

INNIS ROAD APARTMENTS

2150 INNIS RD.

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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 ROMEO BUILDING** IS A FOUR STORY MULTI-FAMILY HOUSING PROJECT CONTAINING 78 DWELLING UNITS ARRANGED IN A TYPICAL DOUBLE LOADED CORRIDOR CONFIGURATION. THERE ARE A3 AMENITY SPACES ON THE FIRST FLOOR WITH OFFSTREET PARKING PROVIDED IN THE ADJACENT LOT. THE BUILDING IS A NONSEPARATED MIXED USE BUILDING OF TYPE VA 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 (PSH)

THIS PROJECT IS INTENDED TO MEET ALL ASPECTS OF PHYSICAL ACCESSIBILITY REQUIRED BY SECTION 504 BY USE OF THE FOLLOWING SAFE HARBOR: **ANSI 117.1 (2017)**

BOMA BUILDING SUMMARY			
PROGRAM	GSF		%
COMMON AREA	3,251 SF		4%
COMMON CIRCULATION	11,615 SF		14%
DEDICATED PROGRAM SPACE	90 SF		0%
EXTERIOR AREA	945 SF		1%
LIVING UNITS	64,982 SF		77%
MECHANICAL	1,137 SF		1%
STORAGE	333 SF		0%
VERT. PENETRATIONS	2,007 SF		2%
	84,361 SF		100%

FLOOR AREA DETAILS			
PROGRAM AREA	GSF		%
COMMON AREA CIRCULATION	11,615 SF		14%
COMMON AREA PUBLIC	4,196 SF		5%
DEDICATED PROGRAM SPACE	90 SF		0%
LOW INCOME UNIT AREA	64,982 SF		77%
MAJOR VERTICAL PENETRATIONS	2,007 SF		2%
SUPPORT	1,470 SF		2%
NET RENTABLE SQUARE FOOTAGE	84,361 SF		100%

LOW INCOME UNIT AREA			
PROGRAM AREA	GSF		
COMMON AREA CIRCULATION	11,615 SF		
LOW INCOME UNIT AREA	56,491 SF		
	68,106 SF		

UNIT MATRIX						
UNIT TYPE	UNIT NAME	ANSI TYPE	UNIT COUNT	BEDS	GSF	NSF
1 BR - 1 BA	ALPHA	ANSI B	16	16	10,545 SF	9,695 SF
1 BR - 1 BA	BRAVO	ANSI B	3	3	2,099 SF	1,929 SF
1 BR - 1 BA	CHARLIE	ANSI B	3	3	1,866 SF	1,694 SF
2 BR - 1 BA	DELTA	ANSI B	36	72	29,794 SF	27,648 SF
3 BR - 1 1/2 BA	KILO	ANSI B	4	12	4,690 SF	4,400 SF
3 BR - 1 1/2 BA	LIMA	ANSI B	3	9	3,427 SF	3,213 SF
4 BR - 2 BA	MARY	ANSI B	3	12	4,070 SF	3,832 SF
4 BR - 2 BA	VICTOR	ANSI A	1	4	1,357 SF	1,278 SF
3 BR - 1 1/2 BA	WILLIAM	ANSI A	1	3	1,142 SF	1,071 SF
2 BR - 1 BA	YANKEE	ANSI A	4	8	3,300 SF	3,064 SF
1 BR - 1 BA	ZULU	ANSI A	4	4	2,692 SF	2,478 SF
			78	146	64,982 SF	60,301 SF

UNIT MIX			
UNIT TYPE	UNIT COUNT	GSF	%
1 BR	26	17,203 SF	33%
2 BR	40	33,094 SF	51%
3 BR	8	9,259 SF	10%
4 BR	4	5,426 SF	5%
	78	64,982 SF	

TOTAL BUILDING AREA			
PROGRAM	UNIT CNT	GSF	
1ST FLOOR			
COMMON AREA	0	2,681 SF	
COMMON CIRCULATION	0	3,607 SF	
DEDICATED PROGRAM SPACE	0	90 SF	
EXTERIOR AREA	0	945 SF	
LIVING UNITS	15	12,764 SF	
MECHANICAL	0	1,059 SF	
STORAGE	0	83 SF	
VERT. PENETRATIONS	0	502 SF	
	15	21,731 SF	

2ND FLOOR			
COMMON AREA	0	190 SF	
COMMON CIRCULATION	0	2,669 SF	
LIVING UNITS	21	17,406 SF	
MECHANICAL	0	26 SF	
STORAGE	0	83 SF	
VERT. PENETRATIONS	0	502 SF	
	21	20,877 SF	

3RD FLOOR			
COMMON AREA	0	190 SF	
COMMON CIRCULATION	0	2,669 SF	
LIVING UNITS	21	17,406 SF	
MECHANICAL	0	26 SF	
STORAGE	0	83 SF	
VERT. PENETRATIONS	0	502 SF	
	21	20,877 SF	

4TH FLOOR			
COMMON AREA	0	190 SF	
COMMON CIRCULATION	0	2,669 SF	
LIVING UNITS	21	17,406 SF	
MECHANICAL	0	26 SF	
STORAGE	0	83 SF	
VERT. PENETRATIONS	0	502 SF	
	21	20,877 SF	

MOBILITY UNITS				
MOBILITY TYPE	UNIT TYPE	UNIT COUNT	GSF	%
ANSI A	1 BR	4	2,692 SF	5%
ANSI A	2 BR	4	3,300 SF	5%
ANSI A	3 BR	1	1,142 SF	1%
ANSI A	4 BR	1	1,357 SF	1%
		10	8,491 SF	13%

ANSI B	1 BR	22	14,510 SF	28%
ANSI B	2 BR	36	29,794 SF	46%
ANSI B	3 BR	7	8,117 SF	9%
ANSI B	4 BR	3	4,070 SF	4%
		68	56,491 SF	87%
		78	64,982 SF	100%

ARTIST DEPICTION



UNIT INDEX						
UNIT NO.	UNIT TYPE	UNIT NAME	CT	MOBILITY TYPE	GSF	NSF
3RD FLOOR						
301	1 BR - 1 BA	BRAVO	1	ANSI B	700 SF	643 SF
302	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
303	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
304	3 BR - 1 1/2 BA	LIMA	1	ANSI B	1,142 SF	1,071 SF
305	2 BR - 1 BA	DELTA	1	ANSI B	835 SF	775 SF
306	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
307	2 BR - 1 BA	DELTA	1	ANSI B	835 SF	775 SF
308	4 BR - 2 BA	MARY	1	ANSI B	1,357 SF	1,277 SF
309	2 BR - 1 BA	YANKEE	1	ANSI A	825 SF	766 SF
310	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
311	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
312	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
313	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
314	1 BR - 1 BA	ALPHA	1	ANSI B	617 SF	566 SF
315	3 BR - 1 1/2 BA	KILO	1	ANSI B	1,172 SF	1,100 SF
316	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
317	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
318	1 BR - 1 BA	ZULU	1	ANSI A	673 SF	619 SF
319	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
320	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
321	1 BR - 1 BA	CHARLIE	1	ANSI B	622 SF	565 SF

4TH FLOOR						
401	1 BR - 1 BA	BRAVO	1	ANSI B	700 SF	643 SF
402	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
403	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
404	3 BR - 1 1/2 BA	WILLIAM	1	ANSI A	1,142 SF	1,071 SF
405	2 BR - 1 BA	DELTA	1	ANSI B	835 SF	775 SF
406	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
407	2 BR - 1 BA	DELTA	1	ANSI B	835 SF	775 SF
408	4 BR - 2 BA	MARY	1	ANSI B	1,357 SF	1,277 SF
409	2 BR - 1 BA	YANKEE	1	ANSI A	825 SF	766 SF
410	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
411	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
412	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
413	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
414	1 BR - 1 BA	ALPHA	1	ANSI B	617 SF	566 SF
415	3 BR - 1 1/2 BA	KILO	1	ANSI B	1,172 SF	1,100 SF
416	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
417	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
418	1 BR - 1 BA	ZULU	1	ANSI A	673 SF	619 SF
419	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
420	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
421	1 BR - 1 BA	CHARLIE	1	ANSI B	622 SF	565 SF
			78		64,982 SF	60,301 SF

GENERAL

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CIVIL DRAWINGS

SUBMITTED SEPARATELY

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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).
A-3 - ASSEMBLY USES INTENDED FOR COMMUNITY ASSEMBLY

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 BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711. - **1 HOUR**

OBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
BUILDING HEIGHTS PER OBC TABLE 504.3:
R-2 USE - S - TYPE VA CONSTRUCTION: **HEIGHT 70'**
A USE - S - TYPE VA CONSTRUCTION: **HEIGHT 70'**
ALLOWABLE STORIES PER OBC TABLE 504.4:
R-2 USE - S - TYPE VA CONSTRUCTION: **4 STORIES** (SEE 510.2)
A-3 USE - S - TYPE VA CONSTRUCTION: **3 STORIES**
ALLOWABLE AREA PER STORY PER OBC TABLE 506.2:
R-2 USE - SM - TYPE VA CONSTRUCTION: - **36,000 SQ. FT.**
A-3 USE - SM - TYPE VA CONSTRUCTION: - **34,500 SQ. FT.**

SECTION 506.2 MIXED OCCUPANCY BUILDINGS
R-2 ALLOWABLE AREA = [36,000+(12,000x.75)] **ALLOWABLE AREA = 45,000 SF**
A-3 ALLOWABLE AREA = [34,500+(11,500x.75)] **ALLOWABLE AREA = 43,125 SF**

1ST FLOOR R-2 RATIO 16,204/45,000 = 0.36
1ST FLOOR A-3 RATIO 4,315/43,125 = 0.10
2ND FLOOR R-2 RATIO 20,685/45,000 = 0.46
3RD FLOOR R-2 RATIO 20,685/45,000 = 0.46
4TH FLOOR R-2 RATIO 20,685/45,000 = 0.46
SUM OF RATIOS = 1.84

SECTION 506.3 FRONTAGE INCREASE
PERIMETER = 183'+239'+60'+181'+122'+60' = 845' TOTAL PERIMETER
PERIMETER W/ >30' PUBLIC WAY / OPEN SPACE = 785' = 92.9%

TABLE 506.3.3 FRONTAGE INCREASE FACTOR
PERCENTAGE OF BUILDING OPEN SPACE (FEET) 30' OR GREATER
75 - 100 (92.9 ACTUAL) **0.75**

SECTION 508.3 NONSEPARATED OCCUPANCIES - BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS NONSEPARATED OCCUPANCIES.

SECTION 508.3.3 SEPARATION
EXCEPTION 2 - GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH SECTION 420.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
A TO R (SPRINKLERED) = **1 HOUR**

TABLE 509.1 INCIDENTAL USES
ROOM OR AREA SEPARATION AN/OR PROTECTION
LAUNDRY ROOMS OVER 100 SF 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM - **SPRINKLER PROVIDED**

OBC CHAPTER 6 - TYPES OF CONSTRUCTION
RATING REQUIREMENTS PER OBC TABLE 601:
PRIMARY STRUCTURAL FRAME: TYPE VA
BEARING WALLS: VA: 1 HOUR
INTERIOR: VA: 1 HOUR
EXTERIOR: VA: 1 HOUR
NON-BEARING WALLS AND PARTITIONS: VB: 0 HOUR
INTERIOR: SEE OBC TABLE 602
EXTERIOR: VA: 1 HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: VA: 1 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS: VA: 1 HOUR

BUILDING GROSS SF		
Level	Use Group	Area
1ST FLOOR	A3	4,336 SF
1ST FLOOR	R2	16,451 SF
		20,787 SF
2ND FLOOR	R2	20,877 SF
		20,877 SF
3RD FLOOR	R2	20,877 SF
		20,877 SF
4TH FLOOR	R2	20,877 SF
		20,877 SF
TOTAL GSF		83,417 SF

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.

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:

- PRE-ENGINEERED TRUSS SHOP DRAWINGS AND CALCULATIONS
- FIRE SUPPRESSION SYSTEM DRAWINGS
- FIRE ALARM SYSTEM DRAWINGS
- DOOR HARDWARE AND ACCESS CONTROL SUBMITTAL
- SECURITY CAMERA LAYOUT AND EQUIPMENT SUBMITTAL
- ROOF MEMBRANE SUBMITTAL AND WARRANTY REQUIREMENTS

TABLE 602: OCCUPANCY A3 & R WITH A FIRE SEPARATION DISTANCE < 30' REQUIRES 1 HOUR FIRE RESISTANCE RATING

OBC CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
705.6 FIRE RESISTANCE RATINGS IN EXTERIOR WALLS - EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN 10 FEEL SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE ONLY.

SECTION 713.4 SHAFT FIRE RESISTANCE RATING: SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES... SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. **ALL SHAFTS HAVE A 2 HOUR FIRE RATING**

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.

OBC CHAPTER 9 - FIRE PROTECTION SYSTEMS
AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 902.3.1.2, BY WAY OF 504.2 SHALL BE PROVIDED THROUGHOUT THE R-2 USE AREAS OF THE BUILDING PER SECTION 903.2.8, EXCEPTION 1.

SECTION 916 EMERGENCY RESPONDER RADIO COVERAGE: THE BUILDING SHALL BE TESTED FOR COVERAGE ONCE THE 'CORE AND SHELL' ARE SUBSTANTIALLY COMPLETED. THE GC SHALL PROVIDE \$60,000 AS A LINE ITEM IN THE BID FOR THE PERMITTING AND INSTALLATION OF AN ERRS SYSTEM SHOULD ONE BE REQUIRED.

OBC CHAPTER 10 - MEANS OF EGRESS OCCUPANT LOAD PER OBC TABLE 1004.1.2
-SEE LIFE SAFETY SHEETS FOR EXIT LOCATIONS AND CONFIGURATIONS

SECTION 1020 CORRIDORS:
1020.2 - MINIMUM WIDTH: 44"
1020.4 - DEAD ENDS: 20'

OBC CHAPTER 11 - ACCESSIBILITY
1106 PARKING AND PASSENGER LOADING FACILITIES
SECTION 1106.2 GROUP R-2: ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH ITEMS 1 THROUGH 4 AS APPLICABLE.

- IN GROUP R-2 OCCUPANCIES WHICH ARE REQUIRED TO HAVE TYPE A, OR TYPE B DWELLING UNITS, AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.
- NOT APPLICABLE
- WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH TYPE A UNIT.

THE FAIR HOUSING ACT DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO BUILDINGS DESIGNED AND CONSTRUCTED FOR FIRST OCCUPANCY AFTER MARCH 13TH, 1991 AND CONSIST OF FOUR OR MORE DWELLING UNITS THAT ARE SINGLE STORY DWELLING UNITS OR SERVED BY AN ELEVATOR.

SECTION 1106.5 VAN SPACES: FOR EVERY 6 OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.

SECTION 1107.6.2.2.1. TYPE A UNITS: IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. **2 PERCENT OF 78 IS 2 TYPE 'A' UNITS REQUIRED. - AS A REQUIREMENT OF THE OHFA 2026 QAP A MIN. OF 6% ANSI A UNITS ARE PROVIDED AND SPREAD BETWEEN THE PROVIDED CLASSES OF UNITS. THUS 4 TYPE 'A' UNITS ARE PROVIDED**

1107.6.2.2.2 '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.

THE COMMON AND PUBLIC USE AREAS OF THIS MULTI-FAMILY BUILDING WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) AS REVISED BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, INCLUDING STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES UNDER TITLE III

AFF ALT	ABOVE FINISH FLOOR ALTERNATE	MAS MAX	MASONRY MAXIMUM
ALUM APC	ALUMINUM ACOUSTIC PANEL CEILING	MC MECH	MICROWAVE CABINET MECHANICAL
ARCH AVG	ARCHITECT AVERAGE	MEP	MECHANICAL, ELECTRICAL, PLUMBING
B&B BC	BALLED & BURLAPPED BACK OF CURB	MEZZ MFR	MEZZANINE MANUFACTURER
BLDG BLKG	BUILDING BLOCKING	MH MI	MAN HOLE MIRROR
BM BN	BEAM BULLNOSE	MIN MISC	MINIMUM MISCELLANEOUS
BOT BP	BOTTOM BASE PLATE	MO MTD	MASONRY OPENING MOUNTED
BSMT	BASEMENT	MTL	METAL

C/C CAB	CENTER TO CENTER CABINET	NC NEG	NURSE CALL NEGATIVE
CAL CB	CALIPER CATCH BASIN	NIC NO	NOT IN CONTRACT NUMBER
CG CIP	CORNER GUARD CAST-IN-PLACE (CONCRETE)	NOM NTS	NOMINAL NOT TO SCALE

CJ CLG	CONTROL JOINT CEILING	O/O OA	OUT TO OUT OVERALL
CM CMU	CONSTRUCTION MANAGER CONCRETE MASONRY UNIT	OC OD	ON CENTER OUTSIDE DIAMETER
CO COL	CLEAN OUT COLUMN	OF CI	OWNER FURNISHED CONTRACTOR INSTALLED
CONC CONST	CONCRETE CONSTRUCTION	OFOI	OWNER FURNISHED, OWNER INSTALLED
CONT CONTR	CONTINUOUS CONTRACTOR	OH	OVERHEAD
CORR CSWK	CORRIDOR CASEWORK	OPNG OPP	OPENING OPPOSITE
CT CW	CERAMIC TILE COLD WATER	OZ	OUNCE

DB DBL	DRAWER BASE DOUBLE	PLAM PLBG	PLASTIC LAMINATE PLASTER PLUMBING
DEPT DET	DEPARTMENT DETAIL	PLYWD POS	PLYWOOD POSITIVE
DIA DIM	DIAMETER DIMENSION	PP PR	POWER POLE PAIR
DN DS	DOWN DOOR	PTD PTN	PARTITION PAINTED
DWG	DRAWING	PVC PVMT	POLYVINYL CHLORIDE PAVEMENT

EA EJ	EACH EXPANSION JOINT	QT	QUARRY TILE
EL ELEC	ELEVATION ELECTRIC(AL)	R/W RD	RIGHT OF WAY ROOF DRAIN
ELEV EM	ELEVATOR EMERGENCY POWER	REFR	REFERENCE REFRIGERATOR
EMER EP	EMERGENCY ELECTRICAL PANEL	REINF REQD	REINFORCE(MENT) REQUIRED
EQ EQPT	EQUAL EQUIPMENT	RES REV	RESILIENT REVISION
EWC EX	ELECTRIC WATER COOLER EXISTING	RM RO	ROOM ROUGH OPENING
EXT	EXTERIOR	RSR	RISER

FA FAA	FIRE ALARM FIRE ALARM ANNUNCIATOR	SB SCH	SINK BASE CABINET SCHEDULE
FD FDN	FLOOR DRAIN FOUNDATION	SD SECT	SOAP DISPENSER SECTION
FDV FE	FIRE DEPARTMENT VALVE FIRE EXTINGUISHER	SF SHT	SQUARE FOOT (FEET) SHEET
FEC	FIRE EXTINGUISHER CABINET	SI SIM	SQUARE INCH SIMILAR
FH FHC	FIRE HYDRANT FIRE HOSE CABINET	SPEC SPR	SPECIFICATION(S) SPRINKLER(S)
FIN FIXT	FINISH FIXTURE	SR SS	SHOWER ROD SOLID SURFACING
FLR FRG	FLOOR FIRE RESISTIVE GLAZING	ST STC	STATION SOUND TRANSMISSIONS COEFFICIENT
FRTW	FIRE RETARDANT TREATED WOOD	STD STL	STANDARD STEEL
FT FTG	FOOT (FEET) FOOTING	STR	STRUCTURE
FURR FUT	FURRING FUTURE	STSTL SY	STAINLESS STEEL SQUARE YARD
FVC	FIRE VALVE CABINET	SYM	SYMMETRICAL

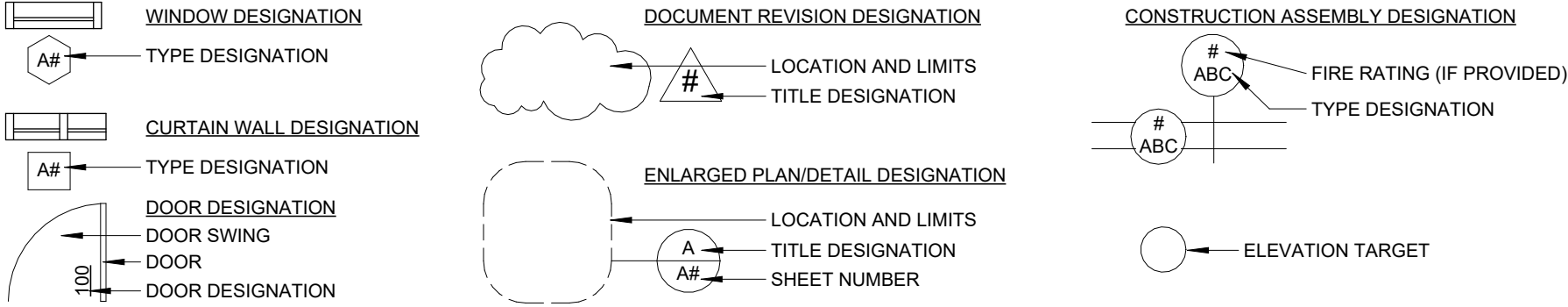
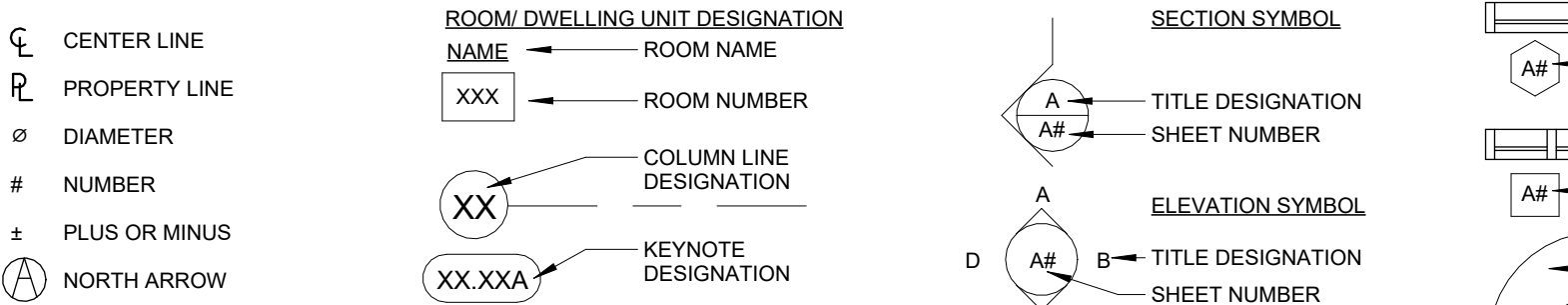
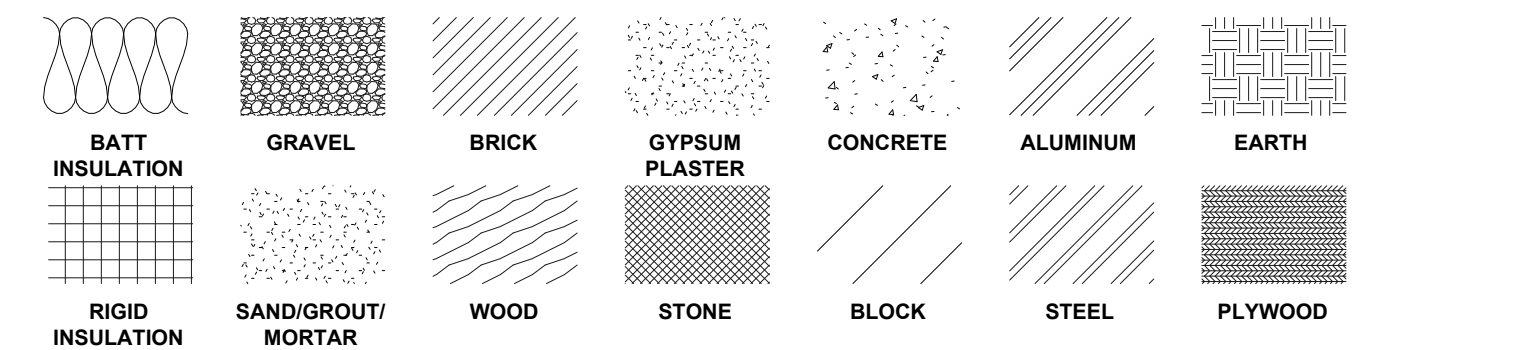
GA GAL	GAUGE GALLON	T T&G	TEMPERED (GLASS) TONGUE AND GROOVE
GALV GB	GALVANIZED GRAB BAR	TB TD	TOWEL BAR TOWEL DISPENSER
GC GL	GENERAL CONTRACT(OR) GLASS	TEMP TLT	TEMPORARY TOILET
GR GYP	GRADE GYPSUM	TOS TR	TOP OF STEEL TRASH RECEPTACLE
GYP BD	GYPSUM BOARD	TRANS TRD	TRANSFORMER TREAD
HB HC	HOSE BIB HANDICAP(PED)	TV TW	TELEVISION (SIGNAL) TOP OF WALL
HGT HM	HEIGHT HOLLOW METAL	TYP	TYPICAL
HORZ HR	HORIZONTAL HANDRAIL	UC UL	UNDERCOUNTER UNDERWRITERS LABORATORIES
HVAC	HEATING, VENTILATION, AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE

HW	HOT WATER	UNO	UNLESS NOTED OTHERWISE
IN INSUL	INCH INSULATION	VCT VERT	VINYL COMPOSITION TILE VERTICAL
INT IP	INTERIOR IRON PIPE	VEST VIF	VESTIBULE VERIFY IN FIELD
JAN JT	JANITOR CLOSET JOINT	VIN VP	VINYL VISION PANEL

KOP	KNOCK OUT PANEL	W/ W/O	WITHOUT WOOD
LAB LAM	LABORATORY LAMINATE	WEF WGT	WELED WIRE FABRIC WEIGHT WEATHER RESISTANT
LAV LB	LAVATORY POUND	WS WSCT	WIRE SHELVING WAINSCOT
LGT LVR	LIGHT LOUVER	YD	YARD DRAIN / YARD (MEASURE)

general notes

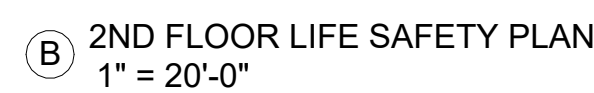
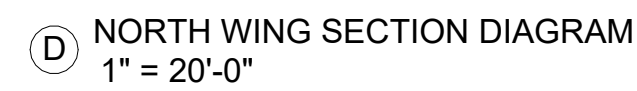
- THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED.
- THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE DOCUMENTS SHALL BE DIRECTED IN WRITING TO THE ARCHITECT.
- 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. 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.
- THE GENERAL CONTRACTOR IS TO HAVE A QUALIFIED SUPERVISOR RESPONSIBLE FOR THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
- 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.
- 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.
- 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.
- 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 TIEDOWNS, 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.
- 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.



- 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.

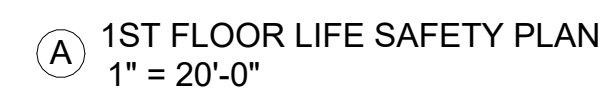
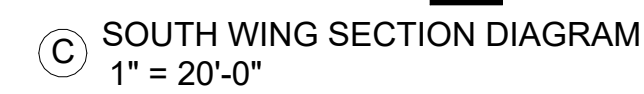
patterns and symbols

10.40C FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL



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

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 DIVISION). 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



KEYNOTES

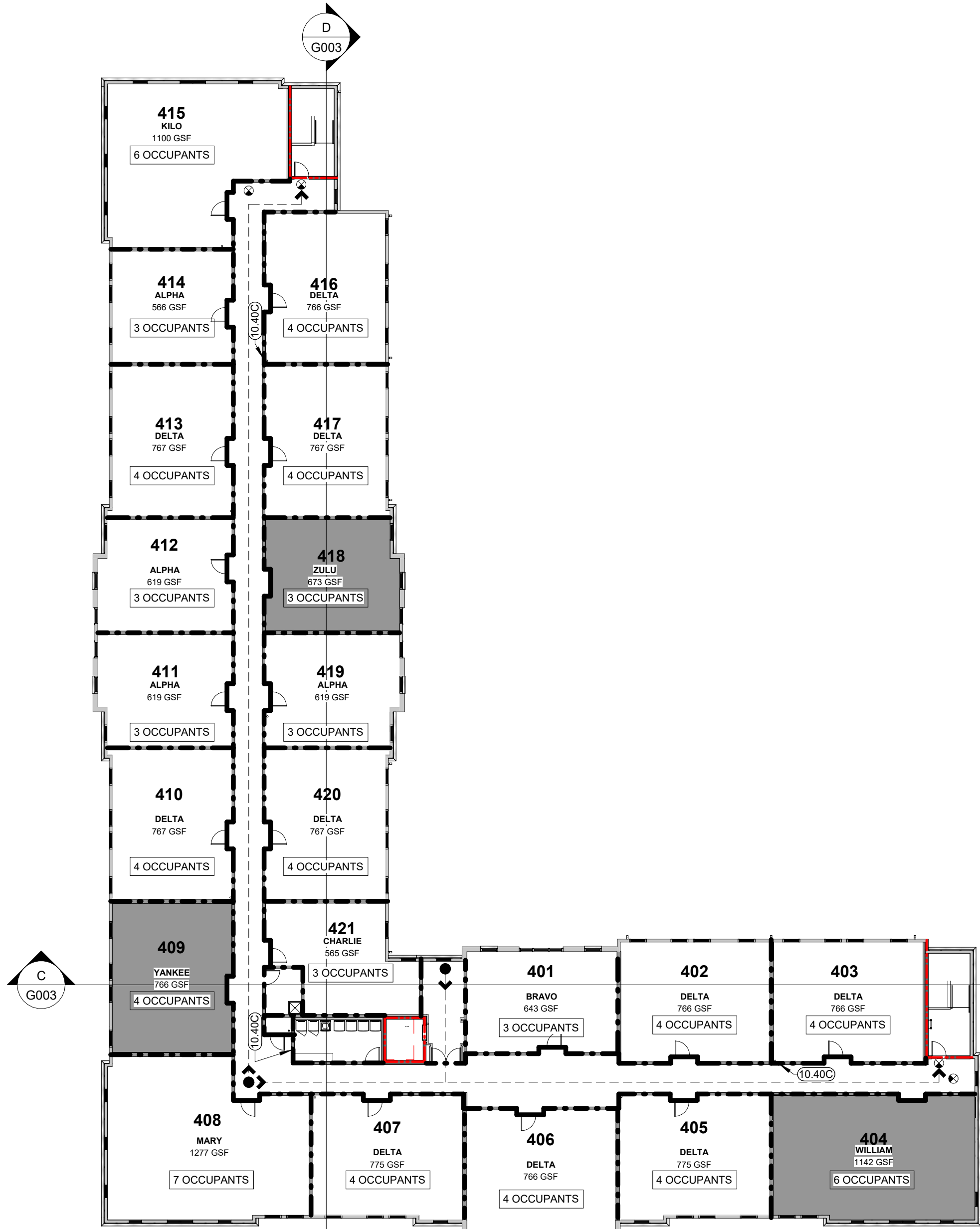
10.40C FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL

LIFE SAFETY LEGEND

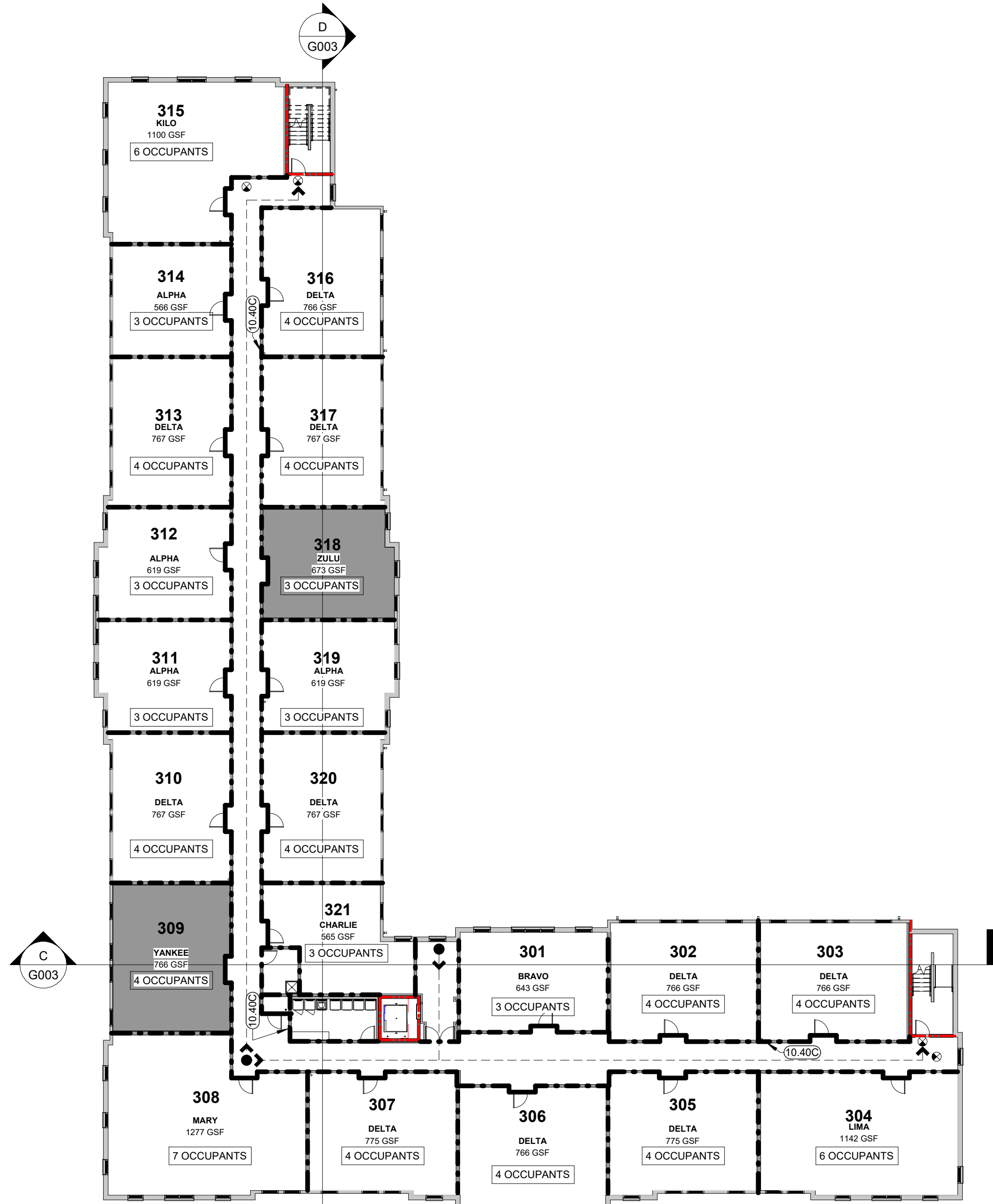
- MIN. 1 HR RATED ASSEMBLY
- MIN. 2 HR RATED FIRE WALL ASSEMBLY
- ANSI TYPE 'A' UNITS
- EXIT SIGN - POCHE INDICATES DIRECTION OF ILLUMINATION

GENERAL NOTES LIFE SAFETY

- SEE CONSTRUCTION ASSEMBLY SHEETS FOR INFORMATION ABOUT RATED WALL, FLOOR AND ROOF ASSEMBLIES.
- 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.
- OCCUPANCY LOADS SHOWN FOR ASSEMBLY SPACES ARE TO BE POSTED IN A CONSPICUOUS LOCATION PER OBC 1004.3
- EXIT SIGNS SHOWN SHALL COMPLY WITH OBC 1011. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- FIRE EXTINGUISHER LOCATIONS SHALL BE COORDINATED WITH THE LOCAL FIRE DEPARTMENT. ALL LOCATIONS INDICATED ARE TO BE VERIFIED AND APPROVED.
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- F.E.C. = RATED FIRE EXTINGUISHER CABINET RECESSED IN CORRIDOR WALLS. LOCATE MAX 75' FROM EXIT ACCESS AND MAX 150' BETWEEN EXTINGUISHERS



④ 4TH FLOOR
1" = 20'-0"



③ 3RD FLOOR
1" = 20'-0"

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

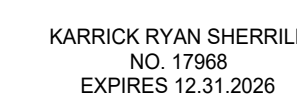
07/29/2026 PERMIT SET

PROJECT #: 26104 V17

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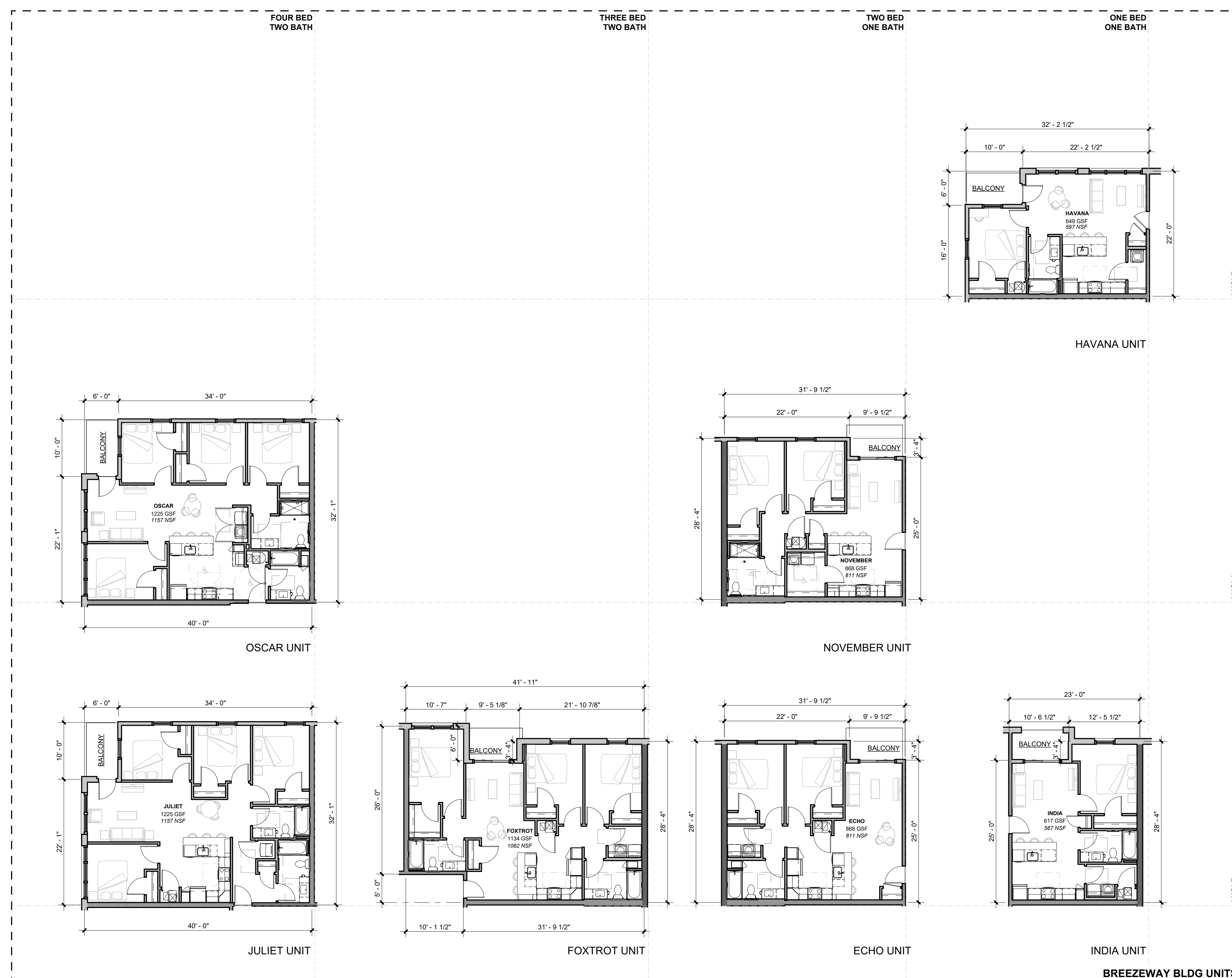
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G004
LIFE SAFETY PLANS



07/29/2026 PERMIT SET

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INNIS ROAD APARTMENTS

2150 INNIS ROAD

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 **ROMEO BUILDING** IS A FOUR STORY MULTI-FAMILY HOUSING PROJECT CONTAINING 78 DWELLING UNITS ARRANGED IN A TYPICAL DOUBLE LOADED CORRIDOR CONFIGURATION. THERE ARE A3 AMENITY SPACES ON THE FIRST FLOOR WITH OFFSTREET PARKING PROVIDED IN THE ADJACENT LOT. THE BUILDING IS A NONSEPARATED MIXED USE BUILDING OF TYPE VA CONSTRUCTION WITH WOOD FRAMED WALLS AND PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES.

THE **SIERRA AND TANGO 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 PROJECT 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 117.1 (2017)**



SITE AREA

	SF	AC
- PID - 010-087436	399976 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

PARKING COUNT

TYPE	COUNT
ACCESSIBLE SPACE	18
STANDARD 9X18	189
	207

SENSORY IMPAIRED UNITS

A TOTAL OF THREE DWELLING UNITS (EQUALING 2% OR GREATER) ONE IN EACH BUILDING ARE PROVIDED WITH ADDITIONAL FEATURES AS NOTED ON THE DWELLING UNIT PLANS

LOW INCOME UNIT AREA

PROGRAM AREA	GSF
COMMON AREA CIRCULATION	18282 SF
LOW INCOME UNIT AREA	105682 SF
	123964 SF

TOTAL BUILDING AREA

PROGRAM	UNIT CNT	GSF
1ST FLOOR		
COMMON AREA	0	2681 SF
COMMON CIRCULATION	0	6180 SF
DEDICATED PROGRAM SPACE	0	90 SF
EXTERIOR AREA	0	2096 SF
LIVING UNITS	35	30202 SF
MECHANICAL	0	1059 SF
STORAGE	0	83 SF
VERT. PENETRATIONS	35	42694 SF

2ND FLOOR		
COMMON AREA	0	190 SF
COMMON CIRCULATION	0	4716 SF
EXTERIOR AREA	0	1148 SF
LIVING UNITS	41	35376 SF
MECHANICAL	0	26 SF
STORAGE	0	83 SF
VERT. PENETRATIONS	41	42041 SF

3RD FLOOR		
COMMON AREA	0	190 SF
COMMON CIRCULATION	0	4716 SF
EXTERIOR AREA	0	1148 SF
LIVING UNITS	41	35376 SF
MECHANICAL	0	26 SF
STORAGE	0	83 SF
VERT. PENETRATIONS	41	42041 SF

4TH FLOOR		
COMMON AREA	0	190 SF
COMMON CIRCULATION	0	2669 SF
LIVING UNITS	21	17406 SF
MECHANICAL	0	26 SF
STORAGE	0	83 SF
VERT. PENETRATIONS	21	20877 SF
	138	147853 SF

UNIT INDEX						
UNIT NO.	UNIT TYPE	UNIT NAME	CT	MOBILITY TYPE	GSF	NSF
SIERRA						
1411	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1412	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 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	1225 SF	1158 SF
1514	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
			8		7220 SF	6752 SF
1421	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1422	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1423	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 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	1225 SF	1158 SF
1523	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 SF
1524	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
			8		7752 SF	7256 SF

1431	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1432	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1433	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 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	1225 SF	1158 SF
1533	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 SF
1534	2 BR - 1 BA	ECHO	1	ANSI B	868 SF	811 SF
			8		7752 SF	7256 SF

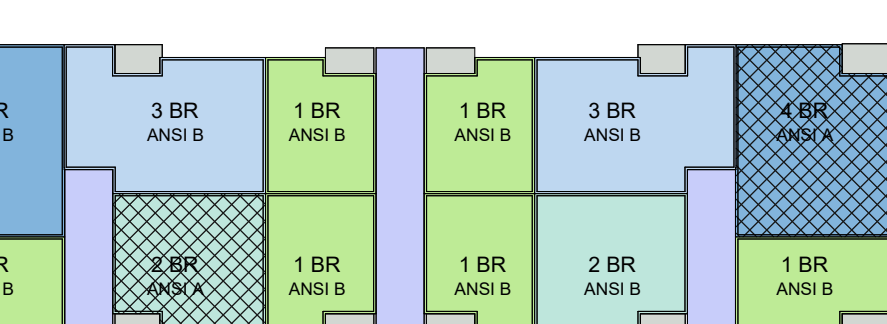
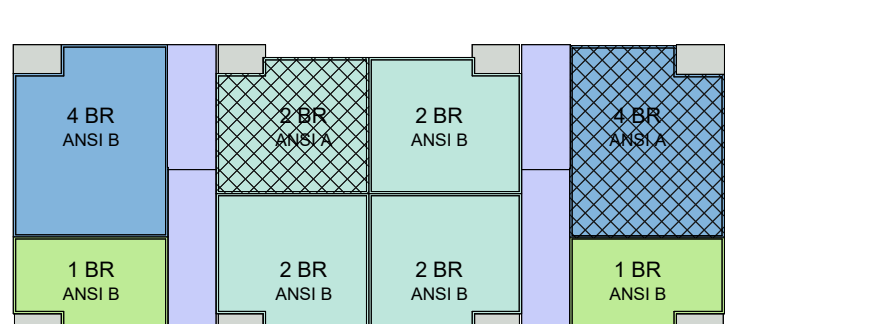
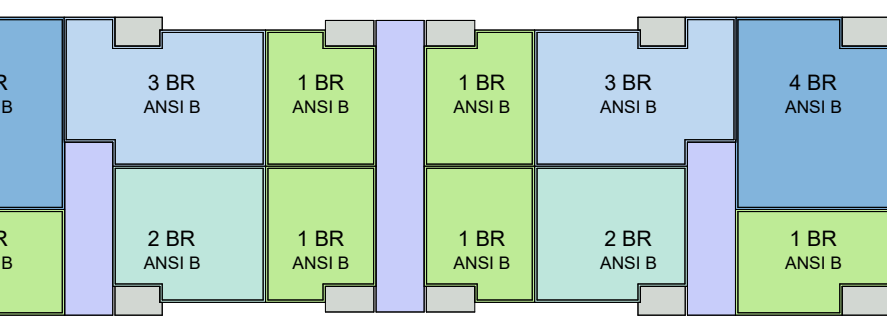
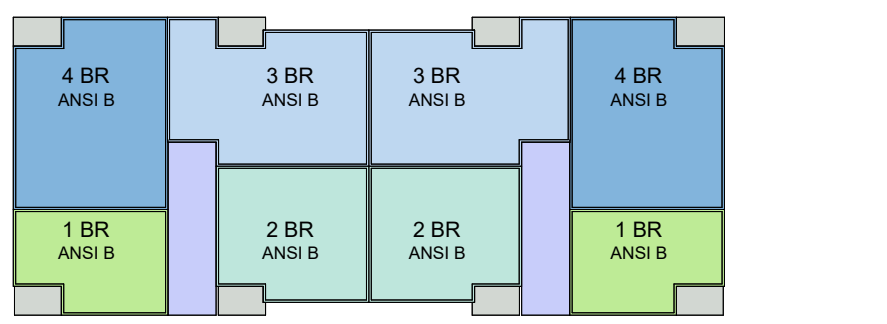
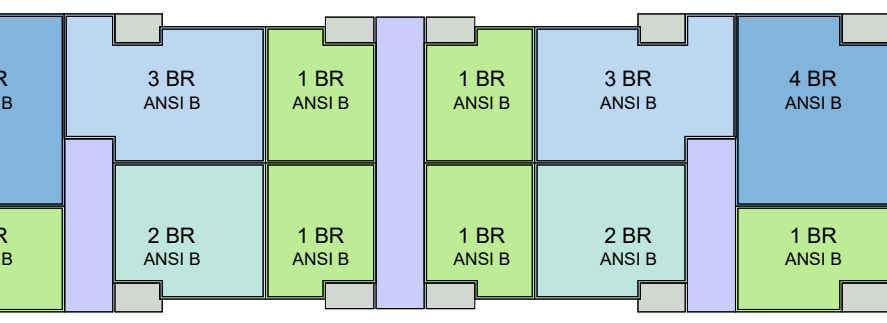
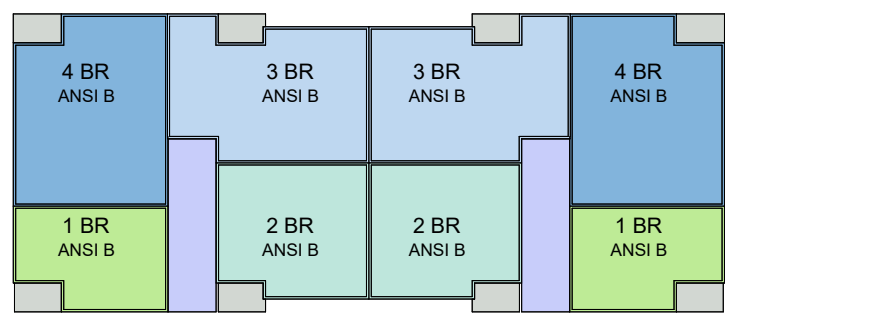
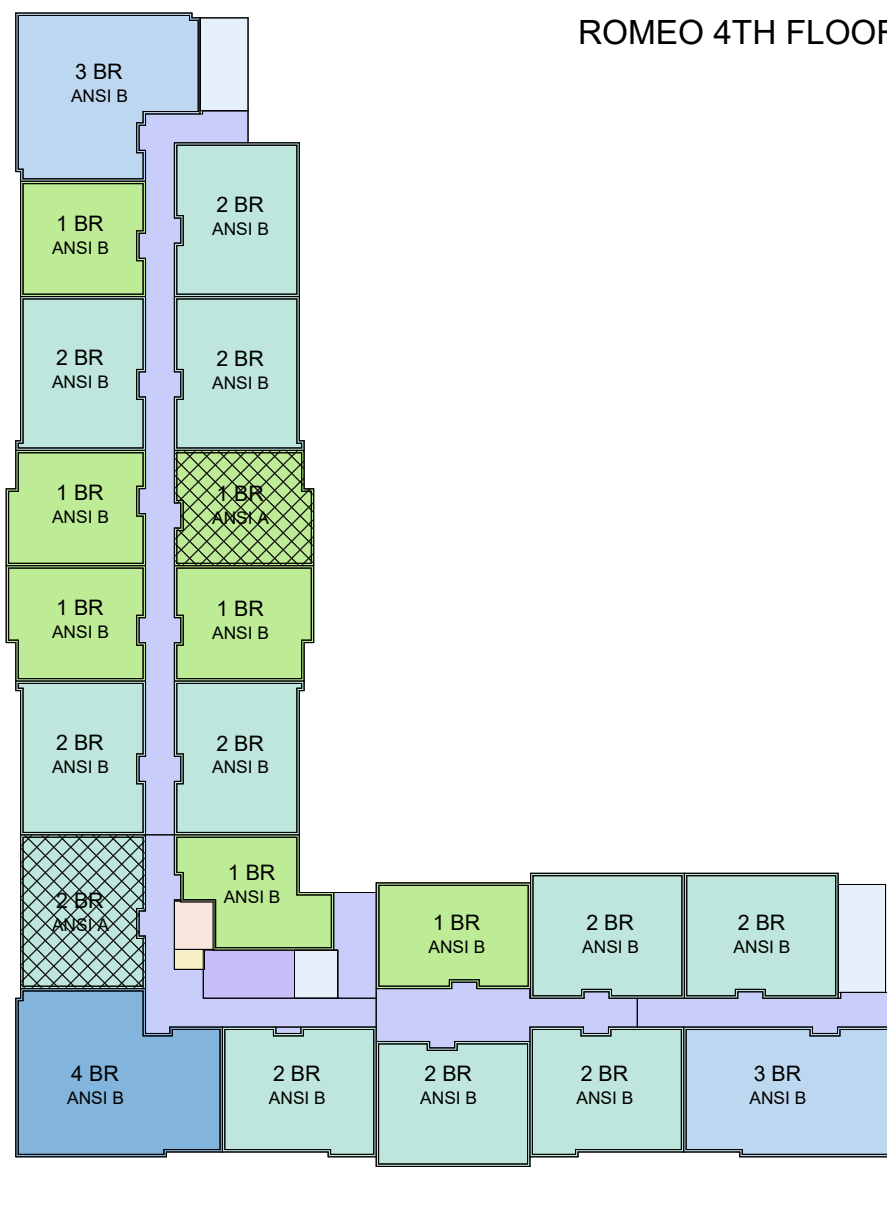
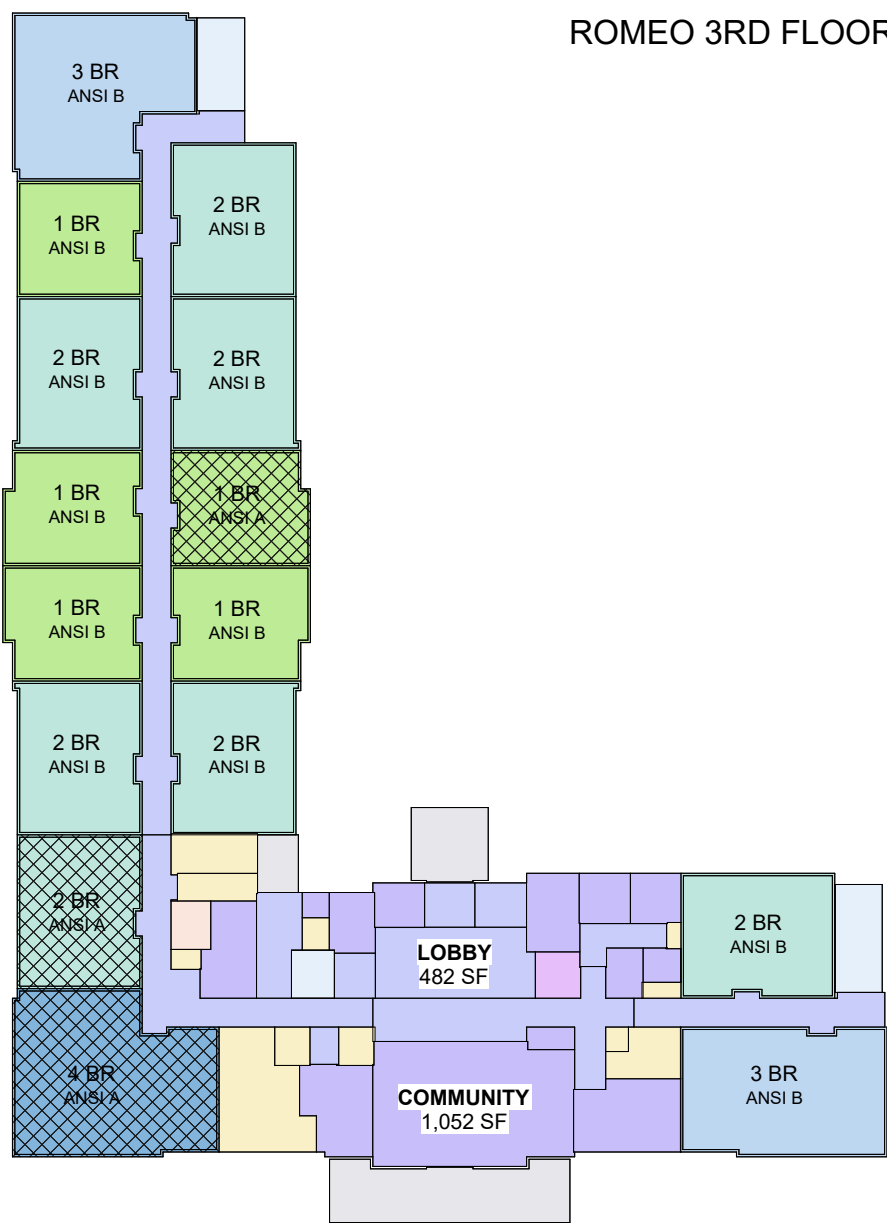
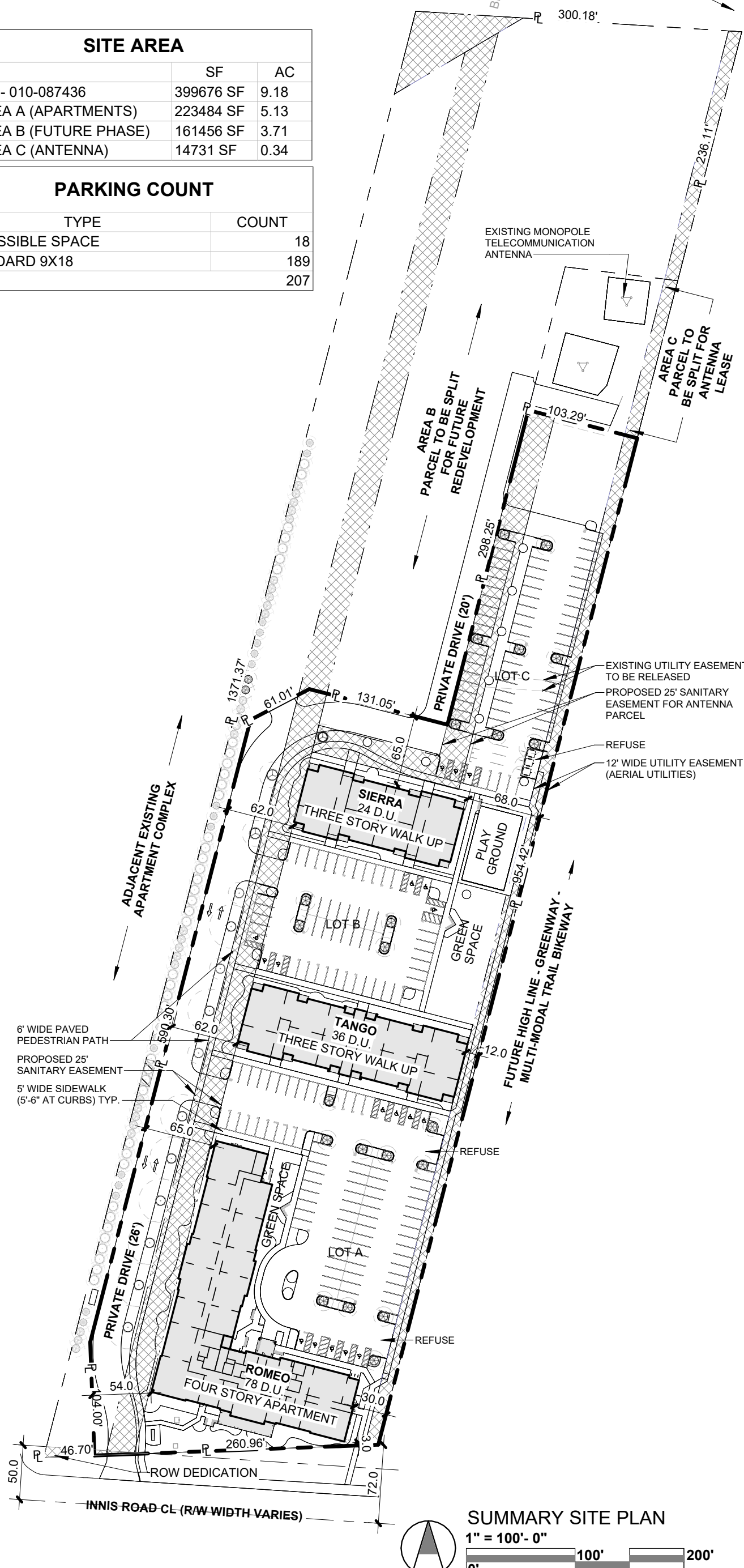
1121	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1112	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1113	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 SF
1114	2 BR - 1 BA	NOVEMBER	1	ANSI A	868 SF	810 SF
1211	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1212	1 BR - 1 BA	INDIA	1	ANSI B	617 SF	567 SF
1213	1 BR - 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	1134 SF	1062 SF
1313	4 BR - 2 BA	OSCAR	1	ANSI A	1225 SF	1158 SF
1314	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
			12		10218 SF	9525 SF
1121	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1122	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1123	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 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	1134 SF	1062 SF
1323	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1324	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
			12		10218 SF	9525 SF
1131	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
1132	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1133	3 BR - 1 1/2 BA	FOXTROT	1	ANSI B	1134 SF	1062 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	1134 SF	1062 SF
1333	4 BR - 2 BA	JULIET	1	ANSI B	1225 SF	1158 SF
1334	1 BR - 1 BA	HAVANA	1	ANSI B	649 SF	597 SF
			12		10218 SF	9525 SF
			138		118360 SF	110140 SF

DEVELOPMENT BOMA BUILDING SUMMARY

PROGRAM	GSF	%
COMMON AREA	3251 SF	2%
COMMON CIRCULATION	18282 SF	12%
DEDICATED PROGRAM SPACE	90 SF	0%
EXTERIOR AREA	4392 SF	3%
LIVING UNITS	118360 SF	80%
MECHANICAL	1137 SF	1%
STORAGE	333 SF	0%
VERT. PENETRATIONS	2007 SF	1%
	147853 SF	100%

FLOOR AREA DETAILS

PROGRAM AREA	GSF	%
COMMON AREA CIRCULATION	18282 SF	12%
COMMON AREA PUBLIC	4196 SF	3%
DEDICATED PROGRAM SPACE	90 SF	0%
LIMITED COMMON AREA	3447 SF	2%
LOW INCOME UNIT AREA	118360 SF	80%
MAJOR VERTICAL PENETRATIONS	2007 SF	1%
SUPPORT	1470 SF	1%
NET RENTABLE SQUARE FOOTAGE	147853 SF	100%



SUMMARY FLOOR PLANS

1" = 40'-0"

0' 40' 80'

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WESTERVILLE OHIO 43081



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

G010
DEVELOPMENT
SUMMARY

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Project Description

Innis Road Apartments is a multiple-dwelling development consisting of 138 total dwelling units in 3 separate buildings on a single site at 2150 Innis Road, Columbus, Ohio. The project is financed under the Ohio Housing Finance Agency (OHFA) 4% Low-Income Housing Tax Credit (LIHTC) program, using tax-exempt Private Activity Bonds (PAB) per IRC §42(h)(4), and is designed and documented in accordance with the current OHFA Qualified Allocation Plan (QAP) and Design & Architectural Standards (DAS) — see “OHFA Program Compliance” below for a summary of governing requirements. The project is required to achieve LEED for Homes (LEED Residential, Silver Level certification (or higher) with HERS rater verification per DAS Section H. Accessibility is provided under the Project Selected Safe Harbor (PSSH), ANSI A117.1 (2017), with Type A and Type B units distributed among the buildings per the OHFA QAP.

Building Summary							
Building	Stories	Construction Type	Occupancy	Units	Elevator	Approx. GSF	Configuration
Romeo	4	Type V-A	Nonseparated R-2 / A-3 (community space)	78	Yes	≈83,400 SF	Double-loaded corridor
Tango	3	Type V-B	R-2	36	No	≈34,600 SF	Walk-up, breezeway access
Sierra	3	Type V-B	R-2	24	No	≈25,400 SF	Walk-up, breezeway access

Total development: 138 dwelling units, approximately 143,400 GSF, parking provided in adjacent surface lots (208 total spaces, including EV-ready, EVSE, and accessible spaces).

Development Unit Mix

Unit Type	Unit Count	Area (NSF, approx.)	% of Units
1 Bedroom	50	32,384 SF	36%
2 Bedroom	54	45,249 SF	39%
3 Bedroom	18	20,600 SF	13%
4 Bedroom	16	20,128 SF	12%
Total	138	118,360 SF	100%

Mobility / Accessible Units

Type A and Type B units are provided per OBC Chapter 11 and the OHFA 2026 QAP (minimum 5% ANSI Type A units, spread among unit classes; all ground-floor units in Tango and Sierra — which are not elevator-served — are Type A or Type B per OBC 1108.7.1.1). Coordinate final mobility unit counts and locations with the Unit Index on sheets G005 (Romeo) and G006 (Tango/Sierra).

Applicable Codes and Regulatory Basis

Code analysis below is summarized from sheet G002 (Building Code and Notes) for each building. Refer to G002/G003/G004 of the referenced drawing sets for complete code data, allowable area calculations, and life safety plans.

Romeo Building (Type V-A)

- Occupancy: Nonseparated R-2 (residential) and A-3 (community assembly), per OBC 508.3.
- Construction Type: V-A. Primary structural frame, bearing walls, floor and roof construction: 1-hour rated.
- Allowable height/area: 70 ft / 4 stories (R-2), 70 ft / 3 stories (A-3), per OBC Table 504.3 — 504.4, with frontage increase applied.
- Dwelling unit separation walls and floor/ceiling assemblies: 1-hour, per OBC 420.2 / 420.3.
- Occupancy separation, A-3 to R-2: 1-hour, per OBC Table 508.4.
- Fire protection: Sprinklered throughout, NFPA 13, per OBC 903.2.1.3 / 903.2.8. Laundry rooms over 100 SF sprinklered per Table 509.1.
- Corridors: 44” minimum clear width; dead-end corridors not to exceed 20 ft, per OBC 1020.
- Accessibility: Type A units — 2% of unit count minimum (OBC 1107.6.2.2.1); OHFA 2026 QAP requires minimum 5% ANSI A units, spread among the classes of units provided. Balance of units are Type B per 1107.6.2.2.2. Accessible parking and van spaces per OBC 1106.
- Emergency responder radio coverage tested/certified per OBC Section 916; cost of testing/installation carried as an allowance item in the GC bid.

Tango and Sierra Buildings (Type V-B)

- Occupancy: R-2 (residential only — no assembly/community space in these buildings).
- Construction Type: V-B. Primary structural frame, bearing walls, floor and roof construction: 0-hour (unrated), per OBC Table 601/602.
- Allowable height/area: 40 ft / 3 stories, 7,000 SF allowable area per story (R-2) increased to 12,250 SF with frontage increase, per OBC Table 504.3/504.4 and 506.2.
- Fire separation division between Tango, Sierra, and Romeo (same lot, imaginary lines per OBC 705.3) governs exterior wall opening protection per OBC Table 705.8; verify against sheet G010.
- Fire protection: Sprinklered throughout, NFPA 13, per OBC 903.3.1.2 / 420.4. Manual fire alarm system not required (buildings do not meet OBC 907.2.9.1 thresholds); single- and multiple-station smoke alarms required per OBC 907.2.11.2, coordinated with and submitted to the City of Columbus.
- Means of egress: single exits permitted per OBC 1006.3.4 where a story has no more than 4 dwelling units and does not exceed the maximum exit access travel distance (125 ft, Table 1006.3.4(1)).
- Accessibility: without elevator service, only ground-floor dwelling units are required to be Type A/B per OBC 1108.7.1/1108.7.1.1; all Tango and Sierra ground-floor units are Type A or Type B. Type A units: 2% of total 120 combined Tango/Sierra units = 3 units minimum, per 1108.6.2.2.1.

General / Cross-Building Notes (from G002)

- Fair Housing Act design requirements apply; buildings constructed for first occupancy after March 13, 1991 with 4 or more dwelling units on an accessible route.
- ADA Standards for Accessible Design (2010) apply to common and public-use areas of the multifamily buildings.
- Fireblocking required at concealed draft openings (vertical and horizontal) per OBC 717.2; draftstopping per applicable OBC sections at floor/attic assemblies.
- OHFA LIHTC program requirements govern accessibility, environmental review, and construction documentation/protocols — GC and subcontractors to be familiar with the program.

OHFA Program Compliance

This project is financed under the OHFA 4% LIHTC program (tax-exempt Private Activity Bonds, IRC §42(h)(4) — a minimum of 50% of aggregate basis must be bond-financed to claim the full 4% credit) and is subject to the currently effective OHFA Qualified Allocation Plan (QAP) and Design & Architectural Standards (DAS). The summary below captures the binding design/construction requirements from those documents that are most relevant to this architectural specification; it is not a substitute for the QAP and DAS themselves, which govern in the event of any discrepancy. Verify all items below against the QAP/DAS editions current at the time of the OHFA application and construction document submission.

Sustainability Certification (DAS Section H)

- The project must obtain one of the following: LEED for Homes / LEED Residential, Silver Level or higher (project’s selected path — LEED Consultant: Sol Design + Consulting); Enterprise Green Communities (EGC) or EGC Plus Certification; or ICC/ASHRAE 700 National Green Building Standard (NGBS), Silver Level or higher.
- Evidence of final certification from a HERS (Home Energy Rating System) rater and the applicable green building rating system is required upon construction completion.
- Where a conflict exists between a DAS durable-materials requirement and the green certification requirement, the highest durability standard compatible with the certification governs (DAS §1.4).

Durable Materials — Pre-Approved Materials Cross-Reference (DAS Section K.1)

DAS §K.1.1 requires exterior materials to have either a 30-year Expected Useful Life (EUL) or longer, a 30-year (or industry-standard) warranty, or to be selected from the pre-approved materials lists below (SK.1.5). This project’s basis-of-design selections are cross-referenced against those lists for coordination; final compliance is confirmed by the LEED/HERS consultant at construction documents.

Element (DAS §)	DAS Pre-Approved / Minimum Requirement	Project Basis of Design
Exterior walls (§1.5.1)	Wood stud; brick or block; manufactured stone; metal stud framing	Wood stud framing (06 11 00); CMU at elevator shaft/grade walls (04 20 00)
Exterior veneers (§1.5.2)	Vinyl siding 0.042-0.055”; Portland cement stucco (EIFS prohibited); fiber-cement board; brick; thin stone/brick (must-set, 40-yr warranty); laminated metal panels	Brick veneer (04 21 13) and fiber-cement siding (07 46 46) — no EIFS is used on this project
Roofing (§1.5.3)	Preformed metal, 30-year asphalt shingles; 20-year membrane roof (EPDM, PVC, TPO)	TPO membrane roofing, 20-year minimum limited warranty (07 54 23)
Insulation (§1.5.4)	Must meet current ASHRAE 90.1 Standard (e.g., 2019)	Insulation values per 07 21 00 — LEED/energy consultant to confirm ASHRAE 90.1 compliance
Windows & exterior doors (§1.5.5)	Wind rated 90 mph or DP-20 minimum; ENERGY STAR Version 6 (V6), Zone 5 minimum; manufacturer’s compliance letter (U-value, infiltration, wind rating); HERS rater installation certification; insulated-core exterior doors	Quaker V200 vinyl windows (08 54 13); insulated exterior doors (08 11 0008 14 00) — obtain manufacturer’s V6Wind-rating compliance letter and HERS installation certification

Site and Exterior Requirements (DAS Section K)

- Holes and penetrations: seal with UV-stable sealant materials; weepholes are not to be sealed and are to include corrugated vents or rope wicks (§K.3) — coordinate with weep tubes at brick veneer (04 21 13) and Division 07 joint sealants (07 92 00).

- Gutters and downspouts: all downspouts piped (Schedule 40 PVC, minimum 12” above grade) to an appropriate discharge location, or, where piping is not feasible, discharged onto concrete splash blocks sloped positively away from the building, unless local code dictates an alternative design (§K.4) — see 07 62 00 Sheet Metal Flashing and Trim.
- Main entries, all main entries require a roof or awning over the entry area; covered entries minimum 30” depth x 48” width, maximum 10’ above the entry level; accessible covered entries minimum 67” depth x 67” width clear floor space (§K.5) — coordinate with building entry canopy design.

Commonly Flagged Items — OHFA 80% Drawing Review

Division 00 – Procurement and Contracting Requirements

Procurement and contracting requirements (bidding requirements, contract forms, general and supplementary conditions) are established by the Owner’s executed agreement with the General Contractor (Model Group) and are not duplicated here. Where general conditions are silent, AIA A201, General Conditions of the Contract for Construction, current edition, governs.

Division 01 – General Requirements

01 10 00 Summary

Work consists of new construction of three multifamily residential buildings (Romeo, Tango, Sierra), associated site work, parking, and landscape improvements, as indicated in the Contract Documents. Civil site work (grading, utilities, paving substrate) is designed by American Structurepoint, Inc. and issued under separate cover — submitted separately from the architectural set.

01 21 00 Allowances

The following allowances are to be carried in the GC’s bid per Section 01 21 00. Allowance amounts marked “preliminary” are order-of-magnitude figures based on typical costs for comparable scope of work — they are not vendor quotes, and should be refined with the Owner and GC prior to bid issuance.

Allowance Item	Amount	Basis / Note
Emergency responder radio coverage testing/installation (OBC 916, Romeo only)	Allowance — amount per GC bid	Stipulated allowance item per G002; confirm final amount with GC pricing
Playground equipment and installation	\$75,000 (preliminary)	Site plan notes playground “design by others.” Preliminary allowance based on typical costs for small-to-medium multifamily playgrounds (industry range approx. \$50,000–\$125,000 depending on site/equipment); confirm scope, size, and final allowance amount with Owner and playground vendor prior to bid.
Low-voltage / security systems (cameras, electronic access at building/unit entries, building call/intruder system)	\$50,000	Covers rough-in, wiring, devices, and head-end equipment for the security camera system, electronic access control (basis of design ButterflyMX — see Division 10), and building call/intruder system across all three buildings.
Lobby flooring — tile	\$10.00/SF (unit-price allowance)	Lobby/entry vestibule flooring at each building is not yet finish-selected; total allowance amount to be calculated against final measured lobby SF per building.
Brick veneer masonry units	\$450.00 per 1,000 brick (unit-price allowance)	Material allowance for face brick (04 21 13); labor, mortar, ties, and installation are carried separately from this material allowance.
Building/site wayfinding and signage package	\$25,000 (preliminary)	Preliminary allowance for building identification, directional, unit numbering, and ADA room signage across the development — coordinate final signage plan and locations with Owner/Architect (see Division 10).
Monument sign at site entrance	\$18,000 (preliminary)	Material allowance for the illuminated brick/masonry monument sign at the site entrance (see G101 Site Details and 04 21 13) — confirm final sign size, illumination, and design with Owner prior to bid.

01 30 00 Administrative Requirements

- Contractor reviews and approves submittals prior to submission to the Owner’s Project Manager/Architect; deviations from Contract Documents to be identified in writing at time of submission.
- Shop drawings and product data: submit electronically or two print sets; provide for custom products and products not fully identified by product data.
- Coordinate use of premises and site access with Owner; coordinate mechanical/electrical work with finishes, concealing pipes/ducts/wiring in finished areas.

01 40 00 Quality Requirements

- Installers to have minimum 5 years’ successful experience with similar work.
- Mock-ups: provide where called for below (masonry veneer, fiber-cement siding) or where otherwise required by the Architect; obtain Architect approval before proceeding with the balance of the work represented.
- Testing laboratory services as required by the structural drawings (special inspections, S003/S004) and applicable code; testing paid by Owner through escrow held by GC, retesting due to failure paid by Contractor.

01 50 00 Required Plan Submittals

Per G002 (both drawing sets), the following constitute shop drawings or trade drawings required to be submitted by the Contractor prior to installation of each component:

- Pre-engineered wood truss shop drawings and calculations (floor and roof trusses, both building types).
- Fire suppression system drawings (NFPA 13, all buildings).
- Fire alarm system drawings (Romeo; smoke alarm layout for Tango/Sierra).
- Roof membrane submittal and warranty requirements (TPO roofing, all buildings).

01 60 00 Casework and Product Notes

- Shop drawings for all casework (shelving, cabinetry, countertops) submitted to Owner for review.
- Cabinets to meet NCCA certification / ANSI A161.6 and carry a factory-applied label; countertops compliant with California 93120 requirements for formaldehyde off-gassing.
- Support brackets capable of supporting a minimum of 200 lbs for all countertops not supported by cabinetry; blocking coordinated with manufacturer’s installation instructions.

01 81 00 Insulation and Envelope Performance Notes

- Insulate behind all outlets, plumbing stacks, and water supply lines on insulated walls.
- Insulation exposed to rooms/attics/crawl spaces: flame spread rating of 25 or less, smoke developed rating of 450 or less.
- Insulation in concealed spaces: flame spread rating of 25 or less and smoke developed of 450 or less, unless facing is not exposed (concealed space, in contact with wall or ceiling).
- All foam plastic insulation protected in accordance with the building code.

Division 02 – Existing Conditions

Site (“Area A”, apartments) totals approximately 223,484 SF (5.13 AC); the overall parcel (PID 010-087436) totals approximately 399,676 SF (9.18 AC), including a future-phase area (“Area B”, ≈ 3.71 AC) and an existing telecommunications monopole antenna easement area (“Area C”, ≈ 0.34 AC) to remain. Earthwork, demolition, and existing utility relocation are addressed on the civil drawings, submitted separately by American Structurepoint, Inc. — coordinate cutting/filling/compaction with the geotechnical soils report referenced herein. Detailed General/Products/Execution content is not provided here, as this scope is designed and documented by the civil engineer of record.

