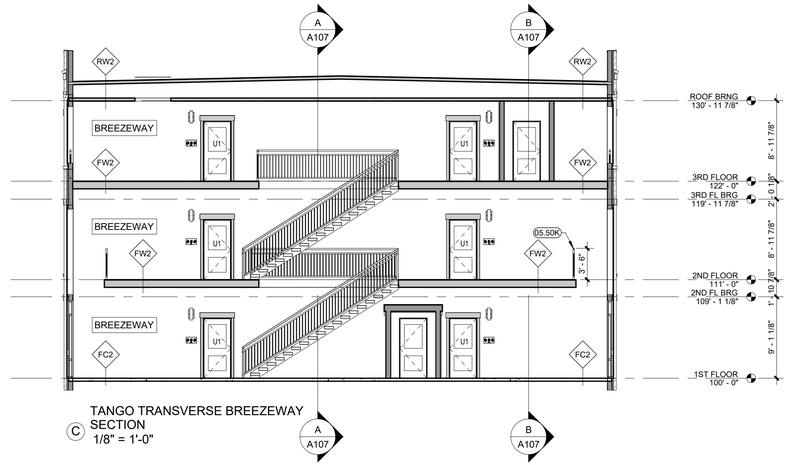
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KEYNOTES

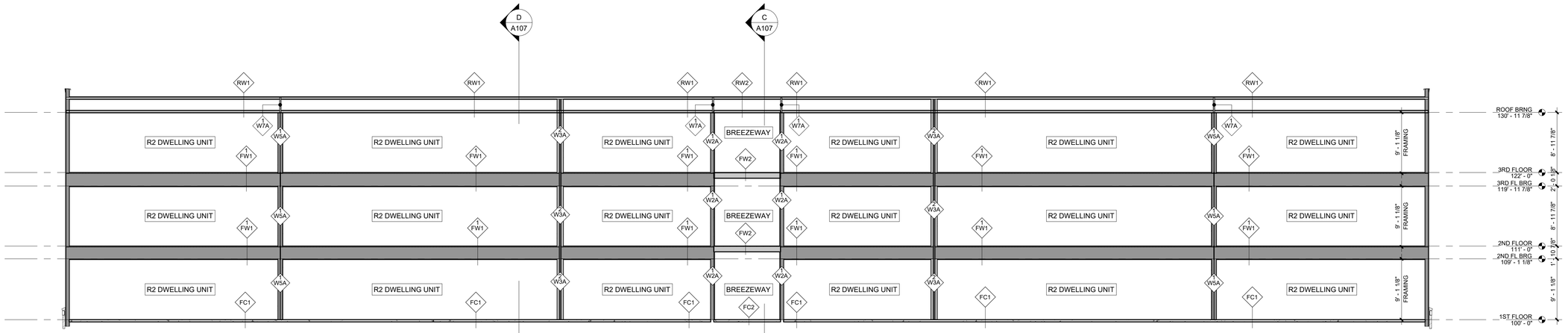
05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR DETAIL



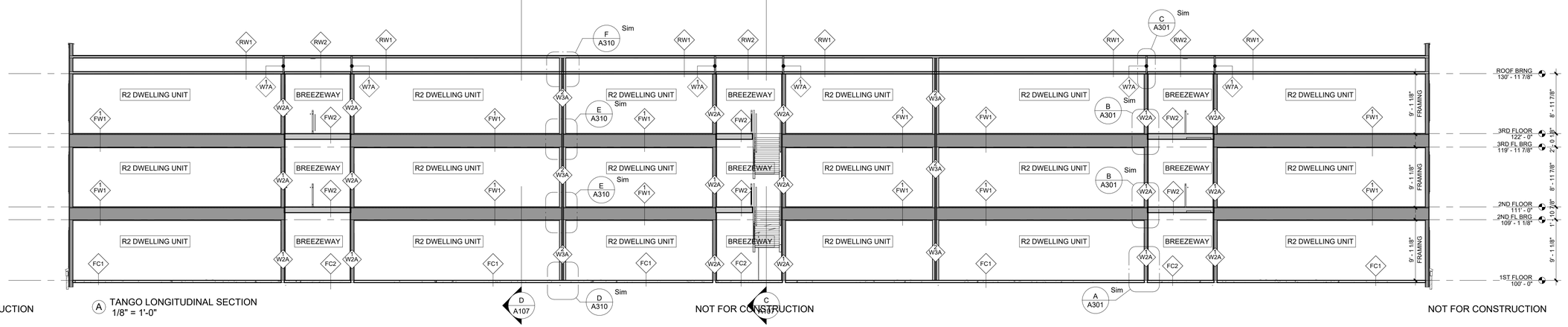
D TANGO TRANSVERSE SECTION
1/8" = 1'-0"



C TANGO TRANSVERSE BREEZEWAY SECTION
1/8" = 1'-0"



B TANGO LONGITUDINAL SECTION
1/8" = 1'-0"



A TANGO LONGITUDINAL SECTION
1/8" = 1'-0"

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INNIS ROAD APARTMENTS
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HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A107
TANGO BUILDING SECTIONS

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GENERAL NOTES: SLAB COORDINATION

A GENERAL PLUMBING FIXTURE LOCATION PLAN: THIS DRAWING IS PROVIDED FOR REFERENCE AND TO FACILITATE THE COORDINATION OF 1ST FLOOR PLUMBING FIXTURES AND THE BELOW SLAB PLUMBING ROUGH-IN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE PLUMBING SUB-CONTRACTOR TO COORDINATE AND VERIFY THESE DIMENSIONS WITH FINAL PLUMBING FIXTURE SELECTIONS, FINAL FLOOR AND WALL FINISH SELECTIONS AND THE ACTUAL CONDITIONS IN THE FIELD.

1 DIMENSIONS ARE SHOWN TO THE CENTERLINE OF THE FIXTURE AND OR WALL BEHIND THE FIXTURE

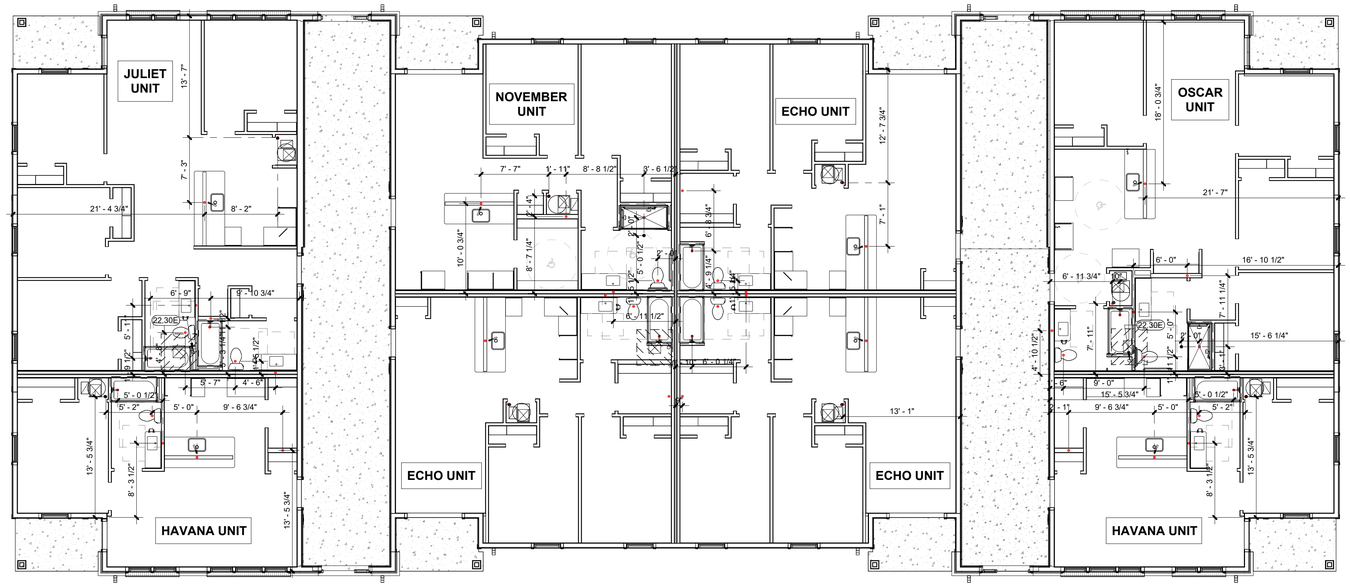
2 EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF FRAMING WHICH ALIGNS WITH THE EXTERIOR FACE OF THE FOUNDATION STEM WALL -SEE A300'S FOR DETAILS

3 INTERIOR WALLS SUCH AS DEMISING WALLS AND CORRIDOR WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL

4 SPECIFIED WATER CLOSETS HAVE A STANDARD 12" DRAIN OFFSET - CONFIRM OFFSET WITH SUBMITTED FIXTURE PRIOR TO PLUMBING ROUGH-IN

5 TUB DRAIN DIMENSIONS MATCH THE LOCATION OF THE DRAIN ON THE SPECIFIED FIXTURE - CONFIRM DRAIN LOCATION WITH SUBMITTED FIXTURE PRIOR TO PLUMBING ROUGH-IN

6 ROLL-IN SHOWER DRAIN IS DIMENSIONED TO THE CENTER OF THE DRAIN OF THE SPECIFIED FIXTURE -CONFIRM DRAIN LOCATION WITH SUBMITTED FIXTURE PRIOR TO PLUMBING ROUGH-IN



A UNDER-SLAB COORDINATION PLAN
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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A110

SIERRA
UNDER-SLAB COORDINATION

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GENERAL NOTES: DIMENSIONS

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2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

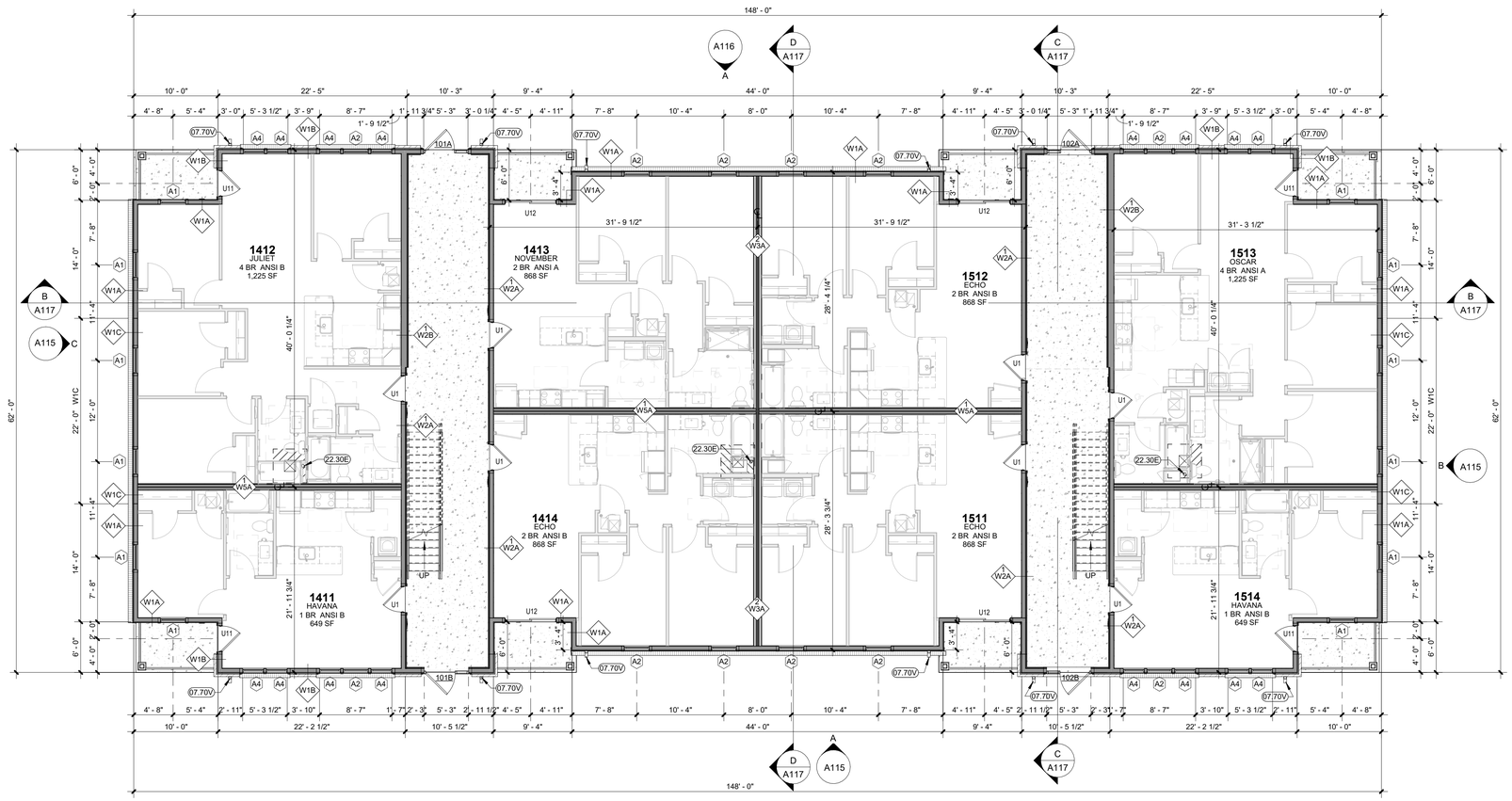
GENERAL NOTES FLOOR PLANS

1. REFER TO SHEET G001 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
3. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE BUILDING/SPACE PRIOR TO COMMENCING WORK (INCLUDING SITE WORK AND GRADE LEVELS) AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
5. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY ARCHITECT DURING A ROUGH INSTALL WALK PRIOR TO WIRING, CONNECTING ETC.
6. PROVIDE PRESSURE TREATED SILL PLATES IN TWO ROWS OF ACOUSTIC SEALANT ON ALL BEARING WALLS AND PARTITIONS LOCATED ON CONCRETE/CMU STEM WALLS OR SLABS.
7. NOT USED
8. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INTERIOR SHEATHING OF EXTERIOR WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
9. PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
11. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST
13. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OWNER SELECTED FINISHES AND FIXTURES AND SHALL BE RESPONSIBLE FOR PROPER INSTALLATION PER THE COMPONENT MANUFACTURERS INSTALLATION INSTRUCTIONS

KEYNOTES

07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT SYSTEM PER PLUMBING DRAWINGS

22.30E RADON PIPE AND PIT - SEE PLUMBING DRAWINGS



A 1ST FLOOR
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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PRELIMINARY DESIGN

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A111

SIERRA 1ST FLOOR PLAN

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GENERAL NOTES: DIMENSIONS

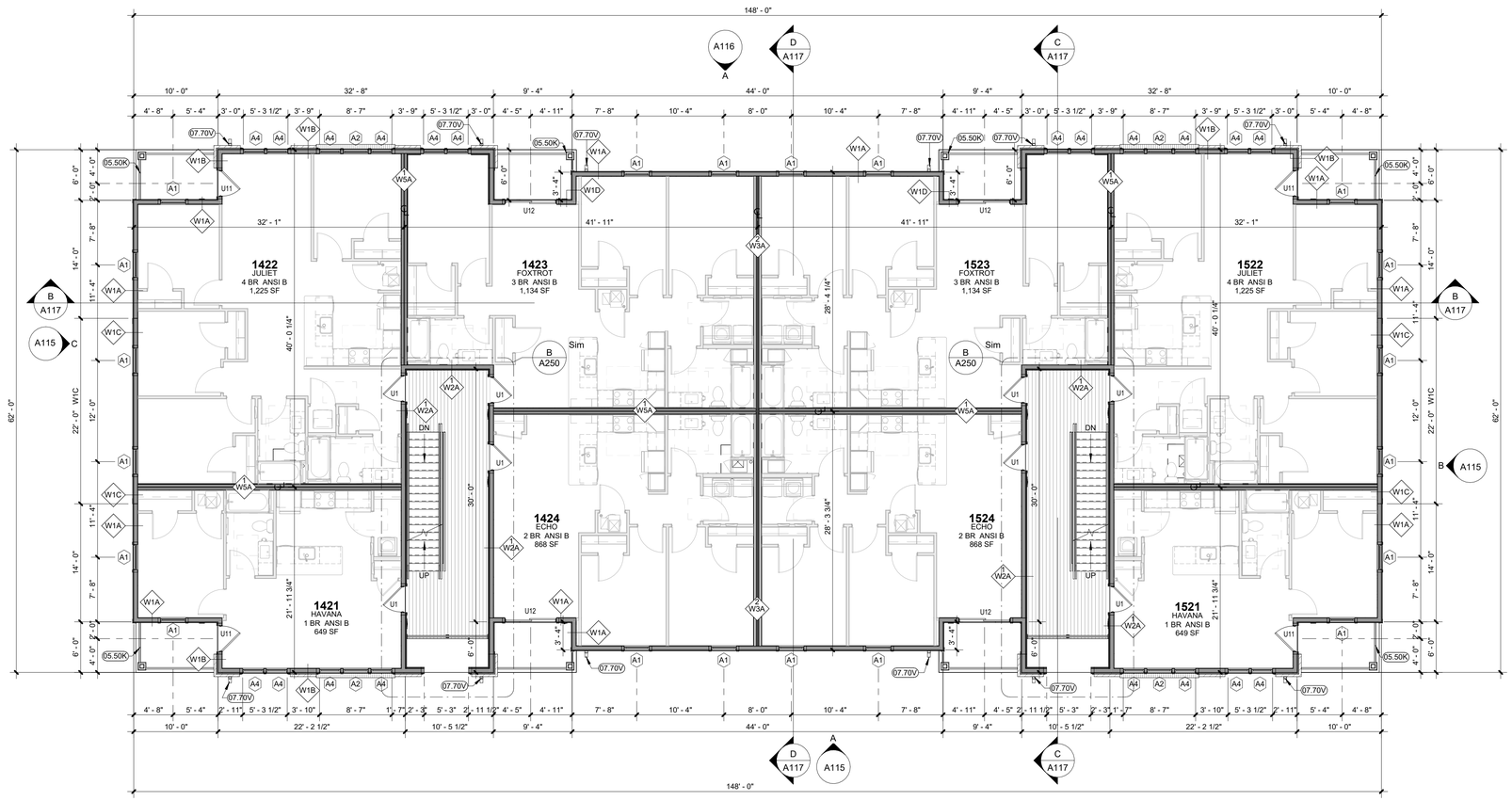
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7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

GENERAL NOTES FLOOR PLANS

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2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
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KEYNOTES

05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" AFF. SEE ELEVATIONS FOR DETAILS
07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS



A 2ND FLOOR
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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WWW.THECOLUMBUSDESIGNCOMPANY.COM
WESTERVILLE OHIO 43081

PRELIMINARY NOT FOR CONSTRUCTION

PROGRESS - 80% DOCS

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NOT FOR CONSTRUCTION

INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A112
SIERRA 2ND FLOOR PLAN

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GENERAL NOTES: DIMENSIONS

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

GENERAL NOTES FLOOR PLANS

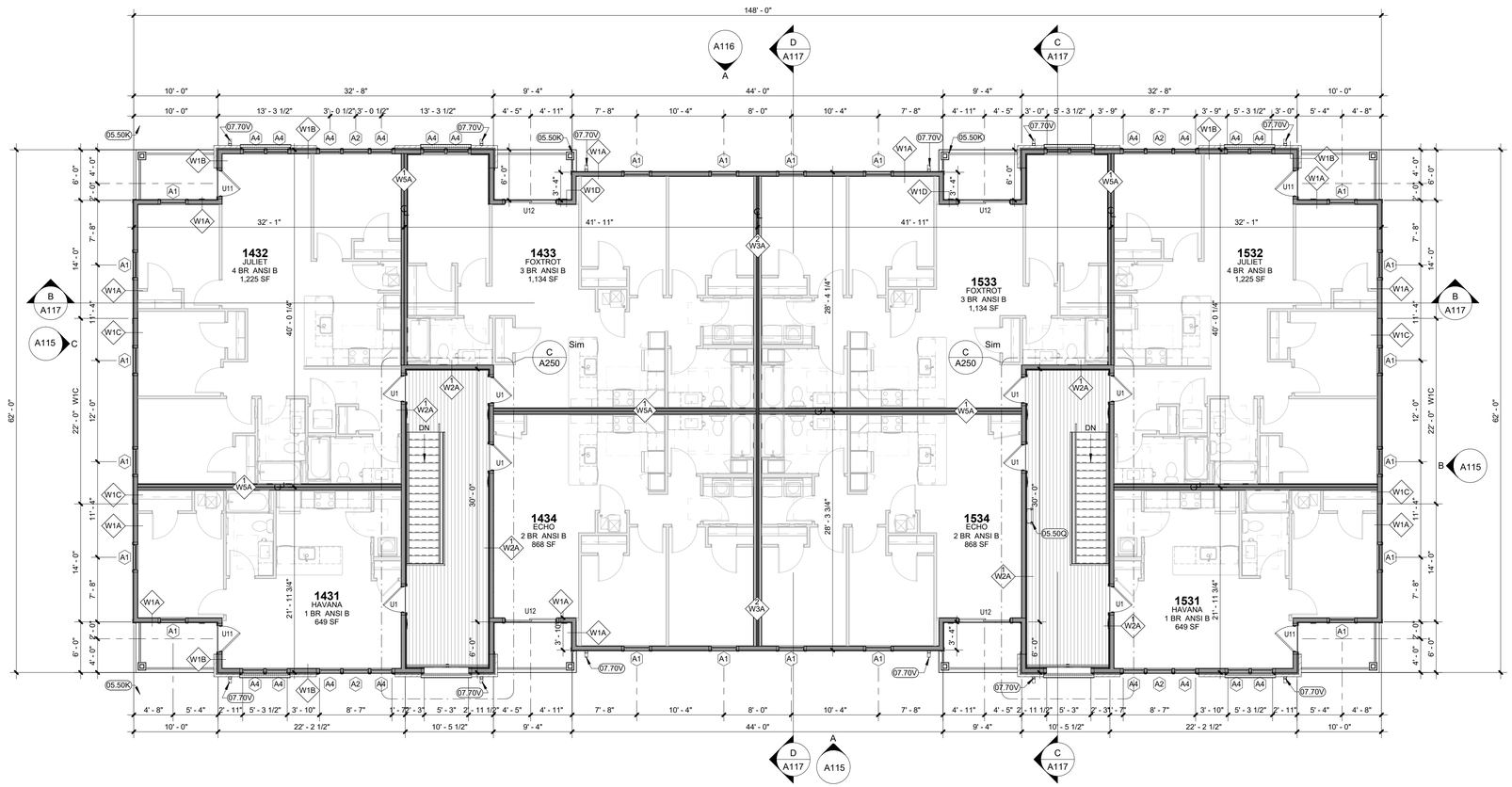
1. REFER TO SHEET G001 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
3. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE BUILDING/SPACE PRIOR TO COMMENCING WORK (INCLUDING SITE WORK AND GRADE LEVELS) AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
5. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY ARCHITECT DURING A ROUGH INSTALL WALK PRIOR TO WIRING, CONNECTING ETC.
6. PROVIDE PRESSURE TREATED SILL PLATES IN TWO ROWS OF ACOUSTIC SEALANT ON ALL BEARING WALLS AND PARTITIONS LOCATED ON CONCRETE/CMU STEM WALLS OR SLABS.
7. NOT USED
8. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INTERIOR SHEATHING OF EXTERIOR WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
9. PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
11. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST
13. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OWNER SELECTED FINISHES AND FIXTURES AND SHALL BE RESPONSIBLE FOR PROPER INSTALLATION PER THE COMPONENT MANUFACTURERS INSTALLATION INSTRUCTIONS

KEYNOTES

05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL 42" A.F.F. - SEE ASSEMBLY DETAILS

05.50Q METAL LADDER FOR ROOF ACCESS - SEE DETAIL ON SHEET A103

07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS



A 3RD FLOOR
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A113
SIERRA 3RD FLOOR PLAN

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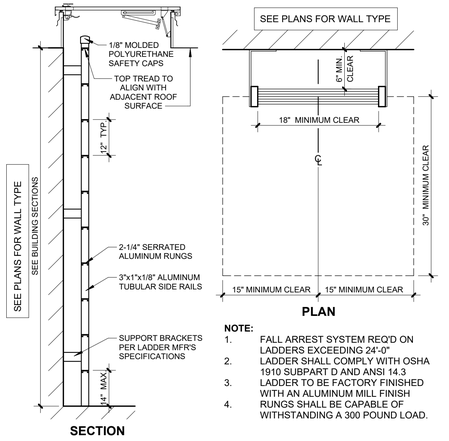
GENERAL NOTES ROOF PLANS

1. ALL CURBS, VENT STACKS AND ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOFING MATERIAL COLOR. PROVIDE ROOFING MANUFACTURER'S STANDARD DETAILS UNLESS OTHERWISE NOTED.
2. ALL GUTTERS, DOWNSPOUTS, FLASHINGS, LOUVERS AND SCREENS ARE TO BE FABRICATED PER ARCHITECTURAL METAL SHEET METAL MANUAL AS PUBLISHED BY S.M.A.C.N.A.
3. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, VENTS, EXHAUST FANS AND/OR PIPING WITH HVAC AND PLUMBING SHEETS. (ALL PENETRATIONS MAY NOT BE SHOWN, COORDINATE AS REQUIRED)
4. ALL EXPOSED FLASHINGS, COPINGS, FASCIAS, GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED. COLORS AS SELECTED BY ARCHITECT FROM MFR'S FULL LINE OF COLOR OPTIONS INCLUDING PREMIUM OR SPECIALTY COLORS.

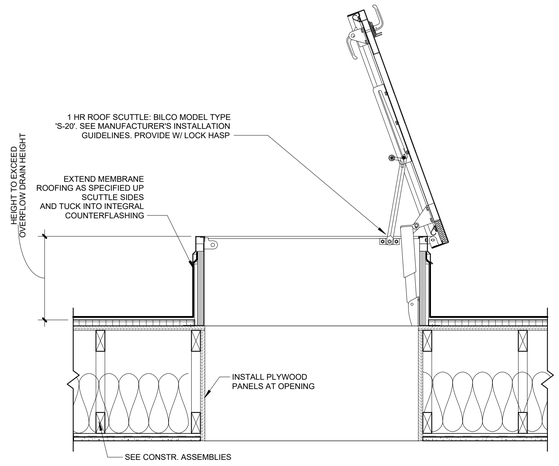
KEYNOTES

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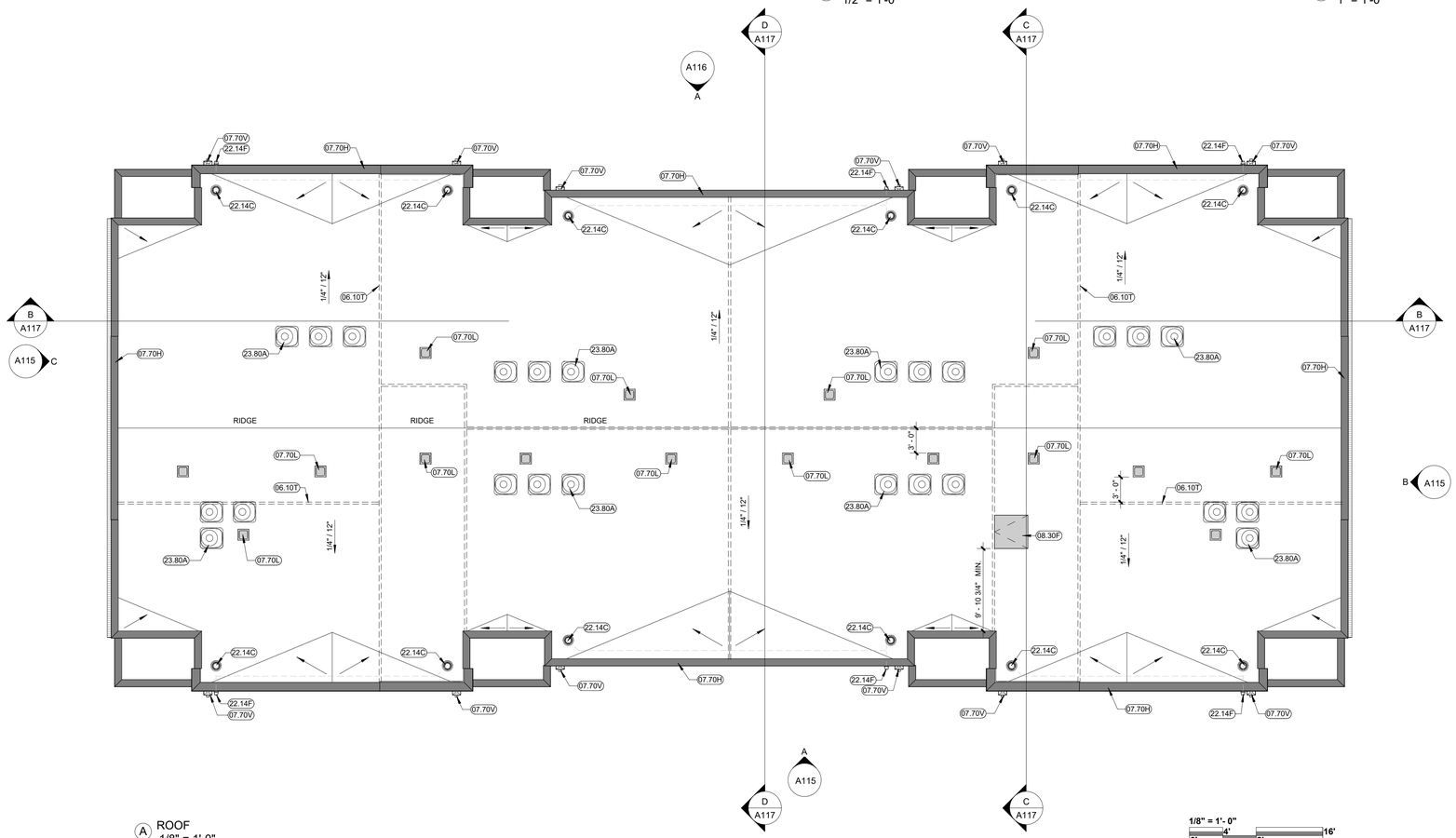
06.10T	LOCATION OF DRAFTSTOPPING/FIRE WALL/FIRE PARTITION ABOVE ROOF DECK
07.70H	ROOF DRIP EDGE - SEE DETAIL ON SHEET A103
07.70L	PASSIVE ROOF VENT WITH FREE VENTING AREA OF 150 SQ INCHES -FAMCO JV14CL AS BASIS OF DESIGN
07.70V	PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
08.30F	ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A103
22.14C	ROOF OVERFLOW INLET - DASHED LINE SHOWS LEADER TO OVERFLOW OUTLET
22.14F	ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103
23.80A	RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A110'S & MECHANICAL DRAWINGS



C ROOF ACCESS LADDER
1/2" = 1'-0"



B ROOF ACCESS HATCH
1" = 1'-0"



A ROOF
1/8" = 1'-0"

1/8" = 1'- 0"
0' 4' 8' 16'

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A114

SIERRA ROOF PLAN

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WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

1 QUAKER V200 VINYL WINDOWS
2 FRAMES/OPERATION - SINGE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - BLACK EXTERIOR (CLOUD INTERIOR) - SEE WINDOW SCHEDULE AND ELEVATIONS
3 GLAZING - SOLAR LOW - E, BLACK FINISH SPACER
4 PROVIDE WHITE LOCKS AND WINDOW STOPS WHERE NOTED ON SCHEDULE

INSTALLATION NOTES

1 WINDOW SUPPLIER TO COORDINATE ALL FRAMING AND MASONRY ROUGH OPENING SIZES WITH FINAL WINDOW SELECTIONS PRIOR TO CONSTRUCTION
2 WINDOW SIZES ARE NOMINAL AND SHOULD BE ADJUSTED TO THE REQUIREMENTS OF THE FRAMING AND FINAL SELECTION

NOTE: THE OPERATION OF BEDROOM WINDOWS ARE COORDINATED TO PROVIDE THE REQUIRED EGRESS DIMENSIONS WHICH MAY VARY BY FLOOR. CHANGING THE SIZE OR OPERATION COULD EFFECT THESE REQUIREMENTS AND CARE SHOULD BE TAKEN TO MAINTAIN CODE REQUIRED EGRESS.

NOTE: THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES

GENERAL NOTES: ENVELOPE SEALING

NOT FOR CONSTRUCTION

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D SITE-BUILT FENESTRATION AND DOORS.
E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

KEYNOTES

04.20A BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND
04.20C BRICK ROWLOCK SILL/BAND COURSE
04.20D BRICK SOLDIER HEADER COURSE
04.20E BRICK SOLDIER BAND COURSE
05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR DETAILS
07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.40B FIBER CEMENT SQUARE CHANNEL SIDING -SEE EXTERIOR MATERIALS LEGEND
07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A103
07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103

GENERAL NOTES ELEVATIONS

NOT FOR CONSTRUCTION

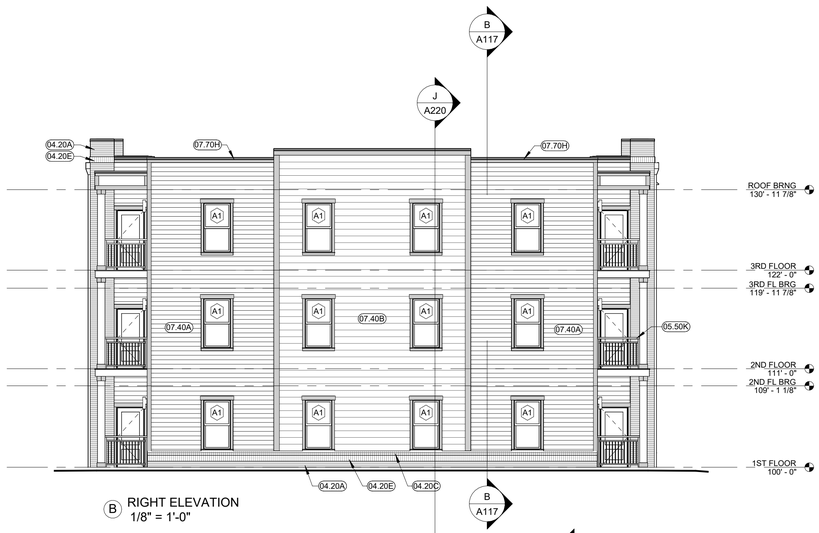
1. REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. MECHANICAL PENETRATIONS THROUGH THE EXTERIOR WALL DEPICTED IN THESE ELEVATIONS SHOULD NOT DEVIATE FROM THE LOCATIONS SHOWN AND ARE OFTEN CENTERED ON OTHER ARCHITECTURAL ELEMENTS. PRIOR TO CONSTRUCTION -CONFIRM ALL EXTERIOR WALL PENETRATIONS NOT SPECIFICALLY SHOWN ON THE ELEVATIONS WITH THE ARCHITECT. NO EXCEPTIONS.
3. THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES
4. CERTAIN GABLE END LOUVERS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

EXTERIOR MATERIALS: BASIS OF DESIGN

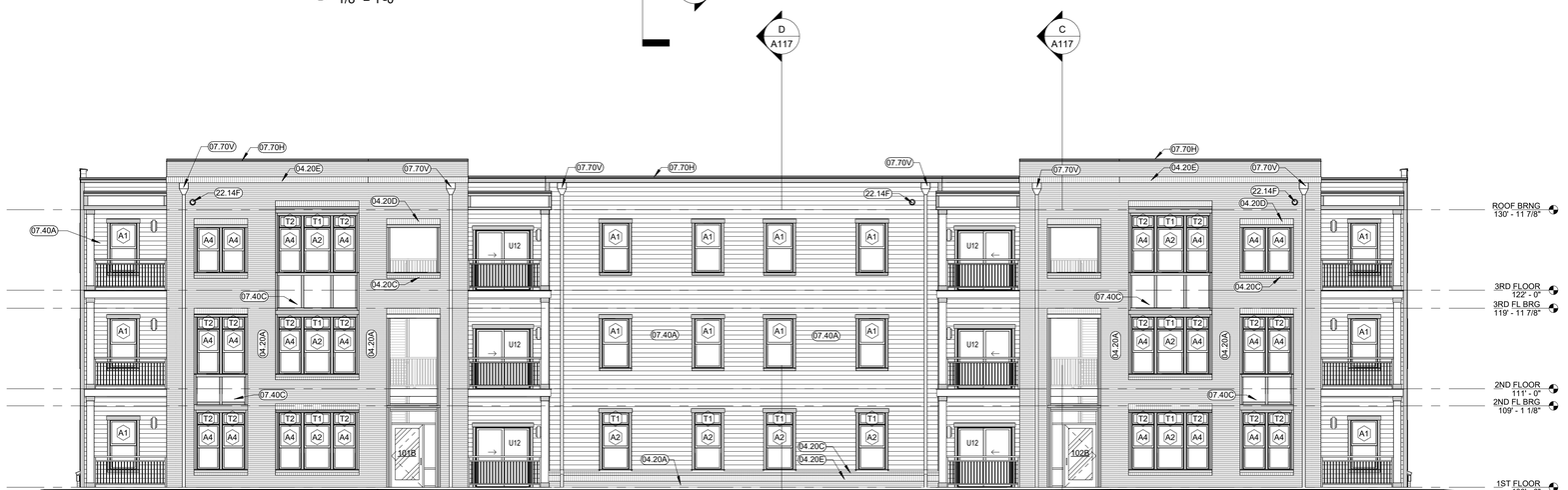
A. SITE
1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
B. MASONRY CLADDING
1 MODULAR FIELD BRICK WITH SOLDIER AND ROWLOCK COURSE ACCENTS - T.B.D.
C. FIBER CEMENT CLADDING - JAMES HARDIE
1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE
D. CLADDING COMPONENTS
1 DRAINABLE CORRUGATED WEATHER BARRIER - VAPOR PERMEABLE, AIR AND WATER BARRIER -DUPONT TYVEK COMMERCIAL WRAP
2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM Z FLASHING - DO NOT CAULK GAP
3 ALUMINUM J-MOLD FOR PANEL TERMINATIONS - TAMLYN JMH3410 PRIMED
E. WINDOW AND BUILDING TRIMS
1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
2 TYP. SOFFIT: VENTILATED FIBER CEMENT SOFFIT PANEL
3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
F. ROOFING AND GUTTERS
1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION
F. WINDOWS AND DOORS
1 WINDOWS - QUAKER SERIES V200 - BLACK VINYL
2 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS -SMOOTH PRIMED WOOD - SIZE 3' x 7'



C LEFT ELEVATION
1/8" = 1'-0"



B RIGHT ELEVATION
1/8" = 1'-0"



A SOUTH ELEVATION
1/8" = 1'-0"

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PRELIMINARY DESIGN

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A115
SIERRA EXTERIOR ELEVATIONS

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E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
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07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR MATERIALS LEGEND
07.40D 1x6 FIBER CEMENT CORNER TRIM
07.40E 1x4 FIBER CEMENT TRIM
07.40G 1x6 FIBER CEMENT TRIM
07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A103
07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103
26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS

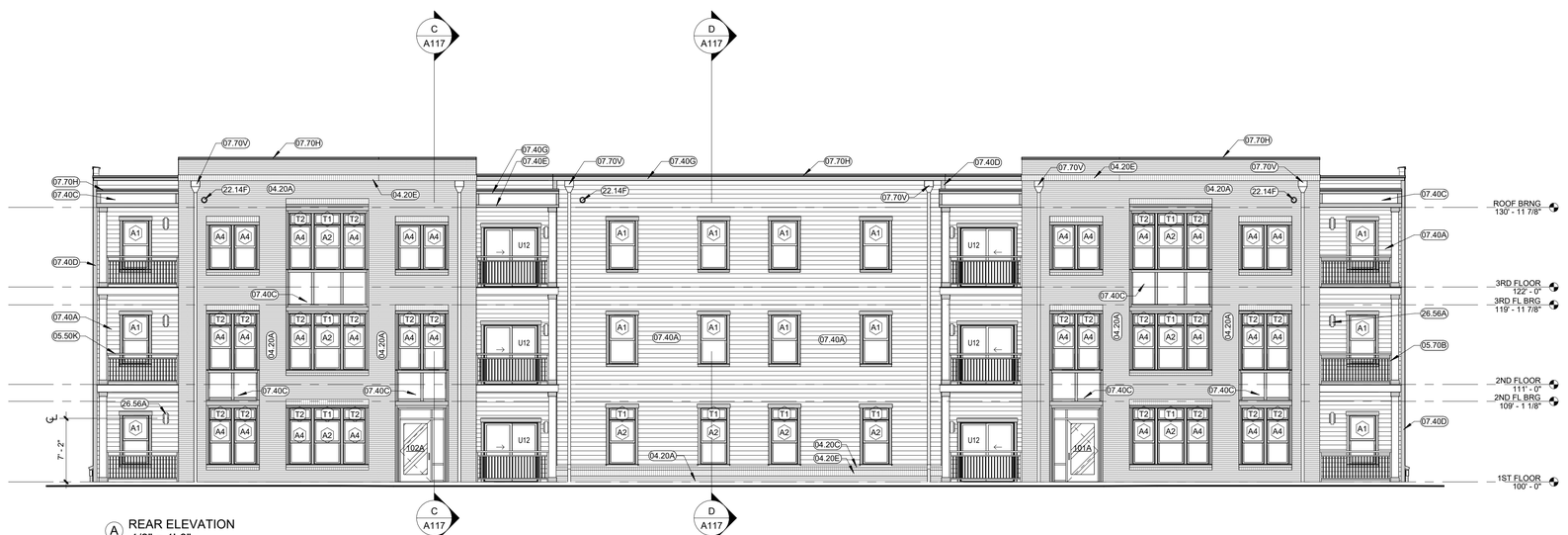
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1. REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. MECHANICAL PENETRATIONS THROUGH THE EXTERIOR WALL DEPICTED IN THESE ELEVATIONS SHOULD NOT DEVIATE FROM THE LOCATIONS SHOWN AND ARE OFTEN CENTERED ON OTHER ARCHITECTURAL ELEMENTS. PRIOR TO CONSTRUCTION -CONFIRM ALL EXTERIOR WALL PENETRATIONS NOT SPECIFICALLY SHOWN ON THE ELEVATIONS WITH THE ARCHITECT. NO EXCEPTIONS.
3. THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES
4. CERTAIN GABLE END LOUVERS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

EXTERIOR MATERIALS: BASIS OF DESIGN

A. SITE
1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
B. MASONRY CLADDING
1 MODULAR FIELD BRICK WITH SOLDIER AND ROWLOCK COURSE ACCENTS - T.B.D.
C. FIBER CEMENT CLADDING - JAMES HARDIE
1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE
D. CLADDING COMPONENTS
1 DRAINABLE CORRUGATED WEATHER BARRIER - VAPOR PERMEABLE, AIR AND WATER BARRIER -DUPONT TYVEK COMMERCIAL WRAP
2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM Z FLASHING - DO NOT CAULK GAP
3 ALUMINUM J-MOLD FOR PANEL TERMINATIONS - TAMLYN JMH3410 PRIMED
E. WINDOW AND BUILDING TRIMS
1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
2 TYP. SOFFIT: VENTILATED FIBER CEMENT SOFFIT PANEL
3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
F. ROOFING AND GUTTERS
1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION
F. WINDOWS AND DOORS
1 WINDOWS - QUAKER SERIES V200 - BLACK VINYL
2 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS -SMOOTH PRIMED WOOD - SIZE 3' x 7'



A REAR ELEVATION
1/8" = 1'-0"

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2150 INNIS ROAD

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A116
SIERRA EXTERIOR ELEVATIONS

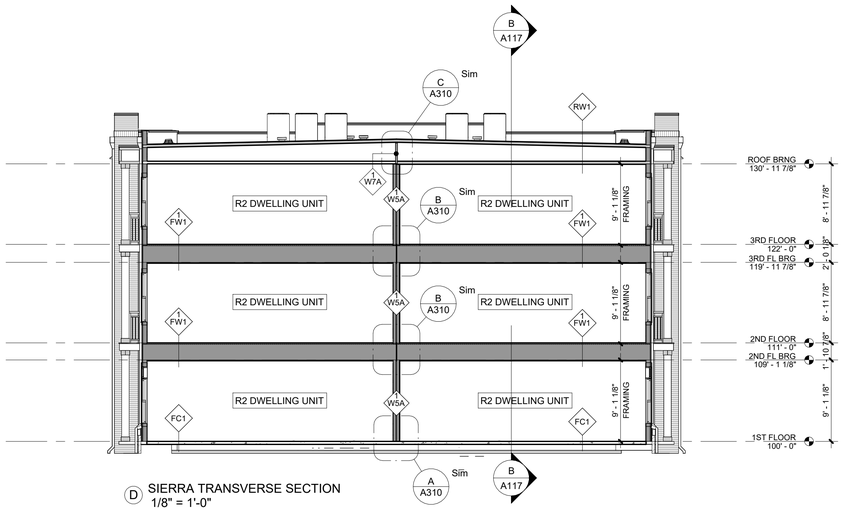
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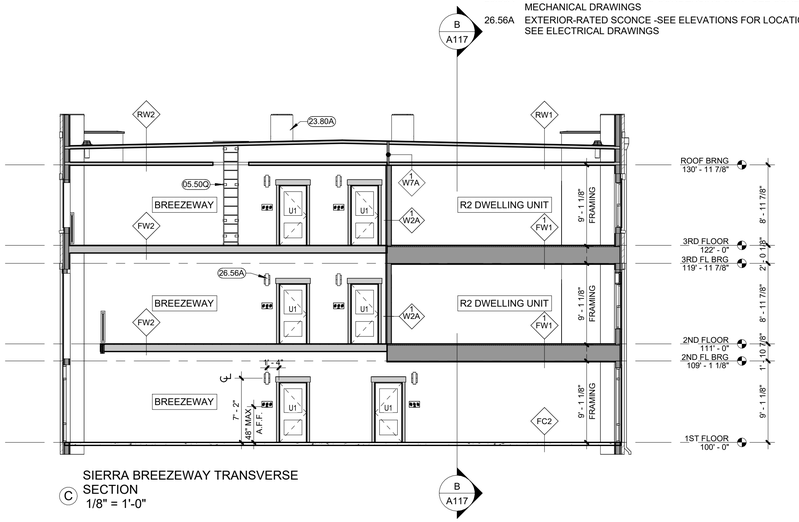
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KEYNOTES

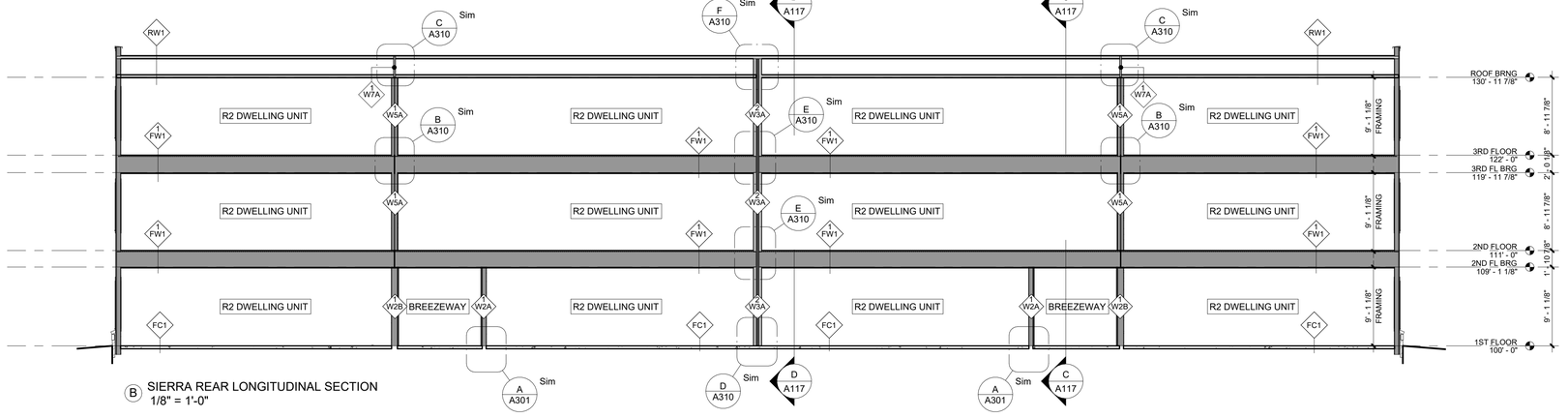
05.50Q METAL LADDER FOR ROOF ACCESS - SEE DETAIL ON SHEET A103
23.80A RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A110'S & MECHANICAL DRAWINGS
26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



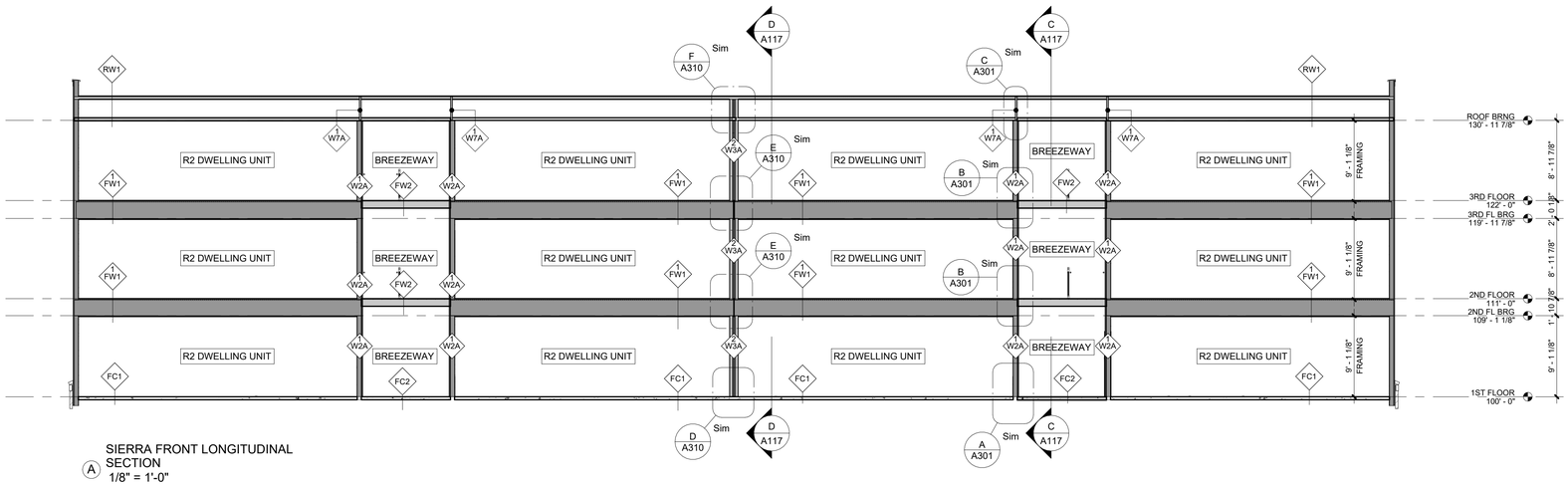
D SIERRA TRANSVERSE SECTION
1/8" = 1'-0"



C SIERRA BREEZEWAY TRANSVERSE SECTION
1/8" = 1'-0"



B SIERRA REAR LONGITUDINAL SECTION
1/8" = 1'-0"



A SIERRA FRONT LONGITUDINAL SECTION
1/8" = 1'-0"

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A117

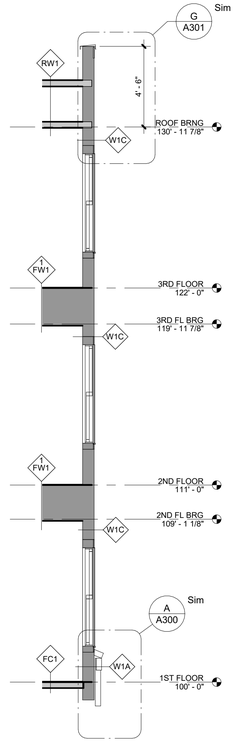
SIERRA BUILDING SECTIONS

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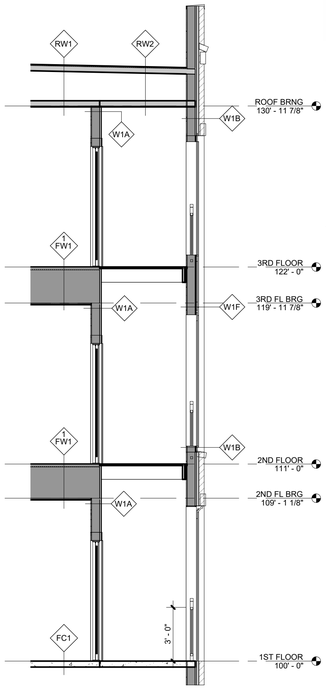
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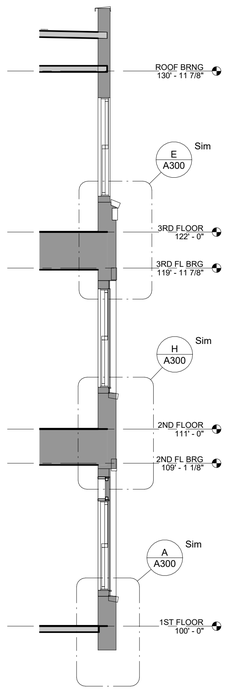
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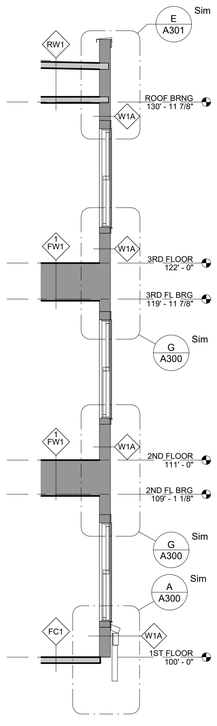
J EXT. WALL SECTION
1/4" = 1'-0"



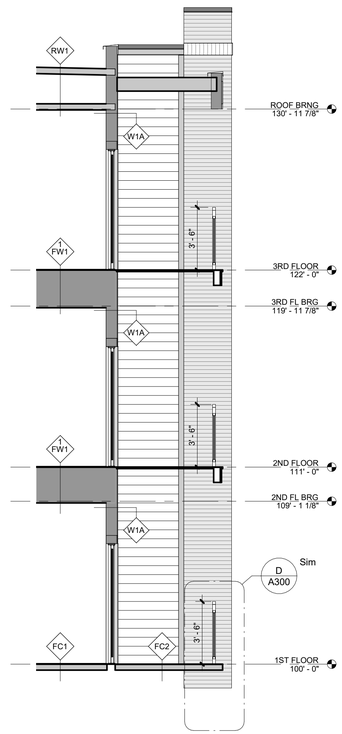
H RECESSED BALCONY SECTION
1/4" = 1'-0"



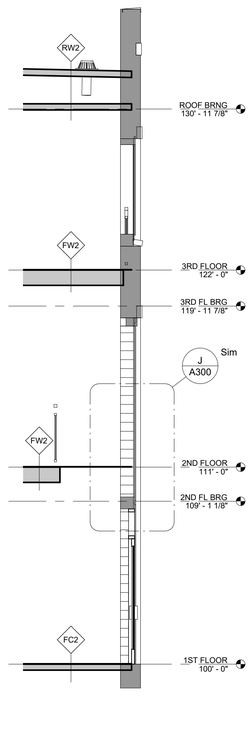
G EXT. WALL SECTION
1/4" = 1'-0"



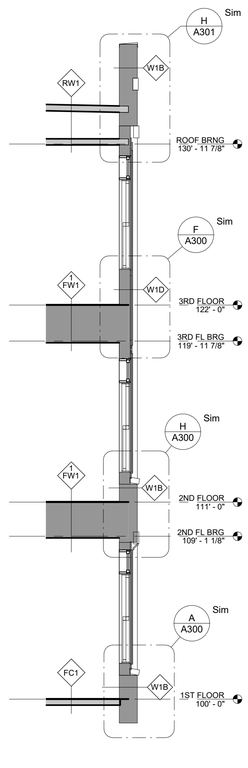
F EXT. WALL SECTION
1/4" = 1'-0"