Division 03 – Concrete

03 30 00 — Cast-in-Place Concrete

- GENERAL**
 - Submittals: mix designs, reinforcing shop drawings, and concrete schedules per Structural (S006).
 - Quality Assurance: testing laboratory services per 01 40 00; special inspections per S003/S004.

PRODUCTS

- Slab-on-grade (assemblies FC1/FC2, all buildings): concrete slab per structural drawings, over 15-ml vapor barrier; no fire rating required.
- Exterior flatwork (sidewalks, entries, terraces, site steps): cast-in-place concrete — basis of design per exterior materials legend, sheet A201.
- Reinforcing, mix strengths, and footing sizes: per Structural S-series (Schaefer Engineering) — not detailed on the architectural set reviewed; see S001/S002/S006/S101.

EXECUTION

- Install vapor barrier continuous beneath slabs, lapped and sealed at joints per manufacturer’s instructions.
- Interior slab finish: light broom texture with hand-tooled control joints and smooth-trowel perimeter finish at units, per finish plan.
- Exterior flatwork finish: light broom texture, hand-tooled control joints, smooth-trowel perimeter finish; coordinate joint layout with the paving plan.
- Cure per ACI recommendations; protect finished slabs from damage and staining by later trades.

03 54 00 — Gypsum Cement Underlayment and Sound Mat

GENERAL

- Submittals: manufacturer’s product data for the gypsum cement floor underlayment and sound mat system; independent laboratory test data for compressive strength, density, and acoustic performance (IC/IF-IC, STC/IF-STC).
- Quality Assurance: applicator to be trained/licensed by the underlayment manufacturer; substrate moisture and structural deflection limits verified prior to placement.

PRODUCTS

- Gypsum cement floor underlayment: self-leveling gypsum cement topping, basis of design Maxxon Corp Gyp-Crete 2000 / 3.2K “Green” (or approved equal — acceptable alternates: Ardex Engineering Cements, Dependable Chemical Co., Inc., Hacker Industries, Inc.), minimum 2,500 PSI compressive strength, maximum density 115 lbs/cu ft.
- Minimum thickness 3/4” over sound mat; design (typical) thickness 1”, at the floor/ceiling assembly (FW1) per the assembly schedule — verify actual thickness against the structural deflection design and acoustic test assembly.
- Sound mat: basis of design Maxxon Acousti-Mat II (or approved equal), minimum recommended performance IC/IF-IC 55/52 and STC/IF-STC 55/52 in the tested floor/ceiling assembly.

EXECUTION

- Install sound mat continuous over the subfloor per manufacturer’s instructions, lapped and taped at seams; isolate from walls/penetrations per manufacturer’s perimeter isolation detail.
- Place gypsum cement topping per manufacturer’s mixing, pumping, and curing requirements; protect from traffic and moisture until cured; do not install flooring until moisture content is within the flooring manufacturer’s tolerance.
- Coordinate topping thickness and mat selection with the acoustic and fire-rated assembly requirements at FW1 (see Construction Assemblies, sheet A011).

Division 04 – Masonry

04 20 00 — Unit Masonry

GENERAL

- Submittals: CMU unit samples, mortar mix design, and masonry accessory (ties, reinforcement) product data.
- Quality Assurance: comply with ACI 530.1/ASCE 6, “Specification for Masonry Structures”; installer minimum 5 years’ experience (01 40 00).

PRODUCTS

- Elevator shaft foundation walls (Romeo, assembly C1A): 8x16 CMU, running bond, full mortar bed, 2-hour rating; fluid-applied waterproofing from footing to interior floor level with protection board (basis of design: Greenguard PB4).
- Elevator shaft walls above grade (Romeo, assembly M3A): 8x16 CMU, 2-hour rating; interior finish is acrylic-latex masonry paint where furring is not shown.
- Exterior CMU walls at grade, non-rated (assembly M9A, Romeo): 8x16 CMU, running bond, no insulation; exterior finish is brick veneer to match adjacent wood-framed wall cladding.

EXECUTION

- Lay CMU in running bond, full mortar bed, tooled joints; grid solid at reinforced cells per structural drawings.
- Apply fluid-applied waterproofing at elevator shaft foundation walls (C1A) from footing to interior floor level with protection board, per manufacturer’s instructions.
- Coordinate embedded items (bolts, sleeves, ties) with other trades prior to grouting.

04 21 13 — Brick Veneer — Basis of Design

GENERAL

- Submittals: brick samples/range samples, tie and flashing product data.
- Quality Assurance: a field mock-up is required prior to the start of exterior cladding installation. The mock-up shall be a full-height framed exterior wall panel, minimum 8’x8’ (or as needed to present all typical conditions), incorporating brick masonry veneer, a window opening with trim, and an adjacent transition to fiber-cement siding (07 46 46) in one combined assembly, showing all flashings, weeps, ties, and accessories at each material and transition. Obtain Architect approval of the mock-up before proceeding with the balance of veneer, window, and siding installation on the project; approved mock-up (or an approved photographic record) to remain available for reference through completion of exterior cladding work.

PRODUCTS

- Modular field brick: basis of design Belden Brick, Royalty Red color, Clear range, Coarse Velour texture (or approved equal), with soldier- and rowlock-course accent bands per exterior elevation sheets (A201/A202, Romeo; A105/A106/A115/A116, Tango/Sierra).
- Veneer ties: adjustable 2-piece metal ties (basis of design Hohmann and Barnard HB213), 16” o.c. horizontal and vertical, additional ties within 12” of openings and at 8” spacing at jambs.
- Minimum 1” clear airspace, mesh mortar net at base of cavity, self-adhering flexible flashing and weep tubes at 16” o.c. (max 32” o.c.) at all horizontal interruptions (shelf angles, lintels, base of wall).
- Monument sign at site entrance: CMU/brick base to match building brick with mortar, aluminum cap — see G101 Site Details.

EXECUTION

- Maintain minimum 1” clear airspace, free of mortar droppings; install weep and flashing continuous at base of cavity, shelf angles, lintels, and heads.
- Provide movement (expansion/control) joints per manufacturer’s recommendations and BIA guidelines; seal per Division 07 joint sealant schedule (mark JS-3).
- Clean masonry per manufacturer’s recommended non-acidic cleaner; protect adjacent finishes (windows, trim, siding) during cleaning.

Division 05 – Metals

05 12 00 / 05 50 00 — Structural and Miscellaneous Metals

GENERAL

- Submittals: shop and erection drawings for structural steel, stairs, and railings; welding procedure/certification records.
- Quality Assurance: welding per AWS D1.1/D1.2 by certified welders.

PRODUCTS

- Structural steel framing (beams, columns, elevator hoistway steel, stair stringers): designed by Schaefer Engineering — see S-series drawings for member sizes, connections, and steel schedule (S331).
- Fire-resistance-rated steel beam and column assemblies, per sheet A011: BS1/BS2 (beams, 1–3 hr, UL N709/N610) and CSL/CS2 (columns, 1–4 hr, UL X702/X650), protected with spray-applied fireproofing per the listed assembly.
- Miscellaneous metals: elevator hoistway steel, stair railings/guards, exterior balcony/breezeway railings and guards.

EXECUTION

- Erect steel per approved shop drawings and structural drawings.
- Touch-up shop primer/galvanizing after erection per SSPC recommendations before enclosure.
- Coordinate field finish (paint, per Division 09) of exposed miscellaneous metals with the finish schedule.

Division 06 – Wood, Plastics, and Composites

06 11 00 — Wood Framing

GENERAL

- Submittals: lumber grade stamps available for verification; framing shop drawings where required for prefabricated components.
- Quality Assurance: framing lumber grade-stamped per grading agency (WWPA, SPIB, or equal); moisture content per code at time of enclosure.

PRODUCTS

- Exterior walls (protected from interior side only), assemblies W1A–W1F: 2x6 wood studs at 16” o.c. with two top plates and minimum one bottom plate, laterally braced with sheathing, effectively firestopped top and bottom.
- Rated exterior walls (Romeo, assemblies W2A–W2D, 1-hour, GA WP 8105): 2x6 wood studs at 16” o.c. with two top plates and one bottom plate; alternate two rows of staggered 2x4 studs at 16” o.c. with minimum 5-1/2” insulation.
- Interior partitions (non-rated), assemblies W6A–W6E: wood studs at 16” o.c. on plate, pressure-treated bottom plate at slabs; 1/2” or 5/8” gypsum board both sides; moisture-resistant (MR) board at wet walls.
- Stair enclosures (assembly W3A): 2x6 studs at 16” o.c., 2-hour rating (GA WP4136), STC 40–44, double 5/8” Type X gypsum/veneer plaster base each side.
- Corridor / fire partition walls (assembly W4A, Romeo): 2x6 studs at 16” o.c., 1-hour rating (GA WP2342), STC 50–54.
- Separation walls (Tango/Sierra, assemblies W7A/W7B, 1-hour, GA WP3640/WP3614): 2x4 wood ladder truss studs at 24” o.c. or 2x4 studs at 16” o.c. with single or double layer 5/8” Type X gypsum board.
- Tenant (unit-to-unit) separation walls, assemblies W5A/W5B (all buildings, 1-hour, UL U341, STC 50–54): double row of 2x4 wood studs at 16” o.c. on separate plates spaced 1” apart, resilient channels one side, 5/8” Type X gypsum board both sides.

EXECUTION

- Frame walls plumb, level, and true; fasten and brace per structural drawings and the shear wall schedule (S401/S402) — no substitutions to the shear nailing/hold-down schedule without written authorization from Architect and Engineer.
- Fireblock and draftstop at concealed spaces per OBC 717.2 / 718.
- Do not deviate from the listed assembly components at rated walls (see Construction Assemblies, sheet A011) without written authorization.

06 17 00 — Pre-Engineered Wood Trusses

GENERAL

- Submittals: truss shop drawings and engineering calculations, sealed by a truss designer, submitted prior to fabrication (per 01 50 00).

PRODUCTS

- Floor trusses: pre-engineered wood floor trusses, 4x2 open web, at 24” o.c. maximum.
- Roof trusses: pre-engineered wood roof trusses, 4x2 open web, at 24” o.c. maximum; top chords sloped/stepped to create minimum 1/4” per 12” roof slope for drainage.
- 2x8 wood joist floor/ceiling assemblies (FW2) used at select locations — 1-hour calculated assembly per OBC Table 721.1(3).

EXECUTION

- Erect and brace trusses per truss manufacturer’s installation and bracing instructions and structural drawings.
- Install permanent bracing before removing temporary erection bracing.

06 16 00 — Sheathing

GENERAL

- Submittals: structural insulated sheathing panel product data, including integral air/water-resistive barrier components and seam-taping requirements.

PRODUCTS

- Exterior wall sheathing: minimum R-3 structural insulated sheathing panel with integral air- and water-resistive barrier (“SIS”), with manufacturer’s proprietary flashing/seam tape system.
- Roof sheathing: 5/8” APA-rated exterior sheathing at rafter-framed roofs (assembly RW3); truss top-chord sheathing per truss manufacturer.
- Subflooring: 3/4” tongue-and-groove APA-rated subflooring, nailed per APA requirements, joints staggered.

EXECUTION

- Install sheathing per manufacturer’s fastening schedule, coordinated with structural shear requirements.
- Tape/seal all seams, penetrations, and terminations per manufacturer’s instructions for a continuous air/water barrier.

06 73 00 — Composite Decking (Balconies)

GENERAL

- Submittals: manufacturer’s product data and installation instructions for the composite decking system (assembly FW3).

PRODUCTS

- Preservative-treated 2x10 wood joists at 16” o.c.
- Composite decking, basis of design TimberTech (or approved equal), concealed fastener system, non-fluted profile.

EXECUTION

- Install per manufacturer’s span tables and fastening pattern.
- Maintain minimum clearance and slope for drainage away from the building; flash the ledger connection per Division 07 flashing requirements.

06 20 00 — Finish Carpentry — Basis of Design

GENERAL

- Submittals: profile sample of base and casing for Architect review; manufacturer’s product data, style/color sample, and panel layout drawings for the lobby wall panel system.
- Quality Assurance: install per AWI (Architectural Woodwork Institute) Custom Grade standards for both trim and wall panel work.

PRODUCTS

- Base and casing, throughout (

07 62 00 — Sheet Metal Flashing and Trim

- GENERAL**
- Submittals: shop drawings for custom flashing profiles; color samples for prefinished metal.
- PRODUCTS**
- Prefinished aluminum coping, wall cap flashing, gutters, and downspouts; color to match adjacent material or per Owner selection.
 - Window and door trim: prefinished aluminum or 3/4" primed smooth fiber-cement trim, per elevations.
- EXECUTION**
- Form and install per SMACNA guidelines; lap joints per SMACNA standard details.
 - Seal per Division 07 joint sealant schedule.
 - Downspouts: pipe (Schedule 40 PVC) to a minimum of 12" above grade and route to an appropriate discharge location; where piping is not feasible, discharge onto concrete splash blocks sloped positively away from the building, per OHFA DAS §K.4 (see "CHFA Program Compliance").

07 81 23 — Intumescent / Spray-Applied Fireproofing

- GENERAL**
- Submittals: UL design number and thickness/density data for approval.
- PRODUCTS**
- Provide at rated structural steel assemblies (Division 05, BS1/BS2/CS1/CS2) per the listed UL design; white gloss finish at exposed locations, standard finish at concealed locations.
- EXECUTION**
- Apply to the required thickness; protect adjacent finished surfaces.
 - Patch any fireproofing damaged by subsequent trades before enclosure.

07 84 00 — Firestopping

- GENERAL**
- Submittals: firestop system data (UL/Hilti or equivalent system numbers) for each penetration condition.
- PRODUCTS**
- UL-listed firestop systems matching the fire-resistance rating of the assembly penetrated — see Construction Assemblies, sheet A011, for assembly ratings by mark.
- EXECUTION**
- Install per the listed system's installation instructions.
 - Do not cover firestopping until inspected by the authority having jurisdiction.

07 92 00 — Joint Sealants

- GENERAL**
- Submittals: sealant product data and color samples for each mark below.
- EXECUTION**
- Prepare joints per manufacturer (clean, prime as required, install backer rod sized for joint width).
 - Tool sealant to a smooth, slightly concave profile; protect from traffic/exposure until cured.

Mark	Type	Typical Use
JS-1	Silicone, non-sag, neutral cure	Exterior use, general
JS-2	Silicone, mildew-resistant, neutral cure	Interior wet areas
JS-3	Urethane, non-sag	Masonry/concrete control and expansion joints, dissimilar material intersections
JS-4	Urethane, pourable, moisture-curing	Horizontal joints (paving, curbs)
JS-5	Acrylic latex	Interior door/window frame perimeters, trim
JS-6	Epoxy, two-part, rigid	Security-rated joints
JS-8	Acoustical sealant, latex, non-sag	Perimeter joints at rated partitions for STC performance

Division 08 – Openings

08 11 00 / 08 14 00 — Doors — Basis of Design

- GENERAL**
- Submittals: door and frame schedule, shop drawings for custom frames, hardware sets, and finish samples.
- PRODUCTS**
- Exterior — aluminum entrance doors: medium- stile aluminum entry door with 1" thick insulated glass, 10" bottom rail; color selected from manufacturer's premium range.
 - Exterior — exit and mechanical/utility entry doors: CECO polystyrene-insulated hollow-metal doors, 1-3/4" flush, factory finish, color from full range.
 - Interior — common-area doors: knock-down metal frame, Jeld-Wen Procore solid-core, 20-/90-minute rated (as scheduled), 1-3/4" thick, flush-style primed hardwood.
 - Interior — dwelling unit entry doors: knock-down metal frame, Jeld-Wen Procore solid-core, 20-minute rated, 1-3/4" thick, molded — style Monroe.
 - Interior — dwelling unit interior doors: pre-hung wood frame, Jeld-Wen Procore solid-core, 1-3/8" thick, molded — style Monroe.
- EXECUTION**
- Install frames plumb, level, and square; set doors per manufacturer's clearances.
 - Adjust hardware for smooth operation and code-required closing/latching force.
 - Coat interior side of exterior hollow-metal frames with Sherwin-Williams Pro-Cryl (or equal) prior to installation.

08 54 13 — Vinyl Windows — Basis of Design

- GENERAL**
- Submittals: window schedule shop drawings; sample of frame finish and glazing. Window supplier to verify all rough-opening/framing dimensions against final window selections prior to construction (per A610 basis-of-design note).
 - Submit manufacturer's compliance letter documenting U-value, air infiltration rate, and wind speed rating per OHFA DAS §K.1.5.5, and manufacturer's ENERGY STAR Version 6 (V6), Climate Zone 5 certification. Submit HERS rater certification of window installation upon completion.
- PRODUCTS**
- Manufacturer/series: Quaker V200 vinyl windows (or approved equal).
 - Operation: single-hung, double-hung, fixed, and casement, per window schedule/elevations. Bedroom window operation/size is coordinated to maintain code-required egress — do not substitute sizes/operation without re-verifying egress.
 - Frame color: black exterior / "Cloud" interior. Glazing: solar low-E, black finish spacer. Hardware: white locks and window stops where noted.
 - Performance: minimum wind rating 90 mph or DP-20, and minimum ENERGY STAR V6 rating for Climate Zone 5, per OHFA DAS §K.1.5.5 — confirm the selected Quaker V200 configuration/glazing package meets or exceeds both minimums prior to ordering.
- EXECUTION**
- Install per manufacturer's flashing sequence (self-adhered sill/jamb/head flashing integrated with the weather-resistive barrier, per the window flashing diagram on A610).
 - Shim, seal, and fasten per manufacturer; do not caulk sill weep locations.
 - Coordinate HERS rater site verification of window installation with the LEED/energy consultant prior to enclosure.

08 41 13 — Storefront / Aluminum Entrance Systems

- GENERAL**
- Submittals: shop drawings, glazing schedule, hardware/finish samples.
- PRODUCTS**
- Aluminum-framed storefront entrance systems at building lobbies/community space, coordinated with door schedule mark "AL" frame construction and elevations sheet A630 (storefront elevations and details).
- EXECUTION**
- Install plumb, level, and square; glaze per manufacturer's requirements.
 - Test operable doors for smooth operation and weathertightness.

08 71 00 — Door Hardware

- GENERAL**
- Submittals: complete hardware schedule cross-referenced to the door schedule.
 - Delegated design: the hardware sets shown on sheet A601 represent the Architect's design intent, not a fully engineered performance package. The hardware supplier (as a delegated design consultant) is required to review and finalize the complete hardware set for each opening — including door closer/spring size and opening force, panic/fire-exit hardware function, and electrified hardware — based on the actual door size, weight, swing, exiting/egress function, and fire rating at each opening, and to identify and correct any conflicts with the schedule shown.
- PRODUCTS**
- See sheets A601 (unit hardware schedule, common-area hardware schedule, unit door schedule, common-area door schedule) for both Romeo and Tango/Sierra buildings for complete hardware set listings by door mark — hardware supplier to verify and supplement per the delegated-design review above.
 - Electronic access: hardware supplier to coordinate and confirm, with the Owner and Architect, which openings require electrified hardware / electronic access integration (tied to the building access control system, basis of design ButterflyMX — see Division 10 and 01 21 00 Allowances) prior to finalizing the hardware schedule.
- EXECUTION**
- Install hardware at ADA-compliant mounting heights (34"–48" AFF, lever type).
 - Adjust closers to code-required opening/closing forces (maximum 5 lbf interior, 15 lbf exterior, per applicable code exceptions) as finalized by the hardware supplier's performance review.
 - Use only listed hardware and closers at fire-rated door assemblies, matching the door and frame rating.

Division 09 – Finishes

09 21 16 — Gypsum Board Assemblies

- GENERAL**
- Verify rated-assembly requirements against the Construction Assemblies sheets (A011 series) prior to rough-in.
- PRODUCTS**
- Dwelling unit interiors: 1/2" regular gypsum board at vertical surfaces; 1/2" moisture-resistant board at bathroom walls and behind kitchen casework.
 - Exterior walls / ceilings: per assembly and construction type (see Division 06/07 assemblies, sheets A011–A013).
 - Provide Type X (fire-rated) gypsum board as required at rated assemblies per the Division 06 wall/floor/ceiling schedule.
- EXECUTION**
- Install per GA-216, stagger joints; tape and finish to Level 4 (Level 5 at high-gloss paint/critical-lighting areas, if required by Owner).
 - Use only listed assembly components at rated walls — no substitutions without written authorization.

09 65 00 — Resilient Flooring

- GENERAL**
- Submittals: flooring samples/color selections for Owner/Architect approval. Moisture/pH testing of slab per manufacturer's requirements prior to installation.
- PRODUCTS**
- Dwelling units: luxury vinyl plank (LVP), heavyweight, 7" x 48" plank, color per Owner selection from available range.
 - Common areas: 50% LVP at perimeter, 50% carpet (see below), per finish plan.
 - Vinyl composite tile (VCT): glued down, dark gray, at back-of-house/utility areas.
- EXECUTION**
- Install per manufacturer's subfloor preparation and adhesive requirements; roll to ensure full adhesive transfer.
 - Install transition strips at dissimilar flooring.

09 68 00 — Carpet

- GENERAL**
- Submittals: carpet tile samples/pattern layout.
- PRODUCTS**
- Common areas: carpet tile, 24"x24", basis of design Mohawk (or equal), pattern and color per Owner/Architect selection.
- EXECUTION**
- Install per manufacturer's quarter-turn or monolithic pattern as selected; adhesive per manufacturer.

09 30 00 — Tiling

- GENERAL**
- Submittals: tile samples, layout drawings at feature walls.
 - Unit bathroom floors are luxury vinyl plank (F1) at standard units; ANSI Type A unit bathrooms receive ceramic tile (mark F3) per the corrected Unit Finish Schedule (sheet A801) — see 09 65 00 for LVP basis of design.

- PRODUCTS**
- ANSI Type A unit bathroom floors: ceramic tile, matte finish, 8"x8", per finish plan (mark F3).
 - Wet-wall wainscot/tub surrounds: ceramic tile at tub/shower surrounds per the dwelling unit interior elevations (sheet A520 series) — general note requires glass-faced moisture-resistant gypsum board at bathroom walls and kitchen cabinetry walls intended to receive tile finishes; confirm full extent of wall tile (surround only vs. full-height wainscot) against A520.
 - Kitchen backsplash (common areas): white gloss subway tile (mark W2).
- EXECUTION**
- Install per ANSI A108 series; waterproof membrane at wet areas prior to tile.
 - Grout per manufacturer; seal grout at wet locations.

09 51 00 / 09 84 00 — Ceilings

- GENERAL**
- Submittals: ACT product data/samples; layout drawings for common areas.
- PRODUCTS**
- Dwelling units and back-of-house: painted gypsum board ceilings, flat finish.
 - Common area / community space: 2x2 and 2x4 acoustical ceiling panel (basis of design CertainTeed, white).
 - Accent locations: wood slat ceiling and wall panels (basis of design Slat Solution, "Stout" mocha-brown finish, or equal).
- EXECUTION**
- Install suspension grid level, per reflected ceiling plans (A181–A184).
 - Coordinate with mechanical/electrical/fire protection penetrations prior to installation.

09 90 00 — Painting and Coating

- GENERAL**
- Submittals: draw-downs of all paint types/colors/sheens, manufacturer's name, and product name/catalog number.
- EXECUTION**
- Prepare surfaces per manufacturer (clean, fill, sand); apply primer plus 2 finish coats minimum.
 - Provide lighting of 80 foot-candles at substrate mid-height during application for quality review.
 - Field-verify substrate acceptance/condition prior to coating; basis of design Sherwin-Williams.

Mark	Description	Color / Basis
P1	Interior/exterior wall paint	SW 7015 Repose Gray
P2	Interior/exterior trim and ceiling paint	SW 7006 Extra White
P3	Accent wall paint	SW 7017 Dorian Gray
P4 / P5	Accent colors	TBD — Owner/Architect selection

09 96 00 — Base

- GENERAL**
- Submittals: base samples.
- PRODUCTS**
- B1 — Wood base, SW 7006 Extra White, semi-gloss.
 - B2 — Wood base, accent, SW 9129 Jade Dragon, semi-gloss.
 - B3 — Vinyl base, basis of design Johnsonite Traditional wall base, at back-of-house/utility rooms.
- EXECUTION**
- Install light to floor and wall finishes; miter/cope corners.

Division 10 – Specialties

10 00 00 — Specialties

- GENERAL**
- Submittals: product data/shop drawings for mailboxes, signage, toilet accessories, fencing, and dumpster enclosure hardware.
- PRODUCTS**
- Mailboxes: basis of design Florence, cluster mailbox units per USPS requirements, location per site/floor plan.
 - Toilet and bath accessories, common areas: basis of design Bobrick (soap dispensers, grab bars, mirrors, toilet paper dispensers).
 - Toilet and bath accessories, dwelling units: basis of design Moen (toilet paper holder, robe hook, towel bar).
 - Fire extinguishers and cabinets: see 10 44 00.
 - Access control: basis of design ButterflyMX at building entries — Contractor Furnished and Installed, coordinated with electrical/low-voltage drawings and the low-voltage/security allowance (01 21 00).
 - Signage: monument sign at site entrance (illuminated panel, brick base to match building, aluminum cap — see G101 and 04 21 13; preliminary allowance, 01 21 00); interior/exterior building wayfinding and unit numbering per Owner standard (preliminary allowance, 01 21 00).
 - Site fencing: 6 ft tall black vinyl-coated electro-forged welded steel picket fence and gates surrounding dumpster enclosures and select site areas, with steel bollards at vehicular approach.
 - Dumpster enclosures: wood/steel gates on steel bollard hinge posts with cane-bolt hardware and heavy-duty galvanized steel latch, concrete dumpster pad; see G101.
- EXECUTION**
- Install per manufacturer's mounting instructions and ADA-required mounting heights/clear floor space at accessories.
 - Anchor fencing/bollards per G101 site details.

10 44 00 — Fire Protection Specialties

- GENERAL**
- Submittals: product data for fire extinguishers and cabinets; cabinet finish sample.
- PRODUCTS**
- Fire extinguishers: 10 lb. ABC multi-purpose dry chemical, UL rated, basis of design Amerex (or approved equal), sized and rated per NFPA 10 and the occupancy hazard classification of each area served.
 - Cabinets: semi-recessed, rated fire extinguisher cabinets at rated corridor walls (per the rated-wall cabinet detail, sheet A251) and surface-mounted or semi-recessed cabinets elsewhere as required; basis of design J.L. Industries (or approved equal), with clear acrylic or break-glass door, finish to match adjacent wall (color TBD) or factory baked enamel.
 - Per the drawings' general note and keynote 10.40C: fire extinguisher cabinets are spaced in corridors at a maximum of 75 ft. from exits and a maximum of 150 ft. between extinguishers — coordinate final quantities and locations with the local Fire Department per the drawings' note.
- EXECUTION**
- Instal semi-recessed cabinets flush with adjacent wall finish; provide blocking/backing for cabinet weight at the framed wall.
 - Mount extinguishers/cabinets at ADA-compliant reach ranges; top of extinguisher not to exceed 48" AFF (54" AFF permitted for extinguishers under 40 lbs. gross weight per applicable code).
 - Confirm final extinguisher/cabinet locations and quantities with the Fire Marshal (AHJ) prior to rough-in.

Division 11 – Equipment

11 00 00 — Residential Equipment — Basis of Design

- GENERAL**
- Submittals: appliance cut sheets/spec data for Owner approval.
 - All equipment listed below is Contractor Furnished and Installed (CFCI); none of the items in this Division are Owner-provided.
- PRODUCTS**
- Dwelling unit refrigerators: GE, stainless steel, ENERGY STAR — 18 cu. ft. / 30" wide at one-bedroom units, 21 cu. ft. / 33" wide at two-bedroom-or-greater units — confirm exact model numbers against the currently issued A801 Equipment Legend.
 - Dwelling unit ranges: 30", self-cleaning electric range, basis of design Whirlpool (5.3 cu. ft., 34" tall, black-on-stainless) — confirm exact model number against A801.
 - Dwelling unit dishwashers: 24" stainless steel, ENERGY STAR — confirm exact model number against A801.
 - Dwelling unit microwave/ventilation: over-the-range microwave with recirculating charcoal filter (standard units), or 30" charcoal-filter range hood with a separate countertop microwave at ANSI Type A units — basis of design GE.
 - Kitchen sink garbage disposal: basis of design InSinkErator Badger 5, 1/2 HP; remote disposal switch at ANSI Type A units per keynote 11.30S.
 - Laundry: ENERGY STAR-rated washer and dryer, Contractor Furnished and Installed. Contractor to provide washer/dryer connections (water, drain, power, dryer venting) and the appliances themselves.
 - Common area equipment: countertop microwave, wall-mounted TV (60"), under-cabinet ice maker (basis of design Summit), under-cabinet beverage refrigerator, and coffee machine per the amenity space fit-out — confirm final common-area equipment list and basis of design against A801 at CDs.
 - Access control devices (basis of design ButterflyMX): Contractor Furnished and Installed — Contractor to provide the devices, rough-in, conduit, and power per Division 10 and the 01 21 00 low-voltage/security allowance.

- EXECUTION**
- Install and connect per manufacturer's instructions and rough-in requirements coordinated with Divisions 22/23/26.
 - Verify clearances for ventilation and service access.

Division 12 – Furnishings

12 32 00 — Manufactured Casework

- GENERAL**
- Submittals: shop drawings, samples of door/drawer fronts and pulls, per 01 60 00 casework notes.
- PRODUCTS**
- Basis of design: quality residential cabinet line, door style "Derby" full overlay, door color "Twilight"; pulls basis of design Hardware Resources Stanton 625-96PC, polished chrome.
- EXECUTION**
- Install per manufacturer's instructions; scribe to walls/soffits.
 - Support countertops per 01 60 00 (200 lb minimum capacity brackets where not cabinet-supported).

12 36 00 — Countertops

- GENERAL**
- Submittals: samples/templates for Owner selection; verify field dimensions before fabrication.
- PRODUCTS**
- CT1 — Common area / kitchen countertops: quartz, basis of design Silestone "Raw A" (Eternal Raw collection), rounded edge, 2" radius outside corners.
 - CT2 — Unit bathroom vanity tops: cultured marble with integral sink, eased edges.
- EXECUTION**
- Template after cabinet installation; seal seams.
 - Cauk perimeter per Division 07 joint sealant (interior wet-area mark JS-2).

Division 14 – Conveying Systems

14 20 00 — Elevators — Basis of Design

- GENERAL**
- Submittals: elevator equipment shop drawings/cut sheets and cab finish samples, per the basis of design below (sheet A251, Romeo).
- PRODUCTS**
- Romeo Building only: one front/rear, 6-stop, machine-room-less (MRL) passenger elevator, basis of design ThyssenKrupp Endura MRL Twin Post, serving all 4 floors. Tango and Sierra are walk-up construction with no elevator.
 - Cab finishes: stainless steel cab construction with stainless steel applied wall panels; flat metal stainless steel handrails; cab doors stainless steel interior with baked enamel exterior (color TBD); corridor frames baked enamel (color TBD); ceiling satin-finish stainless steel with LED downlights; cab flooring LVT, by flooring supplier.
 - Operation: first-floor rescue level; vandal-resistant call buttons at hall and cab; hall position indicators; wiring provided for in-cab security camera; fob-based operation.
- EXECUTION**
- Coordinate hoistway construction tolerances, bond beams/solid grouting locations, and hoist beam with the elevator subcontractor per Division 04/05 hoistway wall/steel requirements and elevator manufacturer requirements — shown diagrammatically on A251.
 - Coordinate elevator lobby finishes with Division 09 (see sheets A250/A251 Vertical Circulation).
 - Coordinate in-cab security camera wiring/power with Division 28 (electronic safety and security) and the 01 21 00 low-voltage allowance.

Divisions 21–28 – Fire Suppression, Plumbing, HVAC, Electrical

- All buildings are sprinklered throughout per NFPA 13 (Romeo) / NFPA 13 as applicable (Tango, Sierra) — see fire suppression shop drawings requirement in Division 01.
- Manual fire alarm system provided at Romeo; Tango and Sierra rely on single- and multiple-station smoke alarms per OBC 907.2.11.2, coordinated with the City of Columbus.
- EV-ready and EVSE electrical infrastructure required at a percentage of parking spaces per Columbus City Code 3312.57 — see Division 32 Parking Schedule below and coordinate with electrical engineer.

23 37 13 — Wall Louvers, Vents, and Exhaust Caps — Architectural Finish Requirements

- GENERAL**
- This section supplements, and does not replace, the mechanical wall louver/vent/exhaust cap requirements issued under Division 23 by the mechanical engineer of record (Point One Design — see P-/M-series drawings). It establishes the architectural product and finish requirements for all such items where they penetrate and are visible at the exterior wall envelope.
 - Applies to all exterior wall penetrations at Romeo, Tango, and Sierra, including but not limited to: kitchen exhaust caps, bathroom exhaust fan caps, dryer vent caps, water heater intake/exhaust terminations, and any other mechanical wall louver, vent, or cap visible on the exterior elevations.
 - Submittals: product data and factory-finish/color-match samples for each vent cap type below, submitted concurrently with the corresponding Division 23 submittal, for Architect review prior to ordering.
- EXECUTION**
- Mechanical contractor to furnish and install per Division 23 requirements; coordinate exact wall penetration locations with the exterior elevations and Architect prior to rough-in — avoid placement in brick veneer coursing/control joints or other visually prominent locations without prior Architect approval.
 - General Contractor and Architect to verify installed finish and product/location compliance (Seiho at Romeo south/west vs. FAMCO elsewhere) at the mock-up/first-unit review and again prior to final wall closure.
- | Location | Vent Cap Type | Basis of Design |
|---|--|--|
| Romeo Building — South and West Elevations | Low-profile architectural wall cap; custom factory aluminum color to match adjacent exterior wall material | Seiho Industries SF Series (or approved equal) |
| Romeo Building — North and East Elevations; Tango and Sierra Buildings — all elevations | Standard aluminum hooded wall vent; factory or field-finished to match adjacent exterior wall material | FAMCO (or approved equal) |

Manufacturer's standard mill or white finish is not acceptable at any location above. Where a manufacturer's standard factory-finish palette does not include a match to the adjacent material, provide a field-applied finish using an exterior-grade coating compatible with the cap material and approved by the cap manufacturer, color-matched to the adjacent material and approved by Architect prior to application.

Division 31 – Earthwork

Earthwork (cutting, filling, compaction, erosion control) is designed by American Structurepoint, Inc. and issued under separate cover — all civil drawings submitted separately. Coordinate building pad preparation with the geotechnical soils report referenced on the civil drawings.

Division 32 – Exterior Improvements

32 12 00 — Flexible / Rigid Paving

- GENERAL**
- Submittals: coordinate paving section/stripping submittal with the civil engineer of record.
- PRODUCTS**
- Parking lot and drive paving design (asphalt/concrete section, striping) is by the civil engineer — see civil drawings. Architectural site paving (sidewalks, entries, terraces) is cast-in-place concrete per Division 03.
- EXECUTION**
- Install per the civil paving plan and geotechnical pavement section.

32 17 23 — Parking

Item	Count
Total required parking spaces (1.5 / DU x 138 DU)	207
Total provided parking spaces	208
Standard 9x18 spaces	=156
EV-ready spaces (15% of req'd, per Columbus 3312.57)	=32
EVSE-installed spaces (2% of req'd)	=4
Accessible spaces	=12
Accessible EV spaces	=3
Van-accessible space	1

32 84 00 / 32 90 00 — Landscape and Irrigation

- GENERAL**
- Submittals: General Contractor / landscape contractor to submit a final landscape and plant list, with locally appropriate, seasonally available plant material, for Architect review.
 - Quality Assurance: all landscape materials to meet ANSI Z60.1-2001 American Standards for Nursery Stock.
- PRODUCTS**
- Code-required screening and shade trees per Columbus zoning (parking lot and dwelling unit screening, shade tree ratios) — see Required Planting Schedule, sheets G100/L101.
 - Irrigation system: point-of-connection design (50 psi / 25 gpm required); Class 200 PVC piping unless noted otherwise.
 - Site furnishings: bike loops, site benches, trash receptacles per G100/G101 site details; aluminum picket fence and gates at dumpster enclosures and select site perimeter areas.
- EXECUTION**
- Install per planting details (typical shrub/tree planting, staking details, sheets L101/L102).
 - All wiring and backflow prevention per local code; valve boxes flush with grade; adjust irrigation heads in field as needed.
 - Playground equipment: design by others — coordinate location, safety surfacing, and fall-zone clearances with playground vendor and civil grading.
 - Provide 1-year warranty on all planting materials, consistent with the Division 01 landscaping allowance.

Division 33 – Utilities

Site utilities (water, sanitary sewer, storm sewer, dry utility coordination) are designed by the civil engineer of record and issued under separate cover. Coordinate building utility entrance locations with the civil and MEP drawings.



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07.29.2026

G012
SPECIFICATIONS

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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 undeveloped parcel of land where an old hardware store was recently demolished. The new development will consist of 136 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.

Amenities & Scope of Work Summary			
2026 Design and Construction Features Form			
Project Name	Innis Road Apartments	Project Number	TBD
n/a			

Floor Area Details		
Total Number of Low Income Units		138
Space	GSF	Notes
Gross Square Footage of All Buildings	147,853	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 condominium legal separation.
Commercial Areas and Free-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 lifts, mezzanine and restricted headroom areas
Low Income Unit Area	105,682	Must include lifts, mezzanine and restricted headroom areas
Manager's Unit Area	0	Must include lifts, mezzanine and restricted headroom areas
Common Area (Public)	4,196	Public restrooms, community rooms, libraries, offices, meeting rooms, kitchens, car canopy, portico, fitness rooms, laundry, mailboxes.
Common Area (Circulation)	18,282	Public hallways, stairways, and corridors to residential units.
Dedicated Program Space	90	90 Counseling space, wellness and health clinic, day care centers, etc.
Limited Common Area (Private)	3,447	Exterior spaces with access only through central unit, i.e. balcony/porch/deck (patios without roof are not included).
Support	1,470	Electrical, mechanical, elevator room, sprinkler room, janitorial, trash, maintenance, storage that is not for tenant use, free-standing maintenance buildings.



Housing Finance Agency

Accessibility Information

2020 Design and Construction Features Form
Project Name Bills 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 access, 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 constructed and finished 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 CHFA 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)

☐ 2010 Uniform Federal Accessibility Standards (UFAS)

☐ 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standards," published in the Federal Register on May 23, 2014 (hereinafter "Notice").

☐ No accessibility standard as defined in HUD's Deeming Notice on May 23, 2014 (hereinafter "Deeming Notice").

ANSI 117.1-2017

ANSI 117.1-2017 (ANSI/OCC 2024), specify:

Population Served	General Occupancy	Number of accessible parking spaces
504 Mobility Units**	Required 7	18
504 Semi-Ambulatory**	Provided 7	
504 Sensory Units	7	
	3	3

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

ANSI 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, "sensory" units must match the exception request.

Accessibility Exception Requests (adaptive reuse or rehabilitation only)

Exception(s) Requested for technical infeasibility of full compliance with 504 accessibility. (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 accessibility request must provide details that identify and quantify the technical infeasibility with supporting documentation and drawings.

	Housing Finance Agency	
Universal Design Information		
2026 Design and Construction Features Form		
Project Name <u>Ohio Road Apartments</u>	Project Number <u> </u>	TBD

☐		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 AS005-A.F.1	AS005-A.F.2	Countertops with beveled/adjusted corners. 1/2" minimum radius is required with larger radius as appropriate for material.
R AS005-A.F.3	AS005-A.F.4	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 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 22" high) under sinks. 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-bolting 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 AS005-A.G.1.2	AS005-A.G.3	At least 12" clear space "landing zone" on both side of stove and sink, and one side of refrigerator. Space can be shared.
R AS005-A.G.3	AS005-A.G.4	Loop handles on drawers and cabinets 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 stove, 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 (knobs or units only)
☐	☐	Extra outlets for small appliances, electronics, etc.
☐	☐	Clear knee space (at least 22" high) under sinks, 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 to-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



KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

G100
ARCHITECTURAL
SITE PLAN

THE ARRANGEMENTS DEPICTED HEREIN ARE THE
PROPERTY OF COLUMBUS DESIGN LLC.
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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	

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:

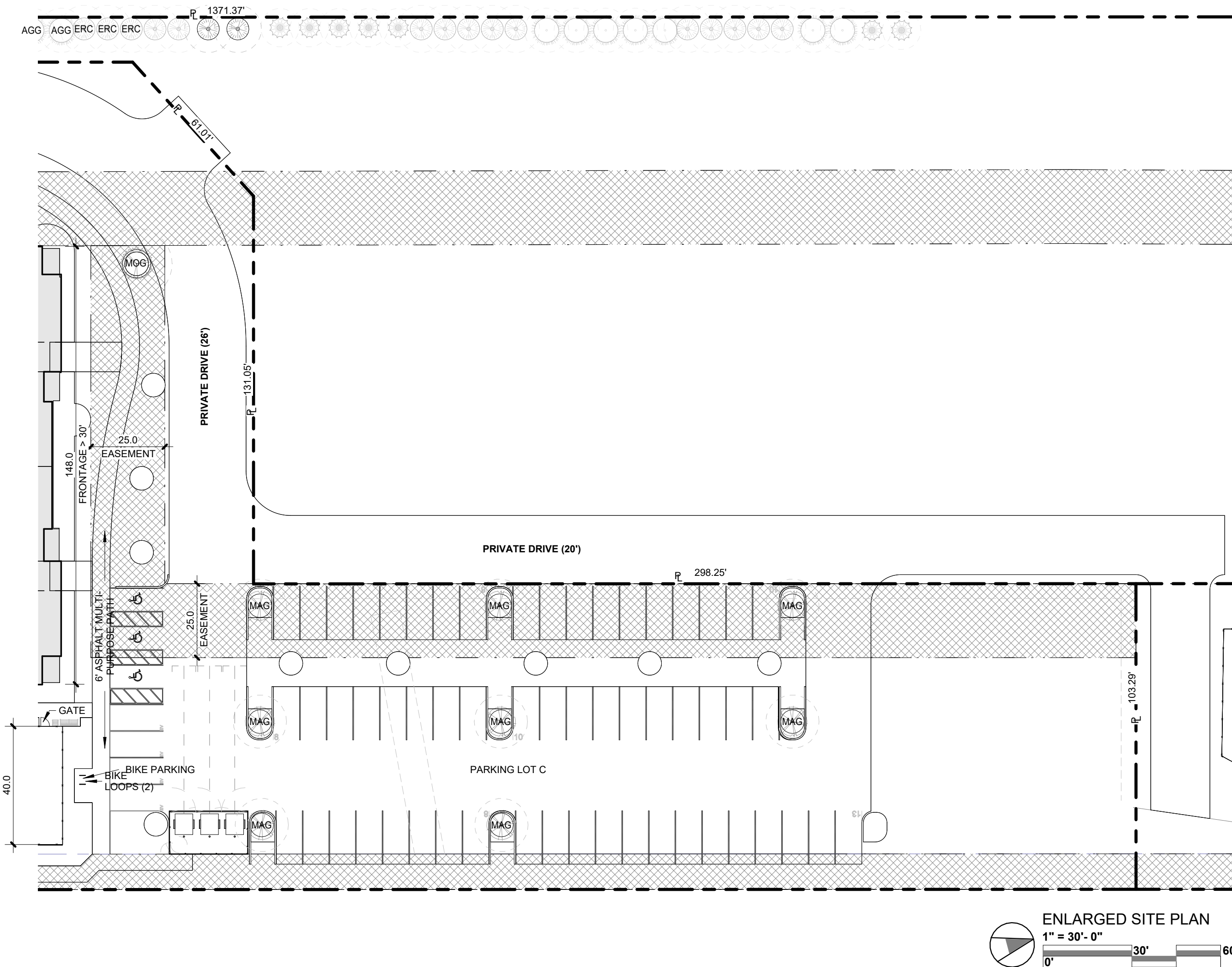
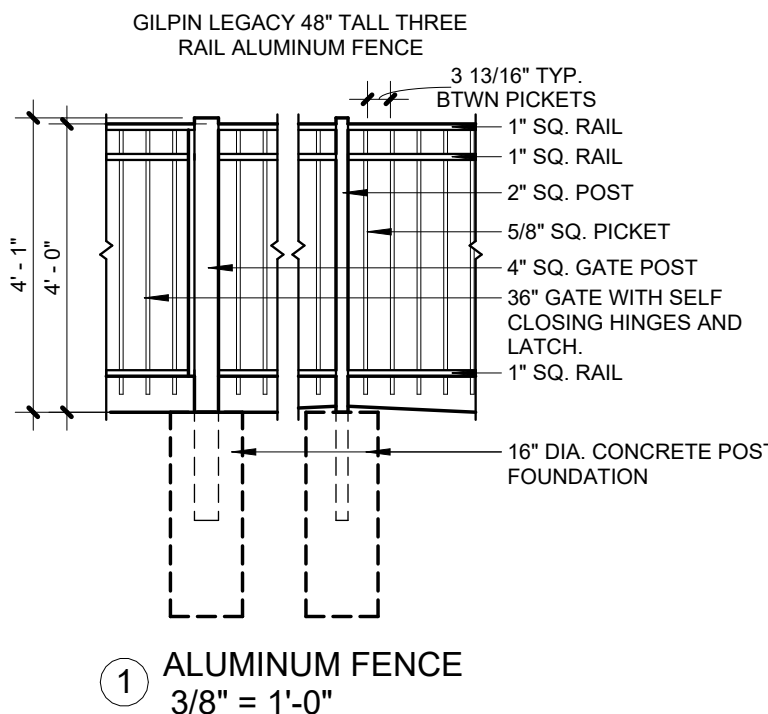
EV CAPABLE: 15% THESE PARKING SPACES PROVIDE DEDICATED CONDUIT FROM THE PLANNED LOCATION OF A BREAKER OR SUB PANEL EXPANSION TO THE EV CAPABLE PARKING SPACES.
EVSE INSTALLATION SUBJECT TO AVAILABILITY OF SPECIFIC CITY FUNDING TO COVER THE PURCHASE AND INSTALLATION COSTS FOR COMPLIANCE.

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.

SITE AREA			
EXISTING PL	PID	SF	AC
	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

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			
SIZE/TYPE		CNT	
9X18 EV		29	
9X18 EVSE		4	
9X18 STANDARD		156	
ACCESSIBLE SPACE		12	
ACCESSIBLE SPACE EV		3	
ACCESSIBLE SPACE EVSE		1	
VAN SPACE		2	
		207	



THIS SITE PLAN ONLY SHOWS LANDSCAPING REQUIRED FOR PERMITTING - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION.

ENLARGED SITE PLAN
1" = 30'-0"
0' 30' 60'

ENLARGED SITE PLAN
1" = 30'-0"
0' 30' 60'

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

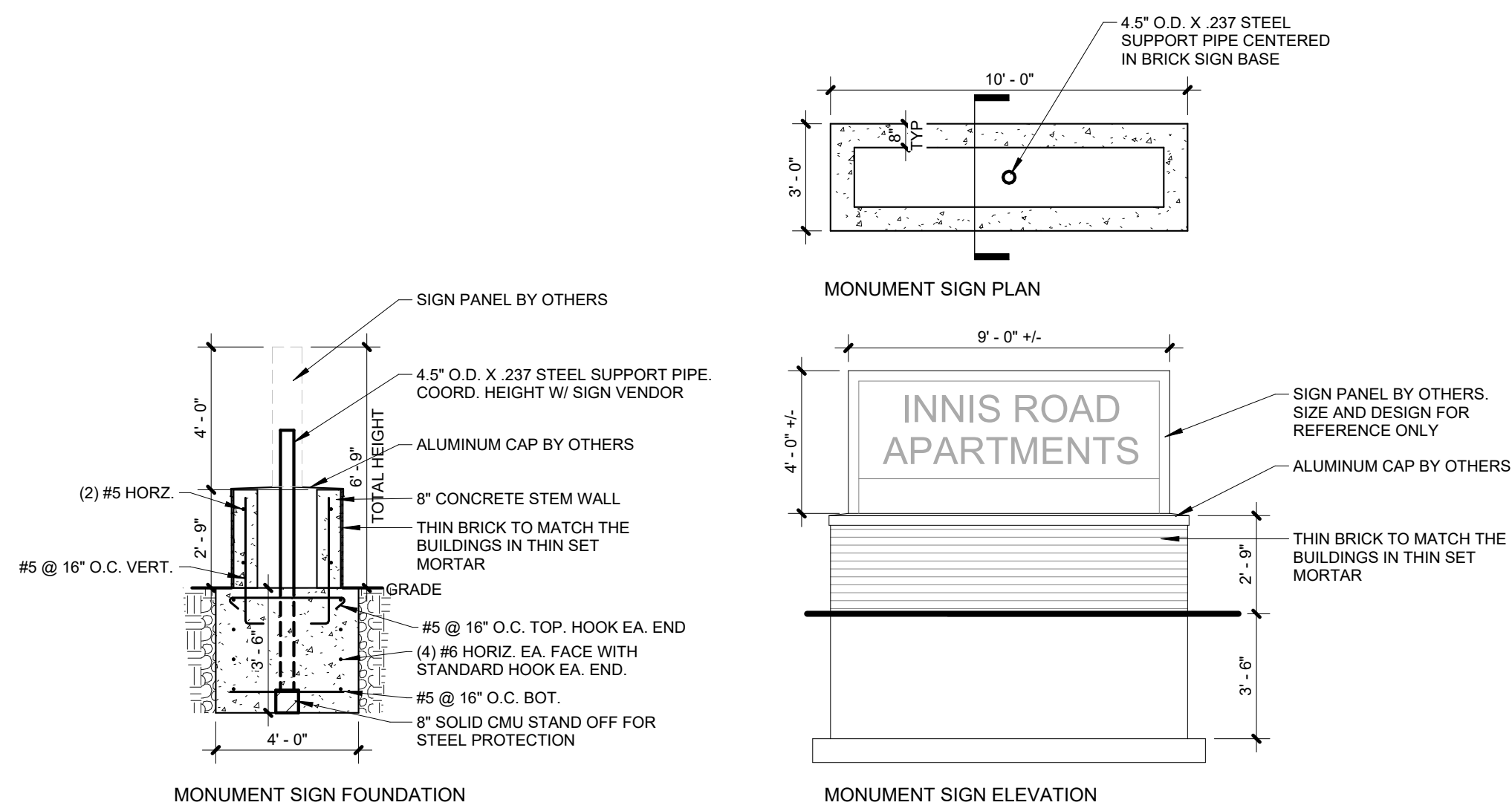
PERMIT SET

PROJECT DATE: 07.29.2026

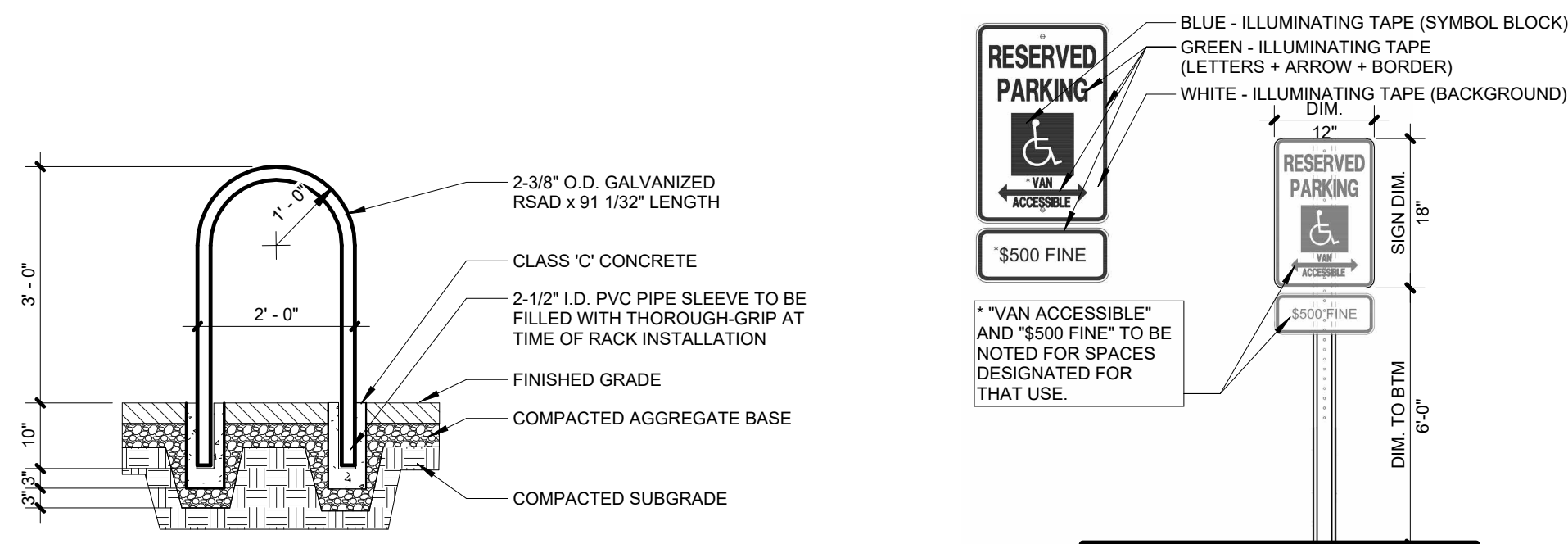
G101

SITE DETAILS

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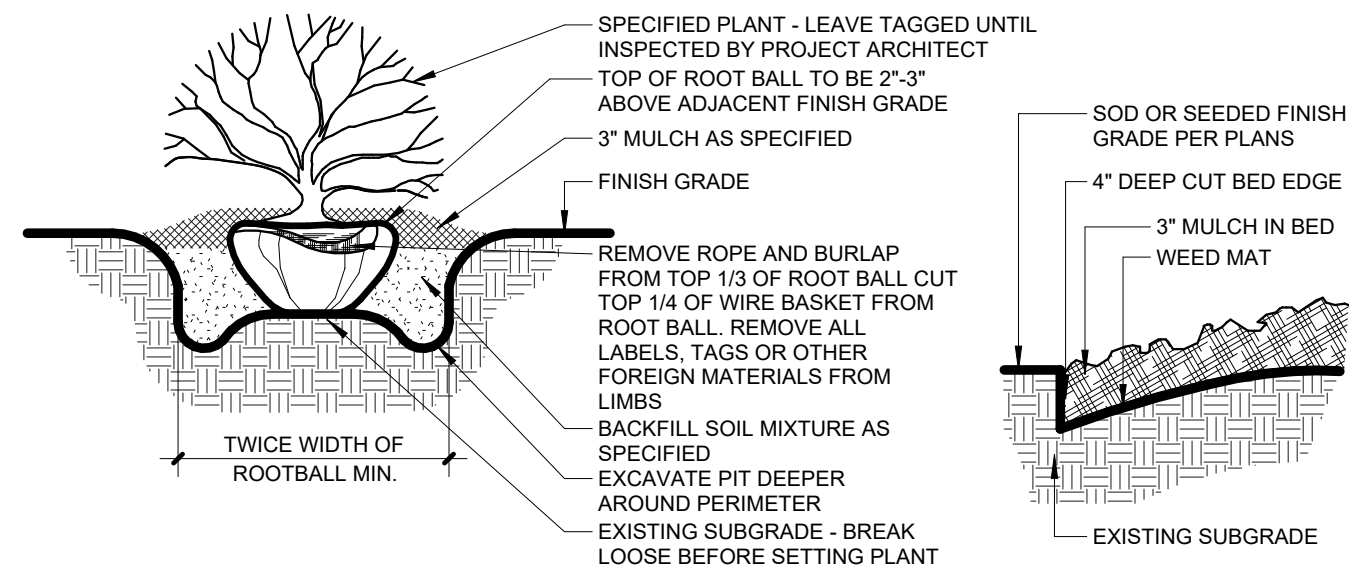


⑨ MONUMENT SIGN DETAILS
1/4" = 1'-0"



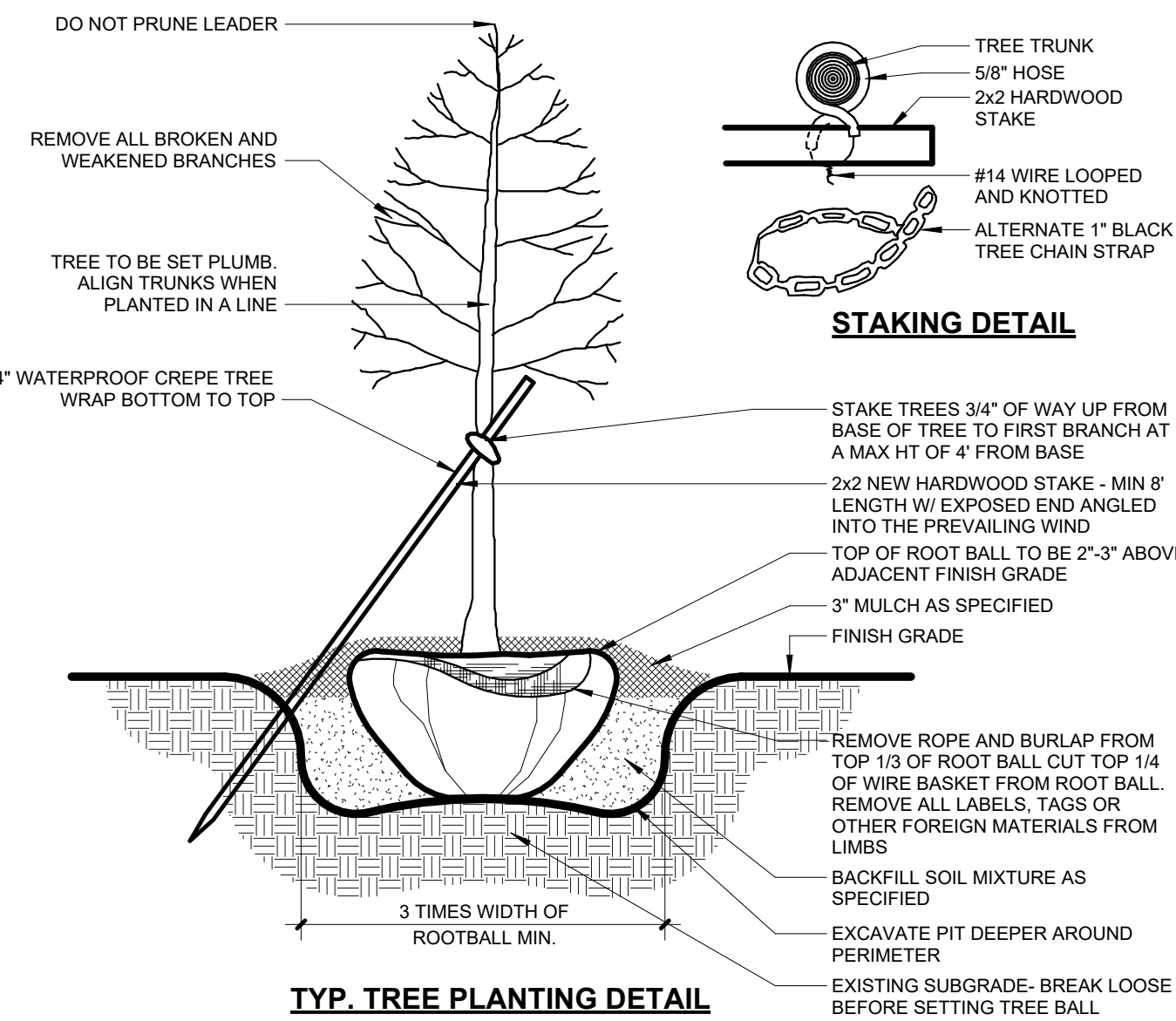
Ⓕ BIKE LOOP DETAIL
1/2" = 1'-0"

(E) ADA PARKING SIGN
6" = 1'-0"

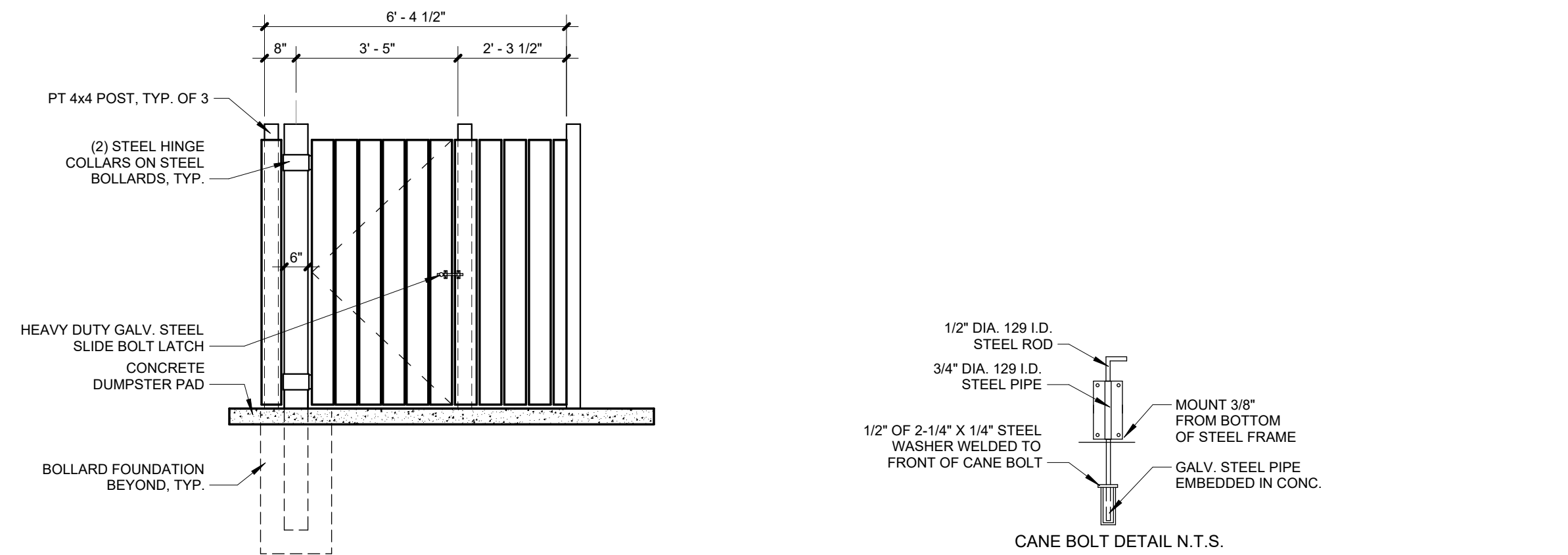


TYP. SHRUB PLANTING DETAIL

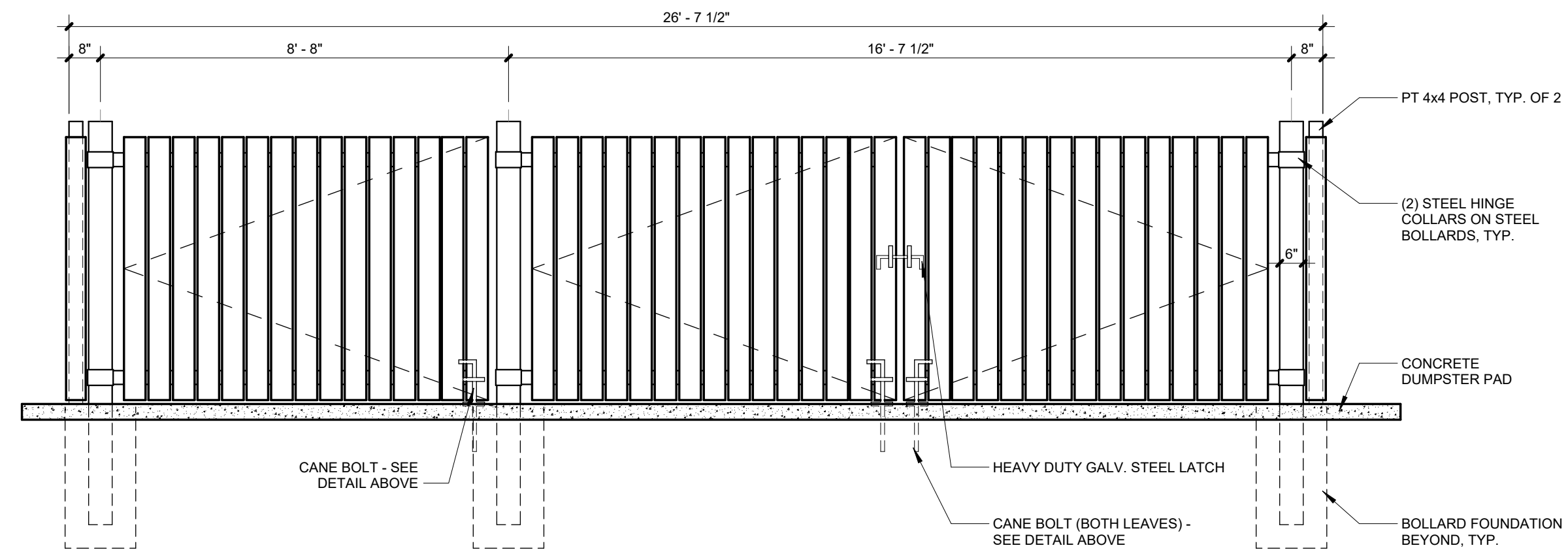
DEEP CUT BED EDGE DETAIL



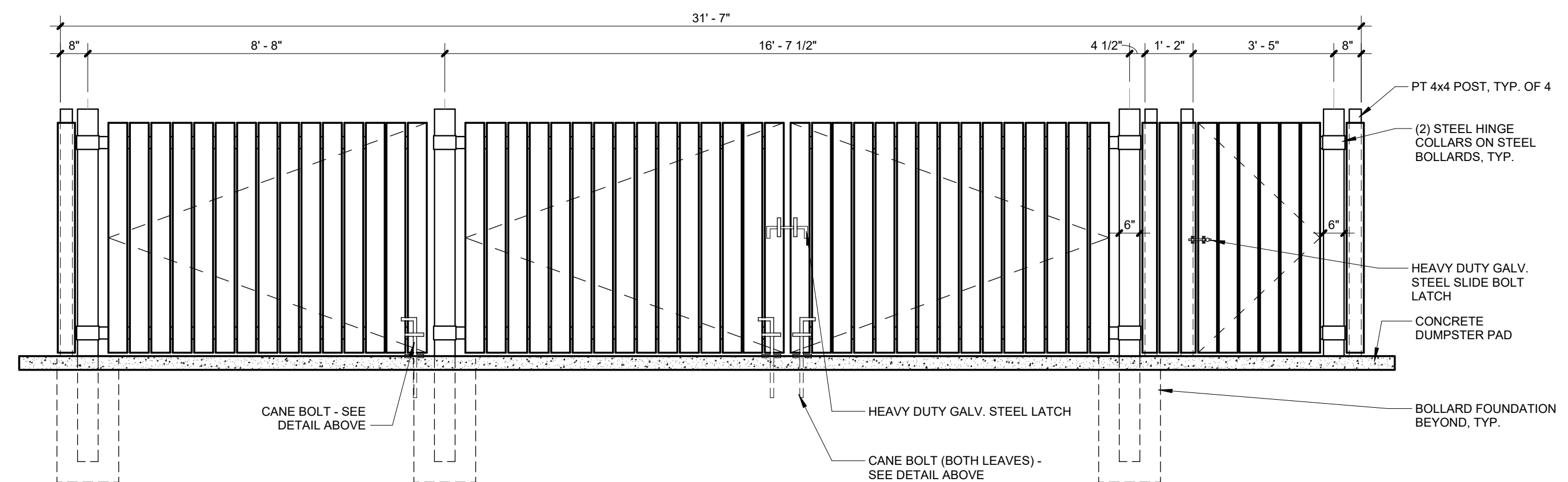
④ PLANTING DETAILS
1" = 1'-0"



NORTH DUMPSTER DOOR ELEVATION

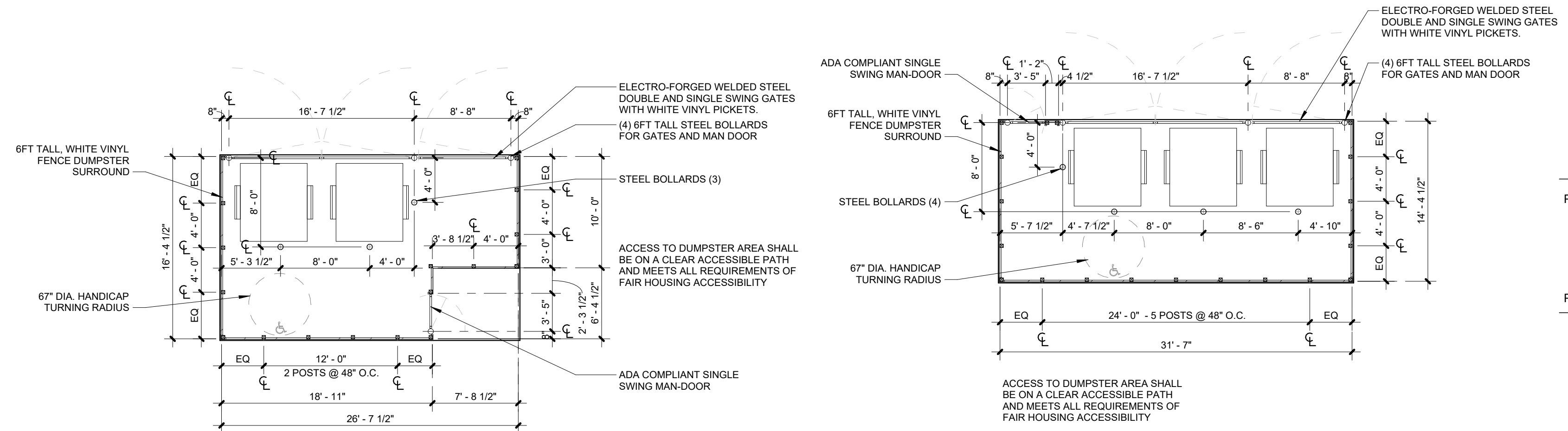


NORTH DUMPSTER GATE ELEVATION



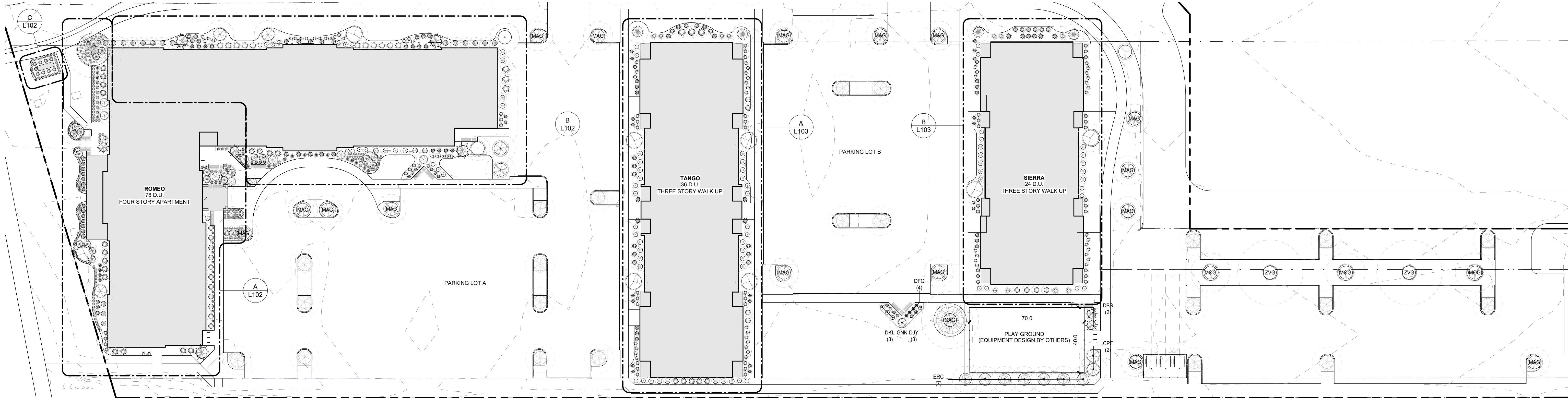
SOUTH DUMPSTER GATE ELEVATION

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



(B) DUMPSTER ENCLOSER NORTH - PLAN
1/8" = 1'-0"

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



PLANTING SCHEDULE

CODE REQUIRED TREES AND SCREENING ARE NOT INCLUDED			
MARK	PLANT NAME	SIZE	CNT
DECIDUOUS ORNAMENTAL			
AB	AUTUMN BRILLIANCE SERVICEBERRY	6' HT. MULTISTEM, B&B	1
CPF	PRAIRIFIRE CRABAPPLE	2" CAL. - B&B	5
GNK	NECKLACE GINKGO	2 1/2" CAL. - B+B	9
JTL	IVORY SILK JAPANESE TREE LILAC	2" CAL. - B&B	10
			25
DECIDUOUS SHADE TREE			
MAG	ARMSTRONG GOLD	2 1/2" CAL.	18
MOG	OCTOBER GLORY MAPLE	2 1/2" CAL.	3
ZVG	JAPANESE ZELKOVA (VILLAGE GREEN)	2 1/2" CAL.	2
			23
DECIDUOUS SHRUB			
DFO	DWARF FOTHERGILLA	18" HGT. - #5 CONT.	67
DKL	DWARF KOREAN LILAC	3 GAL. - CONT.	30
HLL	LIMELIGHT HYDRANGEA	24" HGT. - #5 CONT.	17
HLL	LITTLE LAMB HYDRANGEA	18" HGT. - #5 CONT.	36
HSQ	OAKLEAF HYDRANGEA 'SNOW QUEEN'	24" HGT. - #5 CONT.	26
NAJ	AMBER JUBILEE NINEBARK	18" HGT. - #5 CONT.	11
NBH	NORTHERN BUSH HONEYSUCKLE	3 GAL.	11
			198
EVERGREEN SHRUB			
CY	COLUMNAR ENGLISH YEWE	4'-5'	12
DJY	DWARF JAPANESE YEWE	18-24" HGT. - #3 CONT.	66
DY	DENSIFORMIS YEWE	2 GAL.	22
HST	SOFT TOUCH HOLLY	2 GAL.	37
JBR	BLUE RUG JUNIPER (WILTON CARPET JUNIPER)	2 GAL. - CONT.	6
			143
EVERGREEN TREE			
AGG	GREEN GIANT ARBORVITAE	4'-5'	1
JMG	MOONGLOW JUNIPER	7'-8'	4
			5
GRASSES + PERENNIALS			
DFG	DWARF FOUNTAIN GRASS	2 GAL. - CONT.	37
HSS	SUM AND SUBSTANCE HOSTA	1 GAL. - CONT.	23
MG	MAIDEN GRASS	2 GAL. - CONT.	28
			88
GROUND COVER			
LBB	BIG BLUE LIRIOPE	1 QUART. - CONT.	97
			97

LANDSCAPING BASIS OF DESIGN AND SUBMITTALS

- GENERAL CONTRACTOR / LANDSCAPE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A FINAL LANDSCAPE PLAN AND PLANT LIST WITH LOCALLY APPROPRIATE AND SEASONALLY AVAILABLE HEALTHY PLANT SPECIES. PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE PLANTS DESCRIBED IN THE SITE LANDSCAPE PLAN. PLANT MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE MATERIAL DESCRIBED IN THE SITE PLANTING SCHEDULE.
- ALL LANDSCAPING MATERIALS SHALL MEET THE SPECIFICATION OF ANSI Z.60-2001 AMERICAN STANDARDS FOR NURSERY STOCK

GENERAL PREPARATION NOTES

- CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND A MINIMUM TOPSOIL REQUIRED FOR INSTALLATION OF ALL PLANT MATERIAL IS PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
 - CONFIRM AND MARK LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- PLANTING BED EDGES SHALL BE SMOOTH FLOWING ARCS AND/OR STRAIGHT LINES AS SHOWN ON PLAN. EDGES SHALL BE HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
- ROTOILL SUBGRADE BELOW ALL PLANTING AREAS TO A DEPTH OF 4 INCHES PRIOR TO PLACEMENT OF TOP SOILS AND PLANTING MIX.
- RAISED BEDS, INCLUDING MULCH, SHALL BE NO HIGHER THAN 6 INCHES ABOVE ADJACENT GRADE.
- COMPOSITION AND APPLICATION RATE OF FERTILIZER SHALL BE SUFFICIENT TO AMEND SOIL ACCORDING TO RECOMMENDATIONS OF A QUALIFIED SOIL TESTING AGENCY. SUBMIT TEST RESULTS AND AMENDMENT RECOMMENDATIONS TO ARCHITECT. FERTILIZER SHALL BE IN A DRY GRANULAR FORM FOR LAWNS AND GRANULAR OR TABLET FORM FOR PLANTS.

LAWNS

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE MINIMUM SPECIFIED TOP SOIL FOR THE INSTALLATION OF EACH TYPE OF PLANT MATERIAL, OR A MINIMUM OF 4" COVER WHERE NO TOP SOIL IS SPECIFIED.
- SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS, PLANTING BEDS OR AS NOTED FOR SOD. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
 - TURF-TYPE TALL FESCUE (BLEND OF 3 OR MORE NAMED CULTIVARS): 80-90% BY WEIGHT
 - KENTUCKY BLUEGRASS (BLEND OF 2-3 NAMED CULTIVARS): 10-20% BY WEIGHT
 - MINIMUM PURITY: 97%; MINIMUM GERMINATION: 90%
 - APPLICATION RATE: 6-8 LBS PER 1,000 SF (NEW SEEDING)
- SEED MIX — FULL SUN / GENERAL LAWN AREAS
 - FINE FESCUE BLEND (CREEPING RED, CHEWINGS, HARD FESCUE — 2 OR MORE CULTIVARS): 60-70% BY WEIGHT
 - TURF-TYPE TALL FESCUE: 30-40% BY WEIGHT
 - MINIMUM PURITY: 97%; MINIMUM GERMINATION: 85%
 - APPLICATION RATE: 5-7 LBS PER 1,000 SF

PLANT MATERIAL INSTALLATION NOTES

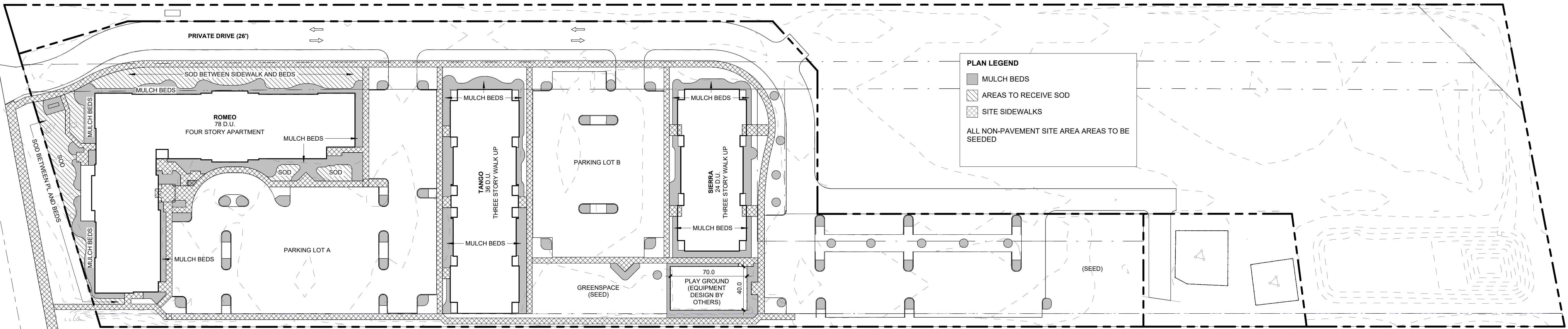
- MULCH PLANTING BEDS WITH SHREDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
- INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
- PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- STREET TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- PLANTINGS AROUND THE BUILDING FOUNDATION SHALL BE PLANTED SUCH THAT ALL PARTS OF THE MATURE PLANTS SHALL BE A MINIMUM OF 24" FROM THE EXTERIOR FACE OF THE EXTERIOR WALL.
- ALL TREES, SHRUBS, GROUNDCOVER, AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN.
- PLANTING MIX SHALL BE BLENDED, MANUFACTURED SOIL CONSISTING OF THREE (3) PARTS TOPSOIL, ONE (1) PART COMPOST, ONE (1) PART SAND. TOPSOIL SHALL BE PER ASTM D5288, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES AND SOIL CLUMPS 3/4 INCH AND LARGER; PROPRIETARY MANUFACTURED PLANTING MIX MAY BE APPROVED BY THE ARCHITECT. SUBMIT PRODUCT DATA FOR REVIEW BY OWNER. PLACE PLANTING MIX IN SETTLED 6 INCH LIFTS.
- MIX MYCORRHIZAL FUNGI INTO PLANTING MIX DURING PLACEMENT OF PLANTING MIX. APPLICATION RATE SHALL BE ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. MYCORRHIZAL FUNGI SHALL BE A DRY, GRANULAR INOCULANT CONTAINING AT LEAST 5300 SPORES PER LB (0.45 KG) OF VESICULAR—ARBUSCULAR MYCORRHIZAL FUNGI AND 95 MILLION SPORES PER LB (0.45 KG) OF ECTOMYCORRHIZAL FUNGI, 33 PERCENT HYDROGEL, AND A MAXIMUM OF 5.5 PERCENT INERT MATERIAL.

THIS SITE PLAN ONLY SHOWS LANDSCAPING BEYOND WHAT REQUIRED BY CODE. SEE ENLARGED LANDSCAPING PLANS FOR PLANT DESIGNATIONS NOT SHOWN ON THIS PLAN - SEE SHEET 6100 FOR CODE REQUIRED PLANTINGS

OVERALL SITE LANDSCAPE PLAN
1" = 30'-0"
0' 30' 60'

IRRIGATION GENERAL NOTES

- 50 PSI AND A RATE OF 25 GPM REQUIRED AT POINT OF CONNECTION
- ALL PIPE SHALL BE CLASS 200 PVC PIPE, UNLESS OTHERWISE NOTED
- ALL WIRING PER LOCAL CODE
- BACKFLOW PREVENTION PER LOCAL CODE
- THE IRRIGATION SYSTEM IS DIAGRAMMATIC, ADJUSTMENTS NECESSARY IN THE FIELD SHALL BE MADE BY THE CONTRACTOR.
- THE IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION ONLY. THE DESIGN IS BASED ON GALLONS OF WATER PER MINUTE AND PRESSURE PER SQUARE INCH FURNISHED BY OTHERS.
- ALL VALVES SHALL BE LOCATED IN VALVE BOXES FLUSH WITH GRADE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION.
- WINTERIZATION OF THE SYSTEM SHALL BE PER THE MANUFACTURERS SPECIFICATION
- SLEEVING SHALL BE REQUIRED UNDER ALL WALKS AND ROADWAYS. SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE PIPE RUNNING THROUGH IT.
- DRAWINGS SUPPLIED SHOW INTENDED USE AND COVERAGE OF THE IRRIGATION SYSTEM. MATERIALS BEYOND WHAT IS SHOWN WILL HAVE TO BE SUPPLIED AND INSTALLED BY THE IRRIGATION CONTRACTOR IN ORDER TO HAVE A FULLY OPERATIONAL SYSTEM. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS NECESSARY TO ACHIEVE FULL COVERAGE OF IRRIGATION AREAS AT NO ADDITIONAL COST TO THE OWNER.
- IRRIGATION CONTRACTOR SHALL LOCATE ALL UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRES BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION
- COORDINATE WITH OWNER AND ELECTRICAL CONTRACTOR THE REQUIREMENTS FOR THE INSTALLATION OF THE CONTROLLER IN THE SPECIFIED LOCATION.
- INSTALL RAIN SENSORS ON VERTICAL SURFACES. COORDINATE WITH OWNER.
- CONTROL WIRE WILL BE SOLID COPPER WIRE UL APPROVED FOR DIRECT BURIAL IN GROUND.
- IRRIGATION PRODUCTS (SPRINKLERS, VALVES, CONTROLLERS) SHALL BE BY A SINGLE MANUFACTURER. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE SUPPLIED BY REGIONALLY AUTHORIZED DISTRIBUTORS TO PROVIDE SINGLE SOURCE RESPONSIBILITY FOR WARRANTY SERVICE.



PROJECT #: 26104 v17

PERMIT SET

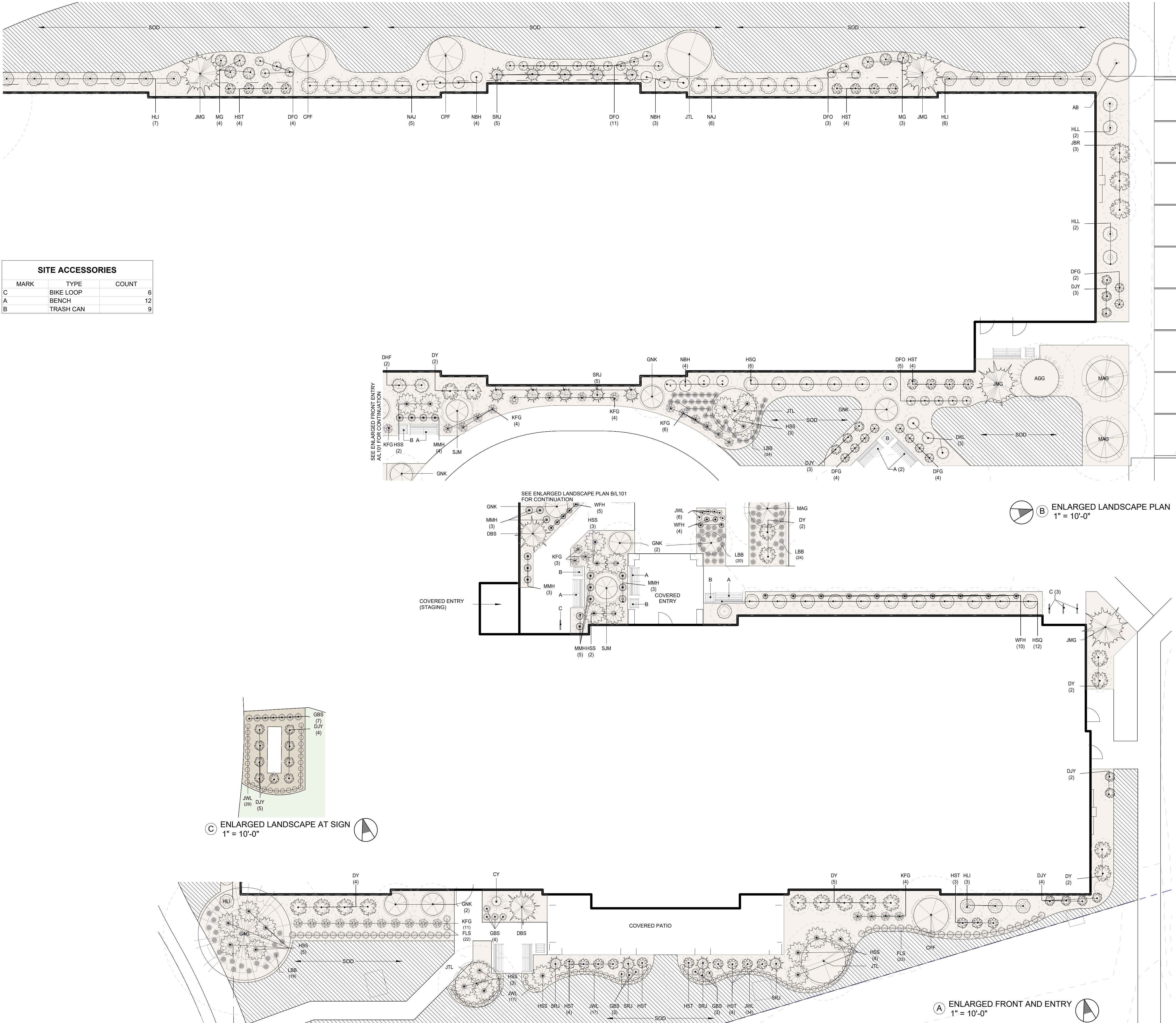
PROJECT DATE: 07.29.2026

L101
LANDSCAPE
DRAWINGS

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CODE REQUIRED TREES AND SCREENING ARE NOT INCLUDED				
MARK	PLANT NAME	SIZE	CNT	
DECIDUOUS ORNAMENTAL				
AB	AUTUMN BRILLIANCE SERVICEBERRY	6' HT. MULTISTEM, B&B	1	
CPF	PRAIRIFIRE CRABAPPLE	2" CAL. - B&B	3	
GNK	NECKLACE GINKGO	2 1/2" CAL. - B+B	8	
JTL	IVORY SILK JAPANESE TREE LILAC	2" CAL. - B&B	4	
				16
DECIDUOUS SHADE TREE				
MAG	ARMSTRONG GOLD	2 1/2" CAL.	4	
				4
DECIDUOUS SHRUB				
DFO	DWARF FOTHERGILLA	18" HGT. - #5 CONT.	23	
DKL	DWARF KOREAN LILAC	3 GAL. - CONT.	3	
HLI	LIMELIGHT HYDRANGEA	24" HGT. - #5 CONT.	17	
HLL	LITTLE LAMB HYDRANGEA	18" HGT. - #5 CONT.	4	
HSQ	OAKLEAF HYDRANGEA "SNOW QUEEN"	24" HGT. - #5 CONT.	18	
NAJ	AMBER JUBILEE NINEBARK	18" HGT. - #5 CONT.	11	
NBH	NORTHERN BUSH HONEYSUCKLE	3 GAL.	11	
				87
EVERGREEN SHRUB				
CY	COLUMNAR JAPANESE YEW	4'-5'	1	
DJY	DWARF JAPANESE YEW	18-24" HGT. - #3 CONT.	21	
DY	DENSIFORMIS YEW	2 GAL.	17	
HST	SOFT TOUCH HOLLY	2 GAL.	25	
JBR	BLUE RUG JUNIPER (WILTON CARPET JUNIPER)	2 GAL. - CONT.	3	
				67
EVERGREEN TREE				
AGG	GREEN GIANT ARBORVITAE	4'-5'	1	
JMG	MOONGLOW JUNIPER	7'-8'	4	
				5
GRASSES + PERENNIALS				
DFG	DWARF FOUNTAIN GRASS	2 GAL. - CONT.	10	
HSS	SUM AND SUBSTANCE HOSTA	1 GAL. - CONT.	23	
MG	MAIDEN GRASS	2 GAL. - CONT.	7	
				40
GROUND COVER				
LBB	BIG BLUE LIRIOPE	1 QUART - CONT.	97	
				97

SITE ACCESSORIES		
MARK	TYPE	COUNT
C	BIKE LOOP	6
A	BENCH	12
B	TRASH CAN	9



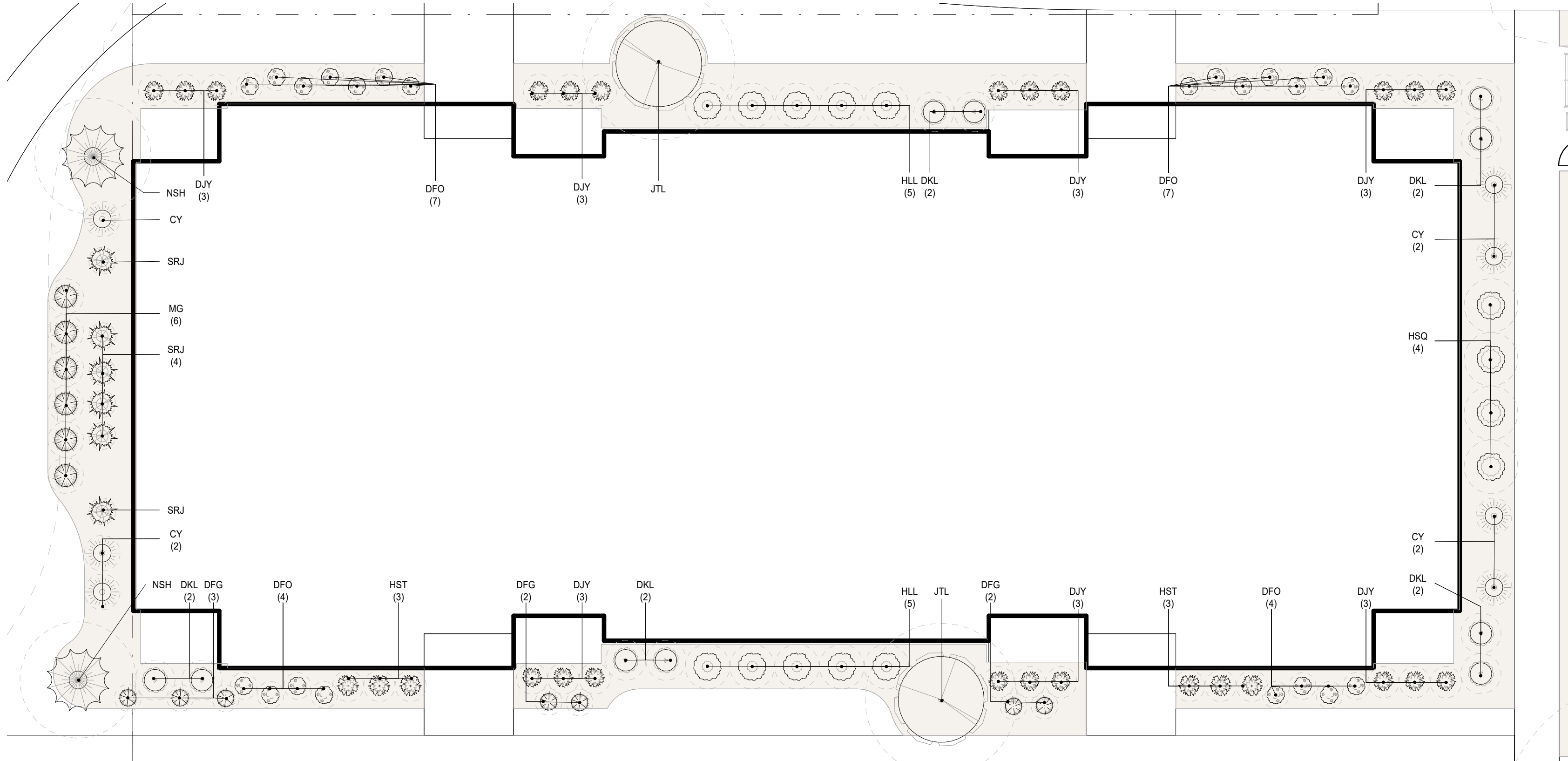


KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

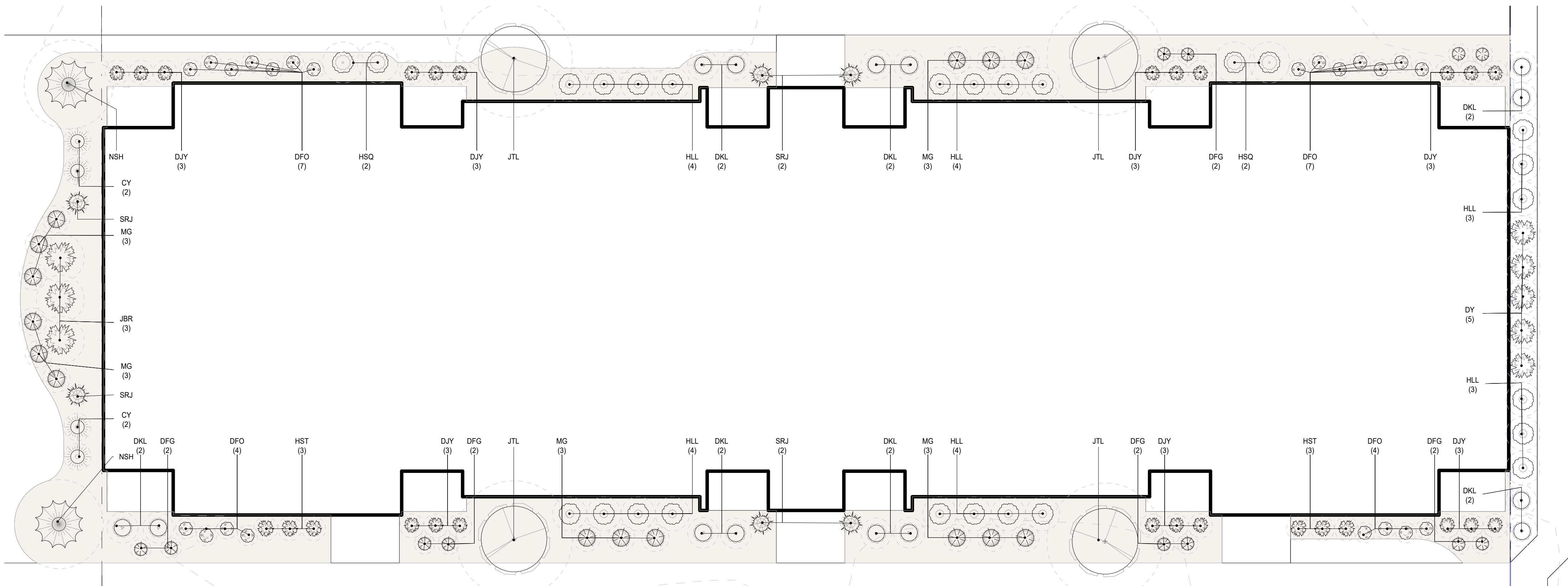
INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

PLANTING SCHEDULE			
CODE REQUIRED TREES AND SCREENING ARE NOT INCLUDED			
MARK	PLANT NAME	SIZE	CNT
DECIDUOUS ORNAMENTAL			
JTL	IVORY SILK JAPANESE TREE LILAC	2" CAL. - B&B	6
			6
DECIDUOUS SHRUB			
DFO	DWARF FOTHERGILLA	18" HGT. - #5 CONT.	44
DKL	DWARF KOREAN LILAC	3 GAL. - CONT.	24
HLL	LITTLE LAMB HYDRANGEA	18" HGT. #5 CONT.	32
HSQ	OAKLEAF HYDRANGEA 'SNOW QUEEN'	24" HGT. - #5 CONT.	8
			108
EVERGREEN SHRUB			
CY	COLUMNAR ENGLISH YEW	4'-5'	11
DJY	DWARF JAPANESE YEW	18-24" HGT. - #3 CONT.	42
DY	DENSIFORMIS YEW	2 GAL.	5
HST	SOFT TOUCH HOLLY	2 GAL.	12
JBR	BLUE RUG JUNIPER (WILTON CARPET JUNIPER)	2 GAL. - CONT.	3
			73
GRASSES + PERENNIALS			
DFG	DWARF FOUNTAIN GRASS	2 GAL. - CONT.	19
MG	MAIDEN GRASS	2 GAL. - CONT.	21
			40

SITE ACCESSORIES		
MARK	TYPE	COUNT
C	BIKE LOOP	6
A	BENCH	12
B	TRASH CAN	9



Ⓑ SIERRA ENLARGED LANDSCAPE
1" = 10'-0"



Ⓐ TANGO ENLARGED LANDSCAPE
1" = 10'-0"

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

L103
LANDSCAPE
DRAWINGS

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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 (P₁ OR P₂)

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. ½" 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, G_{cp} = +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_s

= 1.0

C. MAPPED SPECTRAL RESPONSE ACCELERATION

FACTOR AT SHORT PERIOD, S_s

= 0.117

D. MAPPED SPECTRAL RESPONSE ACCELERATION

FACTOR AT 1 SECOND, S₁

= 0.059

E. SITE CLASS

= D

F. DESIGN SPECTRAL RESPONSE ACCELERATION

FACTOR AT SHORT PERIOD, S_{ss}

= 0.125

G. DESIGN SPECTRAL RESPONSE ACCELERATION

FACTOR AT 1 SECOND PERIOD, S_{o1}

= 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.

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.

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 II, PORTLAND LESTONE 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 LANTAGE.

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 (F1 = FLOOR FLATNESS, FI = FLOOR LEVELNESS):

i. SPECIFIED OVERALL VALUE F1 = 25, FI = 20

ii. MINIMUM LOCAL VALUE F1 = 17, FI = 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.

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. 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 CRSIS' "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):

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.

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	COLUMN LINE DESIGNATION
	EXISTING COLUMN LINE DESIGNATION
	FACE OF BUILDING
	LINTEL MARK
	HEADER MARK
	FOOTING MARK
	PIER MARK
	GRADE BEAM MARK
	BASE PL MARK
	PEDESTAL MARK
	SHEAR WALL MARK
	CMU VERTICAL WALL REINFORCING MARK
	CMU VERTICAL SHEAR WALL REINFORCING MARK
	KEYNOTE MARK
	STEP T/FTG
	SLAB STEP
	ELEVATION INDICATION
	DECK MARK

ABBREVIATIONS	
NAME	DESCRIPTION
AFF =	ABOVE FINISHED FLOOR ELEVATION
ARCH =	ARCHITECT
BT =	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 =	HOKED 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
SOS =	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
TJ =	TOP OF
UNO =	UNLESS NOTED OTHERWISE
VB =	VERTICAL BRACING
VERT =	VERTICAL
VIF =	VERIFY IN FIELD
w/ =	WITH
WP =	WORK POINT

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Schaefer Project Number: 25-2420

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INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S001
GENERAL NOTES

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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 C478. 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. W AND WT SHAPES: ASTM A992, Fy = 50 KSI
- B. M, MT, S, ST, AND HP SHAPES: ASTM A572, GRADE 50, Fy = 50 KSI
- C. C AND MC SHAPES (DEPTH ≥ 8 INCHES): ASTM A992, Fy = 50 KSI
- D. C AND MC SHAPES (DEPTH < 8 INCHES): ASTM A36, Fy = 36 KSI
- E. L SHAPES: ASTM A572, GRADE 50, Fy = 50 KSI
- F. PLATES AND BARS (THICKNESS ≤ 4 INCHES): ASTM A572, GRADE 50, Fy = 50 KSI
- G. PLATES AND BARS (THICKNESS > 4 INCHES): ASTM A36, Fy = 36 KSI
- H. HSS SHAPES: ASTM A500, GRADE C, Fy = 50 KSI
- I. PIPES (STD UNLESS NOTED OTHERWISE): ASTM A53, TYPE E OR TYPE S, GRADE B, Fy = 35 KSI
- J. BOLTS: ASTM F3125, GRADE A325-N, 3/4" DIAMETER (UNLESS NOTED OTHERWISE)
- K. ANCHOR RODS (TYPICAL): ASTM F1554, GRADE 36
- L. ANCHOR RODS (PRESSURE TREATED LUMBER SILLS): SEE "WOOD" SECTION OF GENERAL STRUCTURAL NOTES
- M. THREADED RODS: ASTM A36
- N. WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
- O. NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS, FLUID TYPE.
- i. LIMIT GYPSUM CONTENT TO 1.5% MAXIMUM AT EXTERIOR APPLICATIONS.
2. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION
3. FABRICATOR QUALIFICATIONS: STRUCTURAL STEEL FABRICATOR SHALL PARTICIPATE IN THE AISC QUALITY CERTIFICATION PROGRAM, AND SHALL BE DESIGNATED AS AN AISC-CERTIFIED PLANT, CATEGORY STD.

4. SUBMITTALS
- A. STRUCTURAL STEEL SHOP DRAWINGS
- B. MISC. METAL SHOP DRAWINGS (STAIRS, RAILINGS AND LADDERS INCLUDING ATTACHMENT TO THE PRIMARY STRUCTURE), INCLUDING ANALYSIS DATA, SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
5. CONNECTIONS:
- A. BOLTED CONNECTIONS ARE TO BE INSTALLED SNUG TIGHT OR PRETENSIONED UNLESS OTHERWISE NOTED.
- i. PRETENSIONED BOLTS SHALL USE DIRECT-TENSION INDICATING WASHERS (ASTM F959) OR TENSION-CONTROL, HIGH-STRENGTH BOLT-NUT-WASHER ASSEMBLIES (ASTM F 1852).
- B. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.
- C. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1:2010)
- i. HEADED STUD SHEAR CONNECTORS SHALL BE WELDED WITH AUTOMATICALLY TIMED STUD WELDING EQUIPMENT. FILLET WELDS ARE NOT PERMITTED.
6. PAINT AND PROTECTION:
- A. STRUCTURAL STEEL SURFACES UNLESS NOTED OTHERWISE: TO RECEIVE SPRAY-ON FIREPROOFING, RECEIVE COMPOSITE SHEAR STUDS, OR ENCASED IN CONCRETE; NO PAINT. PREPARE UNPAINTED STEEL SURFACES PER SSPC-SP2 "HAND TOOL CLEANING".
- B. BRICK SURFACES UNLESS NOTED OTHERWISE: TO BE PAINTED (COORDINATE LOCATIONS WITH ARCHITECT); PREPARE SURFACES PER SSPC-SP3 "POWER TOOL CLEANING" AND PAINT WITH FABRICATOR'S STANDARD PRIME COAT.
- i. DO NOT PAINT PORTIONS OF MEMBERS TO BE ENCASED IN CONCRETE. TO RECEIVE FIREPROOFING, OR TO RECEIVE COMPOSITE SHEAR CONNECTORS.
- ii. IMMEDIATELY AFTER ERECTION, CLEAN EXPOSED AREAS WHERE PRIMER IS DAMAGED OR MISSING, PREPARE SURFACES BY SSPC-SP2 OR SSPC-SP3, AND PAINT WITH MATCHING SHOP PRIME COAT.
- C. 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, A363 AND A388. 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-28915. 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.
- D. 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 BETTERS PRUCE 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 "MICROLAM". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED:
- i. BEAMS:
- Fb = 2600 PSI BENDING
- Fv = 295 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 OR PER ASTM F2329 OR ASTM A153 (TYPICAL). STAINLESS STEEL OR HOT DIP GALVANIZED ANCHORS ARE NOT REQUIRED FOR INTERIOR APPLICATIONS USING BORATE PRESERATIVE 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 COT 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 1/2" LG.
- ii. 10d = 0.148" DIA, 3" LG.
- iii. 16d = 0.162" DIA, 3 1/2" 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 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 "BOSI-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 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-1058). 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: 25-2400



INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

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 / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
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 / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
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)			X		
	During construction, verification of f'm and f'aac for every 5,000 sq. ft. (TMS 602 Art.1.4b)			X		
	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)			X		
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		
	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		
	e. Properties of thin-bed mortar for AAC masonry (TMS 602 Art.2.1 C.1)			X		
	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		
	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, 1E, 6.2.1 & 6.3.1)		X		Testing Agency	
	e. Welding of reinforcement (TMS 402 Sec 6.1.6.1.2)			X		
	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		
	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		
	i. Placement of AAC masonry units and construction of thin-bed mortar joints (TMS 602 Art. 3.3B.9 & 3.3F.1.b)			X		
4.	Observe preparation of grout specimens, mortar specimens, and/or prisms. (TMS 602: Art 1.4)			X		

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.3 CONCRETE CONSTRUCTION						
Item	Sub Item / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
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		
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. 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		
	b. Inspect single pass fillet welds, maximum 5/16"			X		
	c. Inspect all other welds			X		
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		
	b. Grouting of Bonded Prestressing Tendons in the Seismic-Force Resisting System: Reference ACI 318: 26.10.1			X		
10. Precast Concrete Erection	Inspect erection of precast concrete including member configuration, connections, welding and grouting. Reference ACI 318: Ch 26.9			X		
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		
	(b) Completion of the continuity of reinforcement across joints.			X		
	(c) Completion of connections in the field.			X		
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: 25-2420

PROJECT #: 26104 V17

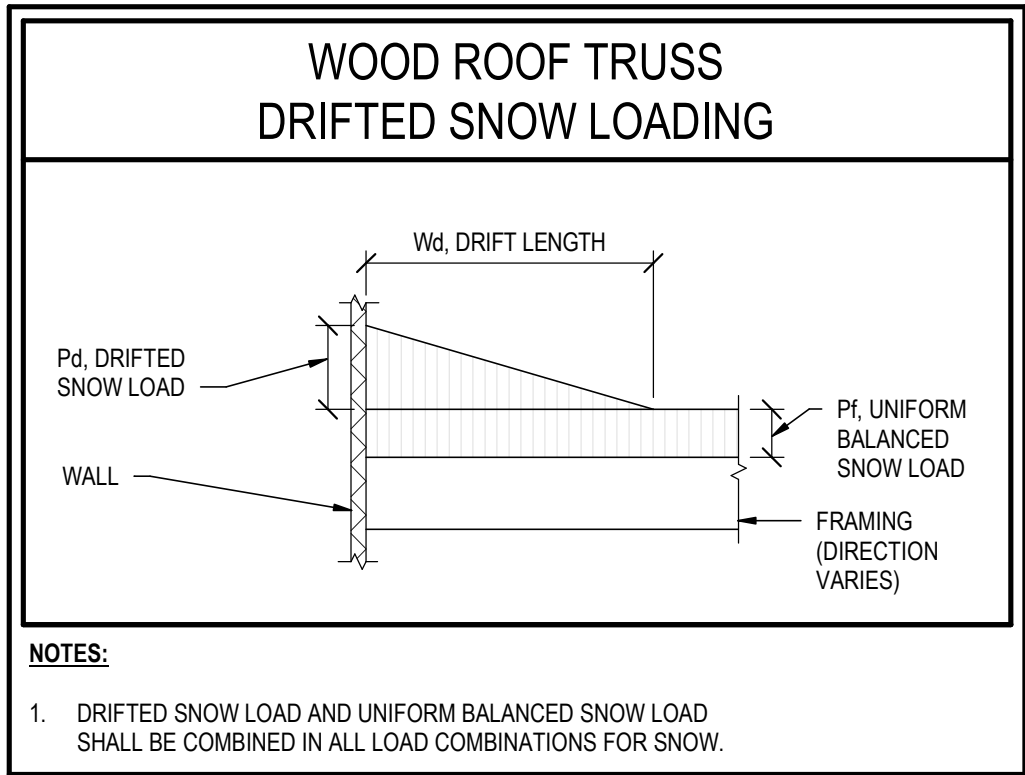
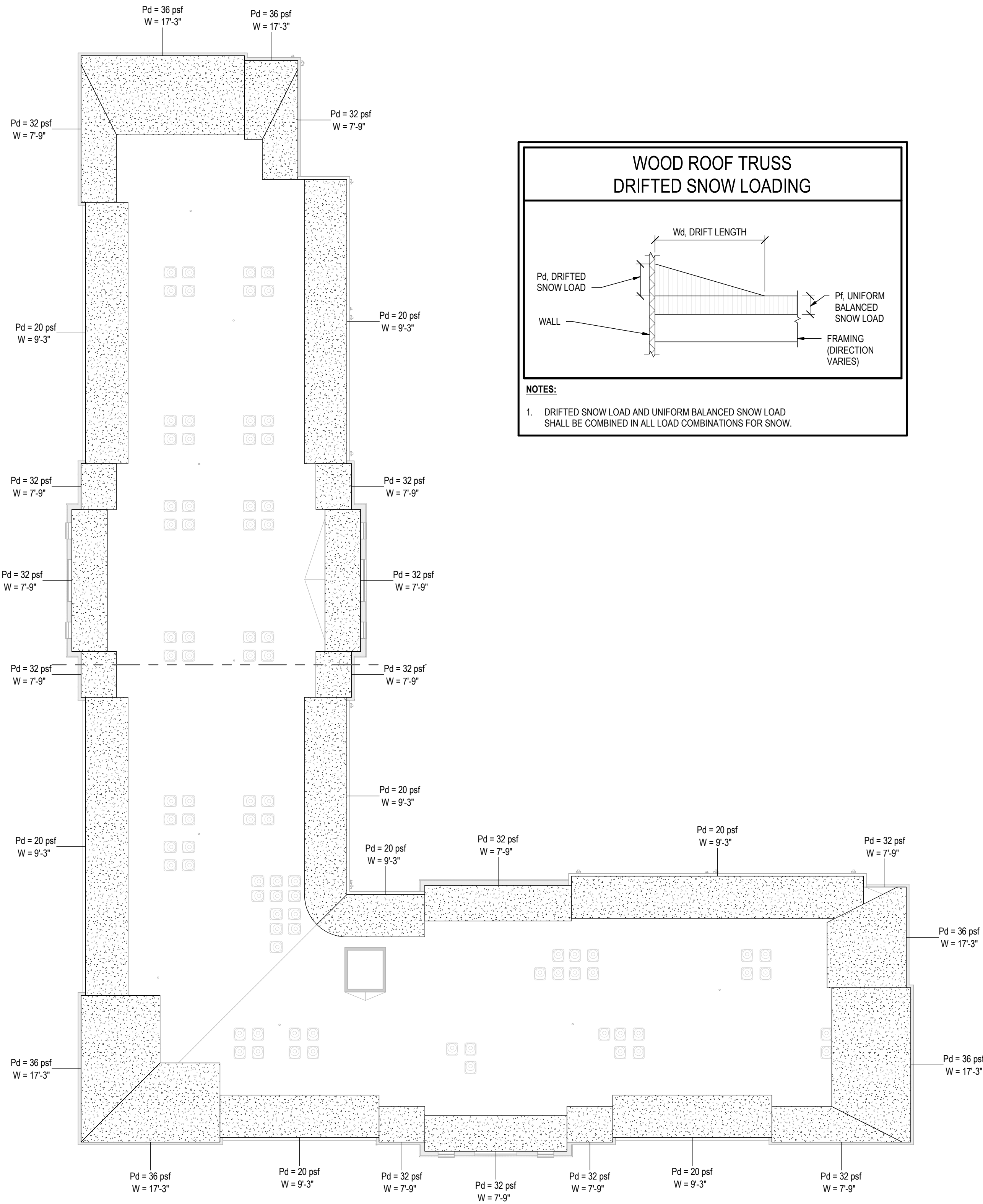
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PROJECT DATE: 07/29/2026

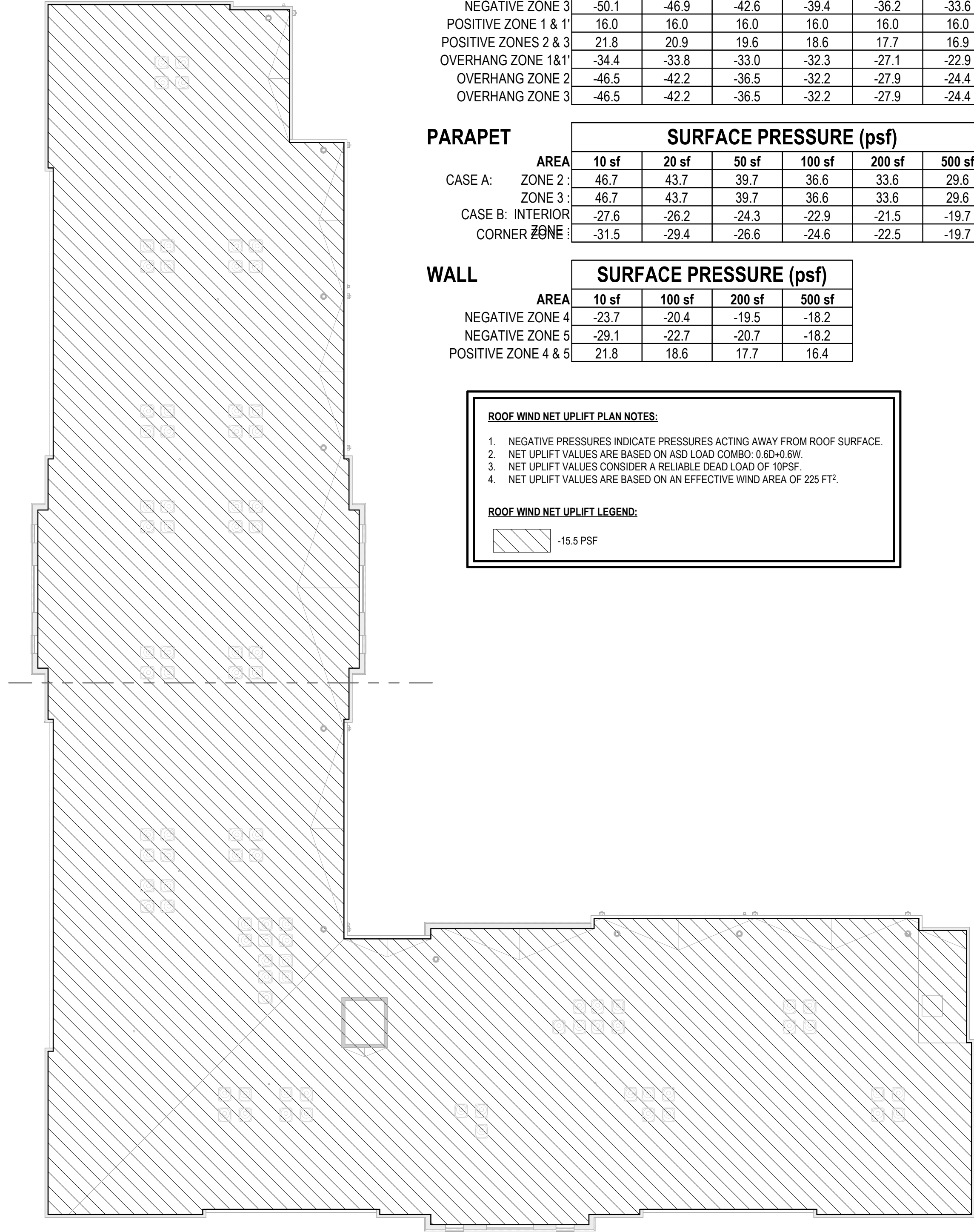
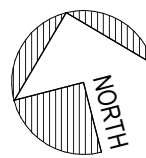
S003
SPECIAL INSPECTIONS

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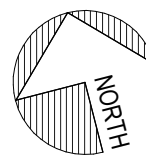
SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.2.1 STRUCTURAL STEEL						
Item	Sub Item / Scope	Extent			Agency Qualifications	Comments
		Observe	Perform	N/A		
In-Plant Special Inspections	Fabrication and implementation procedures: In addition to special inspections provided on site, provide special inspections indicated below on the premises of fabricator's shop. Verify that the fabricator maintains detailed fabrication and quality control procedures.	X		X	As Noted Below	Special inspections on the premises of the fabricators shop are not required provided the fabricator is an Approved Fabricator in accordance with section 1704.2. Fabricator is required to submit documentation/certification that they are an Approved Fabricator .
1. Fabricator and erector documents	Verify reports and certificates as listed in AISC 360, chapter N, paragraph 3.2 for compliance with construction documents		X		Schaefer Submittal Review	
2. Material verification of structural steel	Verify material in shop and field inspection		X		Testing Agency	
3. Embedments	Verify diameter, grade, type, length, embedment. See Table 1705.3 for anchors		X		Testing Agency	
4. Verify compliance with construction documents	Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents		X		Testing Agency	
5.4-1. Visual Welding Inspection - Inspection Tasks Before Welding:	1. Welder qualifications records and continuity records.		X		Testing Agency AWS - Certified Welding Inspector	
	2. Welding procedure specifications (WPS) available		X			
	3. Manufacturer certifications for welding consumables available.		X			
	4. Material Identification (type/grade)	X				
	5. Welder identification system (The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.)	X				
	6. Fit up of Groove Welds (Including Joint Geometry): Inspection shall include Joint preparation, Dimensions (alignment, root opening, roof face, and bevel), Cleanliness (condition of steel surfaces), Tacking (tack weld quality and location), Backing type and fit (if applicable)			X		
	7. Fit up of CJP Groove Welds of HSS T-, K-, Y-, and K-joints (Including Joint Geometry): Inspection shall include Joint preparation, Dimensions (alignment, root opening, roof face, and bevel), Cleanliness (condition of steel surfaces), Tacking (tack weld quality and location), Backing type and fit (if applicable)			X		
	8. Configuration and finish of access holes			X		
	9. Fit-up of Fillet Welds: Inspection shall include: Dimensions (alignment, root opening, roof face, and bevel), Cleanliness (condition of steel surfaces), Tacking (tack weld quality and location)	X				
	10. Check welding equipment.	X				
5.4-2. Visual Welding Inspection - Inspection Tasks During Welding:	1. Control and Handling of Welding Consumables: Packaging and Exposure control)	X			Testing Agency AWS - Certified Welding Inspector	
	2. No welding over cracked tack welds.	X				
	3. Environmental Conditions: Wind speed within limits, and Precipitation and temperature	X				
	4. WPS Followed: Observe Settings on welding equipment, Travel speed, Selected welding materials, Shielding gas type/flow rate, Preheat applied, Interpass temperature maintained (min and max), and Proper position (F,V,F,OH)	X				
	5. Welding Techniques: Interpass and final cleaning, Each pass within profile limitations, Each pass meets quality requirements.	X				
	6. Placement and installation of steel headed stud anchors.			X		
5.4-3. Visual Welding Inspection - Inspection Tasks After Welding	1. Welds Cleaned:	X			Testing Agency AWS - Certified Welding Inspector	
	2. Size, Length, and Location of Welds:		X			
	3. Welds meet visual acceptance criteria: Crack prohibition, Weld/base-metal fusion, Crater cross section, Weld profiles, Weld size, Undercut, Porosity.		X			
	4. Arc strikes:		X			
	5. k-area			X		
	6. Weld access holes in rolled heavy shapes and built-up heavy shapes			X		
	7. Backing Removed and weld tabs removal (if required):			X		
	8. Repair Activities:		X			
	Document acceptance or rejection of welded joint or member		X			
	No prohibited welds have been added without the approval of the EOR	X				
5.5 Non-destructive Testing of Welds	b. CJP Groove Welds: Ultrasonic testing shall be performed on 100 percent of CJP groove welds subject to transversely applied tension loading in butt, T- and corner joints, in materials 5/16 in thick or greater. Ultrasonic testing in materials less than 5/16 in thick is not required. Reduction of Rate of Ultrasonic Testing is permitted if the conditions of AISC 360-16 Appendix N.5.e are met.			X	Testing Agency AWS - Certified Welding Inspector	Perform NDT for both in field and shop welds.
	c. Weld Joints Subjected to Fatigue: Welded joints requiring weld soundness to be established by Radiographic or Ultrasonic inspections. Reduction rate is prohibited.			X		Perform NDT for both in field and shop welds.
5.6-1. Inspection of Bolting: Inspection Tasks Prior to Bolting	1. Manufacturer's certifications available for fastener materials.		X		Testing Agency	
	2. Fasteners marked in accordance with ASTM requirements	X			Testing Agency	
	3. Proper fasteners selected for the joint detail (grade, type, and bolt length if threads are excluded from shear plane).	X			Testing Agency	
	4. Proper bolting procedure selected for joint detail.	X			Testing Agency	
	5. Connecting elements: Verify elements are fabricated properly, including the appropriate faying surface condition and hole preparation, if specified, meets the applicable requirements	X			Testing Agency	
	6. Pre-installation verification testing conducted for fastener assemblies and methods used	X			Testing Agency	
	7. Proper storage provided for bolts, nuts, washers, and other fastener components	X			Testing Agency	
5.6-2. Inspection of Bolting: Inspection Tasks During Bolting	1. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are properly positioned	X			Testing Agency	
	2. Joint brought to the snug tight condition prior to the pretensioning operation	X			Testing Agency	
	3. Fastener component not turned by the wrench prevented from rotating	X			Testing Agency	
	4. Bolts are pretensioned in accordance with the RCSC specification, progressing systematically from most rigid point toward free edges	X			Testing Agency	
5.6-3. Inspection of Bolting: Inspection Tasks After Bolting	1. Document accepted and rejected connections:		X		Testing Agency	



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



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



ROOF

		SURFACE PRESSURE (psf)						
AREA		10 sf	20 sf	50 sf	100 sf	200 sf	350 sf	500 sf
NEGATIVE ZONE 1		-38.0	-35.5	-32.2	-29.7	-27.2	-25.1	-23.9
NEGATIVE ZONE 1'		-21.8	-21.8	-21.8	-21.8	-18.8	-16.3	-16.0
NEGATIVE ZONE 2		-50.1	-46.9	-42.6	-39.4	-36.2	-33.6	-31.9
NEGATIVE ZONE 3		-50.1	-46.9	-42.6	-39.4	-36.2	-33.6	-31.9
POSITIVE ZONE 1 & 1'		16.0	16.0	16.0	16.0	16.0	16.0	16.0
POSITIVE ZONES 2 & 3		21.8	20.9	19.6	18.6	17.7	16.9	16.4
OVERHANG ZONE 1 & 1'		-34.4	-33.8	-33.0	-32.3	-27.1	-22.9	-20.2
OVERHANG ZONE 2		-46.5	-42.2	-36.5	-32.2	-27.9	-24.4	-22.2
OVERHANG ZONE 3		-46.5	-42.2	-36.5	-32.2	-27.9	-24.4	-22.2

PARAPET

		SURFACE PRESSURE (psf)					
AREA		10 sf	20 sf	50 sf	100 sf	200 sf	500 sf
CASE A: ZONE 2		46.7	43.7	39.7	36.6	33.6	29.6
ZONE 3		46.7	43.7	39.7	36.6	33.6	29.6
CASE B: INTERIOR		-27.6	-26.2	-24.3	-22.9	-21.5	-19.7
CORNER ZONE 1		-31.5	-29.4	-26.6	-24.6	-22.5	-19.7

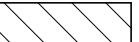
WALL

		SURFACE PRESSURE (psf)			
AREA		10 sf	100 sf	200 sf	500 sf
NEGATIVE ZONE 4		-23.7	-20.4	-19.5	-18.2
NEGATIVE ZONE 5		-29.1	-22.7	-20.7	-18.2
POSITIVE ZONE 4 & 5		21.8	18.6	17.7	16.4

ROOF WIND NET UPLIFT PLAN NOTES:

1. NEGATIVE PRESSURES INDICATE PRESSURES ACTING AWAY FROM ROOF SURFACE.
2. NET UPLIFT VALUES ARE BASED ON ASD LOAD COMBO: 0.6D+0.6W.
3. NET UPLIFT VALUES CONSIDER A RELIABLE DEAD LOAD OF 10PSF.
4. NET UPLIFT VALUES ARE BASED ON AN EFFECTIVE WIND AREA OF 225 FT².

ROOF WIND NET UPLIFT LEGEND:

 -15.5 PSF



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Schaefer Project Number: 25-2420

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S005

**SNOW DRIFT & WIND
UPLIFT PLANS**

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CONCRETE MIXTURE REQUIREMENTS										
CONCRETE CLASS	DESCRIPTION	EXPOSURE CLASS				MINIMUM f'c AT 28 DAYS (PSI)	MAXIMUM w/c RATIO	AIR CONTENT	MINIMUM CEMENTITIOUS MATERIAL (LB/CY)	REMARKS
		F	S	W	C					
A	FOOTINGS	F0	S0	W0	C0	3000	--	--	--	--
B	EXTERIOR SLABS-ON-GROUND	F2	S0	W0	C1	4500	0.45	6% ±1.5%	--	--
C1	INTERIOR SLABS-ON-GROUND (INCLUDING THICKENED SLABS)	F0	S0	W0	C0	4000	--	3% MAX	540	--

CONCRETE MIXTURE NOTES:
A. PROVIDE MIX DESIGNS IN ACCORDANCE WITH ACI 301-16 FOR SPECIFIED EXPOSURE CLASS AND AGGREGATE.
B. NOMINAL MAX AGGREGATE SIZE = 3/4" UNLESS OTHERWISE NOTED

SCHEDULE OF TENSION DEVELOPMENT AND LAP SPLICE LENGTHS											
FOOTINGS (f'c = 3000PSI)						FOUNDATION WALLS (f'c = 4500PSI)					
BAR SIZE	Ld		Ls		Ldh	BAR SIZE	Ld		Ls		Ldh
	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS			OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	
	(in)	(in)	(in)	(in)			(in)	(in)	(in)	(in)	
#3	17	22	22	28	9	#3	12	12	16	16	7
#4	22	29	29	38	11	#4	12	14	16	19	9
#5	28	36	36	47	14	#5	14	18	18	23	12
#6	33	43	43	56	17	#6	17	21	21	28	14
#7	48	63	63	81	20	#7	24	31	31	40	16
#8	55	72	72	93	22	#8	27	35	35	46	18
#9	62	81	81	105	25	#9	34	44	44	57	21
#10	70	91	91	118	28	#10	42	54	54	70	23
#11	78	101	101	131	31	#11	50	65	65	84	26
#14	93	121	121	157	38	#14	68	88	88	115	31
LAP AND DEVELOPMENT TABLE CRITERIA: A. GRADE 60 UNCOATED REINFORCING STEEL i. FOR EPOXY COATED: MULTIPLY Ld, Ls BY 1.5; Ldh BY 1.2 B. NORMAL WEIGHT CONCRETE i. FOR LIGHTWEIGHT CONCRETE: MULTIPLY Ld, Ls, Ldh BY 1.33 C. CLEAR COVER GREATER THAN db D. MIN 2"db CLEAR SPACING BETWEEN BARS						LAP AND DEVELOPMENT TABLE CRITERIA: A. GRADE 60 UNCOATED REINFORCING STEEL i. FOR EPOXY COATED: MULTIPLY Ld, Ls BY 1.5; Ldh BY 1.2 B. NORMAL WEIGHT CONCRETE i. FOR LIGHTWEIGHT CONCRETE: MULTIPLY Ld, Ls, Ldh BY 1.33 C. 2" MIN CLEAR COVER D. 4" MIN CLEAR SPACING BETWEEN BARS					
<u>FOR BARS THAT DO NOT MEET THE CLEAR COVER OR CLEAR SPACING INDICATED:</u> #6 AND SMALLER: Ld = 66 BAR DIAMETERS; Ls = 86 BAR DIAMETERS #7 AND LARGER: Ld = 83 BAR DIAMETERS; Ls = 107 BAR DIAMETERS FOR TOP BARS MULTIPLY BY 1.3 MINIMUM Ld AND Ls = 12"						<u>FOR BARS THAT DO NOT MEET THE CLEAR COVER OR CLEAR SPACING INDICATED:</u> #6 AND SMALLER: Ld = 54 BAR DIAMETERS; Ls = 70 BAR DIAMETERS #7 AND LARGER: Ld = 68 BAR DIAMETERS; Ls = 88 BAR DIAMETERS FOR TOP BARS MULTIPLY BY 1.3 MINIMUM Ld AND Ls = 12"					
LAP AND DEVELOPMENT TABLE NOTES & DEFINITIONS: A. TOP BARS = HORIZ BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS B. db = BAR DIAMETER C. s = CENTER-TO-CENTER BAR SPACING D. Ath = TOTAL AREA OF TIES OR STIRRUPS CONFINING HOOKED BARS E. Ahs = TOTAL AREA OF HOOKED BARS BEING DEVELOPED F. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, Ls FOR THE LARGER BAR SHALL BE USED G. ALL TENSION SPLICES SHALL BE CLASS B, UNLESS NOTED OTHERWISE H. Ldh VALUES FOR #11 BARS AND SMALLER MAY BE REDUCED AS FOLLOWS (PER ACI 318-14) i. MULTIPLY BY 0.70 FOR (1) OR (2) (1) SIDE COVER ≥ 2 1/2" (2) 90° HOOKS WITH COVER ON BAR EXTENSION BEYOND HOOK ≥ 2" ii. MULTIPLY BY 0.80 FOR (3), (4), or (5) (3) 90° HOOKS ENCLOSED ALONG Ldh WITHIN TIES OR STIRRUPS AT s ≤ 3db (4) 90° HOOKS ENCLOSED ALONG THE BAR EXTENSION WITHIN TIES OR STIRRUPS AT s ≤ 3db (5) 180° HOOKS ENCLOSED ALONG Ldh WITHIN TIES OR STIRRUPS AT s ≤ 3db iii. Ldh SHALL NOT BE LESS THAN THE LARGER OF 8db OR 6" WITH REDUCTIONS APPLIED											

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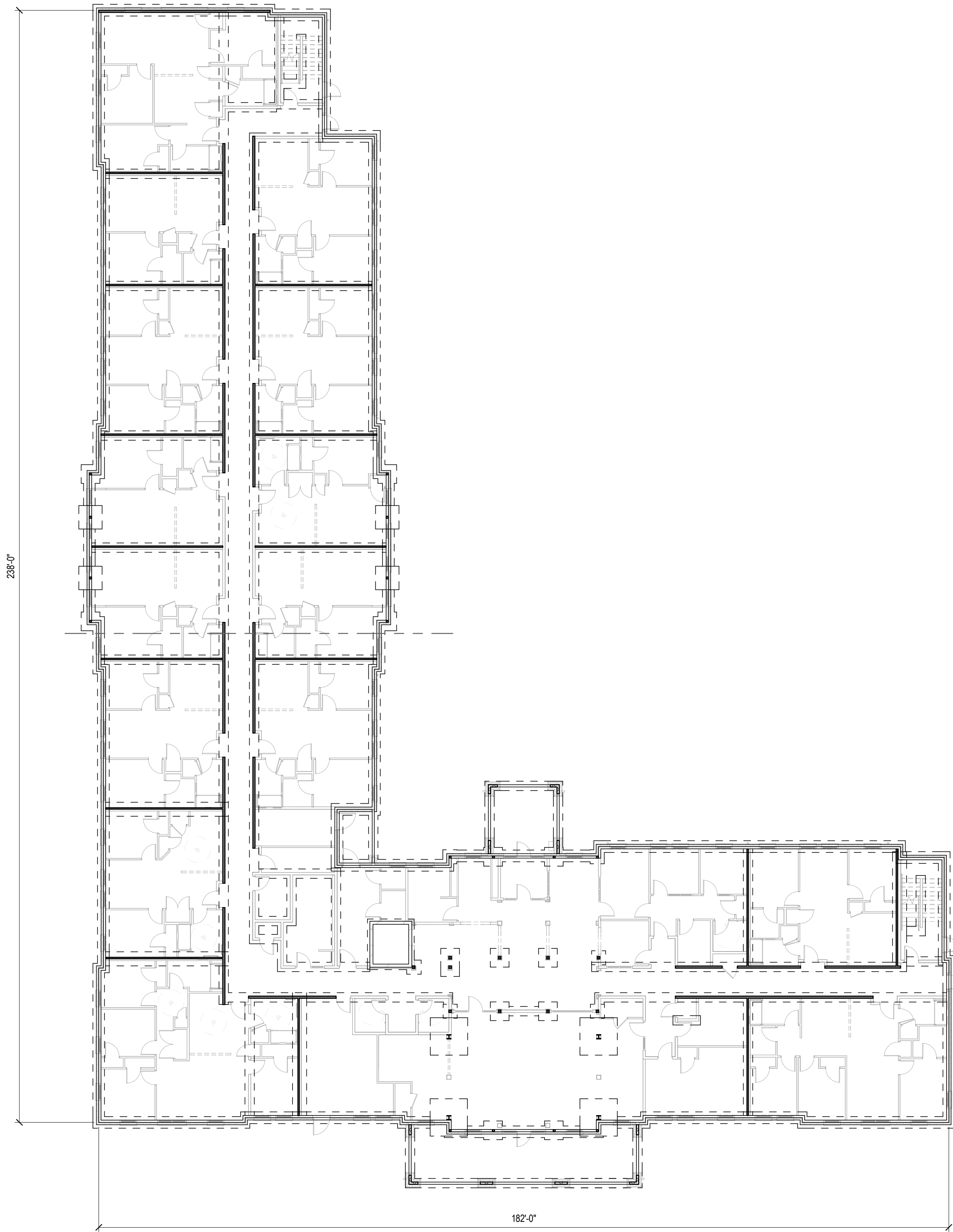
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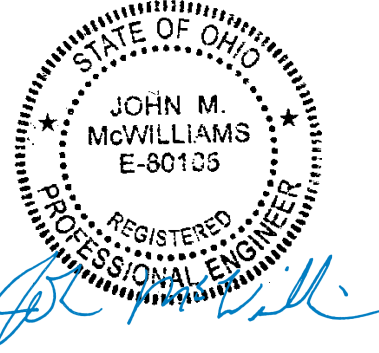
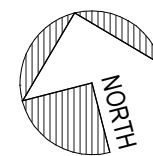


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OVERALL FOUNDATION PLAN
1/16" = 1'-0"



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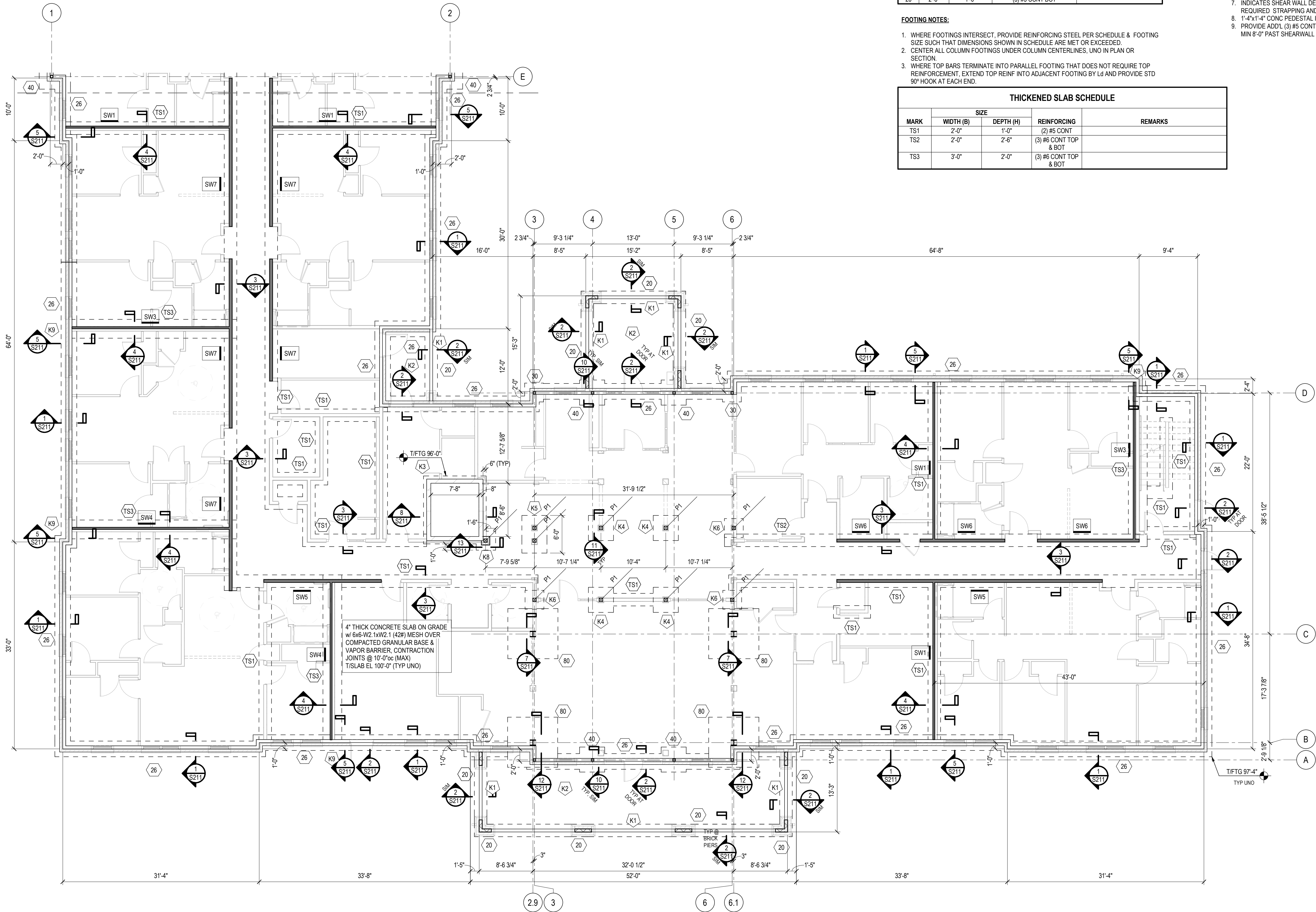
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S101
OVERALL FOUNDATION
PLAN

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

ISOLATED FOOTING SCHEDULE					
MARK	SIZE			REINFORCING	REMARKS
	LENGTH (L)	WIDTH (B)	THICKNESS (H)		
30	3'-0"	3'-0"	1'-0"	(3) #5 EA WAY	
40	4'-0"	4'-0"	1'-0"	(4) #5 EA WAY	
50	5'-0"	5'-0"	1'-4"	(6) #5 EA WAY	
80	8'-0"	8'-0"	2'-6"	(9) #7 EA WAY TOP & BOT	

CONTINUOUS FOOTING SCHEDULE				
MARK	SIZE			REMARKS
	WIDTH (B)	THICKNESS (H)		
20	2'-0"	1'-0"	(2) #5 CONT BOT	
26	2'-6"	1'-0"	(3) #5 CONT BOT	

FOOTING NOTES:

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

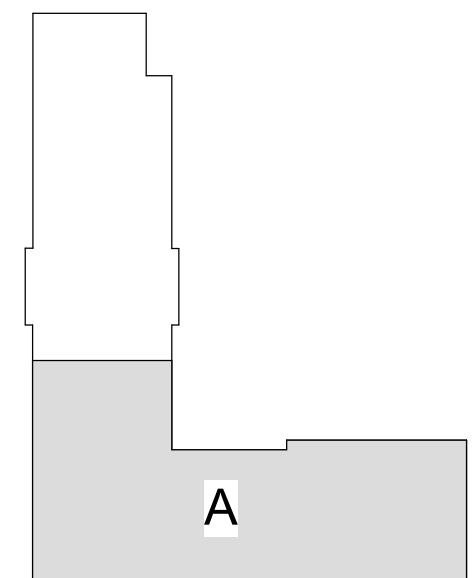
THICKENED SLAB SCHEDULE				
MARK	SIZE		REINFORCING	REMARKS
	WIDTH (B)	DEPTH (H)		
TS1	2'-0"	1'-0"	(2) #5 CONT	
TS2	2'-0"	2'-6"	(3) #6 CONT TOP & BOT	
TS3	3'-0"	2'-0"	(3) #6 CONT TOP & BOT	

FOUNDATION PLAN NOTES:

- REFERENCE PLAN ELEVATION 100'-0" = 872.25' MEAN SEA LEVEL ELEVATION.
- DOORS ARE SHOWN IN APPROXIMATE LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
- SEE SHEET S002 FOR ABBREVIATIONS & LEGEND (SYMBOLS).
- SLOPE SLAB TO FLOOR DRAINS, COORDINATE WITH ARCHITECTURAL & PLUMBING DRAWINGS.

FOUNDATION PLAN KEYNOTES:

- 8" CMU FROST WALL. SEE SIM SECTION FOR DETAILS.
- PORCH EXTERIOR SLAB: 4" SLAB ON GRADE w/ 6x6-W2.1 (42#) MESH OVER COMPACTED GRANULAR BASE & VAPOR BARRIER, CONTRACTION JOINTS @ 10'-0" MAX. SLOPE SLAB PER ARCHITECTURAL DRAWINGS.
- FINAL T/FTG ELEVATION TO BE COORDINATED WITH FINAL ELEVATOR SHOP DWGS.
- 4'-0"x4'-0"x1'-0" THICKENED SLAB w/ (4) #5 EA WAY BOT
- 6'-0"x4'-0"x1'-0" THICKENED SLAB w/ #5 @ 12"oc EA WAY BOT
- 3'-0"x3'-0"x1'-0" THICKENED SLAB w/ (3) #5 EA WAY BOT
- INDICATES SHEAR WALL DETAILED FOR OPENINGS: REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- 1'-4"x1'-4" CONC PEDESTAL INTEGRATED w/ ELEVATOR WALL
- PROVIDE ADDL (3) #5 CONT TOP BARS IN CONTINUOUS FOOTING THAT EXTEND MIN 8'-0" PAST SHEARWALL CL ON EA SIDE



KEYPLAN

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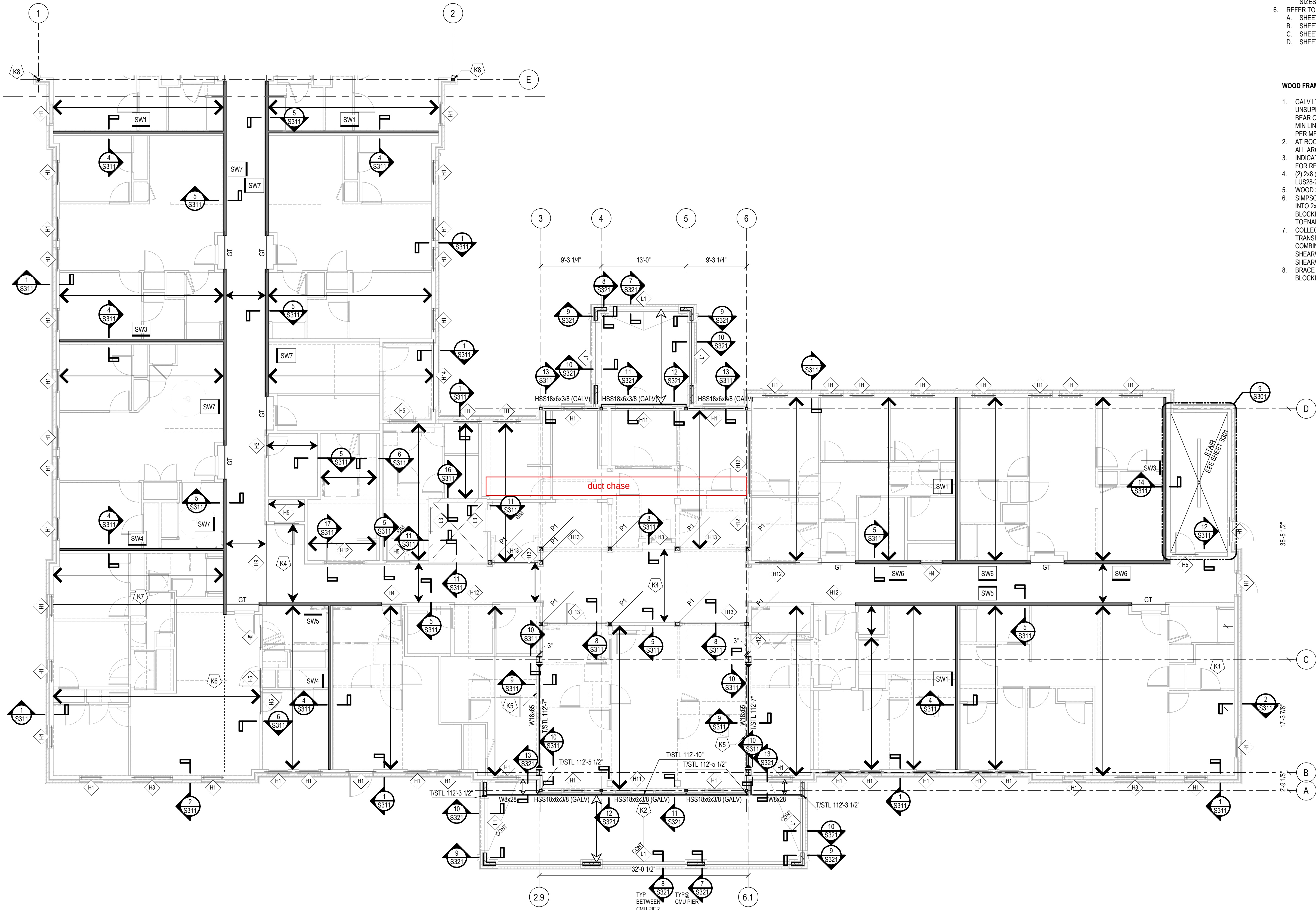
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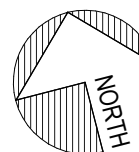
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S101-A
PARTIAL FOUNDATION
PLAN

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



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
 - SECOND FLOOR EL: 112' - 10 3/4"
 - THIRD FLOOR EL: 123' - 10 3/4"
 - FOURTH FLOOR EL: 134' - 10 3/4"
- TRUSS BEARING EL: 143' - 11 7/8"
- BACKGROUND ARCHITECTURAL LAYOUT:
 - LAYOUT SHOWN IS FLOOR BELOW.
 - DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
 - DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
- 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.
- TRUSS DESIGNER:
 - SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
 - 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.
- REFER TO THE FOLLOWING:
 - SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
 - SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
 - SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
 - SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

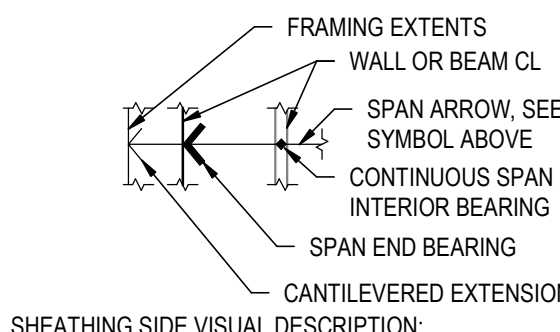
WOOD FRAMING PLAN KEYNOTES: Kn

- GALV L7x4x3/8 (LDV) STL LOOSE LINTEL OVER METER BANK. LINTEL UNSUPPORTED SPAN SHALL NOT EXCEED 5'-0" CLEAR SPAN AND SHALL BEAR ON INTERMEDIATE 1'-6" BRICK PIERS AS NECESSARY. PROVIDE 8" MIN LINTEL BRG ON ENDS. GC TO COORDINATE FINAL SIZE AND LENGTH PER METER BANK SUPPLIER DWGS.
- AT ROOF RIDGE, PROVIDE KINK IN HSS BEAM. PROVIDE SHOP CJP WELD ALL AROUND AT JOINT.
- INDICATES SHEAR WALL DETAILED FOR OPENINGS. REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- (2) 2x8 @ 16"oc OR 1 3/4"x7 1/4" LVL @ 16"oc REQUIRED. PROVIDE SIMPSON LUS28-2 AT 2-PLY BEAMS AND SIMPSON LUS28 AT LVL BEAMS.
- WOOD SHEAR WALL ABOVE.
- SIMPSON CS16 STRAP CONT ON T/SHEATHING. NAIL THRU SHEATHING INTO 2x BLOCKING (FLAT) AT EA TRUSS SPACE BELOW STRAP. ATTACH 2x BLOCKING TO TOP CHORD OF FLOOR TRUSS w/ (2) 0.131"x3 LG TOENAILS EA END.
- COLLECTOR/CHORD FLOOR TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 1,700 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL T/WALL OR BLOCKING w/ SIMPSON CS16.
- BRACE TOP STL COLUMN SIMILAR TO SECTION 12/S321 w/ WOOD BLOCKING AND FLOOR TRUSS.