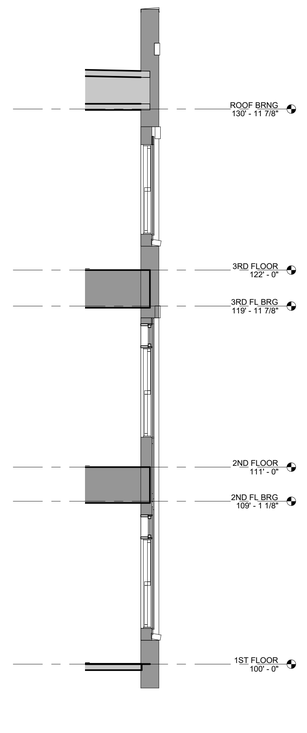
E BALCONY SECTION
1/4" = 1'-0"



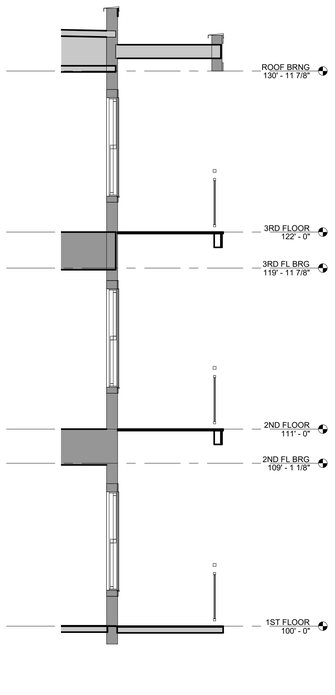
D EXT. SECTION @ BREEZEWAY ENTRY
1/4" = 1'-0"



C EXT. WALL SECTION
1/4" = 1'-0"



B 05_BRICK & FC SIDE PANEL
1/4" = 1'-0"



A 05_BALCONY OPEN @ WINDOW
1/4" = 1'-0"

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

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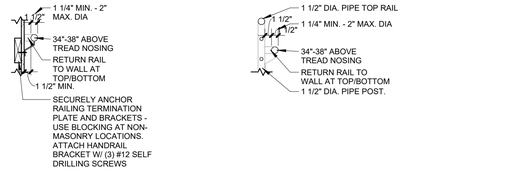
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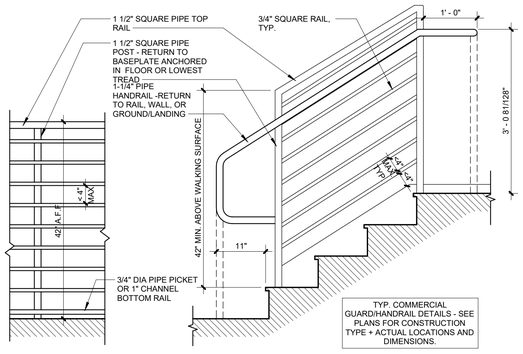
A220
EXTERIOR WALL SECTIONS

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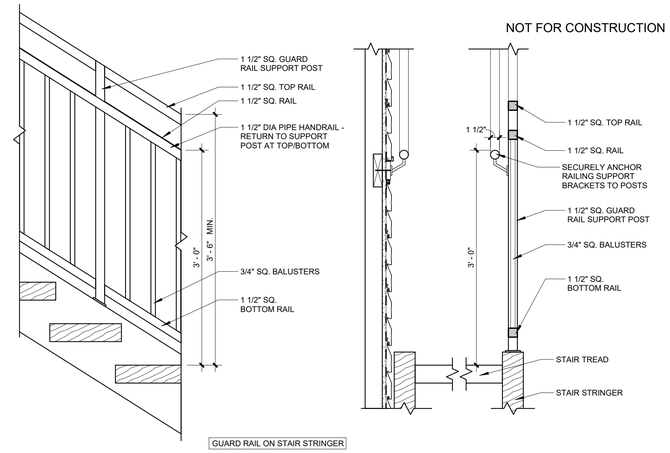
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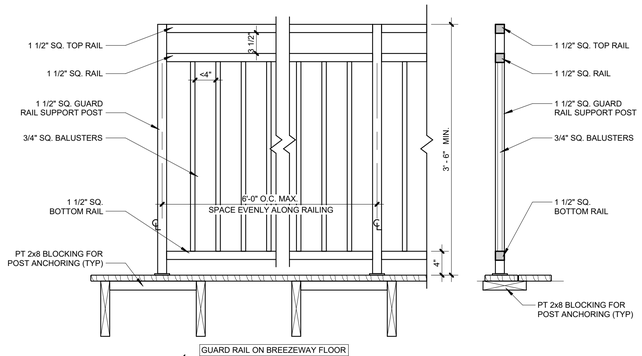




G GUARDRAIL/HANDRAIL DETAILS
3/4" = 1'-0"



GUARD RAIL ON STAIR STRINGER

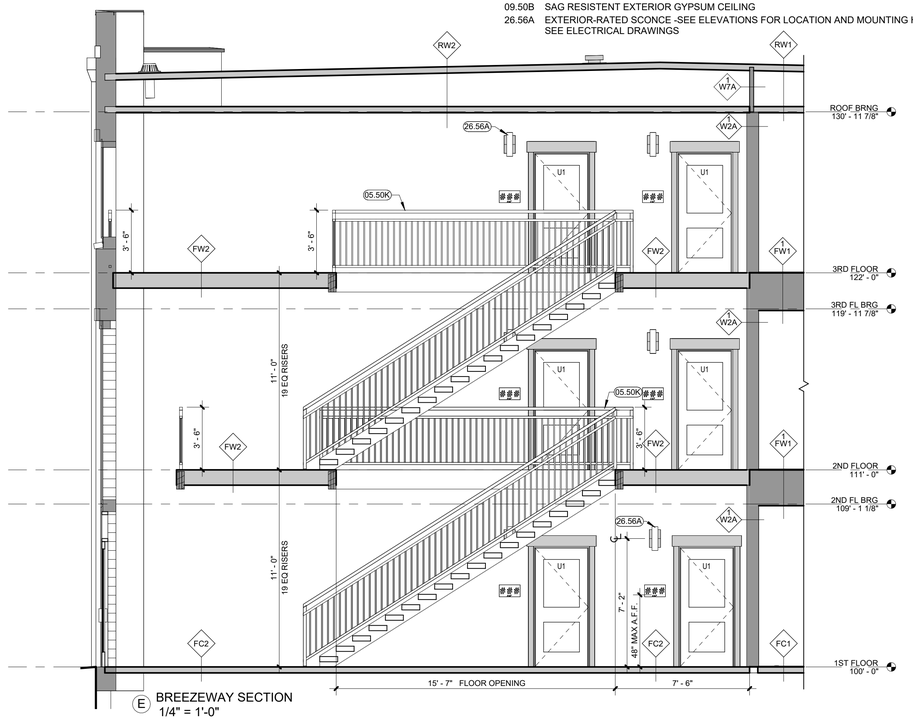


GUARD RAIL ON BREEZEWAY FLOOR

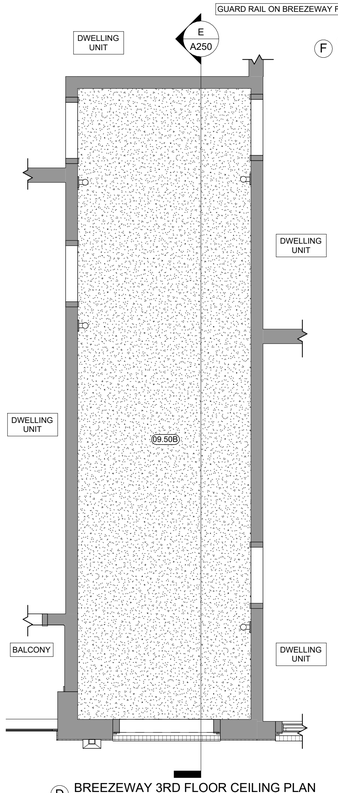
F STAIR GUARDRAIL DETAIL
1" = 1'-0"

KEYNOTES

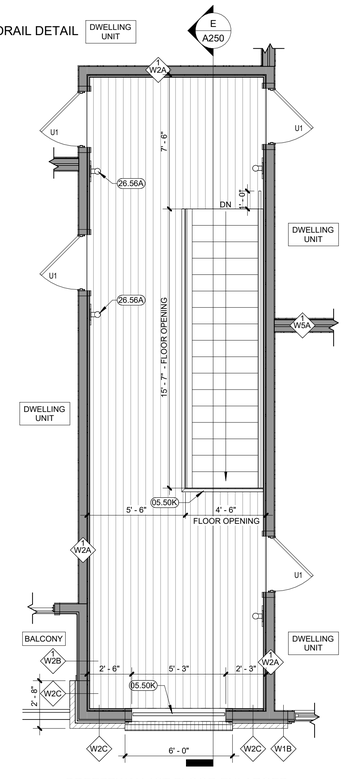
05.50E PRE-FINISHED 42" HIGH ALUMINUM GUARDRAIL W/ INTEGRAL HANDRAIL AT 36" A.F.F./TREADS -SEE A250'S FOR DETAILS
05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR DETAILS
05.50T WALL MOUNTED 1 1/2" DIA PRE-FINISHED ALUMINUM HAND RAILING; MOUNT 36" A.F.F/TREADS. -SEE A250'S FOR DETAILS
09.50B SAG RESISTENT EXTERIOR GYPSUM CEILING
26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



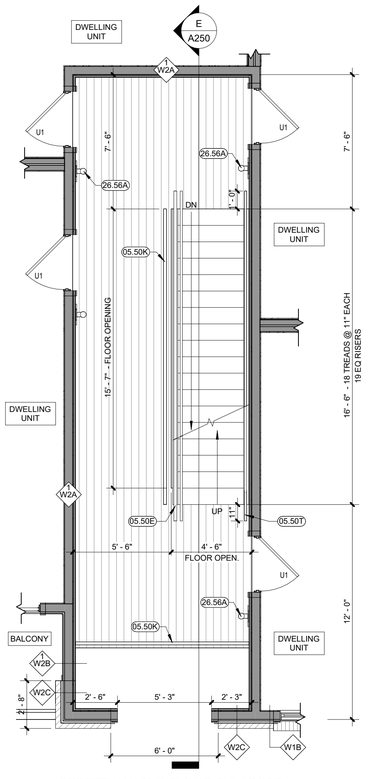
E BREEZEWAY SECTION
1/4" = 1'-0"



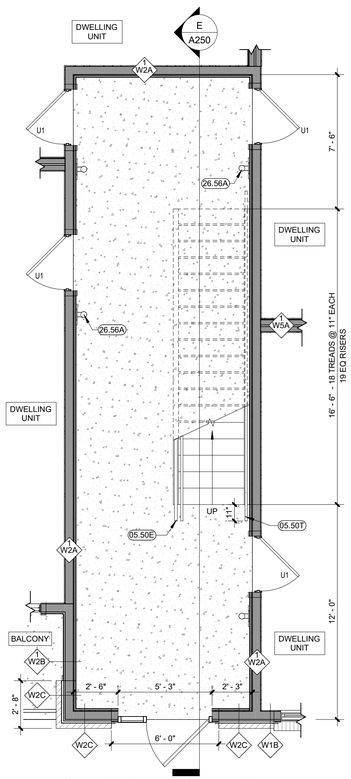
D BREEZEWAY 3RD FLOOR CEILING PLAN
1/4" = 1'-0"



C BREEZEWAY 1ST FLOOR ENLARGED PLAN
1/4" = 1'-0"



B BREEZEWAY 2ND FLOOR ENLARGED PLAN
1/4" = 1'-0"



A BREEZEWAY 1ST FLOOR ENLARGED PLAN
1/4" = 1'-0"

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A250
BREEZEWAY PLANS

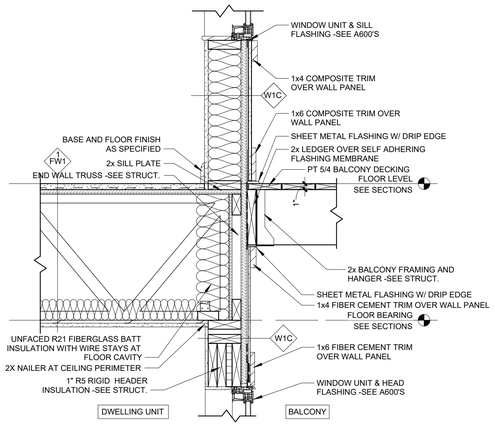
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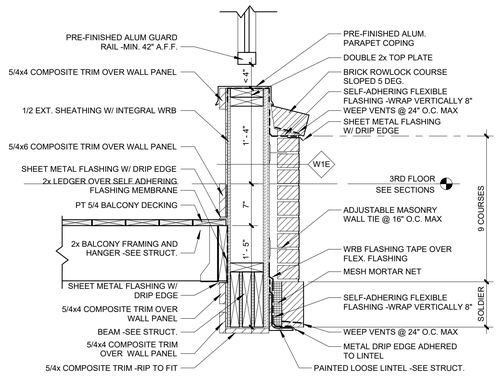
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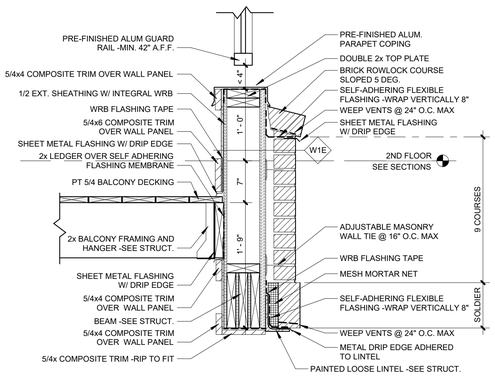
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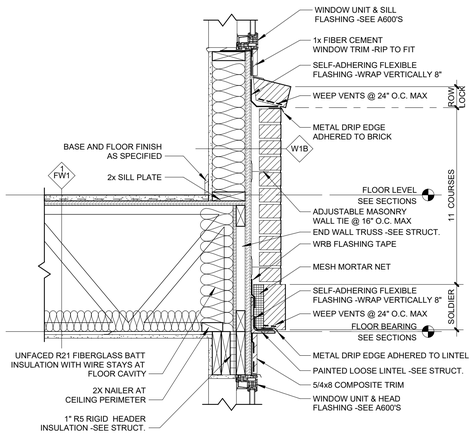
L ENGAGED BALCONY & PARAPET DETAIL
1" = 1'-0"



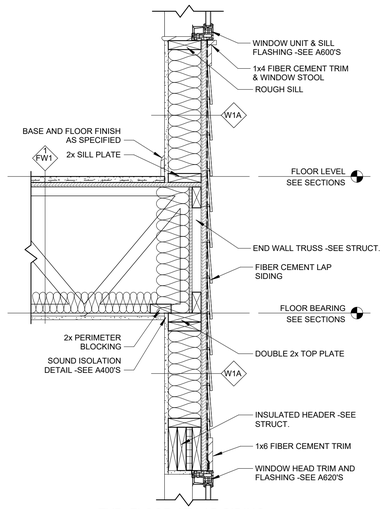
K 3RD FLOOR BALCONY BRICK VENEER
1" = 1'-0"



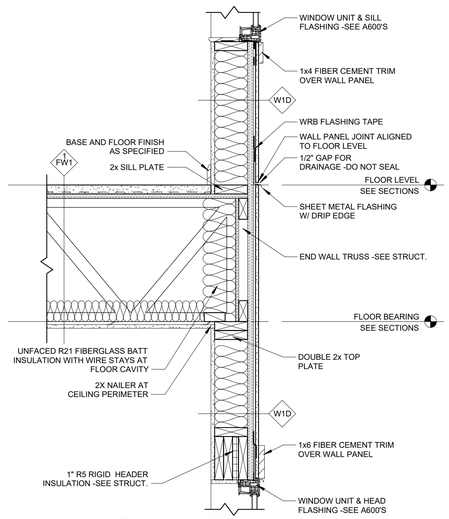
J 2ND FLOOR BALCONY BRICK VENEER
1" = 1'-0"



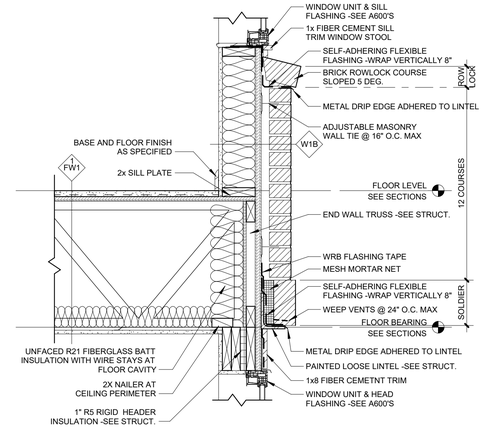
H TYP. FLOOR AT BRICK VENEER
1" = 1'-0"



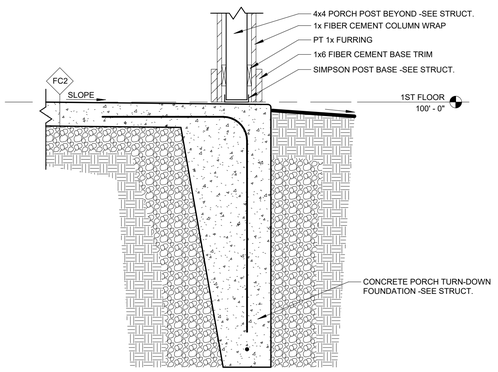
G TYP. FLOOR AT LAP SIDING
1" = 1'-0"



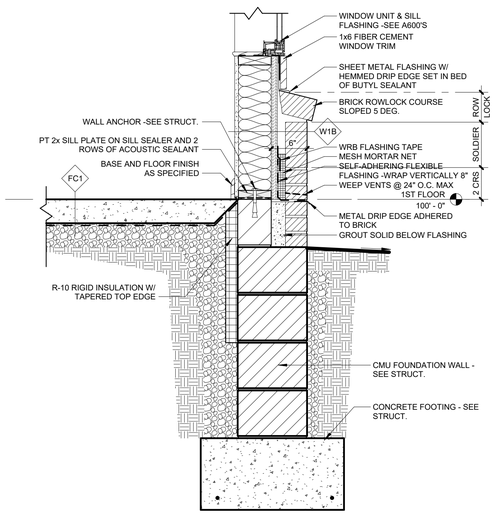
F TYP. FLOOR AT FC PANEL
1" = 1'-0"



E 2ND FLOOR BRICK AT FC PANEL
1" = 1'-0"



D FND. AT CONC. PORCH
1" = 1'-0"



A FND. AT BRICK VENEER
1" = 1'-0"

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2150 INNIS ROAD

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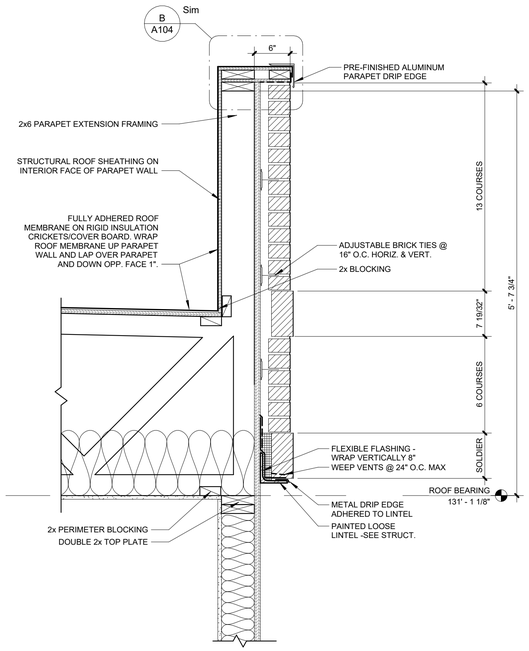
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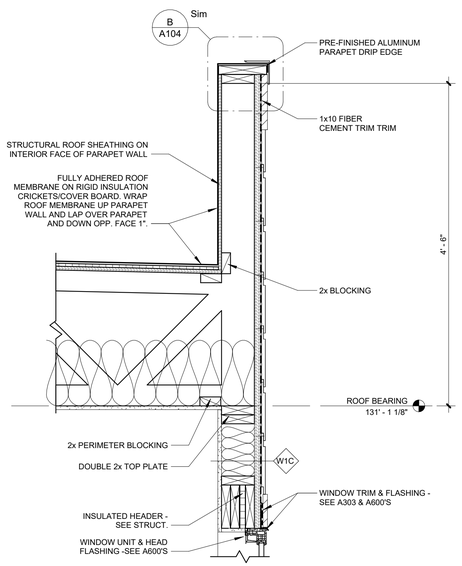
A300
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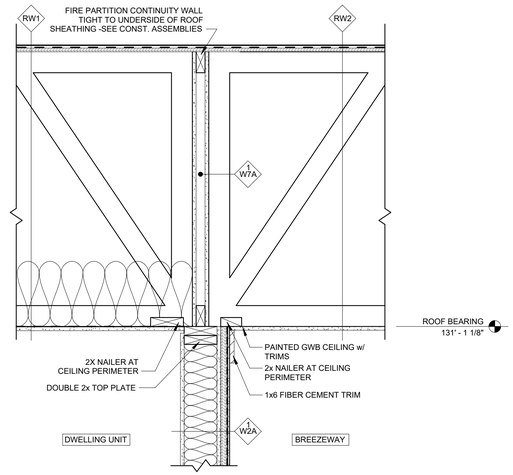


H PARAPET AT BRICK VENEER
1" = 1'-0"

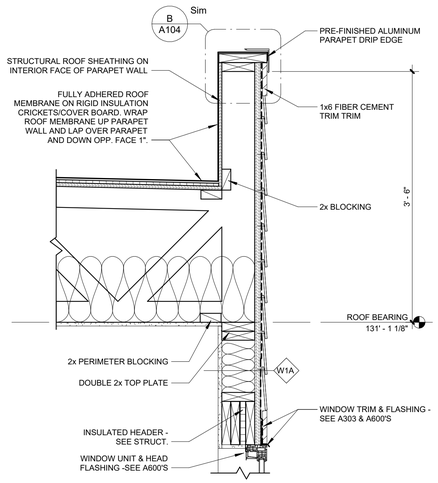


G PARAPET AT CHANNEL SIDING - RAISED
1" = 1'-0"

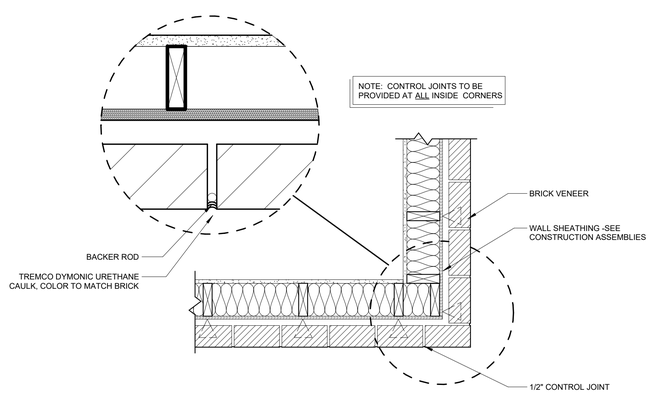
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F BREEZEWAY WALL PERP. TO TRUSSES
1" = 1'-0"

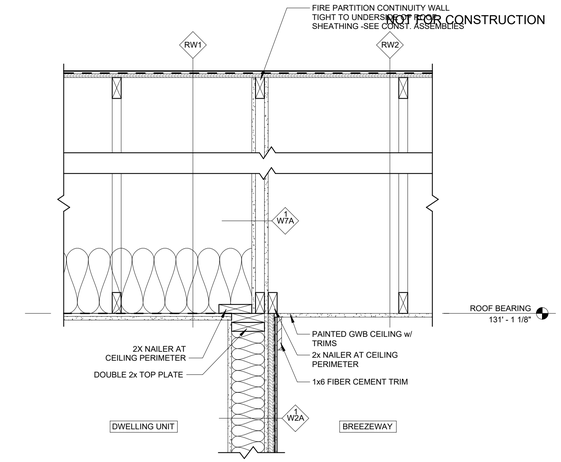


E PARAPET AT FC SIDING
1" = 1'-0"

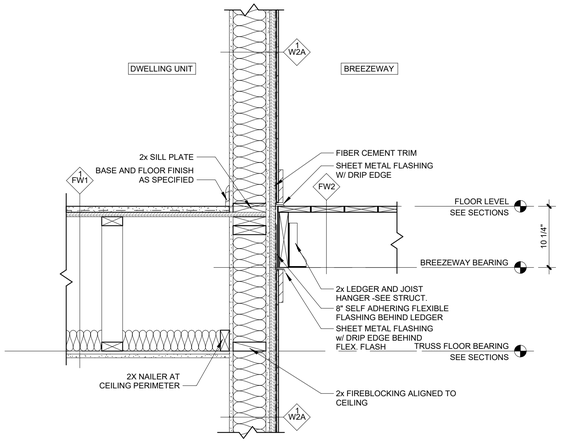


D BRICK CONTROL JOINT
1" = 1'-0"

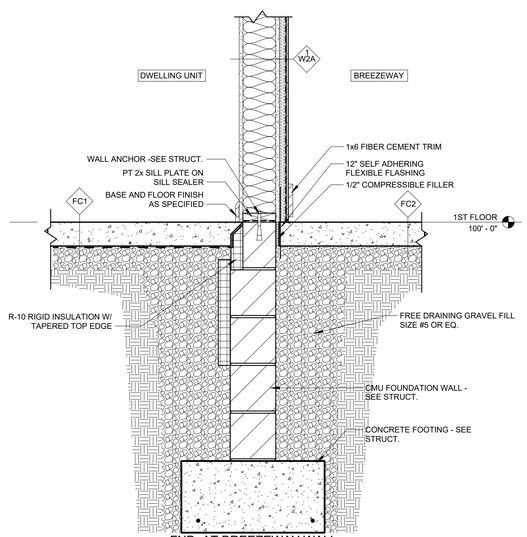
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C BREEZEWAY WALL AT ROOF
1" = 1'-0"



B FLOOR LEVEL AT BREEZEWAY WALL
1" = 1'-0"



A FND. AT BREEZEWAY WALL
1" = 1'-0"

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

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PROJECT #: 26104 v17

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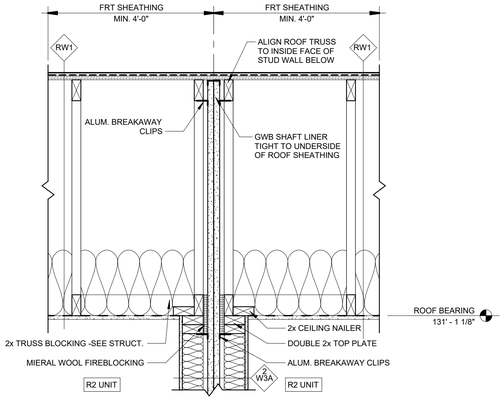
PROJECT DATE: 05/27/2026

A301
EXTERIOR SECTION
DETAILS

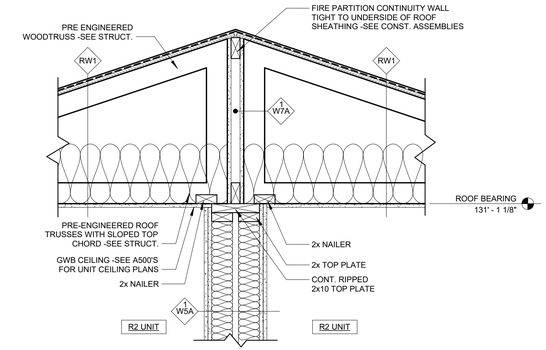
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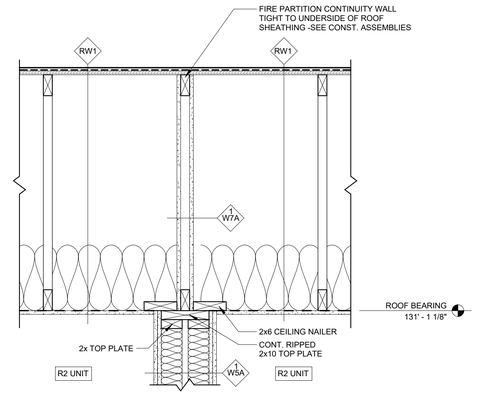
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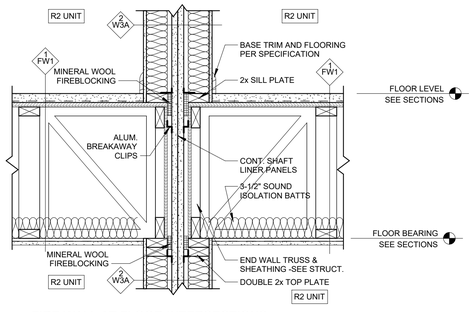
F FIRE WALL AT ROOF
1" = 1'-0"



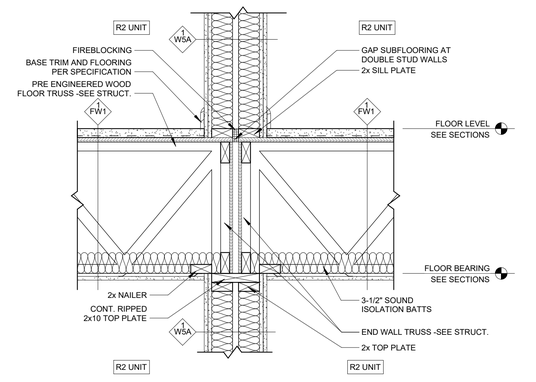
C DEMISING WALL AT TRUSS ROOF
1" = 1'-0"



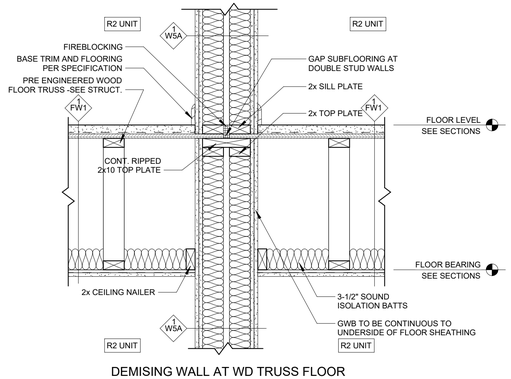
H DEMISING WALL PARALLEL TO ROOF TRUSSES
1" = 1'-0"



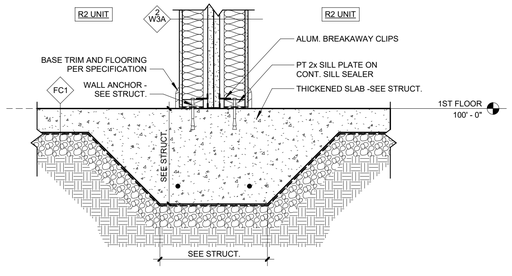
E FIRE WALL AT FLOOR INTERSECTIONS
1" = 1'-0"



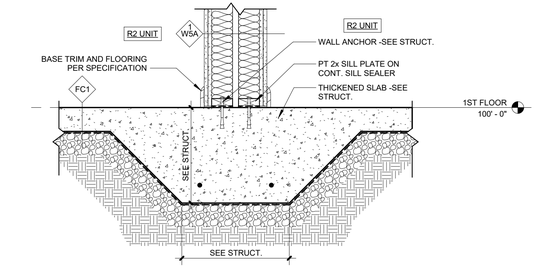
B DEMISING WALL AT WD TRUSS FLOOR PERP.
1" = 1'-0"



G DEMISING WALL AT WD TRUSS FLOOR PARALLEL
1" = 1'-0"



D FIRE WALL AT THICKENED SLAB
1" = 1'-0"



A DEMISING WALL AT THICKENED SLAB
1" = 1'-0"

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A310

INTERIOR SECTION DETAILS

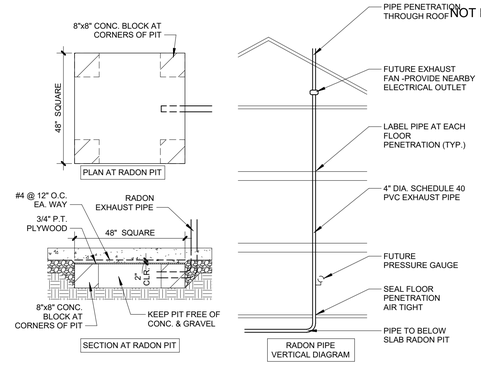
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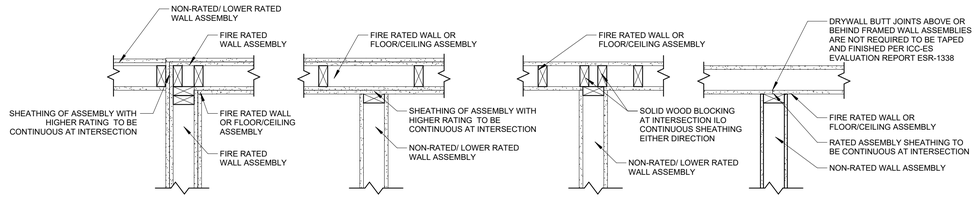
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D RADON VENT DETAILS
1/4" = 1'-0"



C TYPICAL RATED WALL INTERSECTIONS
1" = 1'-0"

GRAB BAR NOTES:

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

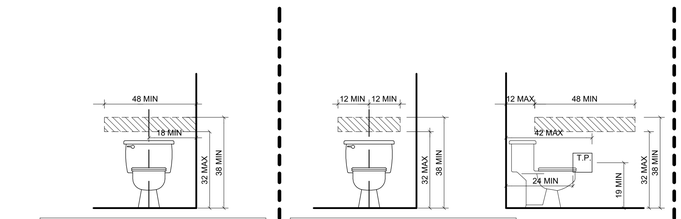
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN THE DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

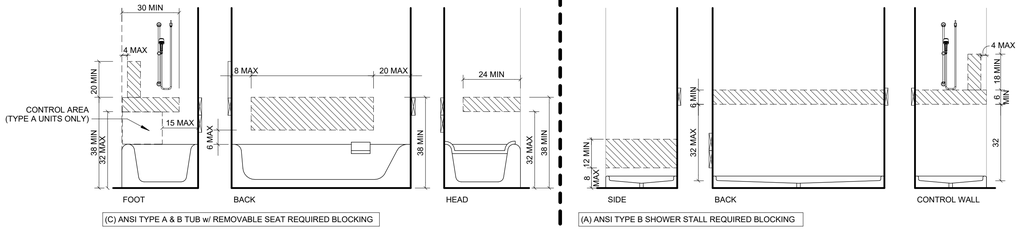
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OF MOUNTING DEVICE OF THE SUPPORTING STRUCTURE WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAW AND THE SUPPORTING STRUCTURE.

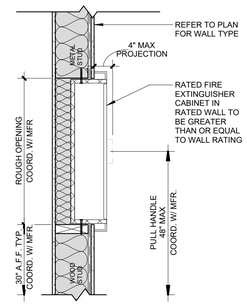
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE:
- GRAB BARS ARE REQUIRED IN THE CLUBHOUSE AS SHOWN IN PLANS
- GRAB BAR BLOCKING ONLY REQUIRED IN 1ST FLOOR DWELLING UNITS
- GRAB BAR BLOCKING IS NOT REQUIRED IN POWDER ROOMS
-BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS
-THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.
-THE HATCHED AREAS INDICATE AREAS TO RECEIVE SOLID WOOD BLOCKING TO RECEIVE FUTURE GRAB BAR INSTALLATION

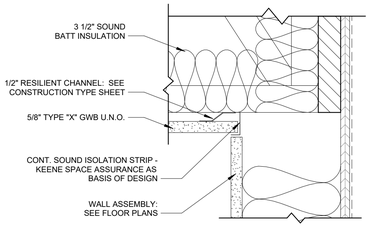




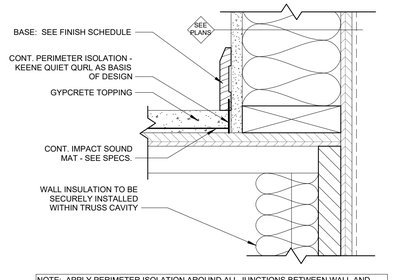
B GRAB BAR BLOCKING
1" = 1'-0"



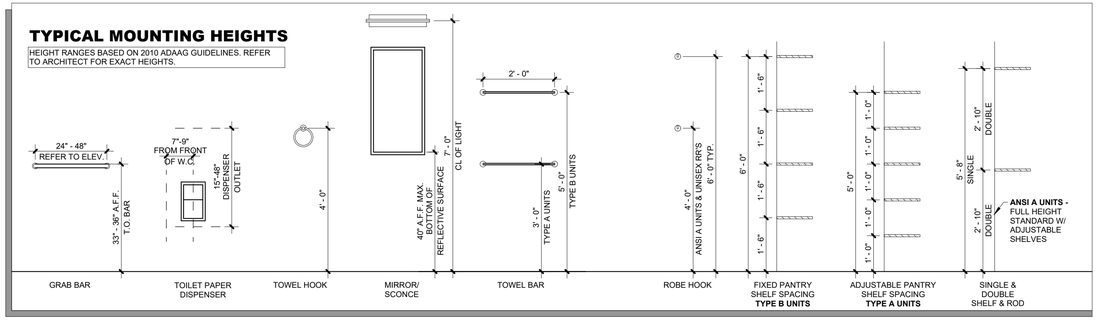
H FIRE EXTINGUISHER CABINET
1" = 1'-0" AT RATED WALLS



G CEILING SOUND ISOLATION
3" = 1'-0"



F FLOOR SOUND ISOLATION
3" = 1'-0"



A MOUNTING HEIGHTS
1/4" = 1'-0"

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A401
COMMON INTERIOR ELEVATIONS

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A. EASE AND ACCESS FEATURES

A. DWELLING UNIT ENTRY
1 DWELLING UNIT ENTRY DOORS ARE 36" WIDE WITH LEVER STYLE HANDLE AND 5X5 MIN CLEAR SPACE ON EACH SIDE OF DOOR
2 LIGHTING IS PROVIDED AT ALL ACCESSIBLE ROUTES, BUILDING AND UNIT ENTRY DOORWAYS AND IS NON-GLARE STYLE FIXTURES
3 DOOR AND BUILDING ADDRESSES ARE HIGH VISIBILITY CHARACTERS OR WELL LIT
4 DWELLING UNITS HAVE A COVERED ENTRY FOR WEATHER PROTECTION.
B. DWELLING UNIT INTERIOR STAIR AND HALLWAYS
1 DWELLING UNIT STAIRS AND HALLWAYS ARE PROVIDED WITH LIGHTING
2 DWELLING UNIT INTERIOR HALLWAYS ARE AT LEAST 42" WIDE
3 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
C. DWELLING UNIT INTERIOR DOORS
1 DWELLING UNIT INTERIOR DOORS ARE 34" MIN. WIDTH FOR ALL OCCUPIABLE SPACES
2 DWELLING UNIT INTERIOR DOORS ALL HAVE LEVER STYLE HANDLES
3 DWELLING UNIT INTERIOR DOOR THRESHOLDS ARE FLUSH OR HAVE NO GREATER THAN 1/4" TRANSITION
D. DWELLING UNIT FAUCETS
1 PLUMBING FIXURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
2 PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
E. DWELLING UNIT ELECTRICAL
1 DWELLING UNIT THERMOSTATS AND ELECTRICAL CONTROLS ARE SPECIFIED TO BE EASY TO READ AND SIMPLE TO OPERATE
2 DWELLING UNIT ELECTRICAL AND LIGHTING CONTROLS ARE ROCKER STYLE SWITCHES
3 ALL DESIGNED BED WALLS WILL HAVE NO LESS THAN TWO OUTLETS LOCATED AT 18" AFF

A. EASE AND ACCESS FEATURES

F. DWELLING UNIT BATHROOMS
1 COUNTERTOPS WILL HAVE 2" MIN RADIUSED OUTSIDE CORNERS
2 SHOWER HEADS ARE HAND HELD WITH FLEXIBLE HOSE
3 VANITIES WILL HAVE NON-GLARE LIGHTING
G. DWELLING UNIT KITCHENS
1 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
2 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON AT LEAST ONE SIDE OF THE REFRIDGERATOR
3 DWELLING UNIT CABINETRY IS SPECIFIED TO HAVE LOOP HANDLES FOR ALL DRAWERS AND CABINETS
4 DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE NON-GLARE FIXTURES TO PROVIDE TASK LIGHTING FOR SINKS, STOVES AND WORK AREAS
H. ADDITIONAL FUNCTIONALITY IS ADDED TO DESIGNATED TYPE A UNITS:
1 SOLID BLOCKING AND GRAB BARS
2 ADJUSTABLE HEIGHT SHOWER HEADS AND SHOWER CONTROLS LOCATED NEAR THE OPEN SIDE OF THE FIXTURE.
3 VANITIES HAVE REMOVABLE SINK BASES WITH SKIRT PROTECTED DRAIN AND SUPPLY LINES
4 REMOVABLE SINK BASES AND OPEN COUNTER WORK SPACE AREAS AT 34" A.F.F.
5 REMOTE SWITCHES ARE PROVIDED FOR RANGE HOODS
6 FRONT CONTROL SMOOTH TOP RANGES
7 ADJUSTABLE, REINFORCED, VINYL COATED WIRE CLOSET SHELVING MOUNTED ON SLOTTED STANDARDS FOR FLEXIBLE STORAGE OPTIONS.
8 ROLL IN SHOWER WITH ADDITIONAL BATHROOM FLOOR DRAIN

B. MATERIALS AND SPECIFICATIONS

A. MOISTURE RESISTANT DRYWALL ON ALL WALLS IN BATHROOMS, LAUNDRY ROOMS AND BEHIND KITCHEN CABINETRY. PAPERLESS GYPSUM BOARD BEHIND TOILETS AND AROUND TUB AND SHOWER ENCLOSURES.
B. SOLID BLOCKING EXCEEDING THE ABILITY TO SUPPORT 250-300 LBS WILL BE PROVIDED AT ALL SHOWERS, TUBS AND TOILETS. ONE PIECE FIBER GLASS SHOWERS WILL INCLUDE INTERGRAL REINFORCING FOR FUTURE GRAB BARS
C. PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
1. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
D. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING.
E. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUSED OUTSIDE CORNERS.
F. PLUMBING SUPPLY AND DRAIN LINES AT EXPOSED AND REMOVABLE SINK LOCATIONS ARE PROTECTED WITH CASEWORK SKIRTS OR LINE PROTECTION
G. ALL LIGHT FIXTURES ARE LED OR SUPPLIED WITH LED BULBS
H. DWELLING UNIT APPLIANCES
1. REFRIGERATORS ARE ENERGY STAR WITH REVERSIBLE DOORS - 18 CU FT, 30" WIDE AT ONE BEDROOMS, 21 CU FT, 33" WIDE AT TWO BEDROOMS OR GREATER
2. 30" SELF CLEANING RANGE
3 ENERGY STAR DISHWASHER
4 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOAL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW/NO VOC.
K. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE
L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
M. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

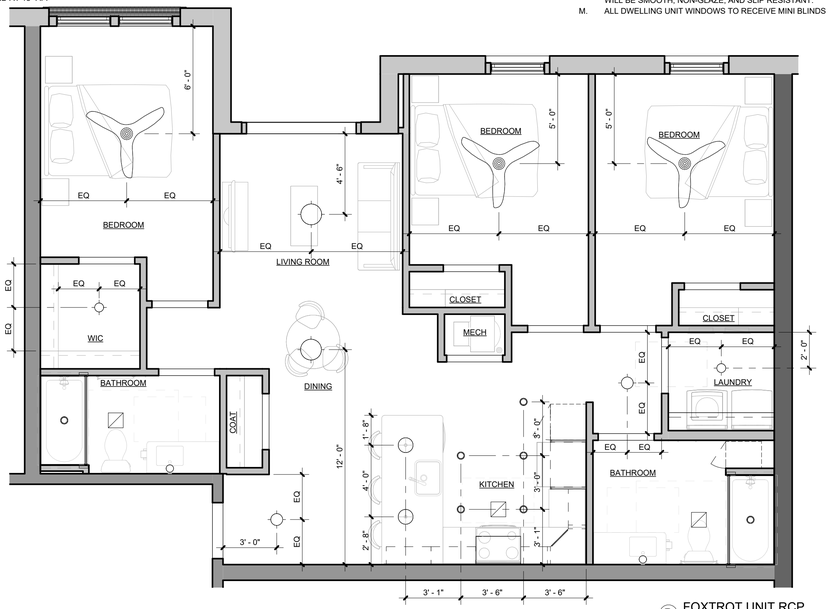
SYSTEMS AND SECURITY

A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFECIENT INDIVIDUAL WATER HEATERS.
B. UNIT HEATING AND COOLING BY ENERGY EFFICIENT CONVENTIONAL HEAT PUMP SYSTEMS, INCLUDING THERMOSTAT WITH ACCESSIBLE DISPLAY.
C. SMOKE ALARMS ARE HARD WIRED WITH CARBON MONOXIDE DETECTION.
D. UNITS ARE FULLY SPRINKLED PER NFPA 13 MINIMUM.
E. ALARM SYSTEMS (ADA COMPLIANT) THAT USE BOTH AUDIBLE AND VISUAL DEVICES TO NOTIFY THE BUILDING USER IN THE EVENT OF FIRE, SMOKE, OR EMERGENCY
F. BATHROOMS HAVE EXHAUST FANS DUCTED TO THE EXTERIOR.
G. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE

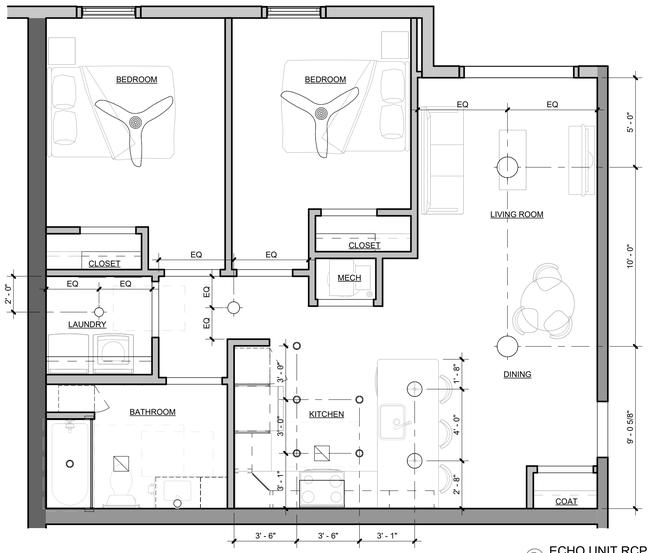
SENSORY IMPAIRED UNITS

THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT:
A SMOKE ALARM WITH STOBE LIGHTS
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
B AUDIBLE AND STROBE DOORBELL SYSTEM
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
C CONTRASTING ELECTRIC DEVICE COVER PLATES
D TACTILE MARKING PAINT

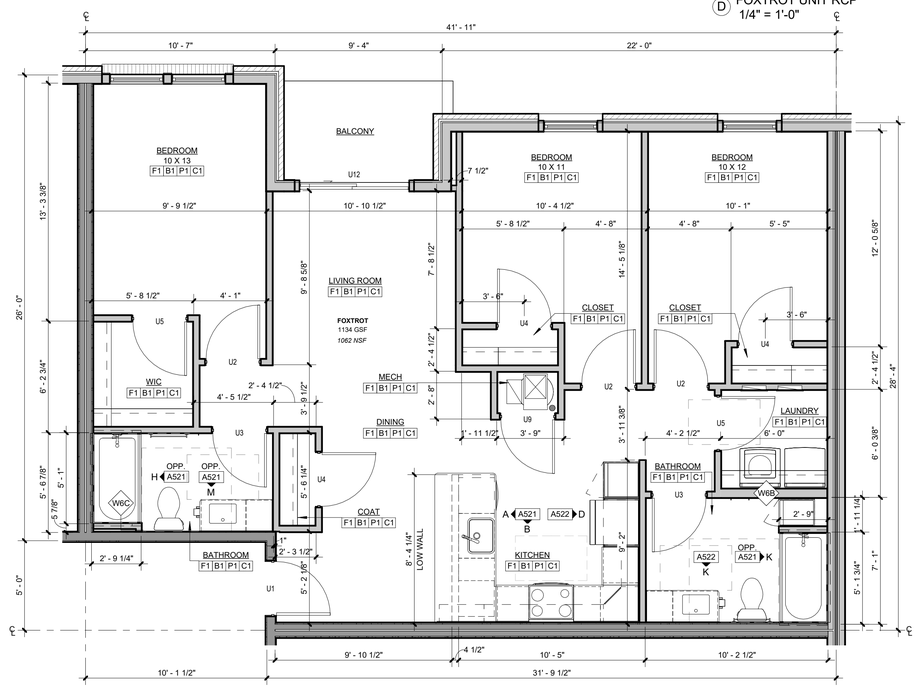
KEYNOTES



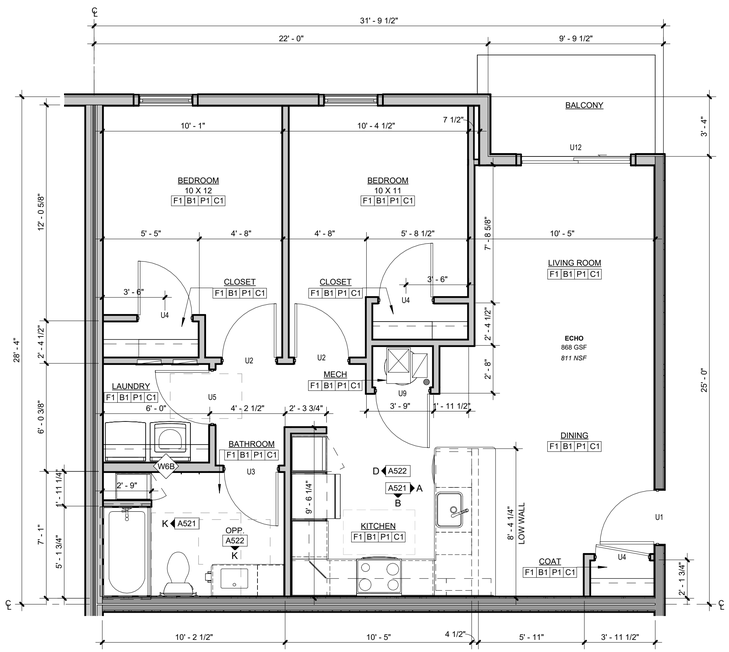
D FOXTROT UNIT RCP
1/4" = 1'-0"



B ECHO UNIT RCP
1/4" = 1'-0"



C FOXTROT UNIT
1/4" = 1'-0"



A ECHO UNIT
1/4" = 1'-0"

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UNIT CEILING LEGEND

- FAUX RECESSED 'CAN LIGHT' (EXTERIOR/WET RATED)
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- WALL MOUNTED SCONCE
- CEILING MOUNTED EXHAUST FAN

GENERAL NOTES CEILING PLANS

1. CEILINGS ARE TO THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY ABOVE, UNO. SEE CONSTRUCTION ASSEMBLIES.
2. CEILING FIXTURES CENTERED IN CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED, UNO.
3. SOFFITS (SHOWN HATCHED) TO ALIGN WITH ADJACENT WALLS (UNO)
4. BOTTOM OF SOFFIT CONSTRUCTION TO BE 1'-0" BELOW FLOOR/CEILING ASSEMBLY (UNO).
5. ARCHITECTURAL LIGHTING LOCATIONS AND DESIGNATIONS SHALL TAKE PRECEDENT WHERE THERE ARE DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL.

GENERAL NOTES UNIT PLANS

NOTE: SOME UNITS OCCUR IN THE BUILDING MULTIPLE TIMES AND THEIR ORIENTATION IN PLAN MAY VARY SEE A100'S FOR UNIT TYPE LOCATIONS AND ORIENTATION. THE EXTERIOR WALLS AND BUILDING ELEMENTS SHOWN IN THE UNIT LAYOUTS SHOULD BE USED AS A REFERENCE ONLY, AND MAY VARY AT DIFFERENT UNIT LOCATIONS. DO NOT USE THIS SHEET FOR THE CONSTRUCTION OF EXTERIOR WALLS AND BUILDING ELEMENTS. SEE G002 SHEET FOR SYMBOLS, GENERAL REQUIREMENTS, AND ADDITIONAL NOTES.

1. SEE SHEETS A011 FOR WALL TYPES.
2. SEE SHEET A521 FOR DWELLING UNIT INTERIOR ELEVATIONS AND NOTES
3. SEE SHEET A800s FOR DWELLING UNIT FINISH SCHEDULE.
4. DRYWALL ON BATHROOM WALLS AND KITCHEN CABINETRY WALLS INTENDED TO RECEIVE TILE FINISHES SHALL BE GLASS-FACED MOISTURE RESISTANT.
5. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND FRAMING REQUIREMENTS AND DETAILS INCLUDING SHEAR WALL CONDITIONS.
6. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH FINAL FIXTURE SELECTION PRIOR TO FRAMING SURROUNDING WALLS.
7. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND SHOWERS AND TUBS. SEE DETAIL ON A401
8. THE ENTIRE PERIMETER OF UNIT FLOORS AND CEILINGS SHOULD BE SOUND ISOLATED - SEE DETAILS ON A401
9. CEILING FIXTURES SHALL BE CENTERED IN THE CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED (UNO).