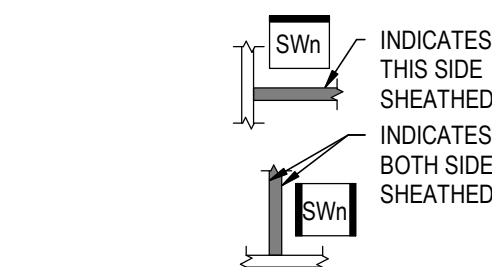
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE.
	BEAM MARK.
	HEADER MARK.
	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:

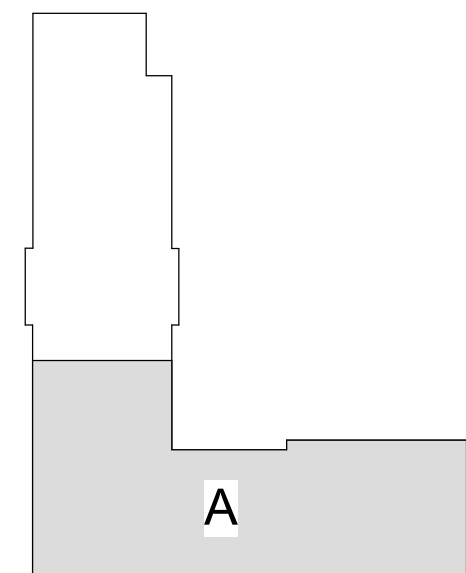
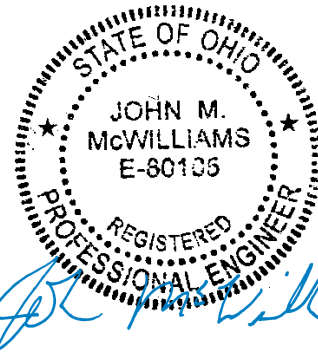


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KEYPLAN

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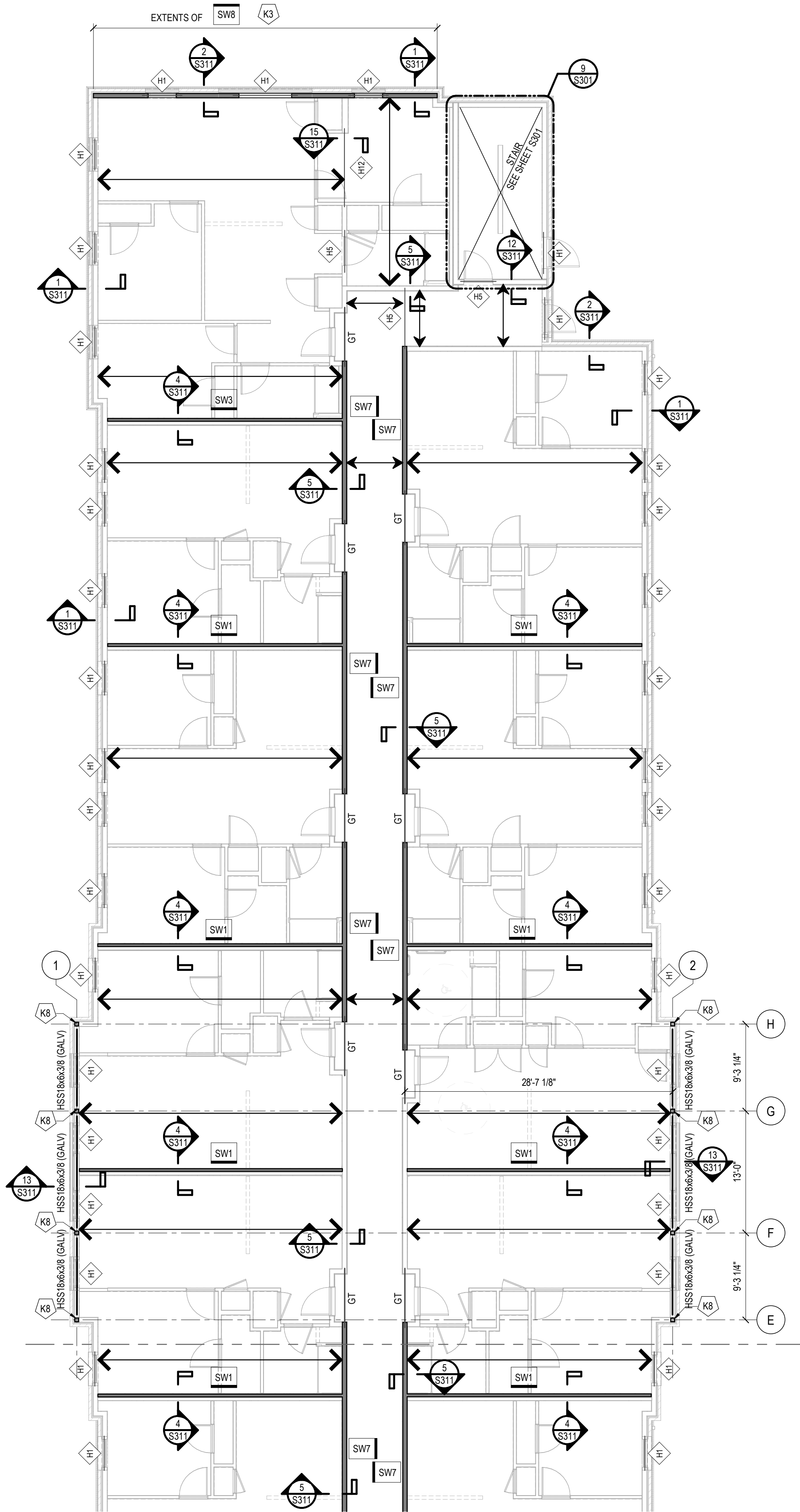
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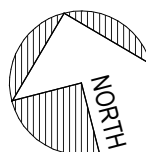
S102-A
PARTIAL SECOND
FLOOR FRAMING PLAN

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PARTIAL SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
 - SECOND FLOOR EL: 112' - 10 3/4"
 - THIRD FLOOR EL: 123' - 10 3/4"
 - FOURTH FLOOR EL: 134' - 10 3/4"
- TRUSS BEARING EL: 143' - 11 7/8"
- BACKGROUND ARCHITECTURAL LAYOUT:
 - LAYOUT SHOWN IS FLOOR BELOW.
 - DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
 - DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
- 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.
- TRUSS DESIGNER:
 - SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
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 - SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
 - SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

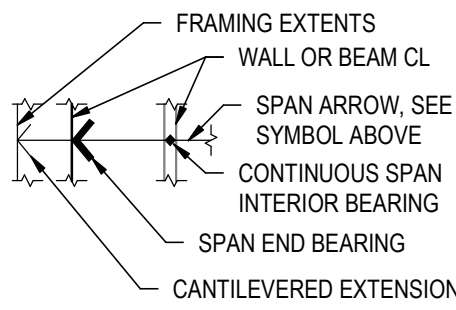
WOOD FRAMING PLAN KEYNOTES: K0

- GALV L7x4x3/8 (LDV) STL LOOSE LINTEL OVER METER BANK. LINTEL UNSUPPORTED SPAN SHALL NOT EXCEED 5'-0" CLEAR SPAN AND SHALL BEAR ON INTERMEDIATE 1'-6" BRICK PIERS AS NECESSARY. PROVIDE 8" MIN LINTEL BRG ON ENDS. GC TO COORDINATE FINAL SIZE AND LENGTH PER METER BANK SUPPLIER DWGS.
- AT ROOF RIDGE, PROVIDE KINK IN HSS BEAM. PROVIDE SHOP CJP WELD ALL AROUND AT JOINT.
- INDICATES SHEAR WALL DETAILED FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- (2) 2x8 @ 16"oc OR 1 3/4"x7 1/4" LVL @ 16"oc REQUIRED. PROVIDE SIMPSON LUS28-2 AT 2-PLY BEAMS AND SIMPSON LUS28 AT LVL BEAMS.
- WOOD SHEAR WALL ABOVE
- SIMPSON CS16 STRAP CONT ON T/SHEATHING. NAIL THRU SHEATHING INTO 2x BLOCKING (FLAT) AT EA TRUSS SPACE BELOW STRAP. ATTACH 2x BLOCKING TO TOP CHORD OF FLOOR TRUSS w/ (2) 0.13"x3 LG TOENAILS EA END.
- COLLECTOR/CHORD FLOOR TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 1,700 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL TWALL OR BLOCKING w/ SIMPSON CS16.
- BRACE TOP STL COLUMN SIMILAR TO SECTION 12/S321 w/ WOOD BLOCKING AND FLOOR TRUSS.

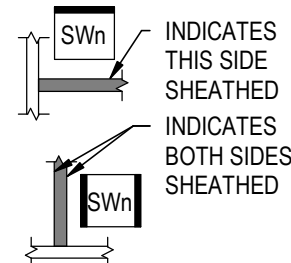
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE
	BEAM MARK.
	HEADER MARK.
	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:



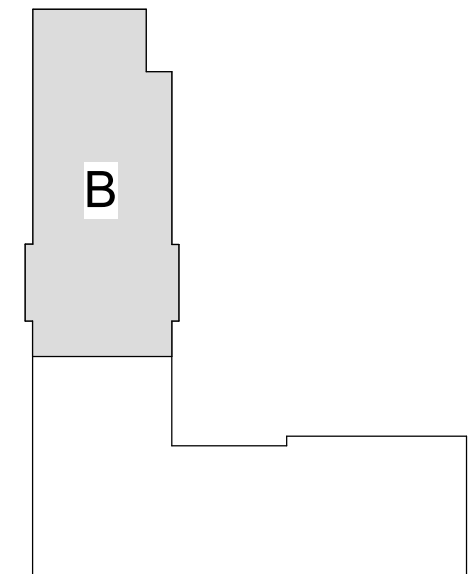
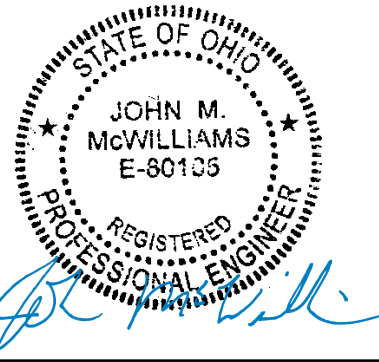
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Schaefer Project Number: 25-2420

the columbus
designco

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



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

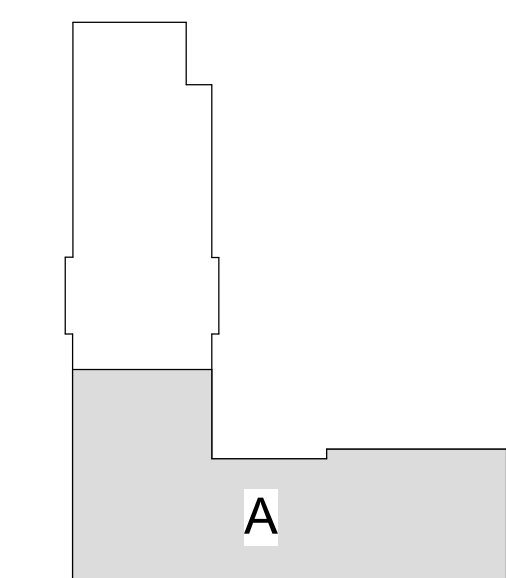
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S102-B
PARTIAL SECOND
FLOOR FRAMING PLAN

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KEYPLAN

INNIS ROAD APARTMENTS

2150 INNIS RD

HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S103-A
PARTIAL THIRD FLOOR
FRAMING PLAN

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WOOD FRAMING PLAN NOTES

1. T/FLOOR SHEATHING:
 - A. SECOND FLOOR EL: 112' - 10 3/4"
 - B. THIRD FLOOR EL: 123 - 10 3/4"
 - C. FOURTH FLOOR EL: 134' - 10 3/4"
2. TRUSS BEARING EL: 143' - 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. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR EXACT LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION UNLESS NOTED OTHERWISE.
5. TRUSS DESIGNER:
 - A. SHEET S301-S302 STRUCTURAL NOTES & DESIGN CRITERIA
 - B. COORDINATE W/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS NOTED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZE, & LOCATIONS. ADD ANY OPENINGS REQ'D W/ THE MECHANICAL CONTRACTOR.
6. REFER TO THE FOLLOWING:
 - A. SHEET S301-S302 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
 - B. SHEET S301-S302 WOOD SHEATHING & WOOD STRUCTURE NOTES.
 - C. SHEET S401 TRUSS WALL SCHEDULE & TYPICAL DETAILS.
 - D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

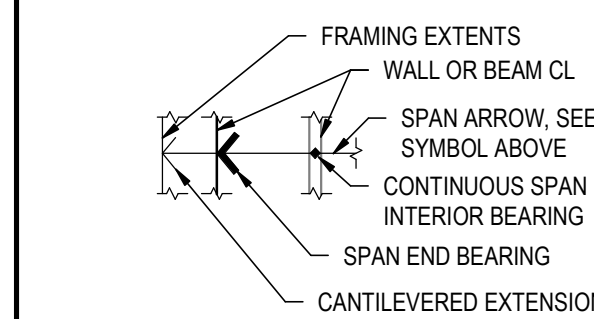
WOOD FRAMING PLAN KEYNOTES:

1. GALV 1/4"x3/8" (LDY) STL LOOSE LINTEL OVER METER BANK. LINTEL UNLAPPED SPAN SHALL NOT EXCEED 5'0" CLEAR SPAN AND SHALL BEAR ON INTERMEDIATE 1"6" BRICK PIERS AS NECESSARY. PROVIDE 8" MIN LINTEL BRG ON ENDS. GC TO COORDINATE FINAL SIZE AND LENGTH PER METER BANK SUPPLIER DWGS.
2. AT ROOF RIDGE, PROVIDE KINK IN HSS BEAM. PROVIDE SHOP C/P WELD ALL AROUND AT JOINT.
3. INDICATES SHEAR WALL DETAIL FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
4. (2) 2x8 @ 16"oc OR 1/34"x1/4" LVL @ 16"oc REQUIRED. PROVIDE SIMPSON LUS28-2 AT 2-PLY BEAMS AND SIMPSON LUS28 AT LVL BEAMS.
5. WOOD SHEAR WALL ABOVE COR.
6. SIMPSON CS16 STRAP CONNECT ON TISEATHING; NAIL THRU SHEATHING INTO 2x BLOCKING (FLAT) AT EA TRUSS SPACE BELOW STRAP. ATTACH 2x BLOCKING TO CHORD OF FLOOR TRUSS W/ (2) 0.131"x 3' LGS TOWARDS EA END.
7. COLLECTOR/CHORD FLOOR TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 1,700 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL. TYPICAL DETAIL BLOCKING W/ SIMPSON CS16.
8. BRACE TOP STL COLUMN SIMILAR TO SECTION 12/3521 w/ WOOD BLOCKING AND FLOOR TRUSS.

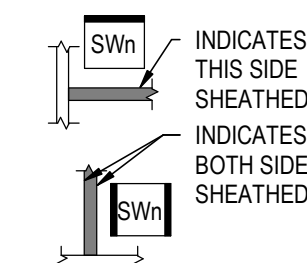
WOOD FRAMING LEGEND

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LV FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION

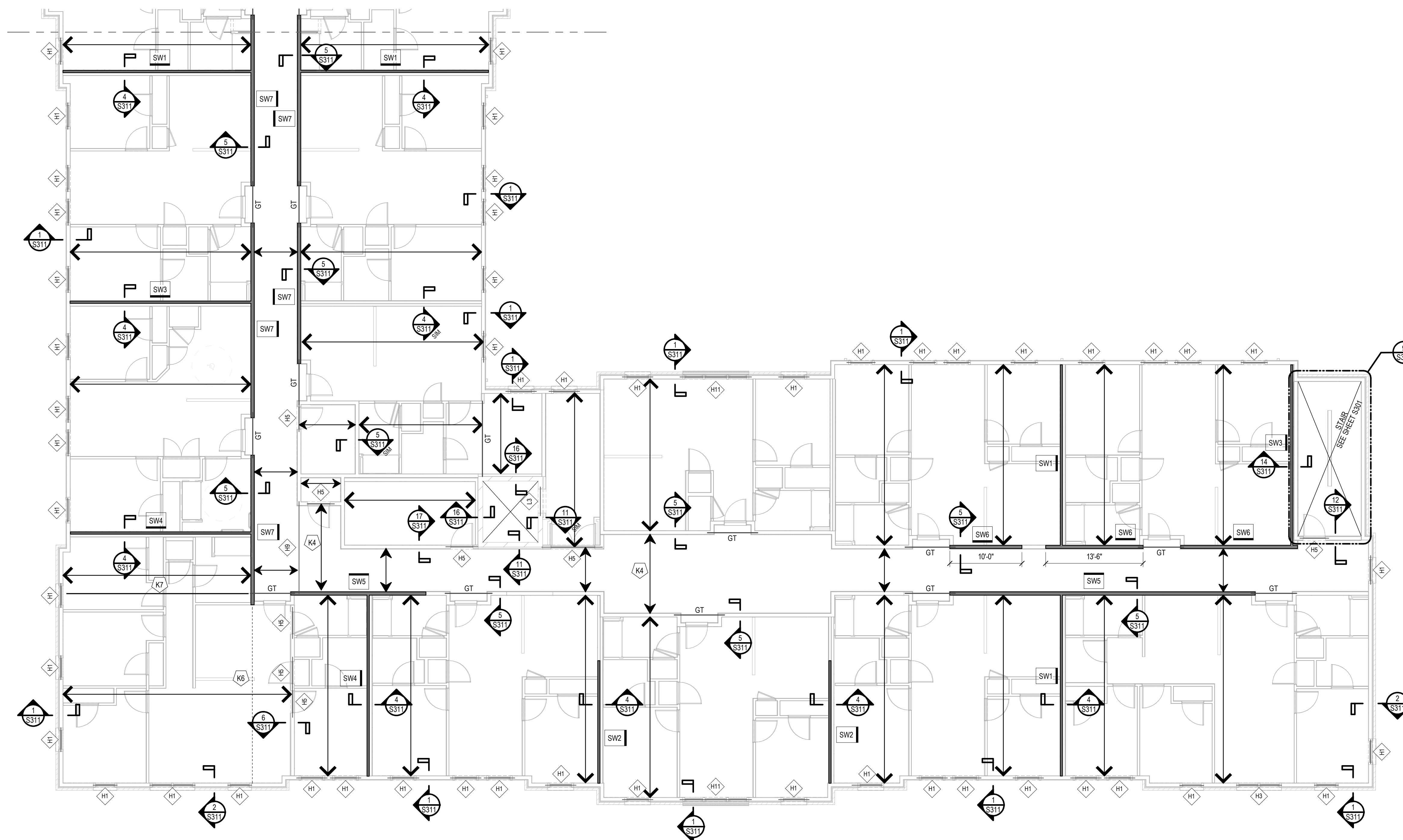


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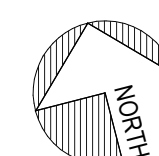
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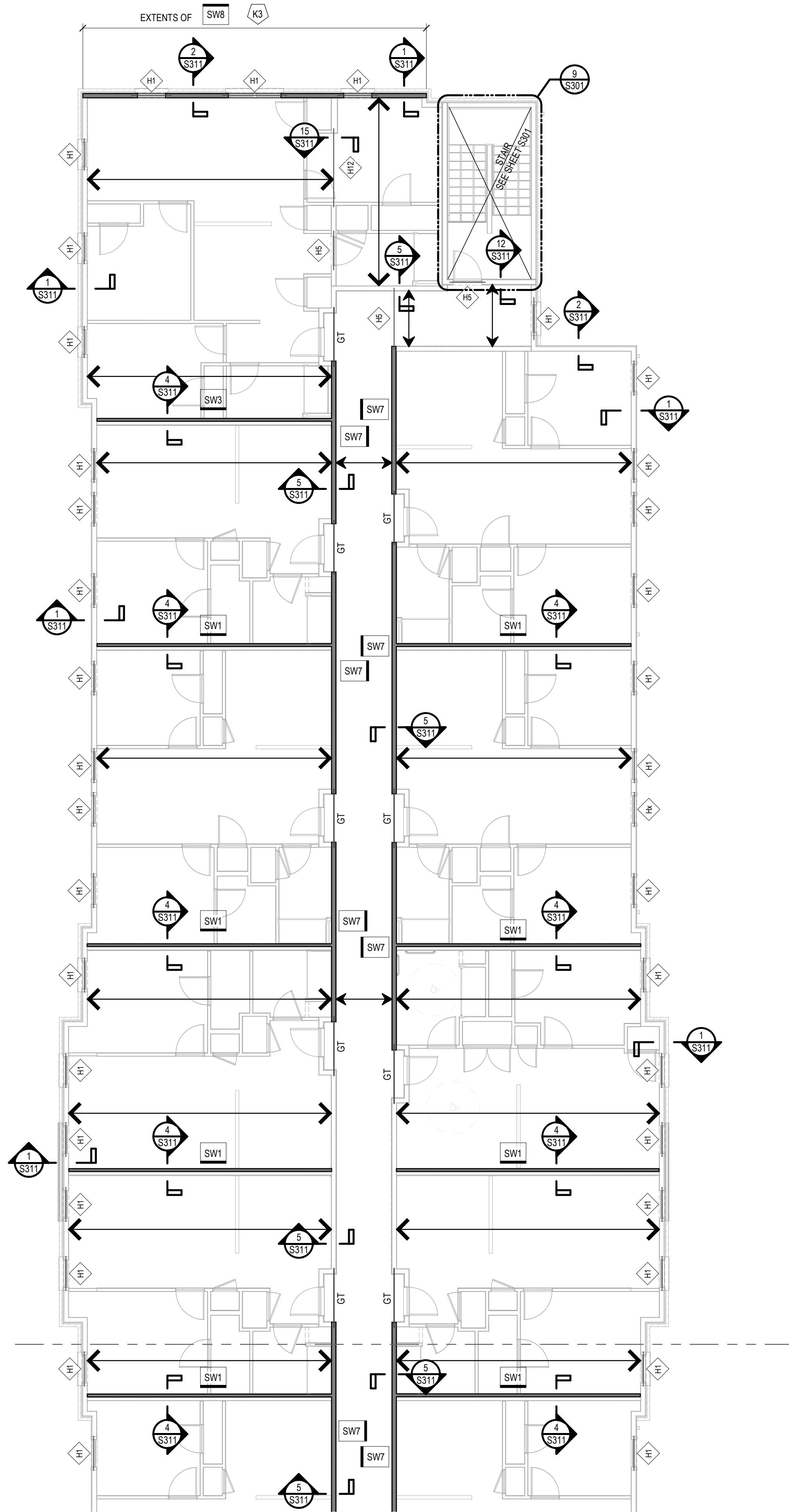
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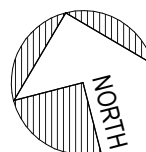
PARTIAL THIRD FLOOR FRAMING PLAN 1/8" = 1'-0"





PARTIAL THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
 - SECOND FLOOR EL: 112' - 10 3/4"
 - THIRD FLOOR EL: 123' - 10 3/4"
 - FOURTH FLOOR EL: 134' - 10 3/4"
- TRUSS BEARING EL: 143' - 11 7/8"
- BACKGROUND ARCHITECTURAL LAYOUT:
 - LAYOUT SHOWN IS FLOOR BELOW.
 - DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
 - DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
- 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.
- TRUSS DESIGNER:
 - SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
 - 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.
- REFER TO THE FOLLOWING:
 - SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
 - SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
 - SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
 - SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

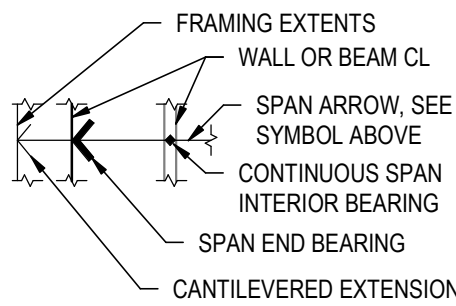
WOOD FRAMING PLAN KEYNOTES: K0

- GALV L7x4x3/8 (LDV) STL LOOSE LINTEL OVER METER BANK. LINTEL UNSUPPORTED SPAN SHALL NOT EXCEED 5'-0" CLEAR SPAN AND SHALL BEAR ON INTERMEDIATE 1'-0" BRICK PIERS AS NECESSARY. PROVIDE 8" MIN LINTEL BRG ON ENDS. GC TO COORDINATE FINAL SIZE AND LENGTH PER METER BANK SUPPLIER DWGS.
- AT ROOF RIDGE, PROVIDE KINK IN HSS BEAM. PROVIDE SHOP CJP WELD ALL AROUND AT JOINT.
- INDICATES SHEAR WALL DETAILED FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- (2) 2x8 @ 16"oc OR 1 3/4"x7 1/4" LVL @ 16"oc REQUIRED. PROVIDE SIMPSON LUS28-2 AT 2-PLY BEAMS AND SIMPSON LUS28 AT LVL BEAMS.
- WOOD SHEAR WALL ABOVE
- SIMPSON CS16 STRAP CONT ON T/SHEATHING. NAIL THRU SHEATHING INTO 2x BLOCKING (FLAT) AT EA TRUSS SPACE BELOW STRAP. ATTACH 2x BLOCKING TO TOP CHORD OF FLOOR TRUSS w/ (2) 0.131"x3 LG TOENAILS EA END.
- COLLECTOR/CHORD FLOOR TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 1,700 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL TWALL OR BLOCKING w/ SIMPSON CS16.
- BRACE TOP STL COLUMN SIMILAR TO SECTION 12/S321 w/ WOOD BLOCKING AND FLOOR TRUSS.

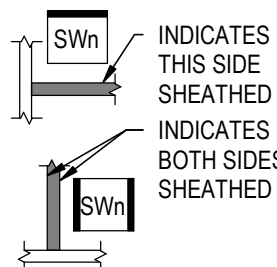
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE
	BEAM MARK.
	HEADER MARK.
	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:



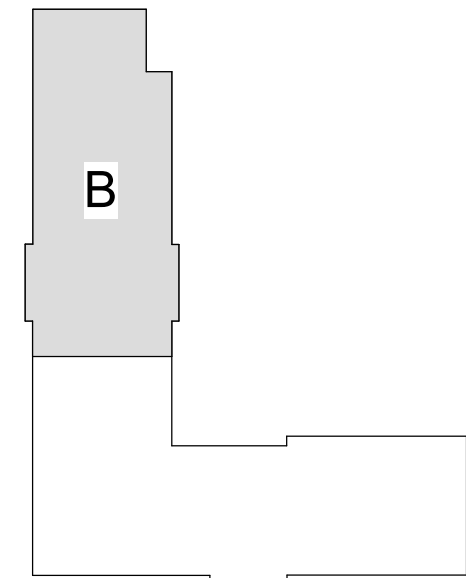
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Schaefer Project Number: 25-2420

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COLUMBUS DESIGN LLC 614-636-3075
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WESTERVILLE OHIO 43081



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNNF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

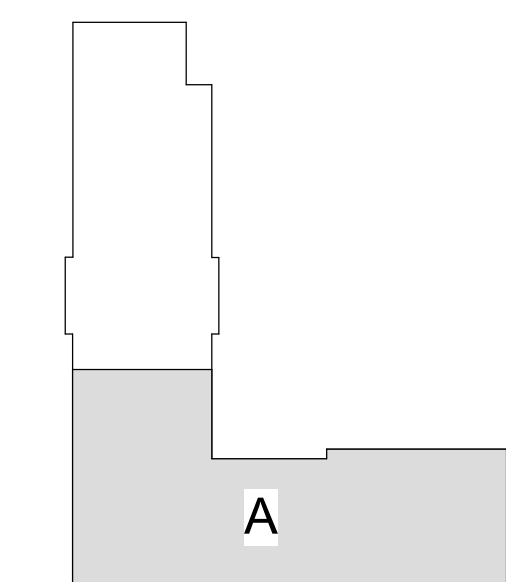
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S103-B
PARTIAL THIRD FLOOR
FRAMING PLAN

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KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S104-A
PARTIAL FOURTH
FLOOR FRAMING PLAN

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WOOD FRAMING PLAN NOTES

1. T/FLOOR SHEATHING:
 - A. SECOND FLOOR EL.: 112' - 10 3/4"
 - B. THIRD FLOOR EL.: 123 - 10 3/4"
 - C. FOURTH FLOOR EL.: 134' - 10 3/4"
2. TRUSS BEARING EL.: 143' - 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. REFERENCE UPPER LEVEL, FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR EXACT LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION UNLESS NOTED OTHERWISE.
5. TRUSS DESIGNER:
 - A. SHEET S301-S302 STRUCTURAL NOTES & DESIGN CRITERIA
 - B. COORDINATE W/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS NOTED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZE, & LOCATIONS. ADD ANY OPENINGS REQ'D W/ THE MECHANICAL CONTRACTOR.
6. REFER TO THE FOLLOWING:
 - A. SHEET S301-S302 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
 - B. SHEET S301-S302 WOOD SHEATHING & WOOD STRUCTURE NOTES.
 - C. SHEET S401 TRUSS WALL SCHEDULE & TYPICAL DETAILS.
 - D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

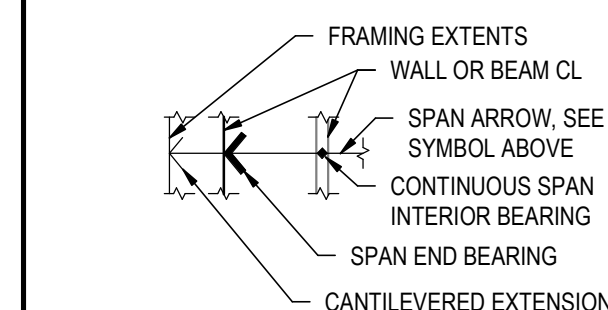
WOOD FRAMING PLAN KEYNOTES:

1. GALV 17x4x39 SFL (LDV) STIL LOOSE LINTEL OVER METER BANK LINTEL UNLAPPED SPAN SHALL NOT EXCEED 5'0" CLEAR SPAN AND SHALL BEAR ON INTERMEDIATE 1"6" BRICK PIERS AS NECESSARY. PROVIDE 8" MIN LINTEL BRG ON ENDS. GO TO COORDINATE FINAL SIZE AND LENGTH PER METER BANK SUPPLIER DWGS.
2. AT ROOF RIDGE, PROVIDE KINK IN HSS BEAM. PROVIDE SHOP C/P WELD ALL AROUND AT JOINT.
3. INDICATES SHEAR WALL DETAILED FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
4. (2) 2x8 @ 16"oc OR 1/34"x1/4" LVL @ 16"oc REQUIRED. PROVIDE SIMPSON LUS28-2 AT 2-PLY BEAMS AND TISEMENT LUS28 AT LVL BEAMS.
5. WOOD SHEAR WALL ABOVE
6. SIMPSON CS16 STRAP CONT ON TISEMATHING. NAIL THRU SHEATHING INTO 2x8 BLOCKING (FLAT) AT EA TRUSS SPACE BELOW STRAP. ATTACH 2x8 BLOCKING TO TOP CHORD OF FLOOR TRUSS W/ (2) 0.131"x6" 3 LG TENSILS EA END.
7. COLLECTOR/CHORD FLOOR TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 1,700 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL. TYPICAL BLOCKING W/ SECTION TO SECTION 12/3521 w/ BLOCKING TO TOP STIL COLUMN SIMPSON TO SECTION 12/3521 w/ BLOCKING AND FLOOR TRUSS.

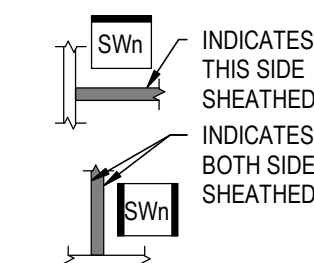
WOOD FRAMING LEGEND:

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x6 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY or LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE
	BEAM MARK.
	HEADER MARK.
	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:

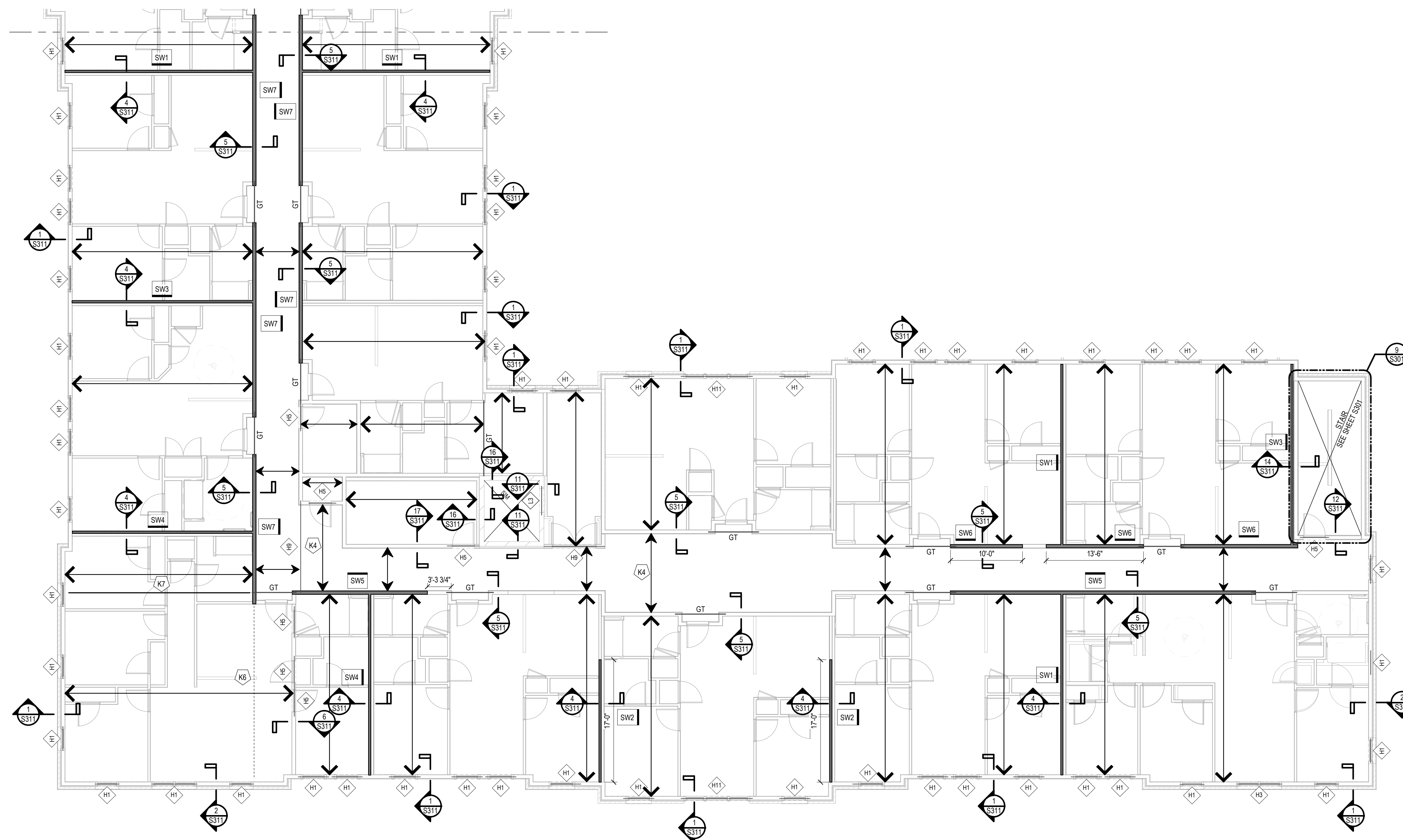


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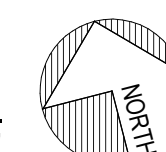
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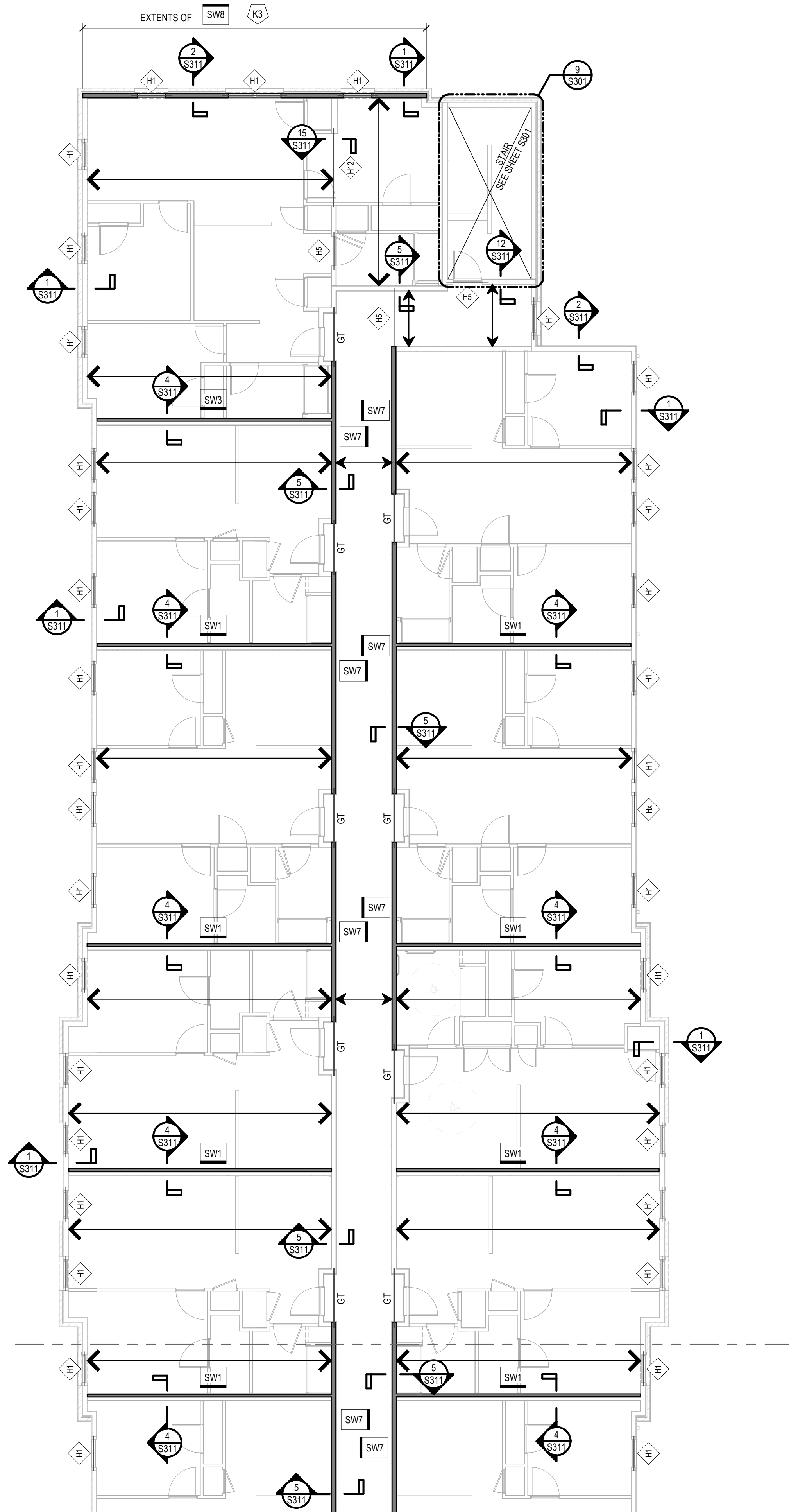
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Schaefer Project Number: 25-2420



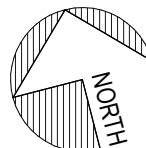
PARTIAL FOURTH FLOOR FRAMING PLAN

$$1/8'' = 1'-0''$$




PARTIAL FOURTH FLOOR FRAMING PLAN

1/8" = 1'-0"



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
 - SECOND FLOOR EL: 112' - 10 3/4"
 - THIRD FLOOR EL: 123' - 10 3/4"
 - FOURTH FLOOR EL: 134' - 10 3/4"
- TRUSS BEARING EL: 143' - 11 7/8"
- BACKGROUND ARCHITECTURAL LAYOUT:
 - LAYOUT SHOWN IS FLOOR BELOW.
 - DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
 - DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
- 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.
- TRUSS DESIGNER:
 - SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
 - 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.
- REFER TO THE FOLLOWING:
 - SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
 - SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
 - SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
 - SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

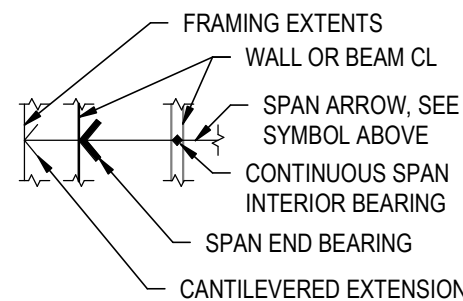
WOOD FRAMING PLAN KEYNOTES: ∇ K_n

- GALV L7x4x3/8 (LDV) STL LOOSE LINTEL OVER METER BANK. LINTEL UNSUPPORTED SPAN SHALL NOT EXCEED 5'-0" CLEAR SPAN AND SHALL BEAR ON INTERMEDIATE 1'-6" BRICK PIERS AS NECESSARY. PROVIDE 8" MIN LINTEL BRG ON ENDS. GC TO COORDINATE FINAL SIZE AND LENGTH PER METER BANK SUPPLIER DWGS.
- AT ROOF RIDGE, PROVIDE KINK IN HSS BEAM. PROVIDE SHOP CJP WELD ALL AROUND AT JOINT.
- INDICATES SHEAR WALL DETAILED FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- (2) 2x8 @ 16"oc OR 1 3/4"x7 1/4" LVL @ 16"oc REQUIRED. PROVIDE SIMPSON LUS28/2 AT 2-PLY BEAMS AND SIMPSON LUS28 AT LVL BEAMS.
- WOOD SHEAR WALL ABOVE.
- SIMPSON CS16 STRAP CONT ON T/SHEATHING. NAIL THRU SHEATHING INTO 2x BLOCKING (FLAT) AT EA TRUSS SPACE BELOW STRAP. ATTACH 2x BLOCKING TO TOP CHORD OF FLOOR TRUSS w/ (2) 0.131"ø x 3' LG TOENAILS EA END.
- COLLECTOR/CHORD FLOOR TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 1,700 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL T/WALL OR BLOCKING w/ SIMPSON CS16.
- BRACE TOP STL COLUMN SIMILAR TO SECTION 12/S321 w/ WOOD BLOCKING AND FLOOR TRUSS.

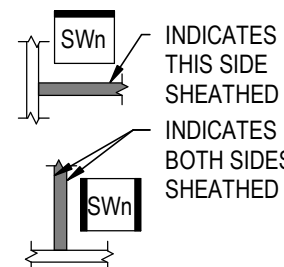
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE
	BEAM MARK.
	HEADER MARK.
	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:



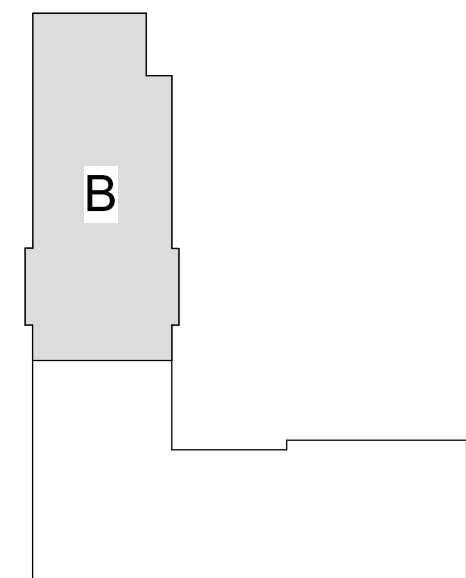
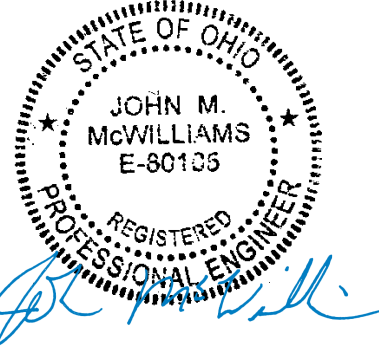
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designco

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



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

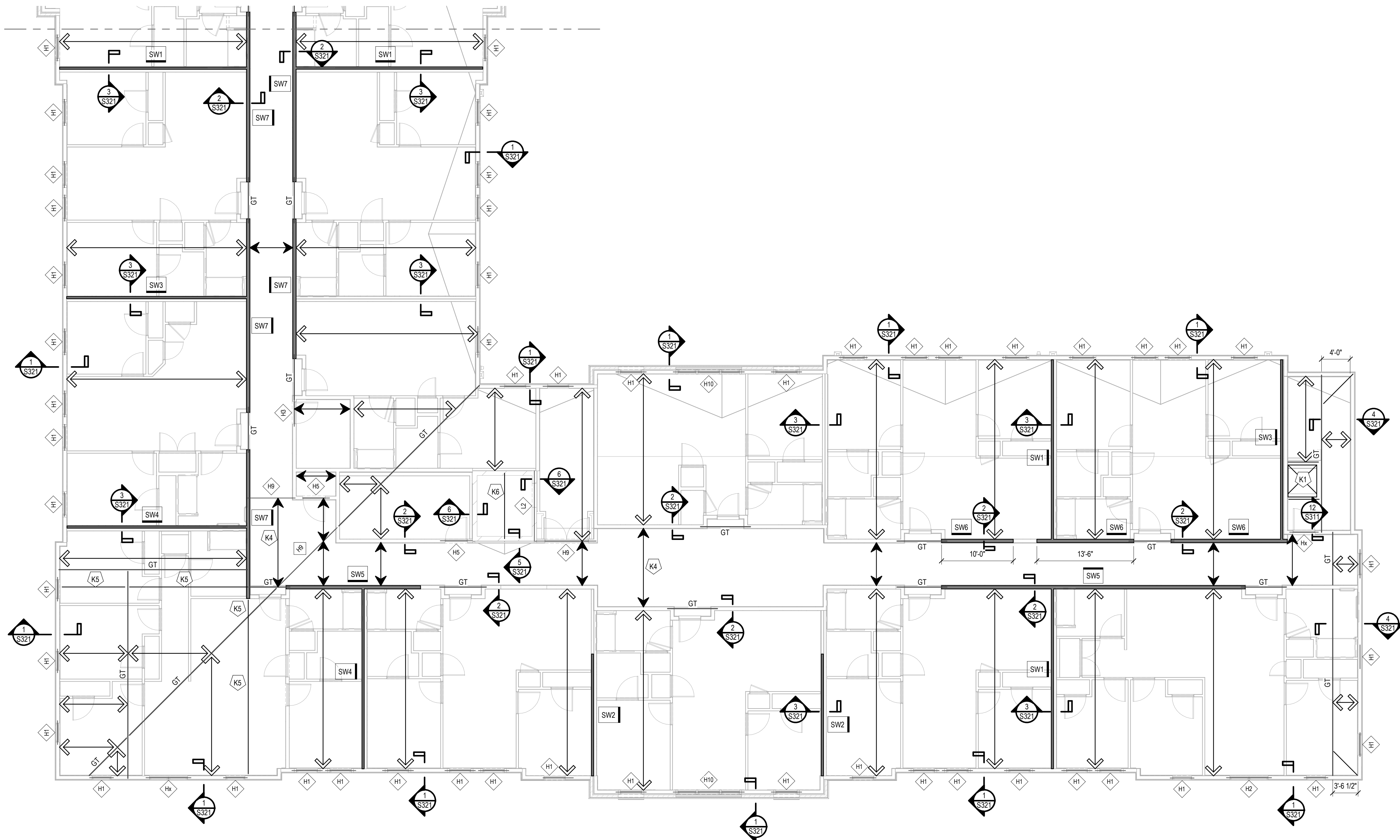
PROJECT #: 26104 V17

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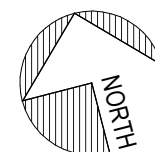
PROJECT DATE: 07/29/2026

S104-B
PARTIAL FOURTH
FLOOR FRAMING PLAN

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



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
A. SECOND FLOOR EL: 112' - 10 3/4"
B. THIRD FLOOR EL: 123' - 10 3/4"
C. FOURTH FLOOR EL: 134' - 10 3/4"
D. TRUSS BEARING EL: 143' - 11 7/8"
- 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.
- 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.
- TRUSS DESIGNER:
A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
B. 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.
- 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.

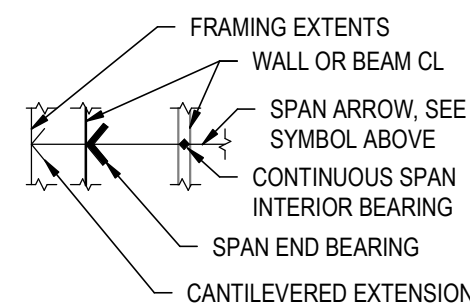
ROOF FRAMING PLAN KEYNOTES: ∇_{Kn}

- ROOF OPENING, COORDINATE WITH ARCHITECTURAL DRAWINGS.
- NOT USED.
- INDICATES SHEAR WALL DETAILED FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- (2) 2x8 @ 16"oc OR 1 3/4"x7 1/4" LVL @ 16"oc REQUIRED.
- COLLECTOR/CHORD TRUSS. TRUSS MFR SHALL DESIGN TRUSS TO TRANSFER 2,490 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL T/WALL OR BLOCKING w/ SIMPSON CS14.
- W8x18 HOIST BEAM. DESIGN FOR 7,500 LB MAX POINT LOAD ANYWHERE ALONG THE BEAM. HOIST BEAM DESIGN TO BE VERIFIED WITH FINAL ELEVATOR SUBMITTAL. COORDINATE w/ ELEVATOR SUPPLIER AND ARCH FOR LOCATION AND ELEVATION OF STEEL BEAM. PROVIDE "TYPICAL BEAM BEARING DETAIL" ON S271.

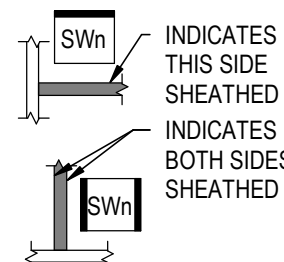
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
$\longleftrightarrow$	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
$\longleftrightarrow$	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
$\longleftrightarrow$	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
$\longleftrightarrow$	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE
$\diamond_{Bn}$	BEAM MARK.
$\diamond_{Hn}$	HEADER MARK.
$\square_{SWn}$	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
$\rule{1.5pt}{1.5cm}$	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:



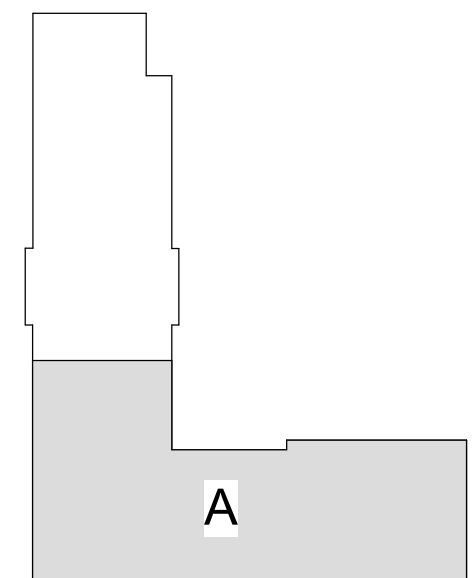
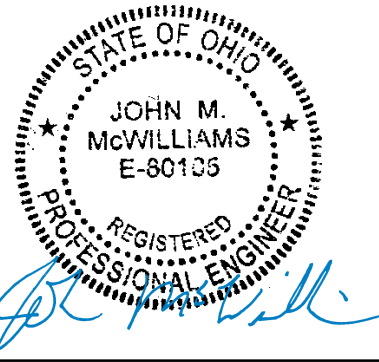
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Schaefer Project Number: 25-2420

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WESTERVILLE OHIO 43081



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

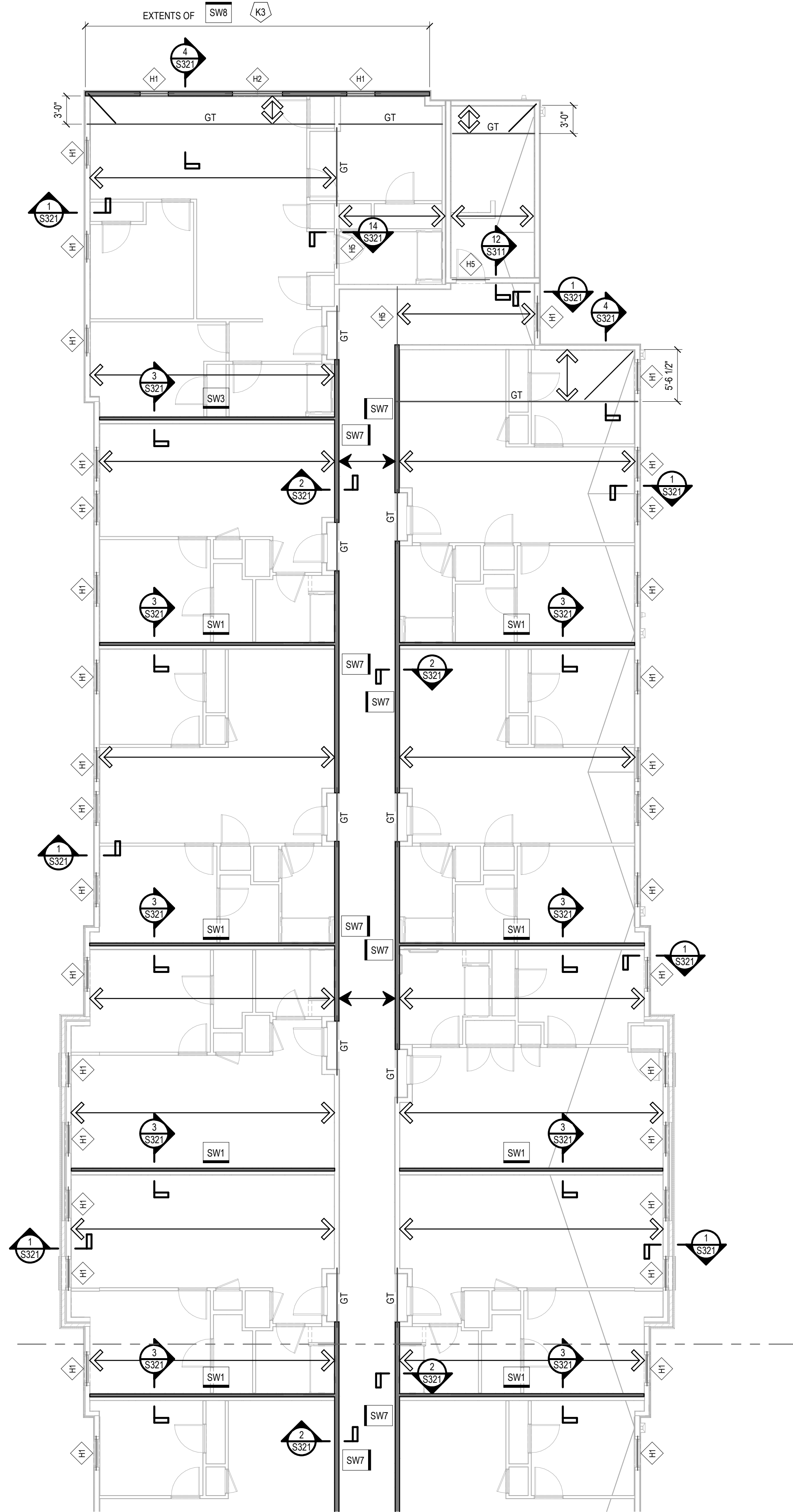
PROJECT #: 26104 V17

PERMIT SET

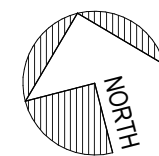
PROJECT DATE: 07/29/2026

S105-A
PARTIAL ROOF
FRAMING PLAN

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



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
A. SECOND FLOOR EL: 112' - 10 3/4"
B. THIRD FLOOR EL: 123' - 10 3/4"
C. FOURTH FLOOR EL: 134' - 10 3/4"
D. TRUSS BEARING EL: 143' - 11 7/8"
- 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.
- 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.
- TRUSS DESIGNER:
A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
B. 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.
- 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.

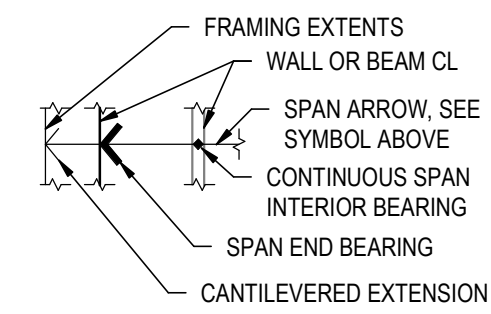
ROOF FRAMING PLAN KEYNOTES: Kn

- ROOF OPENING, COORDINATE WITH ARCHITECTURAL DRAWINGS.
- NOT USED.
- INDICATES SHEAR WALL DETAILED FOR OPENINGS; REF DETAIL 3/S402 FOR REQUIRED STRAPPING AND BLOCKING.
- (2) 2x8 @ 16"oc OR 1 3/4"x7 1/4" LVL @ 16"oc REQUIRED
- COLLECTOR/CHORD TRUSS: TRUSS IMFR SHALL DESIGN TRUSS TO TRANSFER 2,490 LBS AXIAL FORCE DUE TO WIND OR SEISMIC IN COMBINATION w/ GRAVITY FORCES. ALIGN ROOF TRUSS WITH ADJACENT SHEARWALL AND CONNECT TOP CHORD OF TRUSS TO NEAREST SHEARWALL T/WALL OR BLOCKING w/ SIMPSON CS14.
- W8x18 HOIST BEAM: DESIGN FOR 7,500 LB MAX POINT LOAD ANYWHERE ALONG THE BEAM. HOIST BEAM DESIGN TO BE VERIFIED WITH FINAL ELEVATOR SUBMITTAL. COORDINATE w/ ELEVATOR SUPPLIER AND ARCH FOR LOCATION AND ELEVATION OF STEEL BEAM. PROVIDE "TYPICAL BEAM BEARING DETAIL" ON S271.

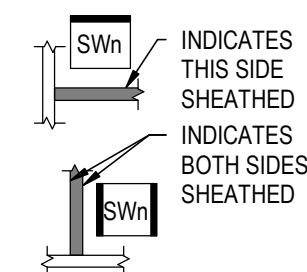
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	22 1/8" DEEP WOOD FLOOR TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x8 @ 16oc MAX w/ SIMPSON LUS28 EA END, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE 2-PLY OR LVL FRAMING WHERE INDICATED BY KEYNOTE IN LIEU OF SINGLE 2x FRAMING.
	(2) 2x12 @ 16"oc MAX w/ SIMPSON LUS210-2 EA END, TYPICAL UNLESS NOTED OTHERWISE
	BEAM MARK.
	HEADER MARK.
	SHEAR WALL TYPE MARK. SEE PLAN FOR SHEAR WALL SHEATHING SIDE.
	SHEAR WALL EXTENTS. SEE PLAN FOR TYPE MARK.

SPAN ARROW VISUAL DESCRIPTION:



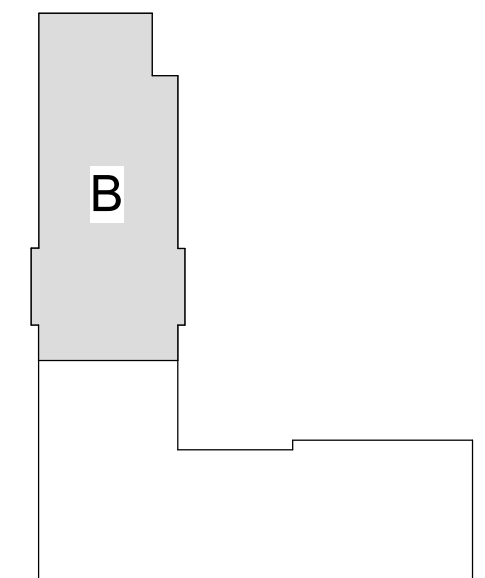
SHEATHING SIDE VISUAL DESCRIPTION:



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Schaefer Project Number: 25-2420



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

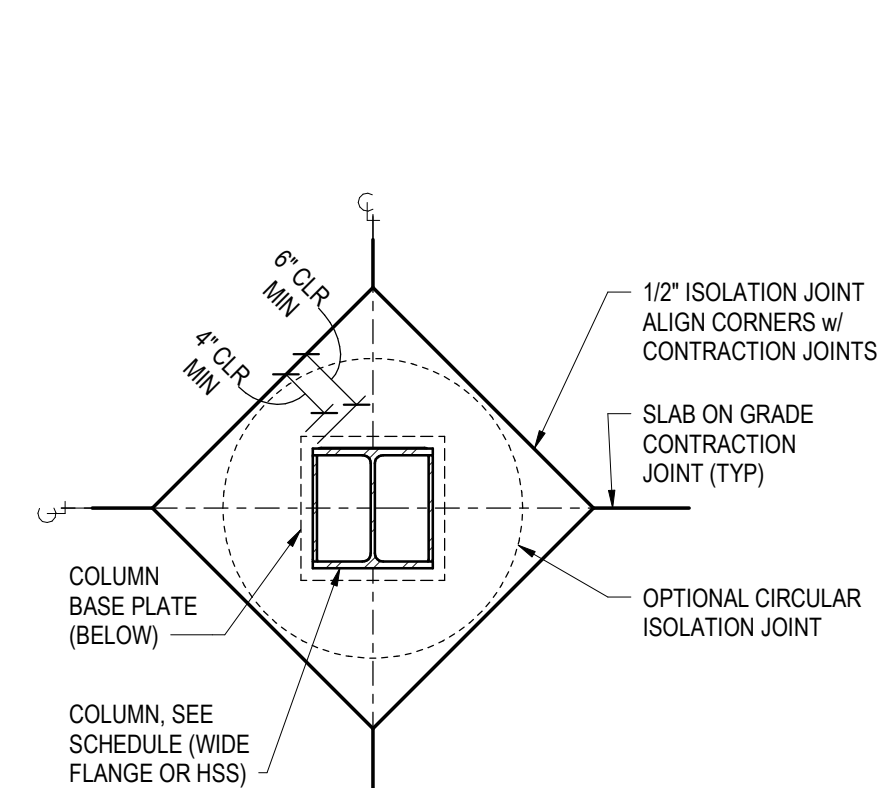
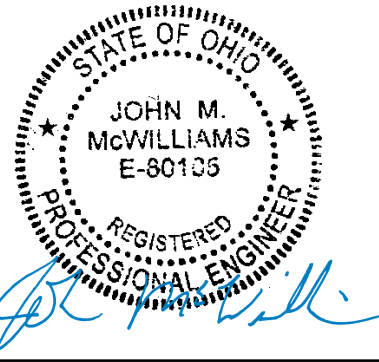
PROJECT #: 26104 V17

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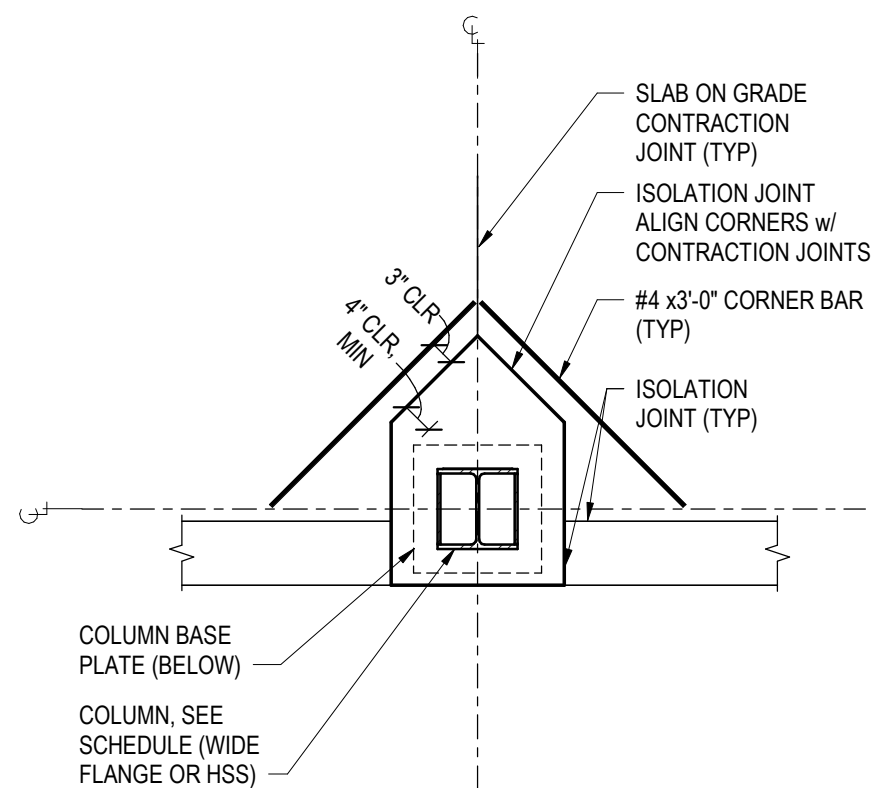
PROJECT DATE: 07/29/2026

S105-B
PARTIAL ROOF
FRAMING PLAN

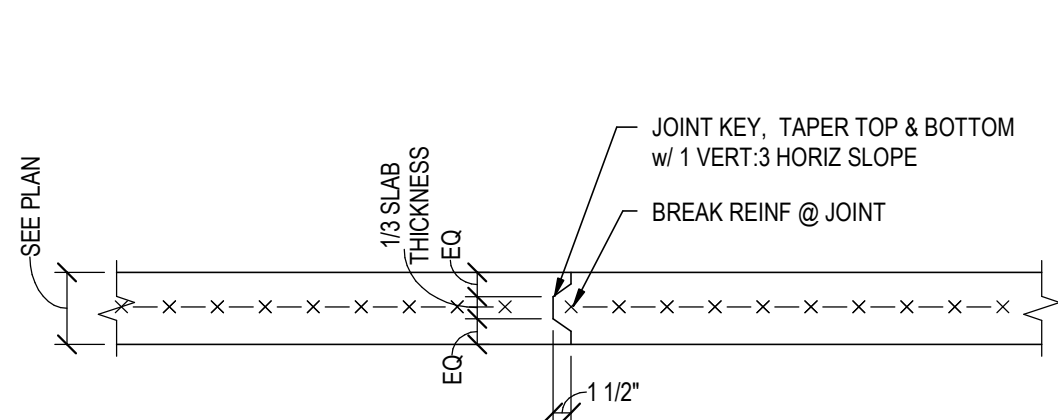
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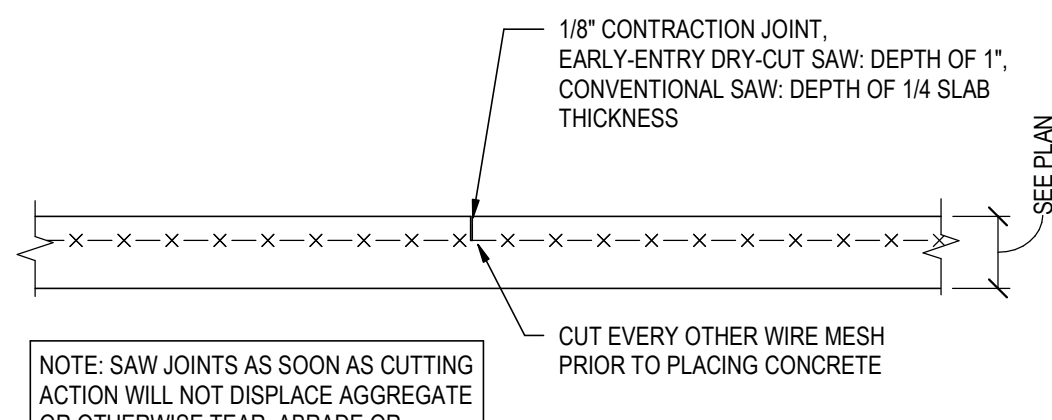
TYPICAL COLUMN BOX OUT ISOLATION JOINT
NTS



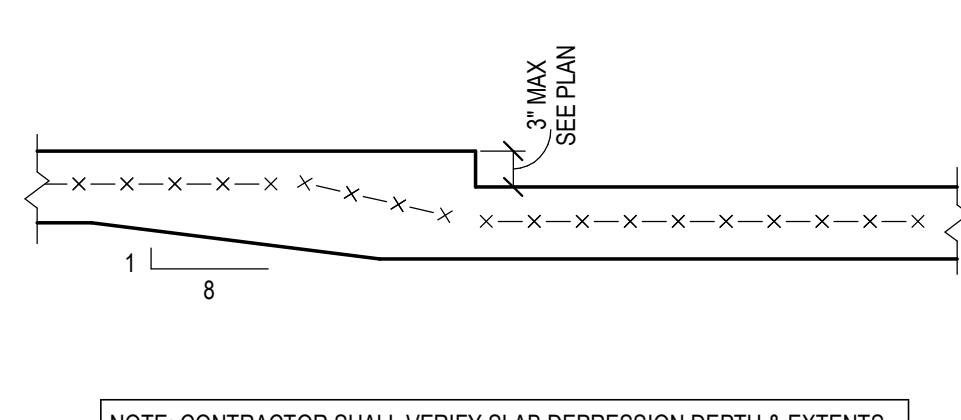
TYPICAL CONCRETE COLUMN
BOX OUT ISOLATION JOINT AT EDGE OF SLAB
NTS



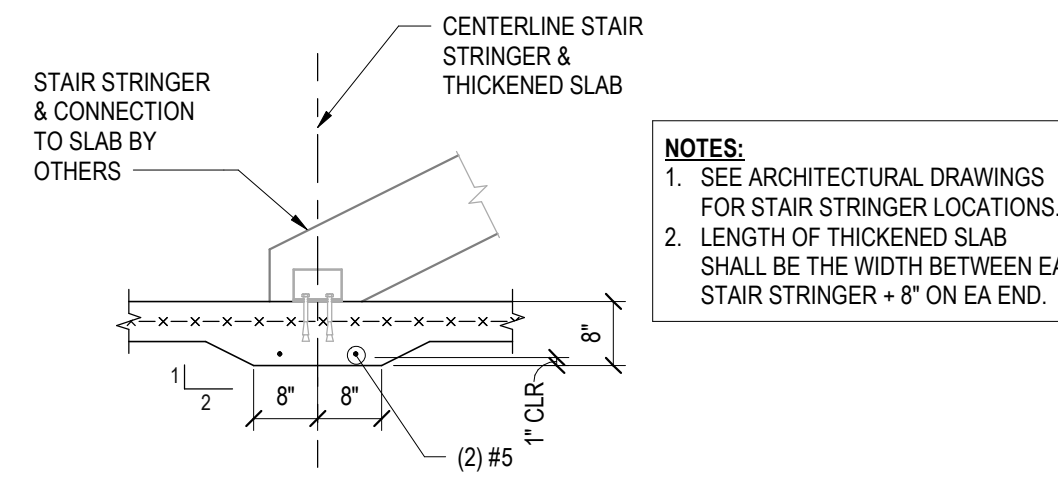
SLAB ON GRADE TYPICAL CONSTRUCTION JOINT
NTS



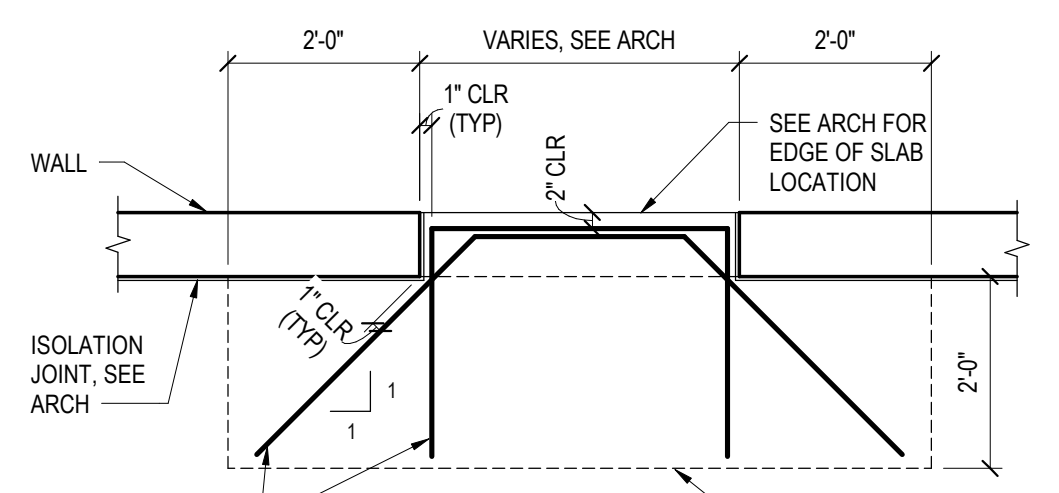
SLAB ON GRADE TYPICAL CONTRACTION JOINT
NTS



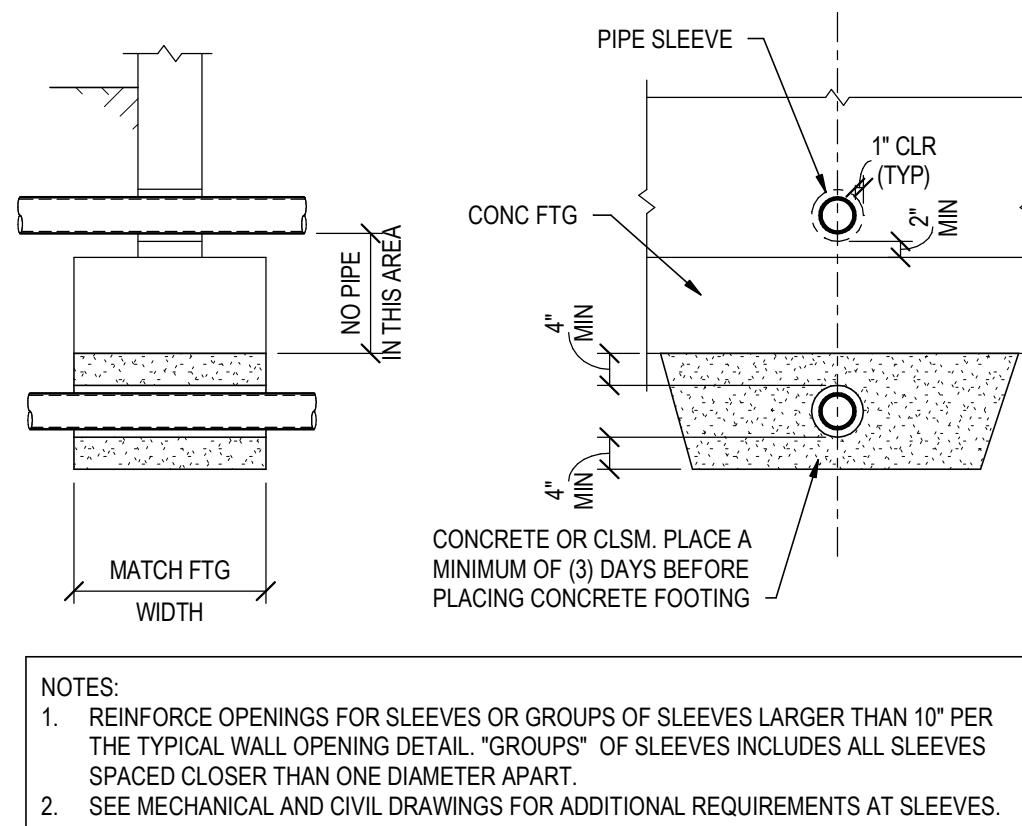
TYPICAL SLAB ON GRADE DEPRESSION $\leq 3"$
NTS



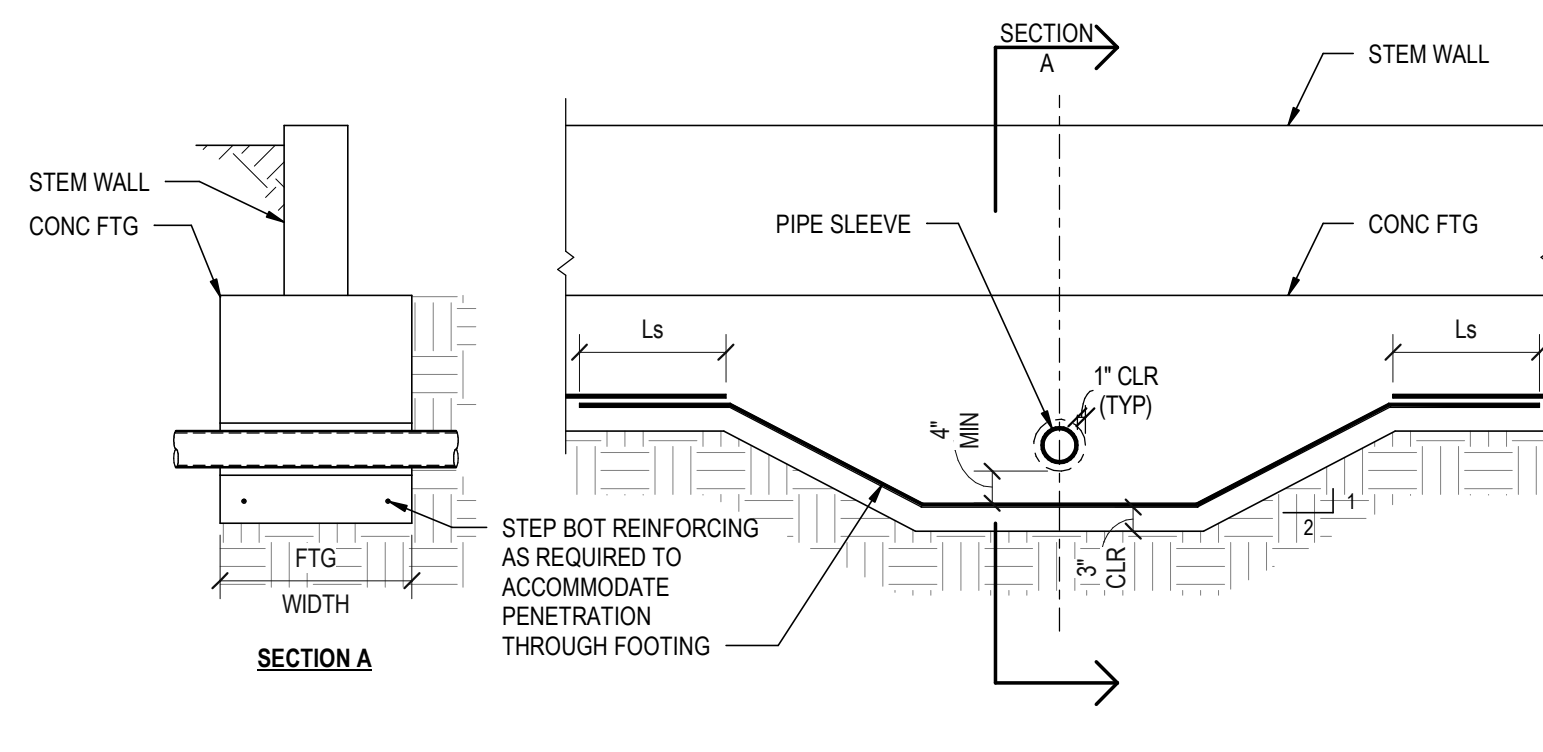
TYPICAL THICKENED SLAB BELOW STAIR
STRINGER
NTS