GENERAL NOTES: ENVELOPE SEALING

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D SITE-BUILT FENESTRATION AND DOORS.
E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

GENERAL NOTES: DIMENSIONS

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

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PROGRESS - 80% DOCS

INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A501

DWELLING UNIT PLANS

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A. EASE AND ACCESS FEATURES

A. DWELLING UNIT ENTRY
1 DWELLING UNIT ENTRY DOORS ARE 36" WIDE WITH LEVER STYLE HANDLE AND 5X5 MIN CLEAR SPACE ON EACH SIDE OF DOOR
2 LIGHTING IS PROVIDED AT ALL ACCESSIBLE ROUTES, BUILDING AND UNIT ENTRY DOORWAYS AND IS NON-GLARE STYLE FIXTURES
3 DOOR AND BUILDING ADDRESSES ARE HIGH VISIBILITY CHARACTERS OR WELL LIT
4 DWELLING UNITS HAVE A COVERED ENTRY FOR WEATHER PROTECTION.
B. DWELLING UNIT INTERIOR STAIR AND HALLWAYS
1 DWELLING UNIT STAIRS AND HALLWAYS ARE PROVIDED WITH LIGHTING
2 DWELLING UNIT INTERIOR HALLWAYS ARE AT LEAST 42" WIDE
3 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
C. DWELLING UNIT INTERIOR DOORS
1 DWELLING UNIT INTERIOR DOORS ARE 34" MIN. WIDTH FOR ALL OCCUPIABLE SPACES
2 DWELLING UNIT INTERIOR DOORS ALL HAVE LEVER STYLE HANDLES
3 DWELLING UNIT INTERIOR DOOR THRESHOLDS ARE FLUSH OR HAVE NO GREATER THAN 1/4" TRANSITION
D. DWELLING UNIT FAUCETS
1 PLUMBING FIXURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
2 PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
E. DWELLING UNIT ELECTRICAL
1 DWELLING UNIT THERMOSTATS AND ELECTRICAL CONTROLS ARE SPECIFIED TO BE EASY TO READ AND SIMPLE TO OPERATE
2 DWELLING UNIT ELECTRICAL AND LIGHTING CONTROLS ARE ROCKER STYLE SWITCHES
3 ALL DESIGNED BED WALLS WILL HAVE NO LESS THAN TWO OUTLETS LOCATED AT 18" AFF

A. EASE AND ACCESS FEATURES

F. DWELLING UNIT BATHROOMS
1 COUNTERTOPS WILL HAVE 2" MIN RADIUSED OUTSIDE CORNERS
2 SHOWER HEADS ARE HAND HELD WITH FLEXIBLE HOSE
3 VANITIES WILL HAVE NON-GLARE LIGHTING
G. DWELLING UNIT KITCHENS
1 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
2 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON AT LEAST ONE SIDE OF THE REFRIDGERATOR
3 DWELLING UNIT CABINETRY IS SPECIFIED TO HAVE LOOP HANDLES FOR ALL DRAWERS AND CABINETS
4 DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE NON-GLARE FIXTURES TO PROVIDE TASK LIGHTING FOR SINKS, STOVES AND WORK AREAS
H. ADDITIONAL FUNCTIONALITY IS ADDED TO DESIGNATED TYPE A UNITS:
1 SOLID BLOCKING AND GRAB BARS
2 ADJUSTABLE HEIGHT SHOWER HEADS AND SHOWER CONTROLS LOCATED NEAR THE OPEN SIDE OF THE FIXTURE.
3 VANITIES HAVE REMOVABLE SINK BASES WITH SKIRT PROTECTED DRAIN AND SUPPLY LINES
4 REMOVABLE SINK BASES AND OPEN COUNTER WORK SPACE AREAS AT 34" A.F.F.
5 REMOTE SWITCHES ARE PROVIDED FOR RANGE HOODS
6 FRONT CONTROL SMOOTH TOP RANGES
7 ADJUSTABLE, REINFORCED, VINYL COATED WIRE CLOSET SHELVING MOUNTED ON SLOTTED STANDARDS FOR FLEXIBLE STORAGE OPTIONS.
8 ROLL IN SHOWER WITH ADDITIONAL BATHROOM FLOOR DRAIN

B. MATERIALS AND SPECIFICATIONS

A. MOISTURE RESISTANT DRYWALL ON ALL WALLS IN BATHROOMS, LAUNDRY ROOMS AND BEHIND KITCHEN CABINETRY. PAPERLESS GYPSUM BOARD BEHIND TOILETS AND AROUND TUB AND SHOWER ENCLOSURES.
B. SOLID BLOCKING EXCEEDING THE ABILITY TO SUPPORT 250-300 LBS WILL BE PROVIDED AT ALL SHOWERS, TUBS AND TOILETS. ONE PIECE FIBER GLASS SHOWERS WILL INCLUDE INTERGRAL REINFORCING FOR FUTURE GRAB BARS
C. PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
1. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
D. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING.
E. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUSED OUTSIDE CORNERS.
F. PLUMBING SUPPLY AND DRAIN LINES AT EXPOSED AND REMOVABLE SINK LOCATIONS ARE PROTECTED WITH CASEWORK SKIRTS OR LINE PROTECTION
G. ALL LIGHT FIXTURES ARE LED OR SUPPLIED WITH LED BULBS
H. DWELLING UNIT APPLIANCES
1. REFRIGERATORS ARE ENERGY STAR WITH REVERSIBLE DOORS - 18 CU FT, 30" WIDE AT ONE BEDROOMS, 21 CU FT, 33" WIDE AT TWO BEDROOMS OR GREATER
2. 30" SELF CLEANING RANGE
3 ENERGY STAR DISHWASHER
4 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOAL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW/NO VOC.
K. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE
L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
M. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

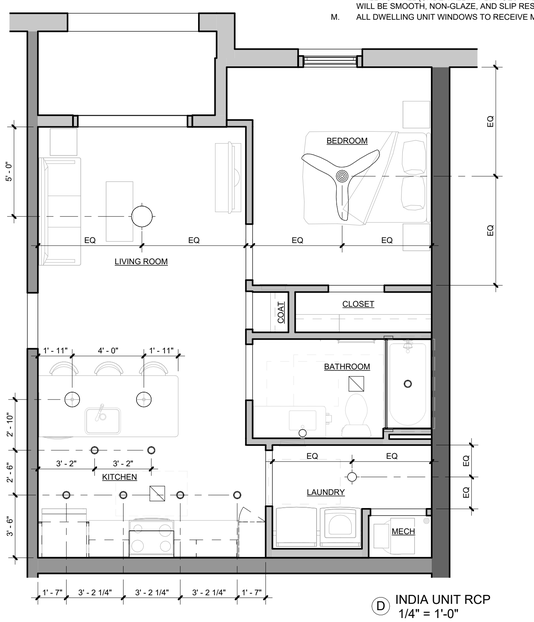
A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFECIENT INDIVIDUAL WATER HEATERS.
B. UNIT HEATING AND COOLING BY ENERGY EFFICIENT CONVENTIONAL HEAT PUMP SYSTEMS, INCLUDING THERMOSTAT WITH ACCESSIBLE DISPLAY.
C. SMOKE ALARMS ARE HARD WIRED WITH CARBON MONOXIDE DETECTION.
D. UNITS ARE FULLY SPRINKLED PER NFPA 13 MINIMUM.
E. ALARM SYSTEMS (ADA COMPLIANT) THAT USE BOTH AUDIBLE AND VISUAL DEVICES TO NOTIFY THE BUILDING USER IN THE EVENT OF FIRE, SMOKE, OR EMERGENCY
F. BATHROOMS HAVE EXHAUST FANS DUCTED TO THE EXTERIOR.
G. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE

SENSORY IMPAIRED UNITS

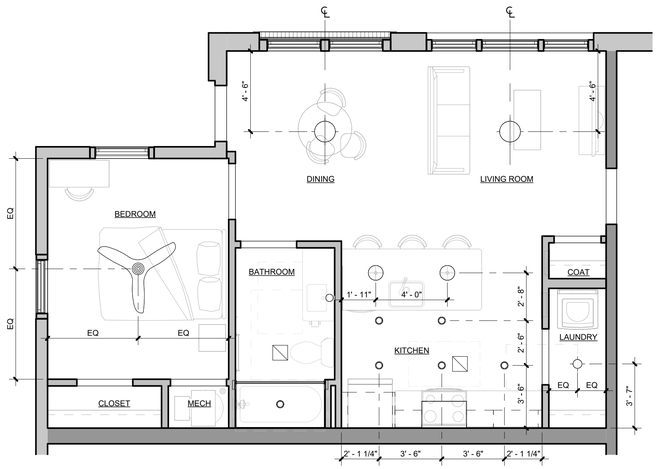
THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT:
A SMOKE ALARM WITH STOBE LIGHTS
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
B AUDIBLE AND STROBE DOORBELL SYSTEM
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
C CONTRASTING ELECTRIC DEVICE COVER PLATES
D TACTILE MARKING PAINT

KEYNOTES

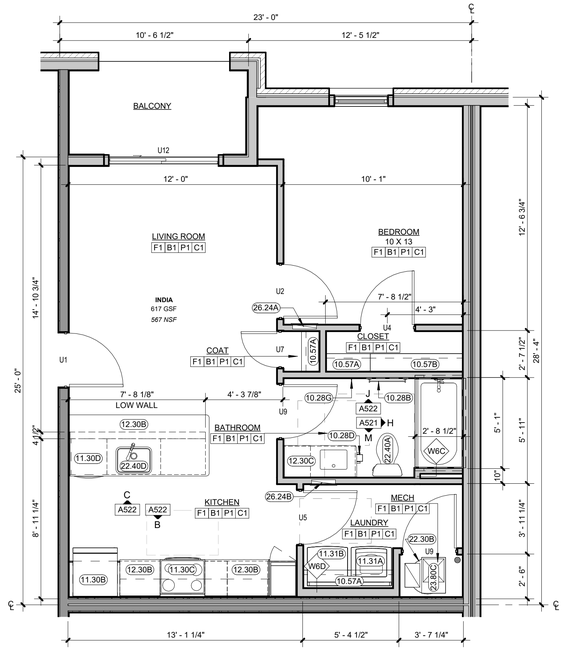
10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - MOUNTED @ 72" ON BATH SIDE OF DOOR (48" IN ANSI A UNITS) - SEE A800 ACCESSORY LEGEND
10.57A	SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
10.57B	DOUBLE SHELF AND ROD - SEE SPECIFICATION
11.30B	30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30C	30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
11.30D	24" DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.31A	LAUNDRY WASHER HOOK-UP ONLY - SEE PLUMBING DRAWINGS
11.31B	LAUNDRY DRYER HOOK-UP ONLY - SEE MECHANICAL & ELECTRICAL DRAWINGS
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30C	VANITY COUNTERTOP WITH UDERMOUNT SINK - SEE A800 MATERIAL LEGEND AND PLUMBING DRAWINGS
22.30B	ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40D	KITCHEN SINK & GARBAGE DISPOSAL (BADGER 5, 1/2 HP) -SEE PLUMBING AND ELECTRICAL DRAWINGS
23.80C	RESIDENTIAL MECHANICAL UNIT -SEE MECHANICAL DRAWINGS
26.24A	ELECTRICAL PANEL -SEE ELECTRICAL DRAWINGS
26.24B	RESIDENTIAL CALL BOX -SEE ELECTRICAL DRAWINGS



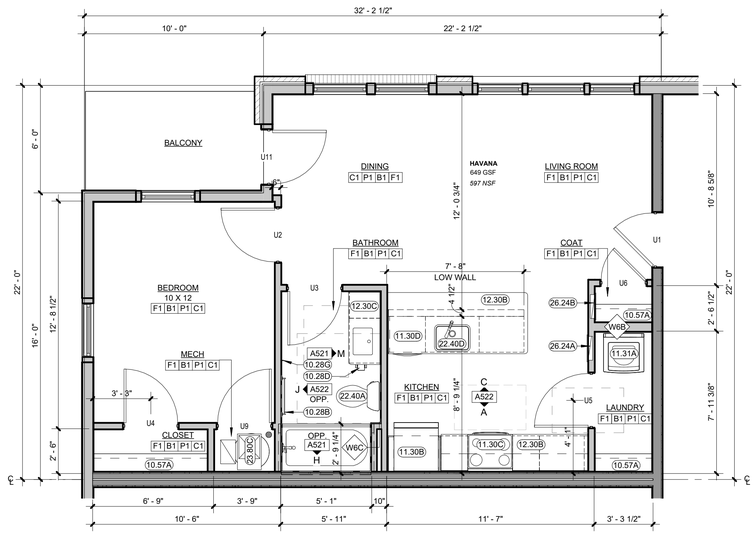
D INDIA UNIT RCP
1/4" = 1'-0"



B HAVANA UNIT RCP
1/4" = 1'-0"



C INDIA UNIT
1/4" = 1'-0"



A HAVANA UNIT
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PROJECT #: 26104 v17

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A502

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7 ADJUSTABLE, REINFORCED, VINYL COATED WIRE CLOSET SHELVING MOUNTED ON SLOTTED STANDARDS FOR FLEXIBLE STORAGE OPTIONS.
8 ROLL IN SHOWER WITH ADDITIONAL BATHROOM FLOOR DRAIN

B. MATERIALS AND SPECIFICATIONS

A. MOISTURE RESISTANT DRYWALL ON ALL WALLS IN BATHROOMS, LAUNDRY ROOMS AND BEHIND KITCHEN CABINETRY. PAPERLESS GYPSUM BOARD BEHIND TOILETS AND AROUND TUB AND SHOWER ENCLOSURES.
B. SOLID BLOCKING EXCEEDING THE ABILITY TO SUPPORT 250-300 LBS WILL BE PROVIDED AT ALL SHOWERS, TUBS AND TOILETS. ONE PIECE FIBER GLASS SHOWERS WILL INCLUDE INTERGRAL REINFORCING FOR FUTURE GRAB BARS
C. PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
1. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
D. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING.
E. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUSED OUTSIDE CORNERS.
F. PLUMBING SUPPLY AND DRAIN LINES AT EXPOSED AND REMOVABLE SINK LOCATIONS ARE PROTECTED WITH CASEWORK SKIRTS OR LINE PROTECTION
G. ALL LIGHT FIXTURES ARE LED OR SUPPLIED WITH LED BULBS
H. DWELLING UNIT APPLIANCES
1. REFRIGERATORS ARE ENERGY STAR WITH REVERSIBLE DOORS - 18 CU FT, 30" WIDE AT ONE BEDROOMS, 21 CU FT, 33" WIDE AT TWO BEDROOMS OR GREATER
2. 30" SELF CLEANING RANGE
3 ENERGY STAR DISHWASHER
4 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOAL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOWINO VOC.
K. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE
L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
M. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

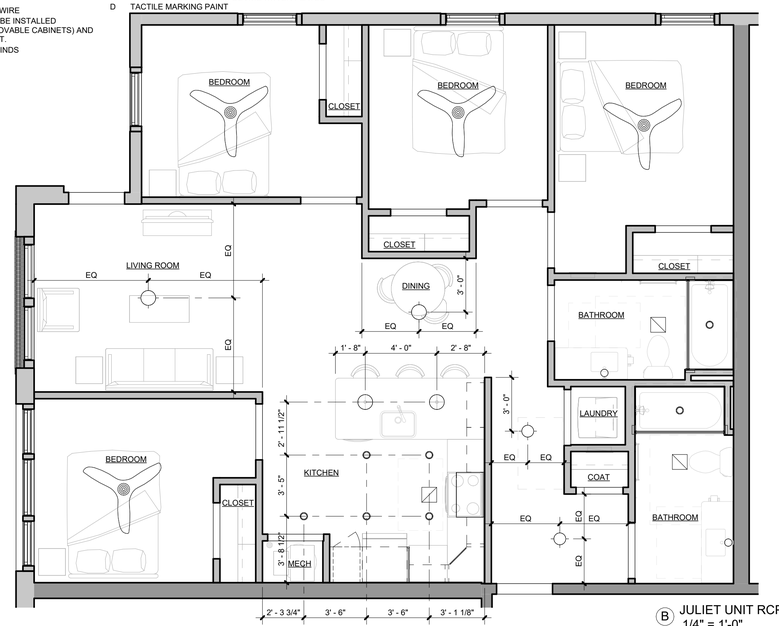
A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFECIENT INDIVIDUAL WATER HEATERS.
B. UNIT HEATING AND COOLING BY ENERGY EFFICIENT CONVENTIONAL HEAT PUMP SYSTEMS, INCLUDING THERMOSTAT WITH ACCESSIBLE DISPLAY.
C. SMOKE ALARMS ARE HARD WIRED WITH CARBON MONOXIDE DETECTION.
D. UNITS ARE FULLY SPRINKLED PER NFPA 13 MINIMUM.
E. ALARM SYSTEMS (ADA COMPLIANT) THAT USE BOTH AUDIBLE AND VISUAL DEVICES TO NOTIFY THE BUILDING USER IN THE EVENT OF FIRE, SMOKE, OR EMERGENCY
F. BATHROOMS HAVE EXHAUST FANS DUCTED TO THE EXTERIOR.
G. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE

SENSORY IMPAIRED UNITS

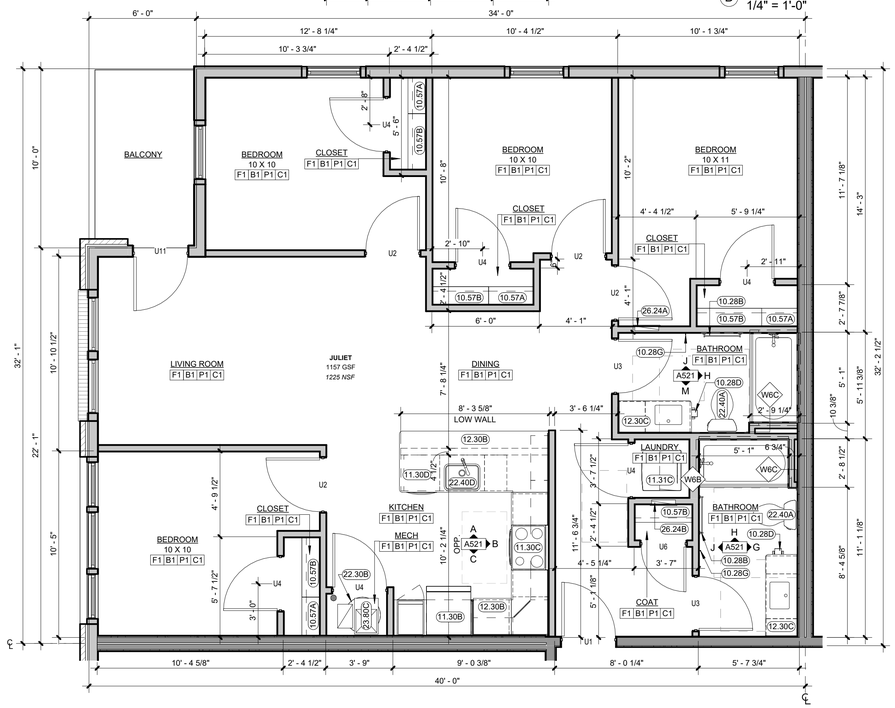
THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT:
A SMOKE ALARM WITH STOBE LIGHTS
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
B AUDIBLE AND STROBE DOORBELL SYSTEM
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
C CONTRASTING ELECTRIC DEVICE COVER PLATES
D TACTILE MARKING PAINT

KEYNOTES

10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - MOUNTED @ 72" ON BATH SIDE OF DOOR (48" IN ANSI A UNITS) - SEE A800 ACCESSORY LEGEND
10.57A	SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
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11.30B	30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30C	30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
11.30D	24" DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.31C	LAUNDRY STACKED WASHER/DRYER HOOK-UPS ONLY - SEE MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30C	VANITY COUNTERTOP WITH UDERMOUNT SINK - SEE A800 MATERIAL LEGEND AND PLUMBING DRAWINGS
22.30B	ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40D	KITCHEN SINK & GARBAGE DISPOSAL (BADGER 5, 1/2 HP) -SEE PLUMBING AND ELECTRICAL DRAWINGS
23.80C	RESIDENTIAL MECHANICAL UNIT -SEE MECHANICAL DRAWINGS
26.24A	ELECTRICAL PANEL -SEE ELECTRICAL DRAWINGS
26.24B	RESIDENTIAL CALL BOX -SEE ELECTRICAL DRAWINGS



B JULIET UNIT RCP
1/4" = 1'-0"



A JULIET UNIT
1/4" = 1'-0"

UNIT CEILING LEGEND

- FAUX RECESSED 'CAN LIGHT' (EXTERIOR/WET RATED)
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- WALL MOUNTED SCONCE
- CEILING MOUNTED EXHAUST FAN

GENERAL NOTES CEILING PLANS

1. CEILINGS ARE TO THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY ABOVE, UNO. SEE CONSTRUCTION ASSEMBLIES.
2. CEILING FIXTURES CENTERED IN CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED, UNO.
3. SOFFITS (SHOWN HATCHED) TO ALIGN WITH ADJACENT WALLS (UNO)
4. BOTTOM OF SOFFIT CONSTRUCTION TO BE 1'-0" BELOW FLOOR/CEILING ASSEMBLY (UNO).
5. ARCHITECTURAL LIGHTING LOCATIONS AND DESIGNATIONS SHALL TAKE PRECEDENT WHERE THERE ARE DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL.

GENERAL NOTES UNIT PLANS

NOTE: SOME UNITS OCCUR IN THE BUILDING MULTIPLE TIMES AND THEIR ORIENTATION IN PLAN MAY VARY SEE A100'S FOR UNIT TYPE LOCATIONS AND ORIENTATION. THE EXTERIOR WALLS AND BUILDING ELEMENTS SHOWN IN THE UNIT LAYOUTS SHOULD BE USED AS A REFERENCE ONLY, AND MAY VARY AT DIFFERENT UNIT LOCATIONS. DO NOT USE THIS SHEET FOR THE CONSTRUCTION OF EXTERIOR WALLS AND BUILDING ELEMENTS. SEE G002 SHEET FOR SYMBOLS, GENERAL REQUIREMENTS, AND ADDITIONAL NOTES.

1. SEE SHEETS A011 FOR WALL TYPES.
2. SEE SHEET A521 FOR DWELLING UNIT INTERIOR ELEVATIONS AND NOTES
3. SEE SHEET A800s FOR DWELLING UNIT FINISH SCHEDULE.
4. DRYWALL ON BATHROOM WALLS AND KITCHEN CABINETRY WALLS INTENDED TO RECEIVE TILE FINISHES SHALL BE GLASS-FACED MOISTURE RESISTANT.
5. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND FRAMING REQUIREMENTS AND DETAILS INCLUDING SHEAR WALL CONDITIONS.
6. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH FINAL FIXTURE SELECTION PRIOR TO FRAMING SURROUNDING WALLS.
7. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND SHOWERS AND TUBS. SEE DETAIL ON A401
8. THE ENTIRE PERIMETER OF UNIT FLOORS AND CEILINGS SHOULD BE SOUND ISOLATED - SEE DETAILS ON A401
9. CEILING FIXTURES SHALL BE CENTERED IN THE CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED (UNO).

GENERAL NOTES: ENVELOPE SEALING

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D SITE-BUILT FENESTRATION AND DOORS.
E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

GENERAL NOTES: DIMENSIONS

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION THESE WORKS ARE NOT INTENDED TO BE ACCURATE GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO DETERMINE AND ACCURATELY ESTIMATE BUILDING AND COMPLETE SYSTEMS USING THE INTENT OF THESE DRAWINGS AS A GUIDELINE WHERE ASSUMPTIONS SHALL BE MADE, THESE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A503

DWELLING UNIT PLANS

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A. EASE AND ACCESS FEATURES

A. DWELLING UNIT ENTRY
1 DWELLING UNIT ENTRY DOORS ARE 36" WIDE WITH LEVER STYLE HANDLE AND 5X5 MIN CLEAR SPACE ON EACH SIDE OF DOOR
2 LIGHTING IS PROVIDED AT ALL ACCESSIBLE ROUTES, BUILDING AND UNIT ENTRY DOORWAYS AND IS NON-GLARE STYLE FIXTURES
3 DOOR AND BUILDING ADDRESSES ARE HIGH VISIBILITY CHARACTERS OR WELL LIT
4 DWELLING UNITS HAVE A COVERED ENTRY FOR WEATHER PROTECTION.
B. DWELLING UNIT INTERIOR STAIR AND HALLWAYS
1 DWELLING UNIT STAIRS AND HALLWAYS ARE PROVIDED WITH LIGHTING
2 DWELLING UNIT INTERIOR HALLWAYS ARE AT LEAST 42" WIDE
3 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
C. DWELLING UNIT INTERIOR DOORS
1 DWELLING UNIT INTERIOR DOORS ARE 34" MIN. WIDTH FOR ALL OCCUPIABLE SPACES
2 DWELLING UNIT INTERIOR DOORS ALL HAVE LEVER STYLE HANDLES
3 DWELLING UNIT INTERIOR DOOR THRESHOLDS ARE FLUSH OR HAVE NO GREATER THAN 1/4" TRANSITION
D. DWELLING UNIT FAUCETS
1 PLUMBING FIXURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
2 PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
E. DWELLING UNIT ELECTRICAL
1 DWELLING UNIT THERMOSTATS AND ELECTRICAL CONTROLS ARE SPECIFIED TO BE EASY TO READ AND SIMPLE TO OPERATE
2 DWELLING UNIT ELECTRICAL AND LIGHTING CONTROLS ARE ROCKER STYLE SWITCHES
3 ALL DESIGNED BED WALLS WILL HAVE NO LESS THAN TWO OUTLETS LOCATED AT 18" AFF

A. EASE AND ACCESS FEATURES

F. DWELLING UNIT BATHROOMS
1 COUNTERTOPS WILL HAVE 2" MIN RADIUSED OUTSIDE CORNERS
2 SHOWER HEADS ARE HAND HELD WITH FLEXIBLE HOSE
3 VANITIES WILL HAVE NON-GLARE LIGHTING
G. DWELLING UNIT KITCHENS
1 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
2 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON AT LEAST ONE SIDE OF THE REFRIDGERATOR
3 DWELLING UNIT CABINETRY IS SPECIFIED TO HAVE LOOP HANDLES FOR ALL DRAWERS AND CABINETS
4 DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE NON-GLARE FIXTURES TO PROVIDE TASK LIGHTING FOR SINKS, STOVES AND WORK AREAS
H. ADDITIONAL FUNCTIONALITY IS ADDED TO DESIGNATED TYPE A UNITS:
1 SOLID BLOCKING AND GRAB BARS
2 ADJUSTABLE HEIGHT SHOWER HEADS AND SHOWER CONTROLS LOCATED NEAR THE OPEN SIDE OF THE FIXTURE.
3 VANITIES HAVE REMOVABLE SINK BASES WITH SKIRT PROTECTED DRAIN AND SUPPLY LINES
4 REMOVABLE SINK BASES AND OPEN COUNTER WORK SPACE AREAS AT 34" A.F.F.
5 REMOTE SWITCHES ARE PROVIDED FOR RANGE HOODS
6 FRONT CONTROL SMOOTH TOP RANGES
7 ADJUSTABLE, REINFORCED, VINYL COATED WIRE CLOSET SHELVING MOUNTED ON SLOTTED STANDARDS FOR FLEXIBLE STORAGE OPTIONS.
8 ROLL IN SHOWER WITH ADDITIONAL BATHROOM FLOOR DRAIN

B. MATERIALS AND SPECIFICATIONS

A. MOISTURE RESISTANT DRYWALL ON ALL WALLS IN BATHROOMS, LAUNDRY ROOMS AND BEHIND KITCHEN CABINETRY. PAPERLESS GYPSUM BOARD BEHIND TOILETS AND AROUND TUB AND SHOWER ENCLOSURES.
B. SOLID BLOCKING EXCEEDING THE ABILITY TO SUPPORT 250-300 LBS WILL BE PROVIDED AT ALL SHOWERS, TUBS AND TOILETS. ONE PIECE FIBER GLASS SHOWERS WILL INCLUDE INTERGRAL REINFORCING FOR FUTURE GRAB BARS
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J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW/NO VOC.
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L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
M. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

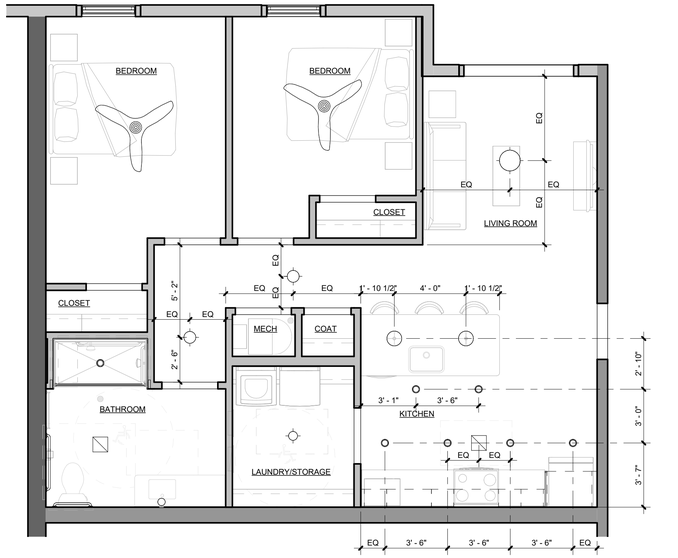
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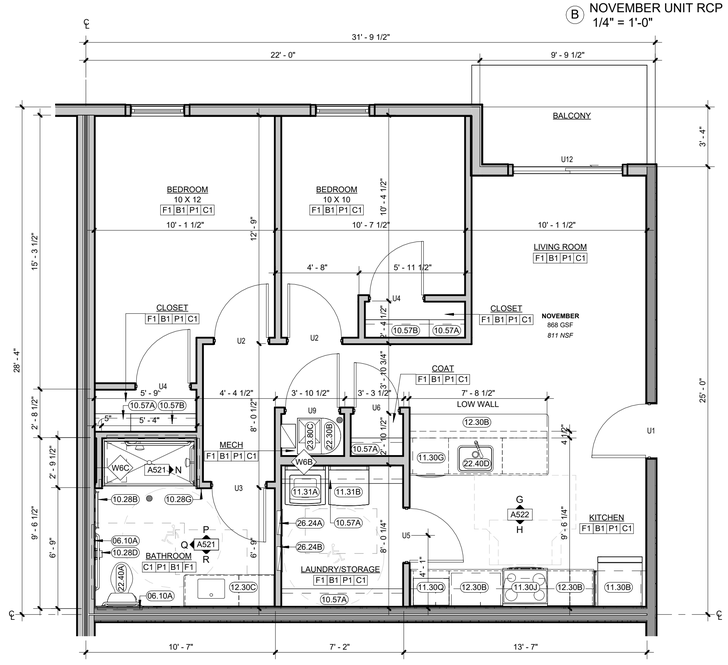
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C CONTRASTING ELECTRIC DEVICE COVER PLATES
D TACTILE MARKING PAINT

KEYNOTES

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10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - MOUNTED @ 72" ON BATH SIDE OF DOOR (48" IN ANSI A UNITS) - SEE A800 ACCESSORY LEGEND
10.57A	SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
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11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30J	30" ANSI COMPLIANT RANGE WITH FRONT PANEL CONTROLS - SEE A800 EQUIPMENT LEGEND
11.30Q	COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
11.31A	LAUNDRY WASHER HOOK-UP ONLY - SEE PLUMBING DRAWINGS
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GENERAL NOTES: DIMENSIONS

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5. ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

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WESTERVILLE OHIO 43081

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PROGRESS - 80% DOCS

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION THROUGH WHICH IT IS ANTICIPATED TO PROVIDE ACCURATE GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO COMPLETE A FULLY FUNCTIONING BUILDING AND COMPLETE SYSTEMS USING THE INTENT OF THESE DRAWINGS AS A GUIDELINE WHERE ANY ADDITIONAL WORK OR DIFFERENT ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A504

DWELLING UNIT PLANS

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A. EASE AND ACCESS FEATURES

A. DWELLING UNIT ENTRY
1 DWELLING UNIT ENTRY DOORS ARE 36" WIDE WITH LEVER STYLE HANDLE AND 5X5 MIN CLEAR SPACE ON EACH SIDE OF DOOR
2 LIGHTING IS PROVIDED AT ALL ACCESSIBLE ROUTES, BUILDING AND UNIT ENTRY DOORWAYS AND IS NON-GLARE STYLE FIXTURES
3 DOOR AND BUILDING ADDRESSES ARE HIGH VISIBILITY CHARACTERS OR WELL LIT
4 DWELLING UNITS HAVE A COVERED ENTRY FOR WEATHER PROTECTION.

B. DWELLING UNIT INTERIOR STAIR AND HALLWAYS
1 DWELLING UNIT STAIRS AND HALLWAYS ARE PROVIDED WITH LIGHTING
2 DWELLING UNIT INTERIOR HALLWAYS ARE AT LEAST 42" WIDE
3 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS

C. DWELLING UNIT INTERIOR DOORS
1 DWELLING UNIT INTERIOR DOORS ARE 34" MIN. WIDTH FOR ALL OCCUPIABLE SPACES
2 DWELLING UNIT INTERIOR DOORS ALL HAVE LEVER STYLE HANDLES
3 DWELLING UNIT INTERIOR DOOR THRESHOLDS ARE FLUSH OR HAVE NO GREATER THAN 1/4" TRANSITION

D. DWELLING UNIT FAUCETS
1 PLUMBING FIXURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
2 PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD

E. DWELLING UNIT ELECTRICAL
1 DWELLING UNIT THERMOSTATS AND ELECTRICAL CONTROLS ARE SPECIFIED TO BE EASY TO READ AND SIMPLE TO OPERATE
2 DWELLING UNIT ELECTRICAL AND LIGHTING CONTROLS ARE ROCKER STYLE SWITCHES
3 ALL DESIGNED BED WALLS WILL HAVE NO LESS THAN TWO OUTLETS LOCATED AT 18" AFF

A. EASE AND ACCESS FEATURES

F. DWELLING UNIT BATHROOMS
1 COUNTERTOPS WILL HAVE 2" MIN RADIUSED OUTSIDE CORNERS
2 SHOWER HEADS ARE HAND HELD WITH FLEXIBLE HOSE
3 VANITIES WILL HAVE NON-GLARE LIGHTING

G. DWELLING UNIT KITCHENS
1 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
2 DWELLING UNIT KITCHENS ARE ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON AT LEAST ONE SIDE OF THE REFRIDGERATOR
3 DWELLING UNIT CABINETRY IS SPECIFIED TO HAVE LOOP HANDLES FOR ALL DRAWERS AND CABINETS
4 DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE NON-GLARE FIXTURES TO PROVIDE TASK LIGHTING FOR SINKS, STOVES AND WORK AREAS

H. ADDITIONAL FUNCTIONALITY IS ADDED TO DESIGNATED TYPE A UNITS:
1 SOLID BLOCKING AND GRAB BARS
2 ADJUSTABLE HEIGHT SHOWER HEADS AND SHOWER CONTROLS LOCATED NEAR THE OPEN SIDE OF THE FIXTURE.
3 VANITIES HAVE REMOVABLE SINK BASES WITH SKIRT PROTECTED DRAIN AND SUPPLY LINES
4 REMOVABLE SINK BASES AND OPEN COUNTER WORK SPACE AREAS AT 34" A.F.F.
5 REMOTE SWITCHES ARE PROVIDED FOR RANGE HOODS
6 FRONT CONTROL SMOOTH TOP RANGES
7 ADJUSTABLE, REINFORCED, VINYL COATED WIRE CLOSET SHELVING MOUNTED ON SLOTTED STANDARDS FOR FLEXIBLE STORAGE OPTIONS.
8 ROLL IN SHOWER WITH ADDITIONAL BATHROOM FLOOR DRAIN

B. MATERIALS AND SPECIFICATIONS

A. MOISTURE RESISTANT DRYWALL ON ALL WALLS IN BATHROOMS, LAUNDRY ROOMS AND BEHIND KITCHEN CABINETRY. PAPERLESS GYPSUM BOARD BEHIND TOILETS AND AROUND TUB AND SHOWER ENCLOSURES.
B. SOLID BLOCKING EXCEEDING THE ABILITY TO SUPPORT 250-300 LBS WILL BE PROVIDED AT ALL SHOWERS, TUBS AND TOILETS. ONE PIECE FIBER GLASS SHOWERS WILL INCLUDE INTERGRAL REINFORCING FOR FUTURE GRAB BARS
C. PLUMBING FIXURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
1. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
D. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING.
E. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUSED OUTSIDE CORNERS.
F. PLUMBING SUPPLY AND DRAIN LINES AT EXPOSED AND REMOVABLE SINK LOCATIONS ARE PROTECTED WITH CASEWORK SKIRTS OR LINE PROTECTION
G. ALL LIGHT FIXTURES ARE LED OR SUPPLIED WITH LED BULBS
H. DWELLING UNIT APPLIANCES
1. REFRIGERATORS ARE ENERGY STAR WITH REVERSIBLE DOORS - 18 CU FT, 30" WIDE AT ONE BEDROOMS, 21 CU FT, 33" WIDE AT TWO BEDROOMS OR GREATER
2. 30" SELF CLEANING RANGE
3 ENERGY STAR DISHWASHER
4 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOAL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW/NO VOC.
K. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE
L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
M. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFECIENT INDIVIDUAL WATER HEATERS.
B. UNIT HEATING AND COOLING BY ENERGY EFFICIENT CONVENTIONAL HEAT PUMP SYSTEMS, INCLUDING THERMOSTAT WITH ACCESSIBLE DISPLAY.
C. SMOKE ALARMS ARE HARD WIRED WITH CARBON MONOXIDE DETECTION.
D. UNITS ARE FULLY SPRINKLED PER NFPA 13 MINIMUM.
E. ALARM SYSTEMS (ADA COMPLIANT) THAT USE BOTH AUDIBLE AND VISUAL DEVICES TO NOTIFY THE BUILDING USER IN THE EVENT OF FIRE, SMOKE, OR EMERGENCY
F. BATHROOMS HAVE EXHAUST FANS DUCTED TO THE EXTERIOR.
G. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE

SENSORY IMPAIRED UNITS

THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT:
A SMOKE ALARM WITH STOBE LIGHTS
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
B AUDIBLE AND STROBE DOORBELL SYSTEM
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
C CONTRASTING ELECTRIC DEVICE COVER PLATES
D TACTILE MARKING PAINT

KEYNOTES

06.10A	WOOD BLOCKING SECURELY ATTACHED TO FRAMING AT EACH END
10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - MOUNTED @ 72" ON BATH SIDE OF DOOR (48" IN ANSI A UNITS) - SEE A800 ACCESSORY LEGEND
10.57A	SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
10.57B	DOUBLE SHELF AND ROD - SEE SPECIFICATION
11.30B	30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30J	30" ANSI COMPLIANT RANGE WITH FRONT PANEL CONTROLS - SEE A800 EQUIPMENT LEGEND
11.30L	RECIRCULATING RANGE HOOD - PROVIDE CONTROL SWITCHES AT ANSI TYPE 'A' UNITS - SEE A800 EQUIPMENT LEGEND
11.30N	REMOTE SWITCHES FOR RANGE HOOD AT ANSI TYPE 'A' UNITS - SEE ELECTRICAL DRAWINGS
11.30Q	COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
11.30S	REMOTE GARBAGE DISPOSER SWITCH AT ANSI TYPE 'A' UNITS - SEE ELECTRICAL DRAWINGS
11.31A	LAUNDRY WASHER HOOK-UP ONLY - SEE PLUMBING DRAWINGS
11.31B	LAUNDRY DRYER HOOK-UP ONLY - SEE MECHANICAL & ELECTRICAL DRAWINGS
12.30A	FINISHED END PANEL
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30C	VANITY COUNTERTOP WITH UDERMOUNT SINK - SEE A800 MATERIAL LEGEND AND PLUMBING DRAWINGS
22.30B	ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40D	KITCHEN SINK & GARBAGE DISPOSAL (BADGER 5, 1/2 HP) -SEE PLUMBING AND ELECTRICAL DRAWINGS
23.80C	RESIDENTIAL MECHANICAL UNIT -SEE MECHANICAL DRAWINGS
26.24A	ELECTRICAL PANEL -SEE ELECTRICAL DRAWINGS
26.24B	RESIDENTIAL CALL BOX -SEE ELECTRICAL DRAWINGS

UNIT CEILING LEGEND

- FAUX RECESSED 'CAN LIGHT' (EXTERIOR/WET RATED)
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- WALL MOUNTED SCONCE
- CEILING MOUNTED EXHAUST FAN

GENERAL NOTES CEILING PLANS

1. CEILINGS ARE TO THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY ABOVE, UNO. SEE CONSTRUCTION ASSEMBLIES.
2. CEILING FIXTURES CENTERED IN CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED, UNO.
3. SOFFITS (SHOWN HATCHED) TO ALIGN WITH ADJACENT WALLS (UNO)
4. BOTTOM OF SOFFIT CONSTRUCTION TO BE 1'-0" BELOW FLOOR/CEILING ASSEMBLY (UNO).
5. ARCHITECTURAL LIGHTING LOCATIONS AND DESIGNATIONS SHALL TAKE PRECEDENT WHERE THERE ARE DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL.

GENERAL NOTES UNIT PLANS

NOTE: SOME UNITS OCCUR IN THE BUILDING MULTIPLE TIMES AND THEIR ORIENTATION IN PLAN MAY VARY SEE A100'S FOR UNIT TYPE LOCATIONS AND ORIENTATION. THE EXTERIOR WALLS AND BUILDING ELEMENTS SHOWN IN THE UNIT LAYOUTS SHOULD BE USED AS A REFERENCE ONLY, AND MAY VARY AT DIFFERENT UNIT LOCATIONS. DO NOT USE THIS SHEET FOR THE CONSTRUCTION OF EXTERIOR WALLS AND BUILDING ELEMENTS. SEE G002 SHEET FOR SYMBOLS, GENERAL REQUIREMENTS, AND ADDITIONAL NOTES.

1. SEE SHEETS A011 FOR WALL TYPES.
2. SEE SHEET A521 FOR DWELLING UNIT INTERIOR ELEVATIONS AND NOTES
3. SEE SHEET A800s FOR DWELLING UNIT FINISH SCHEDULE.
4. DRYWALL ON BATHROOM WALLS AND KITCHEN CABINETRY WALLS INTENDED TO RECEIVE TILE FINISHES SHALL BE GLASS-FACED MOISTURE RESISTANT.
5. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND FRAMING REQUIREMENTS AND DETAILS INCLUDING SHEAR WALL CONDITIONS.
6. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH FINAL FIXTURE SELECTION PRIOR TO FRAMING SURROUNDING WALLS.
7. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND SHOWERS AND TUBS. SEE DETAIL ON A401
8. THE ENTIRE PERIMETER OF UNIT FLOORS AND CEILINGS SHOULD BE SOUND ISOLATED - SEE DETAILS ON A401
9. CEILING FIXTURES SHALL BE CENTERED IN THE CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED (UNO).

GENERAL NOTES: ENVELOPE SEALING

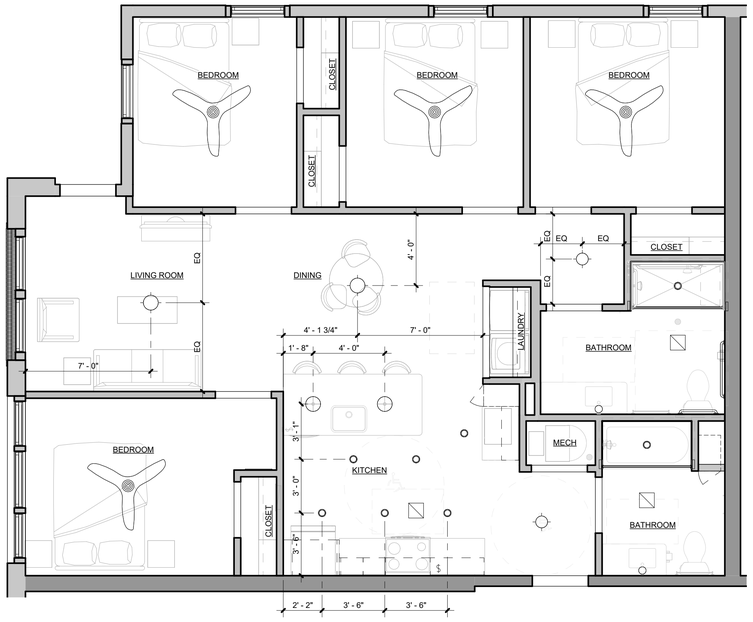
IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
D SITE-BUILT FENESTRATION AND DOORS.
E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

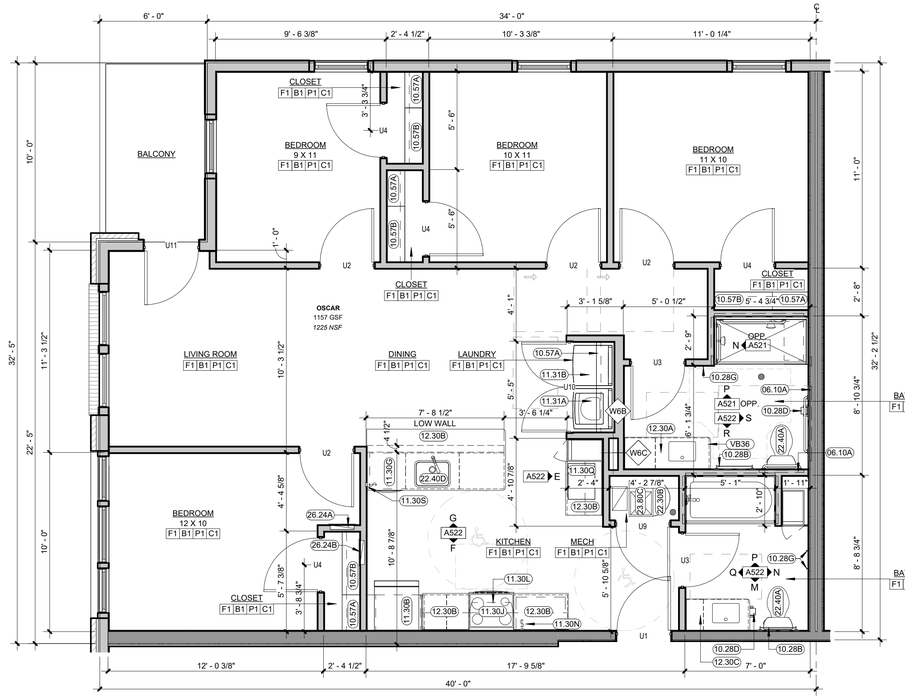
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8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.



B OSCAR UNIT RCP
1/4" = 1'-0"



A OSCAR UNIT
1/4" = 1'-0"

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A505

DWELLING UNIT PLANS

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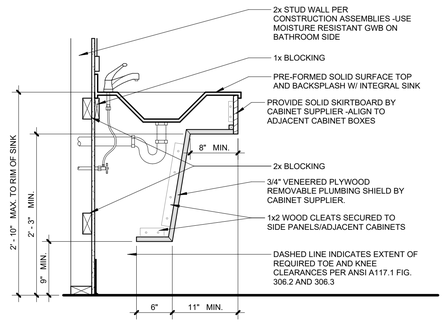
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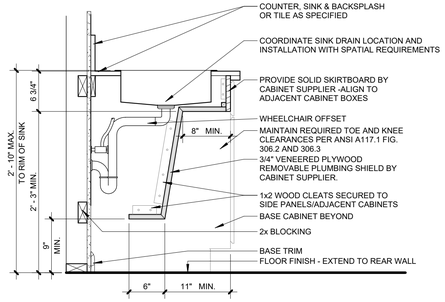
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KEYNOTES

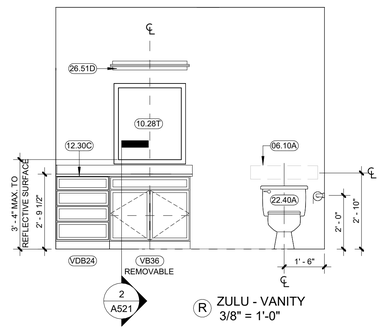
06.10A	WOOD BLOCKING SECURELY ATTACHED TO FRAMING AT EACH END
09.70A	STAINLESS STEEL BACKSPLASH PANEL
10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28E	SHOWER CURTAIN ROD - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - MOUNTED @ 72" ON BATH SIDE OF DOOR (48" IN ANSI A UNITS) - SEE A800 ACCESSORY LEGEND
10.28M	24" GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28Q	42" GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28T	VANITY MIRROR MOUNTED WITH B.O. REFLECTIVE SURFACE MAX 40" A.F.F. - SEE A800 ACCESSORY LEGEND
10.28V	18" VERTICAL GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28X	WALL MOUNTED SHOWER SEAT - SEE A800 ACCESSORY LEGEND
11.30B	30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30C	30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
11.30D	24" DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30J	30" ANSI COMPLIANT RANGE WITH FRONT PANEL CONTROLS - SEE A800 EQUIPMENT LEGEND
11.30K	MICROWAVE OVER-THE-RANGE - SEE A800 EQUIPMENT LEGEND
11.30L	RECIRCULATING RANGE HOOD - PROVIDE CONTROL SWITCHES AT ANSI TYPE 'A' UNITS - SEE A800 EQUIPMENT LEGEND
11.30Q	COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
12.30A	FINISHED END PANEL
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30C	VANITY COUNTERTOP WITH UDERMOUNT SINK - SEE A800 MATERIAL LEGEND AND PLUMBING DRAWINGS
12.30K	FINISHED FILLER PANEL
12.30L	FINISHED SUPPORT PANEL
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40E	HANDHELD SHOWER HEAD - USE SLIDING HEAD AT ANSI TYPE 'A' UNITS ONLY -SEE PLUMBING DRAWINGS
22.40M	ANSI TYPE 'A' COMPLIANT TUB SHOWER -SEE PLUMBING DRAWINGS
22.40N	TUB/SHOWER CONTROLS -SEE PLUMBING DRAWINGS
22.40Q	TUB FAUCET -SEE PLUMBING DRAWINGS
22.40T	KITCHEN FAUCET WITH PULL DOWN SPRAYER -SEE PLUMBING DRAWINGS
26.51D	BATHROOM VANITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
26.51H	PENDANT LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS



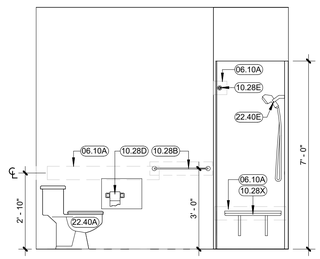
2 ANSI A VANITY SECTION
1" = 1'-0"



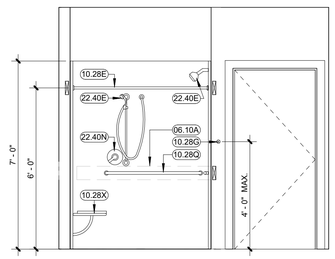
1 ANSI A KITCHEN SINK SECTION
1" = 1'-0"
ALSO USED AT CLEAR WORK SPACE



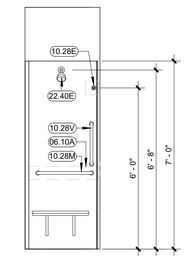
R ZULU - VANITY
3/8" = 1'-0"



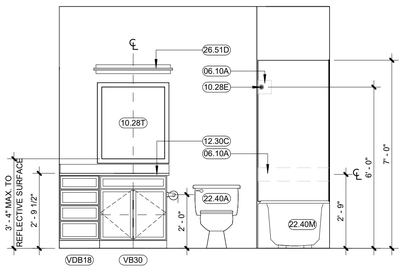
Q NOVEMBER - BATHROOM WALL
3/8" = 1'-0"



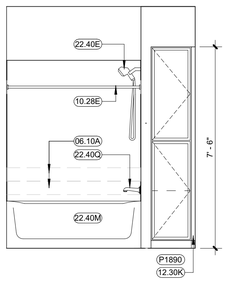
P NOVEMBER - SHOWER WALL
3/8" = 1'-0"



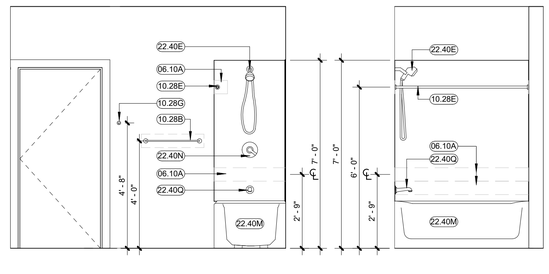
N TYP. SHOWER HEAD WALL
3/8" = 1'-0"



M HAVANNA - VANITY
3/8" = 1'-0"

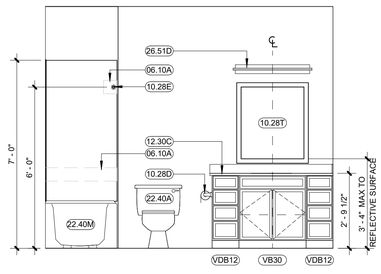


K ALPHA - TUB WALL
3/8" = 1'-0"

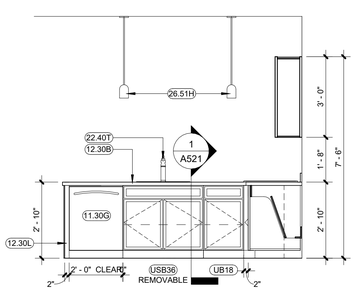


J BRAVO - TUB CONTROL WALL
3/8" = 1'-0"

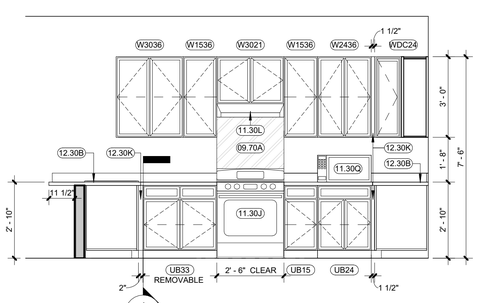
H BRAVO - BATH TUB SIDE WALL
3/8" = 1'-0"



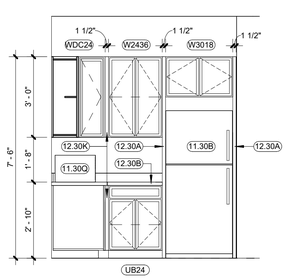
G LIMA - VANITY
3/8" = 1'-0"



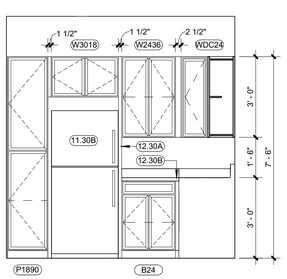
NOT FOR CONSTRUCTION F ZULU PENINSULA
3/8" = 1'-0"



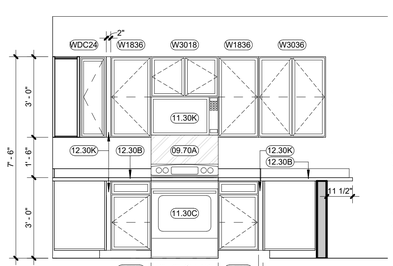
E ZULU - RANGE WALL
3/8" = 1'-0"



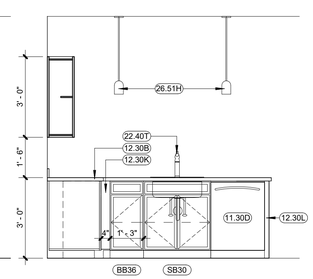
D ZULU - FRIDGE WALL
3/8" = 1'-0"



C LIMA - FRIDGE WALL
3/8" = 1'-0"



B ALPHA - RANGE WALL
3/8" = 1'-0"



A ALPHA - PENINSULA
3/8" = 1'-0"

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COLUMBUS DESIGN LLC 614-636-3075
WWW.THECOLUMBUSDESIGNCOMPANY.COM
WESTERVILLE OHIO 43081

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2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A521

DWELLING UNIT INT. ELEVATIONS

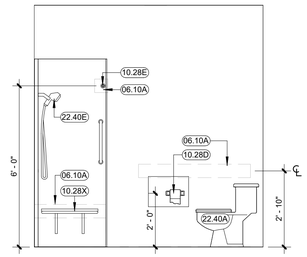
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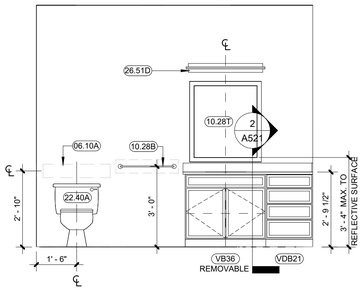
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KEYNOTES

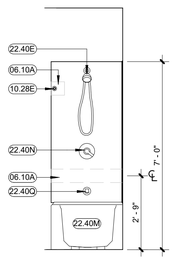
06.10A	WOOD BLOCKING SECURELY ATTACHED TO FRAMING AT EACH END
09.70A	STAINLESS STEEL BACKSPLASH PANEL
10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28E	SHOWER CURTAIN ROD - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - MOUNTED @ 72" ON BATH SIDE OF DOOR (48" IN ANSI A UNITS) - SEE A800 ACCESSORY LEGEND
10.28T	VANITY MIRROR MOUNTED WITH B.O. REFLECTIVE SURFACE MAX 40" A.F.F. - SEE A800 ACCESSORY LEGEND
10.28X	WALL MOUNTED SHOWER SEAT - SEE A800 ACCESSORY LEGEND
11.30B	30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30C	30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
11.30D	24" DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30J	30" ANSI COMPLIANT RANGE WITH FRONT PANEL CONTROLS - SEE A800 EQUIPMENT LEGEND
11.30K	MICROWAVE OVER-THE-RANGE - SEE A800 EQUIPMENT LEGEND
11.30L	RECIRCULATING RANGE HOOD - PROVIDE CONTROL SWITCHES AT ANSI TYPE 'A' UNITS - SEE A800 EQUIPMENT LEGEND
11.30Q	COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
12.30A	FINISHED END PANEL
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30C	VANITY COUNTERTOP WITH UDERMOUNT SINK - SEE A800 MATERIAL LEGEND AND PLUMBING DRAWINGS
12.30K	FINISHED FILLER PANEL
12.30L	FINISHED SUPPORT PANEL
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40E	HANDHELD SHOWER HEAD - USE SLIDING HEAD AT ANSI TYPE 'A' UNITS ONLY -SEE PLUMBING DRAWINGS
22.40M	ANSI TYPE 'A' COMPLIANT TUB SHOWER -SEE PLUMBING DRAWINGS
22.40N	TUB/SHOWER CONTROLS -SEE PLUMBING DRAWINGS
22.40Q	TUB FAUCET -SEE PLUMBING DRAWINGS
22.40T	KITCHEN FAUCET WITH PULL DOWN SPRAYER -SEE PLUMBING DRAWINGS
26.51D	BATHROOM VANITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS



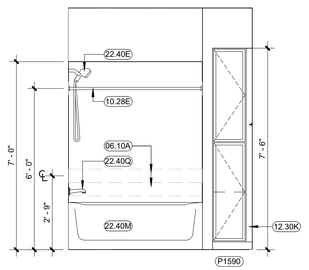
S OSCAR - TYPE A BATHROOM WALL
3/8" = 1'-0"



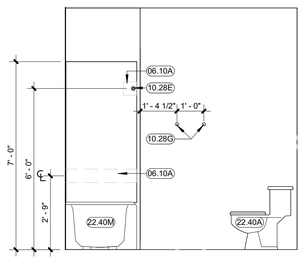
R OSCAR - TYPE A VANITY
3/8" = 1'-0"



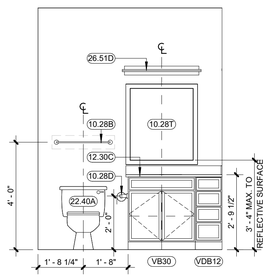
Q OSCAR - TUB CONTROLS
3/8" = 1'-0"



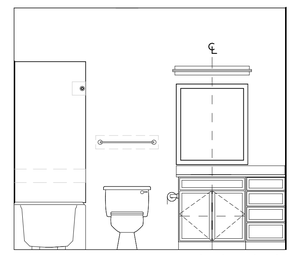
P OSCAR - TUB WALL
3/8" = 1'-0"



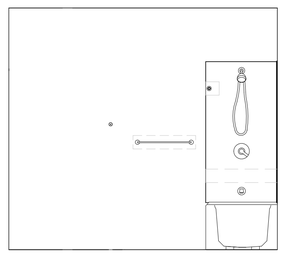
N OSCAR - BATHROOM WALL
3/8" = 1'-0"



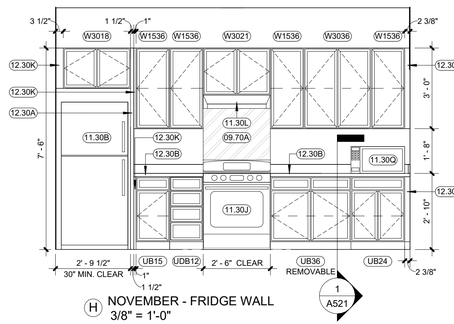
M OSCAR - VANITY WALL
3/8" = 1'-0"



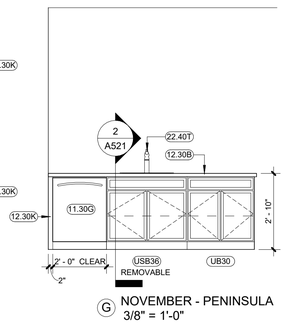
K FOXTROT - VANITY TUB 1
3/8" = 1'-0"



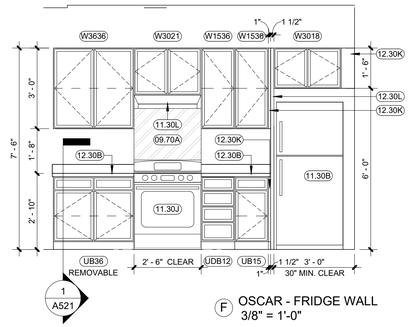
J INDIA - TUB CONTROLS
3/8" = 1'-0"



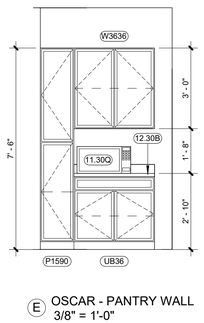
H NOVEMBER - FRIDGE WALL
3/8" = 1'-0"



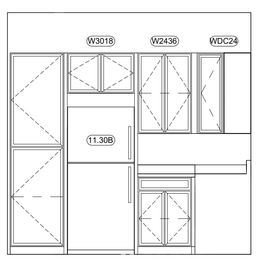
G NOVEMBER - PENINSULA
3/8" = 1'-0"



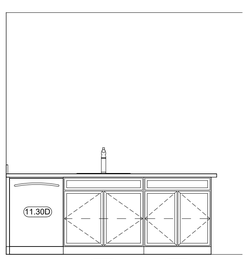
F OSCAR - FRIDGE WALL
3/8" = 1'-0"



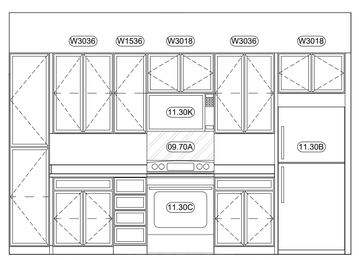
E OSCAR - PANTRY WALL
3/8" = 1'-0"



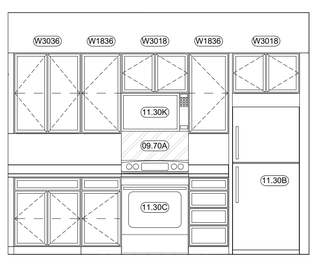
D FOXTROT - FRIDGE WALL
3/8" = 1'-0"



C HAVANA - PENINSULA
3/8" = 1'-0"



B INDIA - FRIDGE WALL
3/8" = 1'-0"



A HAVANA - FRIDGE WALL
3/8" = 1'-0"

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COLUMBUS DESIGN LLC 614-636-3075
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WESTERVILLE OHIO 43081

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A522

DWELLING UNIT INT. ELEVATIONS

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UNIT HARDWARE SCHEDULE

SET 1 - ENTRY
- HINGE - 3 EACH - 5BB1 4.5 X 4.5 NTP, FINISH 629, MFR IVE
- PASSAGE SET - 1 EACH - F10F LAT, FINISH 625, MFR SCH
- SGL CYL DEADBOLT - 1 EACH - B60NF, FINISH 626, MFR SCH
- DOOR KNOCKER - BY OWNER
- WEATHER STRIPPING - 1 SET - BY DOOR/FRAME MFR
- DOOR SWEEP - 1 EACH - 39A, FINISH A, MFR ZER
- THRESHOLD - 1 EACH - 625A-223, FINISH A, MFR ZER
- VIEWER - 1 EACH *PROVIDE 2 @ ACCESSIBLE UNITS - U700, FINISH 625, MFR IVE
- KICK PLATE - 1 EACH - 8400 8" X 34" LDW B-CS, FINISH 630, MFR IVE

SET 2 - BEDROOM/BATH
- HINGE - 3 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
- BED AND BATH - 1 EACH - J40P SOL, FINISH 625, MFR SCH
- DOOR STOP - 1 EACH - 060 OR 70 AS REQ'D, FINISH F26, MFR IVE
- COAT AND HAT HOOK - 1 EACH - 582 (PROVIDE ONLY @ BATHROOM), FINISH 625, MFR IVE

SET 3 - CLOSET
- HINGE - 3 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
- PASSAGE SET - 1 EACH - J10 SOL, FINISH F26, MFR SCH
- DOOR STOP - 1 EACH - 060 OR 70 AS REQ'D, FINISH F26, MFR IVE

SET 4 - PATIO
- HINGE - 3 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
- PASSAGE SET - 1 EACH - F10F LAT, FINISH F26, MFR SCH
- SGL CYL DEADBOLT - B60, 626, MFR SCH
- ONE-SIDED DEADBOLT - B80, 626, MFR SCH
- NOTE: PROVIDE AT 1ST FLOOR.
- NOTE: PROVIDE AT FLOORS 2 & 3.