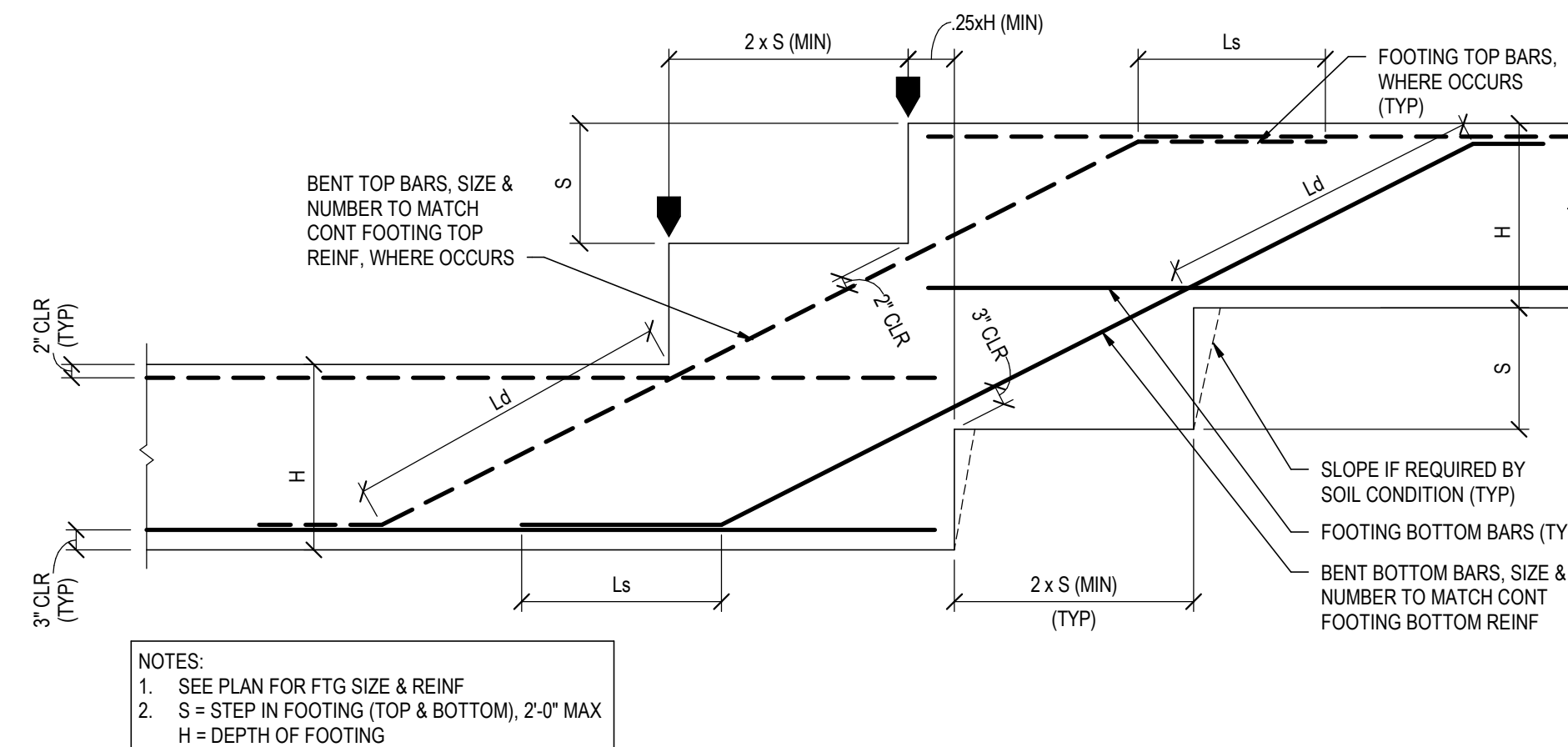
TYPICAL SLAB ON GRADE AT DOOR THRESHOLD
NTS



TYPICAL PIPE SLEEVE THROUGH STRIP FOOTING
NTS



ALTERNATE PIPE SLEEVE THROUGH STRIP
FOOTING
NTS



TYPICAL STEP IN FOOTING
NTS

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PROJECT DATE: 07/29/2026

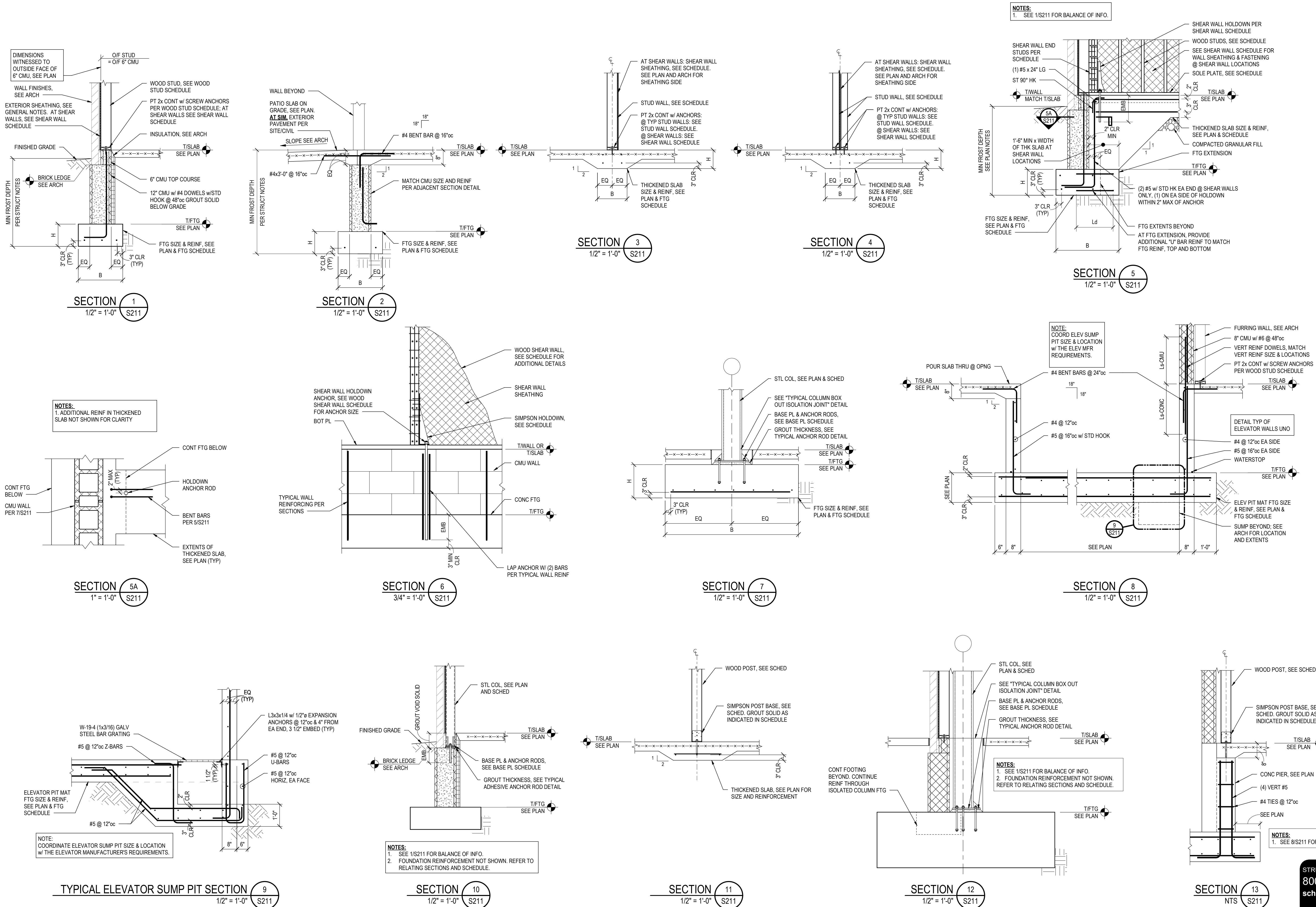
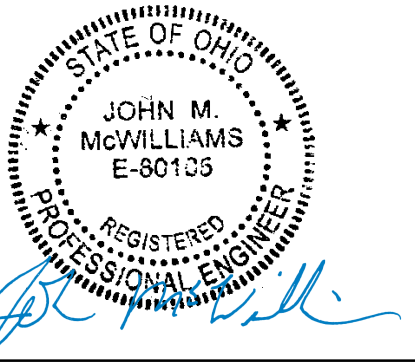
S201

TYPICAL FOUNDATION
DETAILS & SECTIONS

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INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S211
FOUNDATION DETAILS
& SECTIONS

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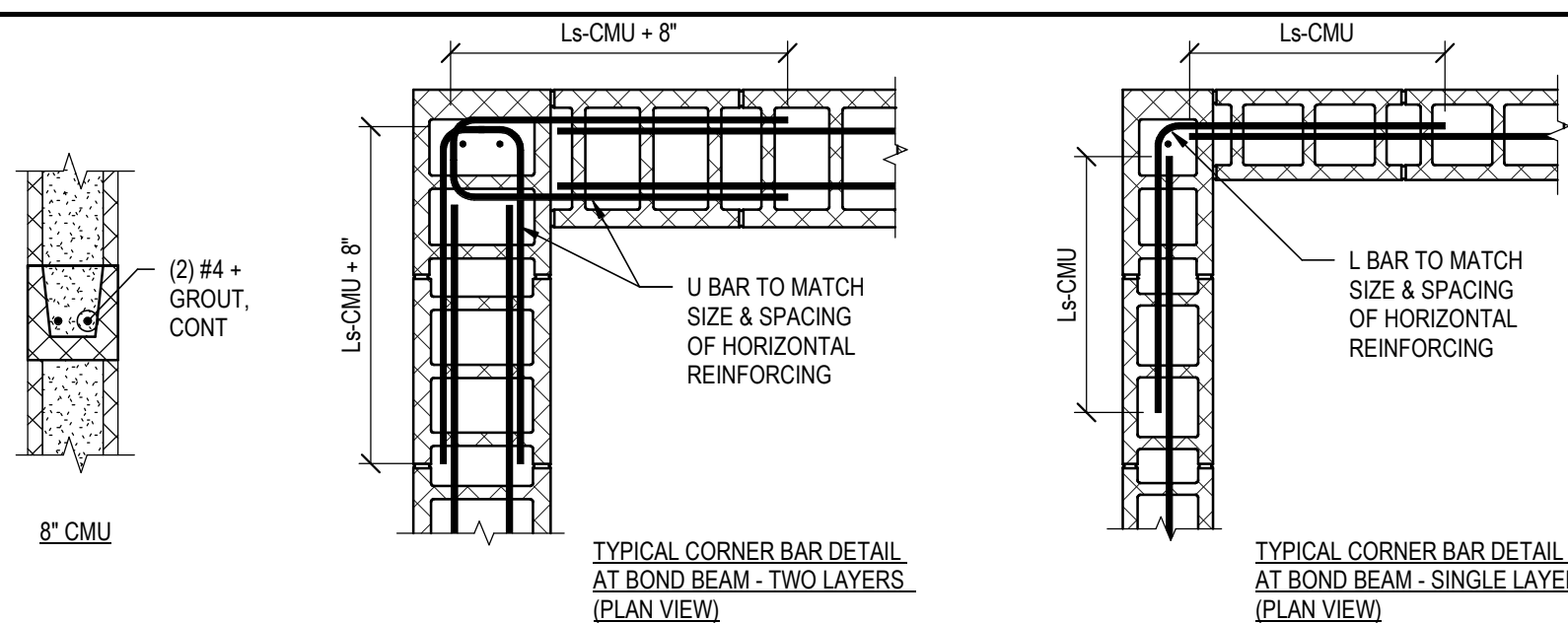
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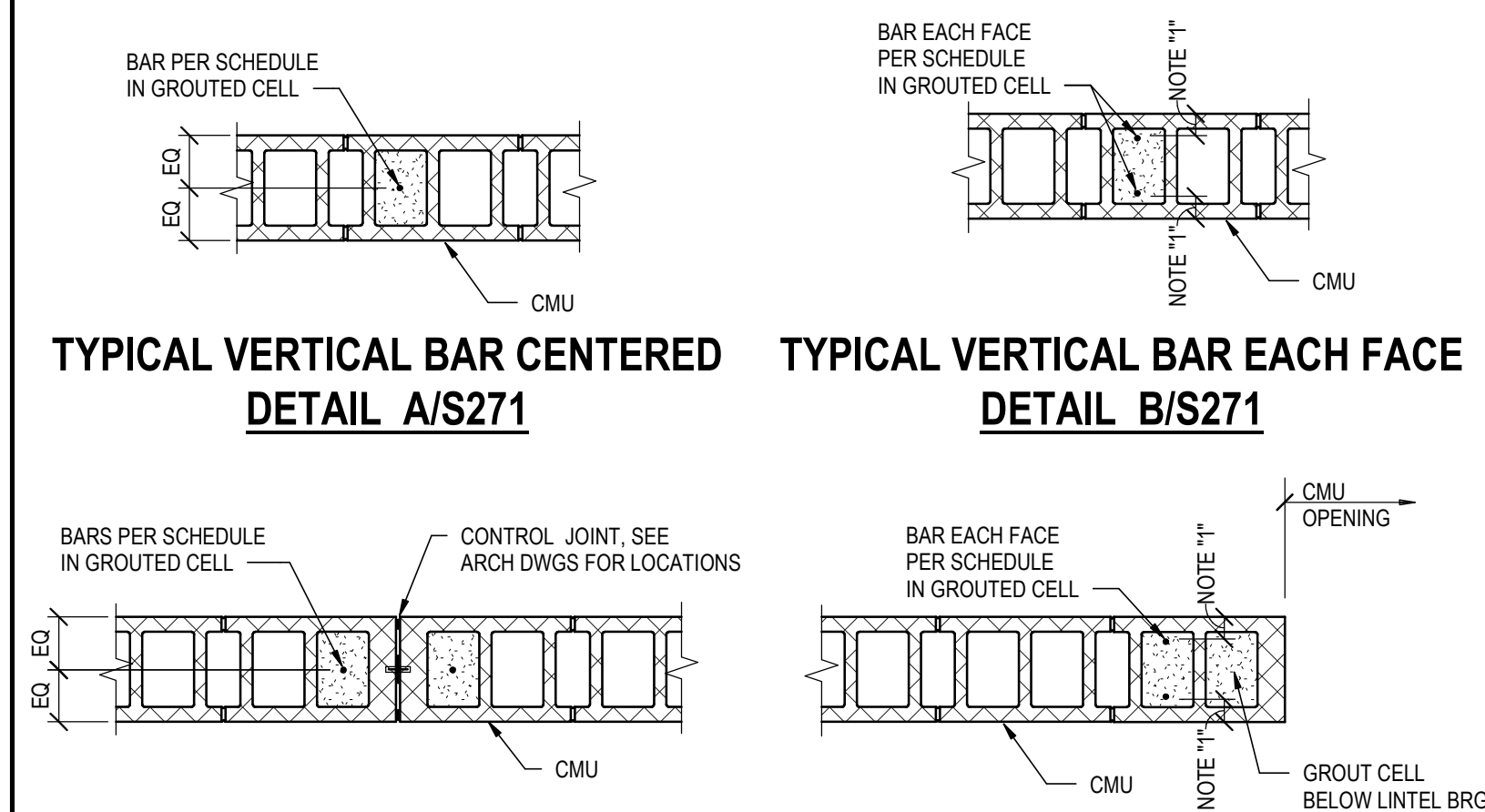
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Schaefer Project Number: 25-2420

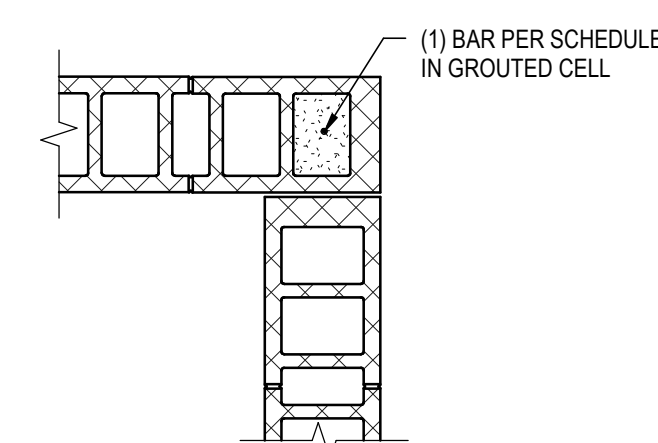
TYPICAL BOND BEAM DETAILS



TYPICAL CMU REINFORCING PLAN DETAILS



**TYPICAL VERTICAL BARS @
CONTROL JOINTS (MIN, UNO)**



**TYPICAL VERTICAL BARS
@ CORNERS (MIN, UNO)**

NOTES:
1. 8" CMU : 2 3/8" MAX (BUT MAINTAIN MIN 1/2" CLEAR BETWEEN BAR & FACE SHELL).
12" CMU : 2 5/8" MAX (BUT MAINTAIN MIN 1/2" CLEAR BETWEEN BAR & FACE SHELL)

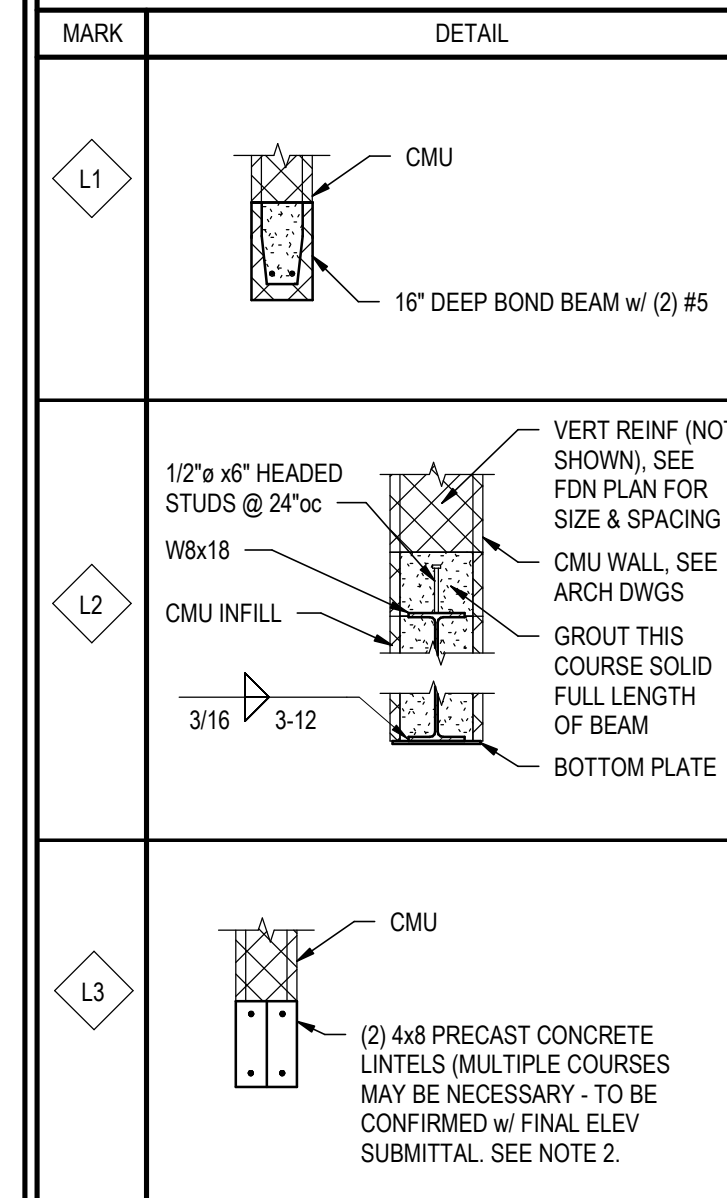
BRICK LINTEL SCHEDULE
(SUPPORTING 6FT OR LESS OF BRICK)

MAX CLEAR OPENING	LINTEL SIZE
4'-0"	L3 1/2x3 1/2x5/16
6'-0"	L4x3 1/2x5/16 (LLV)
8'-0"	L6x3 1/2x5/16 (LLV)
10'-0"	L7x4x3/8 (LLV)

NOTES:

1. PROVIDE 8" BEARING EACH END OF LINTEL, UNO.
2. GALVANIZE AND PAINT ALL LINTELS. SEE GENERAL NOTES.
3. SEE PLAN KEYNOTES FOR LINTEL SIZES WHERE SIZE PER SCHEDULE IS NOT APPLICABLE.

CMU LINTEL DETAILS



NOTES:

1. PROVIDE 8" BEARING EA END OF LINTEL, UNO.
2. LINTEL CAPACITY TABLES & MATERIAL PROPERTIES TO BE SUBMITTED FOR REVIEW PRIOR TO FINAL ELEVATOR SUBMITTAL.

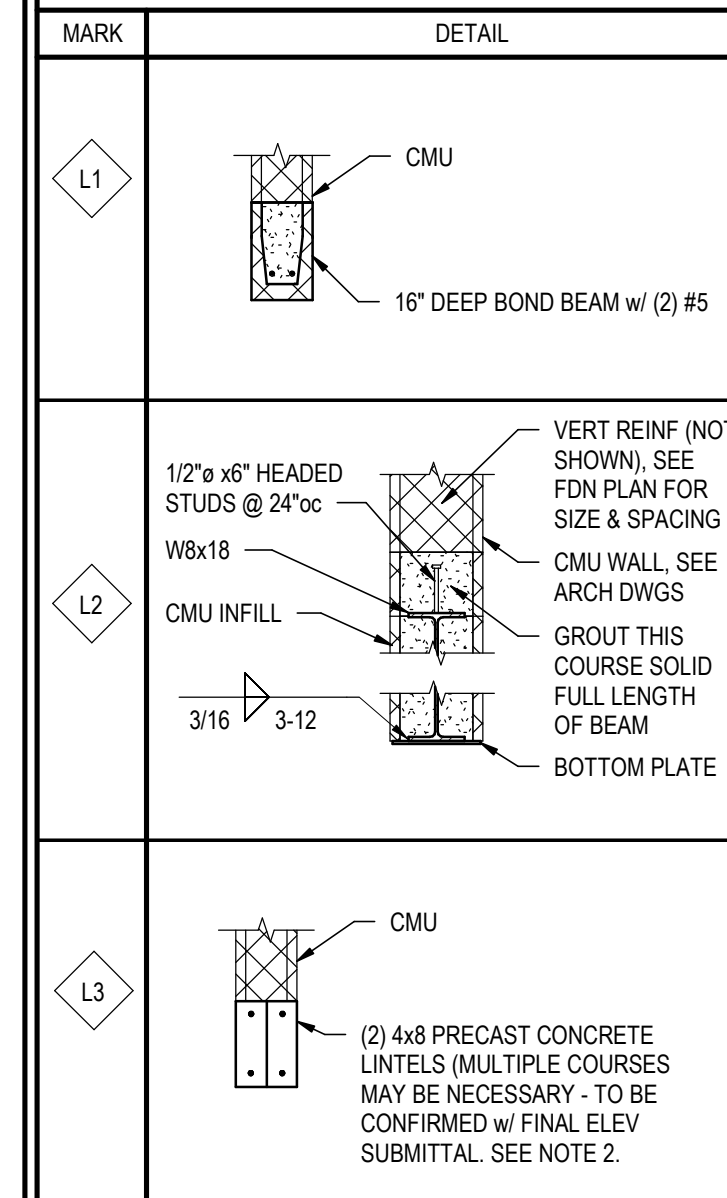
CMU WALL REINFORCING SCHEDULE

MARK	CMU SIZE	TYPICAL VERTICAL REINFORCING	DETAIL	SPLICE LENGTH	SPLICE fm
W1	8	(1) #5 @48"	A/S271	20"	2000PSI

NOTES

1. "Wt" - INDICATES VERTICAL WALL REINFORCING.
2. GROUT ALL CELLS CONTAINING REINFORCING SOLD.
3. REINFORCING TO BE PLACED IN CENTER OF GROUTED CELL UNLESS NOTED OTHERWISE.
4. EXTEND REINFORCING FROM PLAN LEVEL SHOWN DOWN TO LEVEL BELOW AND LAP PER SCHEDULE IN MASONRY SECTION OF GENERAL STRUCTURAL NOTES. EXTEND DOWEL OR BENT BAR OUT OF CONCRETE WALL OR FOOTING TO PROVIDE LAP WITH EACH CMU VERTICAL REINFORCING BAR. SEE RELATING SECTIONS FOR EXACT DETAIL.
5. ALL WALLS NOT NOTED WITH "Wt" ON PLAN, REINFORCE WITH #5 VERT @ 48"OC. CENTERED.

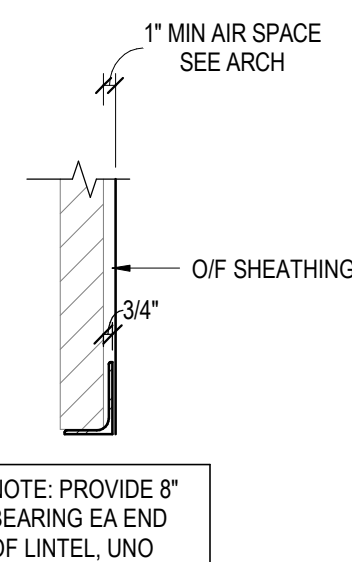
CMU LINTEL DETAILS



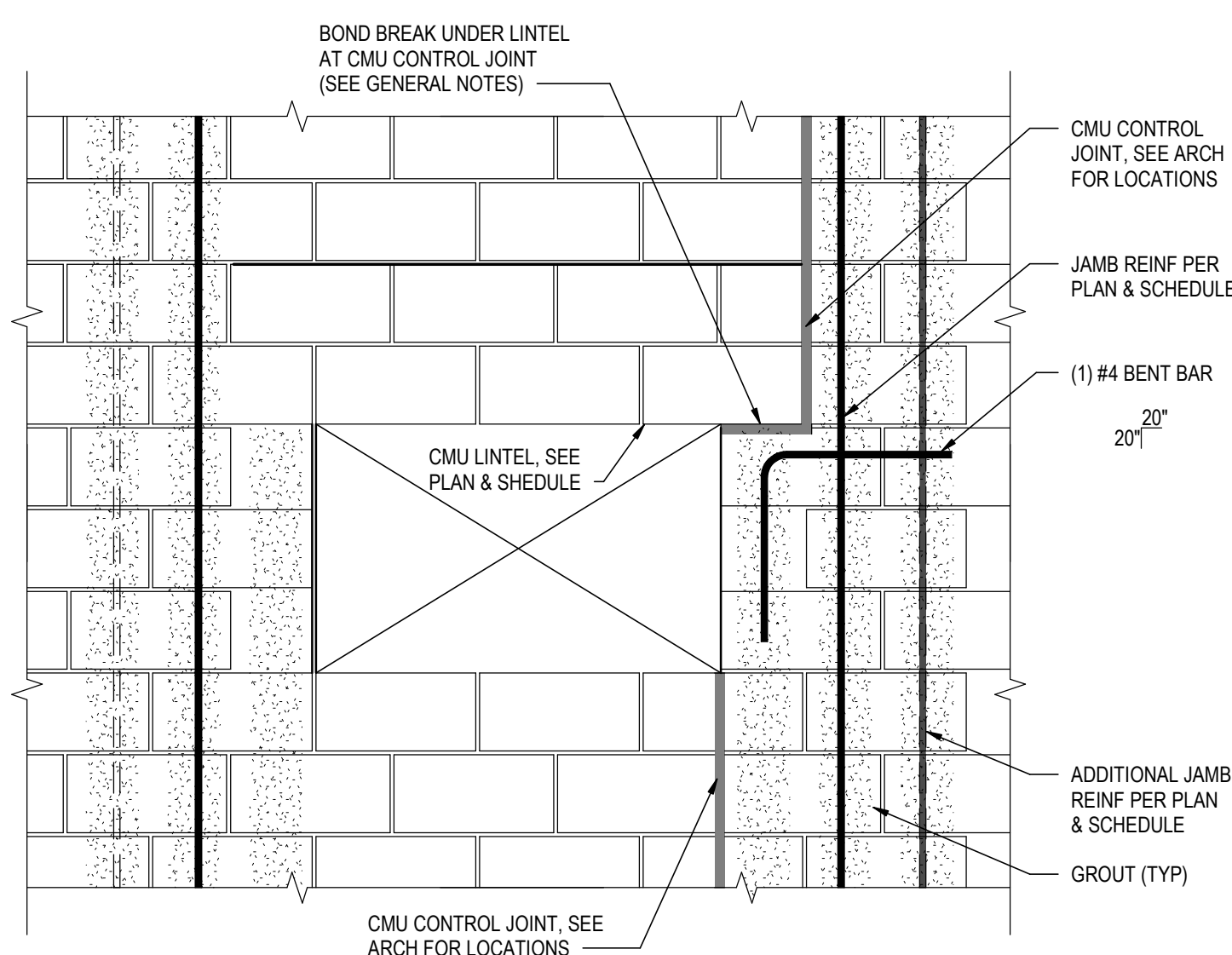
NOTES:

1. PROVIDE 8" BEARING EA END OF LINTEL, UNO.
2. LINTEL CAPACITY TABLES & MATERIAL PROPERTIES TO BE SUBMITTED FOR REVIEW PRIOR TO FINAL ELEVATOR SUBMITTAL.

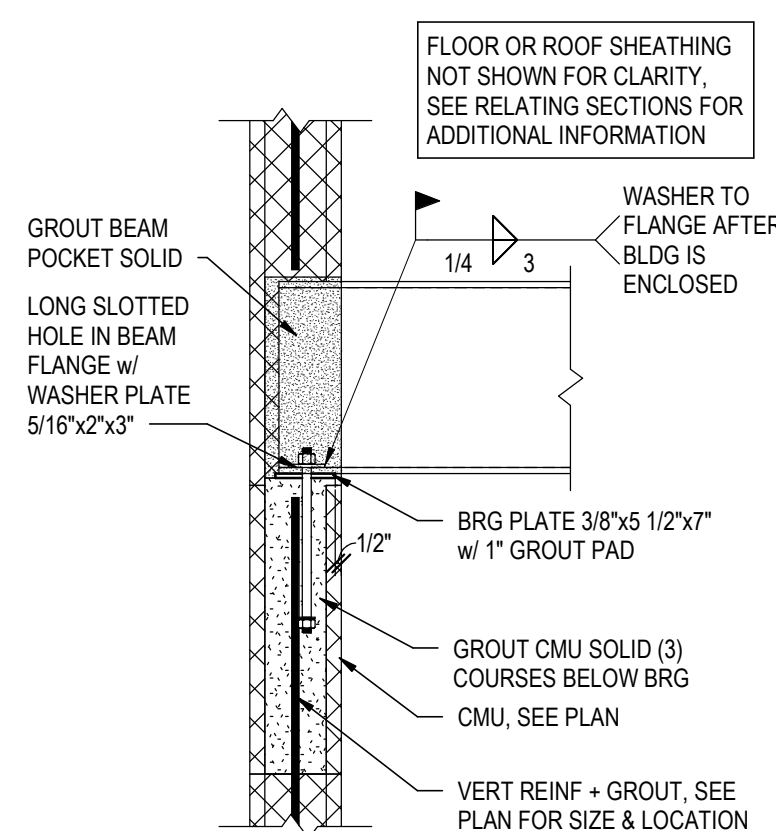
TYPICAL LOOSE LINTEL DETAIL

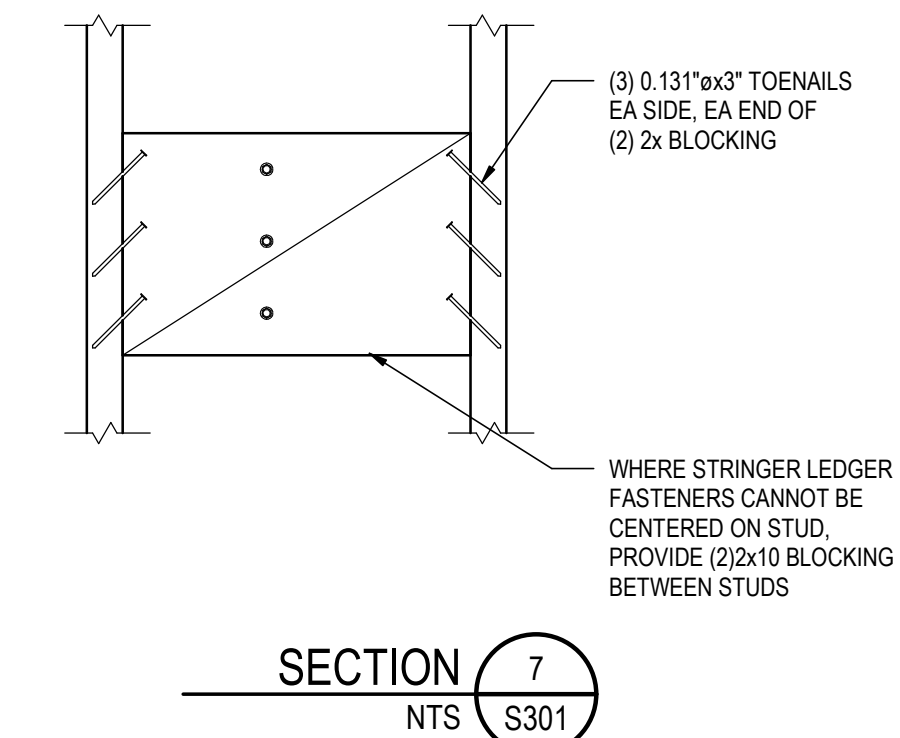
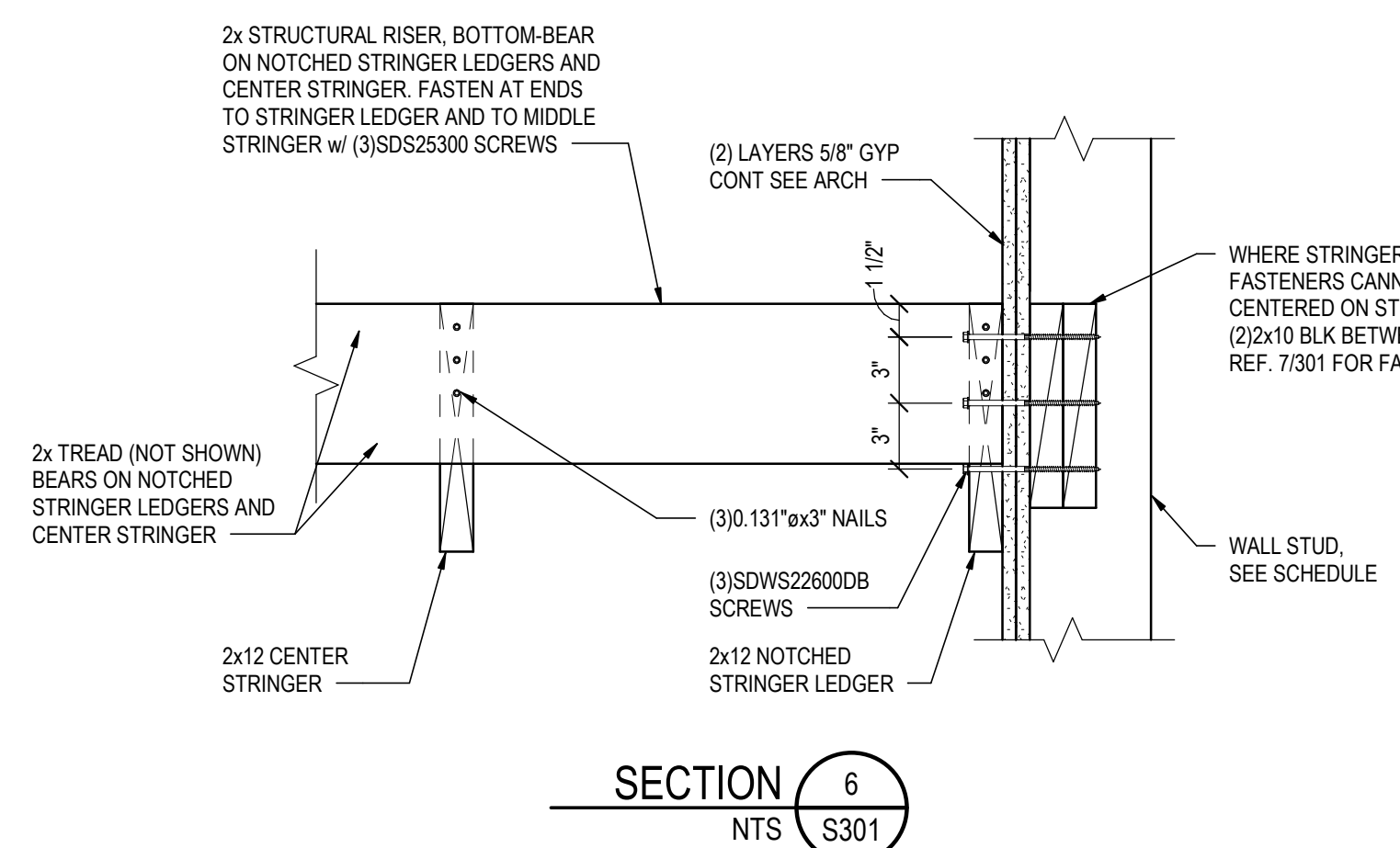
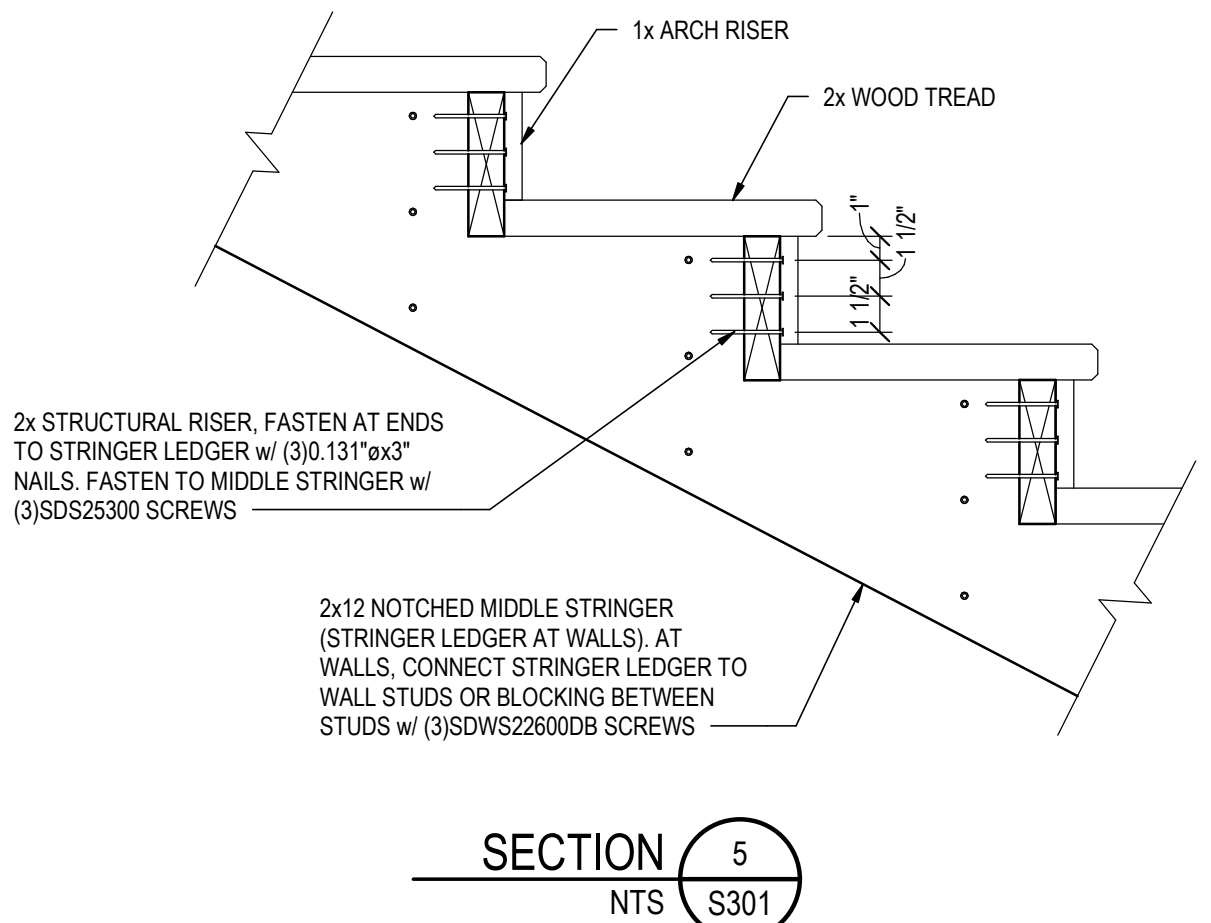
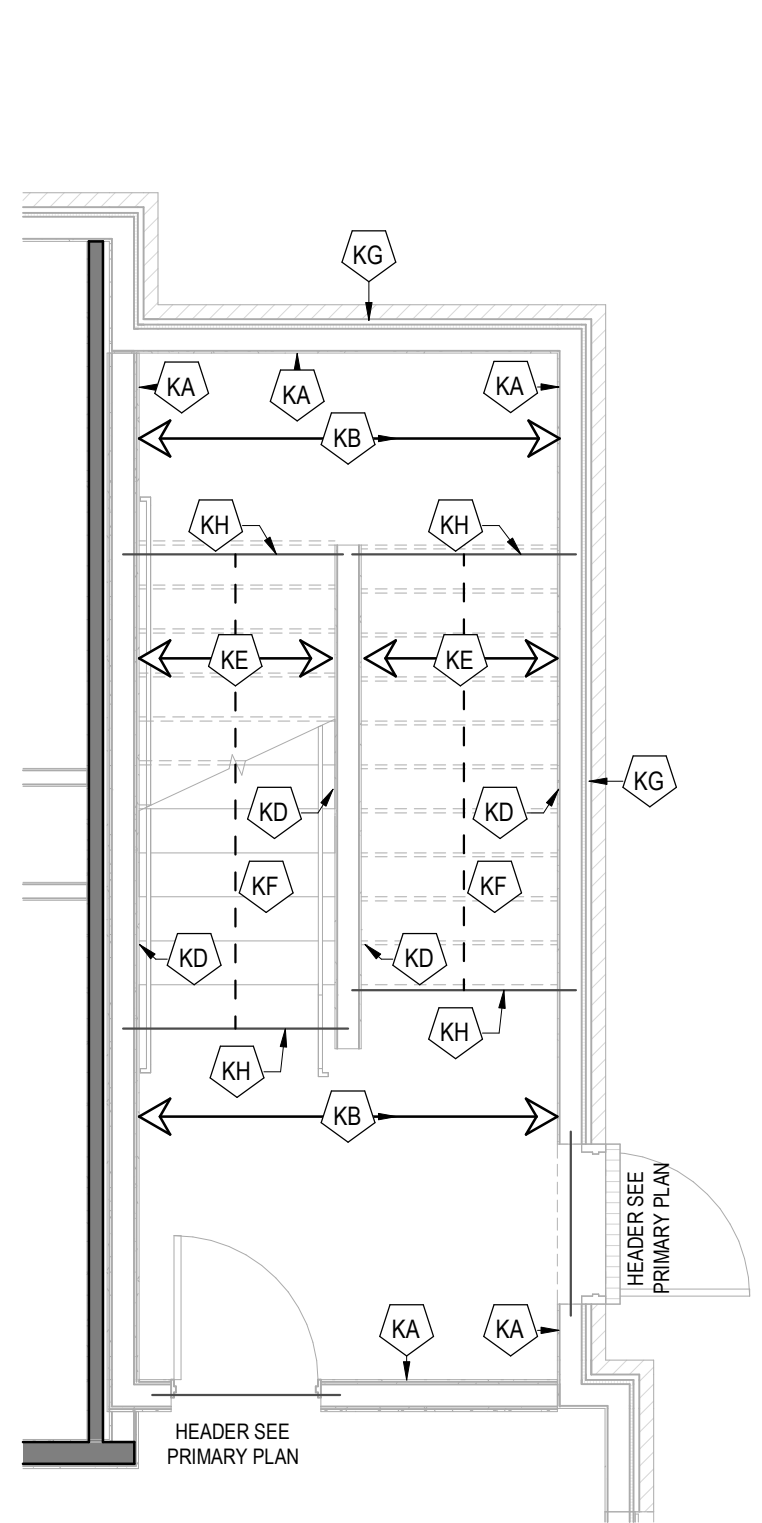
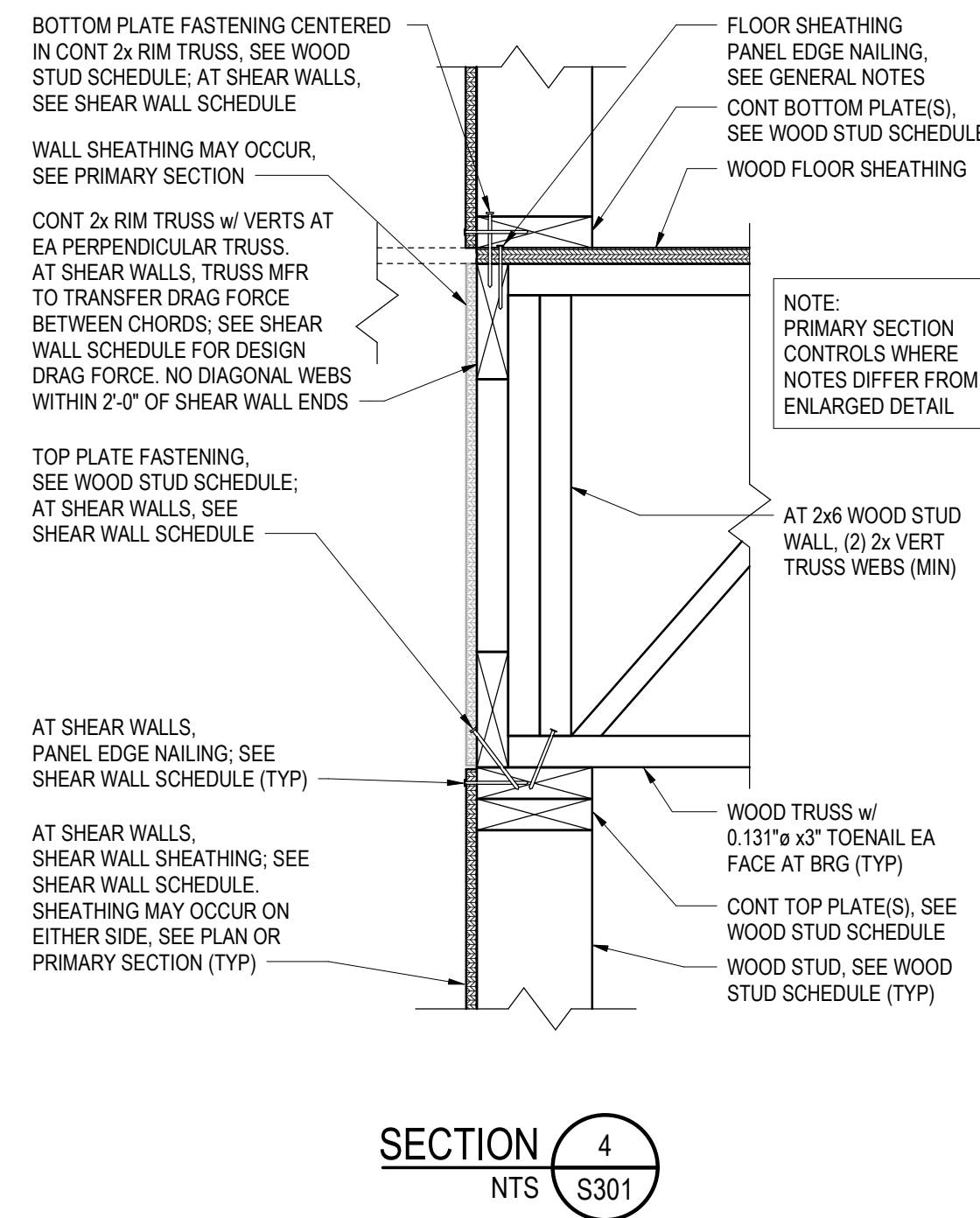
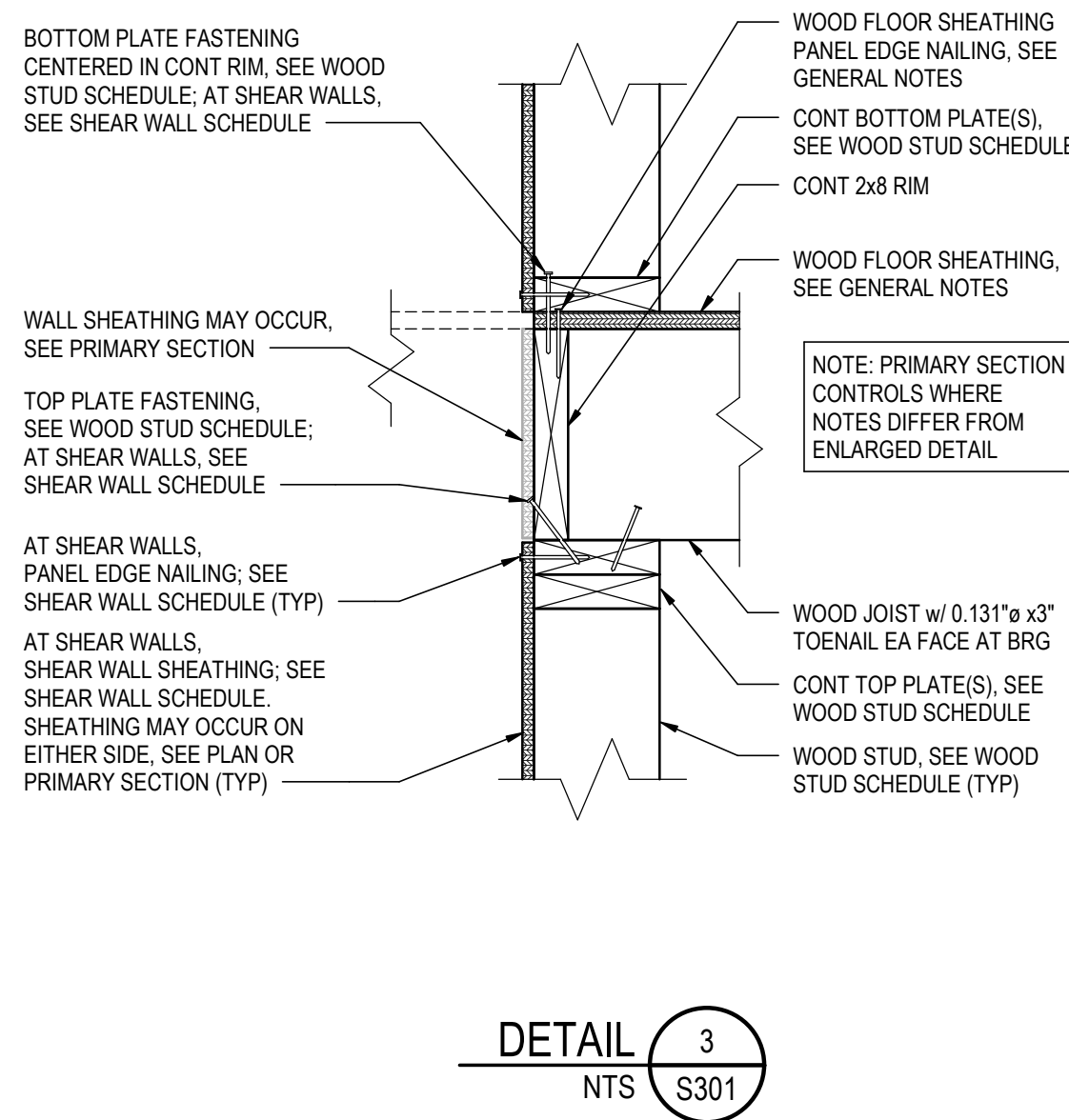
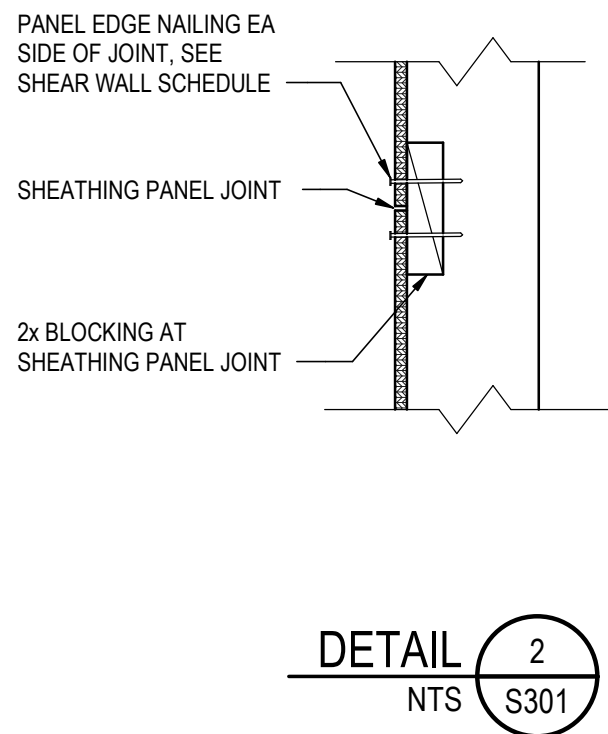
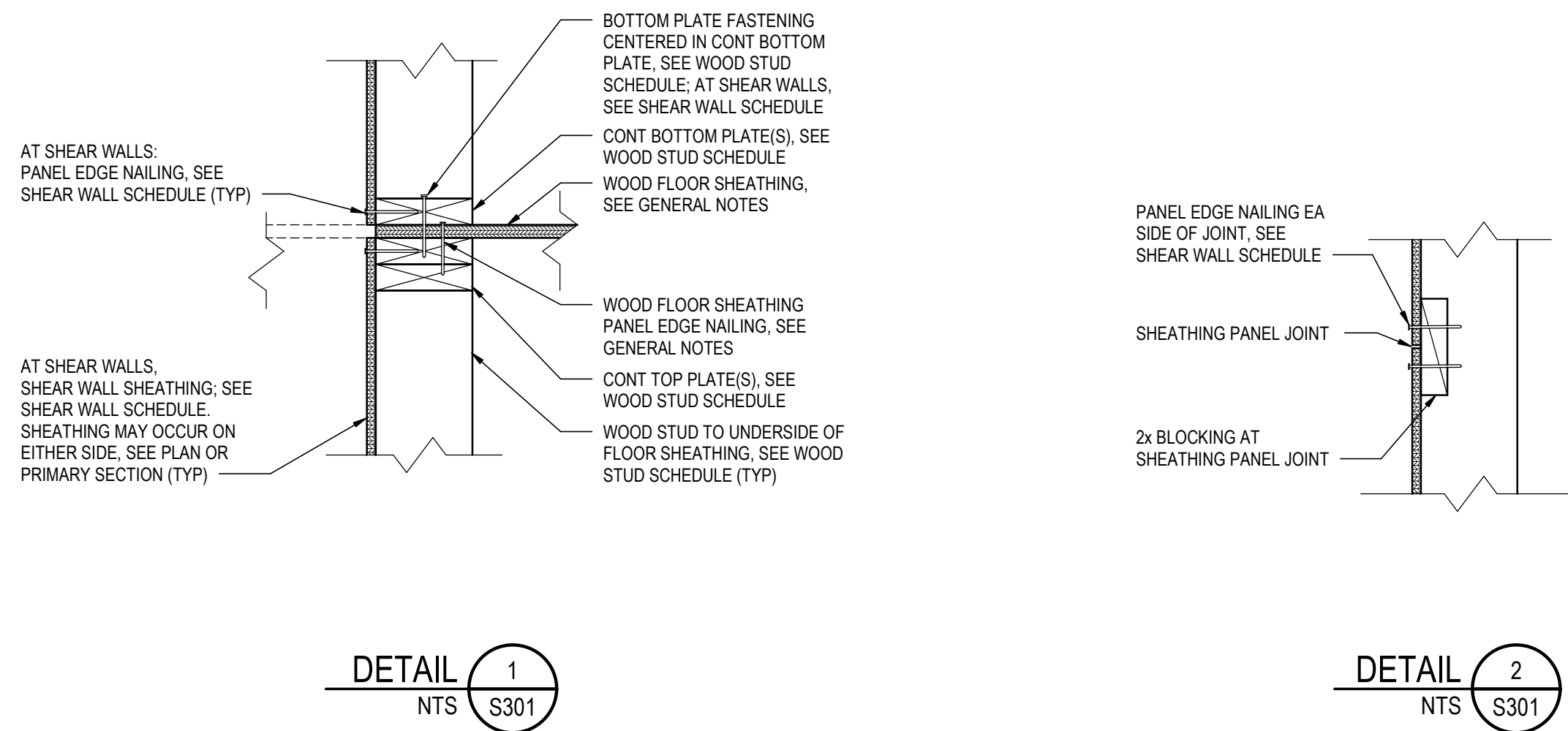
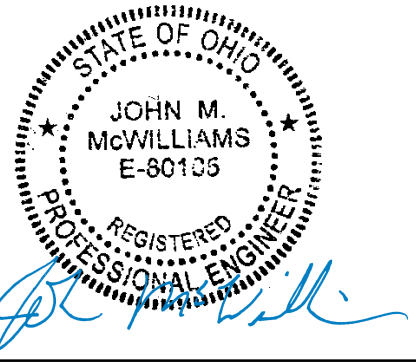


TYPICAL CMU CONTROL JOINT DETAIL
AT OPENING (CMU LINTEL)



TYPICAL BEAM BEARING DETAIL





- STAIR FRAMING KEYNOTES:** KN
- 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 6/ S301
 - KB 2x10 LANDING JOISTS @ 16"oc MAX w/ SIMPSON LUS28. WHERE JOISTS BEAR AT CENTER WALL, JOISTS @ 24"oc MAX.
 - KC CENTER STAIR WALLS: 2x6 @ 16"oc MAX.
 - KD 2x12 NOTCHED STRINGER LEDGER, REF. SECTION 5/ S301 & 7/ S301 FOR FASTENING AND ADDITIONAL BLOCKING.
 - KE 2x STAIR TREADS w/ 2x STRUCTURAL RISE. REF. SECTION 5/ S301
 - KF 2x12 NOTCHED MIDDLE STRINGER, REF. SECTION 5/ S301
 - KG EXTERIOR STAIR WALL, SEE WOOD STUD SCHEDULE.
 - KH (3) 2x10, POCKET BEAR AT CENTER STAIR WALL, HUC210-3 AT LEDGER.

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

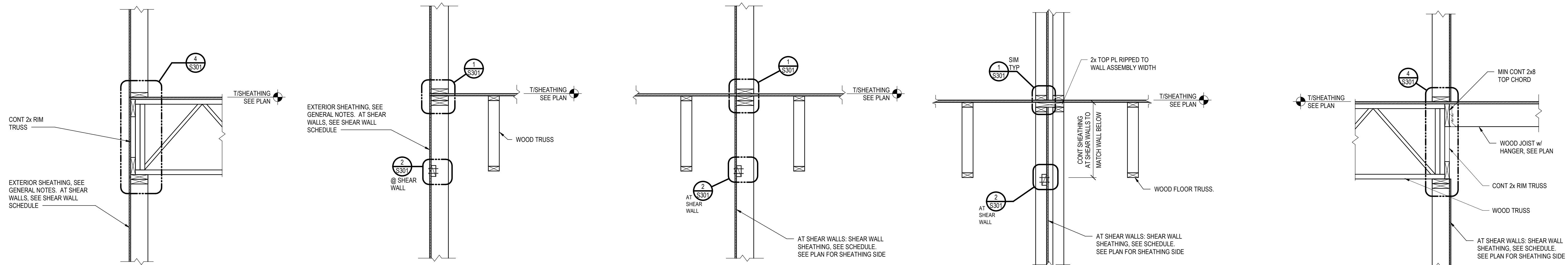
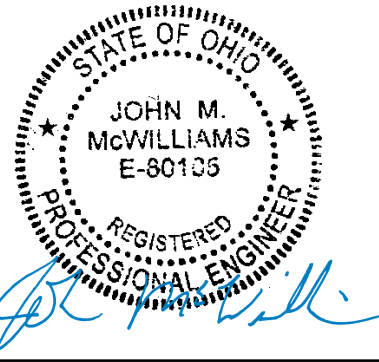
S301
TYPICAL FRAMING
DETAILS & SECTIONS

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Schaefer Project Number: 25-2420



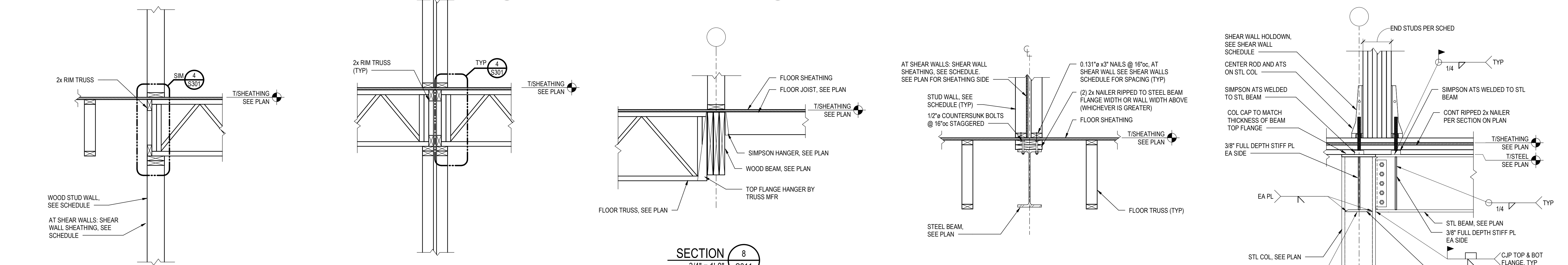
SECTION 1
NTS S311

SECTION 2
NTS S311

SECTION 3
NTS S311

SECTION 4
NTS S311

SECTION 5
NTS S311



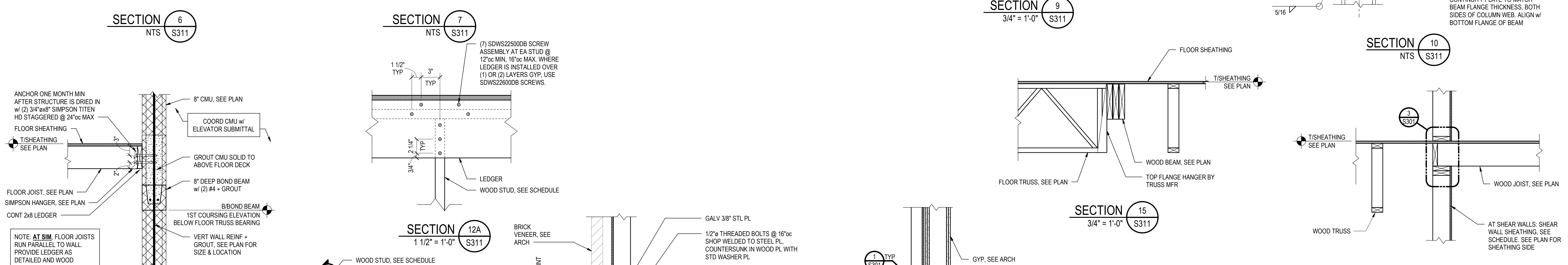
SECTION 6
NTS S311

SECTION 7
NTS S311

SECTION 8
3/4" = 1'-0" S311

SECTION 9
3/4" = 1'-0" S311

SECTION 10
NTS S311

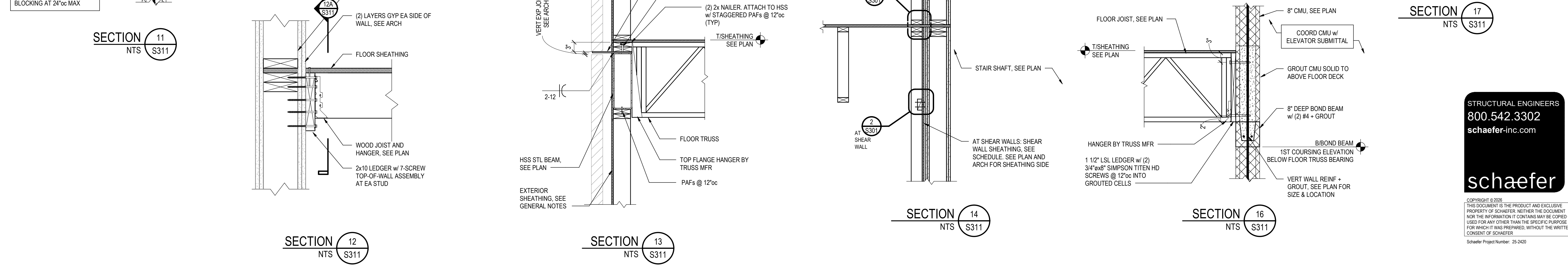


SECTION 11
NTS S311

SECTION 12A
1 1/2" = 1'-0" S311

SECTION 15
3/4" = 1'-0" S311

SECTION 17
NTS S311



SECTION 16
NTS S311

SECTION 14
NTS S311

SECTION 13
NTS S311

SECTION 12
NTS S311

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

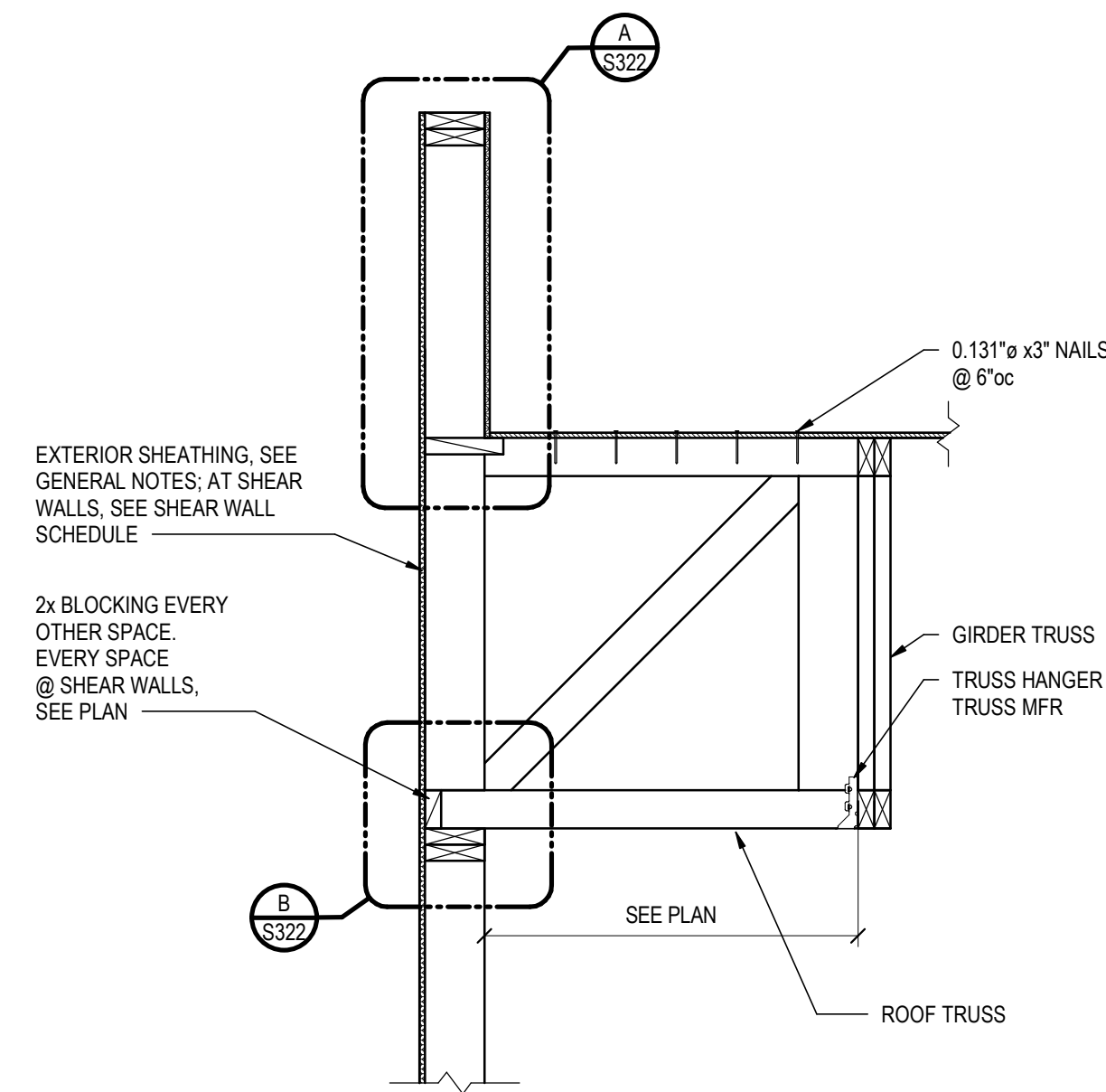
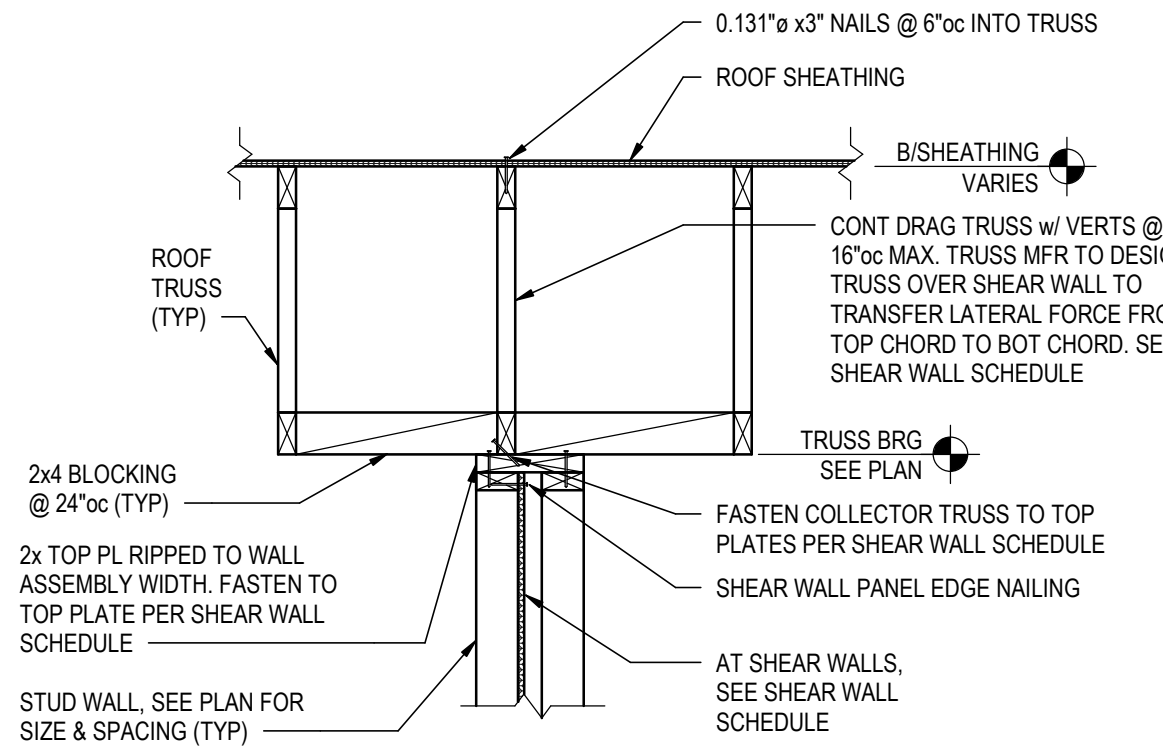
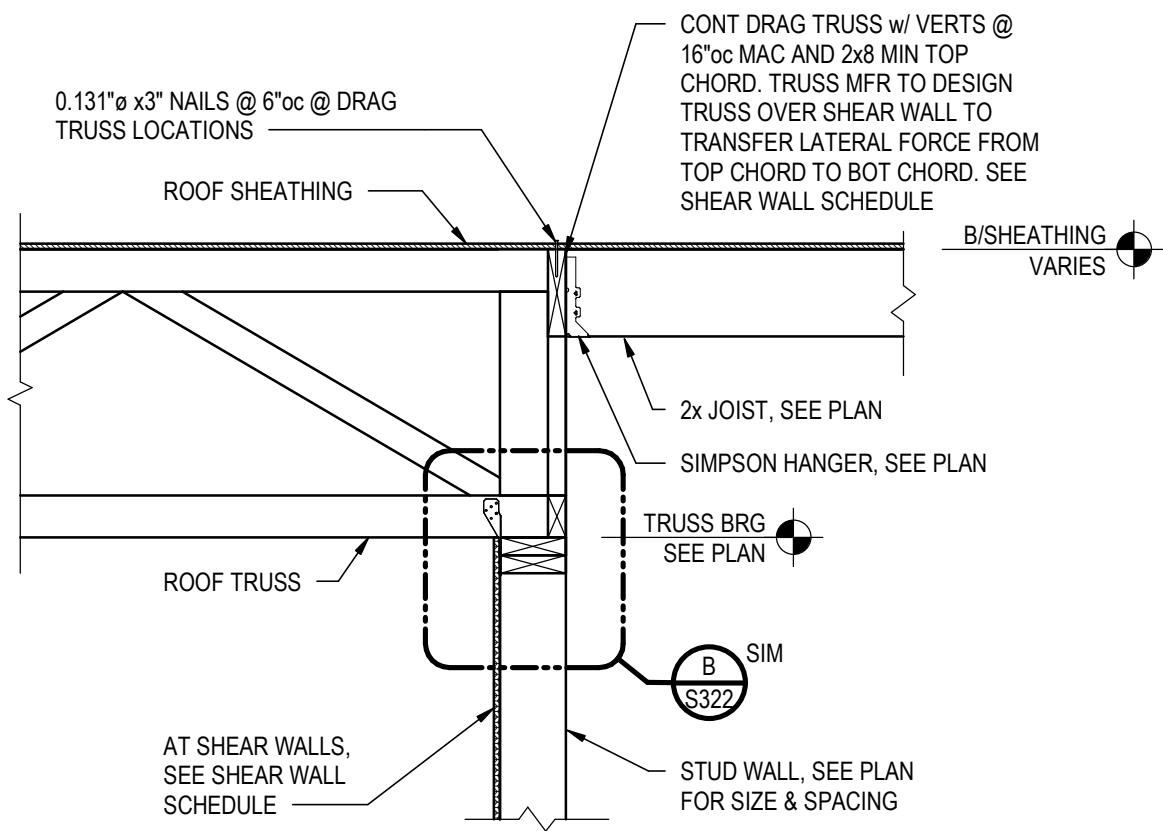
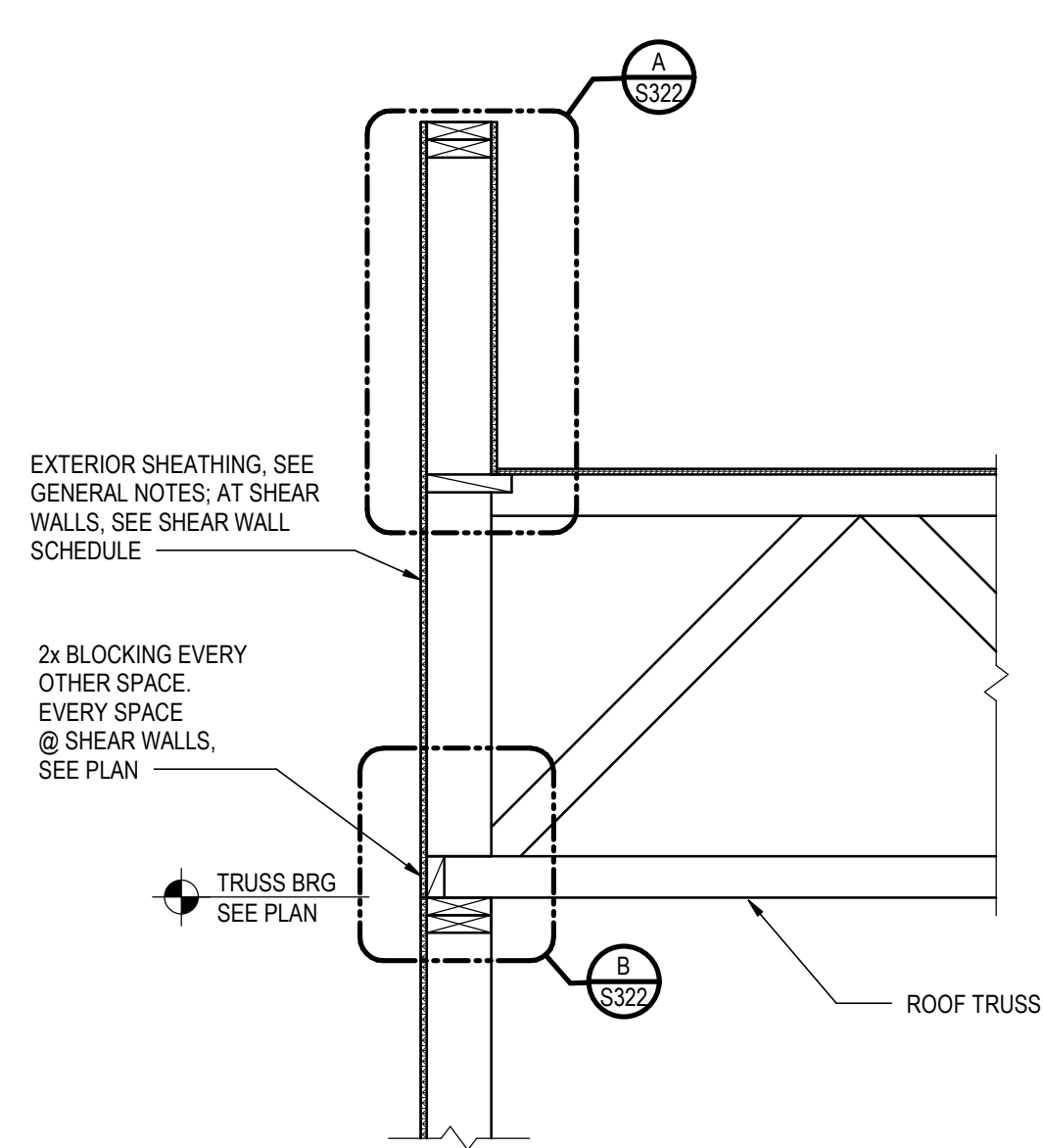
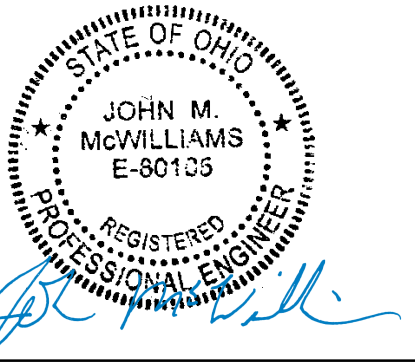
S311
FLOOR FRAMING
DETAILS & SECTIONS