DOORS: BASIS OF DESIGN

EXTERIOR DOORS
1. ALUMINUM ENTRANCE DOORS - MEDIUM STYLE ALUM. ENTRY DOOR WITH 1" THICK INSULATED GLASS - 10" BOTTOM RAIL - COLOR TO BE SELECTED FROM PREMIUM RANGE
2. EXIT AND MECHANICAL ENTRY DOORS - CECO POLYSTYRENE INSULATED HOLLOW METAL - 1 3/4" FLUSH W/FACTORY FINISH - COLOR FROM FULL RANGE

INTERIOR DOORS
1. COMMON AREA INTERIOR DOORS - KNOCK DOWN METAL FRAME - JELDWEN PROCORE SOLID CORE 20/60 MINUTE RATED - 1 3/4" THICK FLUSH - STYLE PRIMED HARDWOOD
2. DWELLING UNIT ENTRY DOORS - KNOCK DOWN METAL FRAME - JELDWEN PROCORE SOLID CORE 20 MINUTE RATED - 1 3/4" THICK MOLDED - STYLE MONROE
3. DWELLING UNIT INTERIOR DOORS - PRE-HUNG WOOD FRAME - JELDWEN PROCORE SOLID CORE - 1 3/8" THICK MOLDED - STYLE MONROE

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UNIT DOOR SCHEDULE

NOT FOR CONSTRUCTION

MARK	LOCATION (2)	WIDTH (3)	HEIGHT (4)	FRAME CONST. (5)	DOOR CONST. (5)	FINISH (6)	DOOR ELEVATION (7)	FIRE RATING (8)	HEAD (9)	JAMB (10)	HARDWARE SET (11)	REMARKS
U1	UNIT ENTRY	3' - 0"	6' - 8"	HM	FBGL	FP/FP	C	20 MIN.	D/A601	C/A601		1
U2	BEDROOM	3' - 0"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U3	BATHROOM	3' - 0"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U4	CLOSET (REACH-IN)	3' - 0"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U5	CLOSET (WALK-IN)	3' - 0"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U6	CLOSET (REACH-IN)	2' - 6"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U7	CLOSET (REACH-IN)	2' - 0"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U9	MECHANICAL	3' - 0"	6' - 8"	WD	WCC		F	-	A/A601	A/A601		
U11	UNIT BALCONY	3' - 0"	6' - 8"	HM	FBGL	FP/FP	D	-	D/A601	C/A601		1
U12		6' - 0"	6' - 8"									

INTERIOR UNIT DOOR HARDWARE NOTES

INTERIOR UNIT DOOR HARDWARE NOTES
1. ALL INTERIOR UNIT HINGES TO BE SS RESIDENTIAL DUTY HINGES.

DOOR SCHEDULE KEY

(1) DOOR MARK: AS SHOWN ON FLOOR PLANS.
(2) LOCATION: LOCATION OF DOOR ON PLAN.
(3) WIDTH: INSIDE OF JAMB TO INSIDE OF JAMB.
(4) HEIGHT: FINISH FLOOR TO BOTTOM OF HEAD.
(5) DOOR & FRAME CONSTRUCTION:
AL = ALUMINUM
HM = HOLLOW METAL
WSC = WOOD SOLID CORE
WCC = WOOD COMPOSITE CORE
OHSD = OVERHEAD SECTIONAL DOOR
OHRD = OVERHEAD ROLLING DOOR
FBGL = FIBERGLASS
ACW = ALUMINUM CLAD WOOD
(6) (FRAME/DOOR) FINISH:
AP = ALUMINUM PAINTED
MP = METAL PAINTED
WP = WOOD PAINTED
WS = WOOD STAINED
FP = FIBERGLASS PAINTED
BY MFR = PRE-FINISHED BY MANUFACTURER
(7) REFER DOOR ELEVATION TYPES BELOW
(8) FIRE RATING IN MINUTES
(9) REFER TO HEAD DETAIL REFERENCED
(10) REFER TO JAMB DETAIL REFERENCED
(11) REFER TO DOOR HARDWARE SCHEDULE

REMARKS:
1. INSULATED DOOR

GENERAL DOOR NOTES

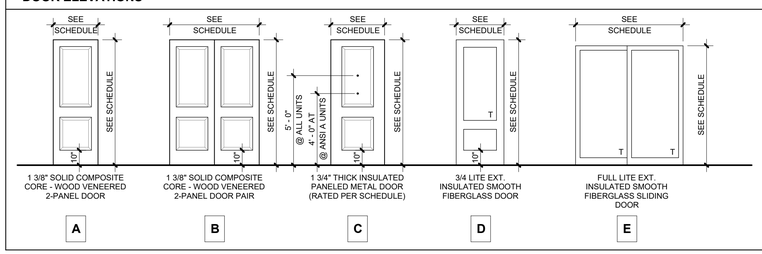
A. ALL DOOR LOCKSETS / PASSAGE SETS SHALL BE OF THE LEVER HANDLE TYPE. HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR (MOUNT OPERABLE PARTS OF HARDWARE BETWEEN 34" TO 48" AFF). PROVIDE LEVER HARDWARE AT ALL HANDICAPPED ACCESSIBLE DOORS PER ICC/ANSI A117.1-09 SECTION 309.4. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 LBS MAXIMUM.
B. PER ICC/ANSI A117.1-09 SECTION 404.2.9 - MAXIMUM FORCE FOR PUSHING OR PULLING OPEN AN INTERIOR HINGED DOOR OR GATE, OTHER THAN A FIRE DOOR, SHALL BE 5.0 LBS. MAXIMUM FORCE FOR INTERIOR SLIDING OR FOLDING DOORS SHALL BE 5.0 LBS. FOR OTHER (EXTERIOR) DOORS OR GATES, THE LATCH SHALL RELEASE WHEN SUBJECT TO 15.0 LBS FORCE PER OBC SECTION 1008.1.3. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30.0 LBS FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECT TO A 15.0 LBS FORCE. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
C. PER ICC/ANSI A117.1-09 SECTION 404.2.8 - CLOSING SPEED OF A DOOR OR GATE SHALL BE ADJUSTED SUCH THAT FROM AN OPEN POSITION OF 90-DEGREES, THE TIME REQUIRED TO MOVE THE DOOR OR GATE TO A POSITION OF 12-DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
D. PER ADAAG 404.2.4 - MINIMUM MANEUVERING CLEARANCE AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED / FOR FRONT APPROACHES TO PUSH SIDE OF DOORS, NOT EQUIPPED WITH LATCH AND CLOSER SHALL HAVE MANEUVERING SPACE THAT IS THE SAME WIDTH AS DOOR OPENING AND EXTENDS 48-INCHES MINIMUM PERPENDICULAR TO THE DOORWAY. AT PULL SIDE OF DOOR, 18-INCH EXTENSION BEYOND LATCH SIDE OF DOOR IS PROVIDED.
E. VERIFY ALL ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR MANUFACTURER.
F. MAXIMUM PULL FORCES FOR EXTERIOR DOORS TO BE 15.0 LBS.
G. PROVIDE ACCESSIBLE THRESHOLD AT ALL EXTERIOR DOORS PER OBC 1107.4 (U.N.O.)
H. COAT INTERIOR SIDE OF ALL EXTERIOR HOLLOW METAL FRAMED WITH/ SHERWIN WILLIAMS 'PRO-CRYL' ENAMEL OR EQUAL.
I. ALL DOOR HARDWARE TO BE LEVER TYPE. MOUNT HARDWARE NO HIGHER THAN 48" A.F.F.
J. MAXIMUM PULL FORCES FOR INTERIOR DOORS TO BE 5.0 LBS.
K. ALL H.M. DOOR FRAMES IN MASONRY WALLS TO BE WELDED METAL, PROVIDE 2" JAMB THICKNESS AND 4" HEAD THICKNESS.
L. ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING INCLUDING THE APPROVED INSPECTION AGENCY AND THE FIRE PROTECTION RATING.
M. ALL HINGES AT EXTERIOR DOORS TO HAVE NON-REMOVABLE PIN.
N. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESS.

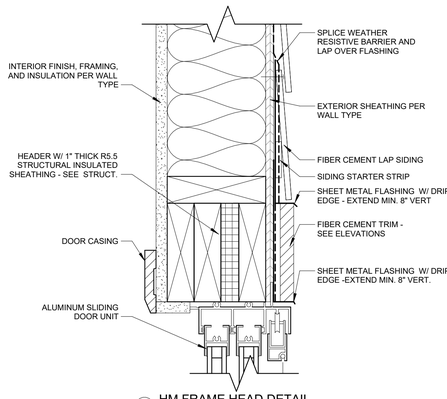
DOOR SCHEDULE KEY

(1) DOOR MARK: AS SHOWN ON FLOOR PLANS.
(2) LOCATION: LOCATION OF DOOR ON PLAN.
(3) WIDTH: INSIDE OF JAMB TO INSIDE OF JAMB.
(4) HEIGHT: FINISH FLOOR TO BOTTOM OF HEAD.
(5) DOOR & FRAME CONSTRUCTION:
AL = ALUMINUM
HM = HOLLOW METAL
HMSL=HOLLOW METAL W/ SIDELITE
WSC = WOOD SOLID CORE
WCC = WOOD COMPOSITE CORE
VIN = VINYL
STL = STEEL
FBGL = FIBERGLASS
(6) FRAME FINISH / DOOR FINISH:
AP = ALUMINUM PAINTED
MP = METAL PAINTED
FP = FIBERGLASS PAINTED
WP = WOOD PAINTED
WS = WOOD STAINED
(SEMI-TRANSPARENT "CLEAR" COATING)
(7) REFER DOOR ELEVATION TYPES BELOW
(8) FIRE RATING IN MINUTES
(9) REFER TO HEAD DETAIL REFERENCED
(10) REFER TO JAMB DETAIL REFERENCED
(11) REFER TO DOOR HARDWARE SCHEDULE

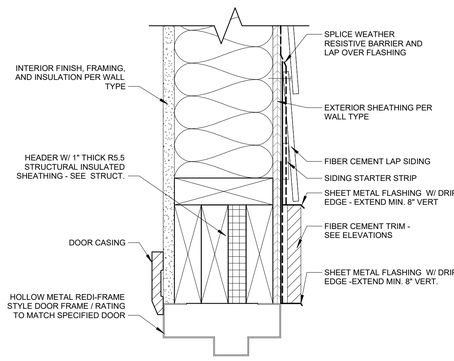
REMARKS:
1. INSULATED DOOR
2. PROVIDE 4" SELF ADHERING WHITE VINYL "WATER ROOM" LABEL
3. PROVIDE 4" SELF ADHERING WHITE VINYL ADDRESS NUMBERS
4. 45 MIN. RATED SIDELITE

DOOR ELEVATIONS

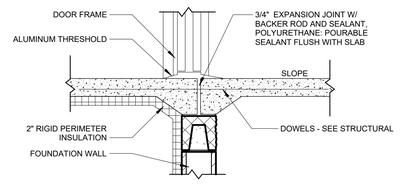




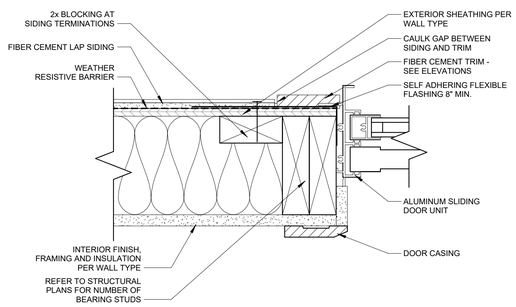
F HM FRAME HEAD DETAIL
3" = 1'-0"



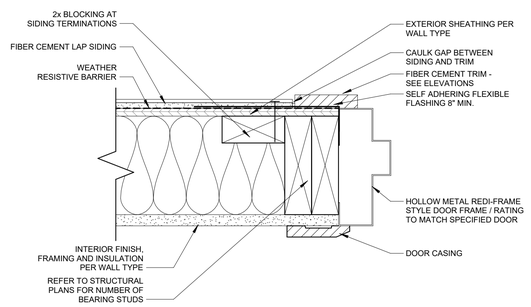
D HM FRAME HEAD DETAIL
3" = 1'-0"



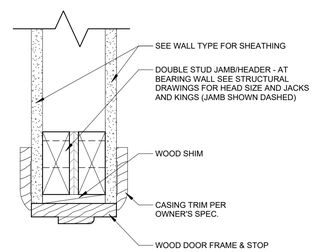
B FLUSH ENTRY DETAIL
3/4" = 1'-0"



E SLIDING DOOR FRAME HEAD DETAIL
3" = 1'-0"



C HM FRAME HEAD DETAIL
3" = 1'-0"



A WD INT FRAMED JAMB/HEAD
3" = 1'-0"

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

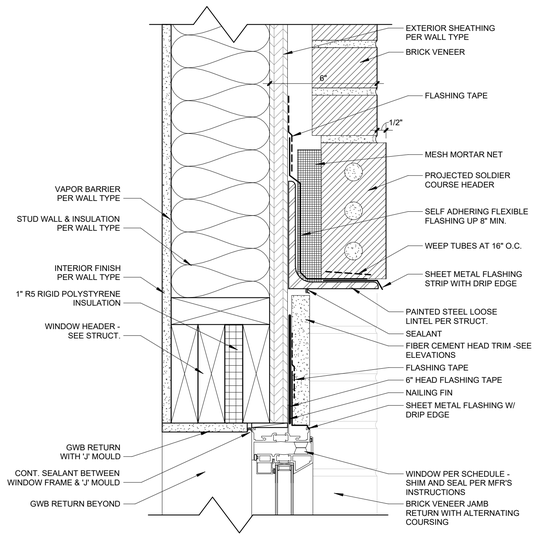
PROJECT DATE: 05/27/2026

A601

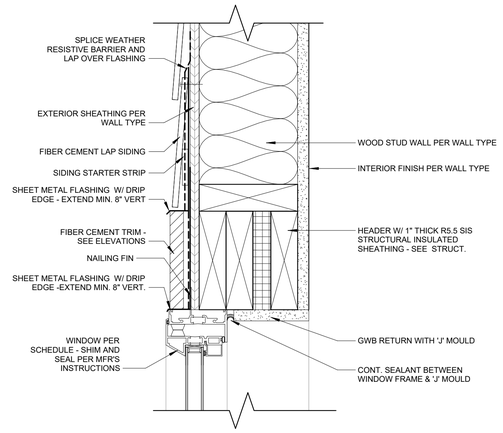
DOOR SCHEDULE AND DETAILS

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F BRICK VENEER WINDOW HEAD
3" = 1'-0"



C FIBER CEMENT SIDING WINDOW HEAD
3" = 1'-0"

WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

1 QUAKER V200 VINYL WINDOWS
2 FRAMES/OPERATION - SINGE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - BLACK EXTERIOR (CLOUD INTERIOR) - SEE WINDOW SCHEDULE AND ELEVATIONS
3 GLAZING - SOLAR LOW - E, BLACK FINISH SPACER
4 PROVIDE WHITE LOCKS AND WINDOW STOPS WHERE NOTED ON SCHEDULE

INSTALLATION NOTES

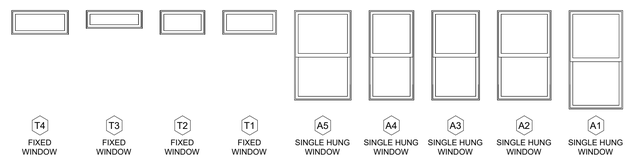
1 WINDOW SUPPLIER TO COORDINATE ALL FRAMING AND MASONRY ROUGH OPENING SIZES WITH FINAL WINDOW SELECTIONS PRIOR TO CONSTRUCTION
2 WINDOW SIZES ARE NOMINAL AND SHOULD BE ADJUSTED TO THE REQUIREMENTS OF THE FRAMING AND FINAL SELECTION

NOTE: THE OPERATION OF BEDROOM WINDOWS ARE COORDINATED TO PROVIDE THE REQUIRED EGRESS DIMENSIONS WHICH MAY VARY BY FLOOR. CHANGING THE SIZE OR OPERATION COULD EFFECT THESE REQUIREMENTS AND CARE SHOULD BE TAKEN TO MAINTAIN CODE REQUIRED EGRESS.

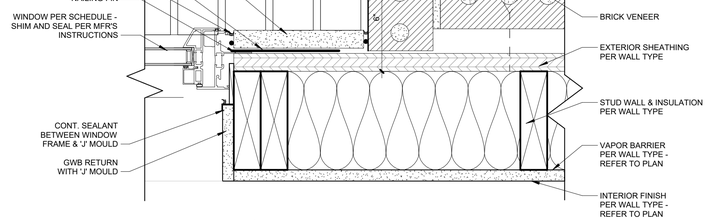
NOTE: THE OPERATION OF EACH WINDOW IS COORDINATED TO PROVIDE THE REQUIRED FREE VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS COULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES

WINDOW SCHEDULE

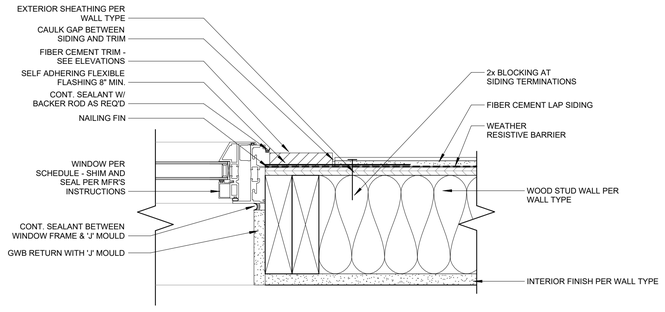
TYPE MARK	OPERATION	WIDTH	HEIGHT	COUNT
A1	SINGLE HUNG	3' - 0"	5' - 6"	120
A2	SINGLE HUNG	3' - 0"	5' - 0"	34
A4	SINGLE HUNG	2' - 6"	5' - 0"	116
A5	SINGLE HUNG	3' - 2"	5' - 0"	2
T1	FIXED TRANSOM	3' - 0"	1' - 4"	34
T2	FIXED TRANSOM	2' - 6"	1' - 4"	92
T4	FIXED TRANSOM	3' - 2"	1' - 4"	2



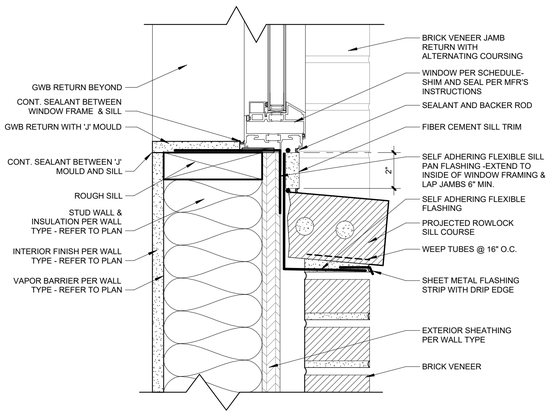
WINDOW ELEVATIONS



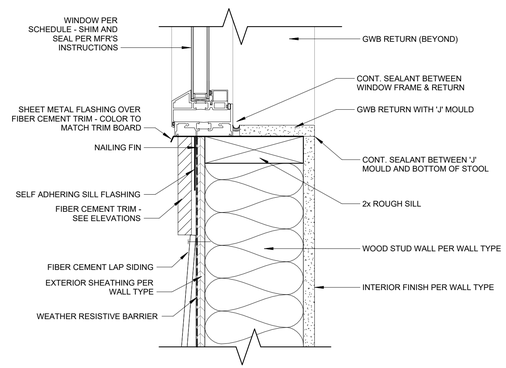
E BRICK VENEER WINDOW JAMB
3" = 1'-0"



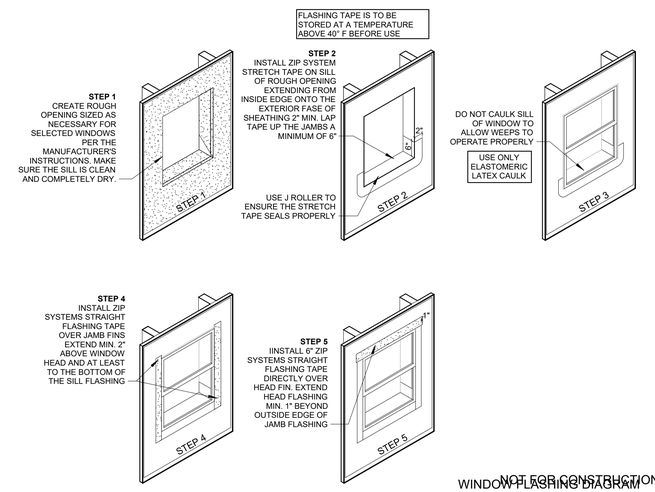
B FIBER CEMENT SIDING WINDOW JAMB
3" = 1'-0"



D BRICK VENEER WINDOW SILL
3" = 1'-0"



A FIBER CEMENT PANEL WINDOW SILL
3" = 1'-0"



WINDOW FLASHING DIAGRAM

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2150 INNIS ROAD
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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

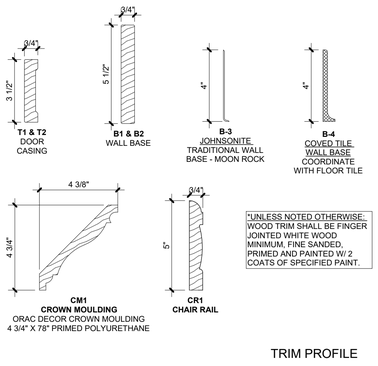
A610
WINDOW SCHEDULE AND DETAILS

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*UNLESS NOTED OTHERWISE:
WOOD TRIM SHALL BE FINGER JOINTED WHITE WOOD MINIMUM, FINE SANDED, PRIMED AND PAINTED W/ 2 COATS OF SPECIFIED PAINT.

TRIM PROFILE

MATERIAL SWATCHES



P1



P2



F1



CT1



CB1

REFER TO SCHEDULE BELOW FOR COLOR: PICTURE ABOVE DOES NOT ACCURATELY DEPICT COLOR

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FINISH SCHEDULE NOTES

GENERAL NOTES	
1	ALL COLORS TO BE SELECTED BY THE ARCHITECT. ALL MATERIAL SAMPLES SHALL BE SUBMITTED AS A SINGLE PACKAGE FOR A FULL COORDINATED REVIEW BY THE OWNER & DESIGN TEAM.
2	ALL DOORS TO BE PAINTED.
3	ALL FLOOR TRANSITIONS TO RECEIVE SCHLUTER STRIPS.
4	WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS II (TWO).
5	ALL WOOD TRIM THROUGHOUT TO BE INSTALLED PRIMED, AND FIELD FINISHED.
6	ALL PAINT TO BE LOW VOC.
7	ELECTRICAL DEVICES AND COVER PLATES: WALL MOUNTED PLATES TO BE WHITE, CABINET MOUNTED PLATES TO BE BLACK
8	KITCHEN FLOORING: SLIP RESISTANT FLOORING TO BE CONTINUOUS UNDER APPLIANCES AND REMOVABLE CABINETS. INSTALL OVER 1/4" SOUND MATT TO EXCEED CODE REQUIRED SOUND ATTENUATION.
9	ALL LIGHT AND ENVIRONMENTAL CONTROLS, ALONG WITH ELECTRICAL AND DATA OUTLETS SHALL BE MOUNTED IN ACCESSIBLE LOCATIONS AS REQUIRED BY FHAG AND OR ANSI.
10	KITCHEN CABINETS INSTALLED W/ LIBERTY HARDWARE 3" NEWTON PULLS IN SATIN NICKEL
11	REFER TO ALL CEILING PLANS FOR LOCATIONS OF DROPPED GWB SOFFITS AND HEIGHTS.
KEYNOTES	
A	INSTALL TILE IN VERTICAL STACK PATTERN WITH 1/8" GROUT (GR-01)
B	SEE INTERIOR ELEVATIONS AND FINISH PLANS FOR ADDITIONAL INFORMATION

UNIT FINISH SCHEDULE

UNIT ROOM NAME	BASE	FLOOR	WALL	CEILING	COUNTER	CASEWORK	KEYNOTE
KITCHEN	B1	F1	P1	C1	CT1	CB1	
LIVING ROOM	B1	F1	P1	C1	-	-	
DINING	B1	F1	P1	C1	-	-	
BEDROOM	B1	F1	P1	C1	-	-	
BATHROOM	B1	F1	P1	C1	CT1	CB1	
LAUNDRY	B1	F1	P1	C1	-	-	
WIC	B1	F1	P1	C1	-	-	
LAUNDRY / WIC	B1	F1	P1	C1	-	-	
MECH.	B1	F1	P1	C1	-	-	

EQUIPMENT LEGEND

GENERAL NOTES- EQUIPMENT

1. ALL ITEMS ARE CONTRACTOR FURNISHED AND INSTALLED.
2. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION ON PLUMBING FIXTURES.
3. * ENERGY STAR CERTIFIED

NOTES
A. EQUIPMENT TO BE ANSI A COMPLIANT.
B. OWNER PROVIDED

DESCRIPTION	MANUFACTURER	MODEL #	
UNITS			
16 CU. FT. 28-INCH STAINLESS STEEL REFRIGERATOR	TBD	-	
16 CU. FT. 28-INCH STAINLESS STEEL REFRIGERATOR	GE	*G1E18GSHSS	A
5.3 CU. FT. BLACK-ON-STAINLESS ELECTRIC RANGE	TBD	-	
5.3 CU. FT. BLACK-ON-STAINLESS ELECTRIC RANGE	GE	JD630SFSS	A
OVER THE RANGE MICROWAVE	FRIGIDAIRE	GMOS1962AF	
RANGE HOOD	TBD	-	A
ON THE COUNTER MICROWAVE (MAX 24" WIDE)	GE	GCST11X1WSS	A
ENERGY STAR CERTIFIED 24 IN. SS HEAVY-DUTY DISHWASHER	TBD	* -	
24 IN. STAINLESS STEEL HEAVY-DUTY DISHWASHER	GE	*GDT226SSLSS	A
STAINLESS STEEL SPLASH GUARD @ RANGE	STOCK	FULL HEIGHT	

ACCESSORY LEGEND

GENERAL NOTES- ACCESSORIES

1. ALL ITEMS ARE CONTRACTOR FURNISHED AND INSTALLED.
2. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ACCESSORIES AND COUNTERTOPS. TYPICAL MOUNTING HEIGHTS AND LOCATIONS FOR ITEMS SHOWN ARE PROVIDED AS GENERAL INFORMATION AND ARE NOT SPECIFIC TO A PARTICULAR ROOM OR AREA.
3. REFER TO FLOOR PLANS (A100, A120, & A500 SERIES) AND INTERIOR ELEVATIONS (A400 & A520 SERIES) FOR WALL MOUNTED ITEMS SPECIFIC TO EACH ROOM OR AREA.
4. REVIEW SPECIFIED ACCESSORY DIMENSIONS AND LOCATIONS TO COORDINATE W/ GRAB BAR PLACEMENT, PROVIDE MIN. 1 1/2" CLEARANCE AT GRAB BARS.
5. ACCESSIBILITY OF TOILET ROOMS TO COMPLY WITH CHAPTER 11 OF 2024 OHIO BUILDING CODE AND ICC/ANSI A117.1 2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARD, APPENDIX E (SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS.)
6. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES.

DESCRIPTION	MANUFACTURER	PRODUCT
UNITS		
TOILET PAPER HOLDER	MOEN	YB4609CH, CHROME
ROBE HOOK	MOEN	YB4603CH, CHROME
TOWEL BAR	MOEN	YB4694CH, CHROME
TOWEL BAR - MOUNTING POST	MOEN	YB4600CH, CHROME
TOWEL HOOK	MOEN	YB4686CH, CHROME
MIRROR	TMJ 2 1/2" FRAME	SIZE VARIES, CHROME

INTERIOR MATERIAL LEGEND

LABEL	MATERIAL	SPEC. / COLOR	SUPPLIER
FLOOR			
F1	LUXURY VINYL PLANK	HEAVYWEIGHT; COLOR: 30142 FOGGY BOTTOM 7" X 48"	ECF
F2	VINYL COMPOSITE TILE	12" X 12" TARKETT VCT, 1364 DARK GRAY, GLUED DOWN, 3.2MM	TBD
WALL			
P1	PAINT	SW 7015, REPOSE GRAY, FLAT - UNITS; SEMI GLOSS @ STAIRWELLS	SW
P2	PAINT	SW 7006, EXTRA WHITE, FLAT (SEMI GLOSS @ TRIM U.N.O.)	SW
BASE			
B1	WOOD BASE	SW 7006, EXTRA WHITE, SEMI-GLOSS	SW
B3	VINYL BASE	JOHNSONITE - TRADITIONAL WALL BASE - COLOR BY CLIENT	JOHNSONITE
CEILING			
C1	PAINTED GYPSUM WALLBOARD	SW 7006, EXTRA WHITE, FLAT	
COUNTER			
CT1	QUARTZ	SILESTONE - RAW A, EARTHIC RAW - ROUNDED EDGE & 2" RADIUS AT OUTSIDE CORNERS	CONSENTINO
CASEWORK			
CB1	CABINETRY - UNITS/COMMUNITY ROOM KITCHENETTE	QUALITY CABINETS - DOOR STYLE: DERBY FULL OVERLAY, DOOR COLOR : TWILIGHT CABINET PULLS: HARDWARE RESOURCES, STANTON 625-96PC, POLISHED CHROME	QC
WOOD TRIM/DOORS			
T1, CR1	WOOD TRIM	SW 7006, EXTRA WHITE, SEMI-GLOSS	QC

INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

PRELIMINARY DESIGN

PROJECT DATE: 05/27/2026

A801

INTERIOR FINISH PLANS AND DETAILS

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NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
- (Aa) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
- (Ba) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
- (C) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'C'.
- (Ca) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Ca'.
- (D) 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
- (Da) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- (Ea) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.

PLUMBING TAG NOTES:

1. 2" VENT RISER.
2. 1-1/4" CW LINE W/ 3/4" TO SERVE UNIT ON FIRST FLOOR & CONTINUE 1" CW TO SECOND FLOOR.
3. 4" SAN. STACK W/CO AT BASE.
4. 3/4" CW LINE DN IN WALL TO FPHB. MOUNT @ 30" ABOVE FINISH GRADE. PROVIDE ACCESSIBLE SHUT-OFF VALVE W/ACCESS PANEL.
5. 3/4" CW TO SERVE UNIT ON FIRST FLOOR.
6. 1" CW RISER TO SECOND FLOOR.
7. FIRE RISER BY FIRE PROTECTION CONTRACTOR. VERIFY EXACT LOCATION.
8. 3" INCOMING WATER SERVICE THRU FLOOR W/SHUT-OFF VALVE.

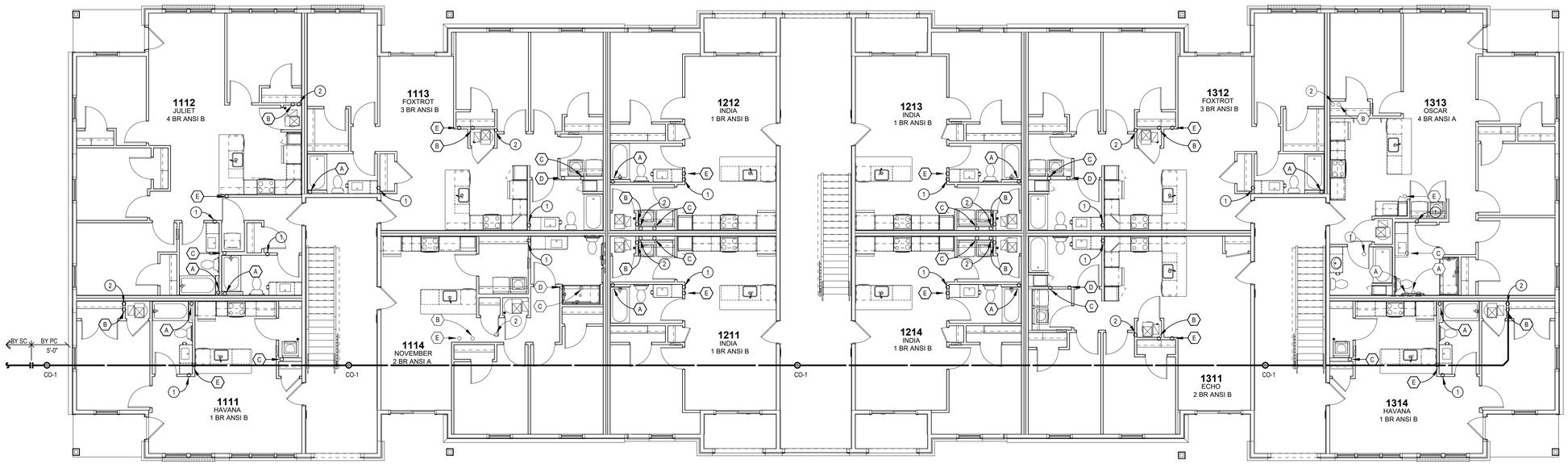
GENERAL NOTE:

1. PLUMBING CONTRACTOR SHALL REFER TO TYP. ENLARGED PLUMBING PLANS FOR MORE INFORMATION.

GENERAL NOTES:

1. THE LOCATIONS OF PIPING AND EQUIPMENT AS SHOWN ON THE DRAWING ARE GENERAL ONLY. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PIPING AND EQUIPMENT IN THE FIELD PRIOR TO EXECUTING ANY WORK.
2. PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SERVICES IN BUILDING PRIOR TO STARTING ANY WORK.
3. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKE. ROOF PENETRATIONS FOR VENT LINES SHALL BE BY THE PLUMBING CONTRACTOR, FLASHING FOR ROOF PENETRATIONS SHALL BE BY THE ROOFING CONTRACTOR.
4. ALL WATER PIPING TO RUN ON WARM SIDE OF THE BUILDING INSULATION. PLUMBING CONTRACTOR TO AVOID RUNNING PIPING IN EXTERIOR WALLS IF AT ALL POSSIBLE. PLUMBING CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR.
5. THE PLUMBING CONTRACTOR TO COORDINATE ALL CUTTING OF ROOF, WALLS AND FLOORS WITH GENERAL CONTRACTOR PRIOR TO EXECUTING ANY WORK.
6. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING.
7. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.).
8. ANY PIPING LOCATED IN BREEZEWAYS SHALL BE INSULATED PER SPECIFICATIONS AND CODE. PROVIDE HEAT TRACE TO PREVENT FREEZING.

FIRE PROTECTION NOTE:
A LICENSED FIRE PROTECTION CONTRACTOR SHALL FURNISH & INSTALL A COMPLETE WET/DRY SPRINKLER SYSTEM PER, NFPA-13R AND LOCAL FIRE DEPARTMENT REQUIREMENTS. FIRE PROTECTION CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORKING DRAWINGS, HYDRAULIC CALCULATIONS, ETC... TO OBTAIN A PERMIT FOR THE WORK FROM LOCAL AUTHORITIES HAVING JURISDICTION.



1ST FLOOR PLUMBING PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

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TANGO 1ST FLOOR PLUMBING PLAN

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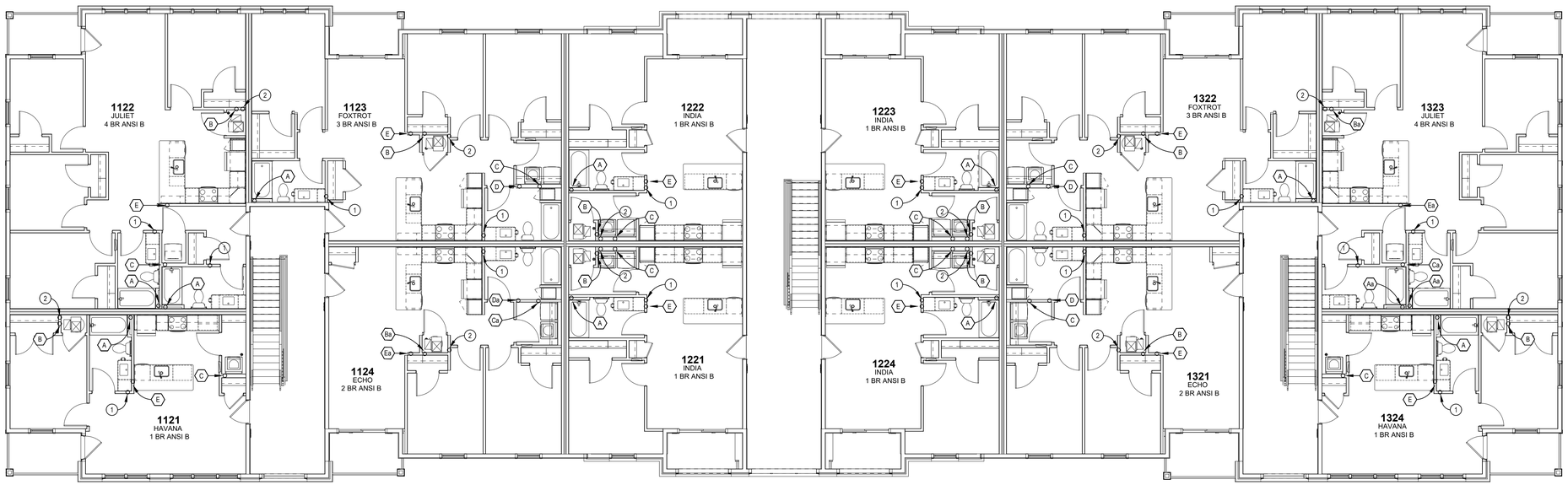
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
- (Aa) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
- (Ba) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
- (C) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'C'.
- (Ca) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Ca'.
- (D) 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
- (Da) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- (Ea) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.

PLUMBING TAG NOTES:

1. 2" VENT RISER.
2. 1" CW LINE W/ 3/4" TO SERVE UNIT ON SECOND FLOOR & CONTINUE 3/4" CW TO THIRD FLOOR.



2ND FLOOR PLUMBING PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

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TANGO 2ND FLOOR PLUMBING PLAN

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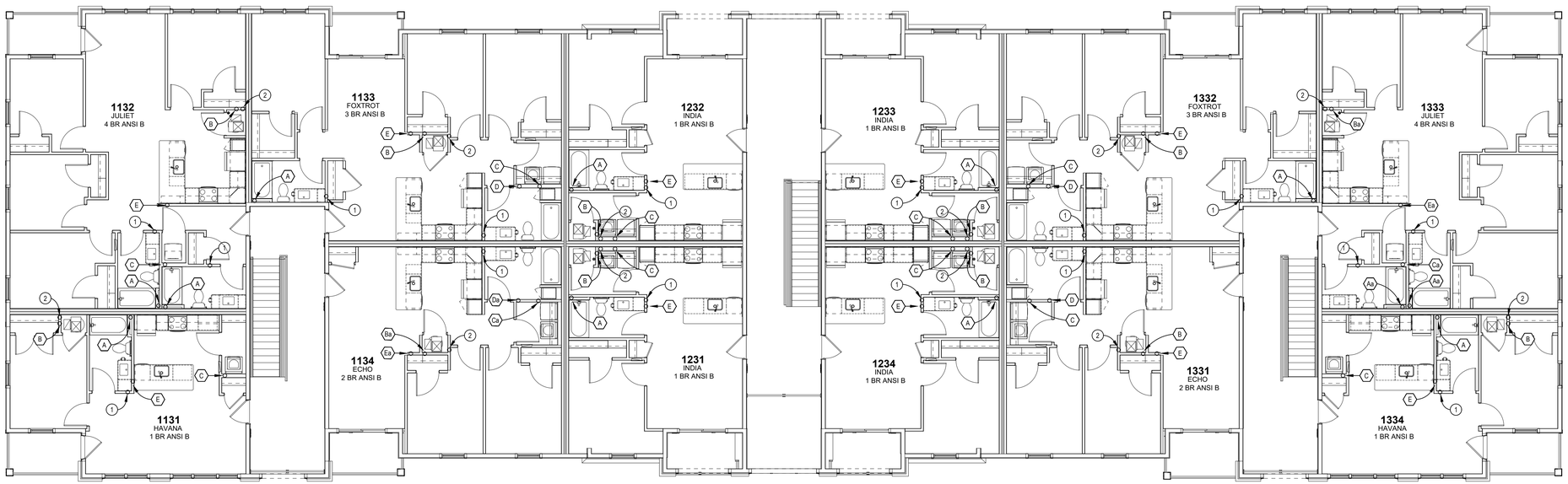
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- A: 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
- Aa: 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
- B: 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
- Ba: 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
- C: 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'C'.
- Ca: 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Ca'.
- D: 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
- Da: 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
- E: 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- Ea: 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.

PLUMBING TAG NOTES:

1. 2" VENT RISER.
2. 3/4" CW LINE FROM BELOW TO SERVE UNIT ON THIRD FLOOR.
3. 3" VENT RISER W/ 3" VTR. 3" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.
4. 4" VENT RISER W/ 4" VTR. 4" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.



3RD FLOOR PLUMBING PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

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TANGO 3RD FLOOR PLUMBING PLAN

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NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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- (Aa) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
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- (Ba) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
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- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- (Ea) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.

PLUMBING TAG NOTES:

1. 2" VENT RISER.
2. 1-1/4" CW LINE W/ 3/4" TO SERVE UNIT ON FIRST FLOOR & CONTINUE 1" CW TO SECOND FLOOR.
3. 4" SAN. STACK W/CO AT BASE.
4. 3/4" CW LINE DN IN WALL TO FPHB. MOUNT @ 30" ABOVE FINISH GRADE. PROVIDE ACCESSIBLE SHUT-OFF VALVE W/ACCESS PANEL.
5. 3/4" CW TO SERVE UNIT ON FIRST FLOOR.
6. 1" CW RISER TO SECOND FLOOR.
7. FIRE RISER BY FIRE PROTECTION CONTRACTOR. VERIFY EXACT LOCATION.
8. 3" INCOMING WATER SERVICE THRU FLOOR W/SHUT-OFF VALVE.

GENERAL NOTE:

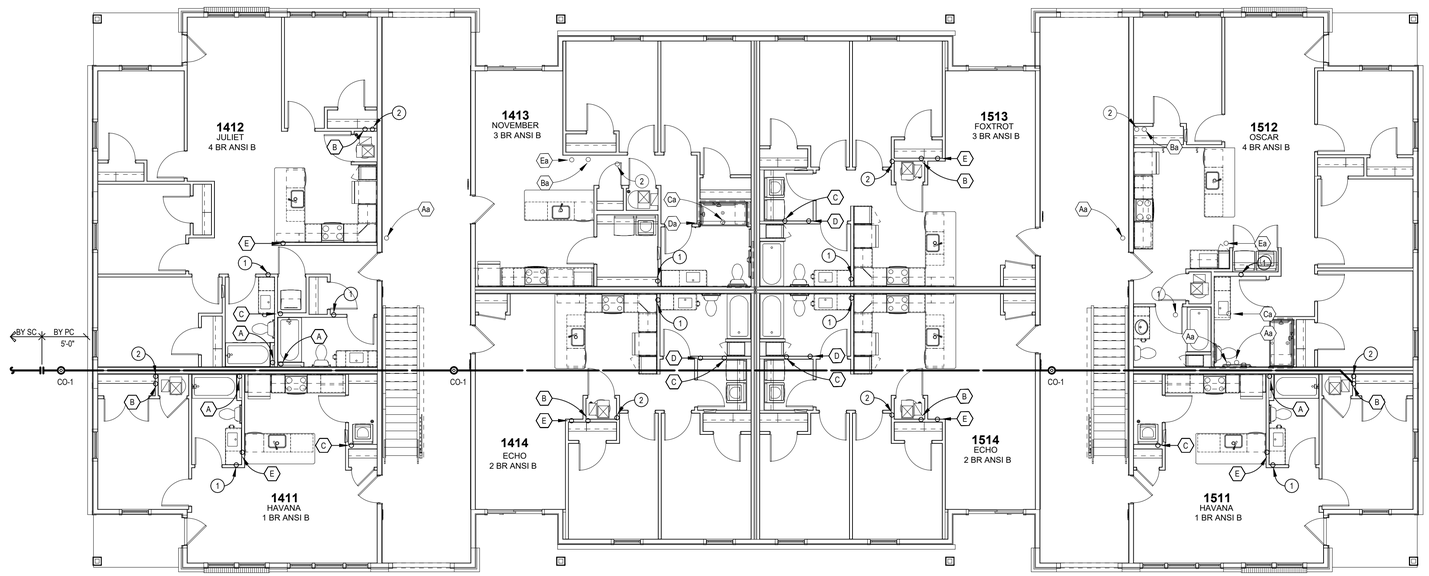
1. PLUMBING CONTRACTOR SHALL REFER TO TYP. ENLARGED PLUMBING PLANS FOR MORE INFORMATION.

GENERAL NOTES:

1. THE LOCATIONS OF PIPING AND EQUIPMENT AS SHOWN ON THE DRAWING ARE GENERAL ONLY. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PIPING AND EQUIPMENT IN THE FIELD PRIOR TO EXECUTING ANY WORK.
2. PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SERVICES IN BUILDING PRIOR TO STARTING ANY WORK.
3. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKE. ROOF PENETRATIONS FOR VENT LINES SHALL BE BY THE PLUMBING CONTRACTOR, FLASHING FOR ROOF PENETRATIONS SHALL BE BY THE ROOFING CONTRACTOR.
4. ALL WATER PIPING TO RUN ON WARM SIDE OF THE BUILDING INSULATION. PLUMBING CONTRACTOR TO AVOID RUNNING PIPING IN EXTERIOR WALLS IF AT ALL POSSIBLE. PLUMBING CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR.
5. THE PLUMBING CONTRACTOR TO COORDINATE ALL CUTTING OF ROOF, WALLS AND FLOORS WITH GENERAL CONTRACTOR PRIOR TO EXECUTING ANY WORK.
6. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING.
7. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.).
8. ANY PIPING LOCATED IN BREEZEWAYS SHALL BE INSULATED PER SPECIFICATIONS AND CODE. PROVIDE HEAT TRACE TO PREVENT FREEZING.

FIRE PROTECTION NOTE:

A LICENSED FIRE PROTECTION CONTRACTOR SHALL FURNISH & INSTALL A COMPLETE WET/DRY SPRINKLER SYSTEM PER, NFPA-13R AND LOCAL FIRE DEPARTMENT REQUIREMENTS. FIRE PROTECTION CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORKING DRAWINGS, HYDRAULIC CALCULATIONS, ETC... TO OBTAIN A PERMIT FOR THE WORK FROM LOCAL AUTHORITIES HAVING JURISDICTION.



1ST FLOOR PLUMBING PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P201

SIERRA 1ST FLOOR PLUMBING PLAN

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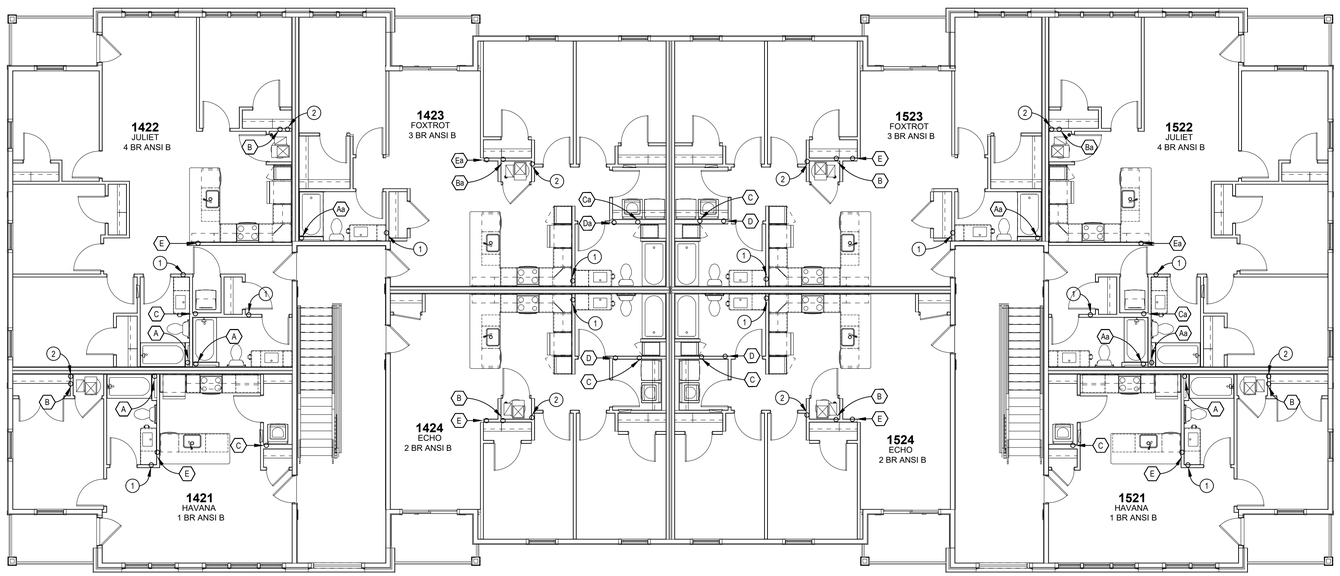
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PLUMBING TAG NOTES:

1. 2" VENT RISER.
2. 1" CW LINE W/ 3/4" TO SERVE UNIT ON SECOND FLOOR & CONTINUE 3/4" CW TO THIRD FLOOR.



2ND FLOOR PLUMBING PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P202

SIERRA 2ND FLOOR PLUMBING PLAN

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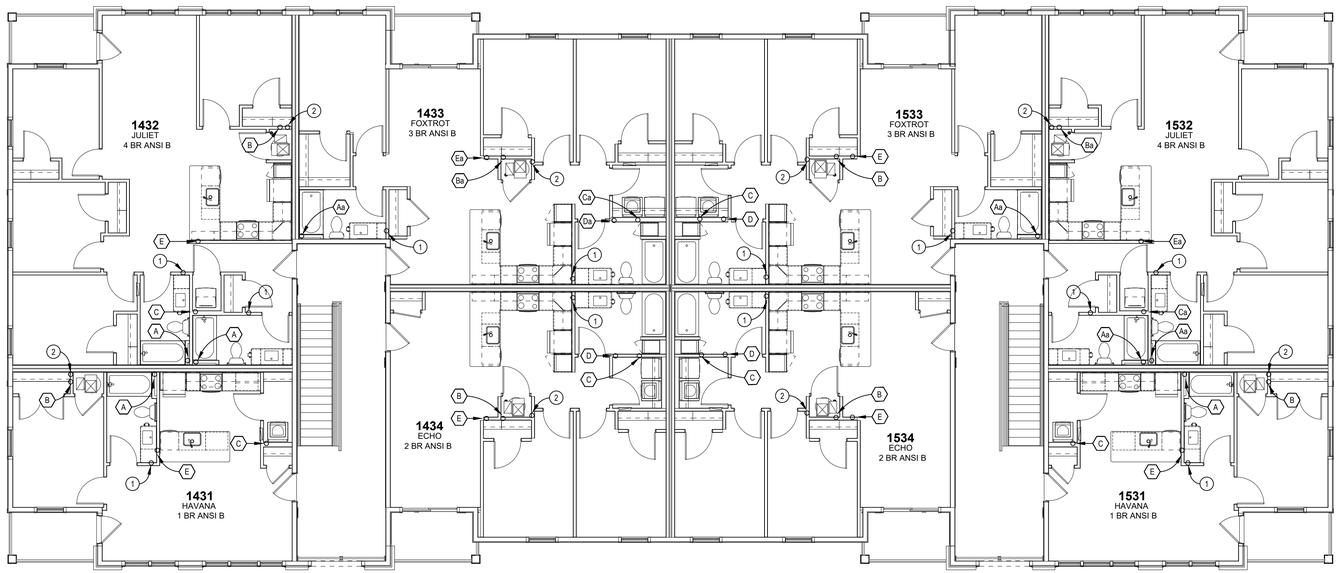
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PLUMBING TAG NOTES:

1. 2" VENT RISER.
2. 3/4" CW LINE FROM BELOW TO SERVE UNIT ON THIRD FLOOR.
3. 3" VENT RISER W/ 3" VTR. 3" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.
4. 4" VENT RISER W/ 4" VTR. 4" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.



3RD FLOOR PLUMBING PLAN

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

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INNIS ROAD COLLABORATIVE
2150 INNIS ROAD APARTMENTS
HNHF REALTY

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

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SIERRA 3RD FLOOR PLUMBING PLAN

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PLUMBING STACK NOTES:

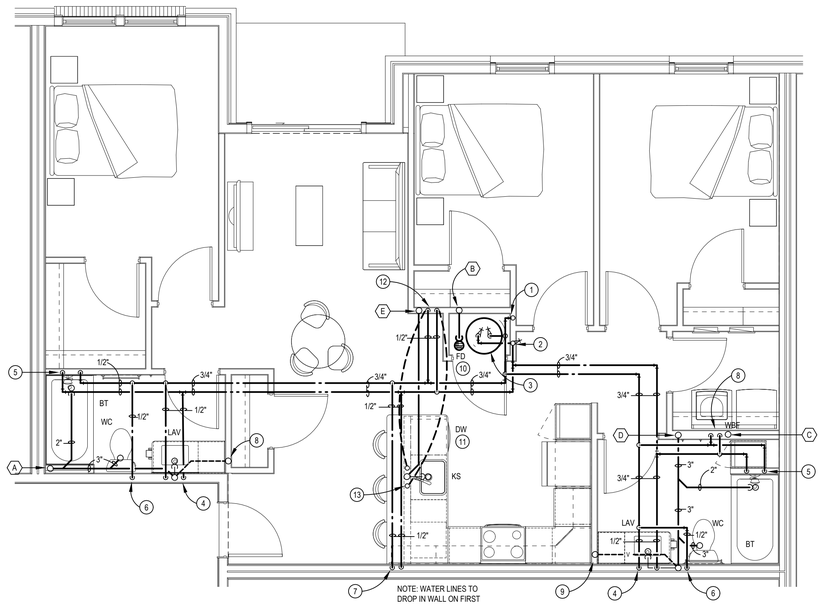
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
- (C) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'C'.
- (D) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'D'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.

PLUMBING TAG NOTES:

1. 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SUBMETER ON COLD WATER LINE SERVING EACH UNIT COMPLETE WITH SHUT-OFF VALVES & REMOTE READOUT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
2. 3/4" HW RISER.
3. WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
4. 1/2" H & CW LINES DN IN WALL TO LAV.
5. 1/2" H & CW LINES DN IN WALL TO SHWR/BT.
6. 1/2" CW LINE DN IN WALL TO WC.
7. 1/2" H & CW LINES DN IN WALL & RUN WATER LINES RACKED IN LOW WALL TO KS (FIRST FLOOR UNITS ONLY).
8. 1/2" H & CW LINES DN IN WALL TO WBF.
9. VENT RISER
10. PC SHALL COORDINATE EXACT LOCATION OF FD WITH EQUIP. PRIOR TO ROUGH-IN.
11. PLUMBING CONTRACTOR SHALL ROUGH-IN FOR DISHWASHER UNDER COUNTER. PROVIDE 1/2" HW FROM KITCHEN SINK AND 1" DRAIN FROM DISHWASHER TO BE EXTENDED AND TIED INTO KITCHEN SINK. VERIFY EXACT CONNECTIONS ON DISHWASHER.
12. 1/2" HW & 1/2" CW LINES DN IN WALL & RUN UNDERFLOOR TO SINK.
13. 1/2" H & CW LINES UP THRU FLOOR IN LOW WALL TO KS.

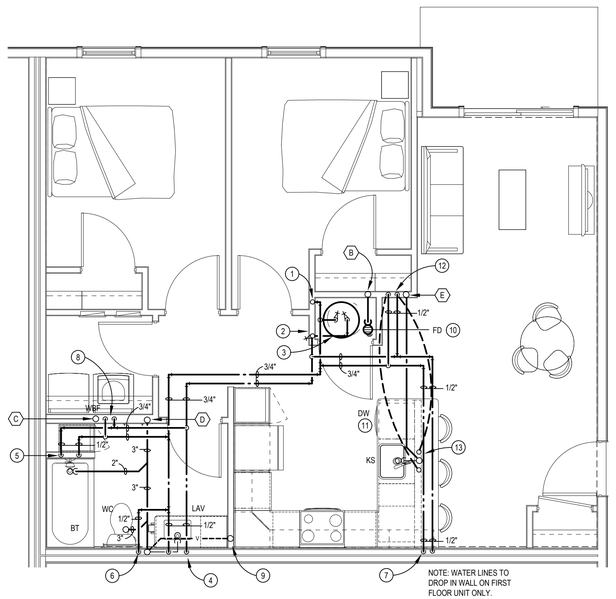
GENERAL PLUMBING NOTES:

1. REFER TO 1/8" SCALE PLANS FOR ROUTING OF SANITARY SEWERS BELOW FLOOR, COLD WATER MAIN PIPING AND VENT MAINS.
2. NO WATER PIPING SHALL BE RUN IN THE ATTIC. RUN ALL WATER PIPING BETWEEN JOISTS.
3. PLUMBING CONTRACTOR SHALL ROUGH-IN FOR DISHWASHER UNDER COUNTER. PROVIDE 1/2" HW FROM KITCHEN SINK AND 1" DRAIN FROM DISHWASHER TO BE EXTENDED AND TIED INTO KITCHEN SINK. VERIFY EXACT CONNECTIONS ON DISHWASHER.
4. PLUMBING CONTRACTOR SHALL PROVIDE SHOCK STOPS AT EACH WASHER AND AT EACH DISHWASHER, EQUAL TO SOUIX CHIEF.
5. WATER PIPING SERVING THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
6. PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.
7. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING. PROVIDE FIRE COLLAR & COPPER OR CAST IRON PIPING. VERIFY EXACT REQUIREMENTS AND LOCATIONS.



FOXTROT PLUMBING PLAN

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



ECHO PLUMBING PLAN

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

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P301

DWELLING UNIT PLUMBING PLANS

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PLUMBING STACK NOTES:

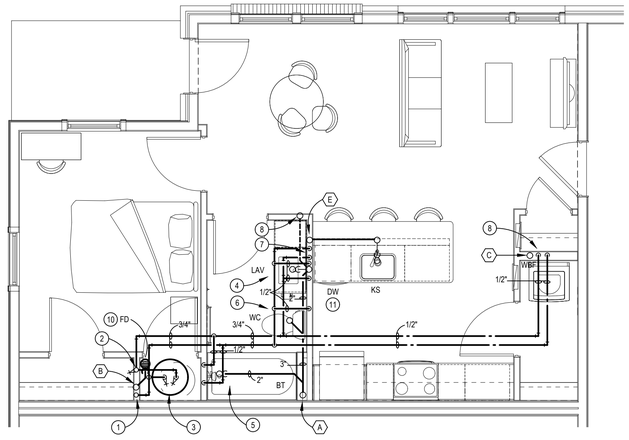
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
- (C) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'C'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.

PLUMBING TAG NOTES:

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2. 3/4" HW RISER.
3. WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
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6. 1/2" CW LINE DN IN WALL TO WC.
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8. 1/2" H & CW LINES DN IN WALL TO WBF.
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10. PC SHALL COORDINATE EXACT LOCATION OF FD WITH EQUIP. PRIOR TO ROUGH-IN.
11. PLUMBING CONTRACTOR SHALL ROUGH-IN FOR DISHWASHER UNDER COUNTER. PROVIDE 1/2" HW FROM KITCHEN SINK AND 1" DRAIN FROM DISHWASHER TO BE EXTENDED AND TIED INTO KITCHEN SINK. VERIFY EXACT CONNECTIONS ON DISHWASHER.

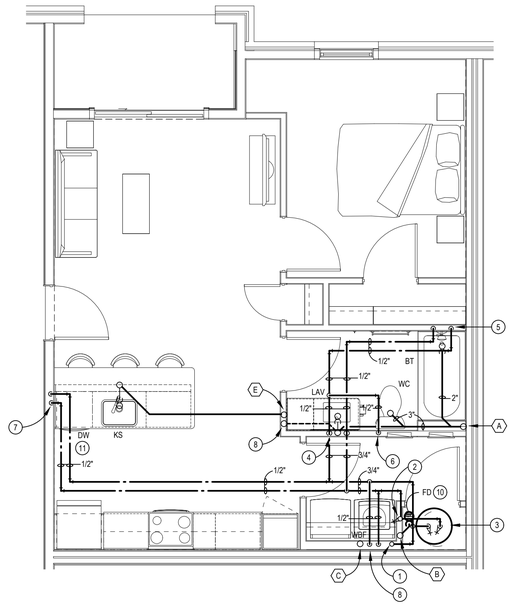
GENERAL PLUMBING NOTES:

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7. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING. PROVIDE FIRE COLLAR & COPPER OR CAST IRON PIPING. VERIFY EXACT REQUIREMENTS AND LOCATIONS.



HAVANA PLUMBING PLAN

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



INDIA PLUMBING PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P302

DWELLING UNIT PLUMBING PLANS

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PLUMBING STACK NOTES:

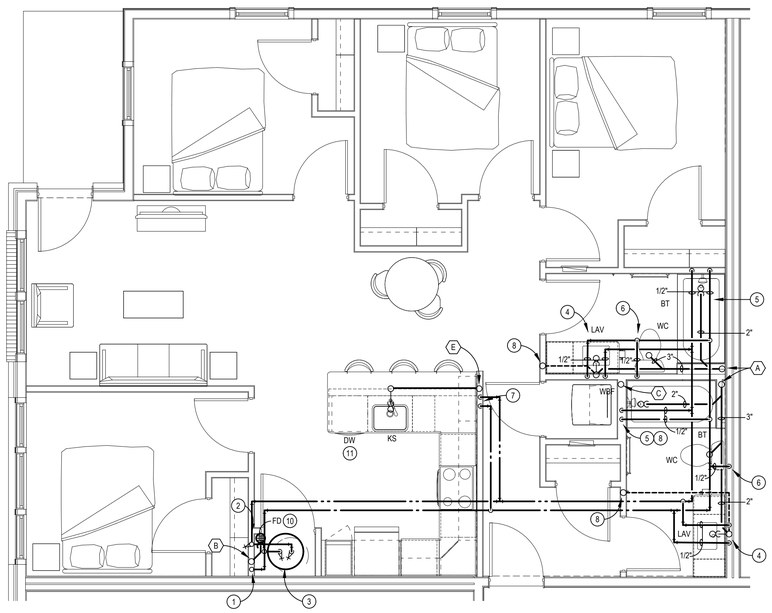
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GENERAL PLUMBING NOTES:

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JULIET PLUMBING PLAN

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

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2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P303

DWELLING UNIT PLUMBING PLANS

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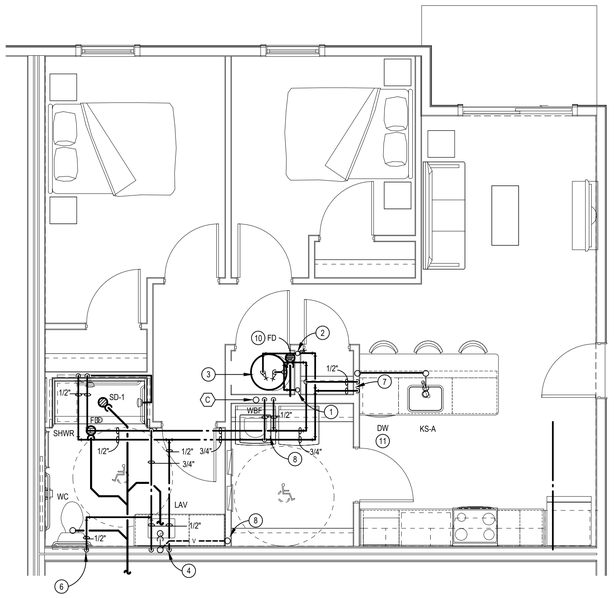
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NOVEMBER PLUMBING PLAN

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

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2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P304

DWELLING UNIT PLUMBING PLANS

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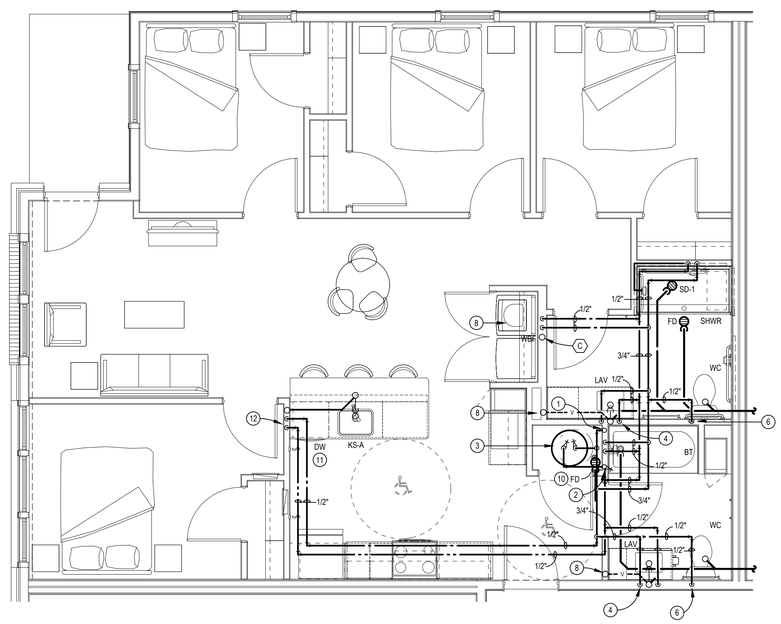
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OSCAR PLUMBING PLAN

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2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

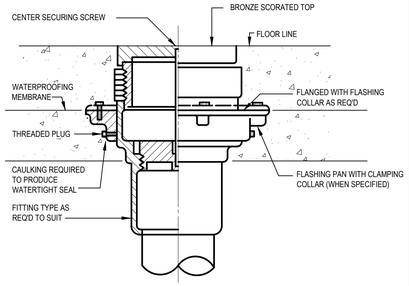
PROJECT DATE: 05/27/2026

P305
DWELLING UNIT PLUMBING PLANS

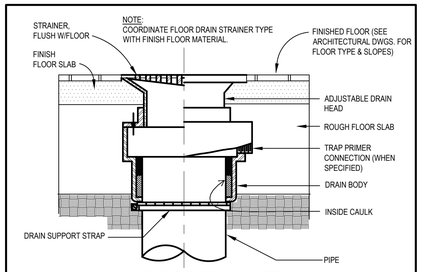
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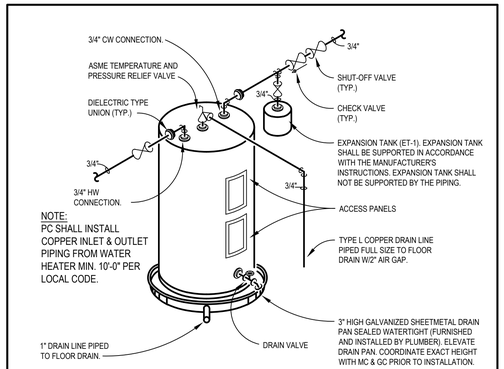
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FLOOR CLEANOUT
NO SCALE

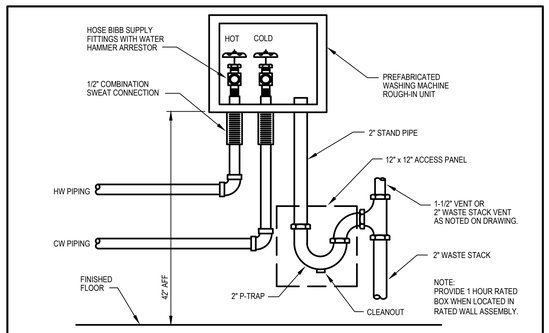


FLOOR DRAIN DETAIL
NO SCALE

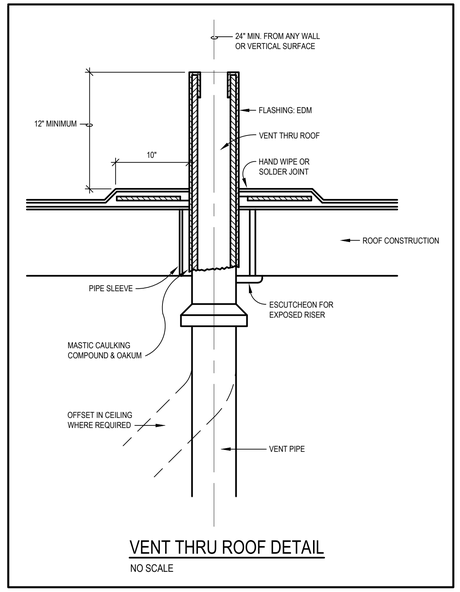


NOTE:
PC SHALL INSTALL COPPER INLET & OUTLET PIPING FROM WATER HEATER MIN. 10'-0" PER LOCAL CODE.

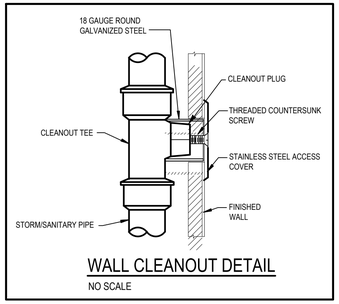
ELECTRIC WATER HEATER (WH-1) DETAIL
NO SCALE



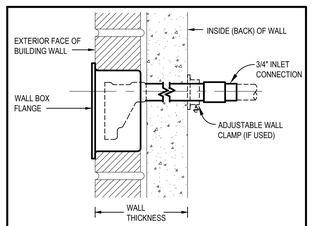
WASHING MACHINE HOOK-UP DETAIL
NO SCALE



VENT THRU ROOF DETAIL
NO SCALE



WALL CLEANOUT DETAIL
NO SCALE



FREEZEPROOF WALL HYDRANT
NO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	FIXTURE	FAUCET	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC	WATER CLOSET	AM. STD. 211CA-104	-	15"	1/2"	--	INTEG.	NOTE-1
WC-A	WATER CLOSET (HANDICAP)	AM. STD. 211AA-104	-	16-1/2"	1/2"	--	INTEG.	NOTE-1
LAV	LAVATORY	AM. STD. 0475220	MOEN T6620	-	1/2"	1/2"	1-1/2"	NOTE-2
LAV-A	LAVATORY (HANDICAP)	AM. STD. 0475220	MOEN T6620	-	1/2"	1/2"	1-1/2"	NOTE-2a
KS	S.S. SINK SINGLE BOWL	ELKAY ELUH2317PD	MOEN 87912	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-3
KS-A	S.S. SINK SINGLE BOWL (ADA UNIT)	ELKAY ELUHAD191655PD	MOEN 87912	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-3a
SHWR	SHOWER	KOHLER K-8649	MOEN UT2322EP	-	1/2"	1/2"	1-1/2"	NOTE-4
BT	BATHTUB	KOHLER K-838	MOEN 82537	-	1/2"	1/2"	1-1/2"	NOTE-5
BT-A	BATHTUB	KOHLER K-838	MOEN - 52710EP15 HAND HELD, 3737 TUB, UT33341 TRIM	-	1/2"	1/2"	1-1/2"	NOTE-6

NOTES:

1. FLOOR MOUNTED, ELONGATED BOWL, 1.28 GPF, 12" ROUGH-IN, WHITE. FURNISH WITH CLOSED FRONT SEAT WITH COVER. (NOTE: WC-A MOUNT LEVER OPPOSITE OF WALL)
2. VITREOUS CHINA SINK, FRONT OVERFLOW, FURNISH WITH POP-UP DRAIN, .5 GPM AERATOR WASTE DRAIN & TRAP, SUPPLIES & STOPS.
2a. VITREOUS CHINA SINK, FRONT OVERFLOW, FURNISH WITH PUSH POP-UP DRAIN, .5 GPM AERATOR WASTE DRAIN & TRAP, SUPPLIES & STOPS. INSULATE WASTE AND WATER LINES WITH TRUEBRO "HANDI-LAV-GUARD" INSULATION KIT WITH WHITE FINISH TO CONFORM TO ADA REQUIREMENTS.
3. 25"x22"x8" ID NOMINAL SIZE, SINGLE BOWL, 18 GAUGE STAINLESS STEEL, SELF-RIMMING, 1.5 GPM. FURNISH WITH BASKET STRAINER, OFFSET DRAIN, WASTE DRAIN AND TRAP, SUPPLIES & STOPS.
3a. 25"x22"x5" ID NOMINAL SIZE, SINGLE BOWL, 18 GAUGE STAINLESS STEEL, SELF-RIMMING, 1.5 GPM. FURNISH WITH BASKET STRAINER, OFFSET DRAIN, WASTE DRAIN AND TRAP, SUPPLIES & STOPS.
4. MOLDED, 60"W x 34"D (OUTSIDE DIMENSIONS), 1.5 GPM, WHITE. FURNISH & INSTALL PRESSURE BALANCE BATH/SHOWER FITTING WITH A MAXIMUM TEMPERATURE LIMIT/SETTING OF 120°F, TEMPERING DEVICE SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHOWER DRAIN (SD-1). VALVE BODY MUST HAVE INTEGRAL WATER STOPS. WALLS BY OTHERS.
5. BATHTUB, 60"W x 32"D ROUGH-IN DIMENSIONS, PREMIUM CAST ACRYLIC, 1.5 GPM, WHITE. PROVIDE WITH PRESSURE BALANCE BATH/SHOWER FITTING AND PERSONAL HAND HELD WITH SLIDE BAR. FINAL SELECTION BY OWNER. SHOWER FAUCET SHALL HAVE A MEANS TO LIMIT THE MAXIMUM TEMPERATURE OF 120°F. WALLS PROVIDED BY OTHERS.
6. BATHTUB, 60"W x 32"D ROUGH-IN DIMENSIONS, PREMIUM CAST ACRYLIC, 1.5 GPM. FURNISH & INSTALL MOEN 8375HD PRESSURE BALANCE BATH/SHOWER FITTING WITH A MAXIMUM TEMPERATURE LIMIT/SETTING OF 120°F. TEMPERING DEVICE SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND MOEN 3360-3 3-FUNCTION TRANSFER ROUGH-IN VALVE. PROVIDE ADA COMPLIANT FACTORY INSTALLED GRAB BARS, FOLDING SEAT, SOAP DISH, SHOWER ROD, WEIGHTED CURTAIN AND SHOWER DRAIN AS REQUIRED. VALVE BODY MUST HAVE INTEGRAL WATER STOPS.

PLUMBING EQUIPMENT SCHEDULE:

UNIT WATER HEATER (WH-1):
BRADFORD WHITE MODEL RE240L6, 40-GALLON STORAGE CAPACITY, 4500 WATTS @ 208V, 1 PHASE AND 21 GPH RECOVERY @ 90 DEG RISE. DIELECTRIC NIPPLES, BRASS DRAIN VALVE, T&P RELIEF VALVE, ADJUSTABLE THERMOSTAT AND AUTOMATIC OVERHEAT SAFETY LIMIT AND 3-YEAR LIMITED WARRANTY.

UNIT WATER HEATER (WH-2):
BRADFORD WHITE MODEL RE250T6, 50-GALLON STORAGE CAPACITY, 4500 WATTS @ 208V, 1 PHASE AND 21 GPH RECOVERY @ 90 DEG RISE. DIELECTRIC NIPPLES, BRASS DRAIN VALVE, T&P RELIEF VALVE, ADJUSTABLE THERMOSTAT AND AUTOMATIC OVERHEAT SAFETY LIMIT AND 3-YEAR LIMITED WARRANTY.

EXPANSION TANK (ET-1 & ET-2):
AMTROL "THERM-X-TROL" MODEL #ST-5, 2.1 GALLON TANK VOLUME, NON-ASME CONSTRUCTION, 3/4" SYSTEM CONNECTION (OR SIMILAR-OWNER APPROVED).

CLEANOUT (CO):
J.O. SMITH # 4020 DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SECURED NICKEL BRONZE TOP. NOTE: WHERE CLEANOUTS ARE INSTALLED IN CARPETED AREAS PROVIDE WITH CARPET CLAMPING FRAME (SUFFIX-X).

CLEANOUT (CO-1):
J.R. SMITH # 4100 SERIES CAST CLEAN OUT WITH ADJUSTABLE TOP AND ABS CLOSURE PLUG. NICKEL BRONZE DOUBLE EXTRA HEAVY DUTY TOP.

WALL CLEANOUT (WCO):
SIOUX CHIELF MODEL NO. 870 TAPER THREAD PLUG WITH STAINLESS STEEL ROUND COVER PLATE AND SCREW.

FLOOR DRAIN (FD):
SIOUX CHIEF MODEL 840 WITH ROUND STRAINER, TRAP PRIMER CONNECTION (WHERE INDICATED) AND STAINLESS TOP ON PVC BODY. PROVIDE J.R. SMITH QUAD CLOSE TRAP SEAL MODEL 2692. FURNISH AND INSTALL FLASHING FLANGE FOR MEMBRANE TYPE FLOORS.

FLOOR SINK (FS) - WATER ROOM:
J.R. SMITH MODEL NO. 3100-12 CAST IRON FLANGED RECEPTOR WITH SEEPAGE HOLES, ACID RESISTANT COATED INTERIOR, NICKEL BRONZE RIM AND SECURED 1/2 GRATE WITH ALUMINUM DOME STRAINER HEAD AND ROUND TOP. PROVIDE J.R. SMITH QUAD CLOSE TRAP SEAL MODEL 2692

WASHER BOX FITTING (WBF):
OATEY MODEL NO. 38151, IN WALL SUPPLY AND DRAIN FIXTURE FOR 1/2" COPPER TUBING AND 2" DRAIN (OR SIMILAR-OWNER APPROVED).

ICE MAKER BOX (IM):
OATEY MODEL NO. 38606, IN WALL WHITE PLASTIC ICE MAKER BOX WITH BRASS VALVE (OR SIMILAR-OWNER APPROVED).

FROST PROOF HOSE BIBB (FPHB):
WOODFORD MODEL NO. 65 ANTI-SIPHON NON-FREEZE WALL HYDRANT WITH 3/4" HOSE CONNECTION, INTEGRAL VACUUM BREAKER, 3/4" INLET & LOOSE KEY TO OPERATE HYDRANT (OR SIMILAR-OWNER APPROVED).

SHOWER DRAIN (SD-1):
J.R. SMITH MODEL 2005-A FLOOR DRAIN WITH FLASHING COLLAR, ADJUSTABLE STRAINER HEAD TOP SET FLUSH WITH FINISH FLOOR, WITH ROUND STRAINER AND NICKEL BRONZE TOP ON DUCO CAST IRON BODY, SEDIMENT BUCKET.

ROOF DRAIN (RD):
J.R. SMITH MODEL 1015-R-C-CID DUCO CAST IRON BODY WITH ADJUSTABLE EXTENSION SLEEVE, REVERSIBLE COLLAR, COMBINED FLASHING CLAMP AND GRAVEL STOP WITH CAST IRON DOME, SUMP RECEIVER AND UNDERDECK CLAMP.

OVERFLOW ROOF DRAIN (ORD):
J.R. SMITH MODEL 1070-R-C-CID DUCO CAST IRON BODY, FLASHING CLAMP AND GRAVEL STOP WITH CAST IRON DOME, PVC STANDPIPE, ADJUSTABLE EXTENSION, SUMP RECEIVER AND UNDERDECK CLAMP.

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PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION. IT IS NOT INTENDED TO BE USED AS A FULLY ACCURATE GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO PRODUCE ACCURATE BIDS FOR THE BUILDING AND COMPLETE SYSTEMS USING THE SET OF PLANS AND DRAWINGS AS A GUIDELINE WHERE ASSUMPTIONS ARE MADE, THESE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

P401
SCHEDULES & DETAILS

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PLUMBING GENERAL

A. THE CONTRACTOR FOR THIS WORK IS REFERRED TO "INSTRUCTIONS TO BIDDERS" AND "GENERAL CONDITIONS" AND "SPECIAL CONDITIONS" AS PART OF THIS CONTRACT.

B. CONTRACTOR ALSO REFERRED TO ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND OTHER OWNER DRAWINGS PERTAINING TO PROJECT. ALL OF ABOVE MENTIONED DRAWINGS, AS WELL AS THEIR RESPECTIVE SPECIFICATIONS, ARE A PART OF CONTRACT DOCUMENTS.

C. MECHANICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER, FURNISH ANY MATERIAL OR LABOR CALLED FOR IN ONE EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH.

D. INSTALL AND CONNECT EQUIPMENT, SERVICES AND MATERIALS IN ACCORDANCE WITH BEST ENGINEERING PRACTICE AND ACCORDANCE WITH VARIOUS MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. FURNISH AND INSTALL COMPLETE AUXILIARY PIPING, VALVES, WATER SEALS, ELECTRICAL CONNECTIONS, ETC., RECOMMENDED BY MANUFACTURER OR REQUIRED FOR PROPER OPERATION.

E. FURNISH MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS BUT WHICH IS OBVIOUSLY A COMPONENT PART OF AND NECESSARY TO COMPLETE WORK OF SIMILAR CHARACTER.

F. THIS CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS OR LICENSES REQUIRED TO CARRY OUT THIS WORK. HE SHALL PAY FOR ALL CHARGES MADE BY INSPECTION. NOTE: ALL CONTRACTORS SHALL BE LICENSED IN THE COUNTY, CITY, ETC. TO PERFORM ALL NEW WORK.

G. THIS CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND ALL LOCAL LEGAL REQUIREMENTS. ALL LAWS, RULES AND REGULATIONS OF STATE AND LOCAL GOVERNING AGENCIES SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AS FULLY AS IF WRITTEN HEREIN. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY CHANGES NECESSARY FOR CODE COMPLIANCE REGARDLESS OF THE METHOD OF INSTALLATION SHOWN ON THE DRAWINGS OR SPECIFIED.

H. THIS CONTRACTOR SHALL TAKE OUT PERMIT WITH PROVISIONS OF INSPECTION BEFORE STARTING ANY WORK. FEE FOR SAME SHALL BE PART OF THIS CONTRACT.

I. WHEN WORK IS COMPLETED, THIS CONTRACTOR SHALL FURNISH TO THE ARCHITECT CERTIFICATES OF APPROVAL FROM THE RESPONSIBLE INSPECTION AGENCIES BEFORE FINAL PAYMENT OF CONTRACT WILL BE ALLOWED.

J. TESTING OF ALL WORK UNDER THIS CONTRACT SHALL BE DONE BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE. ALL APPARATUS, EQUIPMENT, FIXTURES, ETC., SHALL FULLY MEET THE REQUIREMENTS OF THESE SPECIFICATIONS AND DRAWINGS.

K. THE BID SHALL CONTEMPLATE THE FURNISHING AND INSTALLING OF MATERIAL AND EQUIPMENT, EXACTLY AS SPECIFIED OR SHOWN AS SIMILAR BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SUBMITTING ON SIMILAR EQUIPMENT WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CHANGES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL TRADES DUE TO THE SIMILAR EQUIPMENT CHARACTERISTICS SUBMITTED. BIDS SUBMITTED SHALL LIST ANY ITEMS OF MATERIAL OR EQUIPMENT OTHER THAN SPECIFIED OR SIMILAR TO THE ONES CALLED FOR. SUBSTITUTIONS SHALL BE APPROVED SEVEN WORKING DAYS BEFORE BIDS ARE SUBMITTED; OTHERWISE, THIS CONTRACTOR SHALL COMPLY WITH SPECIFICATION REQUIREMENTS.

L. INSTALL FINAL APPLICATION OF LUBRICATION OIL, REFRIGERANT CHARGE, AND ALL OTHER SUPPLIES NECESSARY TO PLACE THE EQUIPMENT IN OPERATION.

M. CONTRACTOR SHALL GUARANTEE HIS WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.

N. ALL POWER WIRING OF MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. FURNISH THE ELECTRICAL CONTRACTOR WIRING DIAGRAMS FOR ALL ELECTRICALLY POWERED EQUIPMENT PROVIDED WITH THE CONTRACT WHICH SHALL INDICATE THE SERVICE REQUIRED AND ELECTRIC LOAD INVOLVED.

O. THIS CONTRACTOR SHALL VISIT SITE BEFORE SUBMITTING BID AND MAKE ALL NECESSARY OBSERVATIONS, MEASUREMENTS, AND NOTE CONDITIONS UNDER WHICH HIS WORK IS TO BE PERFORMED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR FAILURE TO DO SO. THIS CONTRACT INVOLVES REMODELING OF EXISTING BUILDING AND THEREFORE SHALL FIELD LOCATE EXISTING DUCTWORK, PIPING AND SEWERS BEFORE STARTING WORK.

P. SUBMIT SHOP DRAWINGS, CATALOG SHEETS FOR EQUIPMENT, FIXTURES, DUCTWORK LAYOUT, WIRING DIAGRAMS, ETC., IN PDF FORMAT TO THE ARCHITECT FOR REVIEW. EACH CONTRACTOR IS RESPONSIBLE TO DISTRIBUTE APPROVED SHOP DRAWINGS TO ALL OTHER TRADES AFFECTED BY HIS WORK, EQUIPMENT, ETC., FOR COORDINATION.

Q. ASSEMBLE AND SUBMIT TO THE ARCHITECT FOR SUBSEQUENT SUBMISSION TO THE OWNER, THREE (3) COMPLETE SETS OF OPERATIONS MANUALS AND MAINTENANCE REQUIREMENTS, COPY OF FIXTURE CUTS WITH MANUFACTURER'S NAME AND MODEL NUMBER, EQUIPMENT WARRANTIES, ETC., FOR EACH ITEM FURNISHED.

R. ALL CONTRACTORS MUST COORDINATE EACH PIECE OF EQUIPMENT WITH ALL OTHER TRADES (GENERAL CONTRACTOR, PLUMBING CONTRACTOR, MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, ETC.) AFFECTED BY THAT PIECE OF EQUIPMENT (ROOF OPENINGS, WEIGHTS, POWER REQUIREMENTS, VOLTAGES, ETC.) PRIOR TO ORDERING EQUIPMENT AND AGAIN PRIOR TO INSTALLATION (ROOFTOP EQUIPMENT PRIOR TO LIFTING ONTO ROOF). NO EXTRA COMPENSATION WILL BE APPROVED IF COORDINATION IS NOT PERFORMED BY EACH RESPECTIVE CONTRACTOR AND SUBCONTRACTOR.

S. CONTRACTOR HAS EXAMINED THE CONTRACT DOCUMENTS AND REPRESENTS TO OWNER THAT THE CONTRACT DOCUMENTS ARE COMPLETE AND SUFFICIENT AND INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK FOR THE CONTRACT SUM. CONTRACTOR FURTHER REPRESENTS THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS BECOME FAMILIAR WITH THE ACCESS REQUIREMENTS AND OTHER CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND HAS RECEIVED ALL CLARIFICATIONS NEEDED BY CONTRACTOR TO ASSURE ITSELF THAT THE WORK CAN BE PERFORMED FOR THE CONTRACT SUM. IF THERE IS ANY INCONSISTENCY IN THE QUALITY OR QUANTITY OF WORK REQUIRED UNDER THE CONTRACT DOCUMENTS, OR SHOULD THE DRAWINGS AND SPECIFICATIONS APPEAR TO BE IN DISAGREEMENT WITH EACH OTHER RELATIVE TO THE QUALITY OR QUANTITY OF WORK REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS WRITTEN INSTRUCTIONS ARE OTHERWISE FURNISHED TO CONTRACTOR BY OWNER.

T. DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN OWNER OR ARCHITECT CONSENT WILL BE AT RISK TO THE G.C. ANY EFFORT MADE BY THE ARCHITECT AND/OR ENGINEER TO MODIFY THE CONSTRUCTION DOCUMENTS OR LETTERS OF RESPONSIBILITY FOR APPROVAL BY INSPECTORS DUE TO WORK PERFORMED BY CONTRACTOR OTHER THAN THE ORIGINAL DESIGN WILL BE BILLED TO CLIENT WHO WILL BACK CHARGE TO G.C. AS A DEDUCT FROM THEIR PAYMENTS.

U. NOTE: THE MECHANICAL AND PLUMBING CADD FILES OF THE CONSTRUCTION DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF POINT ONE DESIGN, LLC, AND WILL NOT BE AVAILABLE FOR THE CONSTRUCTION PHASE UNLESS MET WITH A REDUCTION IN COST TO THE OWNER AND/OR PURCHASED AT A NOMINAL RATE PER DRAWING (TO BE NEGOTIATED).

V. FIRESTOPPING
1. MANUFACTURERS: DOW CORNING CORP., HILTI CORP., 3M FIRE PROTECTION PRODUCTS, SPECIFIED TECHNOLOGY INC., OR METRAFLEX.
2. PRODUCT DESCRIPTION: DIFFERENT TYPES OF PRODUCTS BY MULTIPLE MANUFACTURERS ARE ACCEPTABLE AS REQUIRED TO MEET SPECIFIED SYSTEM DESCRIPTION AND PERFORMANCE REQUIREMENTS; PROVIDE ONLY ONE TYPE FOR EACH SIMILAR APPLICATION.
   A) SILICONE FIRESTOPPING ELASTOMERIC FIRESTOPPING: SINGLE OR MULTIPLE COMPONENT SILICONE
   B) ELASTOMERIC COMPOUND AND COMPATIBLE SILICONE SEALANT.
   C) FOAM FIRESTOPPING COMPOUNDS: SINGLE OR MULTIPLE-COMPONENT FOAM COMPOUND.
   D) FORMULATED FIRESTOPPING COMPOUND OF INCOMBUSTIBLE FIBERS: FORMULATED COMPOUND MIXED WITH INCOMBUSTIBLE NON-ASBESTOS FIBERS.
   E) FIBER STUFFING AND SEALANT FIRESTOPPING: COMPOSITE OF MINERAL FIBER STUFFING INSULATION WITH SILICONE ELASTOMER FOR SMOKE STOPPING.
   F) MECHANICAL FIRESTOPPING DEVICE WITH FILLERS: MECHANICAL DEVICE WITH INCOMBUSTIBLE FILLERS AND SILICONE ELASTOMER, COVERED WITH SHEET STAINLESS STEEL JACKET, JOINED WITH COLLARS, PENETRATION SEALED WITH FLANGED STOPS.
   G) INTUMESCENT FIRESTOPPING: INTUMESCENT PUTTY COMPOUND WHICH EXPANDS ON EXPOSURE TO SURFACE HEAT GAIN.
   H) FIRESTOP PILLOWS: FORMED MINERAL FIBER PILLOWS.

NOT FOR CONSTRUCTION

PLUMBING SPECIFICATIONS

A. CONNECT SEWER, STORM, GAS, VENTS AND WATER LINES AS INDICATED ON THE PLUMBING PLANS. DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICE CONNECTIONS BEFORE STARTING THE INSTALLATION OF ANY WORK. COORDINATE ALL WORK WITH OTHER TRADES, THE GENERAL CONTRACTOR AND THE OWNER'S FIELD REPRESENTATIVE.

B. PLUMBING WORK SHALL CONFORM TO GOOD ENGINEERING PRACTICE AND BE IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODES AND OWNER'S REQUIREMENTS. PLUMBING CONTRACTOR SHALL BE LICENSED IN THIS AREA TO PERFORM THE NEW WORK.

C. SANITARY SEWERS, VENTS AND STORM INSIDE OF THE BUILDING SHALL BE SERVICE WEIGHT, CAST IRON, NO HUB WITH COMPRESSION TYPE NEOPRENE JOINTS. ABS OR PVC SCHEDULE 40 PIPING SHALL BE AS APPROVED BY THE LOCAL AUTHORITY AND OWNER IN CONCEALED (UNDERFLOOR) LOCATIONS.

D. THIS SPECIFICATION COVERS BRANCH AND MAIN COPPER TUBE SIZE (CTS) CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE AND FITTINGS FOR ALL HOT AND COLD WATER DISTRIBUTION SYSTEMS.

A. THIS SPECIFICATION COVERS CTS CPVC TO STANDARD DIMENSIONAL RATIO (SDR) 11 FOR HOT AND COLD DOMESTIC WATER DISTRIBUTION. THIS SYSTEM IS INTENDED FOR PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 180°F AT 100 PSI.
1. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID CPVC VINYL COMPOUNDS WITH A CELL CLASS OF 24448 AS IDENTIFIED IN ASTM D 1784.
2. CTS CPVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D 2846. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. PIPE AND FITTINGS SHALL CONFORM TO NATIONAL SANITATION FOUNDATION (NSF) STANDARDS 14 AND 61.

B. COPPER TUBE (CTS) CPVC SHALL BE FLO GUARD GOLD AS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY COMPANY, OR APPROVED EQUAL.

C. PEX TUBING: ASTM F 877, SDR 9 TUBING.
1. FITTINGS FOR PEX TUBE: ASTM F 1807, METAL-INSERT TYPE WITH COPPER OR STAINLESS-STEEL CRIMP RINGS AND MATCHING PEX TUBE DIMENSIONS.
2. MANIFOLD: MULTIPLE-OUTLET, PLASTIC OR CORROSION-RESISTANT-METAL ASSEMBLY COMPLYING WITH ASTM F 877; WITH PLASTIC OR CORROSION-RESISTANT-METAL VALVE FOR EACH OUTLET.

E. GAS PIPING ABOVE GROUND SHALL BE SCHEDULE 40 BLACK STEEL WITH 125 POUND BLACK MALLEABLE IRON SCREWED FITTINGS. GAS PIPING COMPOUND AT JOINTS SHALL BE PER NFPA BULLETIN #54 AND LOCAL CODES. GAS VALVES SHALL BE UL LISTED FOR GAS SERVICE SUCH AS DEZURICK MODEL S-425 FOR 2" AND LESS.

F. INSULATE ALL NEW HOT AND COLD WATER PIPING WITH NONCOMBUSTIBLE ARMSTRONG "ARMAFLEX" TYPE II FOAM INSULATION WITH SEALED JOINTS OR WITH OWENS CORNING FIBERGLASS ASJ/SSL-II HEAVY DENSITY PIPE INSULATION WITH VAPOR BARRIER AND SEALED JOINTS. INSULATION THICKNESS SHALL BE AS FOLLOWS:

HOT & COLD WATER BRANCH PIPING UP TO 1" 1/2" THICKNESS
HOT & COLD WATER MAIN PIPING UP TO 1-1/2" 1" THICKNESS
HOT & COLD WATER MAIN PIPING 2" AND OVER 1-1/2" THICKNESS

ALL PIPING BELOW ROOF DECK TO BE INSULATED WITH NEXT SIZE PIPE THICKNESS.

G. PLUMBING CONTRACTOR SHALL INSTALL SHOCK ABSORBERS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER, WHERE NECESSARY. BRANCH PIPING SHALL HAVE ACCESSIBLE SERVICE VALVES. PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.

H. PLUMBING CONTRACTOR SHALL PROVIDE 1 SET OF "AS-BUILT' DRAWINGS TO THE OWNER.

I. CHLORINATION OF WATER PIPING: THE DOMESTIC WATER PIPING SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL CONTAMINATED WATER DOES NOT APPEAR AT THE OUTLET AND SHALL BE FILLED WITH A SOLUTION CONTAINING 50 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR A PERIOD (AS PRESCRIBED BY THE CODE) BEFORE FLUSHING. THE SYSTEM SHALL BE FLUSHED COMPLETELY WITH CLEAR WATER UNTIL ALL RESIDUAL CHLORINE CONTENT IS REMOVED. CHLORINATION SHALL BE PERFORMED AFTER ALL PIPING AND FINAL CONNECTIONS AND PRESSURE TESTING HAS BEEN COMPLETED. IF, AFTER THE PIPES HAVE BEEN CHLORINATED, THE PIPES HAVE TO BE DISMANTLED, THE CHLORINATION PROCESS MUST BE REPEATED.

J. LABOR SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR PARTICULAR TRADE. PIPE AND EQUIPMENT SHALL BE INSTALLED SQUARE AND PLUMB AND ACCESSIBLE FOR PROPER OPERATION AND SERVICE.

K. CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

L. PROVIDE ANY NECESSARY EXCAVATING AND BACKFILLING FOR THE INSTALLATION OF WORK SPECIFIED IN THIS DIVISION. AFTER THE PIPE HAS BEEN INSTALLED, TESTED AND APPROVED, THE TRENCHES SHALL BE BACKFILLED AND WELL TAMPED TO GRADE WITH APPROVED MATERIAL.

M. PIPING
1. ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
2. VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
3. SOIL WASTE, STORM, VENT, OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM UNIFORM GRADE OF 1/8" TO THE FOOT FOR 3" THRU 6" PIPE AND 1/4" TO THE FOOT FOR 2-1/2" AND LESS.
4. HOT AND COLD WATER LINES SHALL BE AT LEAST 12" APART WHERE PIPING IS PARALLEL.
5. ESCUTCHEON PLATES SHALL BE PROVIDED WHERE ALL PIPE PASSES THROUGH A FINISHED WALL.
6. CONNECTIONS FROM STEEL TO COPPER PIPING SHALL BE MADE WITH DIELECTRIC TYPE UNIONS, EPCO OR OTHER APPROVED TYPE.

N. COPPER PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7'-0" AND AT EACH CHANGE IN HORIZONTALS OF VERTICAL. HANGERS SHALL SUPPORT PIPING AT PIPE WITH INSULATION OVER TOP OR WITH METAL SLEEVE TO PROTECT INSULATION FROM BEING CRUSHED.

1. HANGER SHIELD: HANGERS FOR PIPING SHALL BE PLACED AROUND THE OUTSIDE OF THE INSULATION AND PROTECTIVE SHIELDS SHALL BE INSTALLED AT EVERY HANGER LOCATION. SHIELD SHALL NOT BE LESS THAN 2/3 THE CIRCUMFERENCE OF THE INSULATION AND WHERE SPEED CLIPS ARE USED, THE METAL SHIELD SHALL BE CONTINUOUS AROUND THE CIRCUMFERENCE OF THE PIPE INSULATION. SHIELDS SHALL BE FABRICATED OF THE FOLLOWING GAUGES:

NOMINAL PIPE SIZE	METAL GAUGE
0" - 1-1/2"	20
2" - 3"	16
3-1/2" AND UP	14

O. CLEAN OUT ALL LINES, ADJUST ALL VALVES AND CLEAN ALL PLUMBING FIXTURES AND EQUIPMENT. ROUT OUT ALL EXISTING SANITARY SEWERS BEING TIED INTO TO INSURE THE PROPER FLOW. PLUMBING CONTRACTOR TO FURNISH AND INSTALL CLEAR SILICONE CAULK AROUND PERIMETER OF PLUMBING FIXTURES.

P. AFTER THE PLUMBING PIPING HAS BEEN INSTALLED, INSPECTED AND APPROVED, THE PIPING SYSTEM SHALL BE FLUSHED TO REMOVE ANY FOREIGN MATTER FROM THE PIPES.

Q. ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE GUARANTEE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE BUILDING.

R. NOTE: ALL PIPE INSULATION (HOT AND COLD PIPE INSULATION, ROOF DRAIN SUMPS, STORM LEADERS AND DOWNSPOUTS) SHALL CONFORM TO THE FIRE AND SMOKE RATES BELOW:

FLAME SPREAD - 25 OR LESS
SMOKE DEVELOPED - 50 OR LESS

NOT FOR CONSTRUCTION

PLUMBING SPECIFICATIONS (CONTINUED)

T. GENERAL REQUIREMENTS OF PLUMBING FIXTURES AND TRIM:

1. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL STOPS, TRAPS, ESCUTCHEONS, CONNECTIONS, ETC., AS NECESSARY FOR A COMPLETE INSTALLATION.
2. TERMINATE ALL WATER ROUGH-INS WITH SHUT-OFF VALVES BEFORE CONNECTING EQUIPMENT AND FIXTURES.
3. PURGE ALL WATER LINES BEFORE MAKING FINAL CONNECTIONS.
4. FLASH AND COUNTERFLASH ALL OPENINGS THRU ROOFS WITH APPROVED ROOFING MATERIALS BUILT A MINIMUM OF 10" INTO THE ROOFING IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.
5. WATER AND WASTE LINES TO BE ROUGHED INSIDE WALLS: EXTEND WATER AND WASTE LINES OUT OF WALLS TO EQUIPMENT AND FIXTURES.
6. WHERE THE WORD "FURNISH" OR "INSTALL" APPEARS FOR THE PLUMBING CONTRACT, IT SHALL BE INTERPRETED TO MEAN THE PLUMBING CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SUPPLIES NECESSARY TO INSTALL AND PLACE IN OPERATION CONDITION.
7. GENERAL WATER PRESSURE SHALL NOT EXCEED 60 PSI. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVES FOR WATER AS REQUIRED.

U. EXCAVATION AND BACKFILL

1. PERFORM ALL EXCAVATION AND BACKFILL NECESSARY FOR INSTALLATION OF WORK.
2. REFER TO DIVISION 2 - SITEWORK FOR ADDITIONAL SPECIFIC ITEMS OF EXCAVATION AND BACKFILL REQUIRED UNDER THE DIVISION.
3. ALL EXCAVATED MATERIALS IN BUILDING INTERIORS, SHALL BE LOADED ON TRUCKS IMMEDIATELY UPON DIGGING AND REMOVED FROM THE BUILDING. THE MATERIAL MAY BE DEPOSITED ON SITE IF AGREED TO BY THE GENERAL CONTRACTOR FOR HIS USE, IF NOT REQUIRED FOR SITE FILL, THEN EXCAVATED MATERIALS MUST BE REMOVED FROM THE SITE IMMEDIATELY.
4. EXISTING SUB-GRADE, BOTH INTERIOR AND EXTERIOR SHALL BE RESTORED AS A PART OF THIS WORK, UPON INSTALLATION OF UNDERGROUND WORK.
5. EXCAVATION FOR TRENCHES WITHIN 3 FT. OF THE EDGE OF ANY FOOTING AND BELOW THE ELEVATION OF BOTTOM OF FOOTING, SHALL BE BACKFILLED WITH 3000 LB. CONCRETE MIX TO THE LEVEL OF FOOTING.
6. SHORE OR SHEET PILE TRENCHES AS NECESSARY TO PREVENT CAVING. DO NOT ENDANGER WORK OF OTHER CONTRACTORS OR EXISTING STRUCTURES.
7. TRENCHES FOR UNDERGROUND SEWERS, INTERIOR AND EXTERIOR, SHALL BE EXCAVATED 4" BELOW GRADE AND DEPTH REQUIRED. PLACE 4" LAYER OF PEA GRAVEL (OR BANK RUN SAND) AND INSTALL PIPE. BACKFILL WITH PEA GRAVEL TO 12" ABOVE PIPE.
8. BACKFILL TO FINISH SUB-GRADE ON THE INTERIOR OF BUILDING, UNDER ALL PAVED AREAS AND SIDEWALKS WITH BANK-RUN GRAVEL. MECHANICALLY COMPACT IN LAYERS NOT TO EXCEED 8".
9. BACKFILL TO FINISH SUB-GRADE FOR EXTERIOR TRENCHES NOT UNDER PAVED AREAS OR SIDEWALK WITH SAND OR SELECT MATERIAL EXCAVATED TO 6" ABOVE FINISH SUB-GRADE.
10. PROVIDE, OPERATE PUMPING EQUIPMENT AS NECESSARY TO KEEP TRENCHES, OTHER EXCAVATIONS FREE OF WATER.
11. WHEN EXCAVATION IS NECESSARY IN AN EXISTING LAWN, RESOD TO MATCH EXISTING LAWN, AS APPROVED.
12. WHERE TRENCHES CROSS ROADS, WALKS OR PUBLIC THOROUGHFARES, PROVIDE SUITABLE BARRICADES AND BRIDGES ADEQUATELY PROTECTED BY SIGNS OR RED FLAGS DURING DAY AND LIGHTS AT NIGHT.
13. REPAVE ALL STREETS OR SIDEWALKS DISTURBED AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF ARCHITECT AND AUTHORITIES HAVING JURISDICTION.
14. WHERE BUILDING SERVICE LINES ENTER OR LEAVE BUILDING SUCH AS WATER, SEWER, AND ARE INSTALLED ON FILLED EARTH, PROVIDE CONTINUOUS SUPPORT ON A REINFORCED CONCRETE BEAM FURNISHED AND INSTALLED AS A PART OF THIS WORK. SUPPORT BEAM ON BUILDING END WITH VERTICAL SUPPORT DOWN TO FOUNDATION FOOTING AND ON UNDISTURBED EARTH AT OTHER END.