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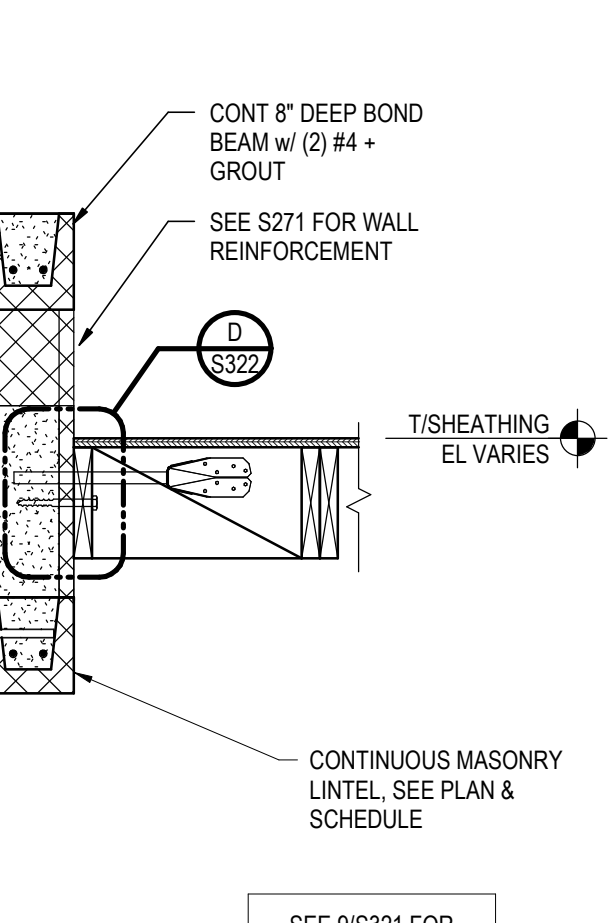
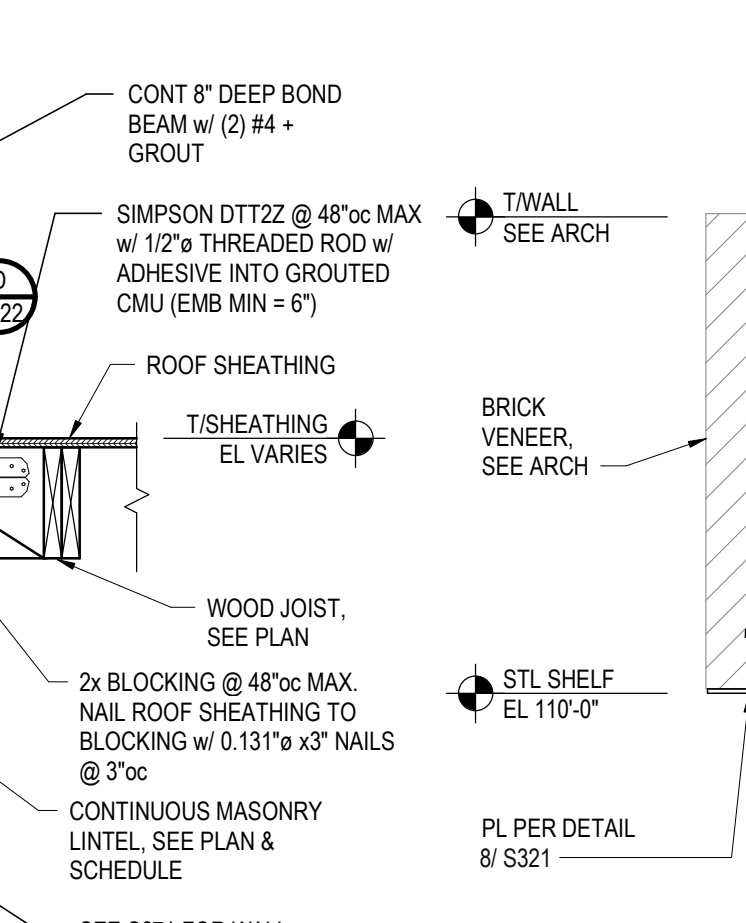
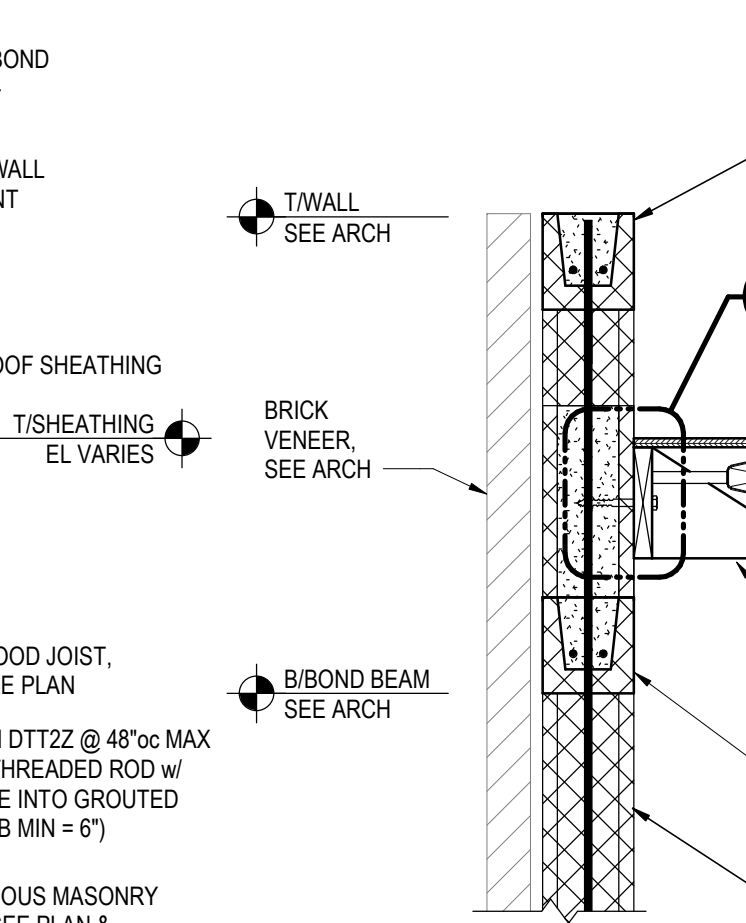
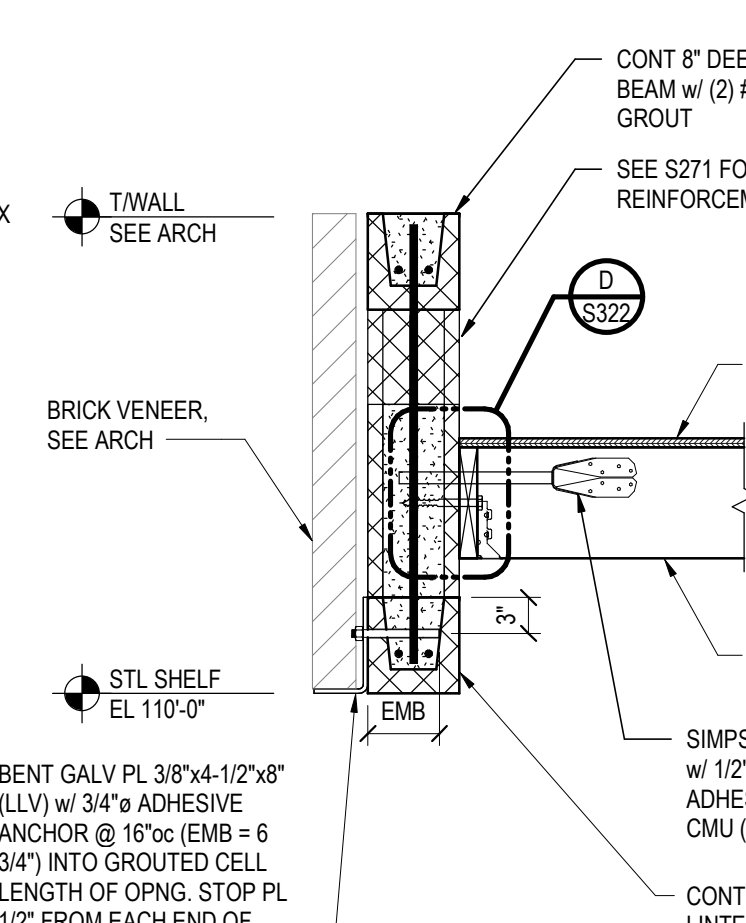
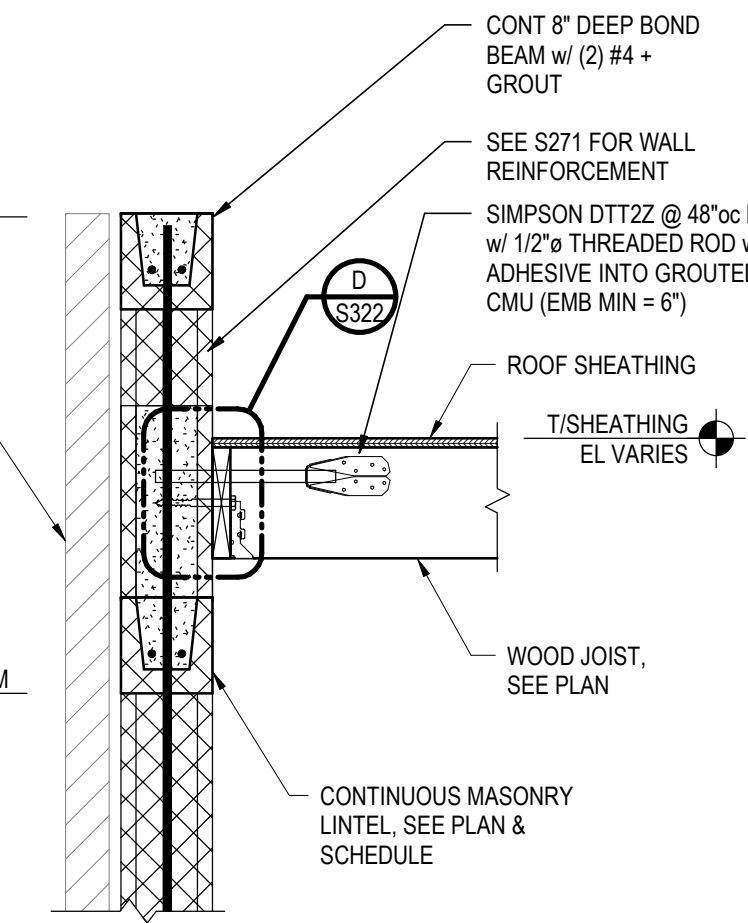
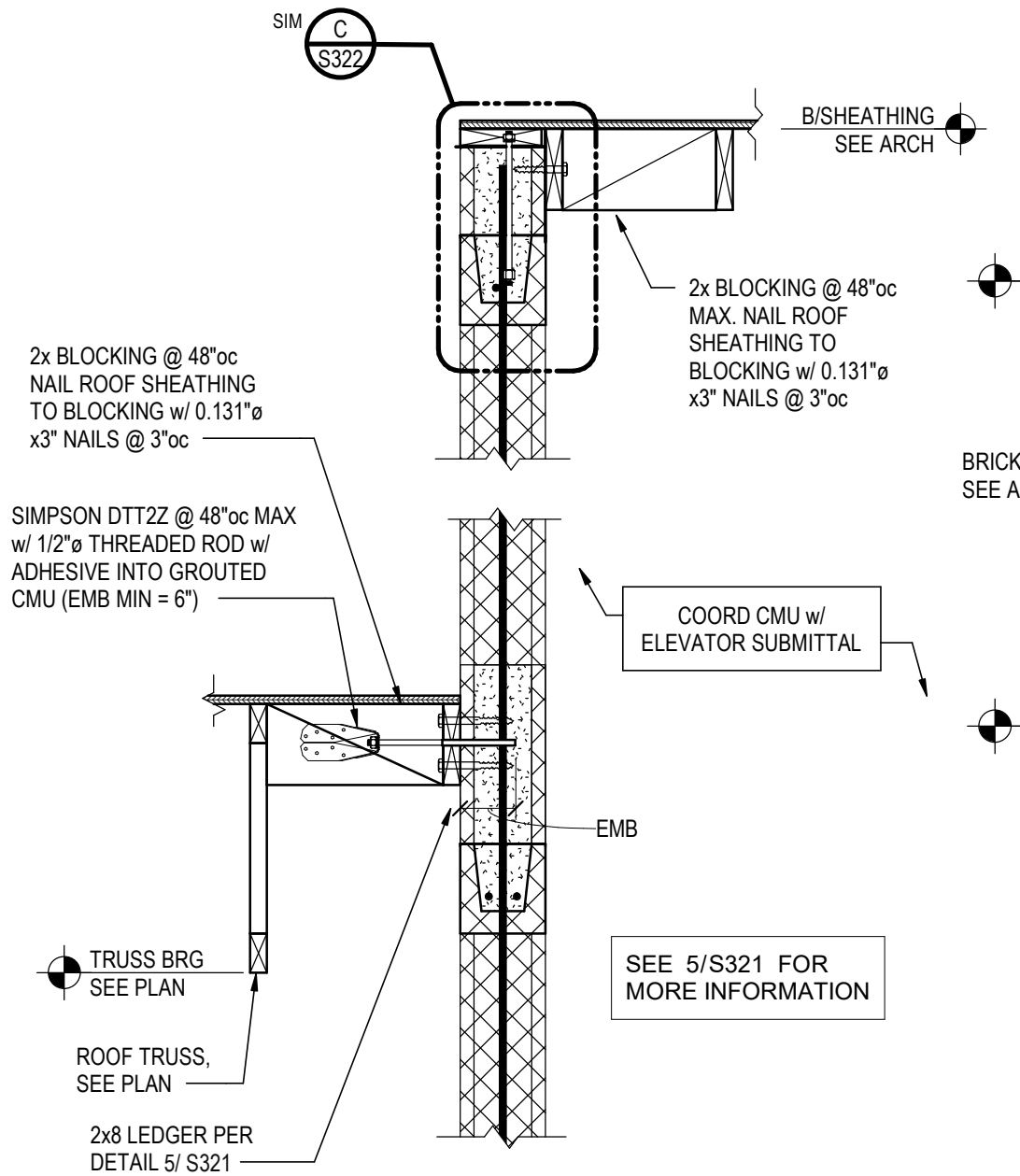
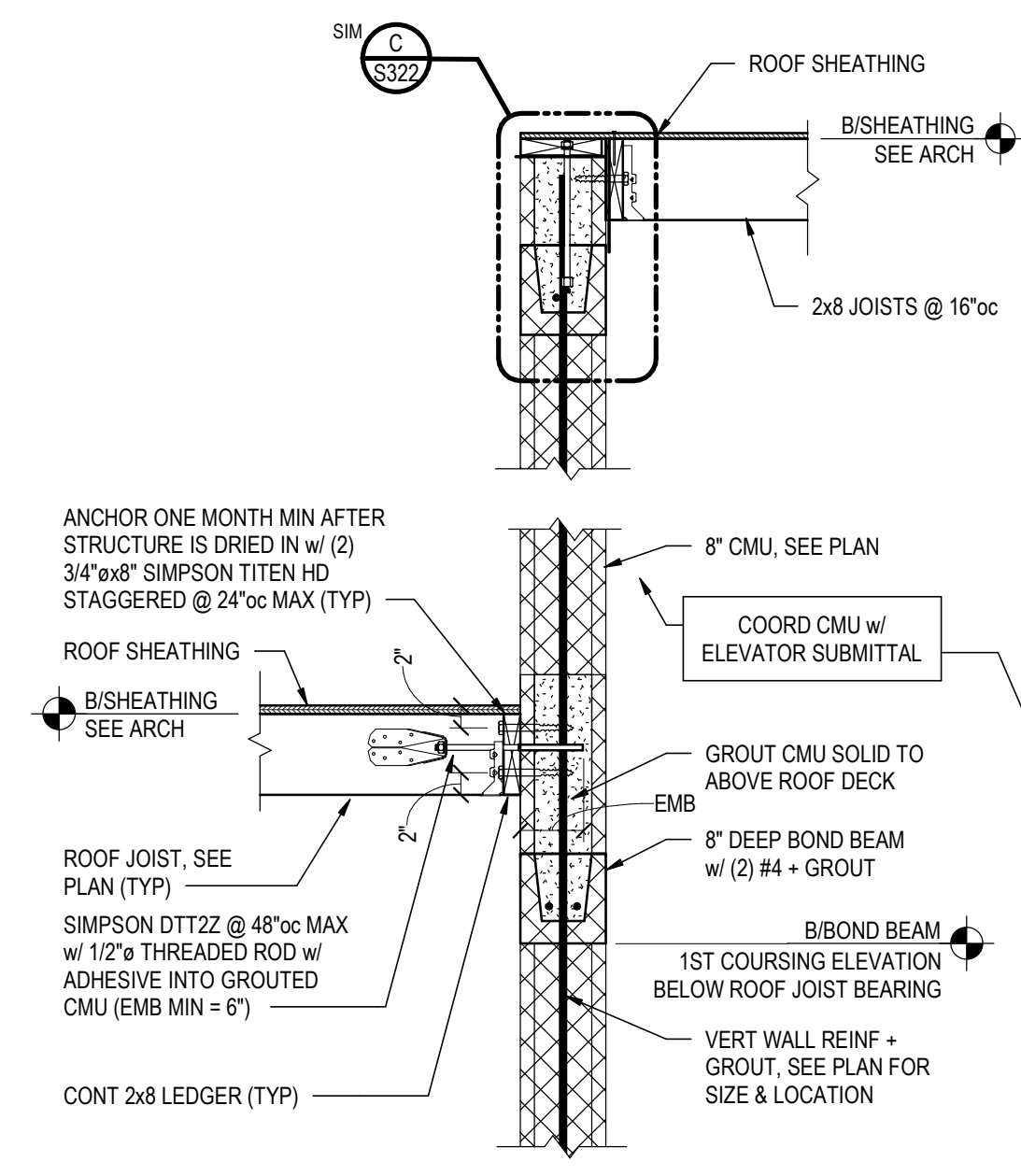


SECTION 1
3/4" = 1'-0" S321

SECTION 2
3/4" = 1'-0" S321

SECTION 3
3/4" = 1'-0" S321

SECTION 4
3/4" = 1'-0" S321



SECTION 5
NTS S321

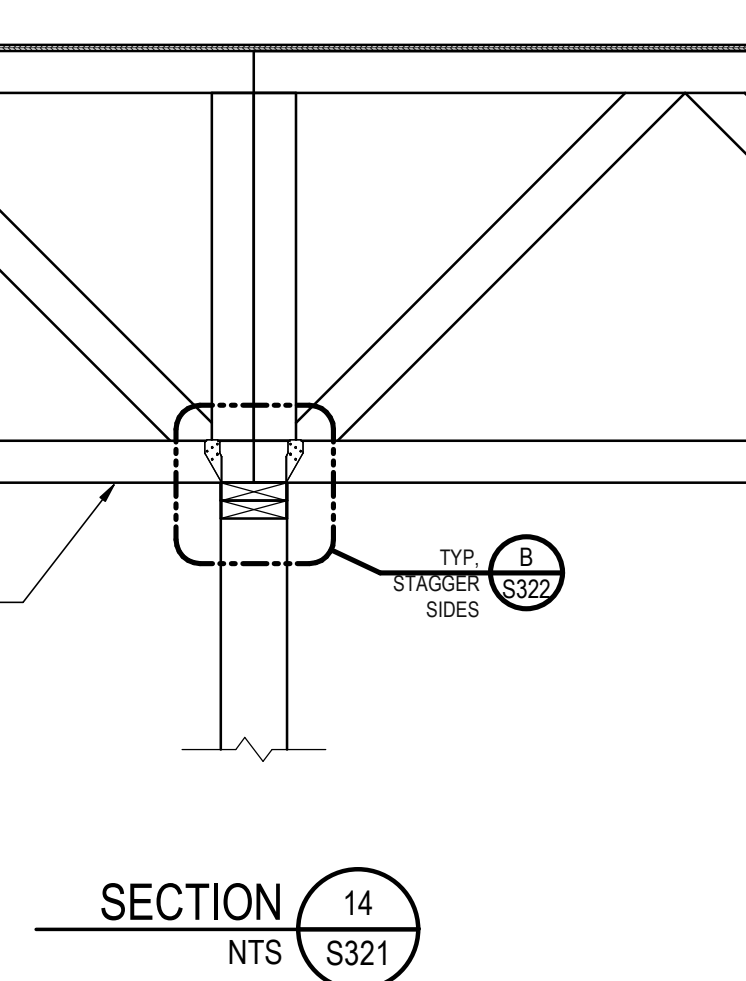
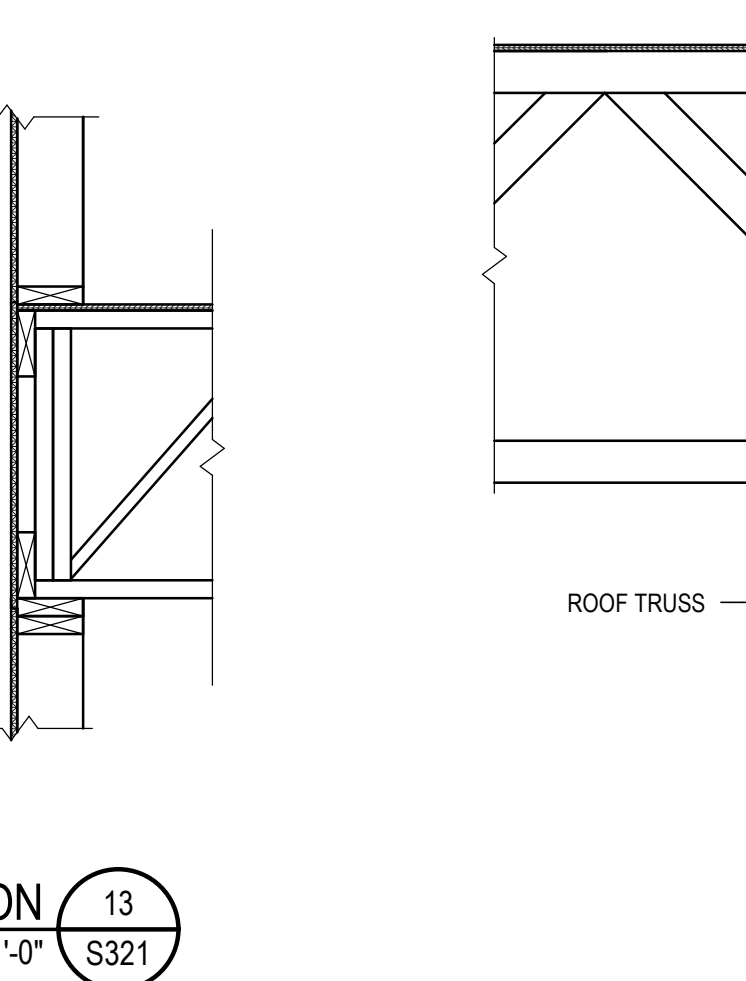
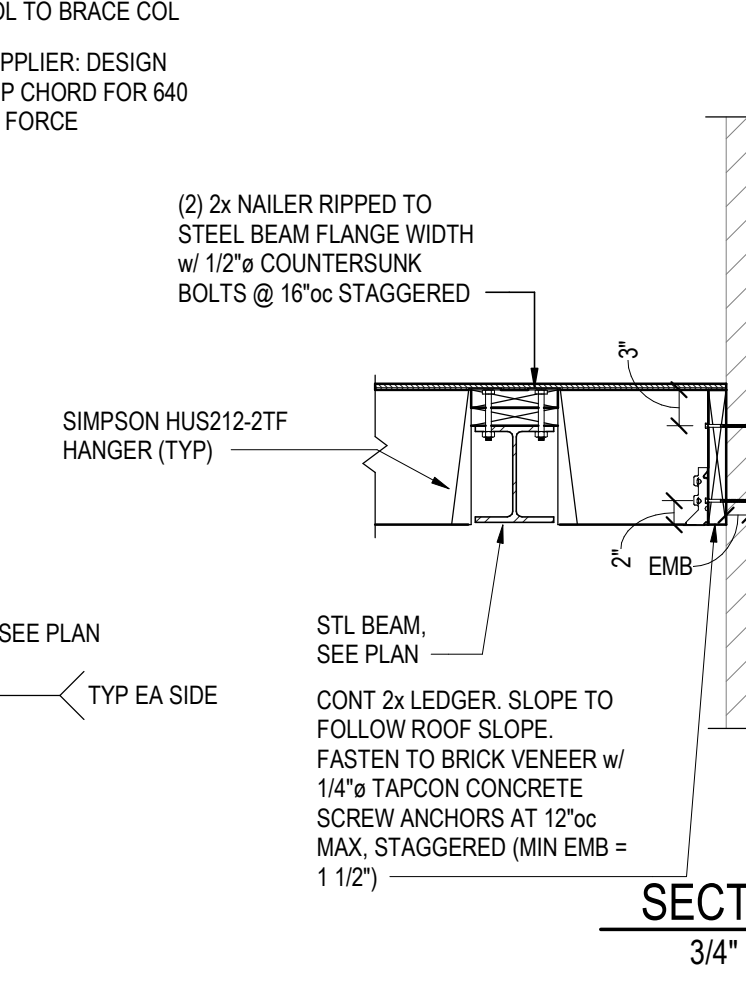
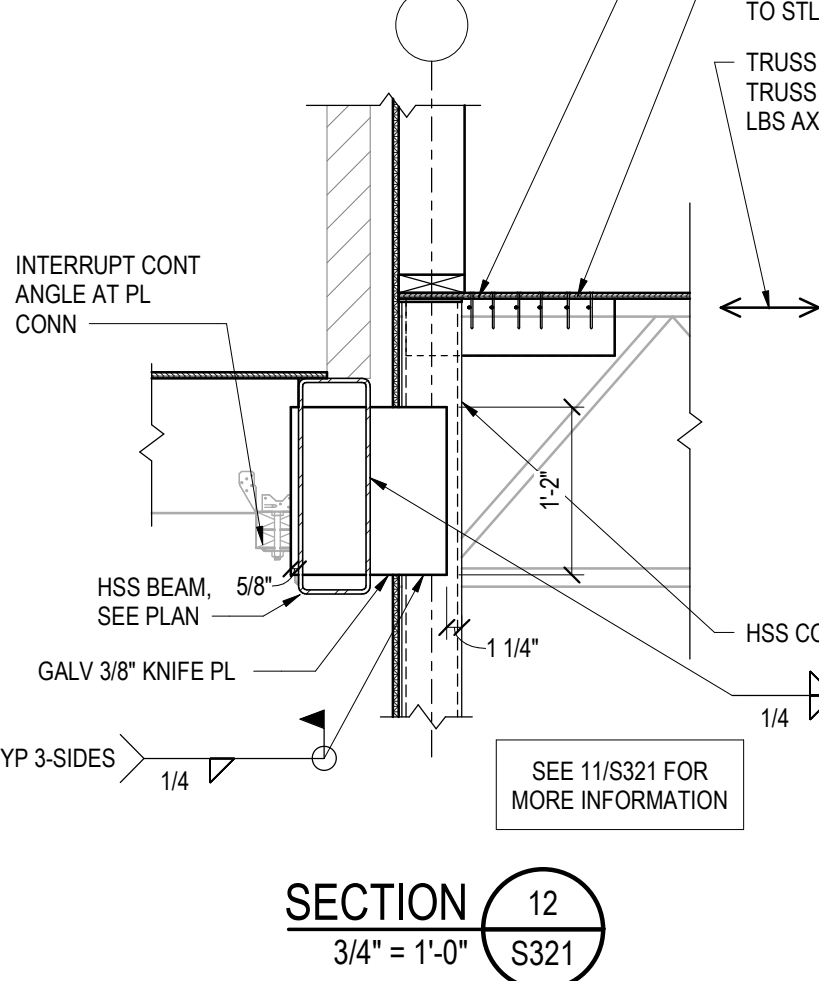
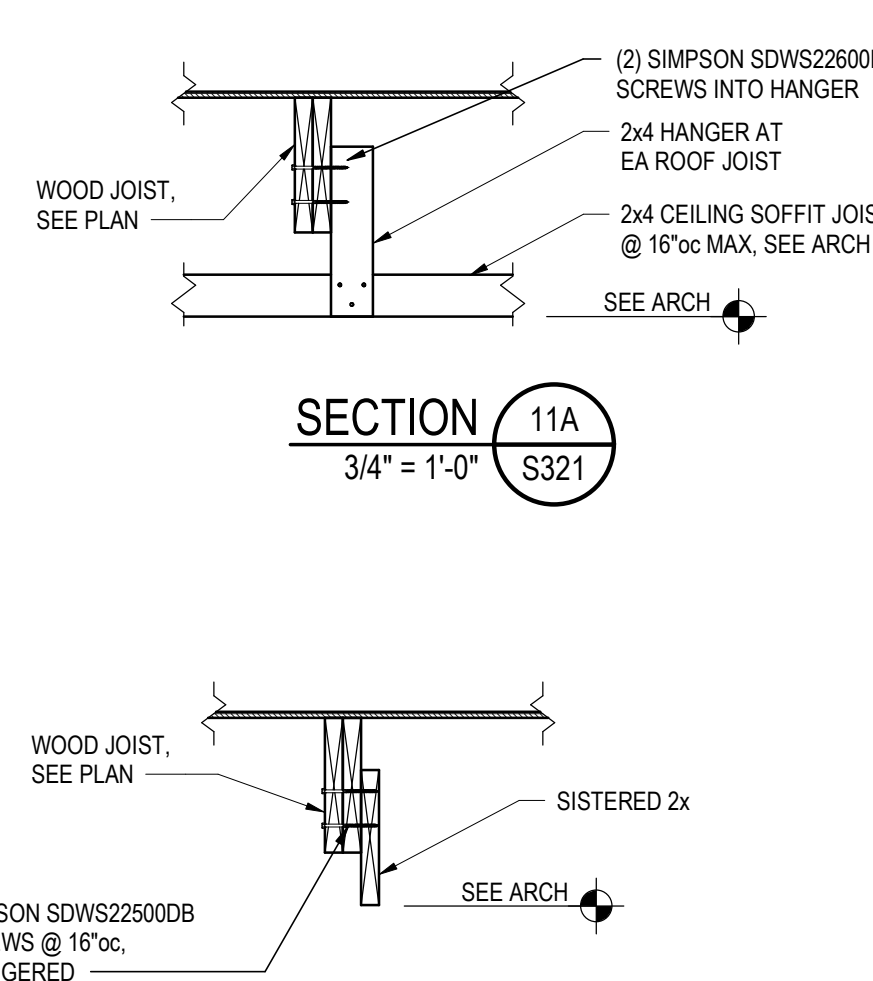
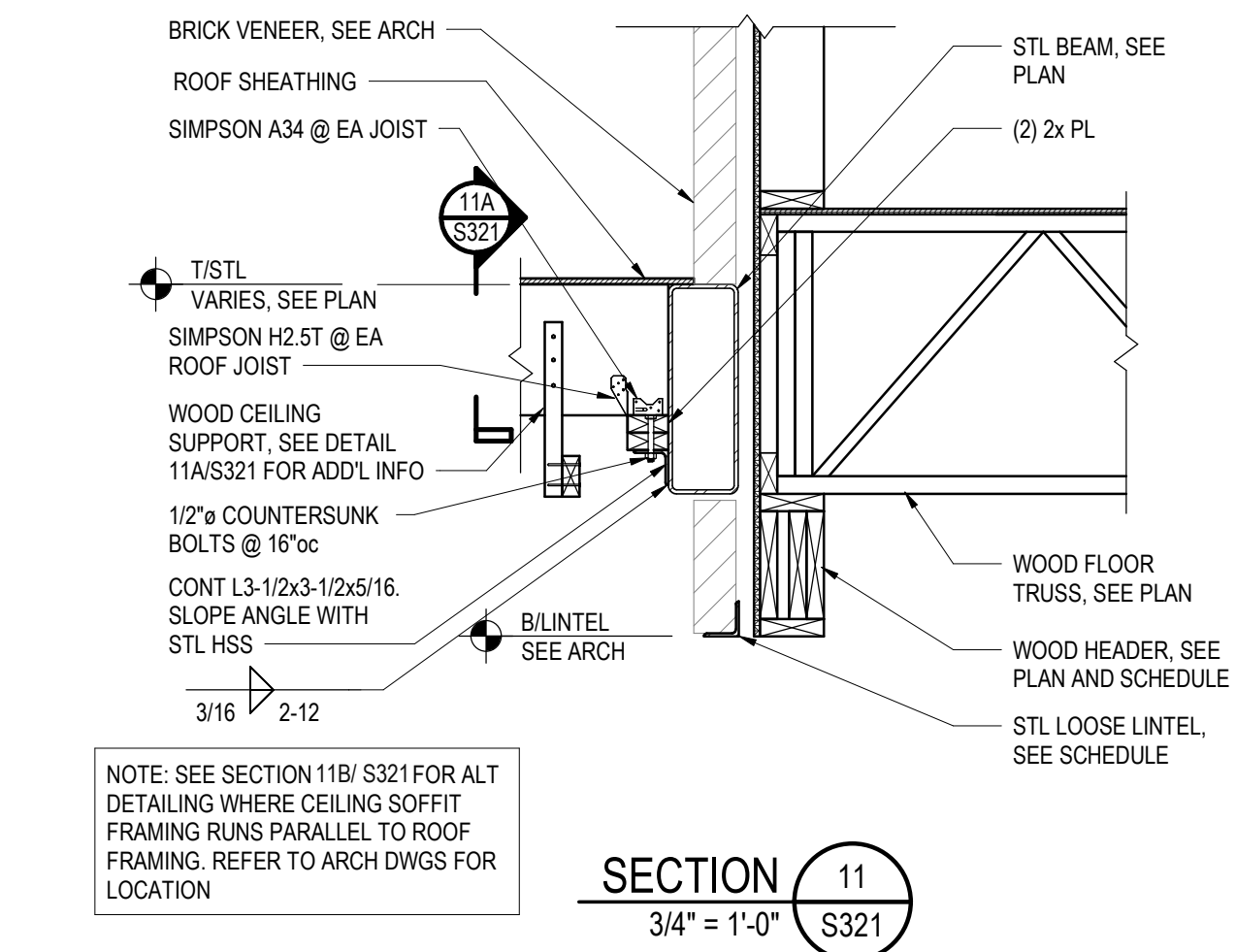
SECTION 6
NTS S321

SECTION 7
NTS S321

SECTION 8
NTS S321

SECTION 9
NTS S321

SECTION 10
3/4" = 1'-0" S321



SECTION 11
3/4" = 1'-0" S321

SECTION 11A
3/4" = 1'-0" S321

SECTION 12
3/4" = 1'-0" S321

SECTION 13
3/4" = 1'-0" S321

SECTION 14
NTS S321

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

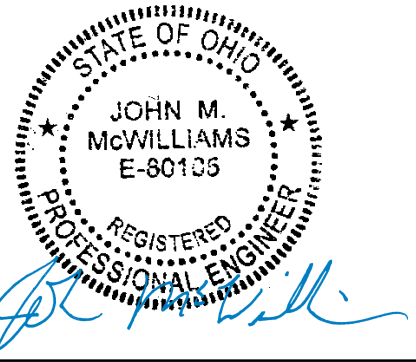
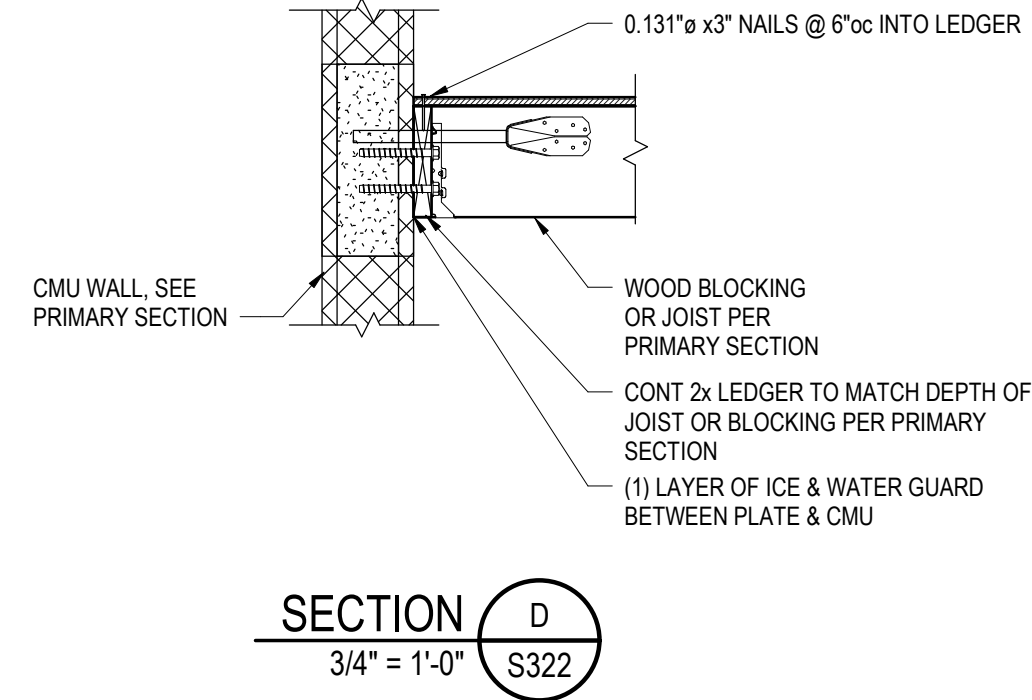
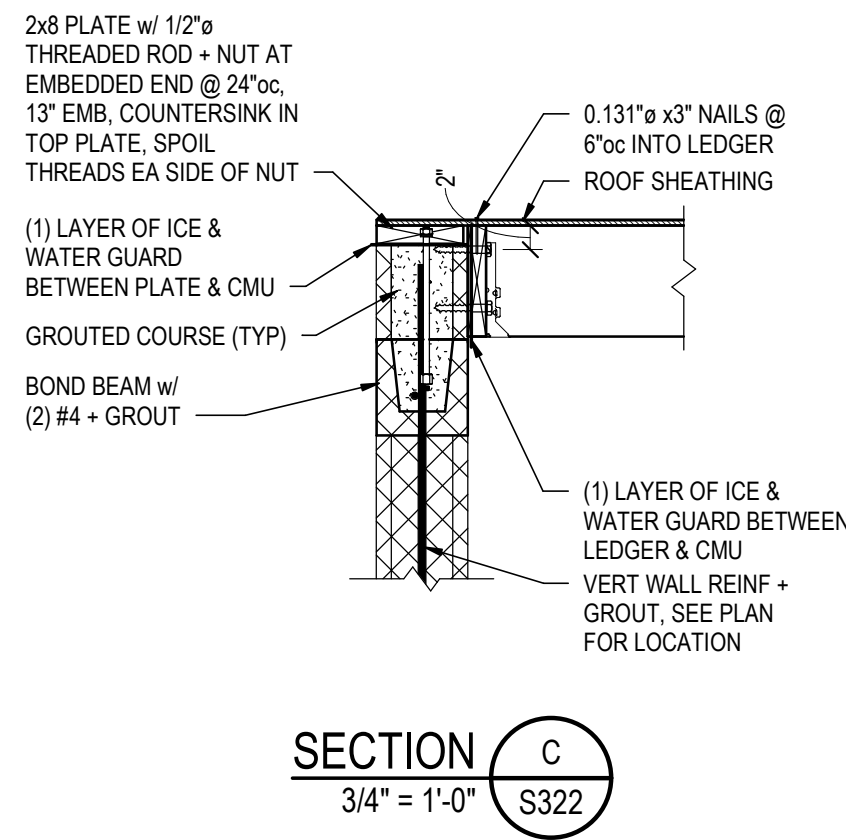
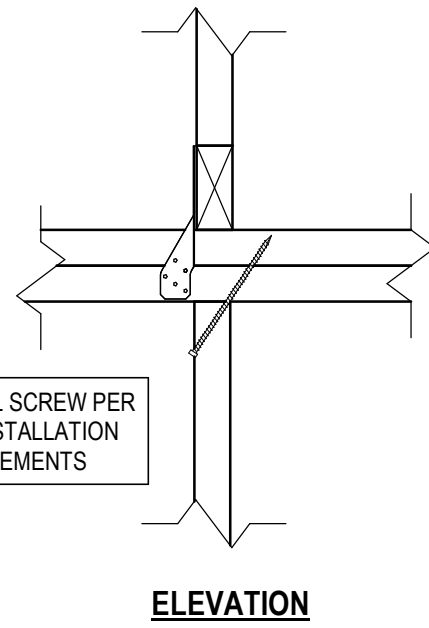
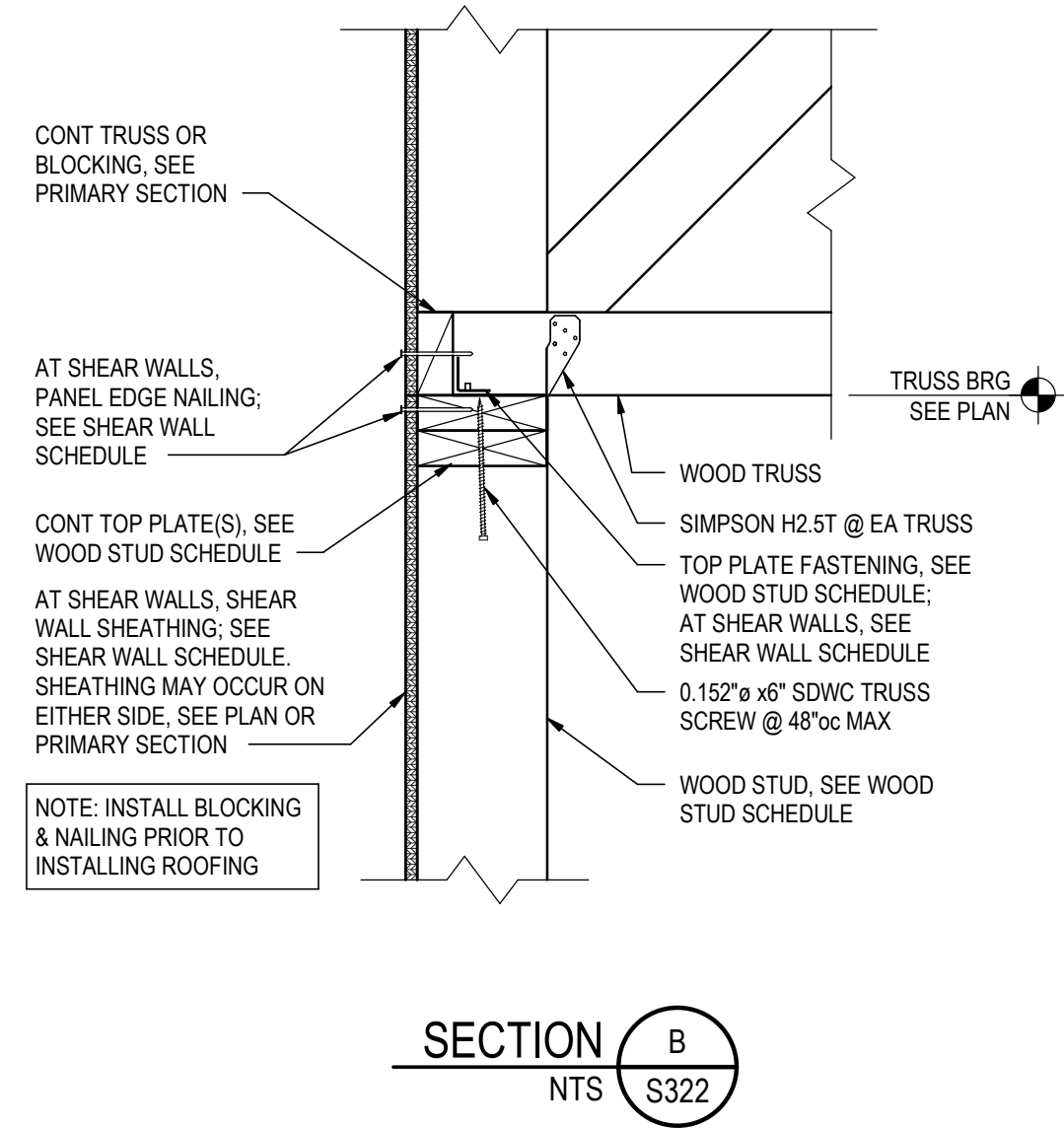
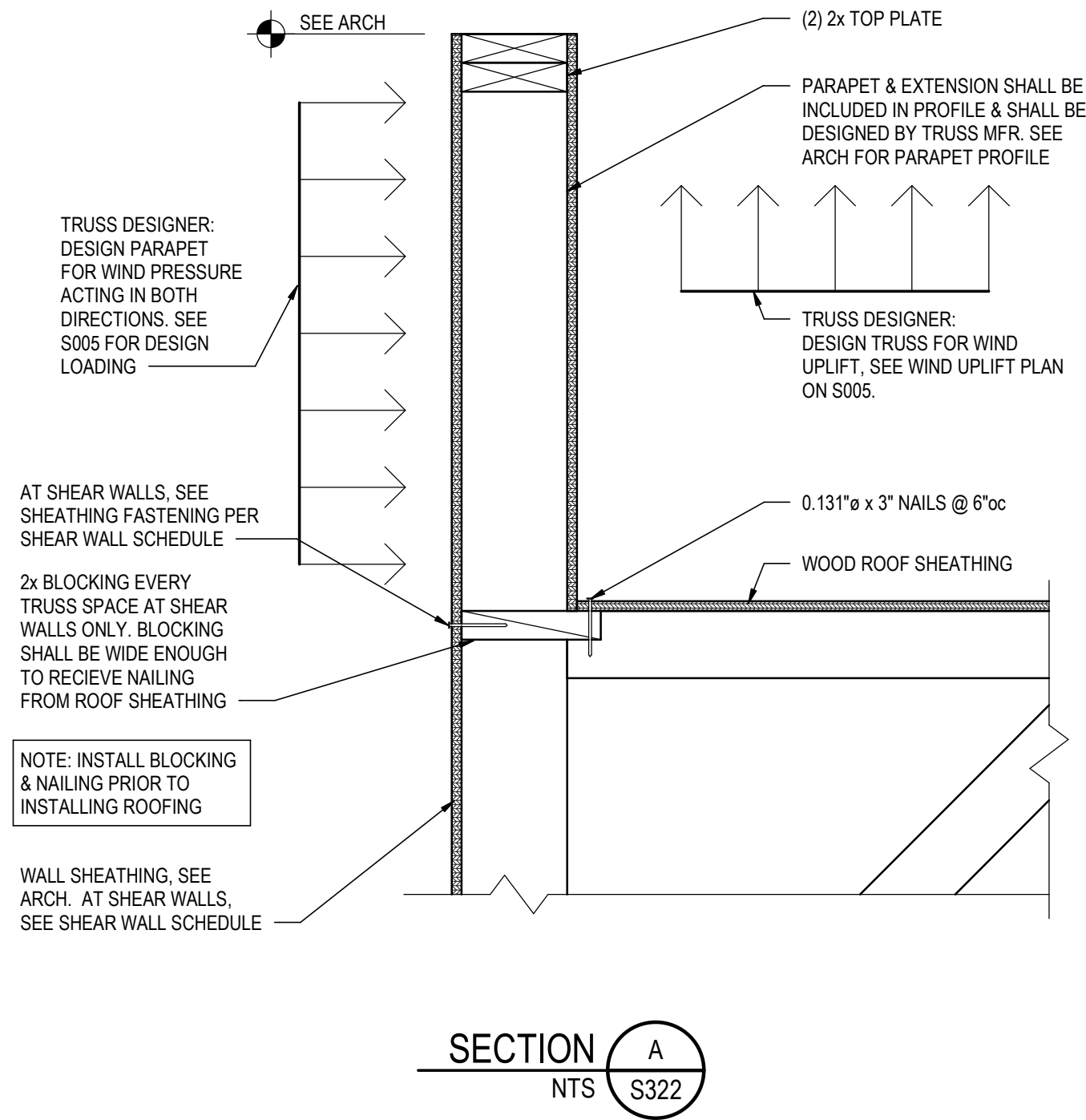
PROJECT DATE: 07/29/2026

S321
ROOF FRAMING
DETAILS & SECTIONS

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Schaefer Project Number: 25-2420



INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

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Schaefer Project Number: 25-2420

PROJECT #: 26104 V17

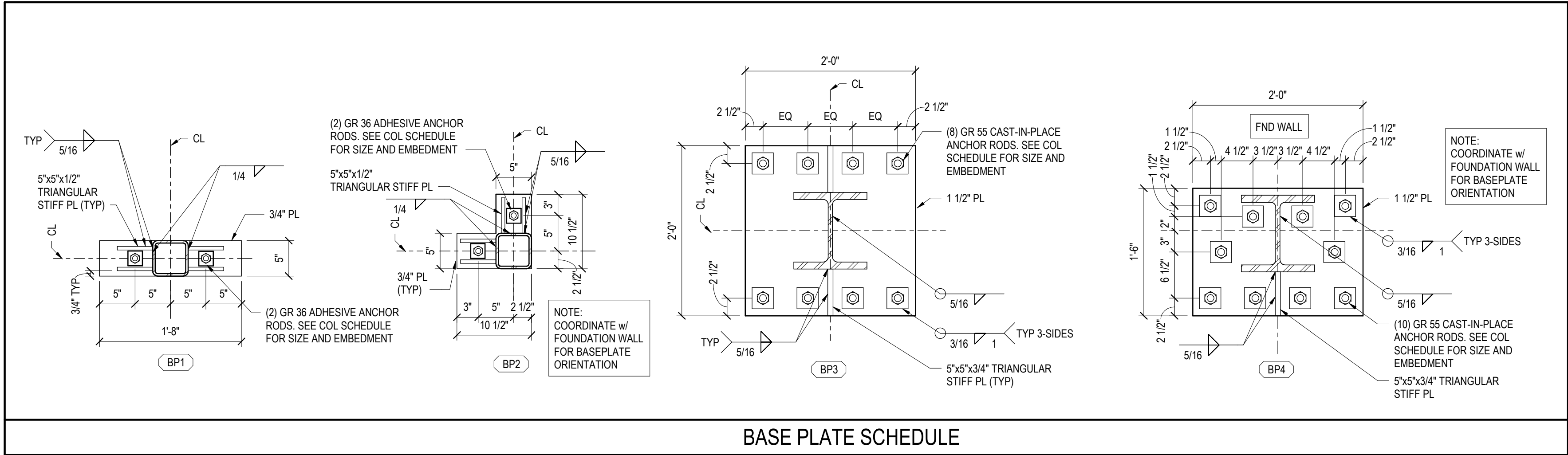
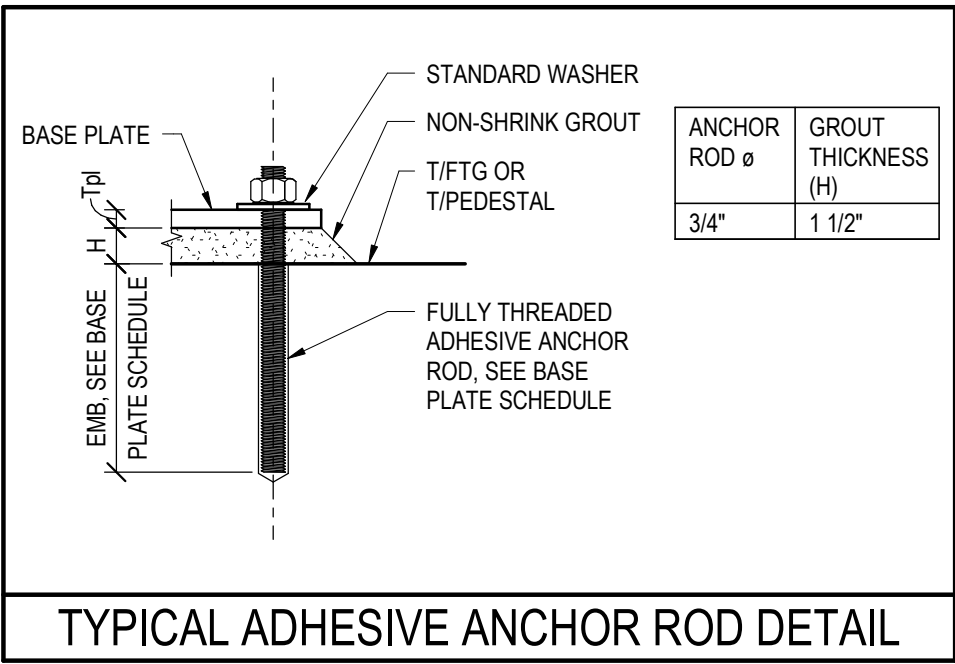
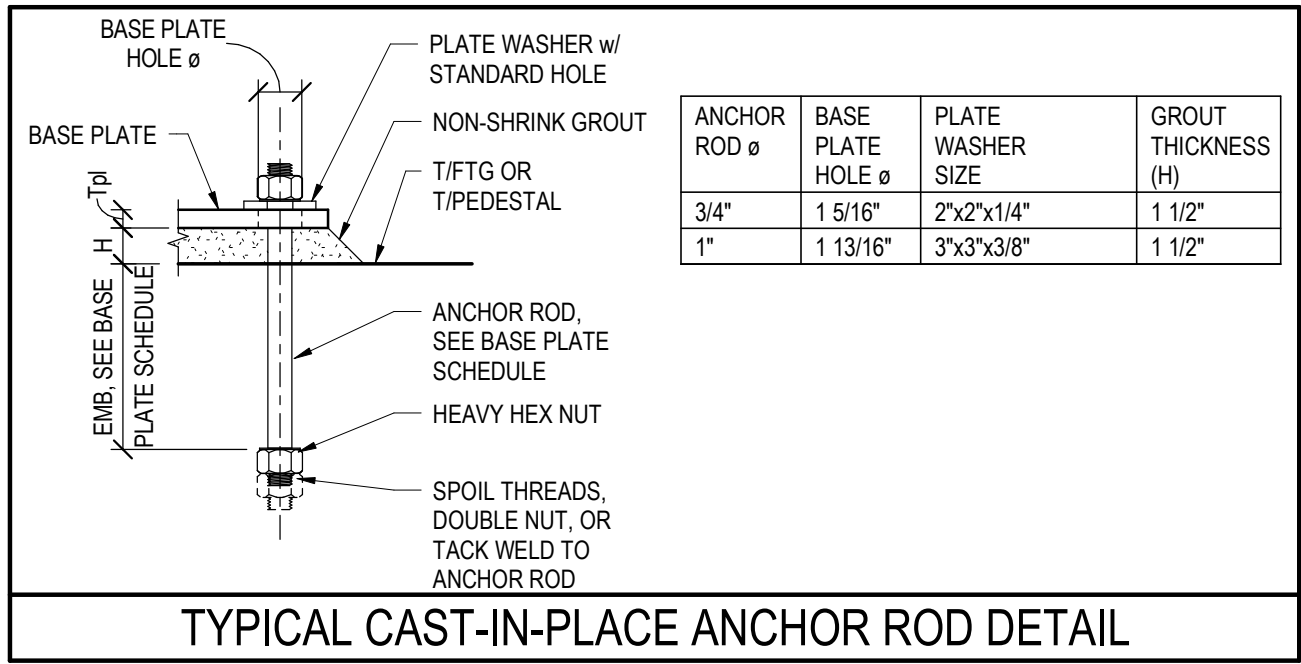
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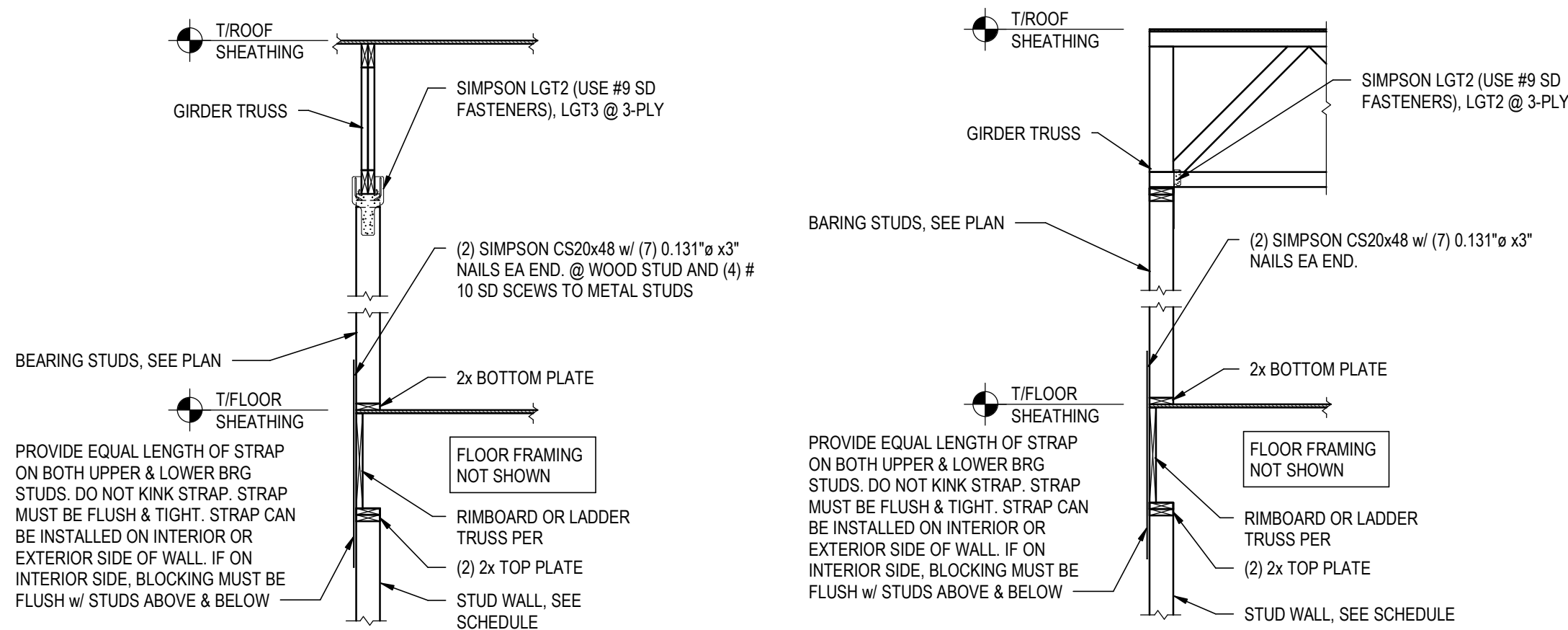
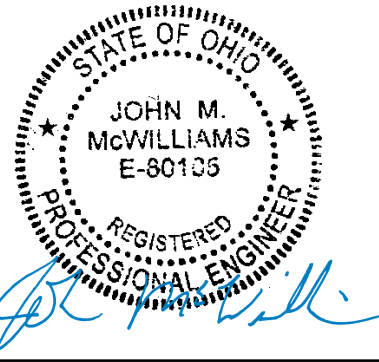
PROJECT DATE: 07/29/2026

S322
ROOF FRAMING
DETAILS & SECTIONS

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STEEL COLUMN SCHEDULE																				
LEVEL 2 113'-0"	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	W10x88	W10x88	W10x88	W10x88	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	HSS5x5x3/8	LEVEL 2 113'-0"
LEVEL 1 100'-0"																				LEVEL 1 100'-0"
Column Locations	A-3	A-4	A-5	A-6	B-2.9	B-6.1	C-2.9	C-6.1	D-3	D-4	D-5	D-6	E-1	E-2	F-1	F-2	G-1	G-2	H-1	H-2
BP TYPE	BP2	BP1	BP1	BP2	BP4	BP4	BP3	BP3	BP2	BP1	BP1	BP1	BP2	BP2	BP1	BP1	BP1	BP1	BP2	BP2
BP SIZE (LxBxT)	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL
ANCHOR BOLT DIAMETER	3/4"	3/4"	3/4"	3/4"	1"	1"	1"	1"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
ANCHOR BOLT EMBEDMENT	8"	8"	8"	8"	16"	16"	16"	16"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"



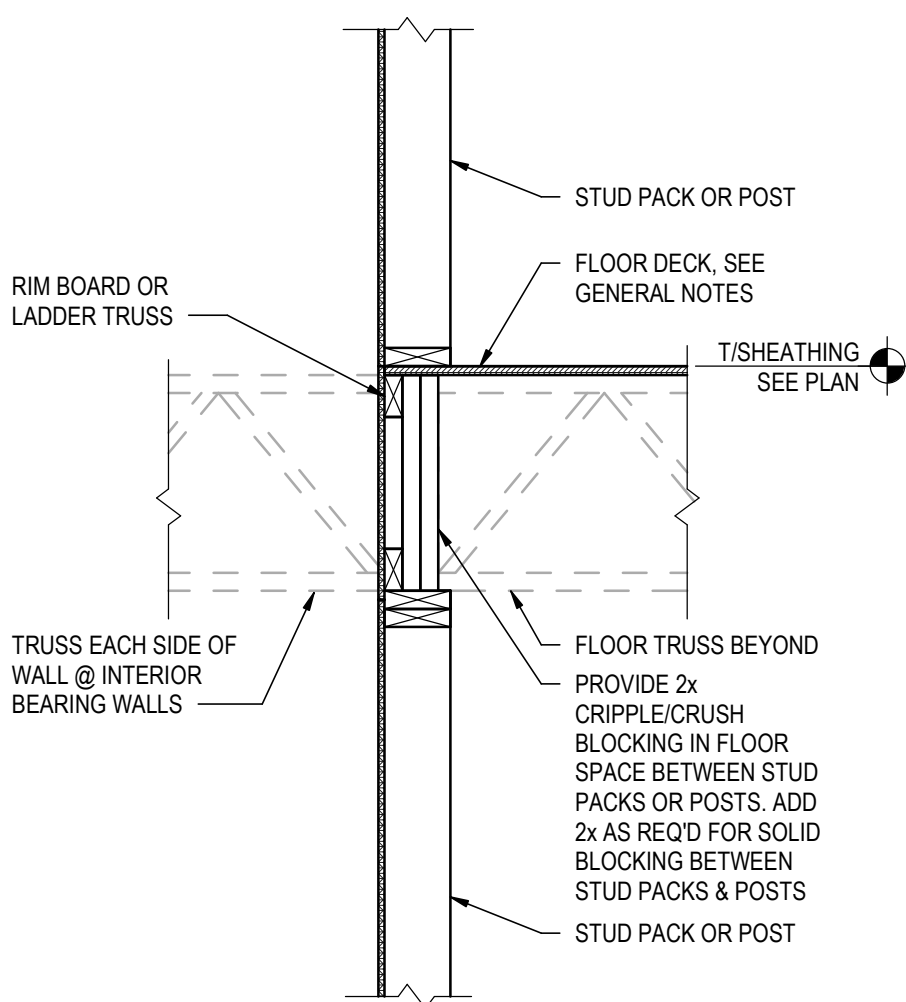


NOTE: WHERE GIRDER TRUSS BEARS ON HEADER, CONNECT GIRDER TRUSS TO HEADER AS STATED ABOVE. CONNECT HEADER TO BEARING STUDS w/ (2) SIMPSON LSTA18, CONNECT BEARING STUDS TO STUDS BELOW w/ (2) SIMPSON CS20x54 STRAPS w/ (7) 0.131" x 3" NAILS EA END. SEE WOOD HEADER SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION

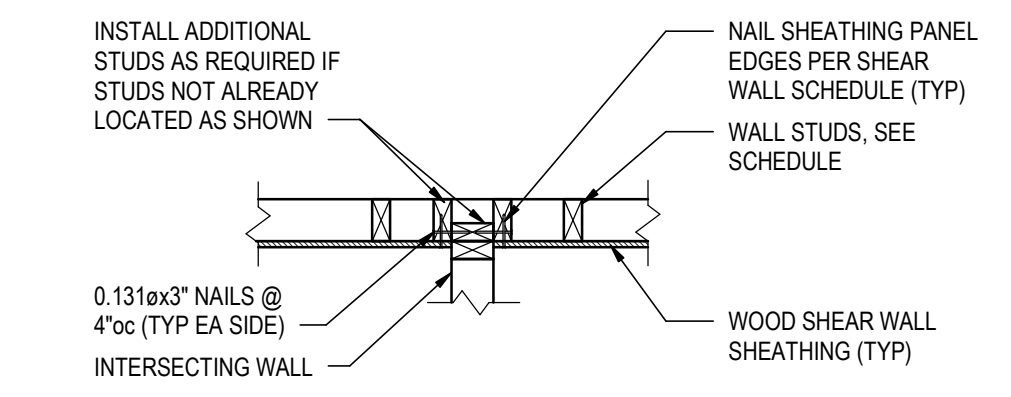
NOTE: WHERE GIRDER TRUSS BEARS ON HEADER, CONNECT GIRDER TRUSS TO HEADER AS STATED ABOVE. CONNECT HEADER TO BEARING STUDS w/ (2) SIMPSON LSTA18, CONNECT BEARING STUDS TO STUDS BELOW w/ (2) SIMPSON CS20x54 STRAPS w/ (7) 0.131" x 3" NAILS EA END. SEE WOOD HEADER SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION

TYPICAL HOLDOWN AT PARALLEL GIRDER TRUSS
NTS

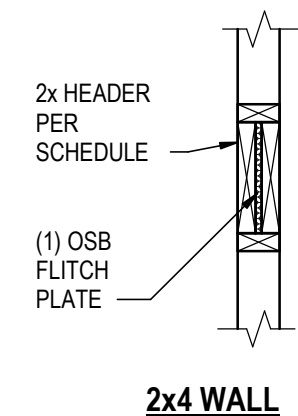
TYPICAL HOLDOWN AT PERPENDICULAR GIRDER TRUSS
NTS



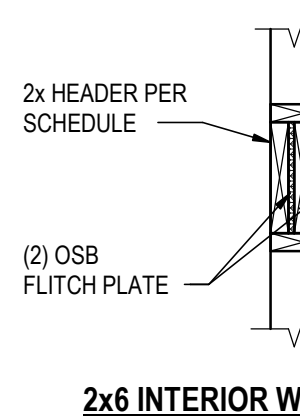
TYPICAL CRUSH BLOCKING BETWEEN FLOOR FRAMING AT STUD PACKS
NTS



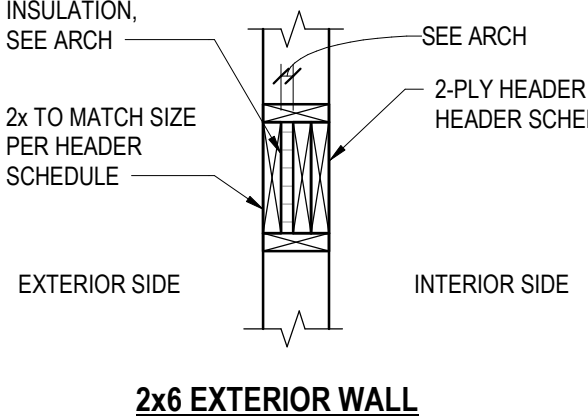
TYPICAL SHEAR WALL SHEATHING INTERRUPTION
3/4" = 1'-0"



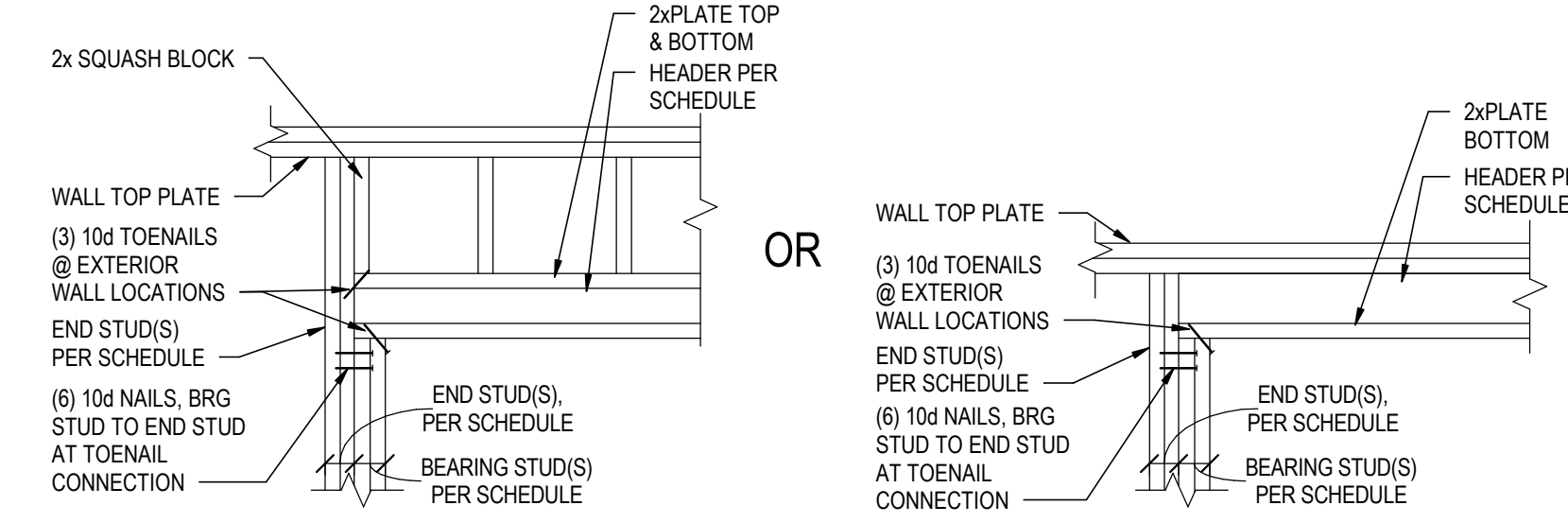
2x4 WALL



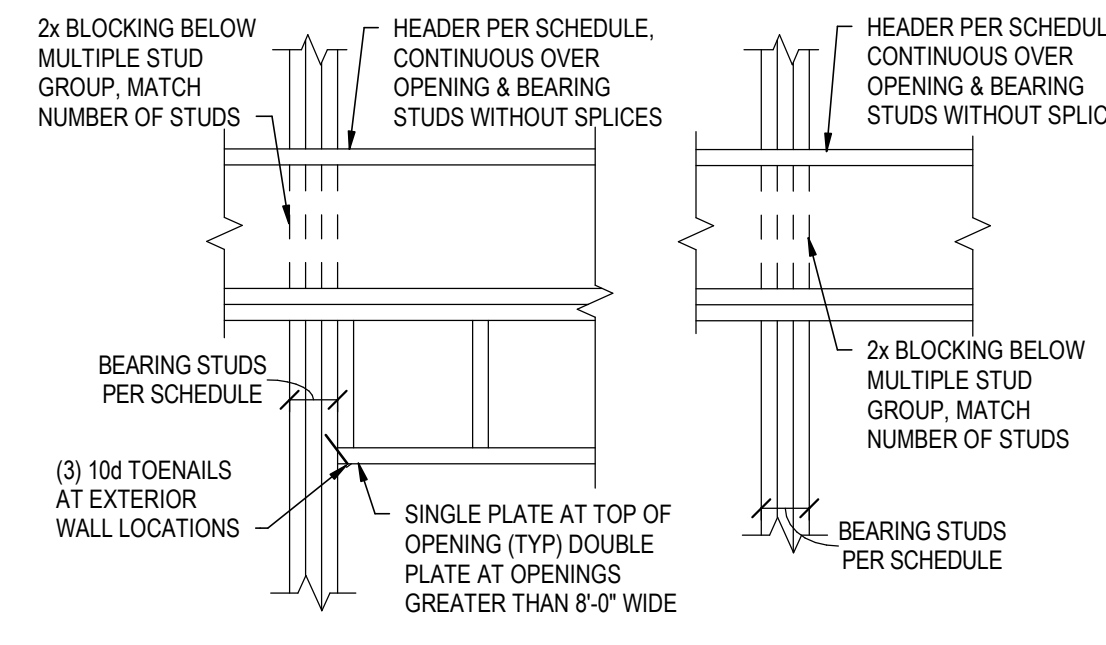
2x6 INTERIOR WALL



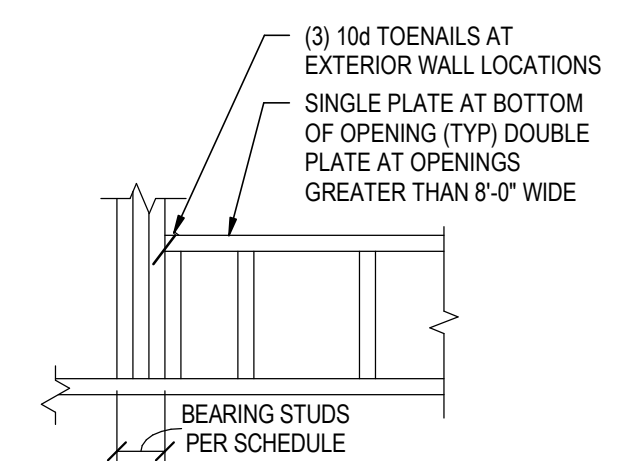
2x6 EXTERIOR WALL



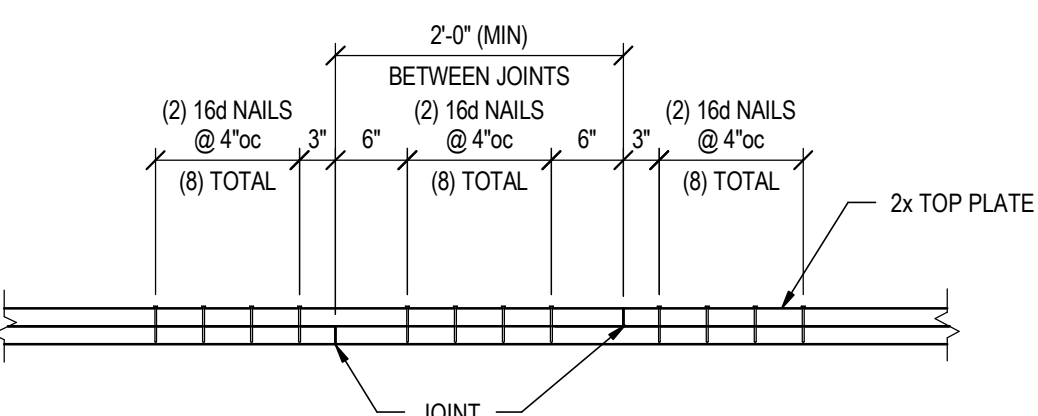
DROPPED HEADER (INTERIOR & EXTERIOR)



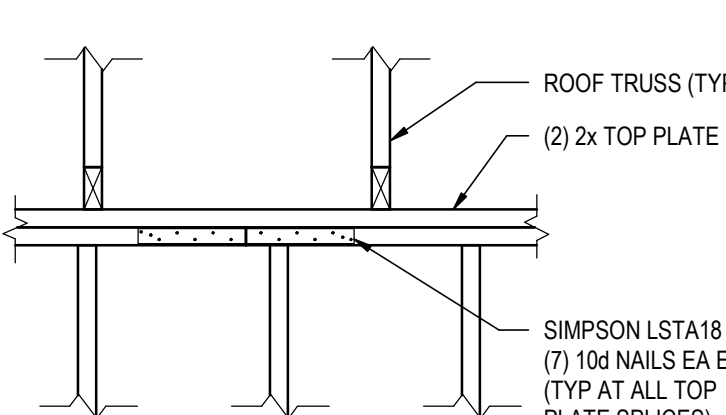
FLUSH HEADER



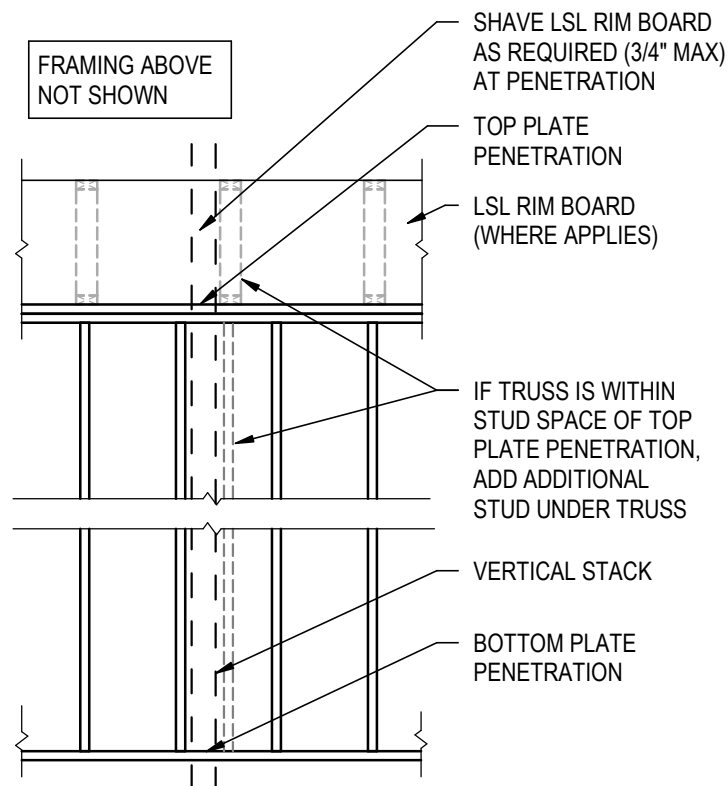
WINDOW SILL DETAIL



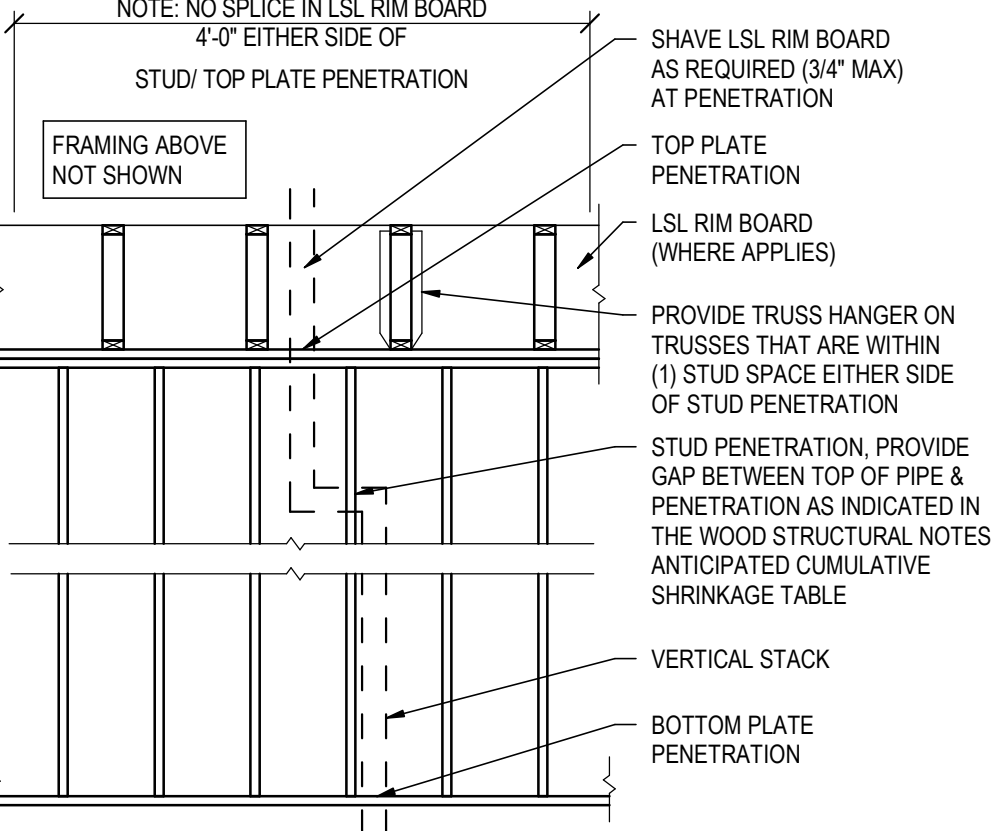
TYPICAL TOP PLATE SPLICE DETAIL
NTS



TYPICAL TOP PLATE SPLICE DETAIL
NTS

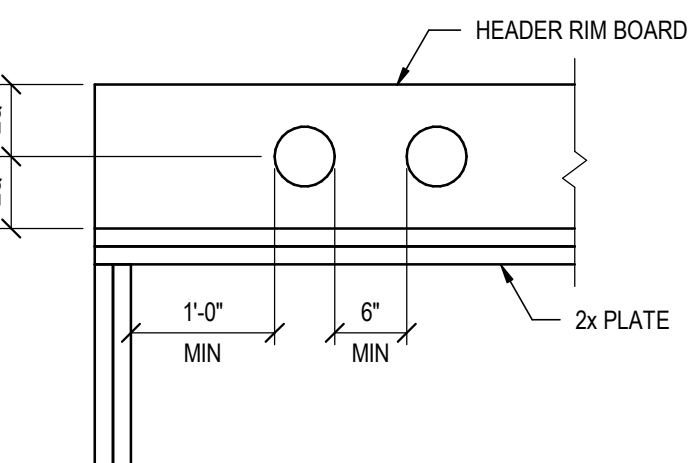


VERTICAL STACK

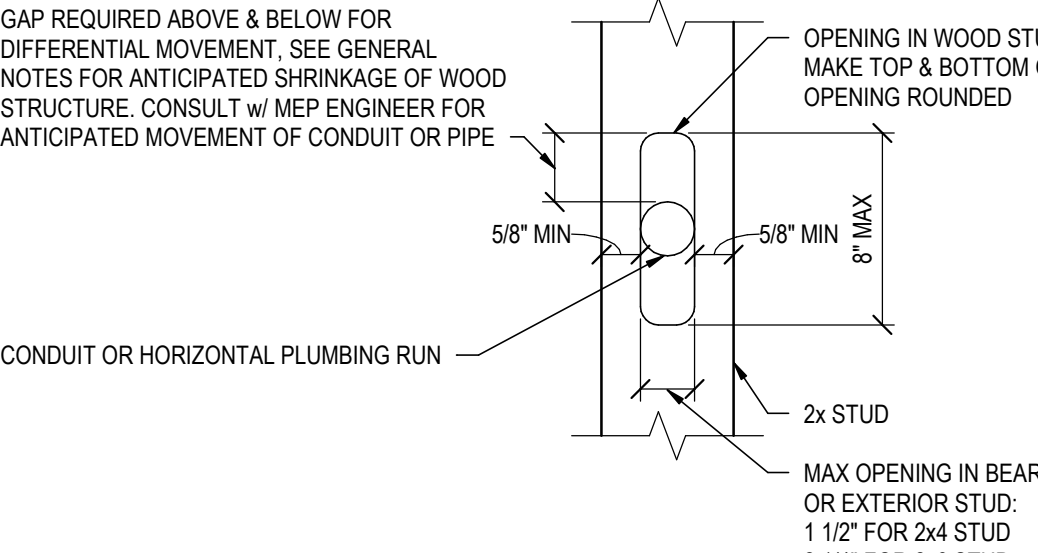


90° BEND IN VERTICAL STACK

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



TYPICAL FLUSH HEADER PENETRATION DETAIL
NTS



TYPICAL HORIZONTAL PENETRATION THRU WOOD STUDS
NTS

WOOD STUD SCHEDULE						
TYPE/ LOCATION	EXTERIOR (FRAMING NOT BRG ON WALL)	EXTERIOR (FRAMING BRG ON WALL)	INTERIOR CORRIDOR	INTERIOR DEMISING (EACH SIDE @ DOUBLE WALLS)	INTERIOR LOAD BRG WITHIN UNIT	STAIR SHAFT
4TH FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc
3RD FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc
2ND FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(2) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	(1) 2x6 @ 16"oc	(2) 2x6 @ 16"oc
1ST FLR	(2) 2x6 @ 16"oc	(2) 2x6 @ 16"oc	(2) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	(2) 2x6 @ 16"oc	(2) 2x6 @ 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	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	0.131"x3" TOENAILS @ 16"oc	0.131"x3" TOENAILS @ 16"oc
WALL BASE ANCHORAGE TO CONCRETE SLAB ³	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	(2) PAF @ 24"oc	(2) PAF @ 24"oc

- NOTES:**
- SEE REFERENCED SECTIONS ON PLAN FOR BOTTOM AND TOP PLATE FASTENING REQUIREMENTS.
 - AT SHEAR WALLS SEE SHEAR WALL SCHEDULE FOR REQUIREMENTS
 - PROVIDE (1) 2x BOTTOM PLATE(S) & (2) 2x TOP PLATES. PLATE MATERIAL SHALL MATCH STUD MATERIAL
 - REFER TO ARCHITECTURAL FLOOR PLANS AND STRUCTURAL FRAMING PLANS FOR WALL TYPES AND EXTENTS.

WOOD POST SCHEDULE				
MARK	POST SIZE	CONNECTION AT FOUNDATION	POST TO WOOD BEAM CONNECTION	NOTES
P1	7"x7" PSL	SIMPSON ABW7-7Z POST BASE	CENTER 3-PLY BEAM ON POST. CONNECT WITH SIMPSON CCQ68SDS2.5 COLUMN CAP (USE ECC MODEL WHERE (1) BEAM BEARS ON POST)	AT FOUNDATION CONNECTION, PACK GROUT SOLID UNDER 1" STANDOFF PLATE BEFORE INSTALLATION.

WOOD HEADER SCHEDULE									
MARK	HEADER SIZE	BRG STUDS, BOTH ENDS							
		1ST FLR		2ND FLR		3RD FLR		4TH FLR	
		2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6
H1	(2) 2x6	-	3	-	2	-	1	-	1
H2	(2) 2x8	-	4	-	3	-	2	-	1
H3	(2) 2x12	-	4	-	3	-	2	-	1
H4	(3) 2x10	-	3	-	-	-	-	-	-
H5	(3) 2x8	-	3	-	2	-	1	-	1
H9	(3) 1 3/4"x7 1/4" LVL	-	3	-	2	-	1	-	-
H10	(2) 1 3/4"x9 1/4" LVL	-	5	-	4	-	3	-	1
H11	(2) 1 3/4"x11 1/4" LVL	-	5	-	4	-	3	-	1
H12	(3) 1 3/4"x11 1/4" LVL	-	5	-	-	-	-	-	-
H13	(3) 1 3/4"x20" LVL	-	-	-	-	-	-	-	-
H14	(3) 1 3/4"x16" LVL	-	5	-	-	-	-	-	-

AT NON-LOAD BRG WALLS, ONLY (1) BRG STUD STUD IS REQUIRED ALL LEVELS

HEADER IS SUPPORTED BY WOOD POST

HEADER END STUD SCHEDULE	
OPENING WIDTH UP TO	END STUD QTY, BOTH ENDS
3'-6"	1
9'-6"	2

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

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Schaefer Project Number: 25-2420

PROJECT #: 26104 V17

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PROJECT DATE: 07/29/2026

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WALL & HEADER SCHEDULES & TYPICAL DETAILS
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	DESIGNATION	DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION
WALL ASSEMBLIES	ELEVATOR SHAFT FOUNDATION C1A RATING: 2 HOUR PRESCRIPTIVE ASSEMBLY PER OBC 720.1(2) 3-1.1 - 3-1.4	WALL STRUCTURE: C1 - 8x8x16 NOMINAL DIMENSION (UNLESS OTHERWISE SPECIFIED ON PLANS OR ELEVATIONS) CONCRETE MASONRY UNITS INSTALLED IN A RUNNING BOND LAID IN A FULL BED OF MORTAR NOM. 3/8" THICK AND WITH FULL MORTAR COVERAGE ON VERTICAL AND HORIZONTAL FACE SHELLS. INSULATION: A - NONE EXTERIOR WALL FINISH: A - FLUID APPLIED WATERPROOFING APPLIED FROM FOOTING TO INTERIOR FLOOR LEVEL. PROVIDE WATERPROOFING PROTECTION BOARD SUCH AS GREENGUARD PB4 PRIOR TO BACKFILLING. SHAFT SIDE FINISH: A - NO FINISH APPLIED	
	ELEVATOR SHAFT M3A RATING: 2 HOUR PRESCRIPTIVE ASSEMBLY PER OBC 720.1(2) 3-1.1 - 3-1.4 SEE BUILDING CODE EXCERPT ON A013	WALL STRUCTURE: M3 - 8x8x16 NOMINAL DIMENSION (UNLESS OTHERWISE SPECIFIED ON PLANS OR ELEVATIONS) CONCRETE MASONRY UNITS INSTALLED IN A RUNNING BOND LAID IN A FULL BED OF MORTAR NOM. 3/8" THICK AND WITH FULL MORTAR COVERAGE ON VERTICAL AND HORIZONTAL FACE SHELLS. INSULATION: A - NONE EXPOSED WALL FINISH: A - INTERIOR ACRYLIC-LATTEX MASONRY PAINT WHERE NO FURRING WALL IS SHOWN -SEE PLANS SHAFT SIDE FINISH: A - NO FINISH APPLIED	
	EXTERIOR CMU WALLS (NON-RATED) M9A	WALL STRUCTURE: M9 - 8x8x16 NOMINAL DIMENSION (UNLESS OTHERWISE SPECIFIED ON PLANS OR ELEVATIONS) CONCRETE MASONRY UNITS INSTALLED IN A RUNNING BOND LAID IN A FULL BED OF MORTAR NOM. 3/8" THICK AND WITH FULL MORTAR COVERAGE ON VERTICAL AND HORIZONTAL FACE SHELLS. INSULATION: A - NONE EXTERIOR FINISH ALL SIDES: A - BRICK - SEE EXTERIOR ELEVATION SHEETS FOR BASIS OF DESIGN AND COLORS. BRICK VENEER INSTALLED W/ HB 5213 ADJUSTABLE (2) PIECE METAL TIES 16" O.C. HORIZ. AND 16" O.C. VERTICAL.	
	EXTERIOR WALLS (PROTECTED FROM INTERIOR SIDE ONLY) W1A, W1B, W1C	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. 5/8" THICK TYPE 'X' GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY TO INTERIOR WALL FACE WITH 1 7/8" LONG 6D C.C. NAILS AT 7" O.C. EXTERIOR SHEATHING: A, B, C - MIN R3 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/ 6" 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 TRIMBLOCK 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/ HB213 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. C - 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) JOINTS AND EDGES ARE TO RECEIVE FIBER CEMENT TRIMS -SEE ELEVATIONS AND DETAILS. STRICTLY ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. *NOTE: NAILING PATTERN DESCRIBED IS A MINIMUM REQUIREMENT. COORDINATE NAILING PATTERNS WITH THE STRUCTURAL SHEER WALL REQUIREMENTS.	
	STAIR ENCLOSURE W3A RATING: 2 HR GA # WP 4136 STC: 40-44	WALL STRUCTURE AND INSULATION: W4 - 2x6 WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED. SHEATHING (BOTH SIDES): B - BASE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x WOOD STUDS AT 16" O.C. WITH 1-1/4" TYPE 'W' DRYWALL SCREWS 12" O.C. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 1-7/8" TYPE 'W' DRYWALL SCREWS 12" O.C. AND OFFSET 6" FROM SCREWS IN BASE LAYER. JOINTS STAGGERED 16" EACH LAYER AND SIDE.	
WALL ASSEMBLY LEGEND	FIRE PARTITION - CORRIDOR SEPARATION WALL W4A RATING: 1 HR GA # WP 2342 STC: 50-54	WALL STRUCTURE AND INSULATION: W4 - 2x6 WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED. CORRIDOR SIDE SHEATHING: A - RESILIENT CHANNELS 16" O.C. ATTACHED PERPENDICULAR TO STUDS 24" O.C. WITH 1-1/4" TYPE 'S' DRYWALL SCREWS. (1) LAYER 5/8" THICK TYPE 'X' GYPSUM BOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATIONS IN STUD SPACE. ROOM SIDE SHEATHING: A - (1) LAYER 5/8" THICK TYPE 'X' GYPSUM BOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. 	
	TENANT SEPARATION WALL W5A RATING: 1HR UL L5341 STC: 50-54 SEE UL FILE EXCERPT ON A013	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 GALVANIZED STEEL RESILVAIZED STEEL RESILVAIZED 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" PHILLIPS MODIFIED TRUSS SCREWS SPACED 2 1/2" FROM THE CENTER OF THE OVERLAP. TAG ARROW INDICATED SIDE TO RECEIVE RESILIENT CHANNEL. 	

	DESIGNATION	DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION
WALL ASSEMBLIES	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.	
	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 ASSEMBLIES	FLOOR/CEILING FW1 RATING: 1 HR UL #L528 STC: 51 & IIC: 511-54 FOR SIMILAR ASSEMBLIES SEE BUILDING CODE EXCERPT ON A013	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.	
	FLOOR/CEILING FW2 RATING: 1 HR CALCULATED ASSEMBLY PER OBC TABLE 721.1(3) SEE BUILDING CODE EXCERPT ON A013	FLOOR STRUCTURE: FW - 2x6 (TYP) WOOD JOISTS -SEE STRUCTURAL DRAWINGS FOR DEPTH AND SPACING SHEATHING AND FLOOR SURFACE: 2 - 1" GYPCRETE TOPPING (USE 1 1/4" WHERE SOUND MAT IS INSTALLED FIRST) OVER 3/4" T&G SUBFLOORING NAILED PER 'APA' REQUIREMENTS PERPENDICULAR TO FRAMING WITH JOINTS CENTERED OVER JOISTS AND STAGGERED. CEILING ASSEMBLY: 2 - BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD ATTACHED TO JOISTS AT RIGHT ANGLES WITH 1-1/4" TYPE 'S' GYP. BD. SCREWS 24" O.C. TOP LAYER: 5/8" TYPE 'X' GYPSUM BOARD: ATTACHED TO JOISTS AT RIGHT ANGLES WITH 1-7/8" TYPE 'S' GYP. BD. SCREWS 12" O.C. AT JOINT AND INTERMEDIATE JOISTS AND 1-1/2" TYPE 'G' DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS.	
STRUCTURE ASSEMBLY LEGEND	OBC 718.2 FIREBLOCKING MATERIALS: 1. TWO-INCH NOMINAL LUMBER 2. TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. ONE THICKNESS 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 PLACE 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.		
	NOTE: 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. 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 RATINGS.		

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STATE OF OHIO
KARRICK RYAN SHERRILL
2017968
REGISTERED ARCHITECT

KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS

2150 INNIS RD.

HNNF REALTY COLLABORATIVE

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PROJECT #: 26104 V17

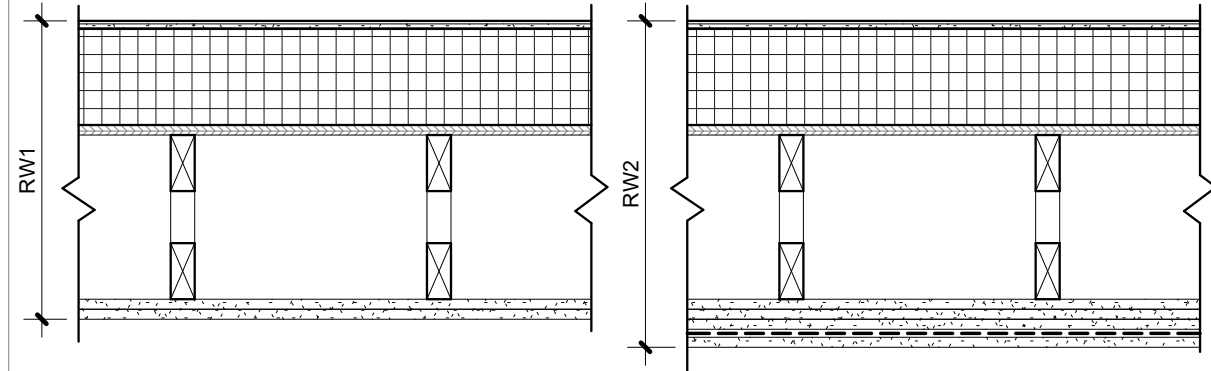
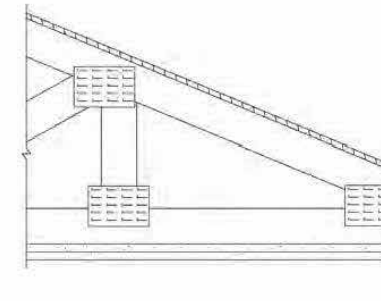
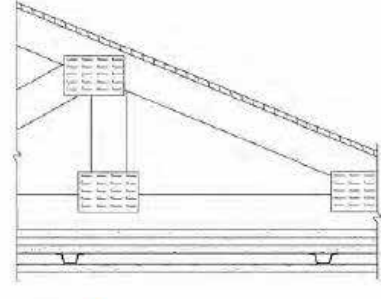
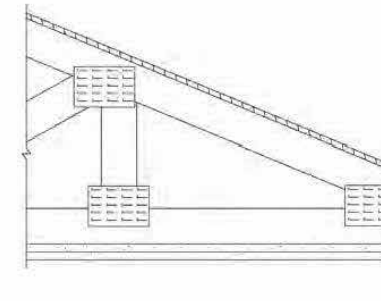
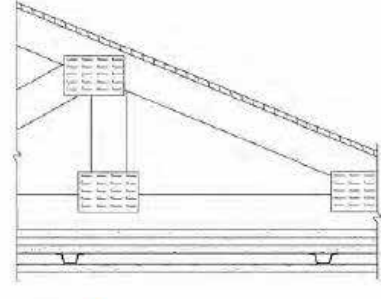
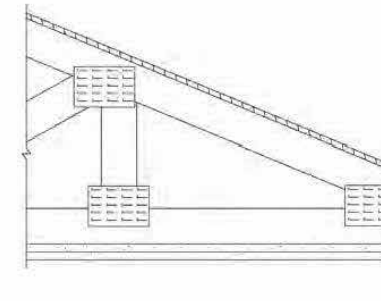
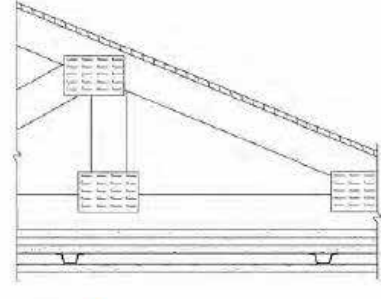
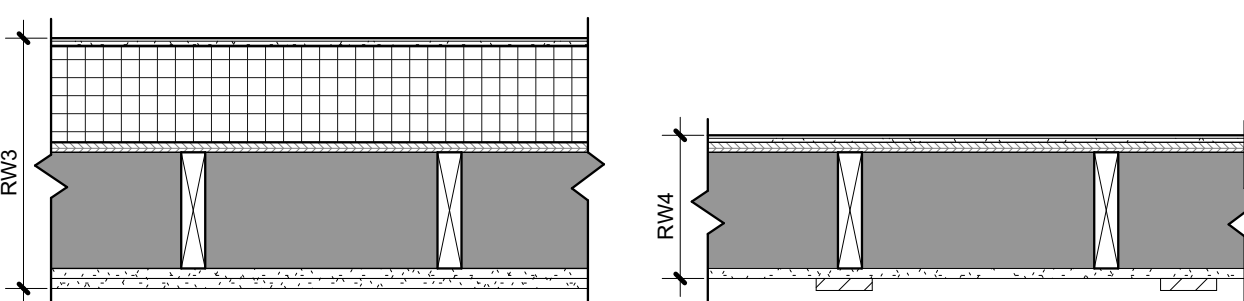
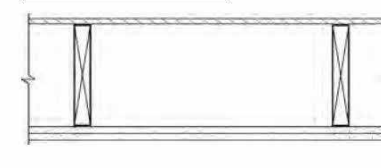
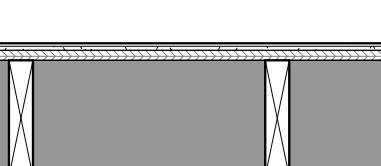
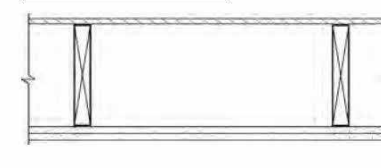
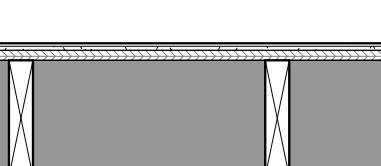
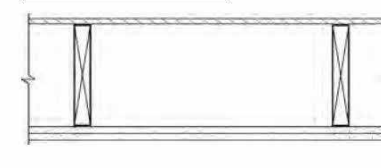
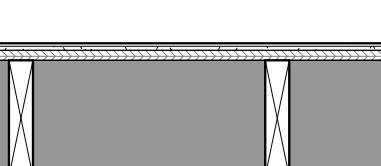
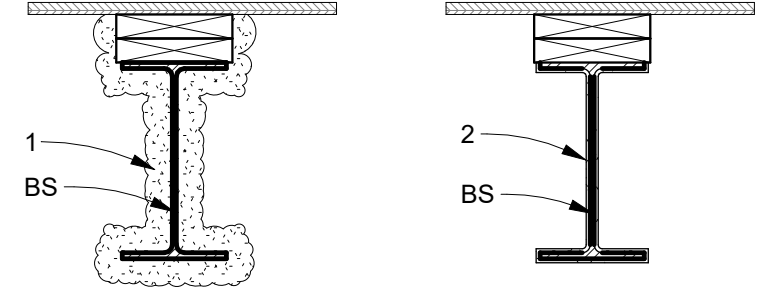
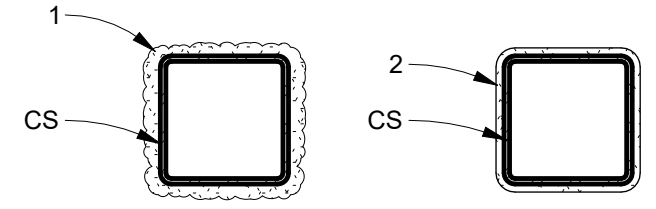
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PROJECT DATE: 07/29/2026

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DESIGNATION		DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION																								
ROOF ASSEMBLIES	ROOF RW1 RATING: 1 HR GA RC 2602 RW2 RATING: 2 HOUR GA RC-2751	STRUCTURE: RW - PRE-ENGINEERED WOOD TRUSSES: 4x2 OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX. SLOPE/STEP TOP CHORDS TO CREATE MIN 1/4"/1'-0" SLOPE. - SEE ROOF PLANS AND STRUCTURAL DRAWINGS SHEATHING: 1, 2, 3, 4 - 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. 6D SHANK NAILS - SPACED 3/8" O.C. INSULATION: 1, 2, 3 - MIN. R-30 EXTRUDED POLYSTYRENE OR POLYISOCYANURATE INSULATION MECHANICALLY FASTENED TO ROOF SHEATHING PER INSULATION MANUFACTURER'S INSTALLATION INSTRUCTIONS. DRAINAGE PLANE: 1, 2, 3, 4 - CLASS C 60 MIL MIN. MECHANICALLY FASTENED, WHITE, TPO ROOFING OVER 1/4" DENSDECK PROTECTION BOARD ON TAPERED RIGID INSULATION SLOPED 1/4" PER 12" FOR DRAINAGE AS SHOWN ON A110. CEILING ASSEMBLY: 1 - BASE LAYER: (1) LAYER 5/8" TYPE 'X' GYP. BD. APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES W/ 1-1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. TOP LAYER: (1) LAYER 5/8" TYPE 'X' GYP. BD. OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO TRUSSES WITH 1-7/8" TYPE 'W' OR 'S' DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE TRUSSES AND 1-1/2" TYPE 'G' DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD TRUSSES SUPPORTING 1/2" WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS. 2 - BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD ATTACHED TO JOISTS AT RIGHT ANGLES WITH 1-1/4" TYPE W DRYWALL SCREWS 12" O.C. SECOND LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS W/ 2" TYPE W DRYWALL SCREWS 12" O.C. SECOND LAYER JOINTS OFFSET 24" FROM BASE LAYER JOINTS. THIRD LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS W/ 2-1/2" TYPE W DRYWALL SCREWS 12" O.C. THIRD LAYER JOINTS OFFSET 12" FROM SECOND LAYER JOINTS. HAT SHAPED RIGID FURRING CHANNELS 24" O.C. APPLIED AT RIGHT ANGLES TO JOISTS OVER THIRD LAYER WITH TWO 2-1/2" LONG TYPE W DRYWALL SCREWS AT EACH JOIST. FACE LAYER: 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO FURRING CHANNELS WITH 1-1/8" TYPE S DRYWALL SCREWS 12" O.C. 	<table><tr><th>GA FILE NO. RC 2602</th><th>GENERIC</th><th>1 HOUR FIRE</th></tr><tr><td colspan="3">WOOD TRUSSES, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. 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COLUMN AND BEAM ASSEMBLIES	RW3 RATING : 1 HR GA RC 2601 RW4 RATING : NONE	STRUCTURE: RW - 2x WOOD JOISTS INSTALLED SLOPED AT 1/4" VERTICAL PER 12" HORIZONTAL. SEE STRUCTURAL DRAWINGS FOR DEPTH, SPACING, FASTENERS ETC. SHEATHING: 3, 4 - 5/8" APA RATED EXTERIOR GRADE SHEATHING. ATTACH PERPENDICULAR TO FRAMING W/ END JOINTS STAGGERED 4'-0". SECURE TO FRAMING W/ CONSTRUCTION ADHESIVE AND NO. 8d SHANK NAILS INSULATION: 3 - MIN. R-30 EXTRUDED POLYSTYRENE OR POLYISOCYANURATE INSULATION MECHANICALLY FASTED TO ROOF SHEATHING PER INSULATION MANUFACTURER'S INSTALLATION INSTRUCTIONS. 4 - NO INSULATION REQUIRED DRAINAGE PLANE: 3, 4 - CLASS C 60 MIL MIN. MECHANICALLY FASTENED, WHITE, TPO ROOFING OVER 1/4" DENSDECK PROTECTION BOARD ON TAPERED RIGID INSULATION SLOPED 1/4" PER 12" FOR DRAINAGE AS SHOWN ON A110. CEILING ASSEMBLY: 3 - BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD ATTACHED TO JOISTS AT RIGHT ANGLES WITH 1-1/4" TYPE 'S' GYP. BD. SCREWS 24" O.C. TOP LAYER: 5/8" TYPE 'X' GYPSUM BOARD: ATTACHED TO JOISTS AT RIGHT ANGLES WITH 1-7/8" TYPE 'S' GYP. D. SCREWS 12" O.C. AT JOINT AND INTERMEDIATE JOISTS AND 1-1/2" TYPE 'G' DRYWALL SCREWS 12" 4 - 1/4" THICKNESS FIBER CEMENT CEILING PANELS FASTENED TO FRAMING WITH MIN. 4d GALVANIZED COMMON NAILS SPACED 8" O.C. PROVIDE BLOCKING BETWEEN FRAMING TO SECURE ALL PANEL EDGES. SEE CEILING PLANS AND DETAILS. 	<table><tr><th>GA FILE NO. RC 2601</th><th>GENERIC</th><th>1 HOUR FIRE</th></tr><tr><td colspan="3">GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98</td></tr></table> <table><tr><th>GA FILE NO. RC 2601</th><th>GENERIC</th><th>1 HOUR FIRE</th></tr><tr><td colspan="3">GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98</td></tr></table>	GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE	GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.						Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98			GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE	GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.						Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98		
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STRUCTURE ASSEMBLY LEGEND	STEEL BEAM - FLOOR/CEILING ASSEMBLY BS1 RATING: 1-3 HR UL # N709 SEE ASSEMBLY TAG FOR HOURLY RATING BS2 RATING: 1 - 3 HR UL # N610 SEE ASSEMBLY TAG FOR HOURLY RATING STEEL COLUMN CS1 RATING: 1 - 4 HR UL # Y702 SEE ASSEMBLY TAG FOR HOURLY RATING CS2 RATING: 1 - 3 HR UL # X650 SEE ASSEMBLY TAG FOR HOURLY RATING	BS - WIDE FLANGE STEEL BEAM AS DICTATED BY THE STRUCTURAL DRAWINGS. STEEL SHOULD BE FREE OF DIRT, LOOSE SCALE AND OIL. STEEL SHALL BE PRIMED WITH 0.003" DRY FILM THICKNESS OF MODIFIED ALKYD, EPOXY, ORGANIC ZINC OR INORGANIC ZINC-BASED PRIMER 1 - APPLIED BY MIXING WITH WATER AND SPRAYING IN MORE THAN ONE COAT TO THE BEAM TO THE FINAL THICKNESSES SHOWN IN THE CHART SHOWN IN UL DESIGN NO. N709. WHEN FLUTED OR CORRUGATED STEEL FLOOR UNITS ARE USED, CREST AREAS ABOVE THE BEAM SHALL BE FILLED WITH SPRAY-APPLIED FIRE RESISTIVE MATERIALS. BEAM SURFACES SHALL BE CLEAN AND FREE OF DIRT, LOOSE SCALE AND OIL. MIN. AVG. DENSITY OF 23 PCF WITH MIN INDIVIDUAL DENSITY OF 21 PCF. FOR METHOD OF DENSITY DETERMINATION, SEE DESIGN INFORMATION, SPRAY APPLIED. 2 - COATING SPRAY, BRUSH OR TROWEL APPLIED DIRECTLY FROM CONTAINERS TO DESIRED THICKNESS. SEE THE TABLE IN UL DESIGN NO. N610 FOR REQUIRED DRY THICKNESS. FLUTES ABOVE BEAM TO BE COMPLETELY FILLED WITH MINERAL WOOL INSULATION HAVING A MINIMUM DENSITY OF 6LBS/CU FT OR THE TOP FLANGE OF THE BEAM SHALL BE PROTECTED WITH THE SAME THICKNESS OF COATING AS REQUIRED ON THE BEAM. CS - STEEL COLUMN IN SHAPE AS DICTATED BY THE STRUCTURAL DRAWINGS. STEEL SHOULD BE FREE OF DIRT, LOOSE SCALE AND OIL. STEEL SHALL BE PRIMED WITH 0.002" DRY FILM THICKNESS TWO COMPONENT EPOXY OR PHENOLIC MODIFIED ALKYD. 1 - SPRAY OR BRUSH APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AT THE MINIMUM AVERAGE DRY THICKNESS SHOWN IN THE TABLE LISTED IN THE UL FIRE RESISTANCE DIRECTORY VOLUME 1. THE THICKNESS SHOWN IN THE TABLE DOES NOT INCLUDE PRIMER THICKNESS. 2 - SPRAY OR BRUSH APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AT THE MINIMUM AVERAGE DRY THICKNESS SHOWN IN THE TABLE LISTED IN THE UL FIRE RESISTANCE DIRECTORY VOLUME 1. THE THICKNESS SHOWN IN THE TABLE DOES NOT INCLUDE PRIMER THICKNESS. INCLUDE TOP COAT PER REFERENCED ASSEMBLY TYPE FOR EXTERIOR USE.  	NOTE: 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. 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.																								
	1-XXX ASSEMBLY TYPE DESIGNATION (ROOF/FLOOR/COLUMN/BEAM) FIRE RATING IN HRS. (IF APPLICABLE) DETAILS CORE MATERIAL DESIGNATION (WOOD/STEEL/CONC., ETC.)																										



KARRICK RYAN SHERRILL
NO. 17882
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A012
CONSTRUCTION
ASSEMBLIES

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FW1

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 [BXUJ](#) or [BXUJV](#).

* 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” and “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 10 lb/cu ft. 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

21. 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 9. Min 20 MSG galv steel truss plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plates. 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.

22. 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.

23. 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.

W5A

Design No. U341

November 14, 2025

Bearing Wall Rating — 1 Hr.

Finish Rating — Min 20 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 [BXU](#) or [BXUV](#).

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

1. **Wood Studs** — Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.

2. **Gypsum Board*** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. I501, G512 or U305. Nom 5/8 in. thick 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.

When **Steel Framing Members*** (Item 6 or any alternate clips) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When used in widths other than 48 in., gypsum board to be installed horizontally.

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

4. **Sheathing** — (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards***.

See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.

5. **Batts and Blankets*** — 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.

See **Batts and Blankets** (BZJZ) category for list of Classified companies.

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

6D. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Resilient channels and Steel Framing Members as described below:

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

CS1

Design No. Y372

January 13, 1998

Rating = 1-1-2/3 and 4-1r

1. Steel Column, Steel Pipe or Steel Tube – Wide flange column (W) or circular pipe (SP) or square or rectangular pipe (RP) or steel pipe or tube as shown in the table below:

2. Spray-Applied Resistive Materials – applied by mixing with water and spraying in one or more coats to the exterior surface of the steel column for a minimum of 1/4 in. thick and fire, smoke, and toxic gas and they may have min density of 3 and 25 per cu ft, respectively. For method of density determination, see design information below. Sprayed fire resistive materials required for various fire resistance ratings of column covered or lined steel pipes or tubes are shown in the table below:

Pipe Size	W/FD	Min. Thickness			
		1 hr	1-1/2 hr	2 hr	4 hr
96X60	0.33	1-1/8	1-3/4	2-1/4	3-1/8
96X32	0.43	1-1/16	1-1/2	2-1/16	3-1/16
96X16	0.57	7/8	1-5/16	1-5/8	2-5/8
96X08	0.68	12/16	1-1/4	1-5/8	2-5/8
96X04	0.83	3/4	1-1/8	1-7/8	2-1/8
72X26	1.06	1-1/2	2-1/8	1-1/8	3-1/8
60X42	2.02	1-1/4	2-1/8	1-5/8	3-1/8
60X20	6.88	1/4	1/4	1/4	7/16

NR = NO RATING

As an alternate to the above table, the required thickness of Spray-Applied Fire Resistive Materials to be applied to all surfaces of the steel columns for all fire periods may be determined from the following equation:

$$R = \frac{L}{K}$$

56.9 (WFD) + 32

Where:

R = Spray-Applied Fire Resistive Materials thickness in the range of 1/4 to 3-1/8 in. (rounded up to the nearest 1/16 in.)

L = Fire resistance rating period in minutes (0-240 mins.)

K = Rated perimeter of the steel column in inches

We = weight of the steel column in the per foot

The minimum thickness of Spray-Applied Fire Resistive Materials required for various fire resistance ratings of column covered or lined steel pipes or tubes are shown on the table below:

Min. Column Size	A/P	Min. Thickness			
		1 hr	1-1/2 hr	2 hr	4 hr
97.4X60.0	0.15	1-1/8	1-1/8	2	2-1/8
97.4X30.0	0.25	5/8	1-1/8	1-1/2	2-1/8
97.4X60.0	0.35	3/4	1-1/8	1-3/8	2-1/4
97.4X30.0	0.45	7/8	3/4	1-1/8	2-1/8
97.4X12.0	0.22	1-1/8	1-3/8	1-5/8	2-3/8

As an alternate to the table above, the required thickness of Spray-Applied Fire Resistive Materials to be applied to all surfaces of the steel pipes or tubes for all rating periods may be determined from the following equation:

$$R = \frac{L}{K}$$

141 (A/P) + 32

Where:

R = Spray-Applied Fire Resistive Materials thickness in the range of 1/4 to 3-1/8 in. (rounded up to the nearest 1/16 in.)

L = Fire resistance rating in minutes (30-240 mins.)

K = Cross-sectional area of pipe or tube

P = Rated perimeter of steel pipe or tube

A/P = 0.15 to 0.44

The A/P ratio of a circular pipe is determined by:

$$A/P = \frac{1}{4} \left(1 - \frac{1}{d} \right)$$

d = the outer diameter of the pipe (in.)

The A/P ratio of a rectangular tube is determined by:

$$A/P = \frac{1}{4} (1 + B - 2D)$$

B = the width of the tube (in.)

D = the wall thickness of the tube (in.)

CARBOLINE CO. – Type 1:

Steel Lath – (Options) – Not shown – For use with listed configuration. 3.4 lb per sq. yd. of galv or painted expanded steel lath, with steel to be applied 1 in. and fasten together with 18 GAW gals steel wire spaced vertically 6 in. OC.

*Referencing U.C. Classification Mark:

CS2

Design No. X650

Ratings: 1, 1-1/2, and 3 Hr. (See Item 2)

When used in Canada it is required that all materials included within the UL design are also cUL certified.

1. **Steel Column** — Steel tube (ST) or steel pipe (SP) with the minimum sizes shown in the table below. Columns shall be free of dirt, loose scale and oil. Columns shall be primed with a phenolic modified alkyl acryl resin primer.

2. **Mastic and Innuiscent Coatings*** — Coating spray, brush or trowel applied directly from containers to desired thickness. See table below for appropriate final dry thickness and applicable rating.

FOR STEEL PIPE

Steel Size	AP	Hr/A	1 Hr		1-1/2 Hr		2 Hr	
			in.	mm	in.	mm	in.	mm
SP 4 x 5 x 0.13	0.19	125	0.117	2.96	—	—	—	—
SP 8 x 4 x 0.073	0.79	49	0.097	2.46	0.097	2.46	0.120	3.05
SP R25 x 0.5	0.47	85	0.097	2.46	0.138	3.50	0.202	5.14

FOR SQUARE AND RECTANGULAR STEEL TUBE

Steel Size	AP	Hr/A	1 Hr		1-1/2 Hr		2 Hr		3 Hr	
			in.	mm	in.	mm	in.	mm	in.	mm
ST3.5x3.5x3/16	0.18	224	0.165	4.18	—	—	—	—	—	—
ST3x3x1/4	0.25	169	0.184	2.65	0.252	6.39	0.400	10.15	—	—
ST3x3x1/8	0.29	135	0.084	2.13	0.218	5.54	0.353	8.96	—	—
ST3x3x1/8	0.32	114	0.074	1.87	0.173	4.40	0.280	7.12	—	—
ST3x3x1/8	0.41	100	0.074	1.87	0.151	3.84	0.241	6.21	—	—
ST3x3x1/2	0.44	85	0.074	1.87	0.127	3.23	0.207	5.27	—	—
ST3x3x1/2	0.47	85	0.074	1.87	0.095	2.41	0.164	4.17	0.327	8.31

BERLIN CO LTD — Type WB 3, Investigated for Interior General Purpose. Type WB 4, Investigated for Interior General Purpose. Type WB 4, Investigated for Exterior Use with top coat as described in Item 3.

ISOLATEK INTERNATIONAL — Type SprayFilm-WB 3 and Type WB 3, Investigated for Interior General Purpose. Type SprayFilm-WB 4 and Type WB 4, Investigated for Exterior Use with top coat as described in Item 3.

3. **Top Coat** — Type SprayFilm - TOPSEAL and Type TOPSEAL required for Exterior Use, applied at a minimum dry thickness of 14 mils (0.34 mm) over the innuiscent material. See Classification information in the Mastic and Innuiscent Coating (CDWZ) category, Isolake International, for mixing requirements.

Investigated for Interior General Purpose.

*Bearing the UL Classification Mark

BS1

Design No. N709

October 16, 1996

Restrained Beam Ratings — 1, 2, 3 and 4 Hr.

Unrestrained Beam Ratings — 1, 2, 3 and 4 Hr.

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

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

1. **Steel Beam** — W8X28, min size.
2. **Normal Weight or Lightweight Concrete** — Compressive strength, 3500 psi. For normal weight concrete either carbonate or siliceous aggregate may be used. Unit weight, 148 pcf. For lightweight concrete, unit weight 120 pcf.
3. **Shear Connector** — (Optional) — Studs, 3/4 in. diam headed type or equivalent per AISC specifications. Welded to the top flange of beam through the steel floor units.
4. **Welded Wire Fabric** — 6 by 6-10/10 SWG.
5. **Steel Floor and Form Units** — 1-1/2 to 3 in., corrugated, fluted or cellular units.
6. **Spray-Applied Fire Resistive Materials*** — Applied by mixing with water and spraying in more than one coat to the beam to the final thickness shown below. When fluted or corrugated steel floor units are used, crest areas above the beam shall be filled with Spray-Applied Fire Resistive Materials. Beam surfaces shall be clean and free of dirt, loose scale and oil. Min avg. density of 23 pcf with min individual density of 21 pcf. For method of density determination, see Design Information, Sprayed Material.

	Min Thkns In.	
Rating Hr	Restrained Beam Rating Hr	Unrestrained Beam Rating Hr
1	1/2	1/2
2	7/8	1
3	1-3/8	1-1/2
4	1-7/8	2

BS2

BXUV.N610

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

Design No. N610

September 30, 2010

Restrained Beam Ratings — 1, 1-1/2, 2, 3 and 4 Hr (See Item 6)

Unrestrained Beam Ratings — 1, 1-1/2, 2 and 3 Hr (See Item 6)

1. **Steel Beam** — Wide flange steel beams with the minimum sizes shown in the tables below. Beams shall be free of dirt, loose scale and oil. Beams shall be primed with 0.003 in. dry film thickness of modified alkyd, epoxy, organic zinc or inorganic zinc based primer.
2. **Normal Weight or Lightweight Concrete** — Compressive strength 3000 psi. For normal weight concrete either carbonate or siliceous aggregate may be used. Unit weight 148 lbs/cu ft for normal weight concrete and 110 lbs/cu ft for lightweight concrete.
3. **Shear Connector** — (Optional) — Studs, 3/4 in. diam headed type or equivalent per AISC specifications welded to the top flange of beam through the steel floor units.
4. **Welded Wire Fabric** — 6x6-10/10 SWG.
5. **Steel Floor and Form Units** — 1-1/2, 2 or 3 in. deep fluted, cellular or corrugated units welded to beam. Fluted units shall be used with the 3 hour unrestrained and 4 hour restrained ratings.
6. **Mastic Coating*** — Coating spray, brush or trowel applied directly from containers to desired thickness. See table below for appropriate final dry thickness. Flutes above beam to be completely filled with mineral wool insulation having a minimum density of 8 lbs/cu ft or the top flange of the beam shall be protected with the same thickness of coating as required on the beam.

*SEE UL DESIGN MANUAL FOR FULL CHART

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WESTERVILLE OHIO 43081

A circular professional seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two five-pointed stars. Inside the ring, the name "KARRICK RYAN SHERRILL" is written in a larger font, with the number "2017968" below it. At the very bottom of the seal, it says "EXPIRES 12.31.2026".

KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

FW2	TABLE 721.1(3)—continued MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS ^{a, b}										
	FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches)				MINIMUM THICKNESS OF CEILING (inches)			
				4 hours	3 hours	2 hours	1 hour	4 hours	3 hours	2 hours	1 hour
	21. Wood joists, wood I-joists, floor trusses and flat or pitched roof trusses spaced a maximum 24" o.c. with 1/2" wood structural panels with exterior glue applied at right angles to top of joist or top chord of trusses with 8d nails. The wood structural panel thickness shall be not less than nominal 1/2" nor less than required by Chapter 23.	21-1.1	Base layer 3/8" Type X gypsum wallboard applied at right angles to joist or truss 24" o.c. with 1 1/4" Type S or Type W drywall screws 24" o.c. Face layer 3/4" Type X gypsum wallboard or veneer base applied at right angles to joist or truss through base layer with 1 1/8" Type S or Type W drywall screws 12" o.c. at joints and intermediate joist or truss. Face layer Type G drywall screws placed 2" back on either side of face layer end joints, 12" o.c.	—	—	—	Varies	—	—	—	1 1/4

M3A	TABLE 721.1(2) RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS ^{a, b, c}						
	MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE ^d (inches)			
				4 hours	3 hours	2 hours	1 hour
3. Concrete masonry units	3-1.1 ^{e, g}	Expanded slag or pumice.		4.7	4.0	3.2	2.1
	3-1.2 ^{e, g}	Expanded clay, shale or slate.		5.1	4.4	3.6	2.6
	3-1.3 ^f	Limestone, cinders or air-cooled slag.		5.9	5.0	4.0	2.7
	3-1.4 ^{e, g}	Calcareous or siliceous gravel.		6.2	5.3	4.2	2.8
*THE IMAGES ABOVE ARE PERTINENT EXCERPTS FROM THE OHIO BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE REQUIREMENTS FOR THE ASSEMBLIES LISTED IN THESE DRAWINGS INCLUDING ANY SUPERSCRIPTS, SUBSCRIPTS, AND EXCEPTIONS RELEVANT TO THE PROJECT.							

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE



System No. F-C-2404
F Rating — 1 Hr
T Rating — 1/4 Hr

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to UL 1479 and CANULC-S115

SECTION A-A
SECTION B-B

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 stud/gypsum 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 1/2 in. (13 mm) rated or non-rated gypsum board.

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January 20, 2015

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System No. F-C-2404
F Rating — 1 Hr
T Rating — 1/4 Hr

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to UL 1479 and CANULC-S115

SECTION A-A
SECTION B-B

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 1/4 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 1/2 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 1/2 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.

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System No. W-L-7059
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 1/2 and 3/4 Hr (See Item 1)

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ANSI/UL1479 (ASTM E814)	CANULC 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)

SECTION A-A

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.

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Page: 1 of 2

System No. W-L-7059
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 1/2 and 3/4 Hr (See Item 1)

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SECTION A-A

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.

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System No. C-AJ-1154
F Rating — 3 Hr
T Rating — 1/4 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft
L Rating At 400 F — 4 CFM/sq ft

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to UL 1479 and CANULC-S115

ANSI/UL1479 (ASTM E814)	CANULC 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

SECTION A-A

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 be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 3-1/4 in. (89 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. (102 mm) diam (or smaller) rigid 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 formed plastic backer material may be used.
B. Fill, Void or Cavity Material* — Sealant — (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.

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System No. W-L-2284
F Rating - 1 Hr
T Rating - 1 Hr

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to UL 1479

SECTION A-A

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

Product/Designation	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 lightly wrapped around the pipe with ends bulled 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" US, CP648-S-2" US, CP648-S-3" US

*Bearing the UL Classification Mark

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System No. W-L-8110
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr
FH Ratings — 1 and 2 Hr (See Item 1)
FTH Rating — 0 Hr

CLASSIFIED
C US
Classified by
Underwriters Laboratories, Inc.
to UL 1479 and CANULC-S115

ANSI/UL1479 (ASTM E814)	CANULC 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

SECTION A-A

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 thermostatic 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 - Plastac® — Nom 1 in. (25 mm) thick extruded polystyrene/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 Plastac® (DMF22) 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 94V-0 may be used.
C. Cable — One 4 pair No. 16 AWG (or smaller) thermostat cable with polyvinyl chloride (PVC) insulation and jacket materials may be installed with each AC line set.

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System No. W-L-8110
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr
FH Ratings — 1 and 2 Hr (See Item 1)
FTH Rating — 0 Hr

CLASSIFIED
C US
Classified by
Underwriters Laboratories, Inc.
to UL 1479 and CANULC-S115

SECTION A-A

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 sleeves flush with the end of the sleeve on both sides of the wall assembly. Plug cut to fit around the line set and installed tightly 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.

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System No. W-L-2447
F Ratings - 1, 2, 3 and 4 Hr (See Item 1)
T Ratings - 1, 2, 3 and 4 Hr (See Item 2)
L Rating At Ambient - 3 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

SECTION A-A

1. Wall Assembly — The 1, 2, 3 or 4 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 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 min 3-1/2 in. (89 mm) wide steel channel studs spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — Min 1/2 in. (13 mm) thick, 4 ft (122 mm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max diam of opening is 7 in. (178 mm).
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants — One nonmetallic pipe to be installed concentrically or eccentrically within the firestop system. Annular space between pipe and periphery of opening to be min 0 in. (point contact) and max 1/2 in. (13 mm). 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 6 in. (152 mm) diam (or smaller) Schedule 40 solid or cellular core PVC for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) SDR13.5 CPVC for use in closed (process or supply) piping systems.
C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
The hourly T Rating of the firestop system is 1 hr except that for nom 2 in. (51 mm) diam (or smaller) penetrants, the hourly T Rating is equal to the hourly fire rating of the wall assembly in which it is installed.

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System No. W-L-2447

3. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material* — Sealant — Min 1/4 in. (6 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
B. Fill Void or Cavity Material* — Wrap Strip — Nom 3/16 in. (5 mm) thick by 1-3/4 in. (45 mm) wide intumescent wrap strip continuously wrapped around the pipe. Wrap strip butted tightly against both surfaces of wall. The number of layers of wrap strip required depends on penetrant size as specified in the Table below.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP848-E-W451-3/4

Nom Pipe Diam, in.	No. of Layers of Wrap Strip Required
6 (or smaller)	3
4 (or smaller)	2
2 (or smaller)	1

C. Steel Collar — Collar fabricated from coils of precut min 0.017 in. (0.43 mm) thick (No. 28 MSG) galv steel available from the sealant manufacturer. Collar shall be nom 1-3/4 in. (45 mm) deep with 1 in. (25 mm) wide by 2 in. (51 mm) long anchors tabs on 2 in. (51 mm) centers for securement to wall assembly. The anchor tabs shall be bent 90 degree outward for securement to the wall assembly. The opposite side incorporates retainer tabs, 1/2 in. (13 mm) wide by 3/16 in. (5 mm) long, perpendicular to the pipe surface. Collar shall be tightly wrapped over the wrap strip, overlapping min. 1 in. (25 mm) at seam. A nom 1/2 in. (13 mm) wide stainless steel band clamp shall be secured to the collar at its mid-height. Anchor tabs of collar secured to surface of wall by means of nom 3/16 in. diam by 2-1/2 in. long steel toggle bolts in conjunction with 1-1/4 in. (32 mm) diam steel fender washers at every other anchor tab. As an alternate, in 1 and 2 hr rated walls, every anchor tab of collar may be secured to surface of wall by means of nom 1-1/4 in. (32 mm) long steel laminating drywall screws in conjunction with 1-1/4 in. (32 mm) diam steel fender washers. A collar is used on both sides of wall.

* 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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System No. W-L-8081

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

SECTION A-A

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 specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may 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 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* — Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 6 in. (152 mm).
The hourly F, 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, FTH Ratings of the firestop system are 0 hr for 1 hr fire rated wall assemblies and 1 hr for 2 hr fire rated wall assemblies.
2. Air Conditioning (AC) Line Set — Max of three AC line sets bundled within the opening. Each line set consists of one metallic pipe, one insulated metallic pipe and one electrical cable. The aggregate cross-sectional area of the penetrants does not exceed 84 percent of the cross-sectional area of the wall opening. The annular space between the penetrants and the periphery of opening shall be min 0 in. (point contact) to max 1-1/2 in. (38 mm). Penetrants to be rigidly supported on both sides of wall assembly.
2A. Metallic Pipes — The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe — Nom 1 in. (25 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Iron Pipe — Nom 1 in. (25 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit — Nom 1/2 in. (13 mm) diam (or smaller) steel conduit or EMT.
D. Copper Pipe or Tube — Nom 1 in. (25 mm) diam (or smaller) Type L (or heavier) copper tube or Regular (or heavier) copper pipe.

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System No. W-L-8081

2B. Cables — Max 4 pair No. 18 AWG (or smaller) thermostat cable with PVC insulation and jacket.
2C. Pipe Covering — The following pipe covering shall be used with the metallic pipes (Types 2A, 2B and 2D only) having a nom diam greater than 1/2 in. (13 mm):
A. Tube Insulation - Plastisol — Nom 1 in. (25 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing.
See Plastics (GMFZ) 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 94-5VA may be used.
3. Firestop System — The details of the firestop system shall be as follows:
A. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. Fill material forced into grouped penetrant interfaces to max extent possible within opening.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
B. Fill, Void or Cavity Material* — Wrap Strip - Nom 3/16 in. (5 mm) thick by 1-3/4 in. (44 mm) wide intumescent wrap strip. Wrap strip is continuously wrapped around the outer circumference of bundled penetrants two times with ends butted and held in place with tape. Wrap strip installed flush with both surfaces of wall assembly.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP848-E-W251-3/4" Wrap Strip
C. Steel Collar — Steel collar fabricated from coils of precut min 0.016 in. (0.41 mm) thick (No. 28 gauge) galv steel available from fill material manufacturer. Collar shall be min 1-3/4 in. (44 mm) deep with 1 in. (25 mm) wide by 2 in. (51 mm) long anchor tabs on 1-3/4 in. (44 mm) centers for securement to both surfaces of wall. In addition, collars contain preformed retainer tabs 1/2 in. (13 mm) wide by 3/16 in. (5 mm) long, located opposite the anchor tabs. Collar shall be tightly wrapped over the wrap strip, overlapping min 1 in. (25 mm) at seam and compressed with a min 1/2 in. (13 mm) wide by 5/32 in. (8.1 mm) thick stainless steel band at collar mid-height. Every other anchor tab of collar secured to surface of wall with min 1-1/2 in. (38 mm) long drywall or laminate screws with min 3/4 in. (19 mm) steel washers.

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

Bearing the UL Recognized Component Marking

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System No. W-L-1465

ANSI/UL1479 (ASTM E814)	CANULC S115
F Rating — 1 or 2 Hr (See Item 1)	F Rating — 1 or 2 Hr (See Item 1)
T Rating — 0 and 1/4 Hr (See Item 1)	FT Rating — 0 and 1/4 Hr (See Item 1)
L Rating At Ambient — Less Than 1 CFM/sq ft	FH Rating — 1 or 2 Hr (See Item 1)
L Rating At 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 and 1/4 Hr (See Item 1)
	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — Less Than 1 CFM/sq ft

SECTION A-A

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 specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may 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* — Thickness, type, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 10 in. (254 mm).
The hourly F, FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed. The T, FT, FTH Ratings are 0 and 1/4 hr for 1 and 2 hr rated wall assemblies, respectively.
2. Steel Sleeve — Cylindrical sleeve fabricated from min 0.016 in. (0.41 mm) thick galv sheet steel and having a min 1 in. (25 mm) lap along the longitudinal seam. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the openings and releasing the coil to lay flat against the circular outside in the gypsum board layers. The ends of the steel sleeve shall be flush with or extend max 1 in. (25 mm) beyond each surface of the wall.

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System No. W-L-1465

3. Through Penetrants — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipes, conduit or tubing and periphery of sleeve shall be min 0 in. (point contact) to max 1-7/8 in. (48 mm). Pipes, 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 8 in. (203 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 8 in. (203 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or nom 6 in. (152 mm) steel conduit.
D. Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
E. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.

Configuration A
4. Fill, Void or Cavity Material* — Sealant — Min 1 in. (25 mm) thickness of sealant applied within annulus, flush with both ends of sleeve. A min 1/4 in. (6 mm) diam bead of sealant to be applied at the tubing/sleeve interface at the point contact location and around the entire perimeter of the sleeve at the sleeve/gypsum board interface when the sleeve extends beyond the wall surface.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 608 Sealant or FS-ONE MAX Intumescent Sealant
Configuration B
4. Firestop System — The firestop system shall consist of the following items:
A. Packing Material — Min 5/8 in. (16 mm) thickness of min 4 pct Mineral wool bat insulation compressed and lightly and packed in to each end of the sleeve. Packing material is to be recessed from each end of the sleeve to accommodate fill material.
A1. Packing Material* — Strips — (As an alternate to Config. B Item 4A) - Nom 5/8 in. in. (16 mm) wide precut mineral wool strips. The strips are firmly packed into the gap between penetrant and the steel sleeve Item 2 on both sides of the wall. Packing material is to be recessed from each end of the sleeve to accommodate fill material.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 767 Speed Strips
B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of sealant applied within annulus, flush with both ends of sleeve. A min 1/4 in. (6 mm) diam bead of sealant to be applied at the tubing/sleeve interface at the point contact location and around the entire perimeter of the sleeve at the sleeve/gypsum board interface when the sleeve extends beyond the wall surface.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 608 Sealant or 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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System No. F-C-1106

ANSI/UL1479 (ASTM E814)	CANULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 1/4 Hr	FT Rating — 1/4 Hr
	FH Rating — 1 Hr
	FTH Rating — 1/4 Hr

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 in. (127 mm).
B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel posts, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* — Min 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
1A. Chase Wall — (Optional, Not Shown) — The through penetrants (Item 2) may be routed through a fire rated or non-rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 1/2 in. greater than diameter of opening cut in sole and top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed to include the following construction features:
A. Studs — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) lumber plates or double nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted together. Circular opening to be centered in sole plate. Sole plate to be min 1 in. (25 mm) wider than diam of opening. Max diam of opening in sole plate is 5 in. (140 mm).
C. Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) lumber plates or double nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted together. Circular opening to be centered in top plate. Top plate to be min 1 in. (25 mm) wider than diam of opening. Max diam of opening in top plate is 5-1/2 in. (140 mm).
D. Gypsum Board* — One layer of min 1/2 in. (13 mm) gypsum board.

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System No. F-C-1106

2. Through Penetrants — One metallic pipe, conduit or tubing, to be installed concentrically or eccentrically within the opening. The diam of the opening shall be 1 in. larger than the nom diam of the penetrant. The annular space between the pipe, conduit or tubing and the periphery of opening shall be min 0 in. (point contact) to max 7/8 in. (22 mm). Pipe, conduit or to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Copper Tube — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tube.
B. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
C. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
D. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
E. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or steel conduit.
3. Fill, Void or Cavity Materials* — Sealant — Min 3/4 in. (19 mm) thickness of sealant applied within the annulus flush with the top surface of the floor or sole plate and min 5/8 in. (16 mm) thickness of sealant applied within the annulus flush with the bottom surface of gypsum board or lower top plate. A min 1/2 in. (13 mm) diameter bead of sealant applied at the penetrant/subfloor or sole plate interface and the penetrant/gypsum board or top plate interface at point contact locations.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 606 Flexible Firestop Sealant, 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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KEYNOTES

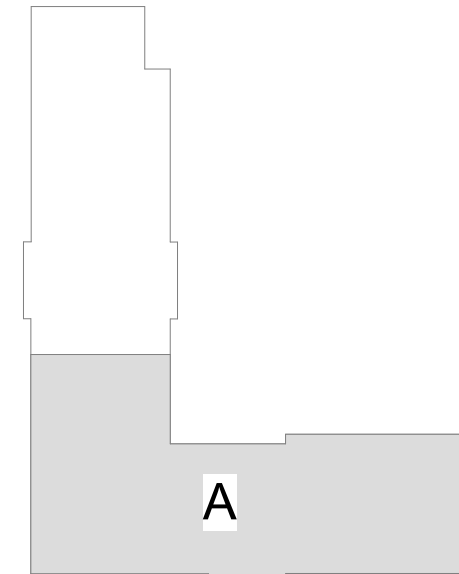
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 10.40B EMERGENCY KEY CABINET - RECESSED MOUNTED KNOX BOX 3200 AS BASIS OF DESIGN. MOUNT AT 60" A.F.F.
- 10.40C FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL
- 21.11A FIRE DEPARTMENT CONNECTION - SEE PLUMBING DRAWINGS
- 22.30E RADON PIPE AND PIT - SEE PLUMBING DRAWINGS
- 26.24D SURFACE MOUNTED ELECTRIC METER(S) AND EQUIPMENT - SEE ELECTRICAL DRAWINGS

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 G002 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 MILL/WORK 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.
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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



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

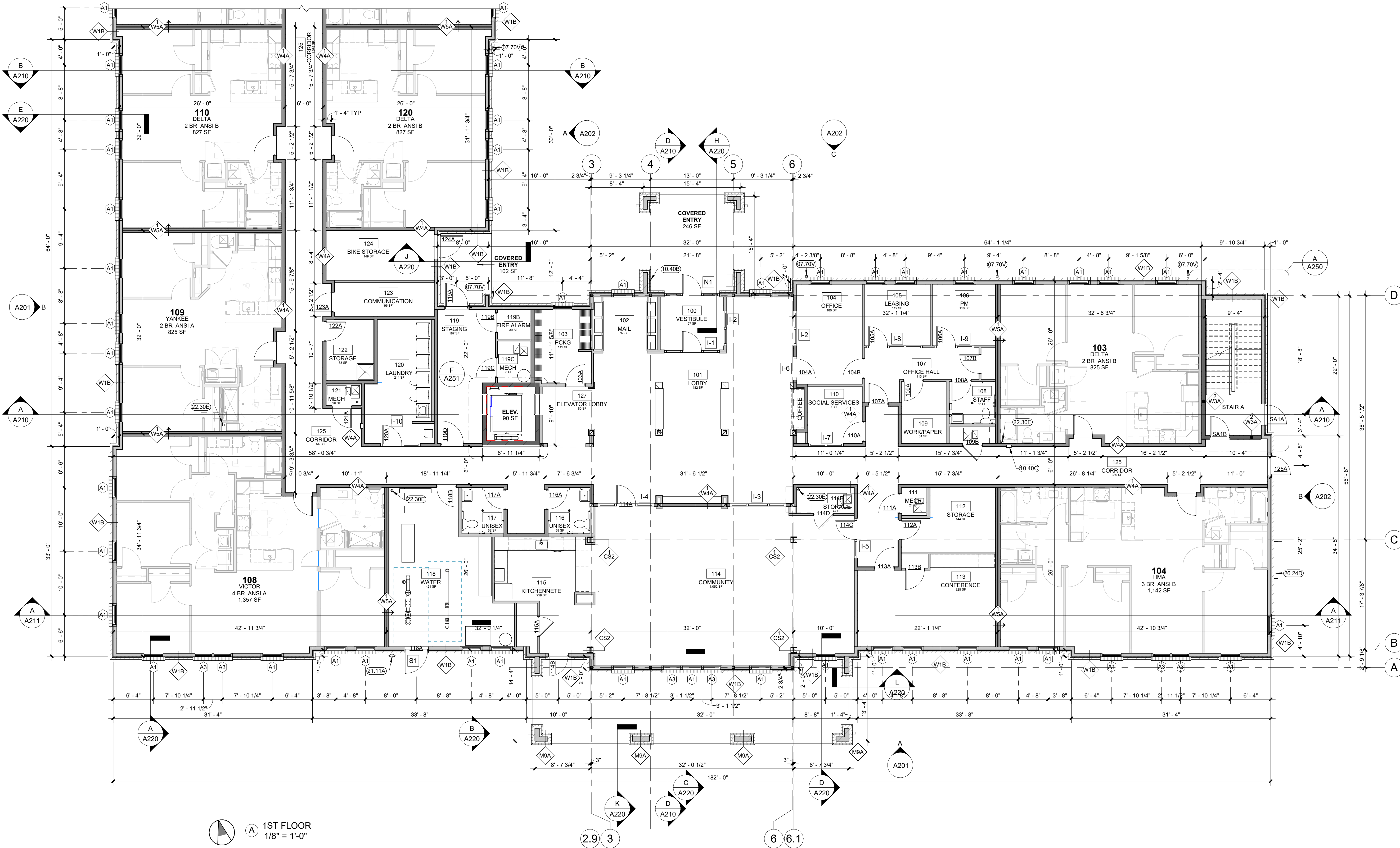
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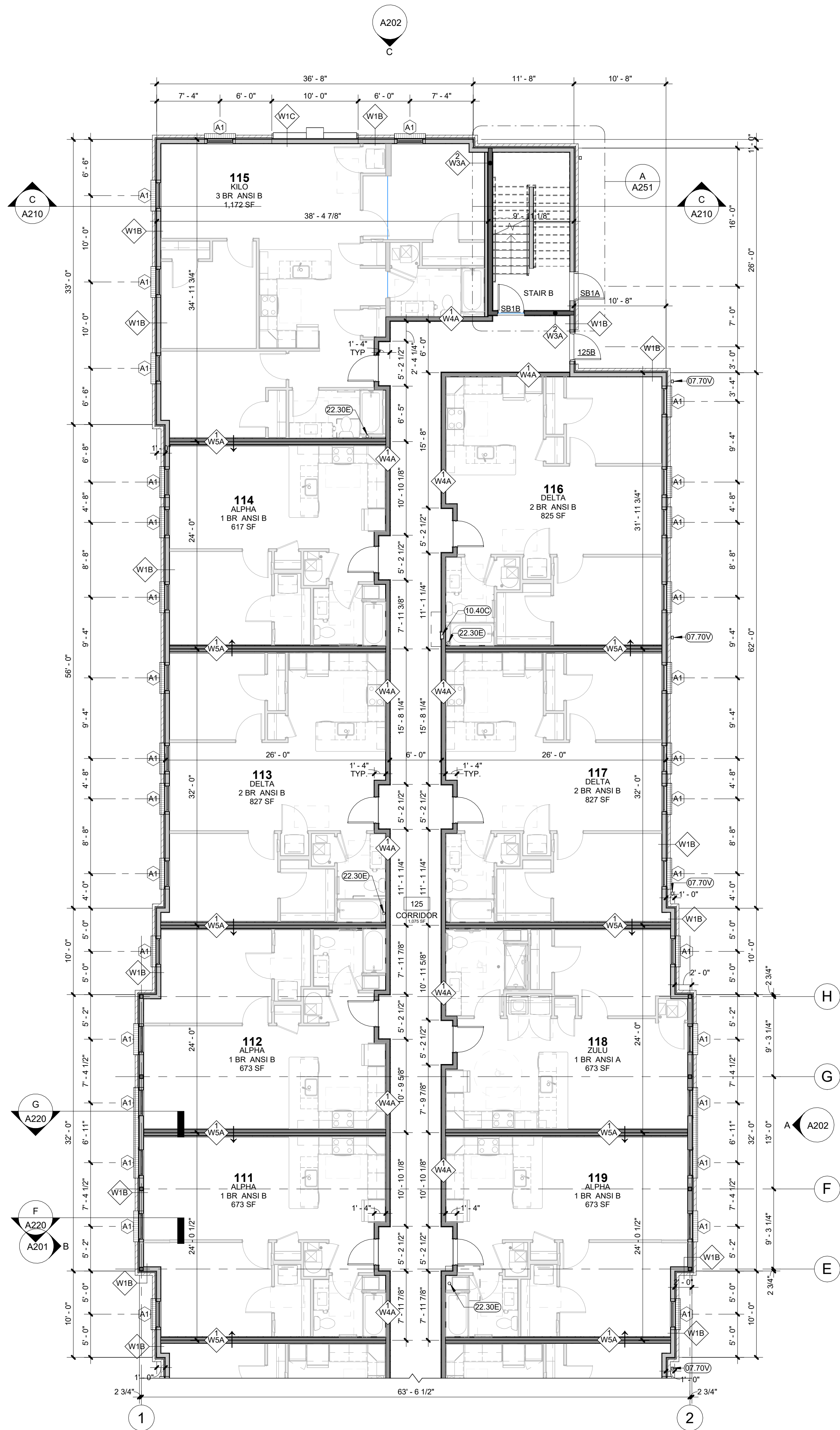
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A101-A
FIRST FLOOR PLAN





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

GENERAL NOTES FLOOR PLANS

- REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
- DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
- 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
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- 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.
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- COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
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- 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.
- DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
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- ALL MASONRY DIMENSIONS ARE NOMINAL.
- ALL INTERIOR STUD WALLS ARE 2X4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

KEYNOTES

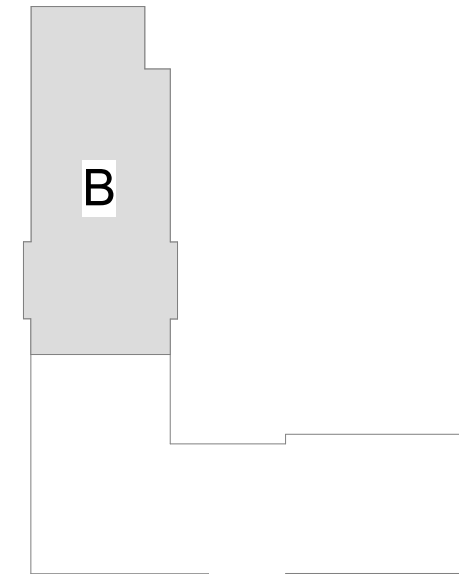
- | | |
|--------|--|
| 07.70V | PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS |
| 10.40C | FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL |
| 22.30E | RADON PIPE AND PIT - SEE PLUMBING DRAWINGS |

the columbus
designco

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



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A101-B
FIRST FLOOR PLAN

THE ARRANGEMENTS DEPICTED HEREIN ARE THE
PROPERTY OF COLUMBUS DESIGN LLC.
ALL RIGHTS RESERVED © 2026

KEYNOTES

- 07.70V

PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 10.40C

FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL
- 22.30A

24"X24"SERVICE SINK WITH ELECTRIC DOMESTIC WATER HEATER ABOVE - SEE PLUMBING DRAWINGS
- 22.30E

RADON PIPE AND PIT - SEE PLUMBING DRAWINGS

GENERAL NOTES: DIMENSIONS

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4.

DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
5.

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7.

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8.