V. DEWATERING:

1. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
2. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.
3. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUNOFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

NOT FOR CONSTRUCTION

FIRE PROTECTION SPECIFICATIONS

A. THE CONTRACTOR FOR THE FIRE PROTECTION WORK SHALL BE A RECOGNIZED, QUALIFIED AND LICENSED FIRE PROTECTION CONTRACTOR, PRIMARILY ENGAGED IN THE DESIGN AND INSTALLATION OF FIRE PROTECTION SYSTEMS.

B. THE FIRE PROTECTION SHOP DRAWINGS, INCLUDING DRAWINGS AND HYDRAULIC CALCULATIONS, SHALL BE PREPARED BY A STATE CERTIFIED SPRINKLER SYSTEM DESIGNER OR PROFESSIONAL ENGINEER.

C. THE COMPLETE INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL STATE, LOCAL AND NATIONAL CODES AND ALL APPLICABLE SECTIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

D. ALL ELECTRICAL CIRCUITS REQUIRED FOR EACH SYSTEM, SMOKE AND FIRE DETECTION, WATER FLOW ALARM, AIR SUPERVISION AND VALVE SUPERVISION WIRING SHALL BE BY THE FIRE PROTECTION CONTRACTOR. SPRINKLER SUPERVISORY DEVICES WILL BE COMPATIBLE WITH THE ALARM EQUIPMENT PANEL.

E. ELECTRICAL POWER SHALL BE PROVIDED AS DESCRIBED UNDER DIVISION 16.

F. THE CONTRACTOR SHALL SUBMIT COMPLETE 1/4" SCALE SHOP DRAWINGS SHOWING DETAILS OF CONSTRUCTION, FABRICATION, EQUIPMENT, DEVICES, ETC., INSTALLATION AND WIRING OF ALL COMPONENTS FOR ALL WORK AS INDICATED AND SPECIFIED HEREIN.

G. ALL DEVICES AND MATERIALS PERTAINING TO ALL FIRE PROTECTION WORK SHALL BEAR THE UNDERWRITER LABORATORIES, INC. LABEL FOR FIRE PROTECTION DEVICES. SUBMIT SIX (6) SETS OF CATALOG CUTS OF THE FOLLOWING SPRINKLER DEVICES: SPRINKLER HEADS AND ESCUTCHEONS; MAIN CONTROL VALVES WITH SUPERVISORY SWITCHES; CHECK VALVES; ALARM DEVICES; SIAMESE CONNECTIONS; FLOW SWITCHES.

H. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED.

I. IT IS ESSENTIAL FOR THE COORDINATION OF ALL TRADES THAT THIS CONTRACTOR BE RESPONSIBLE FOR CONFIRMING THE LOCATIONS AND ELEVATIONS OF HIS PIPING AND EQUIPMENT AT THE JOB SITE, TO AVOID ENCROACHING UPON THE SPACE NEEDED AND ALLOCATED FOR ANOTHER TRADE.

J. DRAWINGS ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN MEASUREMENTS NOR TO SERVE AS SHOP DRAWINGS, INSTALLATION DRAWINGS, OR SLEEVE DRAWINGS. DRAWINGS FOR THESE PURPOSES SHALL BE PREPARED BY THE SPRINKLER CONTRACTOR.

K. A COMPLETE INTERCONNECTION WIRING DIAGRAM SHALL BE SUBMITTED SHOWING ALL ELECTRICAL COMPONENTS OF THE SYSTEM WITH NUMBERED TERMINALS AND ALL INTERCONNECTING WIRING WITH COLOR CODING AND CONDUIT REQUIREMENTS.

L. THE UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED TO 200 PSI FOR TWO HOURS AND WITNESSED BY THE FIRE MARSHALL. THE NEW LINE SHALL BE THOROUGHLY FLUSHED. TESTING AND FLUSHING SHALL BE COMPLETED BEFORE CONNECTION TO THE INSIDE PIPING.

M. MAKE HYDROSTATIC TEST ON SPRINKLER SYSTEM, 200 PSI FOR 2 HOURS.

N. ALL DEFECTS MADE EVIDENT BY THE TESTS SHALL BE PROPERLY REPAIRED BY THE SPRINKLER CONTRACTOR. LEAKS IN OVERHEAD LINES SHALL BE REPAIRED ONLY BY MEANS OF TIGHTENING OR REPLACING THE FITTING AND NOT RESORTING TO ANY CAULKING METHOD.

O. UPON COMPLETION OF THE ENTIRE FIRE PROTECTION SYSTEM ARRANGE TO HAVE THE FIRE INSPECTION BUREAU REPRESENTATIVE AND THE PROPER INSURANCE COMPANY AVAILABLE TO WITNESS THE ACCEPTANCE TEST.

P. WORKING DRAWINGS SHALL BE SUBMITTED TO THE STATE INSPECTION SERVICE, LOCAL GOVERNING AUTHORITY HAVING JURISDICTION, AND TO THE OWNER'S FIRE INSURANCE UNDERWRITERS FOR APPROVAL AND PERMITS. ALL DEVICES AND MATERIALS PERTAINING TO ALL FIRE PROTECTION WORK SHALL BEAR THE U.L. STAMP OF APPROVAL.

Q. THE SPRINKLER CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO (2) COMPLETE SETS OF PRINTED INSTRUCTIONS AND HIS DRAWINGS COVERING THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT FURNISHED UNDER THESE SPECIFICATIONS.

R. GUARANTEE OF WORK UNDER THIS SECTION OF THE SPECIFICATIONS SHALL BE FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FORMAL ACCEPTANCE OF THE FIRE PROTECTION SYSTEMS. THE SYSTEM SHALL BE TESTED QUARTERLY, WITH ALL VALVES OPERATED AND LUBRICATED BY A QUALIFIED TECHNICIAN.

S. PIPE AND FITTINGS SHALL BE SCHEDULE 40 MILD STEEL. MAIN PIPE (2-1/2" AND LARGER) SHALL BE SCHEDULE 10 ROLL GROOVE STEEL (FM LABEL). PIPE FITTINGS MAY BE CAST, MALLEABLE OR DUCTILE IRON. SCREWED CAST IRON FITTINGS 2" AND SMALLER SHALL HAVE 175 PSI COLD WATER RATING. UNDERGROUND PIPING SHALL BE 6", CLASS 52, DUCTILE IRON CEMENT LINED PIPE AND FITTINGS OR APPROVED EQUAL.

T. GATE VALVES IN THE FIRE SYSTEM SHALL BE U.L. APPROVED O.S.&Y. VALVES, 175# W.W.P. CHECK VALVES IN FIRE LINES AND SPRINKLER LINES SHALL BE U.L. APPROVED IRON BODY BRONZE MOUNTED CHECKS, FLANGED ENDS, 175# W.W.P. GATE VALVES AHEAD OF FLOW SWITCHES SHALL BE SUITABLE FOR TAMPER SWITCHES.

U. INSTALL APPROVED FLUSH PENDENT AND UPRIGHT SPRINKLERS PER NFPA-13. PROVIDE METAL CABINET WITH EXTRA AUTOMATIC SPRINKLER HEADS. PROVIDE QUANTITIES OF EAC

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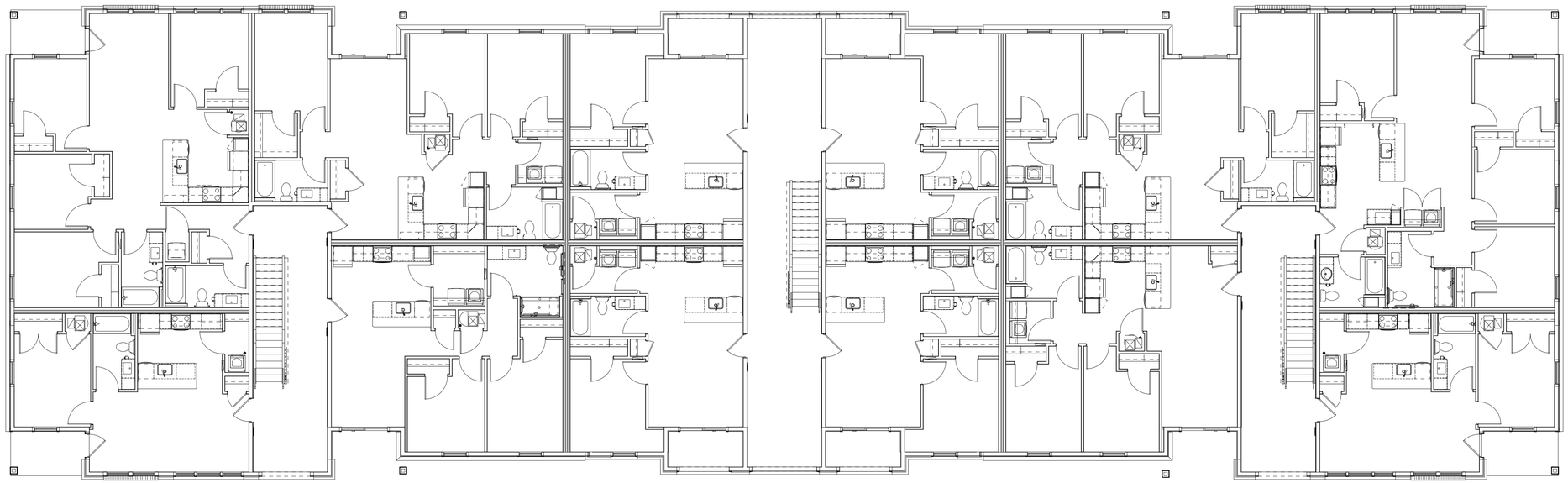
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1ST FLOOR MECHANICAL PLAN

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

PROJECT #: 26104 v17

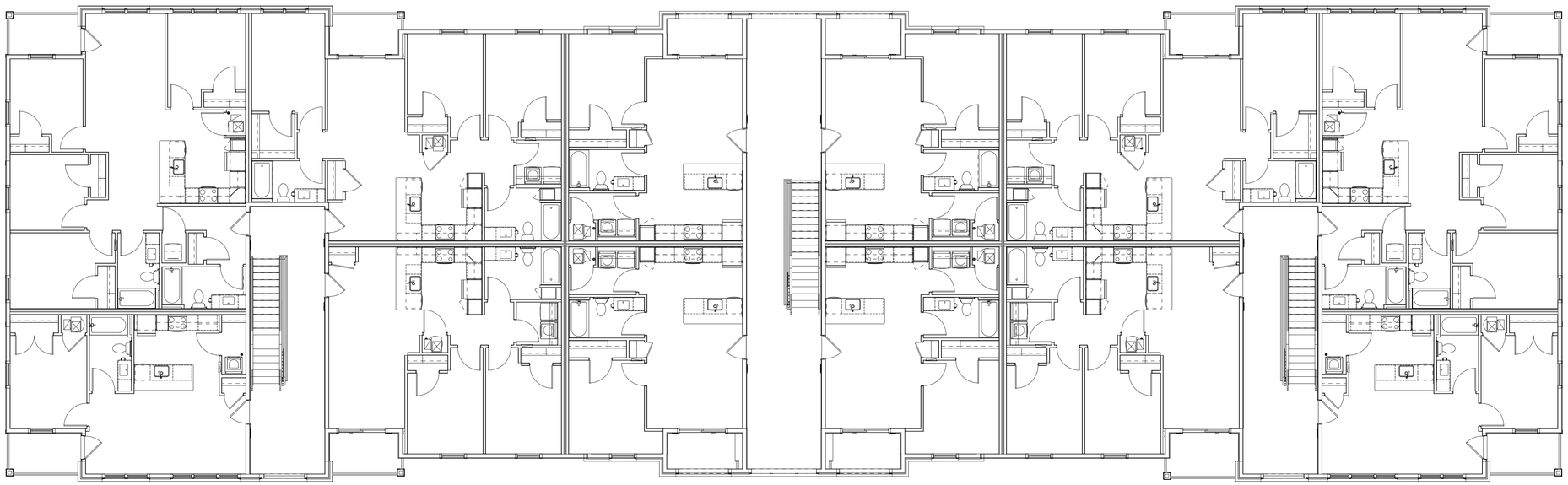
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M101

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2ND FLOOR MECHANICAL PLAN

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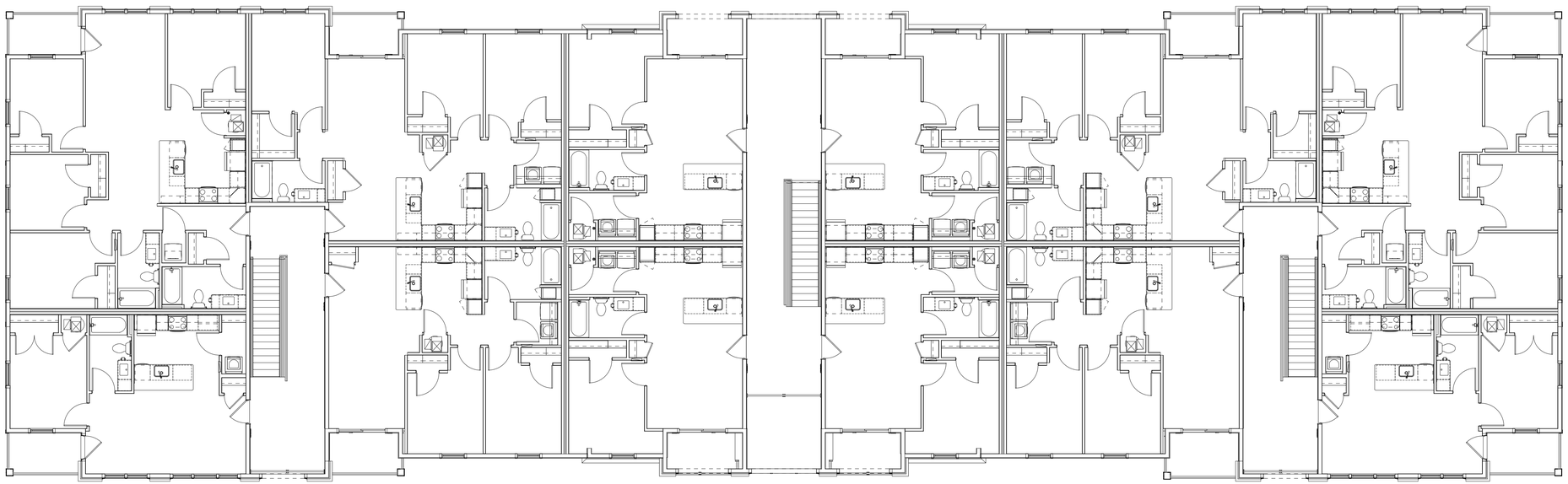
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3RD FLOOR MECHANICAL PLAN

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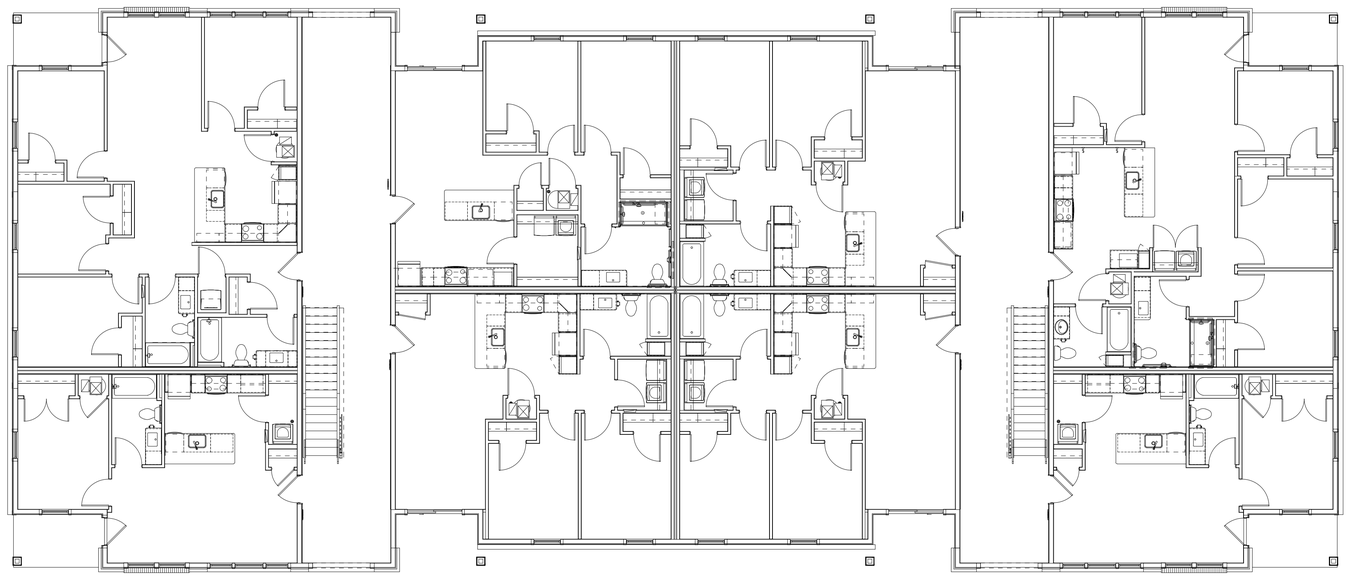
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M103

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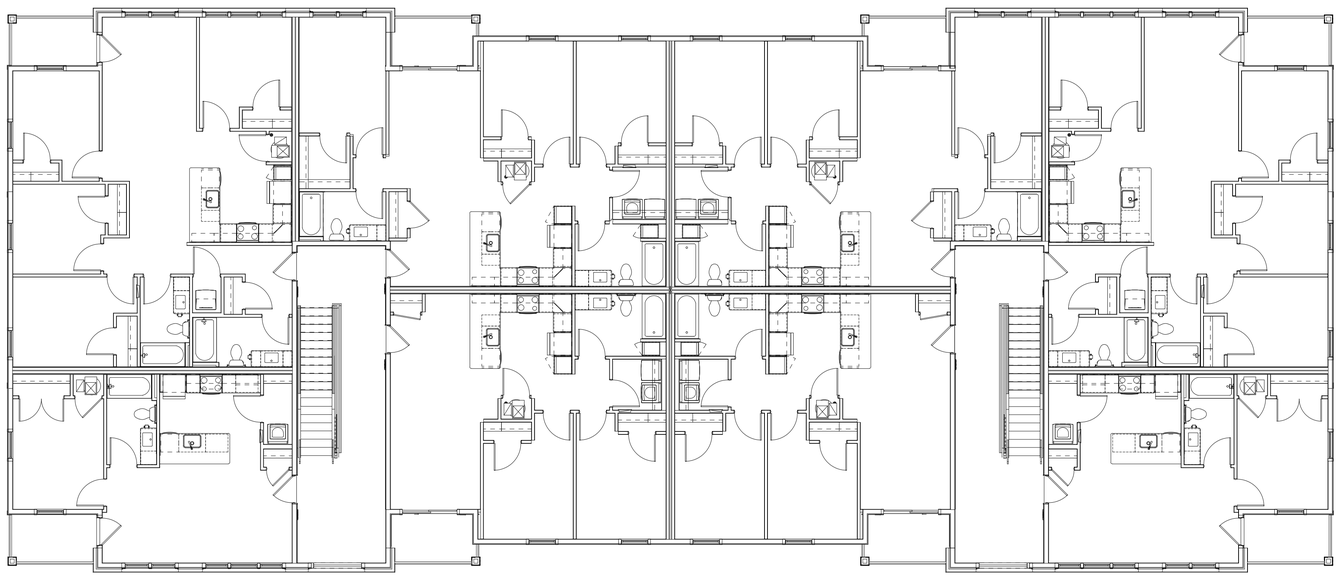
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M201

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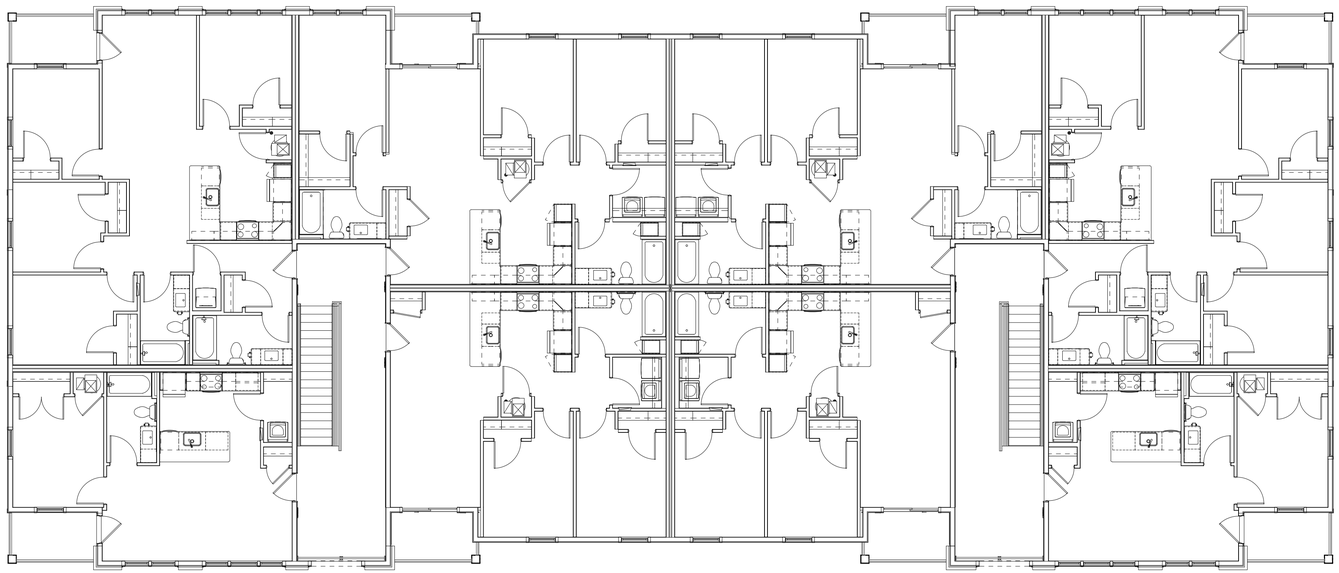
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M202

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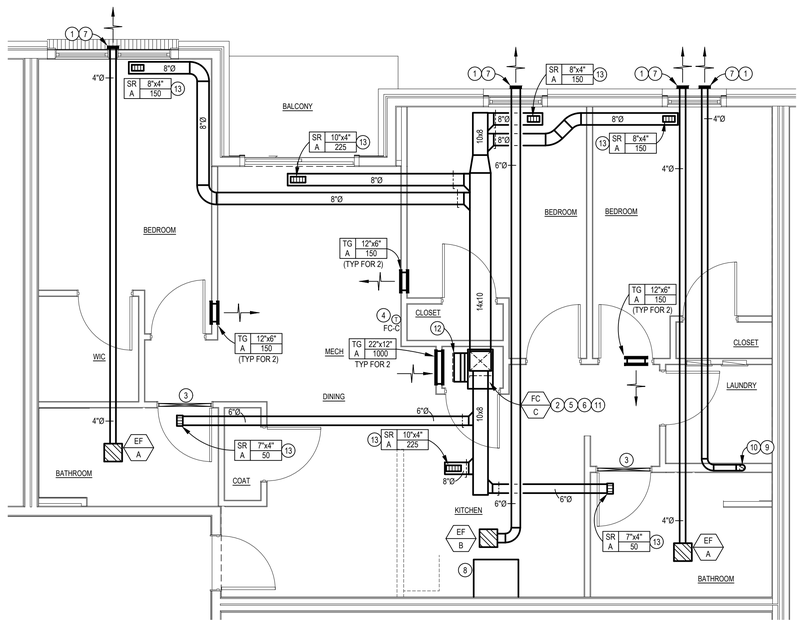
M203

SIERRA 3RD FLOOR MECHANICAL PLAN

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VENTILATION REQUIREMENT CALCULATIONS (UNIT FOXTROT)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
FOXTROT UNIT (3 BEDROOM + LIVING / DINING)	915 SF 3 BEDROOM	0.01 x 915 + 7.5 x (3 + 1) = 39 CFM EXHAUST	39 CFM	60 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



FOXTROT MECHANICAL PLAN

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

NOTE:
CEILING RADIATION DAMPERS ARE TESTED UNDER STATIC AIR PRESSURE CONDITIONS THUS FURNACE FANS ARE REQUIRED TO BE SHUT-OFF VIA FIRE ALARM COMMUNICATION DURING A FIRE INCIDENT.

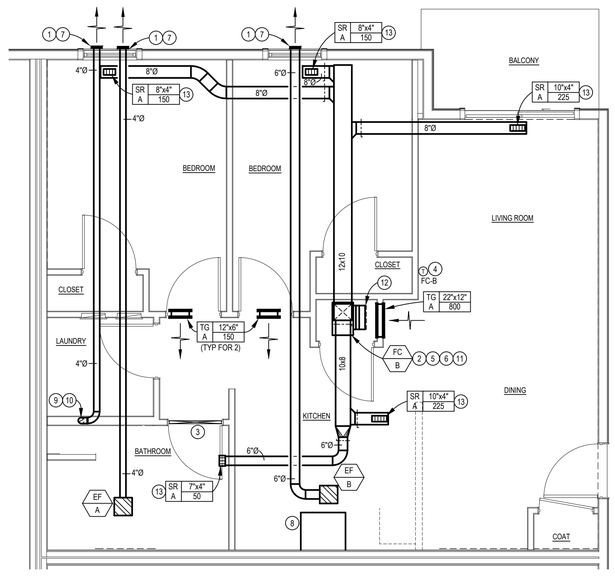
NOTE:
ALL CEILING SUPPLY REGISTERS AND RETURN AIR GRILLES TO HAVE FIRE DAMPERS REQUIRED TO MAINTAIN INTEGRITY OF 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY

NOTE:
FAN COIL UNIT TO BE INTERLOCKED WITH SMOKE ALARMS. UNIT TO SHUT DOWN WHEN DETECTOR ACTIVATES. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

NOTE:
DRYER AND EXHAUST DUCTS SHALL BE RUN IN THE UPPER PORTION OF THE FLOOR / CEILING ASSEMBLY.

VENTILATION REQUIREMENT CALCULATIONS (UNIT ECHO)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
ECHO UNIT (2 BEDROOM + LIVING / DINING)	705 SF 2 BEDROOM	0.01 x 705 + 7.5 x (2 + 1) = 29 CFM EXHAUST	29 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



ECHO MECHANICAL PLAN

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

MECHANICAL CODED NOTES

1. SEAL WALL PENETRATION WEATHER TIGHT.
2. MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
3. COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
4. THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
5. MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON GROUND, SEAL WALL PENETRATION WEATHER TIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSULATE SUCTION PIPING WITH 1" ARMAFLEX. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW.
6. 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
7. WALL EXHAUST CAP. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
8. COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
9. DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURER'S TO BE APPROVED BY ARCHITECT/ENGINEER. DRYER DUCT ROUTED UP IN WALL THROUGH TOP PLATE INTO CEILING SPACE. FIRE CAULK TOP PLATE PENETRATION. DUCT SHALL BE SMOOTH INTERIOR FINISH 26 GA. GALVANIZED STEEL, SUPPORTED AT FOUR FOOT INTERVALS AND SECURED IN PLACE. DUCT SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE INTO THE INSIDE OF THE DUCT. MAXIMUM LENGTH SHALL NOT EXCEED 50' EQUIVALENT LENGTH. 4" DIAMETER DRYER VENT THRU WALL WITH WALL CAP COMPLETE WITH BACKDRAFT DAMPER. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BRICK ON BUILDING.
10. PER OMC 504.8.5, INSTALLATION AND OPERATION MANUAL OF DRYER SHALL BE PROVIDED TO CODE OFFICIAL. EQUIVALENT LENGTH OF DRYER EXHAUST DUCTS SHALL BE PROVIDED ON A PERMANENT LABEL WITHIN 6 FEET OF OF THE EXHAUST CONNECTION.
11. PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
12. RETURN AIR TO BE LEFT OPEN AFTER FILTER TO ALLOW FOR TRANSFER AIR TO BE DRAWN INTO MECHANICAL CLOSET TO UNIT.
13. PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.

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M301

DWELLING UNIT MECHANICAL PLANS

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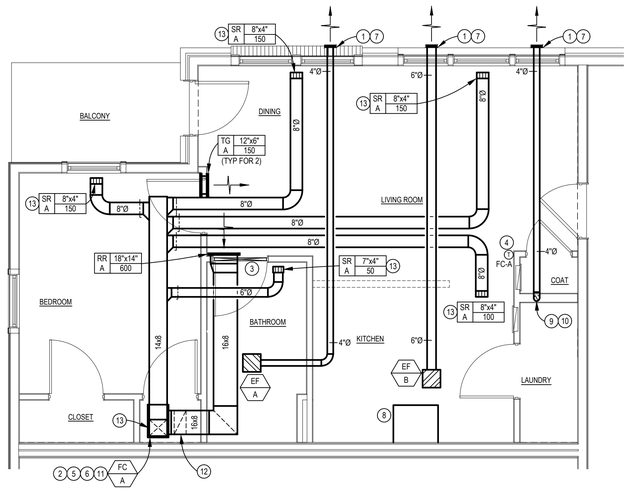
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VENTILATION REQUIREMENT CALCULATIONS (UNIT HAVANA)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
HAVANA UNIT (1 BEDROOM + LIVING / DINING)	519 SF 1 BEDROOM	0.01 x 519 + 7.5 x (1 + 1) = 21 CFM EXHAUST	21 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



HAVANA MECHANICAL PLAN

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

NOTE:
CEILING RADIATION DAMPERS ARE TESTED UNDER STATIC AIR PRESSURE CONDITIONS THUS FURNACE FANS ARE REQUIRED TO BE SHUT-OFF VIA FIRE ALARM COMMUNICATION DURING A FIRE INCIDENT.

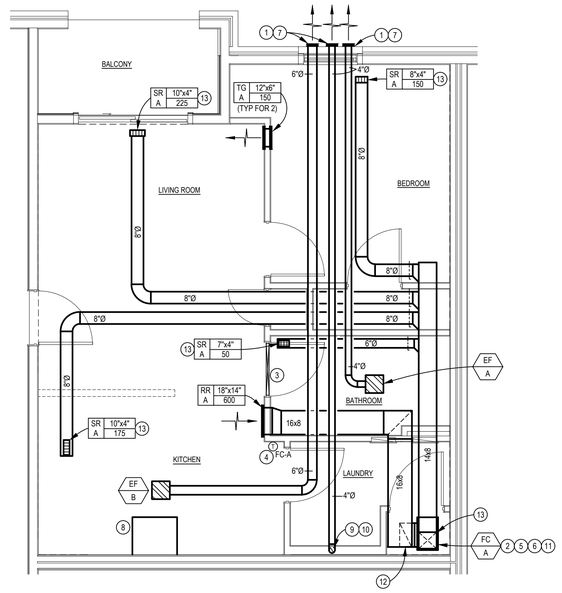
NOTE:
ALL CEILING SUPPLY REGISTERS AND RETURN AIR GRILLES TO HAVE FIRE DAMPERS REQUIRED TO MAINTAIN INTEGRITY OF 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY

NOTE:
FAN COIL UNIT TO BE INTERLOCKED WITH SMOKE ALARMS. UNIT TO SHUT DOWN WHEN DETECTOR ACTIVATES. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

NOTE:
DRYER AND EXHAUST DUCTS SHALL BE RUN IN THE UPPER PORTION OF THE FLOOR / CEILING ASSEMBLY.

VENTILATION REQUIREMENT CALCULATIONS (UNIT INDIA)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
INDIA UNIT (1 BEDROOM + LIVING / DINING)	495 SF 1 BEDROOM	0.01 x 495 + 7.5 x (1 + 1) = 20 CFM EXHAUST	20 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



INDIA MECHANICAL PLAN

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

MECHANICAL CODED NOTES

1. SEAL WALL PENETRATION WEATHER TIGHT.
2. MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
3. COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
4. THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
5. MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON GROUND, SEAL WALL PENETRATION WEATHER TIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSULATE SUCTION PIPING WITH 1" ARMAFLEX. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW.
6. 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
7. WALL EXHAUST CAP, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
8. COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
9. DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURER'S TO BE APPROVED BY ARCHITECT/ENGINEER. DRYER DUCT ROUTED UP IN WALL THROUGH TOP PLATE INTO CEILING SPACE. FIRE CAULK TOP PLATE PENETRATION. DUCT SHALL BE SMOOTH INTERIOR FINISH 26 GA. GALVANIZED STEEL, SUPPORTED AT FOUR FOOT INTERVALS AND SECURED IN PLACE. DUCT SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE INTO THE INSIDE OF THE DUCT. MAXIMUM LENGTH SHALL NOT EXCEED 50' EQUIVALENT LENGTH. 4" DIAMETER DRYER VENT THRU WALL WITH WALL CAP COMPLETE WITH BACKDRAFT DAMPER. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BRICK ON BUILDING.
10. PER OMC 504.8.5, INSTALLATION AND OPERATION MANUAL OF DRYER SHALL BE PROVIDED TO CODE OFFICIAL. EQUIVALENT LENGTH OF DRYER EXHAUST DUCTS SHALL BE PROVIDED ON A PERMANENT LABEL WITHIN 6 FEET OF OF THE EXHAUST CONNECTION.
11. PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
12. 16"x8" RETURN DUCT TO RISE UP AT THIS LOCATION.
13. PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATE GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO PRICE THIS PROJECT. CONTRACTOR BUILDING AND COMPLETE SYSTEMS USING THE WHERE OTHER DRAWINGS AS A GUIDELINE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

M302

DWELLING UNIT MECHANICAL PLANS

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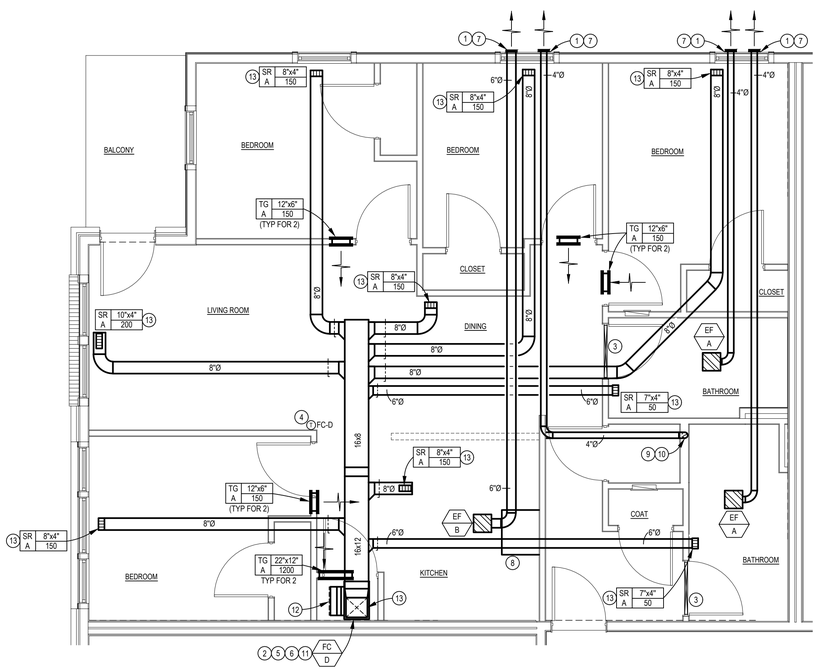
NOTE:
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NOTE:
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NOTE:
DRYER AND EXHAUST DUCTS SHALL BE RUN IN THE UPPER PORTION OF THE FLOOR / CEILING ASSEMBLY.

VENTILATION REQUIREMENT CALCULATIONS (UNIT JULIET)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
JULIET UNIT (4 BEDROOM + LIVING / DINING)	1019 SF 4 BEDROOM	0.01 x 1019 + 7.5 x (4 + 1) = 26 CFM EXHAUST	48 CFM	60 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



JULIET MECHANICAL PLAN

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

MECHANICAL CODED NOTES

1. SEAL WALL PENETRATION WEATHER TIGHT.
2. MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
3. COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
4. THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
5. MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON GROUND, SEAL WALL PENETRATION WEATHER TIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSULATE SUCTION PIPING WITH 1" ARMAFLEX. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW.
6. 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
7. WALL EXHAUST CAP, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
8. COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
9. DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURER'S TO BE APPROVED BY ARCHITECT/ENGINEER. DRYER DUCT ROUTED UP IN WALL THROUGH TOP PLATE INTO CEILING SPACE. FIRE CAULK TOP PLATE PENETRATION. DUCT SHALL BE SMOOTH INTERIOR FINISH 26 GA. GALVANIZED STEEL, SUPPORTED AT FOUR FOOT INTERVALS AND SECURED IN PLACE. DUCT SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE INTO THE INSIDE OF THE DUCT. MAXIMUM LENGTH SHALL NOT EXCEED 50' EQUIVALENT LENGTH. 4" DIAMETER DRYER VENT THRU WALL WITH WALL CAP COMPLETE WITH BACKDRAFT DAMPER. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BRICK ON BUILDING.
10. PER OMC 504.8.5, INSTALLATION AND OPERATION MANUAL OF DRYER SHALL BE PROVIDED TO CODE OFFICIAL. EQUIVALENT LENGTH OF DRYER EXHAUST DUCTS SHALL BE PROVIDED ON A PERMANENT LABEL WITHIN 6 FEET OF OF THE EXHAUST CONNECTION.
11. PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
12. RETURN AIR TO BE LEFT OPEN AFTER FILTER TO ALLOW FOR TRANSFER AIR TO BE DRAWN INTO MECHANICAL CLOSET TO UNIT.
13. PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

M303

DWELLING UNIT MECHANICAL PLANS

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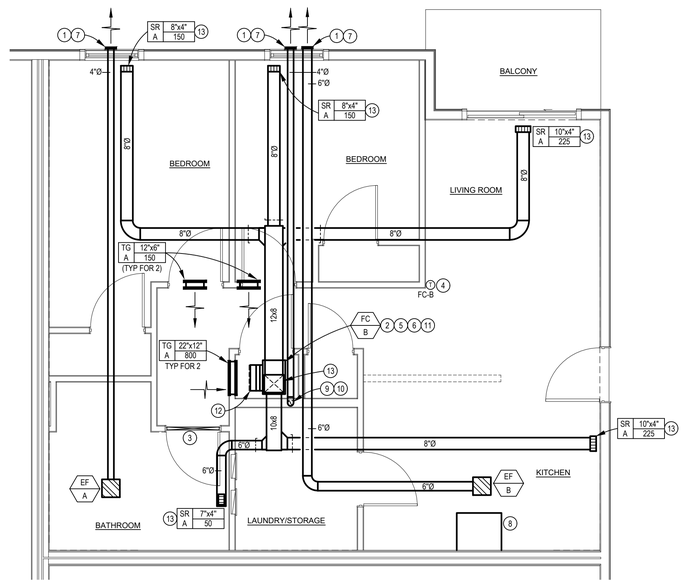
MECHANICAL CODED NOTES

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13. PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.

VENTILATION REQUIREMENT
CALCULATIONS (UNIT NOVEMBER)

UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
NOVEMBER UNIT (2 BEDROOM + LIVING / DINING)	676 SF 2 BEDROOM	0.01 x 676 + 7.5 x (2 + 1) = 29 CFM EXHAUST	29 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



NOVEMBER MECHANICAL PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

M304

DWELLING UNIT MECHANICAL PLANS

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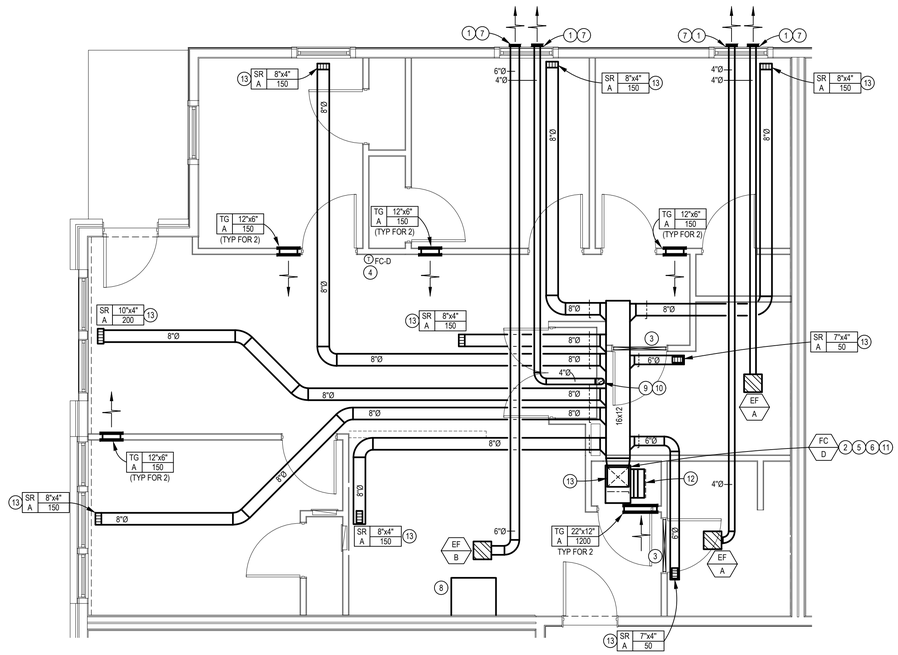
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NOTE:
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VENTILATION REQUIREMENT CALCULATIONS (UNIT OSCAR)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
OSCAR UNIT (4 BEDROOM + LIVING / DINING)	1035 SF 4 BEDROOM	0.01 x 1035 + 7.5 x (4 + 1) = 48 CFM EXHAUST	48 CFM	60 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



OSCAR MECHANICAL PLAN

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

MECHANICAL CODED NOTES

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2. MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
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INNIS ROAD APARTMENTS
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PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

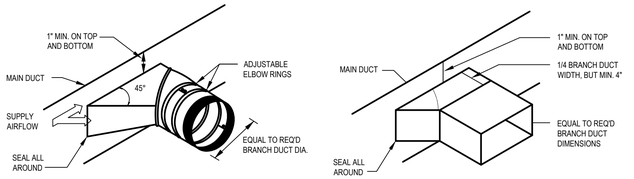
PROJECT DATE: 05/27/2026

M305

DWELLING UNIT MECHANICAL PLANS

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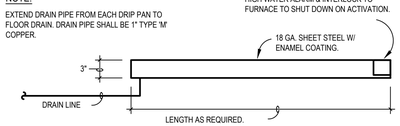


TYPICAL BRANCH TAKE-OFF DETAILS

NO SCALE

NOTE:

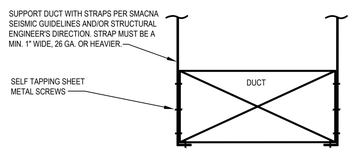
EXTEND DRAIN PIPE FROM EACH DRIP PAN TO FLOOR DRAIN. DRAIN PIPE SHALL BE 1" TYPE 'M' COPPER.



DRIP PAN SHALL BE CONSTRUCTED OF 18 GA. GALVANIZED STEEL WITH WELDED SEAMS AND FINISHED WITH ENAMEL COATING (INSIDE AND OUT) TO ENSURE WATERTIGHT SEAL. PAN SHALL BE 12" LARGER IN ALL DIRECTIONS THAN EQUIPMENT AND SHALL HAVE A 3" HIGH EDGE.

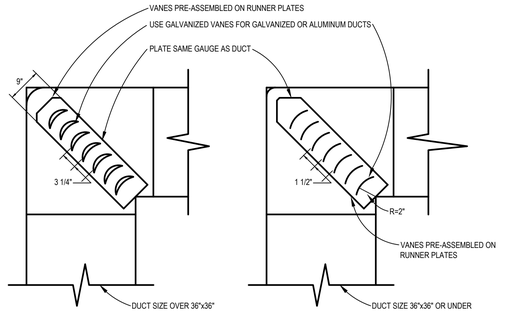
SECONDARY DRAIN PAN DETAIL

NO SCALE



STRAP SUPPORT DETAIL

NO SCALE



SQUARE ELBOW WITH TYPE "A" DOUBLE THICKNESS VANES
NOTE: USE ON SUPPLY AIR DUCTWORK.

SQUARE ELBOW WITH SINGLE THICKNESS VANES
NOTE: USE ON SUPPLY AIR DUCTWORK.

TURNING VANE DETAIL

NO SCALE

DRYER VENT NOTES:

1. OWNER TO PROVIDE DRYER MANUFACTURERS VENT LENGTH DATA.
   A. THE DRYER AND VENT REQUIRED SHALL MEET THE FOLLOWING CONDITIONS:
      a. DRYER MANUFACTURER SHALL ALLOW VENT LENGTH OF UP TO 35 FEET WITH THREE 90 DEGREE ELBOWS.
      b. CONTRACTOR TO PROVIDE MANUFACTURER'S CONFIRMATION CUT SHEET TO THE BUILDING DEPARTMENT.
2. DRYER VENT SHALL BE RIGID SMOOTH WALL (26 GAUGE) .020 WALL GALVANIZED STEEL DUCT. NO SHEET METAL SCREWS WILL BE PERMITTED, NO FIRE DAMPERS WILL BE PERMITTED.

SPLIT SYSTEM HEATPUMP SCHEDULE (APARTMENT / UNITS)

TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	ESP (IN.)	GROSS COOLING CAPACITY			HEATING CAPACITY				HSPF2	INDOOR UNIT					OUTDOOR UNIT					UNIT WEIGHT (LBS.) W/O ACCESSORIES INDOOR / OUTDOOR	REMARKS
	INDOOR UNIT	OUTDOOR UNIT				EAT DB/WB	TOTAL (MBH)	SENSIBLE (MBH)	HIGH @ 47°F (MBH)	HIGH @ 47°F C.O.P.	LOW @ 17°F (MBH)	LOW @ 17°F C.O.P.		S/A FAN HP	AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOCP	VOLTAGE	MCA	MFS	AMB. TEMP.	SEER2		
FC A / HP A	BRYANT FMA5X1805AL	BRYANT GH5SAN51800A	1.5	600	.5	80/67	17.22	13.02	17.67	-	9.93	-	7.5	1/3	5	240V 1 PH	28.5	30	240V 1 PH	10.9	15	95°F	16.0	88 / 147	SEE NOTES BELOW
FC B / HP B	BRYANT FMA5X2405AL	BRYANT GH5SAN52400A	2.0	800	.5	80/67	22.94	17.81	23.19	-	13.28	-	7.5	1/3	5	240V 1 PH	28.5	30	240V 1 PH	13.5	20	95°F	16.0	88 / 175	SEE NOTES BELOW
FC C / HP C	BRYANT FMA5X3008AL	BRYANT GH5SAN53000A	2.5	1000	.5	80/67	28.72	22.54	29.05	-	17.05	-	7.5	1/2	7.5	240V 1 PH	42.5	50	240V 1 PH	16.3	25	95°F	16.0	106 / 167	SEE NOTES BELOW
FC D / HP D	BRYANT FMA5X3600AL	BRYANT 23SSAN03600A	3.0	1200	.5	80/67	34.69	25.90	34.11	-	21.14	-	7.8	1/2	7.5	240V 1 PH	41.4	50	240V 1 PH	19.2	30	95°F	15.5 / 12.5	99 / 173	SEE NOTES BELOW

FURNISH WITH THE FOLLOWING:

INDOOR UNIT:

1. PROGRAMMABLE HT/COOL T'STAT
2. TWO SETS OF 1" PLEATED (MERV 8) THROWAWAY FILTERS
3. DRAINABLE CONDENSATE PANS WITH TRAP KIT
4. INSULATED CABINET (R-4.2)
5. FILTER RACK WITH DOOR
6. SINGLE POINT POWER CONNECTION
7. TXV VALVE
8. DISCONNECT SWITCH
9. REFRIGERANT ACC. AND LINE SIZE KIT SUCTION LINE TO BE INSULATED
10. FACTORY INSTALLED ELECTRIC HEAT

OUTDOOR UNIT:

1. CRANKCASE HEATER
2. STANDARD CONTROL TO 55°F (SUMMER)
3. CYCLE PROTECTION (DELAY)
4. EVAPORATOR FREEZE THERMOSTAT
5. FILTER DRYER
6. HIGH & LOW PRESSURE SWITCH
8. OUTDOOR AIR TEMPERATURE SENSOR
9. R-454b REFRIGERANT
10. INTERNAL THERMAL OVERLOAD
11. LONG-LINE APPLICATION REQUIRED
12. SOUND SHIELD
13. LOCKING REFRIGERANT CAP. (SIMILAR TO 'NOVENT' BY RECTORSEAL)

NOTE: R-454b EQUIPMENT WILL BE ACCEPTABLE TO SUBMIT FOR APPROVAL.

SIMILAR MANUFACTURERS: GOODMAN, LENNOX & BRYANT

GRILLE, REGISTER AND DIFFUSER SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	CFM	AIR PATTERN	NECK SIZE	DAMPER	FRAME STYLE	PANEL SIZE	MAXIMUM NC LEVEL	FINISH	MATERIAL	REMARKS
SR A	PRICE 520D	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
RR A	PRICE 535	AS NOTED	RETURN	AS NOTED	NONE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
CD A	PRICE SPD	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	DRYWALL CEILING MTD.	12x12	30	WHITE	STEEL	
TG A	PRICE 535	AS NOTED	TRANSFER	AS NOTED	NONE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
ER A	PRICE 535	AS NOTED	EXHAUST	AS NOTED	NONE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	

SIMILAR MANUFACTURERS: PRICE, KRUGER, HART & COOLEY, LIMA

TAG — NECK SIZE — CFM

DUCTWORK SCHEDULE - APARTMENT UNITS

DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL	INSULATION
CONCEALED SUPPLY AIR DUCTWORK (APARTMENT UNITS)	2" W.C.	B	GALVANIZED STEEL	2" DUCT WRAP
CONCEALED SUPPLY AIR BRANCH DUCTWORK (APARTMENT UNITS)	2" W.C.	B	FLEXIBLE DUCTWORK	SEE SPECIFICATIONS
RETURN AIR DUCTWORK	1" W.C.	B	GALVANIZED STEEL	1" DUCT LINER
EXHAUST AIR DUCTWORK	1" W.C.	B	GALVANIZED STEEL	NONE

NOTE: ALL DUCTWORK SIZES ARE AIRWAY DIMENSIONS

- CONCEALED DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-6.0 DUCT WRAP
- ANY DUCTWORK ROUTED IN ATTIC SPACE (OUTSIDE OF THERMAL ENVELOPE) SHALL BE INSULATED WITH A MINIMUM R-8.0 DUCT WRAP.

FAN SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM - HIGH SPEED	CFM - CONTINUOUS LOW SPEED	ESP	MOTOR HP & VOLTAGE	FAN TYPE	MAX. SOUND LEVEL	REMARKS
EF A	PANASONIC FV-0810VSS1	UNIT RESTROOMS	EXHAUST	70	30	0.25	10.8 WATTS 120V, 1PH	CLG MTD	0.6 SONES	1 - 6, 8 & 9 BELOW
EF B	BROAN NUTONE PEN811	UNIT KITCHEN	EXHAUST	100	-	0.2"	0.3 AMPS 120V, 1PH	CLG MTD	2.0 SONES	1 - 4 & 6 - 9 BELOW

NOTES: PROVIDE WITH THE FOLLOWING ITEMS:

1. DISCONNECT SWITCH
2. VIBRATION ISOLATORS (NEOPRENE)
3. GRAVITY BACKDRAFT DAMPER
4. ADJUSTABLE DC MOTOR
5. SWITCH WITH LIGHT FOR HIGH SPEED
6. FAN TO BE PROVIDED WITH RDFU RADIATION DAMPER.
7. ON / OFF WALL SWITCH BY E.C.
8. HANGING KIT WITH NEOPRENE VIBRATION ISOLATORS
9. PLASTIC CEILING GRILLE

SIMILAR MANUFACTURERS: PENN BARRY, GREENHECK, DAYTON

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
SA	SUPPLY AIR
FR	FLOOR REGISTER
SR	SUPPLY REGISTER
EA	EXHAUST AIR
EF	EXHAUST FAN
CD	CEILING DIFFUSER
FC	FAN COIL UNIT
HP	HEAT PUMP
FD	FIRE DAMPER
SD	SMOKE DAMPER
OA	OUTSIDE AIR
RA	RETURN AIR
RG	RETURN GRILLE
PC	PLUMBING CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
T	THERMOSTAT (ELECTRIC)
TOD	TOP OF DUCT
BOD	BOTTOM OF DUCT
	FLEXIBLE DUCT CONNECTOR
	DUCT W/ INTERNAL LINING
R	CHANGE IN ELEVATION RISE (R) OR DROP (D)
	FRESH/RETURN/EXHAUST AIR DUCT
	SUPPLY AIR DUCT

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PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION. THIS SET SHOULD BE FAIRLY COMPLETE AND ACCURATE; GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO DOUBLE CHECK AND CONFIRM THE BUILDING AND COMPLETE SYSTEMS USING THE PERMIT DRAWINGS. AS CURRENTLY DESIGNED, WHERE ASSUMPTIONS ARE MADE, THESE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

M401

MECHANICAL SCHEDULES & DETAILS

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MECHANICAL GENERAL

A. THE CONTRACTOR FOR THIS WORK IS REFERRED TO "INSTRUCTIONS TO BIDDERS" AND "GENERAL CONDITIONS" AND "SPECIAL CONDITIONS" AS PART OF THIS CONTRACT.

B. CONTRACTOR ALSO REFERRED TO ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND OTHER OWNER DRAWINGS PERTAINING TO PROJECT. ALL OF ABOVE MENTIONED DRAWINGS, AS WELL AS THEIR RESPECTIVE SPECIFICATIONS, ARE A PART OF CONTRACT DOCUMENTS.

C. MECHANICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER, FURNISH ANY MATERIAL OR LABOR CALLED FOR IN ONE EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH.

D. INSTALL AND CONNECT EQUIPMENT, SERVICES AND MATERIALS IN ACCORDANCE WITH BEST ENGINEERING PRACTICE AND ACCORDANCE WITH VARIOUS MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. FURNISH AND INSTALL COMPLETE AUXILIARY PIPING, VALVES, WATER SEALS, ELECTRICAL CONNECTIONS, ETC., RECOMMENDED BY MANUFACTURER OR REQUIRED FOR PROPER OPERATION.

E. FURNISH MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS BUT WHICH IS OBVIOUSLY A COMPONENT PART OF AND NECESSARY TO COMPLETE WORK OF SIMILAR CHARACTER.

F. THIS CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS OR LICENSES REQUIRED TO CARRY OUT THIS WORK. HE SHALL PAY FOR ALL CHARGES MADE BY INSPECTION. NOTE: ALL CONTRACTORS SHALL BE LICENSED IN THE COUNTY, CITY, ETC. TO PERFORM ALL NEW WORK.

G. THIS CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND ALL LOCAL LEGAL REQUIREMENTS. ALL LAWS, RULES AND REGULATIONS OF STATE AND LOCAL GOVERNING AGENCIES SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AS FULLY AS IF WRITTEN HEREIN. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY CHANGES NECESSARY FOR CODE COMPLIANCE REGARDLESS OF THE METHOD OF INSTALLATION SHOWN ON THE DRAWINGS OR SPECIFIED.

H. THIS CONTRACTOR SHALL TAKE OUT PERMIT WITH PROVISIONS OF INSPECTION BEFORE STARTING ANY WORK. FEE FOR SAME SHALL BE PART OF THIS CONTRACT.

I. WHEN WORK IS COMPLETED, THIS CONTRACTOR SHALL FURNISH TO THE ARCHITECT CERTIFICATES OF APPROVAL FROM THE RESPONSIBLE INSPECTION AGENCIES BEFORE FINAL PAYMENT OF CONTRACT WILL BE ALLOWED.

J.

K. TESTING OF ALL WORK UNDER THIS CONTRACT SHALL BE DONE BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE. ALL APPARATUS, EQUIPMENT, FIXTURES, ETC., SHALL FULLY MEET THE REQUIREMENTS OF THESE SPECIFICATIONS AND DRAWINGS.

L. THE BID SHALL CONTEMPLATE THE FURNISHING AND INSTALLING OF MATERIAL AND EQUIPMENT, EXACTLY AS SPECIFIED OR SHOWN AS SIMILAR BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SUBMITTING ON SIMILAR EQUIPMENT WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CHANGES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL TRADES DUE TO THE SIMILAR EQUIPMENT CHARACTERISTICS SUBMITTED. BIDS SUBMITTED SHALL LIST ANY ITEMS OF MATERIAL OR EQUIPMENT OTHER THAN SPECIFIED OR SIMILAR TO THE ONES CALLED FOR. SUBSTITUTIONS SHALL BE APPROVED SEVEN WORKING DAYS BEFORE BIDS ARE SUBMITTED; OTHERWISE, THIS CONTRACTOR SHALL COMPLY WITH SPECIFICATION REQUIREMENTS.

M. INSTALL FINAL APPLICATION OF LUBRICATION OIL, REFRIGERANT CHARGE, AND ALL OTHER SUPPLIES NECESSARY TO PLACE THE EQUIPMENT IN OPERATION.

N. CONTRACTOR SHALL GUARANTEE HIS WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.

O. ALL POWER WIRING OF MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. FURNISH THE ELECTRICAL CONTRACTOR WIRING DIAGRAMS FOR ALL ELECTRICALLY POWERED EQUIPMENT PROVIDED WITH THE CONTRACT WHICH SHALL INDICATE THE SERVICE REQUIRED AND ELECTRIC LOAD INVOLVED.

P. THIS CONTRACTOR SHALL VISIT SITE BEFORE SUBMITTING BID AND MAKE ALL NECESSARY OBSERVATIONS, MEASUREMENTS, AND NOTE CONDITIONS UNDER WHICH HIS WORK IS TO BE PERFORMED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR FAILURE TO DO SO. THIS CONTRACT INVOLVES REMODELING OF EXISTING BUILDING AND THEREFORE SHALL FIELD LOCATE EXISTING DUCTWORK, PIPING AND SEWERS BEFORE STARTING WORK.

Q. SUBMIT SHOP DRAWINGS, CATALOG SHEETS FOR EQUIPMENT, FIXTURES, DUCTWORK LAYOUT, WIRING DIAGRAMS, ETC., IN PDF FORMAT TO THE ARCHITECT FOR REVIEW. EACH CONTRACTOR IS RESPONSIBLE TO DISTRIBUTE APPROVED SHOP DRAWINGS TO ALL OTHER TRADES AFFECTED BY HIS WORK, EQUIPMENT, ETC., FOR COORDINATION.

R. ASSEMBLE AND SUBMIT TO THE ARCHITECT FOR SUBSEQUENT SUBMISSION TO THE OWNER, THREE (3) COMPLETE SETS OF OPERATIONS MANUALS AND MAINTENANCE REQUIREMENTS, COPY OF FIXTURE CUTS WITH MANUFACTURER'S NAME AND MODEL NUMBER, EQUIPMENT WARRANTIES, ETC., FOR EACH ITEM FURNISHED.

S. ALL CONTRACTORS MUST COORDINATE EACH PIECE OF EQUIPMENT WITH ALL OTHER TRADES (GENERAL CONTRACTOR, PLUMBING CONTRACTOR, MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, ETC.) AFFECTED BY THAT PIECE OF EQUIPMENT (ROOF OPENINGS, WEIGHTS, POWER REQUIREMENTS, VOLTAGES, ETC.) PRIOR TO ORDERING EQUIPMENT AND AGAIN PRIOR TO INSTALLATION (ROOFTOP EQUIPMENT PRIOR TO LIFTING ONTO ROOF). NO EXTRA COMPENSATION WILL BE APPROVED IF COORDINATION IS NOT PERFORMED BY EACH RESPECTIVE CONTRACTOR AND SUBCONTRACTOR.

T. CONTRACTOR HAS EXAMINED THE CONTRACT DOCUMENTS AND REPRESENTS TO OWNER THAT THE CONTRACT DOCUMENTS ARE COMPLETE AND SUFFICIENT AND INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK FOR THE CONTRACT SUM. CONTRACTOR FURTHER REPRESENTS THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS BECOME FAMILIAR WITH THE ACCESS REQUIREMENTS AND OTHER CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND HAS RECEIVED ALL CLARIFICATIONS NEEDED BY CONTRACTOR TO ASSURE ITSELF THAT THE WORK CAN BE PERFORMED FOR THE CONTRACT SUM. IF THERE IS ANY INCONSISTENCY IN THE QUALITY OR QUANTITY OF WORK REQUIRED UNDER THE CONTRACT DOCUMENTS, OR SHOULD THE DRAWINGS AND SPECIFICATIONS APPEAR TO BE IN DISAGREEMENT WITH EACH OTHER RELATIVE TO THE QUALITY OR QUANTITY OF WORK REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS WRITTEN INSTRUCTIONS ARE OTHERWISE FURNISHED TO CONTRACTOR BY OWNER.

U. DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN OWNER OR ARCHITECT CONSENT WILL BE AT RISK TO THE G.C. ANY EFFORT MADE BY THE ARCHITECT AND/OR ENGINEER TO MODIFY THE CONSTRUCTION DOCUMENTS OR LETTERS OF RESPONSIBILITY FOR APPROVAL BY INSPECTORS DUE TO WORK PERFORMED BY CONTRACTOR OTHER THAN THE ORIGINAL DESIGN WILL BE BILLED TO CLIENT WHO WILL BACK CHARGE TO G.C. AS A DEDUCT FROM THEIR PAYMENTS.

V. NOTE: THE MECHANICAL AND PLUMBING CADD FILES OF THE CONSTRUCTION DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF POINT ONE DESIGN, LLC, AND WILL NOT BE AVAILABLE FOR THE CONSTRUCTION PHASE UNLESS MET WITH A REDUCTION IN COST TO THE OWNER AND/OR PURCHASED AT A NOMINAL RATE PER DRAWING (TO BE NEGOTIATED).

W. FIRESTOPPING
1. MANUFACTURERS: DOW CORNING CORP., HILTI CORP., 3M FIRE PROTECTION PRODUCTS, SPECIFIED TECHNOLOGY INC., OR METRAFLEX.
2. PRODUCT DESCRIPTION: DIFFERENT TYPES OF PRODUCTS BY MULTIPLE MANUFACTURERS ARE ACCEPTABLE AS REQUIRED TO MEET SPECIFIED SYSTEM DESCRIPTION AND PERFORMANCE REQUIREMENTS; PROVIDE ONLY ONE TYPE FOR EACH SIMILAR APPLICATION.
   a. SILICONE FIRESTOPPING ELASTOMERIC FIRESTOPPING: SINGLE OR MULTIPLE COMPONENT SILICONE.
   b. ELASTOMERIC COMPOUND AND COMPATIBLE SILICONE SEALANT.
   c. FOAM FIRESTOPPING COMPOUNDS: SINGLE OR MULTIPLE COMPONENT FOAM COMPOUND.
   d. FORMULATED FIRESTOPPING COMPOUND OF INCOMBUSTIBLE FIBERS: FORMULATED COMPOUND MIXED WITH INCOMBUSTIBLE NON-ASBESTOS FIBERS.
   e. FIBER STUFFING AND SEALANT FIRESTOPPING: COMPOSITE OF MINERAL FIBER STUFFING INSULATION WITH SILICONE ELASTOMER FOR SMOKE STOPPING.
   f. MECHANICAL FIRESTOPPING DEVICE WITH FILLERS: MECHANICAL DEVICE WITH INCOMBUSTIBLE FILLERS AND SILICONE ELASTOMER, COVERED WITH SHEET STAINLESS STEEL JACKET, JOINED WITH COLLARS, PENETRATION SEALED WITH FLANGED STOPS.
   g. INTUMESCENT FIRESTOPPING: INTUMESCENT PUTTY COMPOUND WHICH EXPANDS ON EXPOSURE TO SURFACE HEAT GAIN.
   h. FIRESTOP PILLOWS: FORMED MINERAL FIBER PILLOWS.

HEATING, VENTILATING & AIR CONDITIONING SPECIFICATIONS

A. IN RESPECT TO ALL MATERIALS REQUIRED, THE CONTRACTOR SHALL FURNISH MATERIALS MEETING AIEE, NEMA, NELA, ASME AND ASTM SPECIFICATIONS. THE INSTALLATION OF ALL WORK SHALL CONFORM TO ASHRAE GUIDE AND SHEET METAL PROMOTION PLAN STANDARDS. THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES FOR PERMITS PRIOR TO STARTING WORK.

B. MATERIALS SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE PROTECTED FROM ALL INJURY UNTIL FINAL ACCEPTANCE OF THE SYSTEM. MECHANICAL CONTRACTOR SHALL BE LICENSED IN THIS AREA TO PERFORM THE NEW WORK.

C. THIS CONTRACTOR SHALL REMOVE ALL TOOLS, SURPLUS MATERIALS AND DEBRIS OF ALL KINDS FROM HIS WORK AND LEAVE ALL IN A CLEAN, PERFECT CONDITION, FULLY SATISFACTORY TO THE ARCHITECT.

D. CONTRACTOR SHALL PROVIDE OWNER WITH ONE (1) SET OF "AS-BUILT" DRAWINGS.

E. FURNISH ALL MATERIALS, TRANSPORTATION, RIGGING, HOISTING, ETC. TO PROVIDE A COMPLETE AND OPERABLE HEATING, AIR CONDITIONING AND VENTILATING SYSTEM.

F. ALL EQUIPMENT IS TO BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, ACCORDING TO MANUFACTURERS RECOMMENDATIONS AND GOOD PRACTICES. COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE GENERAL CONTRACTOR.

G. ALL TEMPERATURE CONTROL WIRING SHALL BE DONE BY THE MECHANICAL CONTRACTOR. THIS CONTRACTOR SHALL FURNISH ALL REQUIRED CONTROLS AND WIRING DIAGRAMS AND SHALL SUPERVISE INSTALLATION.

H. SYSTEM IS TO BE AIR BALANCED BY AN INDEPENDENT BALANCE COMPANY, TO INCLUDE DIFFUSER CFM, RETURN CFM AND EXHAUST CFM WITH THREE (3) REPORTS SUBMITTED TO THE OWNER AND THREE (3) MAINTENANCE MANUALS TURNED OVER TO OWNER BEFORE FINAL ACCEPTANCE. ALL SYSTEMS AND EQUIPMENT ARE TO BE GUARANTEED FOR PARTS AND LABOR FOR ONE YEAR (EXCEPT AIR CONDITIONING COMPRESSOR SHALL HAVE FIVE (5) YEAR WARRANTY).

I. DUCTWORK AND PLENUMS SHALL BE AS SCHEDULED ON THE DRAWINGS PER SMACNA "DUCT CONSTRUCTION" CLASSIFICATION.

J. SHEET METAL FABRICATION AND INSTALLATION SHALL BE AS FOLLOWS:

1. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH STANDARDS SET FORTH IN LATEST EDITION OF THE ASHRAE GUIDE AND SMACNA STANDARDS UNLESS MODIFIED HEREIN.
2. DUCT DIMENSIONS ARE GROSS EXCEPT FOR LINED DUCTS WHERE DIMENSIONS ARE NET FREE AREA.
3. DUCT SIZES SHOWN ON THE PLANS ARE ACTUAL SHEET METAL INSIDE DIMENSIONS AND SHALL BE ADHERED TO UNLESS JOB CONDITIONS REQUIRE ALTERATIONS. REVISIONS TO DUCT SIZES SHALL BE BASED ON THE "EQUAL FRICTION" METHOD.
4. ALL ELBOWS IN THE DUCT SYSTEM SHALL BE MADE WITH CENTERLINE RADIUS OF ONE AND ONE-HALF (1 1/2) TIMES THE TURNING WIDTH OF THE DUCT. WHERE SPACE PROHIBITS THE SPECIFIED MINIMUM RADIUS, SQUARE ELBOWS WITH DOUBLE RADIUS TURNING VANES SHALL BE INSTALLED. CHANGES IN DUCT SIZES SHALL BE 15 DEG. DIVERGING AND 60 DEG. CONTRACTING, FLOW MAXIMUM ANGLES.
5. THE GENERAL ROUTE OF THE DUCTS IS SHOWN ON THE PLANS. THE EXACT ROUTE SHALL BE DETERMINED BY JOB CONDITIONS AND SHALL BE COORDINATED WITH ALL OTHER TRADES. ALL GRILLES, REGISTERS, DIFFUSERS, ETC., SHALL BE LOCATED SYMMETRICALLY WITH ELECTRIC LIGHT ARCHITECTURAL TREATMENT, ETC.
6. HANGERS TO BE 8 FT. CENTERS MAXIMUM WITH STRAPS FOR DUCTS (BENT UNDER BOTTOM OF DUCT AND ATTACHED). DUCTWORK SHALL BE SEALED.
7. INSTALL DUCTWORK TIGHT TO BOTTOM OF STRUCTURAL STEEL.
8. NO FIBERGLASS DUCTBOARD WILL BE PERMITTED.

K. FURNISH AND INSTALL ALL MANUAL SPLITTER DAMPERS AND DEFLECTORS INDICATED ON DRAWINGS OR NECESSARY TO PROPERLY DISTRIBUTE AND BALANCE AIR.

L. HVAC EQUIPMENT SHALL BE AS SCHEDULED ON DRAWING.

M. INSULATION SHALL BE AS FOLLOWS:

1. ALL INSULATION, VAPOR BARRIER, JACKETS AND ADHESIVE USED FOR APPLYING INSULATION SHALL HAVE FIRE AND SMOKE HAZARD RATINGS AS TESTED UNDER ASTM-84, NFPA-255, AND U.L. 723 NOT EXCEEDING A FLAME SPREAD 25 AND SMOKE DEVELOPED OF 50.
2. ALL NEW CONCEALED SUPPLY AIR DUCTWORK SHALL BE WRAPPED WITH OWENS-CORNING TYPE 150, 1-1/2" DUCT WRAP (6.0 R-VALUE). TAPE ALL SEAMS WITH MINIMUM 2" WIDE TAPE. RETURN AIR DUCTWORK SHALL BE LINED WITH 1" ACOUSTIC LINING, OWENS-CORNING TYPE 300.
3. DUCTS PASSING THRU ROOF SHALL BE PROVIDED WITH INSULATED ROOF CURB AND COUNTERFLASHING.
4. OTHER APPROVED MANUFACTURERS: MANSVILLE, KNAUF, CERTAINTEED.

N. PROVIDE WITH SPIN-IN TRUNK CONNECTIONS WITH AIR SCOOP AND VOLUME DAMPER.

O. FLEXIBLE CONNECTION AT THE INLET AND OUTLET OF THE AIR MOVING UNIT, EXHAUST FANS AND HVAC UNIT CONNECTED TO DUCTWORK. MATERIALS SHALL BE NON-COMBUSTIBLE TWELVE (12) OUNCES PER SQUARE YARD, NFPA-90A APPROVED.

P. FLEXIBLE INSULATED DUCT SHALL BE THERMAFLEX TYPE M-KE FACTORY ASSEMBLED DUCT CONSISTING OF COLD ROLLED FLAT STEEL SPRING, CONTINUOUS NON-PERFORATED INNER AIR SEAL LINER, 0.23 THERMAL CONDUCTANCE FIBERGLASS INSULATION, AND FIBERGLASS REINFORCED METALIZED FILM VAPOR BARRIER. DUCTS SHALL BE LISTED BY UL, CONFORM TO NFPA CLASS I WITH FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPMENT OF 50 OR LESS.

Q. FIRE DAMPERS

1. INSTALL DYNAMIC FIRE DAMPERS WHERE INDICATED ON DRAWINGS. FIRE DAMPERS SHALL BE AS MANUFACTURED BY RUSKIN WITH TYPES AS SCHEDULED BELOW:

   RATING MODEL
   1-1/2 HR DIBD2 STYLE B (RECTANGULAR)
   1-1/2 HR DIBD2 STYLE R (ROUND)

2. DAMPERS SHALL BEAR THE UL LABEL PER STANDARD 555 AND SHALL HAVE A 212 DEGREE F FUSIBLE LINK.
3. OTHER ACCEPTABLE MANUFACTURERS: AIRE BALANCE, GREENHECK
4. CEILING RADIATION DAMPERS TO BE RUSKIN # CFD (R)7 WITH DIFFUSER RADIATION SHIELD AND THERMAL MINERAL WOOL BLANKET.
5. ALL DAMPER BLADES TO BE OUT OF AIR STREAM.
6. PROVIDE ACCESS DOOR IN DUCT.

GENERAL NOTES:

1. THE MECHANICAL CONTRACTOR SHALL ALSO ARRANGE THE FINAL INSPECTIONS BY THE BUILDING AUTHORITIES.
2. ALL ROOFTOP EQUIPMENT SHALL BE CONVEYED VIA A CRANE TO THE PROPER LOCATION. ANY OTHER METHOD MUST BE APPROVED BY THE PROJECT MANAGER. DO NOT ROLL UNITS ACROSS ROOF.
3. NO PIPING, HANGERS, DUCTWORK, ETC., SHALL BE SUSPENDED FROM ROOF DECK. ALL ITEMS SHALL BE SUSPENDED FROM STRUCTURAL STEEL.
4. ALL ROOF EQUIPMENT (ROOF CURBS, EQUIPMENT SUPPORTS AND MISCELLANEOUS STEEL ANGLE FRAMING AND/OR SUPPORTS) SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. THE FLASHING OF TENANT OCCUPANCY ROOF EQUIPMENT SHALL BE DONE BY THE GENERAL CONTRACTOR'S ROOFING SUBCONTRACTOR AT THE MECHANICAL CONTRACTOR'S EXPENSE. CUTTING OF REQUIRED ROOF OPENINGS SHALL BE DONE BY THE ROOFING SUBCONTRACTOR AT THE MECHANICAL CONTRACTOR'S EXPENSE. A MEETING SHALL BE ARRANGED AT THE JOBSITE WITH THE MECHANICAL CONTRACTOR SO THAT THE ROOFING SUBCONTRACTOR CAN DETERMINE THE SCOPE OF WORK INVOLVED. THE PROJECT MANAGER DURING CONSTRUCTION PERIOD OR WHEN CONSTRUCTION IS BEGINNING WILL MAKE THE NECESSARY ARRANGEMENTS FOR THIS MEETING.
5. MECHANICAL CONTRACTOR TO MAINTAIN MINIMUM 10 FEET BETWEEN EXHAUST VENTS, FANS, ETC., AND OUTSIDE AIR INTAKES.
6. MECHANICAL CONTRACTOR SHALL VERIFY VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING OF ANY AND ALL MECHANICAL EQUIPMENT.
7. MECHANICAL CONTRACTOR SHALL INSURE A MINIMUM 10'-0" WORKING CLEARANCE FROM EDGE OF BUILDING.

REFRIGERANT PIPING NOTES:

1. A/C CONDENSATE DRAIN PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER TUBING (ASTM B-88 LATEST REVISION) WITH WROUGHT COPPER FITTING AND SOLDERED JOINTS WITH 95-5 TIN ANTIMONY.
2. CONNECTION BETWEEN COPPER PIPING AND FERROUS PIPING OR EQUIPMENT SHALL BE MADE WITH DIELECTRIC UNION.
3. REFRIGERANT PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER (REFRIGERATION GRADE ARC), WROUGHT COPPER FITTINGS (LONG RADIUS ELBOWS). COPPER TO BRASS OR STEEL JOINTS SHALL BE MADE USING A 45% SILVER ALLOY SUCH AS 'EASY-FLO' WITH FLUX. INERT NITROGEN SHALL BE PASSED THROUGH THE PIPING DURING BRAZING OPERATIONS TO PREVENT OXIDATION. PIPING SHALL BE CUT USING TUBING CUTTER ONLY, HACKSAW CUTS ARE PROHIBITED.
4. AFTER THE INSTALLATION IS COMPLETE, LEAK TEST THE COMPLETE SYSTEM USING A MIXTURE OF NITROGEN AND SYSTEM REFRIGERANT PRESSURIZED TO 75 PSIG.
5. AFTER LEAK TESTING, THE ENTIRE PIPING SYSTEM SHALL BE EVACUATED TO 1,500 MICRONS.
6. AFTER EVACUATION, THE SYSTEM SHALL BE CHARGED WITH THE PROPER AMOUNT OF REFRIGERANT FOR DESIGNED OPERATION.
7. THE REFRIGERANT LINES MAY BE PRE-ENGINEERED SYSTEM BY UNIT MANUFACTURER INSTEAD OF MATERIAL LISTED ABOVE.
8. PIPING INSULATION
   a. REFRIGERANT PIPING SUCTION LINE TO BE INSULATED WITH 1/2" THICK ARMAFLEX PIPE INSULATION.
   b. CONDENSATE DRAIN LINE FROM AHU TO BE INSULATED WITH 1/2" THICK ARMAFLEX PIPE INSULATION.

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

M501
MECHANICAL SPECIFICATIONS

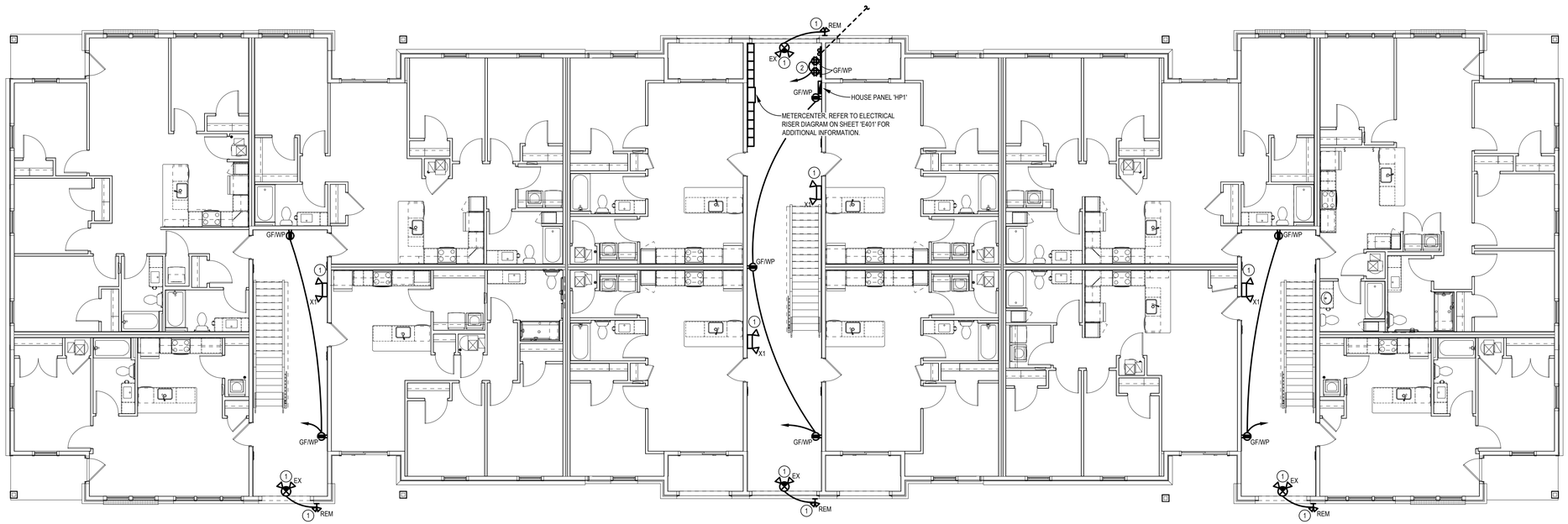
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ELECTRICAL CODED NOTES:

1. E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR AUTOMATIC CONTROLS.
2. COMMUNICATIONS BOARD, 4'x4'x3/4" PLYWOOD. ROUTE (2) 4" COMMUNICATION CONDUITS FROM INCOMING TELECOMMUNICATIONS COMPANY. COORDINATE EXACT ROUTING WITH VENDOR.



1ST FLOOR ELECTRICAL PLAN

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

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APPLICATION DRAWINGS

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E101

TANGO 1ST FLOOR ELECTRICAL PLAN

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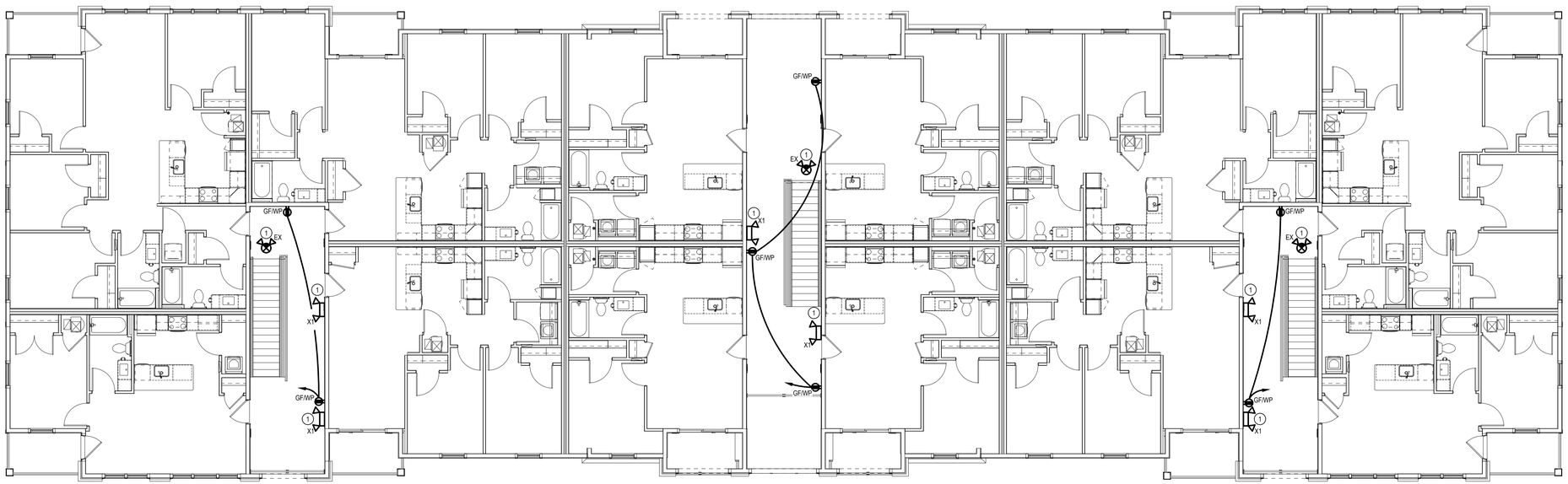
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2150 INNIS ROAD
HNHF REALTY COLLABORATIVE



3RD FLOOR ELECTRICAL PLAN

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

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APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

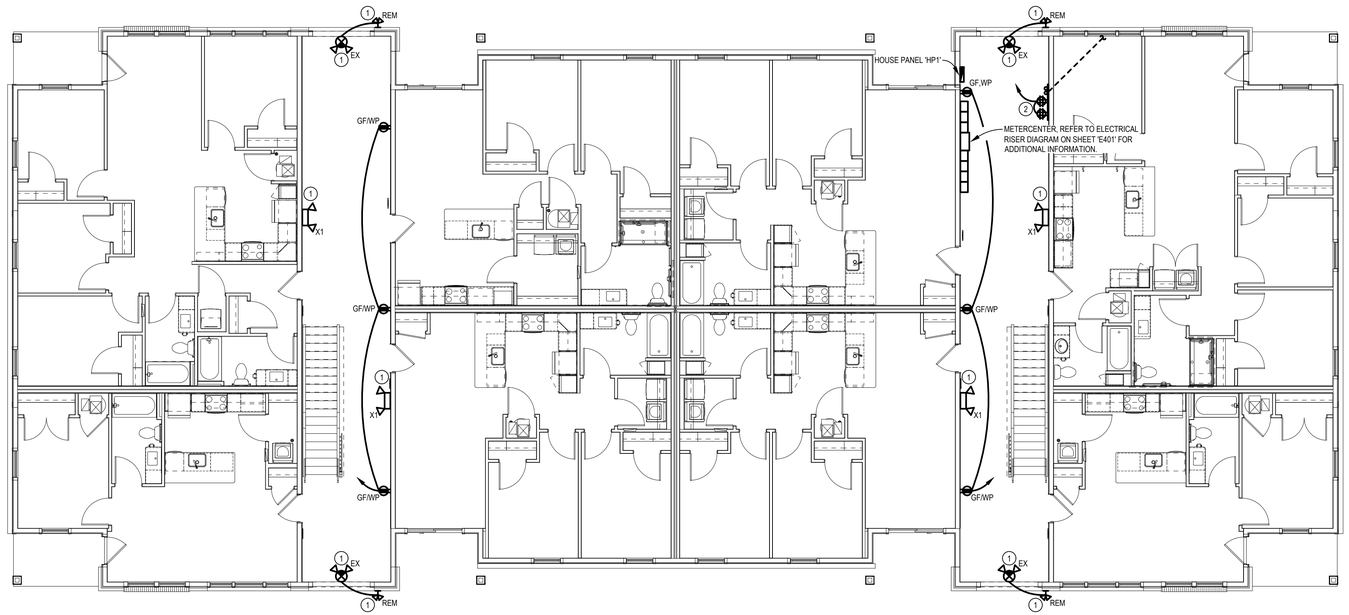
E103

TANGO 3RD FLOOR ELECTRICAL PLAN

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1ST FLOOR ELECTRICAL PLAN

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

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APPLICATION DRAWINGS

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E201

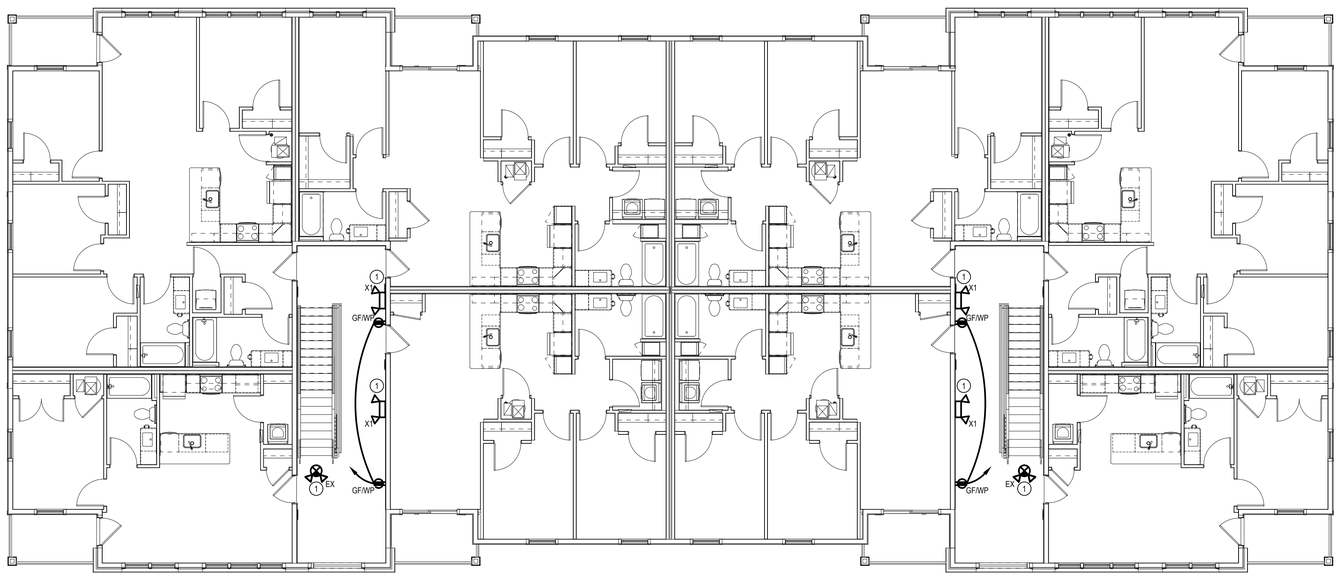
SIERRA 1ST FLOOR ELECTRICAL PLAN

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2ND FLOOR ELECTRICAL PLAN

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2150 INNIS ROAD

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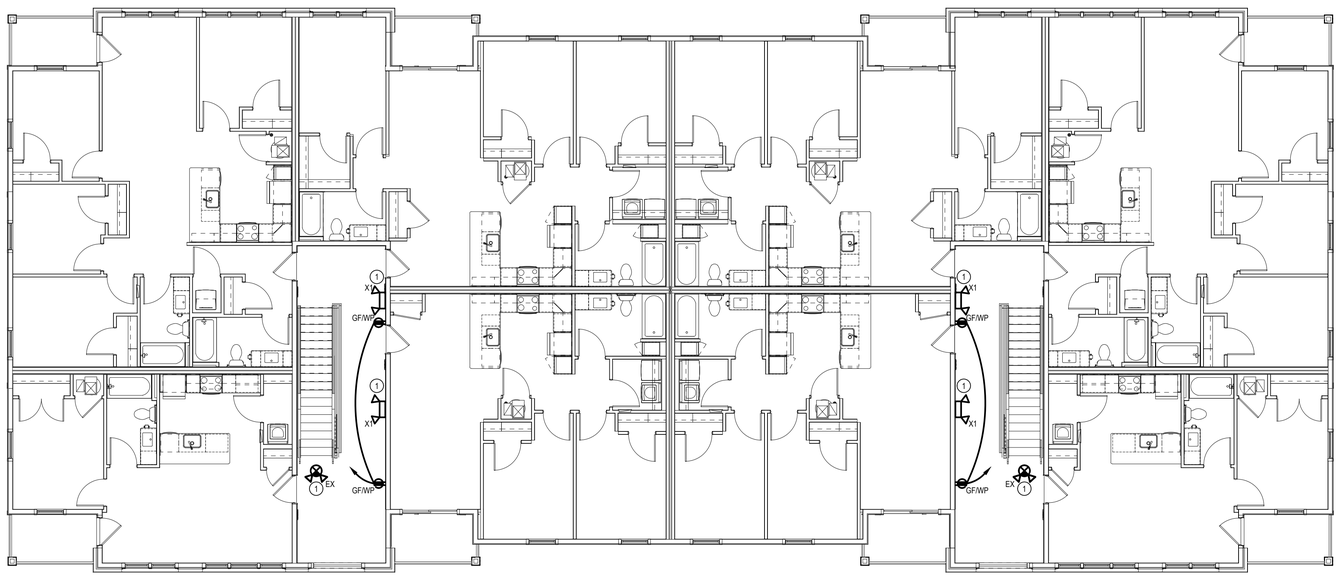
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E202

SIERRA 2ND FLOOR ELECTRICAL PLAN

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3RD FLOOR ELECTRICAL PLAN

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

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INNIS ROAD APARTMENTS
2150 INNIS ROAD

HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E203

SIERRA 3RD FLOOR ELECTRICAL PLAN

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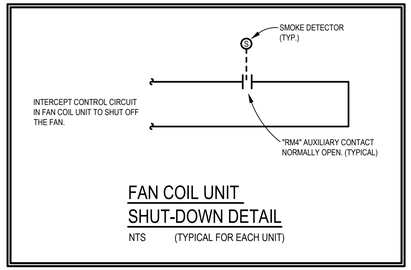
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NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52, ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

NEC 406.12, RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
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2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.

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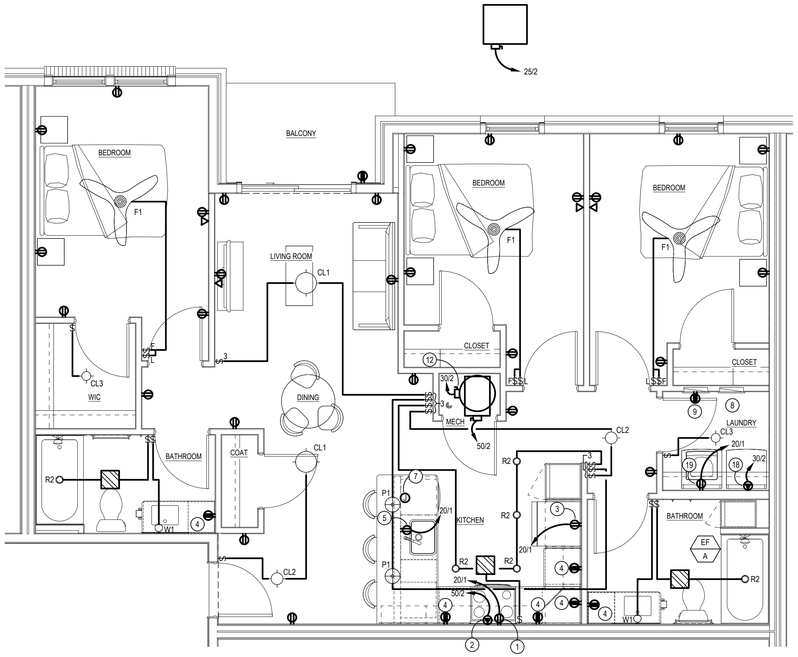


FAN COIL UNIT
SHUT-DOWN DETAIL
NTS (TYPICAL FOR EACH UNIT)

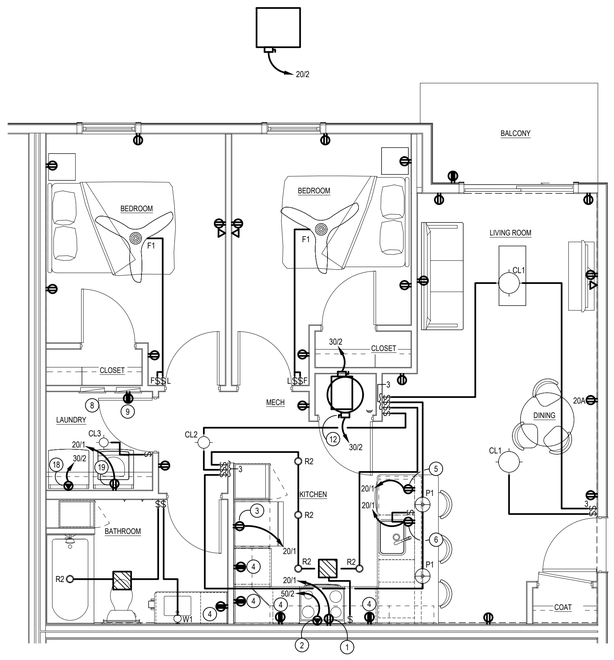
ELECTRICAL CODED NOTES:

1. MICROWAVE ON COUNTER.
2. ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
3. REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
4. DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
5. DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
6. ~~DISPOSAL, 120V, 1PH. PROVIDE GFCI RECEPTACLE BELOW SINK~~ CONTROLLED BY SWITCH. VERIFY EXACT LOCATION OF SWITCH. INSTALL PER NEC 422.16(B).
7. E.C. SHALL FURNISH AND INSTALL JUNCTION BOX, WITH THE APPROPRIATE NEC-REQUIRED SMALL-APPLIANCE BRANCH CIRCUIT LOCATED AS SHOWN, PER NEC 210.52(C)(3)(3). JUNCTION BOX TO BE A FUTURE PROVISION TO INSTALL A RECEPTACLE.
8. UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
9. DEMARK LOCATION FOR STRUCTURED MEDIA CENTER ENCLOSURE MOUNTED AT 48" AFF TO TOP OF BOX. RECEPTACLE BE MOUNTED AT BOTTOM OF MEDIA CENTER ENCLOSURE. VERIFY EXACT LOCATION AND MOUNTING HEIGHT IN FIELD. COORDINATE ALL WORK W/ LOW VOLTAGE CONTRACTOR. PROVIDE GFI RECEPTACLE AS SHOWN.
10. CEILING MOUNTED SINGLE/MULTIPLE STATION SMOKE DETECTOR, DUAL SENSING TECHNOLOGY (PHOTOELECTRIC AND IONIZATION) KIDDE MODEL P12010, 120 VOLT WITH BATTERY BACK-UP, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. DIRECT WIRE DETECTORS TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTUATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
11. CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
12. ELECTRIC WATER HEATER, (2) 4500W (NON-SIMULTANEOUS) ELEMENTS, 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM A 30A/2P DISCONNECT TO A 30A/2P BREAKER. MAKE ALL FINAL CONNECTIONS.
13. ~~HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-B), 5.0 KW, 208V, 1Ø.~~ RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 30A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.
14. ~~HEAT PUMP CONDENSING UNIT (HP-B), 208V 1Ø. RUN 2 #12 & #12 GRD FROM~~ A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 20A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.
15. ~~HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-C), 5.0 KW, 208V, 1Ø.~~ RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 30A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.
16. ~~HEAT PUMP CONDENSING UNIT (HP-C), 208V 1Ø. RUN 2 #10 & #10 GRD FROM~~ A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 25A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.
17. ~~EXHAUST FAN COMBO MOUNTED IN CEILING, 42W 120V. CONNECT TO~~ LIGHTING CIRCUIT (RUNS CONTINUOUS). PROVIDE WALL SWITCH TO CONTROL LIGHT AND TURN HIGH SPEED ON.
18. DRYER, 5.0 KW, 208 VOLT, 1 PHASE. RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
19. WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.

USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.



FOXTROT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



ECHO ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E301

DWELLING UNIT ELECTRICAL PLANS

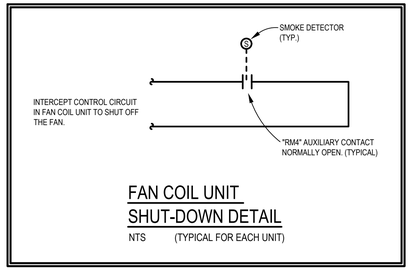
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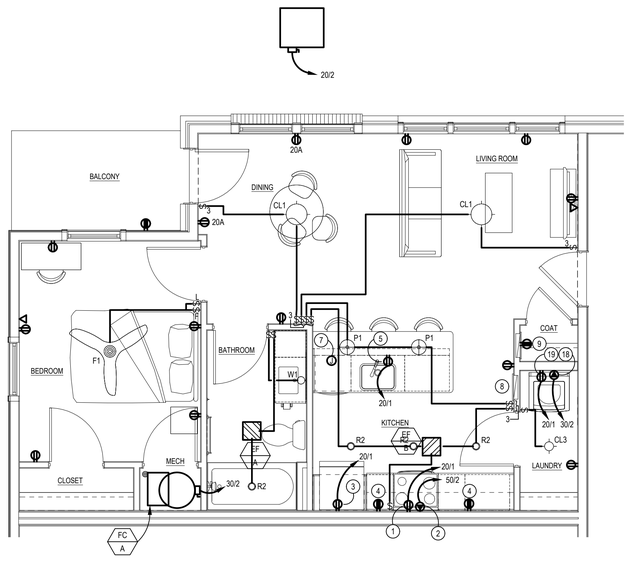


FAN COIL UNIT
SHUT-DOWN DETAIL
NTS (TYPICAL FOR EACH UNIT)

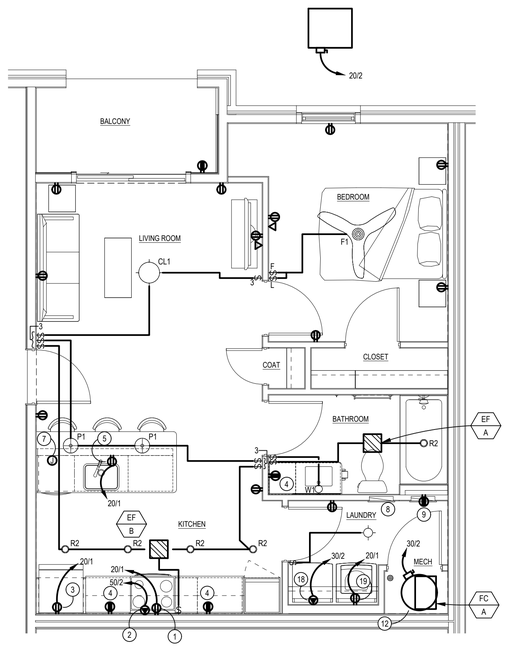
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2. ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
3. REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
4. DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
5. DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
6. DISPOSAL, 120V, 1PH. PROVIDE GFCI RECEPTACLE BELOW SINK CONTROLLED BY SWITCH. VERIFY EXACT LOCATION OF SWITCH. INSTALL PER NEC 422.16(B).
7. ~~E.C. SHALL FURNISH AND INSTALL JUNCTION BOX, WITH THE APPROPRIATE~~ NEC-REQUIRED SMALL-APPLIANCE BRANCH CIRCUIT LOCATED AS SHOWN, PER NEC 210.52(C)(3)(3). JUNCTION BOX TO BE A FUTURE PROVISION TO INSTALL A RECEPTACLE.
8. UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
9. DEMARK LOCATION FOR STRUCTURED MEDIA CENTER ENCLOSURE MOUNTED AT 48" AFF TO TOP OF BOX. RECEPTACLE BE MOUNTED AT BOTTOM OF MEDIA CENTER ENCLOSURE. VERIFY EXACT LOCATION AND MOUNTING HEIGHT IN FIELD. COORDINATE ALL WORK W/ LOW VOLTAGE CONTRACTOR. PROVIDE GFI RECEPTACLE AS SHOWN.
10. CEILING MOUNTED SINGLE/MULTIPLE STATION SMOKE DETECTOR, DUAL SENSING TECHNOLOGY (PHOTOELECTRIC AND IONIZATION) KIDDE MODEL P12010, 120 VOLT WITH BATTERY BACK-UP, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. DIRECT WIRE DETECTORS TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTUATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
11. CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
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17. ~~EXHAUST FAN COMBO MOUNTED IN CEILING, 42W 120V. CONNECT TO~~ LIGHTING CIRCUIT (RUNS CONTINUOUS). PROVIDE WALL SWITCH TO CONTROL LIGHT AND TURN HIGH SPEED ON.
18. DRYER, 5.0 KW, 208 VOLT, 1 PHASE. RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
19. WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.

USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.



HAVANNA ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



INDIA ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

the columbus designco
COLUMBUS DESIGN LLC 614-636-3075
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WESTERVILLE OHIO 43081

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PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E302

DWELLING UNIT ELECTRICAL PLANS

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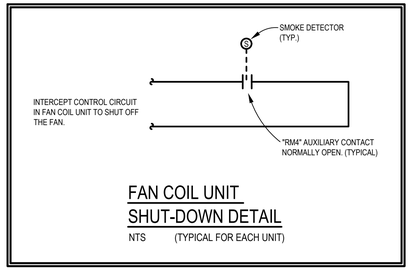
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NOTE:
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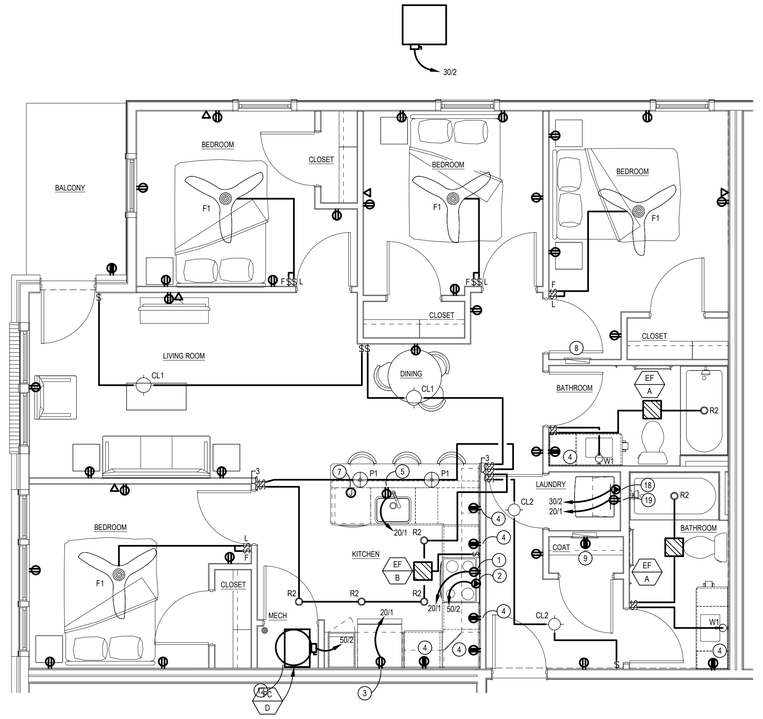
FAN COIL UNIT SHUT-DOWN DETAIL

NTS (TYPICAL FOR EACH UNIT)

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JULIET ELECTRICAL PLAN

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

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COLUMBUS DESIGN LLC 614-636-3075
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PROGRESS - 80% DOCS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E303

DWELLING UNIT ELECTRICAL PLANS

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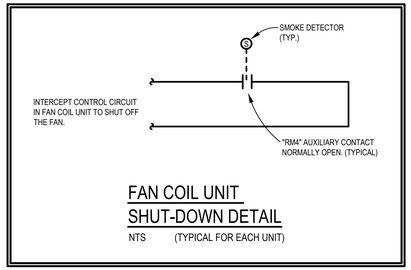
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FAN COIL UNIT SHUT-DOWN DETAIL

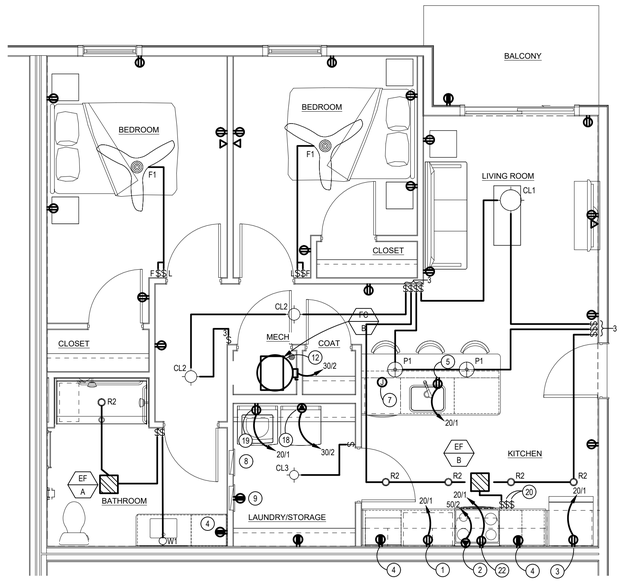
NTS (TYPICAL FOR EACH UNIT)

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20. EXHAUST HOOD & LIGHT SWITCHES. CONTROL SHALL BE WITHIN AN ACCESSIBLE REACH RANGE IN ACCORDANCE WITH CURRENT ANSI REQUIREMENTS.
21. GARBAGE DISPOSAL SWITCH. CONTROL SHALL BE WITHIN AN ACCESSIBLE REACH RANGE IN ACCORDANCE WITH CURRENT ANSI REQUIREMENTS.
22. OVER THE RANGE RECIRCULATING EXHAUST FAN W/ LIGHTS, FURNISHED AND INSTALLED BY GC AND WIRED BY EC, 120V. MAKE ALL FINAL CONNECTIONS. FAN AND LIGHT CONTROLLED BY SWITCH AS SHOWN.

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NOVEMBER ELECTRICAL PLAN

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

the columbus designco
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PROGRESS - 80% DOCS

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NOT FOR CONSTRUCTION

PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E304

DWELLING UNIT ELECTRICAL PLANS

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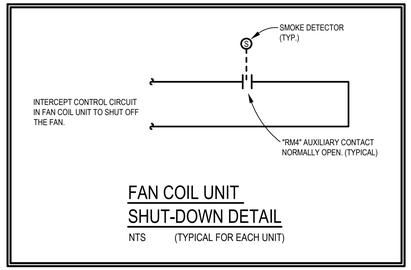
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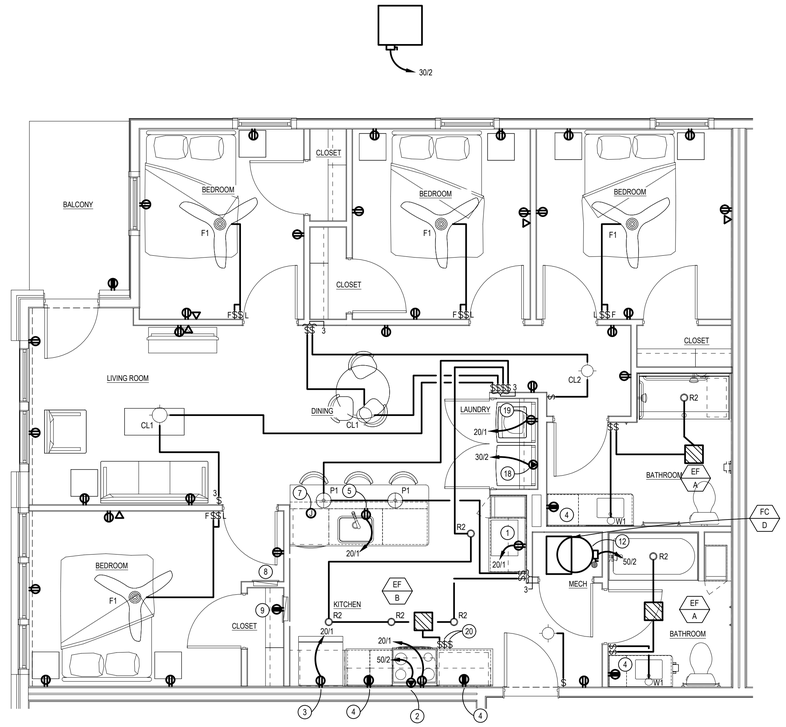
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FAN COIL UNIT SHUT-DOWN DETAIL

NTS (TYPICAL FOR EACH UNIT)



OSCAR ELECTRICAL PLAN

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

ELECTRICAL CODED NOTES:

1. MICROWAVE ON COUNTER.
2. ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
3. REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
4. DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
5. DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
6. DISPOSAL, 120V, 1PH. PROVIDE GFCI RECEPTACLE BELOW SINK CONTROLLED BY SWITCH. VERIFY EXACT LOCATION OF SWITCH. INSTALL PER NEC 422.16(B).
7. ~~E.C. SHALL FURNISH AND INSTALL JUNCTION BOX, WITH THE APPROPRIATE~~ NEC-REQUIRED SMALL-APPLIANCE BRANCH CIRCUIT LOCATED AS SHOWN, PER NEC 210.52(C)(3)(3). JUNCTION BOX TO BE A FUTURE PROVISION TO INSTALL A RECEPTACLE.
8. UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
9. DEMARK LOCATION FOR STRUCTURED MEDIA CENTER ENCLOSURE MOUNTED AT 48" AFF TO TOP OF BOX. RECEPTACLE BE MOUNTED AT BOTTOM OF MEDIA CENTER ENCLOSURE. VERIFY EXACT LOCATION AND MOUNTING HEIGHT IN FIELD. COORDINATE ALL WORK W/ LOW VOLTAGE CONTRACTOR. PROVIDE GFI RECEPTACLE AS SHOWN.
10. CEILING MOUNTED SINGLE/MULTIPLE STATION SMOKE DETECTOR, DUAL SENSING TECHNOLOGY (PHOTOELECTRIC AND IONIZATION) KIDDE MODEL P12010, 120 VOLT WITH BATTERY BACK-UP, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. DIRECT WIRE DETECTORS TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTUATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
11. CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
12. ~~ELECTRIC WATER HEATER, (2) 4500W (NON-SIMULTANEOUS) ELEMENTS, 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM A 30A/2P DISCONNECT TO A 30A/2P BREAKER. MAKE ALL FINAL CONNECTIONS.~~
13. ~~HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-B), 5.0 KW, 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 30A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.~~
14. ~~HEAT PUMP CONDENSING UNIT (HP-B), 208V 1Ø. RUN 2 #12 & #12 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 20A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.~~
15. ~~HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-C), 5.0 KW, 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 30A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.~~
16. ~~HEAT PUMP CONDENSING UNIT (HP-C), 208V 1Ø. RUN 2 #10 & #10 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 25A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.~~
17. ~~EXHAUST FAN COMBO MOUNTED IN CEILING, 42W 120V. CONNECT TO LIGHTING~~ CIRCUIT (RUNS CONTINUOUS). PROVIDE WALL SWITCH TO CONTROL LIGHT AND TURN HIGH SPEED ON.
18. DRYER, 5.0 KW, 208 VOLT, 1 PHASE. RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
19. WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
20. EXHAUST HOOD & LIGHT SWITCHES. CONTROL SHALL BE WITHIN AN ACCESSIBLE REACH RANGE IN ACCORDANCE WITH CURRENT ANSI REQUIREMENTS.
21. GARBAGE DISPOSAL SWITCH. CONTROL SHALL BE WITHIN AN ACCESSIBLE REACH RANGE IN ACCORDANCE WITH CURRENT ANSI REQUIREMENTS.

USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

PROGRESS - 80% DOCS

THIS DOCUMENT SET IS PREPARED FOR THE PURPOSE OF THE OHFA LIHTC FINAL APPLICATION PACKAGE ENGINEERING EFFORT AND IS NOT WHOLLY ACCURATE. GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL EMPLOY INDUSTRY BEST PRACTICES TO PERFORM THEIR OWN TAKE-OFFS AND BUILDING AND COMPLETE SYSTEMS USING THE PROVIDED DRAWINGS AS A GUIDELINE. WHERE ASSUMPTIONS ARE MADE, THESE ASSUMPTIONS SHALL BE QUALIFIED IN THE BUDGET PRICING PROVIDED.

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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E305
DWELLING UNIT ELECTRICAL PLANS

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LIGHTING FIXTURE SCHEDULE

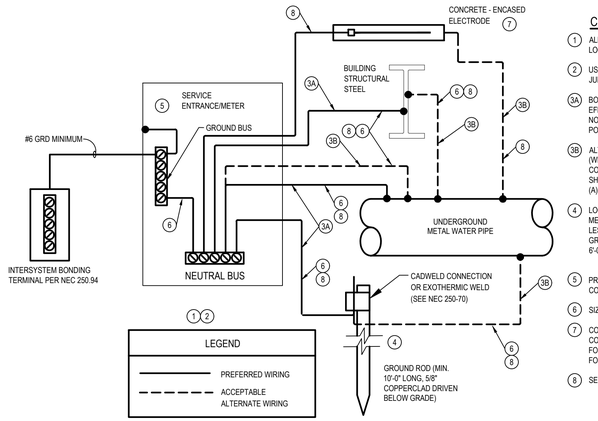
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
R1	6" RECESSED LED PANEL, WET LOCATION LISTED, WHITE FINISH, FIRE RATED (UNIT)	120	12.5W LED 850 LUM 3000K	CEILING ON FLUSH BOX	KICHLER 43855WHLED30T
R2	6" RECESSED LED PANEL, WET LOCATION LISTED, WHITE FINISH	120	12.5W LED 850 LUM 3000K	CEILING ON FLUSH BOX	KICHLER 43855WHLED30T
R3	4" DIAMETER SLIM SURFACE DOWNLIGHT WITH WHITE TRIM	120	10W LED 600 LUM 3000K	SLIM SURFACE	HALO SMD4R-6-930-WH-DM
W1	EXTERIOR LED WALL SCONCE	120	LED LUM 4000K	WALL MOUNTED	LITHONIA LIGHTING LDN6CYL-30/07-LO6-AR-LSS-MVOLT-GZ10-WM-WL-DBL
W2	LED VANITY LIGHT (UNIT)	120	15W LED 1710 LUM 3000K	WALL AB. MIRROR AT 84" AFF	ACCESS LIGHTING #62511LEDD-BS/CSL
F1	64" 3 BLADE CEILING FAN BLACK FINISH WITH WALL SWITCH & REVERSE SWITCHING	120	11W LED 1600 LUM 3000K	CEILING MOUNT	FANIMATION #FPD6721BBL-64BL-LK-F WI WALL CONTROL C21
S1	2' WALL MOUNTED LED	120	20W LED 3000 LUM 3500K	WALL AB. DOOR FOR CLOSET	DAY-BRITE BY SIGNIFY FLP-2-30L-835-R-UNV-DIM-BSL10LST
S2	4' WALL MOUNTED LED	120	21W LED 3900 LUM 3500K	CEILING SURFACE	DAY-BRITE BY SIGNIFY FSS-4-30L-835-UNV-DIM
P1	DECORATIVE LED PENDANT (UNIT)	120	7W 600 LUM 2700K	PENDANT MOUNT AT 36" ABOVE ISLAND SURFACE	ACCESS LIGHTING #63141LEDDLP-BS/SDG
CL1	LARGE DECORATIVE CHANDELIER	120	60W LED	CHANDELIER. MOUNT @ 7'-6" AFF	KUZCO LIGHTING ALORA #CH309021UBCG-URBAN BRONZE
CL2	LINEAR DECORATIVE CHANDELIER	120	60W LED	CHANDELIER. MOUNT @ 5'-10" AFF	SAVOY HOUSE #822920295997-METAL/REP
CL3	MEDIUM DECORATIVE CHANDELIER	120	120W LED	CHANDELIER. MOUNT @ 7'-6" AFF	KUZCO LIGHTING ALORA #CH309024UBCG-URBAN BRONZE
CL4	DECORATIVE PENDANT	120	120W LED 1500 LUM 2700K	PENDANT MOUNT @ 5'-6" AFF	ADLRE & ORE #ANB2417936-NATURAL
CL5	DECORATIVE PENDANT	120	180W LED	PENDANT MOUNT @ 5'-6" AFF	KUZCO LIGHTING, ALORA MOOD #SENO-CH450715MBCW-MATTE BLACK/WHITE COTTON FABRIC
CL6	DECORATIVE SCONCE	120	40W LED	PENDANT MOUNT @ 5'-6" AFF	VISUAL COMFORT #ARN-2065HAB-MATTE BLACK/WHITE COTTON FABRIC
CL7	DECORATIVE SCONCE	120	60W LED	PENDANT MOUNT @ 5'-6" AFF	KUZCO LIGHTING, ALORA MOOD #SENO-WV450706MBCW-MATTE BLACK/WHITE COTTON FABRIC
CL8	VANITY SCONCE	120	9W LED 1155 LUM 2700K	PENDANT MOUNT @ 7'-0" AFF	KUZCO LIGHTING #MOTIF-WS74226-BK-90CRI
CL9	CEILING MOUNTED LED (UNIT)	120	(3) 17W LED 3633 LUM 3000K	CEILING SURFACE	PROGRESS P3612-0930K9
PL1	EXTERIOR LED SINGLE FACE POLE LIGHT WITH INTEGRAL PHOTOCELL	120	110W LED 10000 LUM 40K	LIGHT BASE POLE MOUNTED	DIRECT BURY POLE LIGHT, OWNER SELECTED. E.C. TO FURNISH AND INSTALL.
PL2	EXTERIOR LED DOUBLE FACE POLE LIGHT WITH INTEGRAL PHOTOCELL	120	110W LED 10000 LUM 40K	LIGHT BASE POLE MOUNTED	DIRECT BURY POLE LIGHT, OWNER SELECTED. E.C. TO FURNISH AND INSTALL.
PL3	EXTERIOR LED DOUBLE FACE POLE LIGHT WITH INTEGRAL PHOTOCELL	120	110W LED 10000 LUM 40K	LIGHT BASE POLE MOUNTED	DIRECT BURY POLE LIGHT, OWNER SELECTED. E.C. TO FURNISH AND INSTALL.
WP1	EXTERIOR WALL PACK WITH INTEGRAL PHOTOCELL	120	22W LED 4000 LUM 40K	WALL MOUNTED @ 9'-0"	LITHONIA LIGHTING #DSXW1-PE-40K-T3M
X1	SINGLE FACE LED COMBO EXIT LIGHT WITH 90 MINUTE BATTERY BACK-UP AND REMOTE CAPACITY	UNIV	LED FURNISHED W/ UNIT	VARIES	LITHONIA LIGHTING #LHQM-LED-R-HO
X2	DUAL HEAD EMERGENCY EGRESS LIGHT WITH 90 MINUTE BATTERY BACK-UP	UNIV	LED FURN. W/ UNIT	WALL @90°	LITHONIA LIGHTING #EU2L
X3	DUAL HEAD EMERGENCY EGRESS LIGHT WITH 90 MINUTE BATTERY BACK-UP	UNIV	LED FURN. W/ UNIT	CEILING MOUNT	EXITRONIX #NXFC-1-R-6-12-WH-CL
REM	EXIT DISCHARGE REMOTE TWIN HEAD	6V	LED FURN W/ UNIT	EXT. WALL AB. DOOR	LITHONIA #ELA-T-QWP-L0309

NOTES:
1. CONNECT ALL EXIT & EMERGENCY LIGHTS TO LOCAL AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.
2. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.

ELECTRICAL LEGEND

ELECTRICAL LEGEND NOTES:
1. MOUNTING HEIGHTS INDICATED ARE TO THE TOP OF THE DEVICE OR FIXTURE.
2. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON THE FLOOR PLANS.
3. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION ON EXACT DEVICE AND FIXTURE LOCATIONS, MOUNTING HEIGHTS AND COORDINATION WITH ARCHITECTURAL HARDWARE AND FIXTURES.
4. NOT ALL SYMBOLS APPLY.

LIGHTING		POWER	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
$	WALL SWITCH @48" A.F.F. 20A, 120V		DUPLEX RECEPTACLE @20" A.F.F, 20A, 125V
$3	THREE-WAY SWITCH @48" A.F.F., 20A, 120V		DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER @20" A.F.F., 20A, 125V
OS	OCCUPANCY SENSOR WALL MOUNTED @48" A.F.F.	WP	DUPLEX RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE COVER @18" A.F.F. OR A.F.G. 20A, 125V
OS	OCCUPANCY SENSOR CEILING MOUNTED		DOUBLE DUPLEX RECEPTACLE @ 20" A.F.F, 20A, 125V
	LIGHTING OUTLET, RECESSED OR SURFACE MOUNTED PER FIXTURE SCHEDULE.		SPECIAL RECEPTACLE AMPERAGE, @20" A.F.F COORDINATE NEMA CONFIG. WITH EQUIPMENT FED.
NL	LIGHT FIXTURE ON NIGHT LIGHT		JUNCTION BOX MOUNTED AS NOTED.
	CEILING LIGHTING OUTLET, RECESSED OR SURFACE MOUNTED PER FIXTURE SCHEDULE		SAFETY DISCONNECT SWITCH @60" A.F.F. TO TOP
	WALL LIGHTING OUTLET @ HEIGHT PER FIXTURE SCHEDULE OF ARCHITECTURAL ELEVATIONS.		PANELBOARD, SURFACE MOUNTED @6'-0" A.F.F. TO TOP
	EMERGENCY EXIT LIGHT, SINGLE FACE, CLG. MOUNTED.		PANELBOARD, FLUSH MOUNTED @6'-0" A.F.F. TO TOP
	EMERGENCY EXIT LIGHT, SINGLE FACE, WALL MOUNTED	EF	CEILING EXHAUST FAN BY M.C. WIRED BY (FURN E.C.) MAKE ALL CONNECTIONS AS INDICATED ON DRAWING.
	COMBINATION EMERGENCY EXIT/EGRESS LIGHT, SINGLE FACE, CEILING MOUNTED		4" SQ. BOX W/IG PLASTER RING @20" A.F.F FOR NETWORK OUTLET. COVERPLATE WIRING & TERMINATION BY OWNER RUN 3/4"C. FROM BOX UP IN WALL TO ABOVE ACCESSIBLE CEILING
	EMERGENCY EGRESS LIGHT @90" A.F.F WALL MOUNTED		
EMR	EMERGENCY REMOTE HEAD FOR EXIT DISCHARGE	OSD	COMBINATION OCCUPANCY DIMMER(ON)/SENSOR(OFF) @48" AFF
	DATA DROP FOR CAMERA LOCATION. VERIFY EXACT LOCATION WITH SECURITY CONSULTANT	D	DIMMER SWITCH @48" AFF

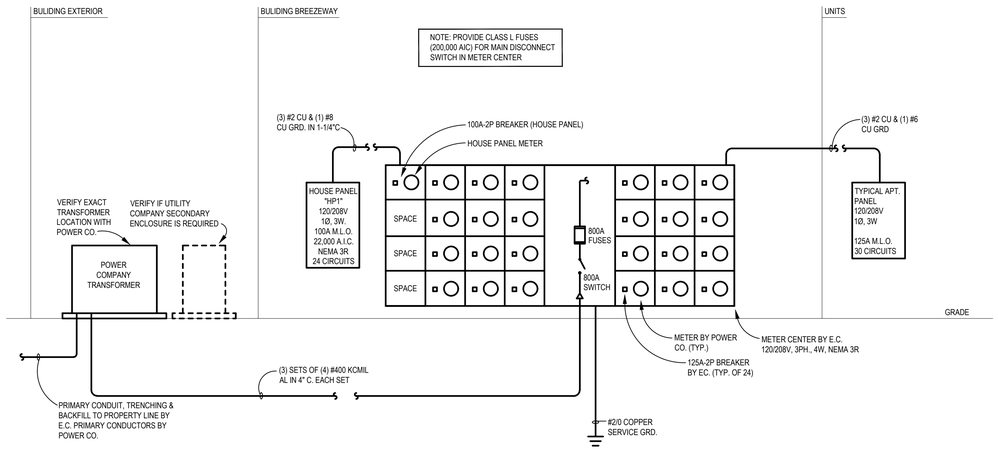


SERVICE ENTRANCE GROUNDING DETAIL
NO SCALE

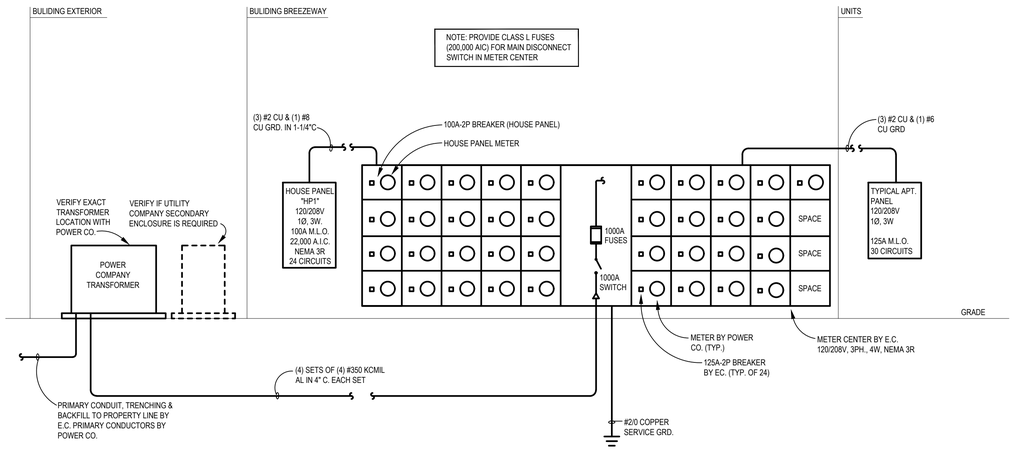
CODED NOTES:
1. ALL GROUNDING AND BONDING MUST COMPLY WITH NEC ARTICLE 250 AND/ OR LOCAL ORDINANCES.
2. USE NEC TABLE 250-66 TO SIZE BONDING CONDUCTORS/JUMPERS, BONDING JUMPERS MUST BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 250-68.
3A. BOND GROUND ROD, METAL WATER PIPE, BUILDING STEEL OR METAL (WHERE EFFECTIVELY GROUNDED) AND CONCRETE-ENCASED ELECTRODE (SEE CODED NOTE 7). CONNECTION TO METAL WATER PIPE SHALL BE MADE WITHIN 5 FEET OF POINT OF ENTRANCE OF PIPE PER NEC 250.52 (A) (1).
3B. ALTERNATE BONDING SCHEME: BOND GROUND ROD, BUILDING STEEL OR METAL (WHERE EFFECTIVELY GROUNDED) AND CONCRETE-ENCASED ELECTRODE (SEE CODED NOTE 7) TO METAL WATER PIPE. CONNECTIONS TO METAL WATER PIPE SHALL BE MADE WITHIN 5 FEET OF POINT OF ENTRANCE OF PIPE PER NEC 250.52 (A) (1).
4. LOCATE GROUND ROD OUTSIDE BUILDING WALL NEAR SERVICE ENTRANCE. IF MEASURED RESISTANCE BETWEEN GROUND ROD AND EARTH IS 25 OHMS OR LESS, A SINGLE GROUND ROD IS REQUIRED. IF MEASURED RESISTANCE IS GREATER THAN 25 OHMS, INSTALL SUPPLEMENTAL ELECTRODE, NOT LESS THAN 6'-0" APART FROM ORIGINAL GROUND ROD, PER NEC 250.53 (A) (2) & (3).
5. PROTECT GROUNDING AND BONDING CONDUCTORS WHERE THEY PENETRATE CONCRETE FOUNDATIONS.
6. SIZE CONDUCTOR PER NEC TABLE 250.66 AND NEC ARTICLE 250.66.
7. CONCRETE-ENCASED ELECTRODE ENCASED WITHIN AT LEAST 2 INCHES OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING IN DIRECT CONTACT WITH THE EARTH, MINIMUM 20 FOOT LENGTH OF ELECTRICALLY CONDUCTIVE MATERIAL. SEE NEC 250.52 (A) (3).
8. SEE ELECTRICAL RISER FOR MINIMUM SIZE AWG COPPER - PER NEC 250.52 (A) (3).

SIERRA BUILDING LOAD SUMMARY			
RESIDENTIAL (METERCENTER)			
ECHO UNIT	7	@ 33.59	235.158 KW
FOXTROT UNIT	4	@ 36.69	146.768 KW
HAVANNA UNIT	6	@ 32.32	193.902 KW
INDIA UNIT	0	@ 32.31	0 KW
JULIET UNIT	5	@ 37.46	187.28 KW
NOVEMBER UNIT	1	@ 33.59	33.594 KW
OSCAR	1	@ 37.47	37.467 KW
TOTAL	24		834.169 KW
NEC FACTOR		0.35	
NEC DEMAND			292.0 KW
HOUSE PANEL			0.0 KW
HOUSE PANEL			0.0 KW
HOUSE PANEL			0.0 KW
ELEVATOR			0.0 KW
TOTAL			292.0 KW
METER CENTER LOAD			
292 KW x 1000 = 360		810.6 AMPS	
1000 AMP METER CENTER			

TANGO BUILDING LOAD SUMMARY			
RESIDENTIAL (METERCENTER)			
ECHO UNIT	5	@ 32.00	160 KW
FOXTROT UNIT	6	@ 36.69	220.152 KW
HAVANNA UNIT	6	@ 32.32	193.902 KW
INDIA UNIT	12	@ 32.31	387.66 KW
JULIET UNIT	5	@ 37.46	187.28 KW
NOVEMBER UNIT	1	@ 33.59	33.594 KW
OSCAR	1	@ 37.47	37.467 KW
TOTAL	36		1220.055 KW
NEC FACTOR		0.30	
NEC DEMAND			366.1 KW
HOUSE PANEL			14.6 KW
HOUSE PANEL			0.0 KW
HOUSE PANEL			0.0 KW
ELEVATOR			0.0 KW
TOTAL			380.7 KW
METER CENTER LOAD			
380.66 KW x 1000 = 360		1056.7 AMPS	
1200 AMP METER CENTER			



SIERRA ELECTRICAL RISER DIAGRAM
NTS



TANGO ELECTRICAL RISER DIAGRAM
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PROJECT #: 26104 v17

APPLICATION DRAWINGS

PROJECT DATE: 05/27/2026

E401

ELECTRICAL RISER DIAGRAMS

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SECTION 16000 – ELECTRICAL

PART 1 – GENERAL CONDITIONS

A. WORKMANSHIP AND MATERIALS: ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER SO AS TO INSURE A HIGH QUALITY JOB AND TO PRESENT A NEAT AND MECHANICAL APPEARANCE WHEN COMPLETED. ALL MATERIALS USED SHALL BE NEW AND UL APPROVED FOR THEIR INTENDED USES WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED.

B. CODES, PERMITS AND INSPECTIONS: WORK INCLUDED IN THIS SECTION SHALL COMPLY WITH ALL APPLICABLE LAWS OF THE COMMUNITY AND WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WHERE IT IS NOT IN CONFLICT WITH THOSE LAWS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK OUTLINED HEREIN AND ON THE DRAWINGS. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL SUBMIT A CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM THE LOCAL ELECTRICAL INSPECTOR'S OFFICE (OR THE AUTHORITY HAVING JURISDICTION), CERTIFYING THAT THE INSTALLATION COMPLIES ALL APPLICATION REGULATIONS GOVERNING THE SAME. ONCE BIDS ARE TAKEN, CHANGES TO THE DRAWINGS AND/OR SPECIFICATIONS MADE NECESSARY BY CODE REQUIREMENTS SHALL BE PERFORMED AT NO ADDITIONAL COST.

C. DRAWINGS AND SPECIFICATIONS: THE CONTRACT DRAWINGS AND THESE SPECIFICATIONS SHALL BE CONSIDERED AS COMPLIMENTARY EACH TO THE OTHER. WHAT IS CALLED FOR BY ONE SHALL BE CONSIDERED BINDING AS IF CALLED FOR BY BOTH. WHERE CONFLICTS OCCUR, SECURE CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS; OTHERWISE, PROVIDE FOR THE MORE COSTLY QUALITY OR QUANTITY. THE DRAWINGS ARE DIAGRAMMATICAL AND DIMENSION FIGURES SHOULD BE FOLLOWED IN PREFERENCE TO SCALING; VERIFY DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND WITH FIELD CONDITIONS.

D. SITE CONDITIONS: BEFORE SUBMITTING A BID THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND ASCERTAIN ALL EXISTING CONDITIONS. ADJUSTMENT TO THE WORK MADE NECESSARY BY ACTUAL FIELD CONDITIONS SHALL BE MADE AT NO ADDITIONAL COST. ROUTING OF UNDERGROUND FEEDERS AND CIRCUITS MAY BE ADJUSTED TO SUIT ACTUAL CONDITIONS ENCOUNTERED. DEMOLITION INFORMATION IS BASED ON VISUAL INSPECTION OF THE EXISTING SPACE AND PREVIOUS CONSTRUCTION DRAWINGS, NOT AS–BUILTS. REPORT DISCREPANCIES PRIOR TO COMMENCING WORK. BEGINNING OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.

E. COORDINATION WITH OTHER TRADES: COORDINATE THE CONSTRUCTION SO AS TO CONFORM WITH THE PROGRESS OF THE WORK OF THE OTHER TRADES. PHASING OF THE WORK SHALL BE DONE AS SOON AS POSSIBLE WITH THE ENTIRE INSTALLATION COMPLETED AS SOON AS THE CONDITION OF THE BUILDING PERMITS.

F. PROPOSED SUBSTITUTIONS: MANUFACTURER'S NAMES AND CATALOG NUMBERS ARE USED IN THE CONTRACT DOCUMENTS TO GENERALLY ESTABLISH A DESIRED TYPE, STYLE AND/OR QUALITY LEVEL. THIS IS NOT TO BE CONSTRUED AS FAVORING ONE MANUFACTURER OVER ANOTHER; SUBSTITUTIONS OF EQUAL PRODUCTS WILL BE CONSIDERED ACCORDING TO THE FOLLOWING CONDITIONS. WHERE SUBSTITUTIONS ARE SUBMITTED IN DUPLICATE AT LEAST TEN (10) DAYS PRIOR TO BID DATE.

G. WORK INCLUDED IN OTHER SECTIONS: PORTIONS OF WORK RELATED TO THIS SECTION TO BE DONE BY OTHERS INCLUDE: FINISHED PAINTING OF CONDUITS, EQUIPMENT, ETC. (EXCEPT WOOD BACKBOARDS), FURNISHING AND SETTING IN PLACE OF ALL MOTORS, FURNISHING AND INSTALLATION OF ALL CONTROL DEVICES AND CIRCUITS (EXCEPT FOR CONTROL DEVICES IN POWER CIRCUITS WHICH ARE TO BE INCLUDED AS A PART OF THIS SECTION).

H. CUTTING AND PATCHING: WHERE POSSIBLE ALL WORK SHALL BE BUILT IN AS THE JOB PROGRESSES. WHERE THIS IS NOT POSSIBLE, SECURE THE ARCHITECT'S APPROVAL FOR ANY CUTTING, CHASING, ETC., THAT IS REQUIRED. ALL CUT SURFACES SHALL BE REPAIRED BY SKILLED MECHANICS OF THE TRADE INVOLVED.

I. TRENCHING AND BACKFILLING: PERFORM ALL EXCAVATION NECESSARY FOR INSTALLATION OF THE WORK SHOWN; DO NOT BACKFILL UNTIL ALL WORK IS COMPLETED AND INSPECTED. BACKFILL WITHIN THE BUILDING AND UNDER PAVED AREAS SHALL MEET COMPACTION REQUIREMENTS ESTABLISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS.

J. TESTING: UPON COMPLETION OF THE WORK, CONDUCT A THOROUGH TEST IN THE ARCHITECT'S PRESENCE TO SHOW THE ENTIRE SYSTEM TO BE IN PERFECT WORKING CONDITION.

PART 2 – RACEWAYS AND FITTINGS

A. RACEWAY TYPES: CONDUIT RACEWAYS SHALL BE GALVANIZED RIGID STEEL, GALVANIZED INTERMEDIATE GRADE, GALVANIZED ELECTRICAL METALLIC TUBING, RIGID ALUMINUM, GALVANIZED FLEXIBLE METAL, LIQUID–TIGHT FLEXIBLE STEEL OR PLASTIC AS REQUIRED BY CODE AND AS HEREIN SPECIFIED.

B. RACEWAY MANUFACTURERS:

B.1. RIGID STEEL CONDUIT, INTERMEDIATE GRADE CONDUIT: SHALL BE GALVANIZED WITH THREADED FITTINGS; PITTSBURG, REPUBLIC OR EQUAL.

B.2. ELECTRICAL METALLIC TUBING: SHALL BE GALVANIZED WITH COMPRESSION OR SET SCREW TYPE CONNECTORS; PITTSBURGH, REPUBLIC OR EQUAL.

C. RIGID ALUMINUM CONDUIT: SHALL BE HEAVY–WALL TYPE WITH THREADED FITTINGS.

D. FLEXIBLE METAL: SHALL BE GALVANIZED WITH SET SCREW FITTINGS.

D.1. LIQUID–TIGHT FLEXIBLE STEEL: SHALL HAVE A GALVANIZED STEEL CORE COVERED BY A LIQUID–TIGHT PVC JACKET AND COMPRESSION TYPE LIQUID–TIGHT FITTINGS; ANACONDA.

D.2. FINAL CONNECTIONS TO LIGHT FIXTURES: FLEXIBLE METAL CONDUIT.

E. FINAL CONNECTIONS TO TRANSFORMERS, MOTORS AND EQUIPMENT IN MECHANICAL ROOMS AND OUTDOORS: LIQUID–TIGHT FLEXIBLE STEEL CONDUIT.

F. INSTALLATION: CONDUIT IS TO BE INSTALLED CONCEALED EXCEPT IN EQUIPMENT ROOMS AND WHERE EXPOSED RUNS ARE SPECIFICALLY INDICATED. EXPOSED CONDUITS SHALL BE INSTALLED PARALLEL WITH OR AT RIGHT ANGLES TO WALLS, CEILINGS, STRUCTURAL MEMBERS, ETC. THE CONDUIT LAYOUT SHOWN ON THE DRAWINGS IS DIAGRAMMATIC ONLY AND MUST BE ADJUSTED FOR ACTUAL CONDITIONS. OFFSETS ARE NOT SHOWN AND MUST BE FURNISHED AS REQUIRED. KEEP CONDUIT RUNS AT LEAST 12 INCHES AWAY FROM PARALLEL RUNS OF FLUES, STEAM PIPES AND OTHER HEAT PRODUCING SOURCES. CONDUIT SIZES SHALL NOT BE SMALLER THAN SHOWN ON THE DRAWINGS AND SHALL COMPLY WITH THE NEC WHERE NO SIZE IS INDICATED;

G. THE MINIMUM SIZE SHALL BE 1/2".

H. ALL CONDUITS SHALL BE SECURELY SUPPORTED WITHIN 3 FEET OF EACH OUTLET BOX, JUNCTION BOX, CABINET, TERMINATION, FITTING, ETC., AND AT INTERVALS NOT EXCEEDING 8 FEET BETWEEN. CONDUIT SUPPORT SHALL BE AS REQUIRED BY NEC BASED ON THE CONDUIT SYSTEM TYPE. FASTENING METHODS SHALL EMPLOY LEAD EXPANSION ANCHORS OR POWDER–DRIVEN FASTENERS IN CONCRETE, TOGGLE BOLTS IN HOLLOW WALLS, LEAD EXPANSION ANCHORS IN MASONRY, WOOD, SHEET METAL SCREWS IN SHEET METAL AND CLAMPS ON BAR JOISTS AND EQUIPMENT FRAMES. CONDUIT SHALL NOT BE WELDED OR TIED WITH WIRES TO PROVIDE SUPPORT. WHERE RIGID STEEL CONDUIT IS INSTALLED UNDERGROUND, THE CONDUIT AND COUPLINGS SHALL BE PROVIDED WITH A FACTORY APPLIED PVC COATING OR SHALL BE PAINTED WITH 2 COATS OF ASPHALTUM PAINT. IF PLASTIC CONDUIT IS USED FOR BELOW GROUND RUNS THE TURN UP THROUGH THE FLOOR SHALL BE MADE WITH A RIGID STEEL ELBOW.

H.1. CONDUIT SUPPORT MAY BE OBTAINED BY TYING TO THE REINFORCING STEEL. CONDUIT ENDS SHALL BE CUT SQUARE, REAMED SMOOTH AND FULLY INSERTED INTO FITTINGS. BENDS SHALL BE MADE WITH A PROPER HICKEY OR BENDING MACHINE. MAKE NO BENDS LESS THAN 6 TIMES THE CONDUIT DIAMETER, NOR MORE THAN 90 DEGREES. CRUSHED OR DEFORMED CONDUIT SHALL NOT BE INSTALLED; WHERE DAMAGE OCCURS AFTER INSTALLATION THE DAMAGED CONDUIT SHALL BE REPLACED. CAP CONDUIT ENDS WITH PLASTIC CAPS OR PLUGS DURING CONSTRUCTION TO KEEP OUT DEBRIS; TAPING IS NOT ACCEPTABLE. WHERE RACEWAY IS TERMINATED NOT IN AN ENCLOSURE, SUCH AS AT A BACKBOARD OR IN A FURRED SPACE, PROVIDE INSULATED THROAT BUSHINGS. FIELD INSERTABLE THROATS ARE NOT ACCEPTABLE. PROVIDE ALL EMPTY CONDUITS WITH NO. 14 GALVANIZED STEEL PULL WIRE WITH 12 INCHES FREE AT EACH END.

PART 3 – OUTLET BOXES

A. CONSTRUCTION: UNLESS NOTED OTHERWISE, BOXES SHALL BE GALVANIZED SHEET STEEL 1/16 INCH THICK MINIMUM, AT LEAST 1–1/2 INCHES DEEP. BOXES SHALL BE SIZED TO ACCOMMODATE THE DEVICES AND CONDUCTORS INDICATED IN ACCORDANCE WITH NEC. BOXES NOT CAST IN CONCRETE OR SET IN MASONRY SHALL BE FASTENED TO THE BUILDING STRUCTURE IN THE SAME MANNER AS SPECIFIED FOR THE CONDUIT SYSTEM.

B. BOX TYPES:

B.1. CEILING AND WALL BRACKET OUTLETS SHALL BE 4 INCH OCTAGONAL BOXES WITH PLASTER RINGS AS APPROPRIATE FOR THE FINISHED SURFACE. NON–METALLIC BOXES ARE APPROVED FOR THIS WORK.

B.2. SWITCH OUTLETS, RECEPTACLE OUTLETS AND AUXILIARY SYSTEM OUTLETS SHALL BE 4 INCH SQUARE BOXES WITH SINGLE GANG PLASTER RINGS WHERE USED IN PLASTER OR DRYWALL.

B.3. EXPOSED BOXES SHALL BE 4 INCH SQUARE UTILITY BOXES WITH METAL COVERS.

B.4. EXTERIOR BOXES AND BOXES IN WET LOCATIONS SHALL BE CAST ALUMINUM OR GALVANIZED CAST IRON WITH APPROPRIATE GASKETS AND FITTINGS.

PART 3 – OUTLET BOXES

B.5. SPECIAL PURPOSE OUTLETS SHALL HAVE BOX TYPES AS REQUIRED AND/OR AS INDICATED ON THE DRAWINGS.

C. BOX MANUFACTURERS: OUTLET BOXES SHALL BE AS MANUFACTURED BY APPLETON, RACO, STEEL CITY OR EQUAL.

D. INSTALLATION: OUTLET LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE UNLESS A DIMENSIONED LOCATION IS SPECIFIED. OBTAIN ARCHITECT'S APPROVAL BEFORE RELOCATING ANY OUTLET DUE TO CONFLICTS. WHERE OUTLETS AT DIFFERENT LEVELS OCCUR TOGETHER THEY SHALL BE INSTALLED IN ONE VERTICAL LINE WHERE POSSIBLE. WHERE OUTLETS OCCURRING AT THE SAME HEIGHT ARE SHOWN THEY SHALL BE MOUNTED 6 TO 10 INCHES APART UNLESS SPECIFICALLY SHOWN UNDER A COMMON COVER. OUTLET HEIGHTS IN MASONRY WALLS MAY BE SLIGHTLY ADJUSTED UP OR DOWN TO SUIT THE MASONRY COURSES PROVIDED THAT A UNIFORM HEIGHT IS MAINTAINED THROUGHOUT THE FACILITY. OTHER MOUNTING HEIGHTS SHALL BE AS NOTED IN THE SYMBOLS LEGEND AND ELSEWHERE IN THE DRAWINGS. WHERE OUTLETS OCCUR IN OR ABOVE CASEWORK, COUNTERS, CABINETS AND OTHER EQUIPMENT THEIR EXACT LOCATION AND MOUNTING HEIGHT SHALL BE VERIFIED WITH THE PARTICULAR ITEM PRIOR TO ROUGHING IN.

PART 4 – WIRING DEVICES

A. GENERAL: ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE WITH FEATURES AS DESCRIBED HEREIN. SEE THE SYMBOLS LEGEND ON THE DRAWING FOR FURTHER DESCRIPTIONS OF VARIOUS DEVICES. ALL WIRING DEVICES SHALL BE IVORY IN COLOR AND ARE TO HAVE PLASTER EARS.

B. DEVICE PLATES:

B.1. FLUSH MOUNTED OUTLETS: DEVICE PLATES FOR ALL FLUSH MOUNTED OUTLETS SHALL BE ONE–PIECE SMOOTH IMPACT–RESISTANT PLASTICS. PLATES SHALL BE PROVIDED WITH THE APPROPRIATE NUMBER OF MATCHING COUNTERSUNK SCREWS AND SHALL BE INSTALLED WITH ALL FOUR EDGES IN CONTINUOUS CONTACT WITH THE FINISHED WALL.

B.2. SURFACE MOUNTED OUTLETS: DEVICE PLATES FOR ALL SURFACE MOUNTED OUTLETS SHALL BE ONE–PIECE, ZINC COATED SHEET STEEL, .040 INCHES THICK WITH ROUNDED EDGES AND FURNISHED WITH MATCHING COUNTERSUNK SCREWS.

B.3. EXTERIOR OUTLETS: DEVICE COVER PLATES FOR EXTERIOR MOUNTED OUTLETS (OR OUTLETS MOUNTED IN WET LOCATIONS) SHALL BE WET LOCATION WHILE–IN–USE TYPE AND SHALL BE INSTALLED WITH PROPER GASKETING.

B.4. COMMUNICATION OUTLETS: OUTLETS IN WHICH A CORD ONLY IS TO BE INSTALLED WITH NO DEVICE OR JACK, SHALL BE PROVIDED WITH A 3/8 INCH DIA. BUSHED HOLE IN THE CENTER OR AS NOTED ON THE DRAWINGS.

C. WALL SWITCHES:

C.1. CONSTRUCTION: WALL SWITCHES SHALL BE THE TOTALLY ENCLOSED TYPE WITH A NON–CONDUCTIVE PHENOLIC OR PLASTIC HANDLE AND DEEP SLOTTED SCREW TERMINALS. SWITCHES SHALL BE OF A TYPE SUCH THAT ONLY ONE SWITCH MAY BE INSTALLED IN A SINGLE GANG LOCATION. SWITCHES SHALL BE QUIET–TYPE, RATED FOR 20 AMPS, 120/277 VOLTS AC ONLY WITH THE THROW, CONTACT TYPE, AND NUMBER OF POLES AS INDICATED.

D. POWER RECEPTACLES:

D.1. CONSTRUCTION: POWER RECEPTACLES SHALL BE OF A STANDARD NEMA CONFIGURATION FOR THE VOLTAGE AND AMPERAGE CHARACTERISTICS OF ITS INTENDED USE. BODIES SHALL BE OF A NON–CONDUCTIVE PHENOLIC OR PLASTIC COMPOUND PERMANENTLY ATTACHED TO A METAL MOUNTING YOKE. INTERNAL CONTACT ARRANGEMENT SHALL BE SUCH THAT CONTACT IS MADE ON TWO OPPOSITE SIDES OF AN INSERTED BLADE. GROUND TERMINALS SHALL BE CONNECTED TO THE MOUNTING YOKE AND PROVIDED WITH A GREEN COLORED SCREW FOR CONNECTION OF THE CIRCUIT GROUNDING CONDUCTOR. GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL CONFORM TO THE REQUIREMENTS OF UL 943. LOCKING OF RECEPTACLES INDICATED TO BE THE LOCKING TYPE SHALL BE ACCOMPLISHED BY ROTATION OF THE PLUG.

D.2. INSTALLATION: CARE SHALL BE EXERCISED TO PROTECT THE INSTALLED DEVICES FROM PAINT SPLATTER. DEVICES THAT HAVE BEEN DAMAGED AND/OR DEVICES THAT HAVE BEEN PAINTED OVER SHALL BE REPLACED PRIOR TO FINAL INSPECTION.

E. SWITCHES: SWITCH OUTLETS ARE GENERALLY TO BE LOCATED 6 TO 10 INCHES FROM THE DOOR JAMB ON THE LATCH SIDE OF THE DOOR WHERE POSSIBLE. COORDINATE HEIGHTS AS DIRECTED BY ARCHITECT.

F. RECEPTACLES: POWER RECEPTACLE OUTLETS SHALL BE INSTALLED FLUSH OR SURFACE MOUNTED AT THE HEIGHTS AND LOCATIONS SHOWN ON THE DRAWINGS. RECEPTACLES WITH GROUND TERMINALS SHALL BE INSTALLED WITH THE GROUND TERMINAL DOWN.

G. ALL KITCHEN AREA RECEPTACLES SHALL BE GFCI TYPE.

PART 5. CONDUCTORS

A. MATERIAL: CONDUCTORS SHALL BE COPPER, WITH 600 VOLT INSULATION TYPE THW OR THHN. MANUFACTURER'S NAME, INSULATION TYPE AND CONDUCTORS SIZE SHALL BE IMPRINTED ON THE OUTER JACKET AT REGULAR INTERVALS. ALUMINUM WIRE IS NOT ACCEPTABLE FOR BREAKER CIRCUIT WIRING. USE ALUMINUM CABLE IN EQUIVALENT SIZE TO COPPER FOR SERVICE ENTRANCE CABLES AND PANEL FEEDERS ONLY. NOTE: TYPE3 NM CABLE IS APPROVED FOR CONCEALED BRANCH CIRCUIT WIRING.

B. SIZES: ALL CONDUCTOR SIZES REFER TO AWG STANDARD. MINIMUM WIRE SIZE USED IN LINE VOLTAGE POWER CIRCUITS SHALL BE NO. 12. WHERE THE FIRST DEVICE IN A BRANCH CIRCUIT OCCURS FARTHER THAN 100 FT. FROM THE PANELBOARD THE BRANCH CIRCUIT CONDUCTORS SHALL BE INCREASED TO THE NEXT LARGER SIZE.

C. COLOR CODING: CONDUCTOR COLOR CODING SHALL BE IN COMPLIANCE WITH NEC. WHERE IT IS NOT PRACTICAL TO USE COLOR CODED INSULATION, CONDUCTORS SHALL BE IDENTIFIED WITH A MINIMUM 6 INCH BAND OF THE PROPER COLORS OF TAPE OR PAINT IN ALL PANELBOARDS, SWITCHES, JUNCTION BOXES, PULL BOXES OR OTHER ENCLOSURES. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE GREEN. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208Y/120 VOLT SYSTEMS:
PHASE A – BLACK
PHASE B – RED
PHASE C – BLUE
NEUTRAL – WHITE
GROUND – GREEN

D. MANUFACTURERS: CONDUCTORS SHALL BE OF THE TYPES INDICATED MANUFACTURED BY GENERAL, OKONITE, ROME, TRIANGLE (OR EQUAL).

E. CONNECTORS: SPLICES IN CONDUCTORS SHALL BE JOINTED USING SOLDERLESS TYPE CONNECTORS. FOR SOLID CONDUCTORS, PRE–INSULATED TWIST–ON TYPE CONNECTORS SUCH AS IDEAL "WING NUT" OR BUCHANAN "B–CAP" SHALL BE USED. FOR STRANDED CONDUCTORS, HYDRAULIC OR MECHANICAL TYPE COMPRESSION CONNECTORS SHALL BE USED AND THE JOINT SHALL BE WRAPPED WITH APPROVED GUM AND FRICTION TAPES OR ELECTRICAL TYPE TO EQUAL THE CONDUCTOR INSULATION VALUE.

F. INSTALLATION: DO NOT INSTALL CONDUCTORS UNTIL ALL CONDUIT SYSTEMS ARE COMPLETE AND THE BUILDING HAS BEEN CLOSED TO THE WEATHER. USE ONLY UL APPROVED LUBRICANTS TO FACILITATE THE PULLING OF CONDUCTORS.

G. WIRING METHODS: THE WIRING SYSTEM SHALL CONSIST OF SINGLE CONDUCTOR CABLES INSTALLED IN METALLIC RACEWAY UNLESS NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS SHALL BE OF THE TYPES AND SIZES SHOWN AND AS SPECIFIED HEREIN; WHERE NO TYPES OR SIZES ARE INDICATED THEY SHALL BE AS REQUIRED BY CODE. MULTI–CONDUCTOR CIRCUITS SHALL BE EMPLOYED AS INDICATED, ASSURE THAT NOT MORE THAN ONE CONDUCTOR IS CONNECTED TO THE SAME PHASE TO PREVENT OVERLOADING OF THE NEUTRAL CONDUCTOR. CIRCUIT NUMBERS INDICATED BY THE HOME RUNS ON THE DRAWINGS ARE BASICALLY FOR CIRCUIT SEPARATION; CIRCUITS SHALL BE CONNECTED TO THE PANELBOARD TO GIVE AN EVENLY BALANCED LOAD BETWEEN PHASES BASED ON NORMAL USAGE CONDITIONS OF THE CONNECTED EQUIPMENT.

H. TYPE "NM" CONDUCTORS ARE APPROVED FOR BRANCH CIRCUIT WIRING FOR FLOORS 2–5 (TYPE 5A CONSTRUCTION). TYPE "NM" CONDUCTORS ARE NOT APPROVED FOR USE ON THE FIRST FLOOR (TYPE 1A CONSTRUCTION). ALL CONSTRUCTION METHODS, PROTECTION AND SUPPORTING SHALL COMPLY WITH NEC ARTICLE 334.

I. TYPE "SE" CONDUCTORS ARE APPROVED FOR PANEL FEEDERS. INSTALLATION SHALL COMPLY WITH NEC ARTICLE 338.

PART 6. GROUNDING

A. GENERAL: EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE, ALL EXPOSED NON–CURRENT CARRYING METAL PARTS OF ELECTRIC EQUIPMENT, METALLIC RACEWAY SYSTEMS, EQUIPMENT GROUND BUS, METALLIC CABLE ARMOR, GROUNDING CONDUCTOR IN NON–METALLIC RACEWAYS AND THE NEUTRAL CONDUCTOR SHALL BE GROUNDED IN ACCORDANCE WITH NEC.

B. BUILDING EQUIPMENT GROUND CONDUCTOR: THE EQUIPMENT GROUND CONDUCTOR SHALL BE COPPER WITH GREEN INSULATION. WHERE GREEN INSULATION IS NOT AVAILABLE, A MINIMUM 6 INCH BAND OF GREEN TAPE SHALL BE APPLIED AT EACH TERMINATION POINT AND IN EACH CABINET, PULLBOX, ETC., THE CONDUCTOR PASSES THROUGH. A GROUND SHALL BE INSTALLED IN ALL PLASTIC CONDUITS, AROUND EXPANSION JOINTS, IN FLEXIBLE CONDUITS AND AS OTHERWISE INDICATED ON THE DRAWINGS. THE GROUND CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH THE NEC.

PART 7. FUSES

A. ALL FUSES INSTALLED SHALL BE NEW AND A PRODUCT OF THE SAME MANUFACTURER. FUSES INSTALLED IN 120/208 VOLT SYSTEMS SHALL BE RATED FOR 250VAC MINIMUM.

B. MANUFACTURERS: FUSES SHALL BE MANUFACTURED BY BUSSMAN, GENERAL ELECTRIC, GOULD–SHAWMUT OR RELIANCE.

C. FUSE CLASSES:

C.1. GENERAL PURPOSE FUSES: GENERAL PURPOSE FUSES SHALL BE USED FOR HEATING, LIGHTING AND OTHER NON–MOTOR LOADS WHERE HEAVY START–UP CURRENTS ARE NOT ENCOUNTERED. GENERAL PURPOSE FUSES SHALL BE CLASS H, K5 OR RK5.

C.2. TIME DELAY FUSES: TIME DELAY FUSES SHALL UTILIZE A DUAL–ELEMENT DESIGN TO ALLOW SUSTAINED HEAVY START–UP CURRENTS, SUCH AS FOR MOTORS, WITHOUT BLOWING THE FUSE. TIME DELAY FUSES SHALL BE CLASS J, RK1 OR RK5.

D. INSTALLATION: COORDINATE FUSE SIZES AND TYPES WITH THE FUSE HOLDERS OF THE INDIVIDUAL SWITCHES, STARTERS, ETC. FUSE AMPACITIES SHALL BE COORDINATED WITH THE MANUFACTURER OF THE ACTUAL EQUIPMENT BEING INSTALLED. PROVIDE ONE SET OF SPARE FUSES OF EACH TYPE AND AMPACITY.

E. COORDINATION: THE USE OF FUSES IN ANY PART OF THE POWER DISTRIBUTION SYSTEM SHALL BE COORDINATED WITH THE PANELBOARDS, SWITCHBOARDS AND CIRCUIT BREAKER SELECTED FOR USE. ANY CURRENT–LIMITING CAPABILITIES SHALL BE ACCOUNTED FOR IN A SYSTEM PROTECTIVE DEVICE COORDINATION REPORT PROVIDED BY THE ELECTRICAL CONTRACTOR IF REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

PART 8. SAFETY SWITCHES

A. SAFETY DISCONNECT SWITCHES SHALL BE PROVIDED FOR ALL MOTORS AND OTHER EQUIPMENT AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY CODE. SWITCHES SHALL BE HEAVY DUTY TYPE, QUICK–MAKE, QUICK–BREAK IN NEMA 1 GENERAL PURPOSE ENCLOSURES WITH INTERLOCKING DOORS. WHERE EXPOSED TO THE WEATHER, MOISTURE OR WHERE SO NOTED, FURNISH SWITCHES IN NEMA 3R ENCLOSURES. SWITCHES USED IN MOTOR CIRCUITS SHALL BE HORSEPOWER RATED. WHERE FUSIBLE SWITCHES ARE INDICATED OR REQUIRED THEY SHALL BE EQUIPPED WITH REJECTION TYPE FUSE CLIPS, FURNISH COMPLETE WITH FUSES. ALL SAFETY SWITCHES SHALL BE TYPE HD BY GENERAL ELECTRIC, SQUARE D, SIEMENS OR EQUAL.

PART 9. LIGHTING FIXTURES

A. GENERAL: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND LAMPS AS INDICATED IN THE LIGHTING FIXTURE SCHEDULE AND AS SHOWN ON THE PLANS. SEE DIVISION 1 FOR FIXTURE SUBSTITUTION REQUIREMENTS.

B. INSTALLATION: ALL FIXTURES SHALL BE FURNISHED WITH NECESSARY BACKBOXES, FRAMES, HANGERS AND OTHER HARDWARE REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE RECESSED FIXTURE CLEARANCES WITH THE AIR CONDITIONING TRADE TO AVOID CONFLICTS WITH DUCTWORK. PRIOR TO FINAL INSPECTION, ALL FIXTURES SHALL BE LAMPED AND CLEANED WITH A SOFT CLOTH OR SPONGE AND A MILD DETERGENT (NOT SOAP) SOLUTION.

PART 10. PANELBOARDS (HOUSE PANELS & COMMERCIAL SPACE)

A. CONSTRUCTION: ALL PANELBOARDS SHALL BE DEADFRONT CONSTRUCTION, SURFACE OR RECESSED MOUNTED AS CALLED FOR BY THE PANELBOARD SCHEDULE. LIGHTING AND APPLIANCE PANELBOARDS SHALL HAVE A HINGED DOOR COVER WITH A FLUSH COMBINATION LATCH AND KEYED LOCK; ALL LOCKS SHALL BE KEYED ALIKE. ALL COVERS SHALL BE FINISHED WITH A FACTORY APPLIED, STANDARD GRAY ENAMEL. BACKBOXES SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL AND A MINIMUM OF 20 INCHES WIDE.

B. INTERIOR: ALL INTERIORS SHALL BE FACTORY ASSEMBLED WITH ALUMINUM BUSSING AND BOLT–ON MOLDED CASE CIRCUIT BREAKERS. CIRCUIT NUMBERING SHALL BE AS INDICATED ON THE DRAWINGS. MULTI–POLE CIRCUIT BREAKERS SHALL HAVE A COMMON INTERNAL TRIP ACTION AND SHALL BE INTERCHANGEABLE WITH SINGLE–POLE BREAKERS. WHERE "BUSSED SPACE" IS INDICATED, INCLUDE ALL NECESSARY PROVISIONS FOR ADDING ADDITIONAL BREAKERS; NO ADDITIONAL PARTS OR MODIFICATIONS TO THE BUSSING OR PANEL STRUCTURE SHALL BE REQUIRED. SEE THE PANELBOARD SCHEDULE FOR INDIVIDUAL PANELBOARD BUS RATINGS, CIRCUIT BREAKER AND SPACE REQUIREMENTS. ALL COMPONENTS OF THE PANELBOARD ASSEMBLY SHALL BE LISTED FOR USE AT THE AVAILABLE FAULT CURRENT LEVELS DETERMINED IN THE COORDINATION STUDY.

C. SERVICE ENTRANCE EQUIPMENT: EQUIPMENT USED TO PROVIDE ENTRANCE FOR THE ELECTRICAL SERVICE INTO THE FACILITY SHALL BE UL LABELED FOR SUCH USE. EQUIPMENT SHALL BE LISTED FOR USE AT THE AVAILABLE UTILITY FAULT CURRENT LEVELS.

D. MANUFACTURERS: LIGHTING AND APPLIANCE PANELBOARDS SHALL BE TYPE NQOD AS MANUFACTURED BY SQUARE D OR EQUIVALENT BY GENERAL ELECTRIC, EATON OR SIEMENS. DISTRIBUTION AND POWER PANELBOARDS SHALL BE I–LINE TYPE AS MANUFACTURED BY SQUARE D OR EQUIVALENT BY GENERAL ELECTRIC, EATON OR SIEMENS.

E. IDENTIFICATION: ALL PANELBOARDS SHALL BE IDENTIFIED WITH ENGRAVED NAMEPLATES DESIGNATING THE PANEL NAME AND VOLTAGE CHARACTERISTICS. SEE PARAGRAPH 1.H. FOR NAMEPLATE REQUIREMENTS. EACH PANELBOARD WITH A HINGED DOOR SHALL CONTAIN A TYPEWRITTEN CIRCUIT DIRECTORY CARD INDICATING EQUIPMENT AND/OR AREAS CONTROLLED BY EACH CIRCUIT; DIRECTORY CARDS SHALL BE PLACED IN PROTECTIVE, PERMANENTLY MOUNTED, METAL–FRAMED HOLDERS INSIDE THE DOOR. CIRCUITS ON PANELS WITHOUT DOORS SHALL BE IDENTIFIED WITH INDIVIDUAL CIRCUIT NAMEPLATES.

F. MOUNTING: LIGHTING AND APPLIANCE PANELBOARDS SHALL BE MOUNTED WITH THE CENTER OF THE TOP CIRCUIT BREAKER 6'–0" ABOVE FINISHED FLOOR. COVERS WHICH OCCUR SIDE BY SIDE IN FINISHED AREAS SHALL BE CAREFULLY ALIGNED AND LEVELED TO PRESENT A NEAT APPEARANCE. OBSERVE NEC CLEARANCE REQUIREMENTS WHEN MOUNTING ALL PANELS.

G. INSTALLATION: DO NOT INSTALL PANELBOARD INTERIORS UNTIL THE BUILDING HAS BEEN SEALED TO THE WEATHER. ONCE INTERIORS ARE INSTALLED, PROTECT THE PANELS WITH TEMPORARY CARDBOARD COVERS UNTIL WORK IN THE IMMEDIATE AREA WHICH IS POTENTIALLY DAMAGING TO THEM IS COMPLETED (ESPECIALLY PLASTERING AND MASONRY OPERATIONS AROUND FLUSH MOUNTED PANELS).

PART 11. LOAD CENTERS (APARTMENT UNITS)

A. MANUFACTURERS: GE ELECTRICAL, SIEMENS, SQUARE D OR EATON.

B. PRODUCT DESCRIPTION: CIRCUIT BREAKER LOAD CENTER, WITH BUSS RATINGS AS INDICATING ON DRAWINGS.

C. MOLDED CASE CIRCUIT BREAKERS: NEMA AB 1, PLUG–ON TYPE THERMAL MAGNETIC TRIP CIRCUIT BREAKERS, WITH COMMON TRIP HANDLE FOR POLES, LISTED AS TYPE SWD FOR LIGHTING CIRCUITS, CLASS A GROUND FAULT INTERRUPTER CIRCUIT BREAKERS AS INDICATED ON DRAWINGS. DO NOT USE TANDEM CIRCUIT BREAKERS.

D. ENCLOSURE: GENERAL PURPOSE

E. BOX: FLUSH TYPE WITH DOOR, AND LATCH ON DOOR FOR INTERIOR LOAD CENTERS. FINISH IN MANUFACTURER'S STANDARD GRAY ENAMEL. PROVIDE SURFACE TYPE NEMA 3R FOR EXTERIOR LOAD CENTERS.

PART 12. FIRE ALARM SYSTEM

A. GENERAL: THE CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE AND OPERATING FIRE DETECTION AND ALARM SYSTEM AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE SYSTEM SHALL BE FULLY TESTED AFTER INSTALLATION IS COMPLETE AND LEFT IN FIRST CLASS OPERATING CONDITION. THE SYSTEM SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE NFPA REQUIREMENTS AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

B. SEQUENCE OF OPERATION: THE FIRE ALARM SYSTEM SHALL CONTINUALLY MONITOR ALL INITIATING DEVICES CONNECTED TO IT. ALL INITIATING AND ANNUNCIATING CIRCUITS SHALL BE ELECTRICALLY SUPERVISED TO DETECT SHORTS, GROUND FAULTS AND OPE