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GENERAL NOTES FLOOR PLANS

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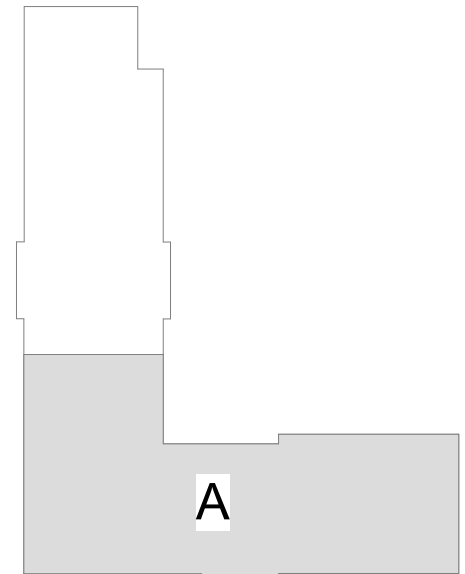
SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
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KEYPLAN

INNIS ROAD APARTMENTS

2150 INNIS RD.

HNNF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

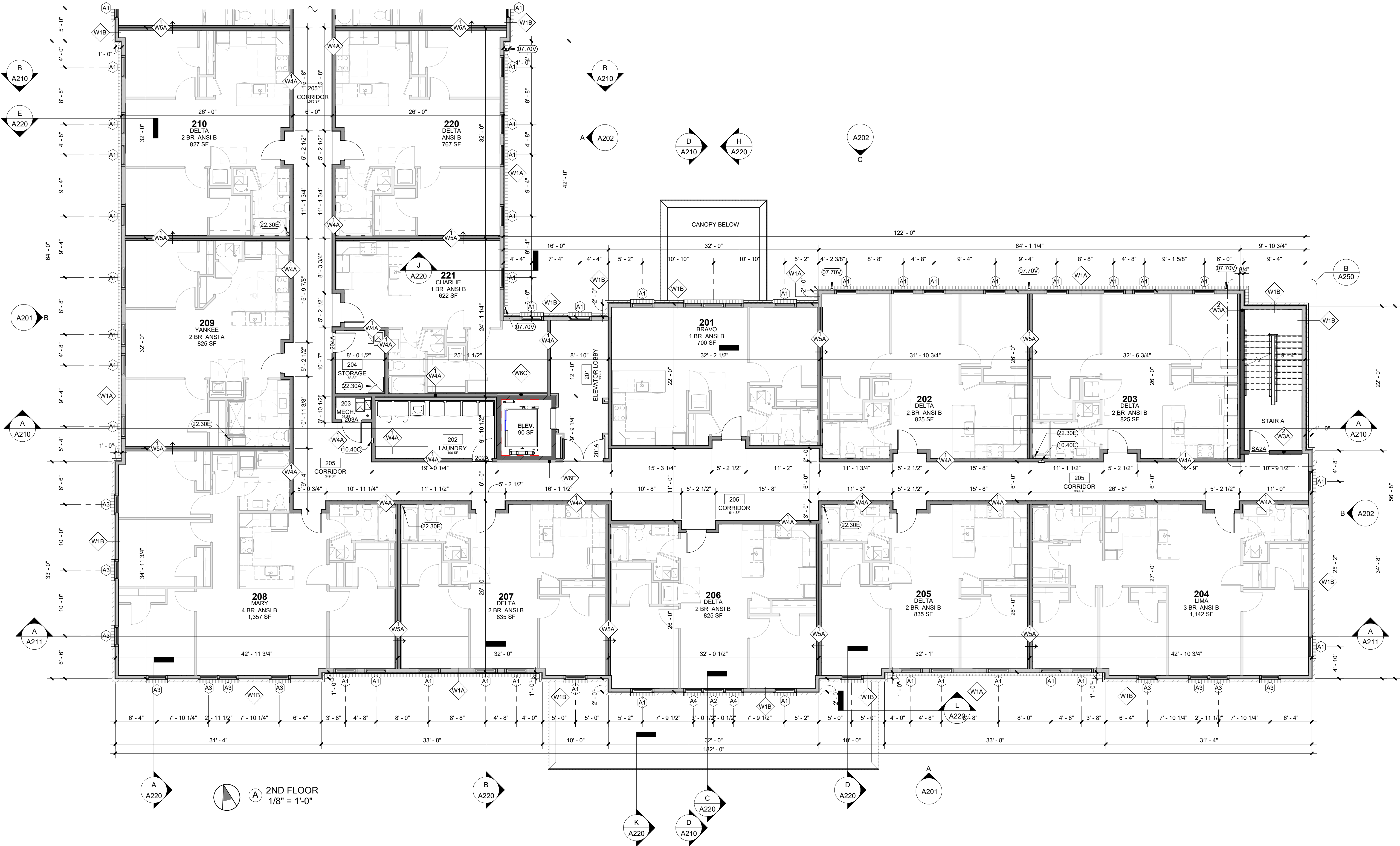
PROJECT #: 26104 V17

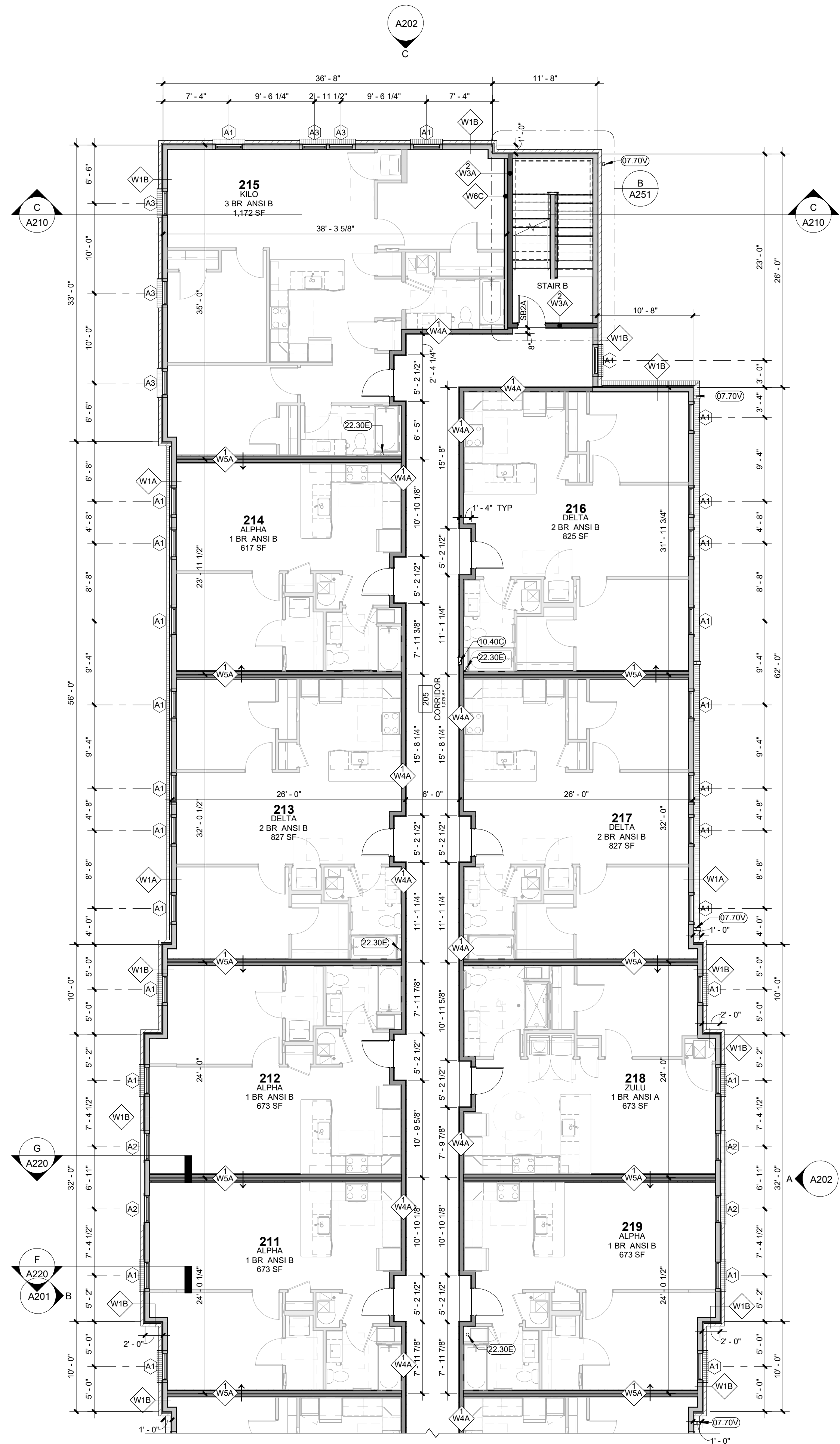
PERMIT SET

PROJECT DATE: 07/29/2026

A102-A
SECOND FLOOR
PLAN

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

GENERAL NOTES FLOOR PLANS

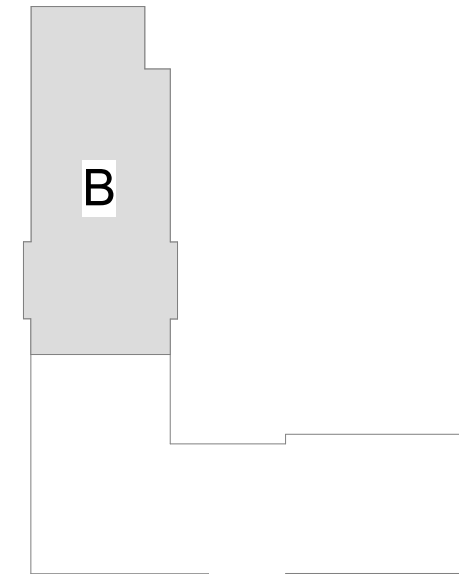
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- PROVIDE 1/2" KRAFT FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
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KEYNOTES

- | | |
|--------|--|
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| 10.40C | FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL |
| 22.30E | RADON PIPE AND PIT - SEE PLUMBING DRAWINGS |



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A102-B

SECOND FLOOR
PLAN

KEYNOTES

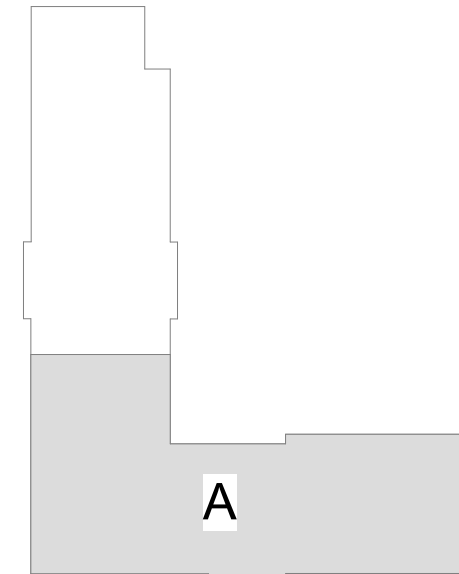
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KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

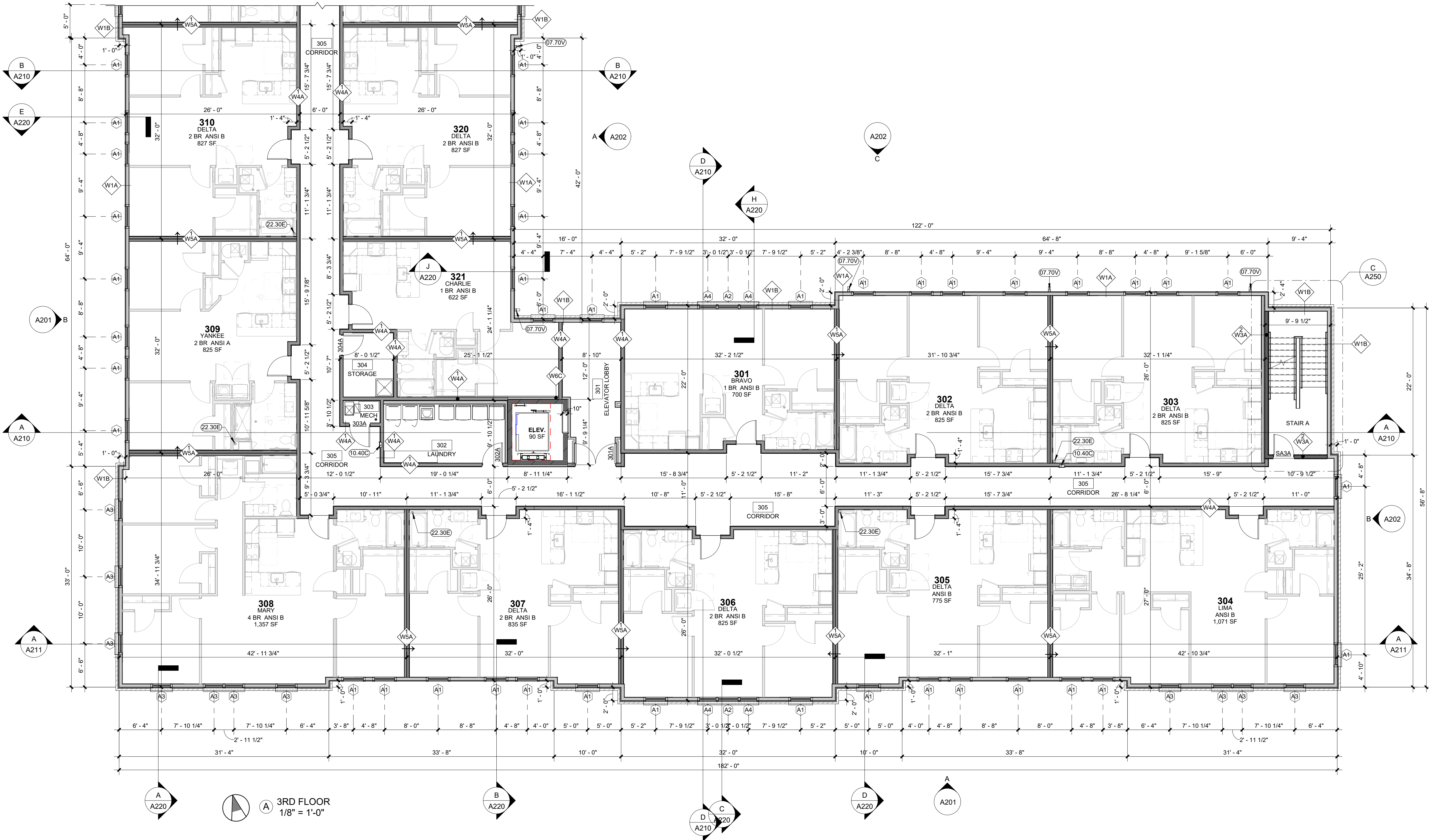
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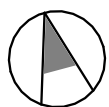
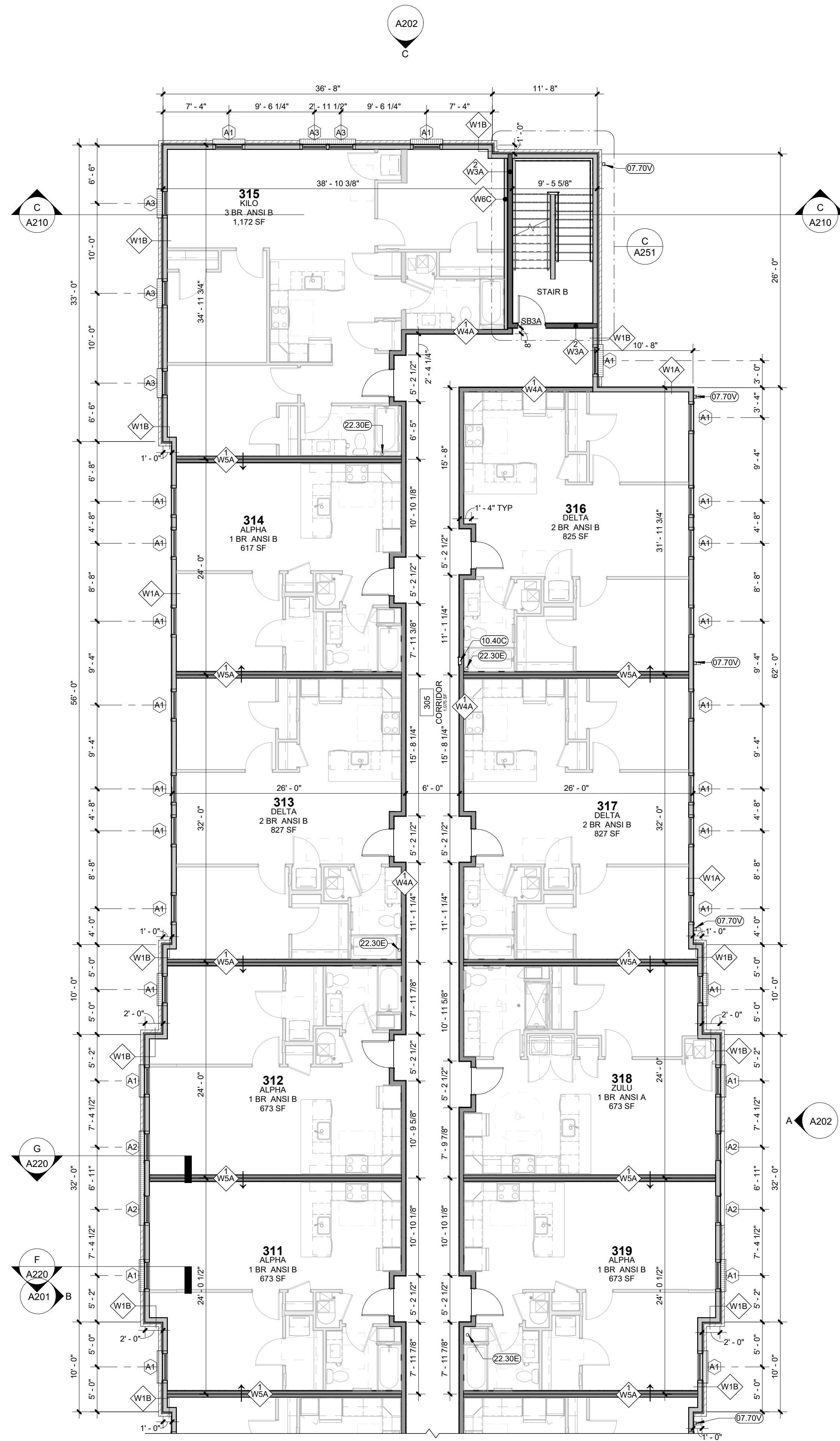
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A103-A
THIRD FLOOR PLAN





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

GENERAL NOTES FLOOR PLANS

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- 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.
- NOT USED
- 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.
- 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.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
- GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
- TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST
- COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
- 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

GENERAL NOTES: DIMENSIONS

- 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.
- 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.
- 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.
- DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY
- ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.
- ALL MASONRY DIMENSIONS ARE NOMINAL.
- ALL INTERIOR STUD WALLS ARE 2X4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

KEYNOTES

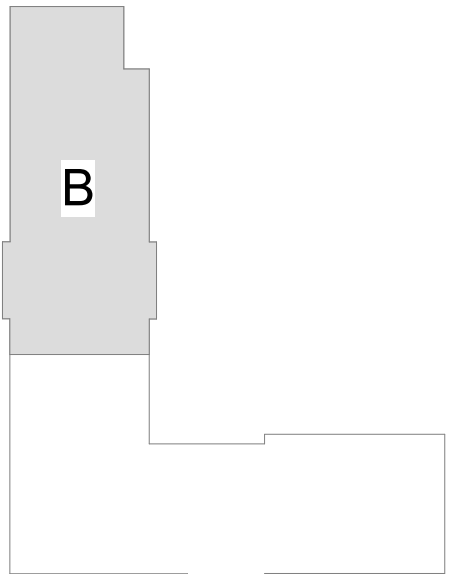
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 10.40C FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL
- 22.30E RADON PIPE AND PIT - SEE PLUMBING DRAWINGS

the columbus
designco

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



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A103-B
THIRD FLOOR PLAN

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KEYNOTES

- 05.50Q

07.70V

10.40C

22.30E
- METAL LADDER FOR ROOF ACCESS - SEE DETAIL ON SHEET A103

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

FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL

RADON PIPE AND PIT - SEE PLUMBING DRAWINGS

GENERAL NOTES: DIMENSIONS

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- 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.

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DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL ASSEMBLY

ALL OTHER INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.

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.

ALL MASONRY DIMENSIONS ARE NOMINAL.

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

GENERAL NOTES FLOOR PLANS

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- REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS

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

G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILL/WORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.

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.

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.

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.

NOT USED

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.

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.

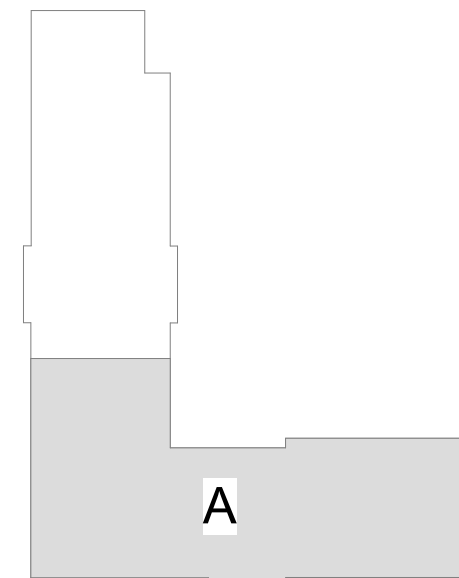
SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE

GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.

TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST

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KEYPLAN

INNIS ROAD APARTMENTS

2150 INNIS RD.

HNNF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

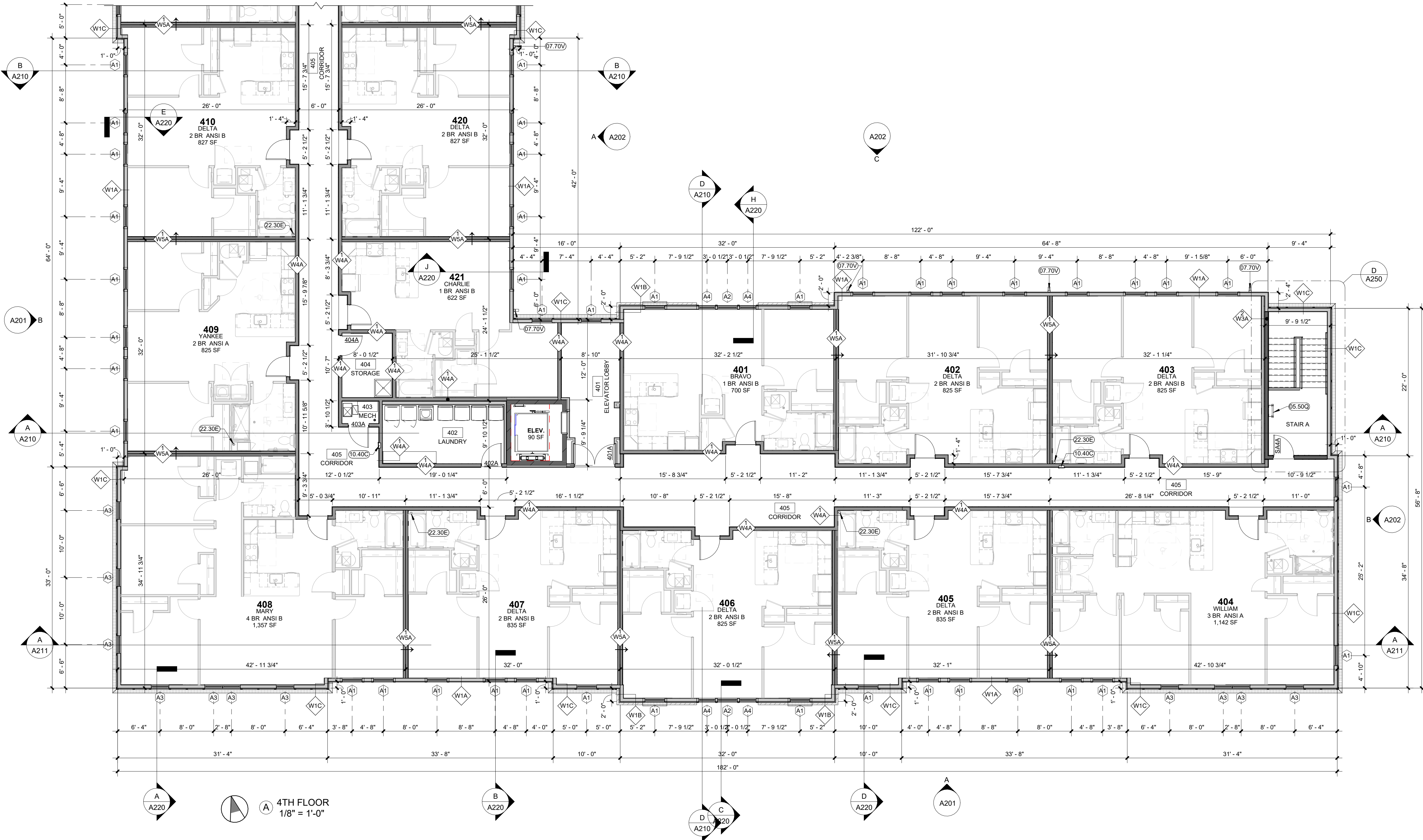
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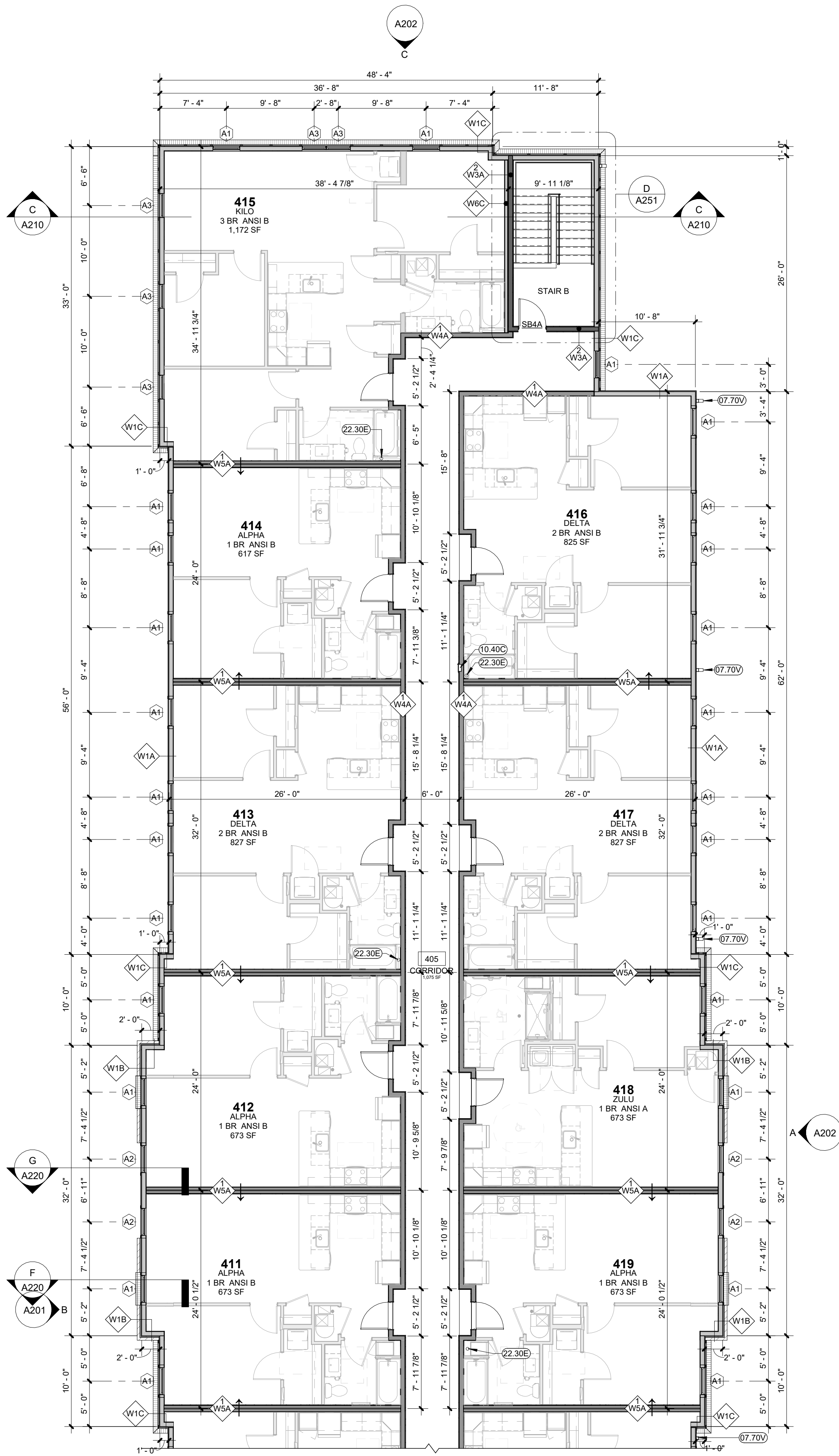
PROJECT DATE: 07/29/2026

A104-A

FOURTH FLOOR PLAN

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4TH FLOOR
1/8" = 1'-0"

GENERAL NOTES FLOOR PLANS

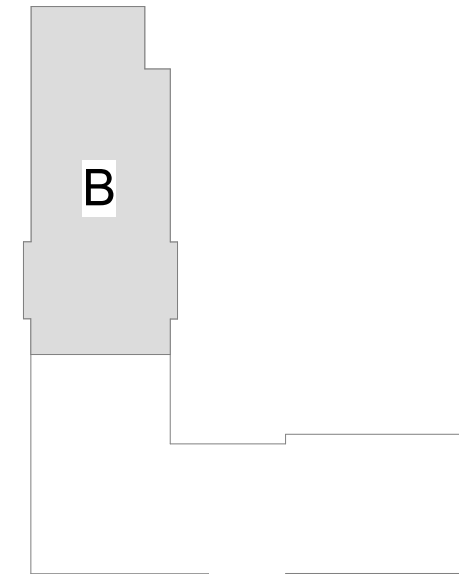
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- ALL MASONRY DIMENSIONS ARE NOMINAL.
- ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

KEYNOTES

- | | |
|--------|--|
| 07.70V | PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS |
| 10.40C | FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75FT. INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS - SEE SHEET A401 FOR DETAIL |
| 22.30E | RADON PIPE AND PIT - SEE PLUMBING DRAWINGS |



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A104-B
FOURTH FLOOR
PLAN

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KEYNOTES

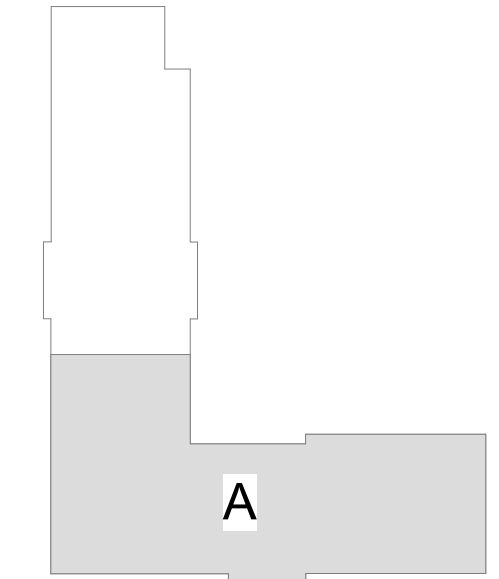
- 05.50C ROOFTOP FALL PROTECTION -BLUEWATER SAFETYRAIL 2000 AS BASIS OF DESIGN
- 05.70C PRE-FINISHED ALUMINUM COPING -SEE A300'S FOR DETAIL
- 07.70H ROOF DRIP EDGE - SEE DETAIL ON 300'S
- 07.70U NON-SLIP TPO COMPATIBLE PATHWAY O/ TPO MEMBRANE; COORDINATE WITH ROOFING CONTRACTOR
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE A110'S FOR DETAIL
- 22.14A ROOF DRAIN -SEE PLUMBING DRAWINGS AND DETAIL ON A110'S
- 22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103
- 22.30E RADON PIPE AND PIT - SEE PLUMBING DRAWINGS
- 23.80A RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A110'S & MECHANICAL DRAWINGS
- 100.C LINE OF 2x CORRIDOR AND MECHANICAL ROOM ROOF FRAMING BELOW -NO ROOFTOP EQUIPMENT IN THESE AREAS

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 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.



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

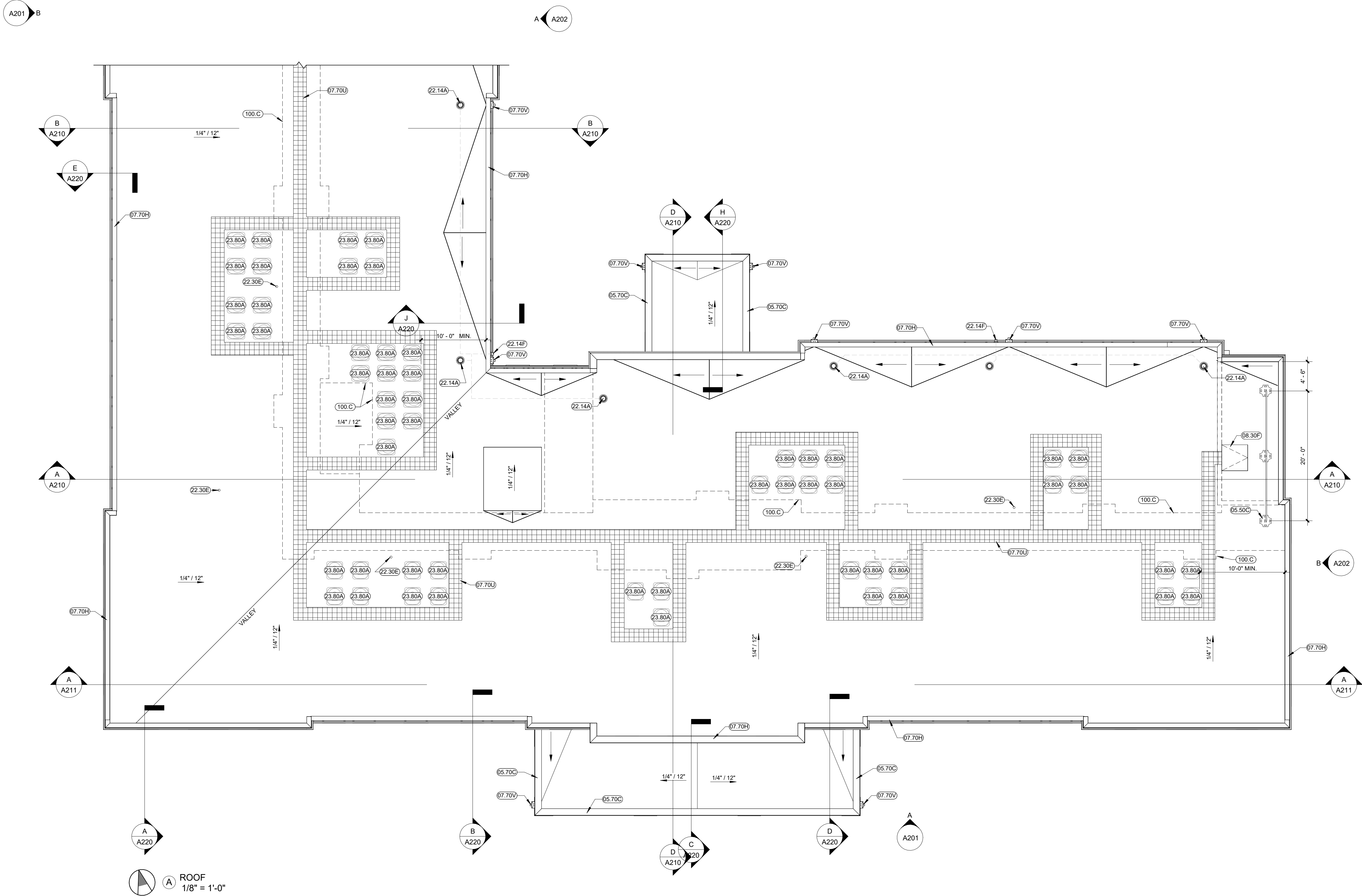
07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A110-A
ROOF PLAN



GENERAL NOTES ROOF PLANS

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GENERAL NOTES: DIMENSIONS

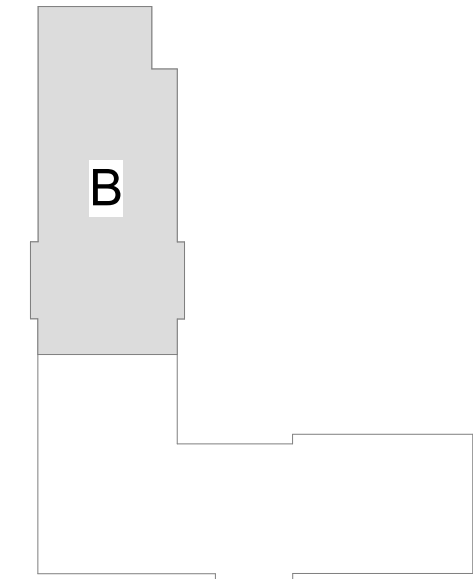
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KEYNOTES

- | | |
|--------|--|
| 05.70C | PRE-FINISHED ALUMINUM COPING -SEE A300'S FOR DETAIL |
| 07.70H | ROOF DRIP EDGE - SEE DETAIL ON 300'S |
| 07.70U | NON-SLIP TPO COMPATIBLE PATHWAY O/ TPO MEMBRANE; COORDINATE WITH ROOFING CONTRACTOR |
| 07.70V | PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS |
| 22.14A | ROOF DRAIN -SEE PLUMBING DRAWINGS AND DETAIL ON A110'S |
| 22.14F | ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103 |
| 22.30E | RADON PIPE AND PIT - SEE PLUMBING DRAWINGS |
| 23.80A | RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A110'S & MECHANICAL DRAWINGS |
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KARRICK RYAN SHERRILL
NO. 17888
EXPIRES 12.31.2026



KEYPLAN

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

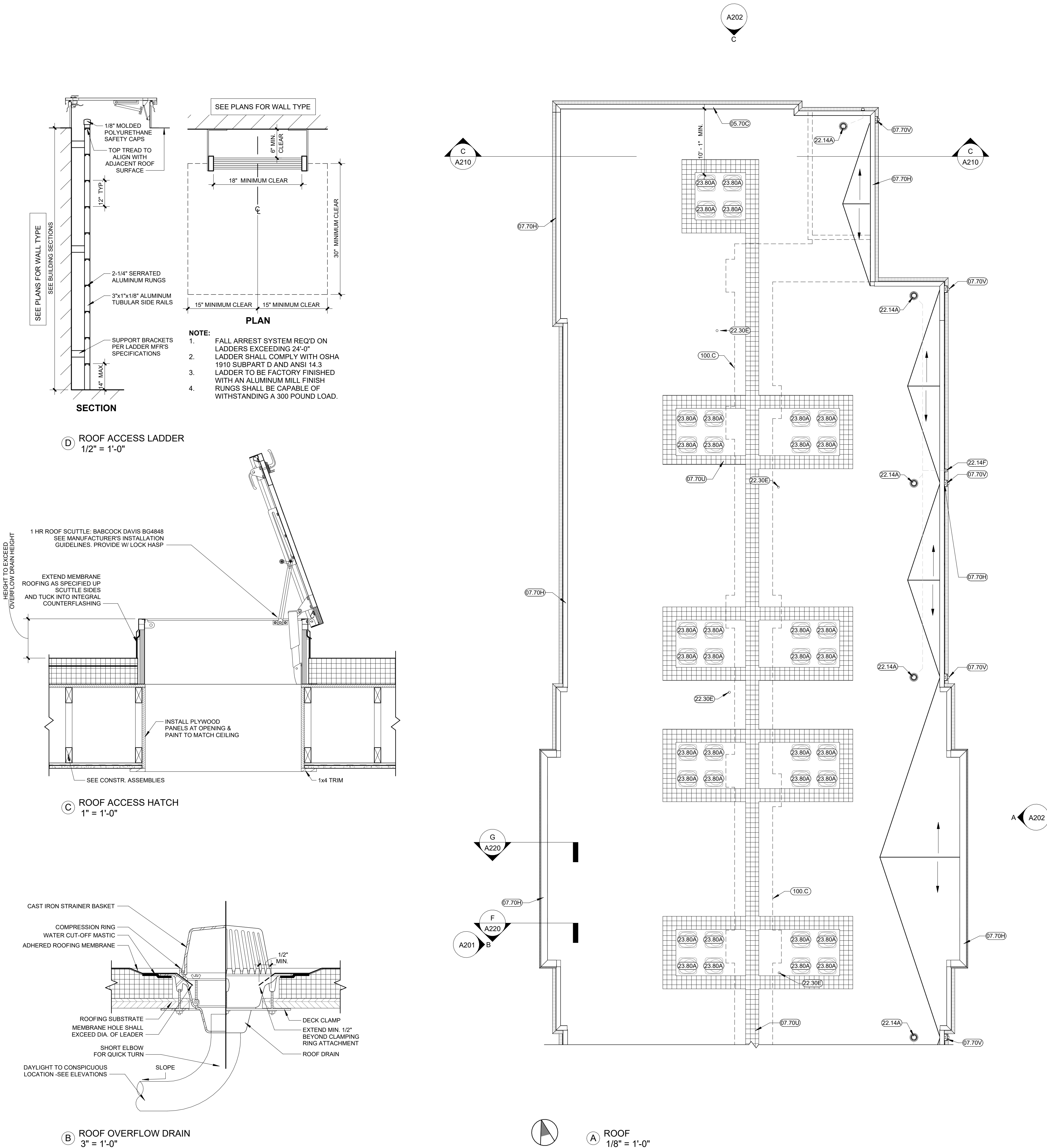
07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A110-B
ROOF PLAN

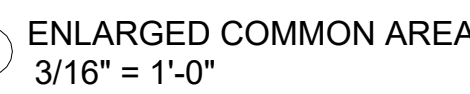
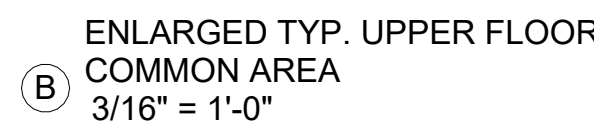
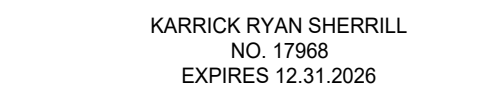
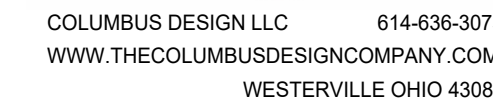


07.70V	PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
10.40B	EMERGENCY KEY CABINET--RECESSED MOUNTED KNOX BOX 3200 AS BASIS OF DESIGN, MOUNT AT 60" A.F.F.
10.40C	FIRE EXTINGUISHER IN RATED RECESSED CABINET SPACED IN CORRIDORS AT 75' INTERVALS FROM EXITS MAX. AND 150FT. INTERVALS MAX. BETWEEN EXTINGUISHERS-- SEE SHEET A401 FOR DETAIL
10.55A	RESIDENT MAILBOXES - FLORENCE MANUFACTURING, VITAL CBU 1570-13, BLACK
10.55B	FIVE (5) TIER METAL WIRE PACKAGE SHELVING - SEE SPECIFICATION
11.20F	15" ANSI COMPLIANT UNDER COUNTER ICE MAKER - SEE A800 EQUIPMENT LEGEND
11.30B	33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30E	LAUNDRY DRYER - SEE A800 EQUIPMENT LEGEND
11.30F	LAUNDRY WASHER -FRONT LOADING - SEE A800 EQUIPMENT LEGEND
11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30H	LAUNDRY WASHER -TOP LOADING - SEE A800 EQUIPMENT LEGEND
11.30M	LAUNDRY MACHINE PAYMENT KIOSK - PER OWNER'S SPECIFICATION
11.30Q	COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
12.30A	FINISHED END PANEL
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND

22.30A	24"x24"SERVICE SINK WITH ELECTRIC DOMESTIC WATER HEATER ABOVE - SEE PLUMBING DRAWINGS
22.30B	ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS
22.30E	RADON PIPE AND PIT - SEE PLUMBING DRAWINGS
22.30F	DOMESTIC WATER METER AND BACKFLOW PREVENTER - SEE PLUMBING DRAWINGS
22.30G	FIRE LINE AND BACKFLOW PREVENTER - SEE PLUMBING DRAWINGS
22.30H	FIRE PUMP AND FIRE RISER - SEE PLUMBING DRAWINGS
22.30J	BOOSTER PUMP - SEE PLUMBING DRAWINGS
22.30K	BLADDER TANK - SEE PLUMBING DRAWINGS
22.30L	FIRE PUMP PANELS - SEE PLUMBING DRAWINGS
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40W	WALL-HUNG ANSI COMPLIANT SINK - SEE PLUMBING DRAWINGS
23.80D	SPLIT SYSTEM MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
26.30A	RESIDENT CALL BOX LOCATION - SEE SPECIFICATIONS

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 / STEEL 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.

1. REFER TO SHEET G002 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 WHERE ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR NOTIFYING THE BUILDING OFFICE PRIOR TO COMMENCING WORK (INCLUDING SITE WORK AND TRADE 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. GUESSWORK SHALL BE NOTED ON DRAWINGS 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. OWNER SHALL BE RESPONSIBLE FOR PROPER INSTALLATION PER THE COMPONENT MANUFACTURERS INSTALLATION INSTRUCTIONS



INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V11

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PROJECT DATE: 07/29/2021

A121

ENLARGED FLOOR PLANS

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KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

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A181
REFLECTED
CEILING PLAN

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GENERAL NOTES CEILING PLANS

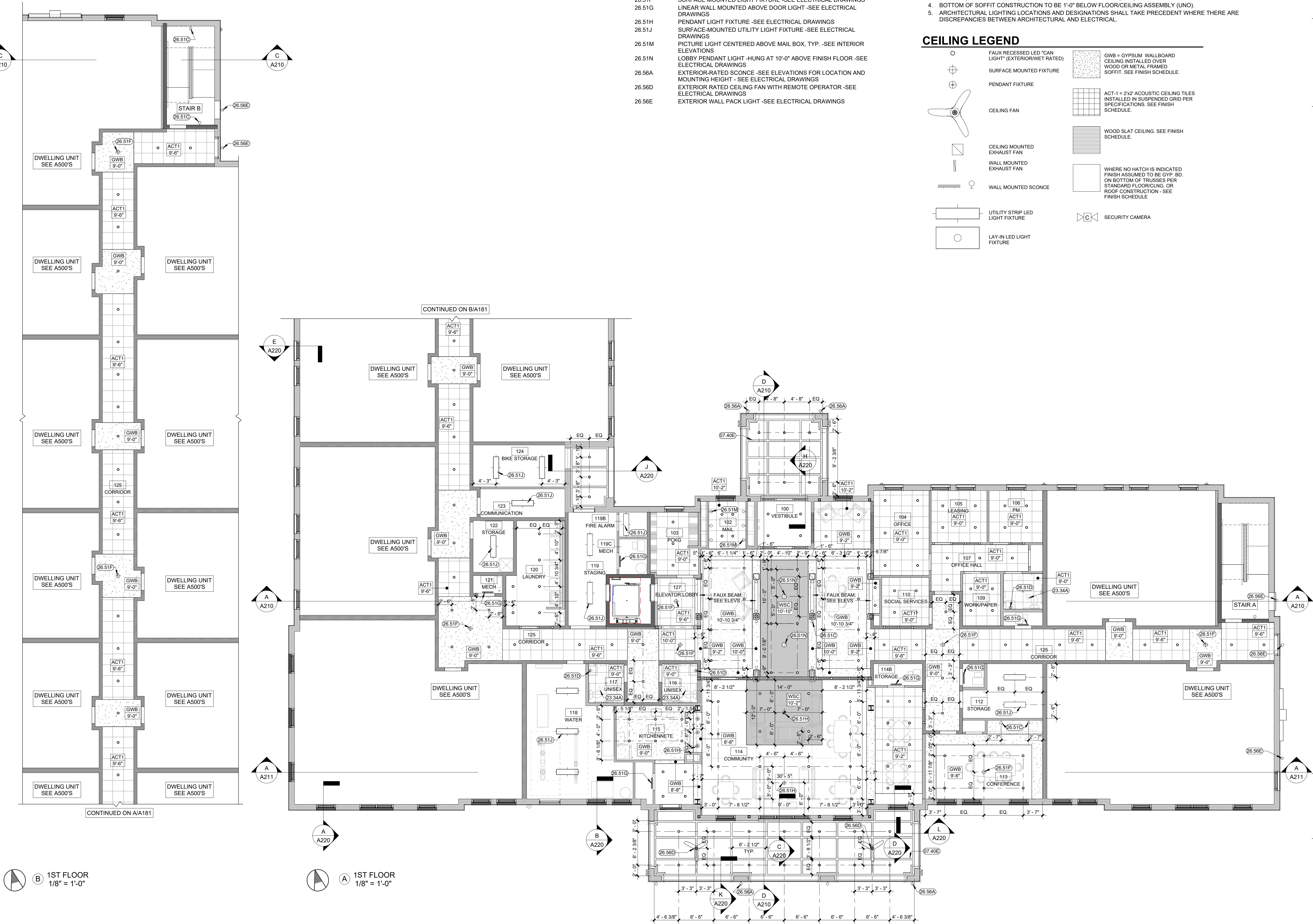
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- CEILING FIXTURES CENTERED IN CEILING OR OVER APPROPRIATE FIXTURES (UNO). MULTIPLE FIXTURES IN A SERIES ARE EQUALLY SPACED, UNO.
- SOFFITS (SHOWN HATCHED) TO ALIGN WITH ADJACENT WALLS (UNO).
- BOTTOM OF SOFFIT CONSTRUCTION TO BE 1'-0" BELOW FLOOR/CEILING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

CEILING LEGEND

	FAUX RECESSED LED "CAN" LIGHT* (EXTERIOR/WET RATED)		GWB = GYPSUM WALLBOARD CEILING INSTALLED OVER WOOD OR METAL FRAMED SOFFIT. SEE FINISH SCHEDULE.
	SURFACE MOUNTED FIXTURE		ACT-1 = 2'x2' ACOUSTIC CEILING TILES INSTALLED IN SUSPENDED GRID PER SPECIFICATIONS. SEE FINISH SCHEDULE.
	PENDANT FIXTURE		WOOD SLAT CEILING. SEE FINISH SCHEDULE.
	CEILING FAN		WHERE NO HATCH IS INDICATED FINISH ASSUMED TO BE GYP. BD. ON BOTTOM OF TRUSSES PER STANDARD FLOOR/CLNG. OR ROOF CONSTRUCTION - SEE FINISH SCHEDULE.
	CEILING MOUNTED EXHAUST FAN		SECURITY CAMERA
	WALL MOUNTED EXHAUST FAN		
	WALL MOUNTED SCONCE		
	UTILITY STRIP LED LIGHT FIXTURE		
	LAY-IN LED LIGHT FIXTURE		

KEYNOTES

- 07.40E 1x4 FIBER CEMENT TRIM
23.34A BATHROOM EXHAUST FAN -SEE MECHANICAL DRAWINGS
26.51C LINEAR SCONCE FIXTURE -SEE ELECTRICAL DRAWINGS
26.51D BATHROOM VANITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
26.51F SURFACE MOUNTED LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
26.51G LINEAR WALL MOUNTED ABOVE DOOR LIGHT -SEE ELECTRICAL DRAWINGS
26.51H PENDANT LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
26.51J SURFACE-MOUNTED UTILITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
26.51M PICTURE LIGHT CENTERED ABOVE MAIL BOX, TYP. -SEE INTERIOR ELEVATIONS
26.51N LOBBY PENDANT LIGHT -HUNG AT 10'-0" ABOVE FINISH FLOOR -SEE ELECTRICAL DRAWINGS
26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS
26.56D EXTERIOR RATED CEILING FAN WITH REMOTE OPERATOR -SEE ELECTRICAL DRAWINGS
26.56E EXTERIOR WALL PACK LIGHT -SEE ELECTRICAL DRAWINGS



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

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



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GENERAL NOTES CEILING PLANS

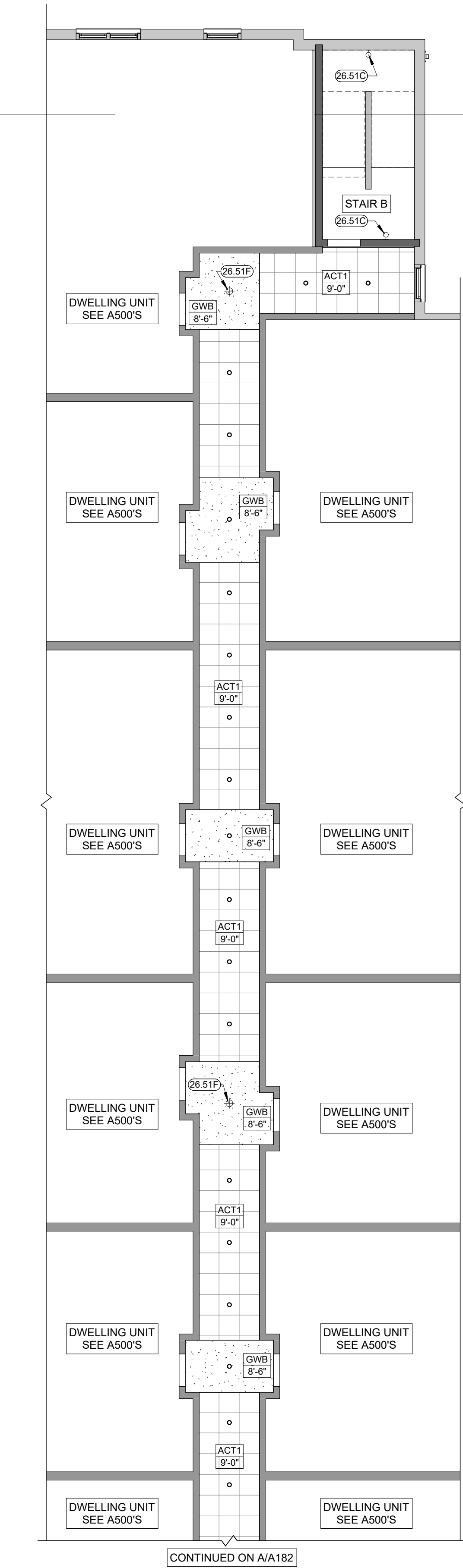
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CEILING LEGEND

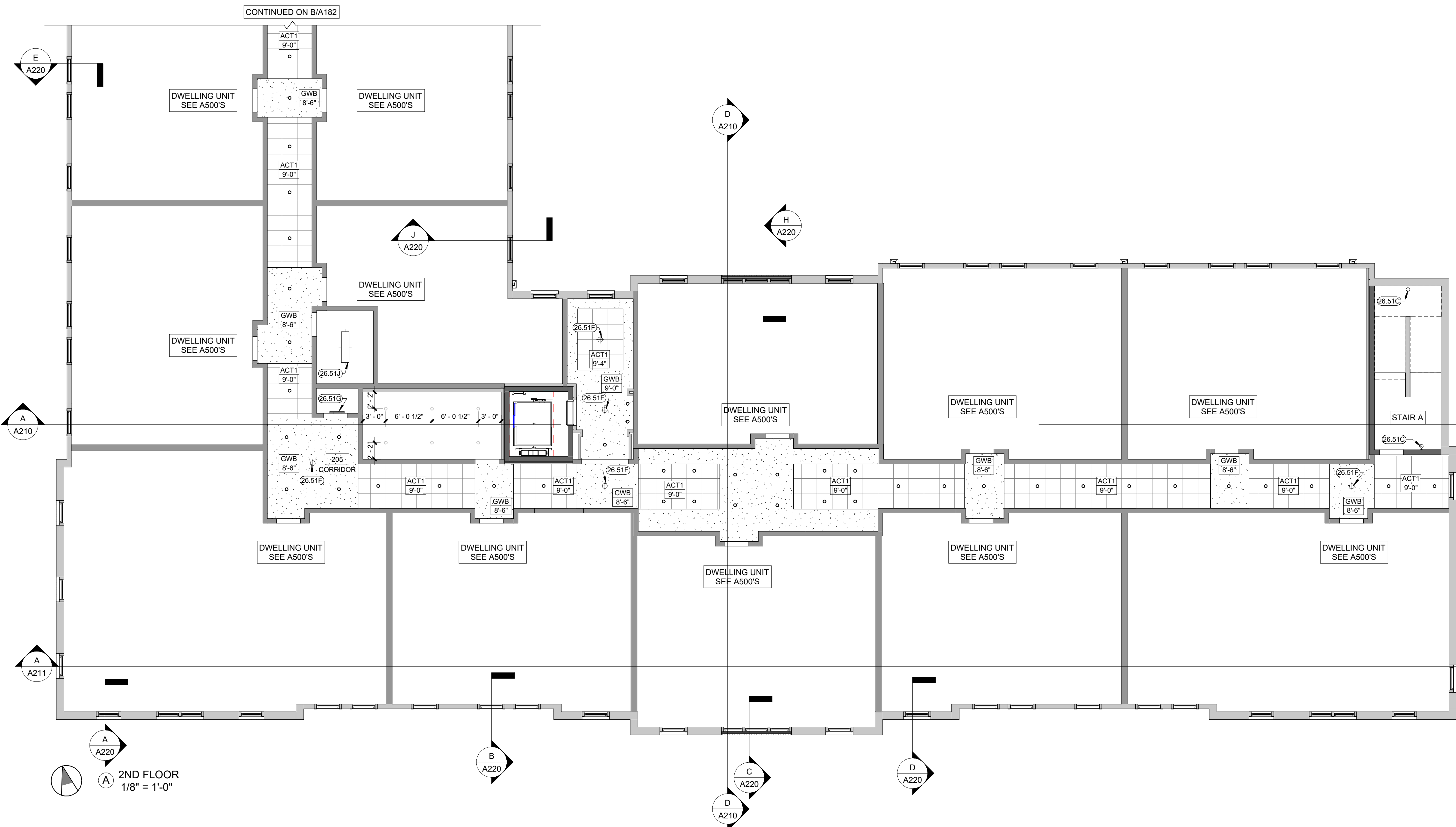
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	SURFACE MOUNTED FIXTURE		ACT-1 = 2x2' ACOUSTIC CEILING TILES INSTALLED IN SUSPENDED GRID PER SPECIFICATIONS. SEE FINISH SCHEDULE.
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	CEILING MOUNTED EXHAUST FAN		SECURITY CAMERA
	WALL MOUNTED EXHAUST FAN		
	WALL MOUNTED SCENCE		
	UTILITY STRIP LED LIGHT FIXTURE		
	LAY-IN LED LIGHT FIXTURE		

KEYNOTES

26.51C	LINEAR SCONCE FIXTURE -SEE ELECTRICAL DRAWINGS
26.51F	SURFACE MOUNTED LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
26.51G	LINEAR WALL MOUNTED ABOVE DOOR LIGHT -SEE ELECTRICAL DRAWINGS
26.51J	SURFACE-MOUNTED UTILITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS



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



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



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GENERAL NOTES CEILING PLANS

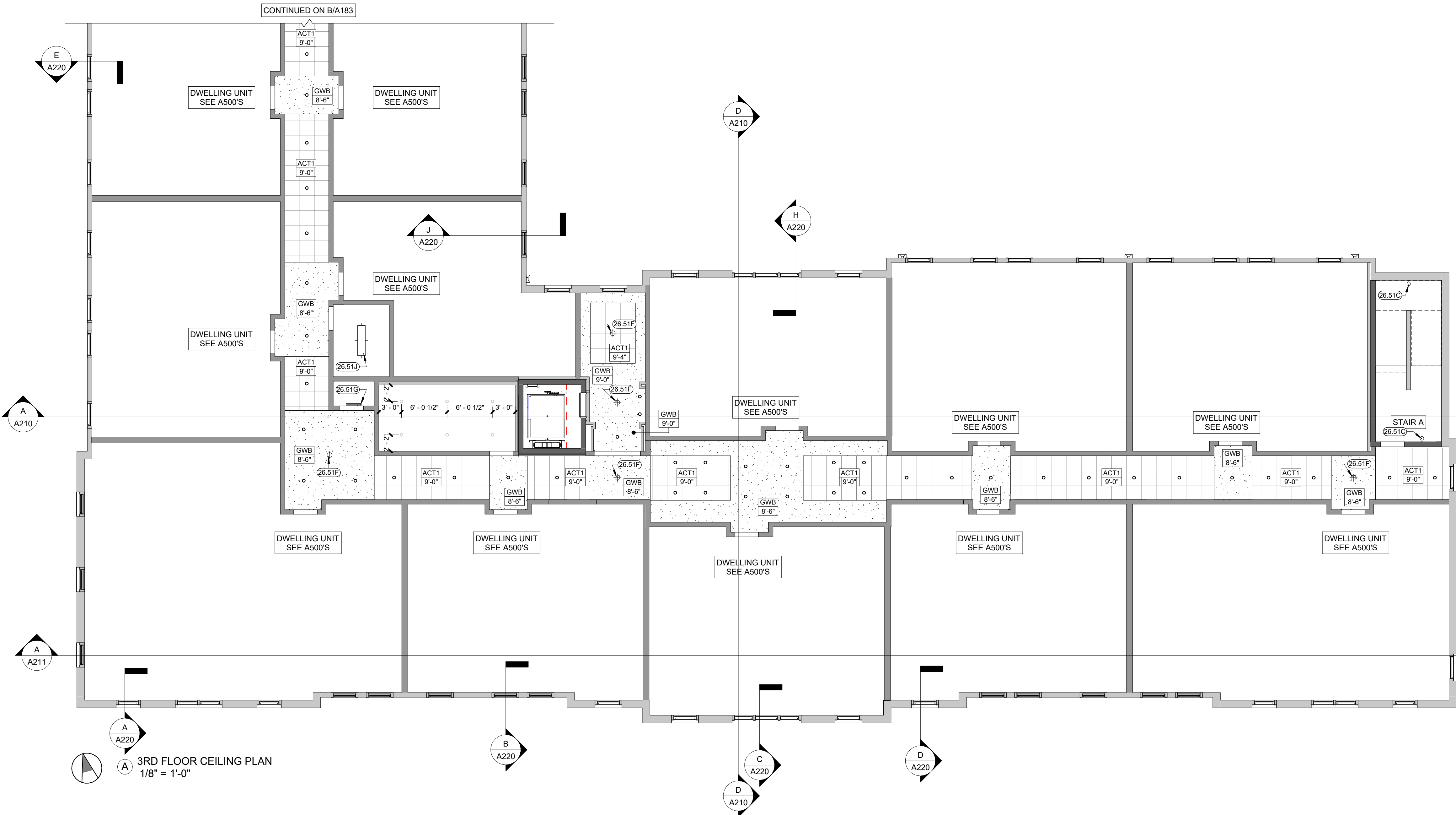
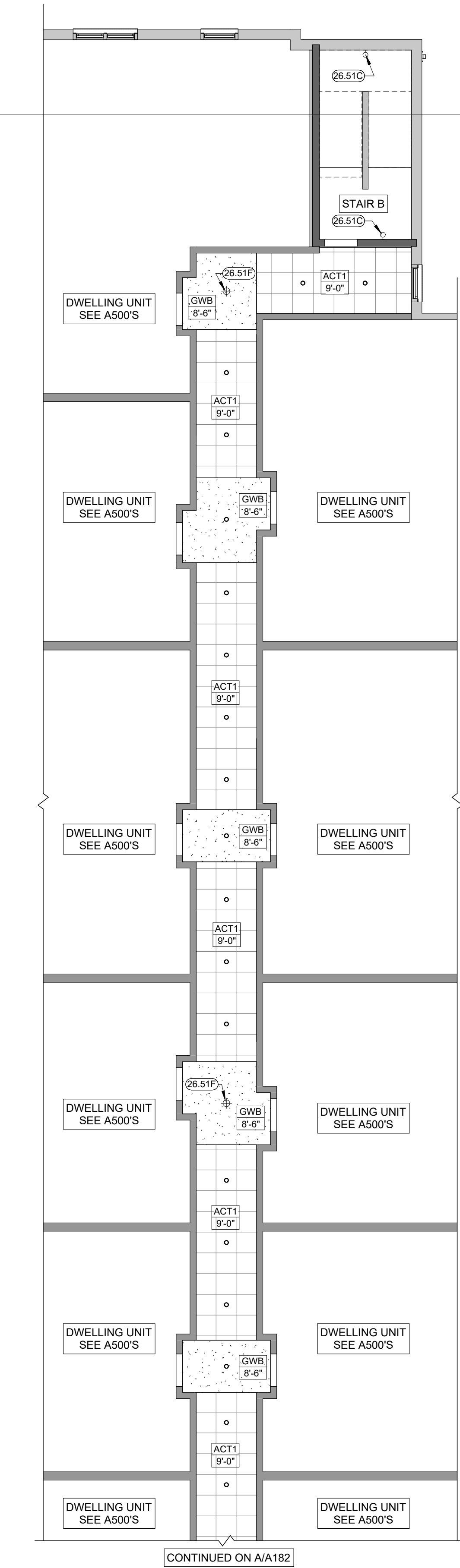
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CEILING LEGEND

	FAUX RECESSED LED "CAN LIGHT" (EXTERIOR/WET RATED)		GWB = GYPSUM WALLBOARD CEILING INSTALLED OVER WOOD OR METAL FRAMED SOFFIT. SEE FINISH SCHEDULE.
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	PENDANT FIXTURE		WOOD SLAT CEILING. SEE FINISH SCHEDULE.
	CEILING FAN		WHERE NO HATCH IS INDICATED FINISH ASSUMED TO BE GYP. BD. ON BOTTOM OF TRUSSES PER STANDARD FLOOR/CLNG. OR ROOF CONSTRUCTION - SEE FINISH SCHEDULE
	CEILING MOUNTED EXHAUST FAN		SECURITY CAMERA
	WALL MOUNTED EXHAUST FAN		
	WALL MOUNTED SCONCE		
	UTILITY STRIP LED LIGHT FIXTURE		
	LAY-IN LED LIGHT FIXTURE		

KEYNOTES

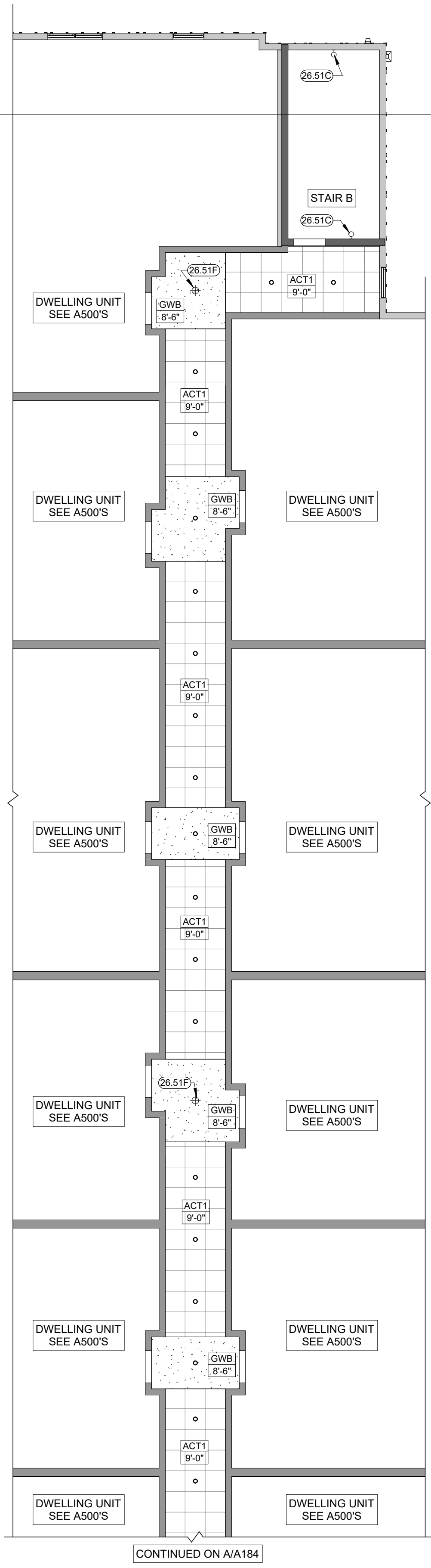
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|--------|--|
| 26.51C | LINEAR SCONCE FIXTURE -SEE ELECTRICAL DRAWINGS |
| 26.51F | SURFACE MOUNTED LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS |
| 26.51G | LINEAR WALL MOUNTED ABOVE DOOR LIGHT -SEE ELECTRICAL DRAWINGS |
| 26.51J | SURFACE-MOUNTED UTILITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS |



3RD FLOOR CEILING PLAN
1/8" = 1'-0"

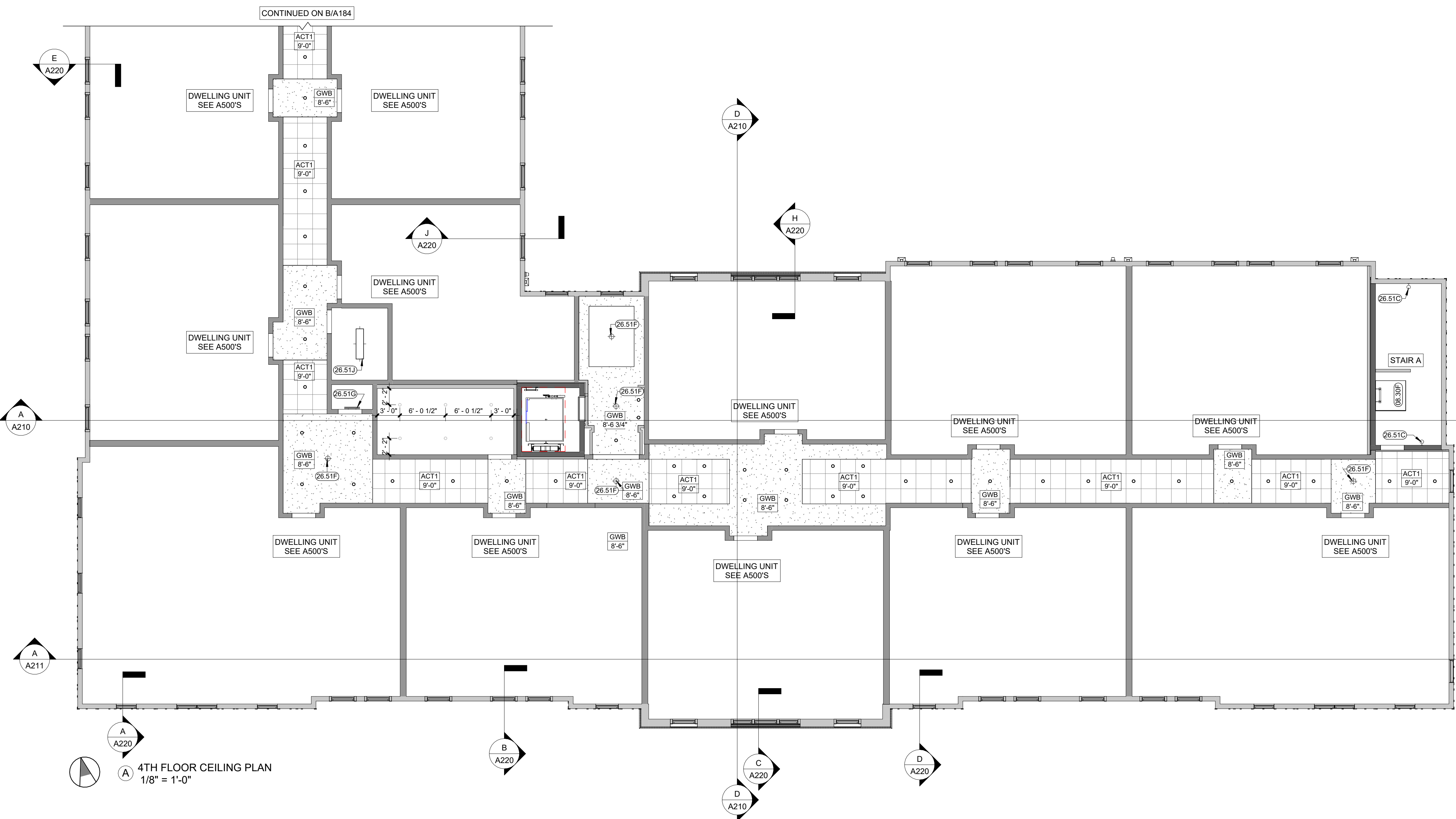
3RD FLOOR CEILING PLAN
1/8" = 1'-0"

C
A210



CONTINUED ON A/A184

(B) 4TH FLOOR CEILING PLAN
1/8" = 1'-0"



A
A210

A
A211

(A) 4TH FLOOR CEILING PLAN
1/8" = 1'-0"

B
A220

C
A220

D
A210

D
A220

KEYNOTES

- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE A110'S FOR DETAIL
- 26.51C LINEAR SCONCE FIXTURE -SEE ELECTRICAL DRAWINGS
- 26.51F SURFACE MOUNTED LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS
- 26.51G LINEAR WALL MOUNTED ABOVE DOOR LIGHT -SEE ELECTRICAL DRAWINGS
- 26.51J SURFACE-MOUNTED UTILITY LIGHT FIXTURE -SEE ELECTRICAL DRAWINGS

GENERAL NOTES CEILING PLANS

1. CEILINGS ARE TO THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY ABOVE, UNO. SEE CONSTRUCTION ASSEMBLIES.
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	CEILING MOUNTED EXHAUST FAN		SECURITY CAMERA
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	UTILITY STRIP LED LIGHT FIXTURE		
	LAY-IN LED LIGHT FIXTURE		



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EXTERIOR MATERIALS: BASIS OF DESIGN

- A. SITE
- 1 SIDEWALKS, ENTRY AND TERRACE SLABS, AND SITE STEPS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED CONTROL JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
- B. MASONRY CLADDING
- 1 MODULAR FIELD BRICK WITH SOLDIER AND ROWLOCK COURSE ACCENTS - T.B.D.
- C. WALL CLADDINGS
- 1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
- 2 VERTICALLY ORIENTED CONCEALED FASTENER METAL PANELS -DMI FP1012
- 3 ALTERNATE TO METAL PANELS: SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL W/ ALUMINUM EDGE PROFILES
- 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 PANEL TERMINATIONS AT JOINTS, WINDOWS, CORNERS ETC. - TAMLYN PROFILES
- E. WINDOW AND BUILDING TRIMS
- 1 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
- 2 PREFINISHED ALUMINUM DRIP EDGES & COPINGS TO MATCH ADJACENT MATERIAL COLORS
- F. ROOFING AND GUTTERS
- 1 CLASS C 60 MIL. MECHANICALLY FASTENED TPO MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION

WINDOWS: BASIS OF DESIGN

- BASIS OF DESIGN
- 1 QUAKER V200 VINYL WINDOWS
- 2 FRAMES/OPERATION - SINGLE/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.

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 ELEVATIONS

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



KEYNOTES

- 04.20A BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND
04.20C BRICK ROWLOCK SILL/BAND COURSE
04.20D BRICK SOLDIER HEADER COURSE
04.20F BRICK ROWLOCK BAND COURSE
05.70C 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
07.40E 1x4 FIBER CEMENT TRIM
07.40F 1x8 FIBER CEMENT TRIM
07.40G 1x6 FIBER CEMENT TRIM
07.40J 1x3 FIBER CEMENT TRIM
07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
08.70C HC PUSH PAD DOOR OPERATOR PER SPECIFICATIONS
22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A103
26.24D SURFACE MOUNTED ELECTRIC METER(S) AND EQUIPMENT - SEE ELECTRICAL DRAWINGS



WINDOWS: BASIS OF DESIGN

- BASIS OF DESIGN
1. QUAKER V200 VINYL WINDOWS
 2. FRAMES/OPERATION - SINGLE/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.

GENERAL NOTES: ENVELOPE SEALING

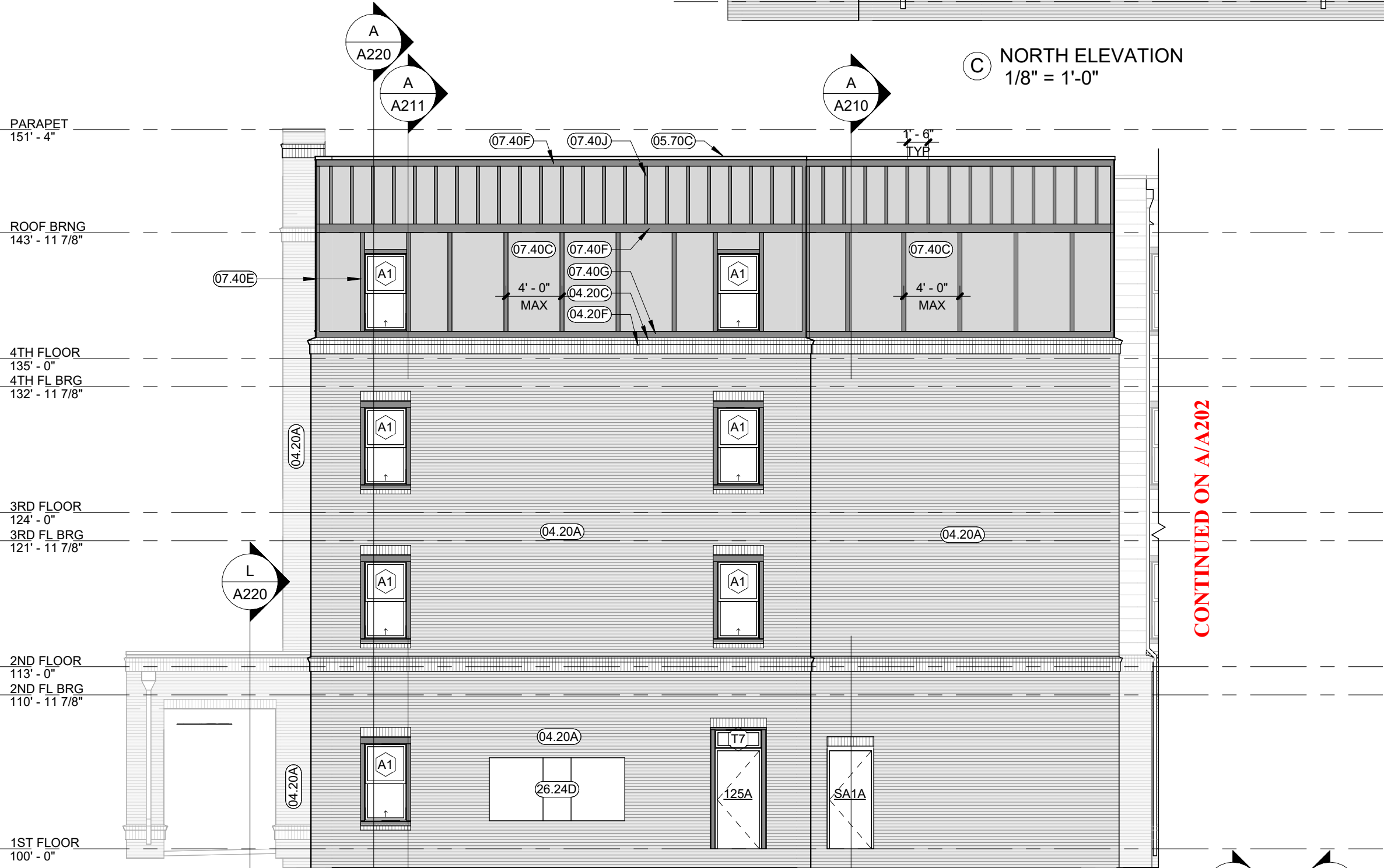
- IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
 - B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN 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.

EXTERIOR MATERIALS: BASIS OF DESIGN

- A. SITE
1. SIDEWALKS, ENTRY AND TERRACE SLABS, AND SITE STEPS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED CONTROL JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
- B. MASONRY CLADDING
1. MODULAR FIELD BRICK WITH SOLDIER AND ROWLOCK COURSE ACCENTS - T.B.D.
- C. WALL CLADDINGS
1. HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
 2. VERTICALLY ORIENTED CONCEALED FASTENER METAL PANELS -DMI FP1012
 3. ALTERNATE TO METAL PANELS: SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL W/ ALUMINUM EDGE PROFILES
- 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 PANEL TERMINATIONS AT JOINTS, WINDOWS, CORNERS ETC. - TAMLYN PROFILES
- E. WINDOW AND BUILDING TRIMS
1. 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
 2. PREFINISHED ALUMINUM DRIP EDGES & COPINGS TO MATCH ADJACENT MATERIAL COLORS
- F. ROOFING AND GUTTERS
1. CLASS C 60 MIL, MECHANICALLY FASTENED TPO MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION

GENERAL NOTES ELEVATIONS

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



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A202
EXTERIOR
ELEVATIONS

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KARRICK RYAN SHERRILL
NO. 17888
EXPIRES 12.31.2026

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2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

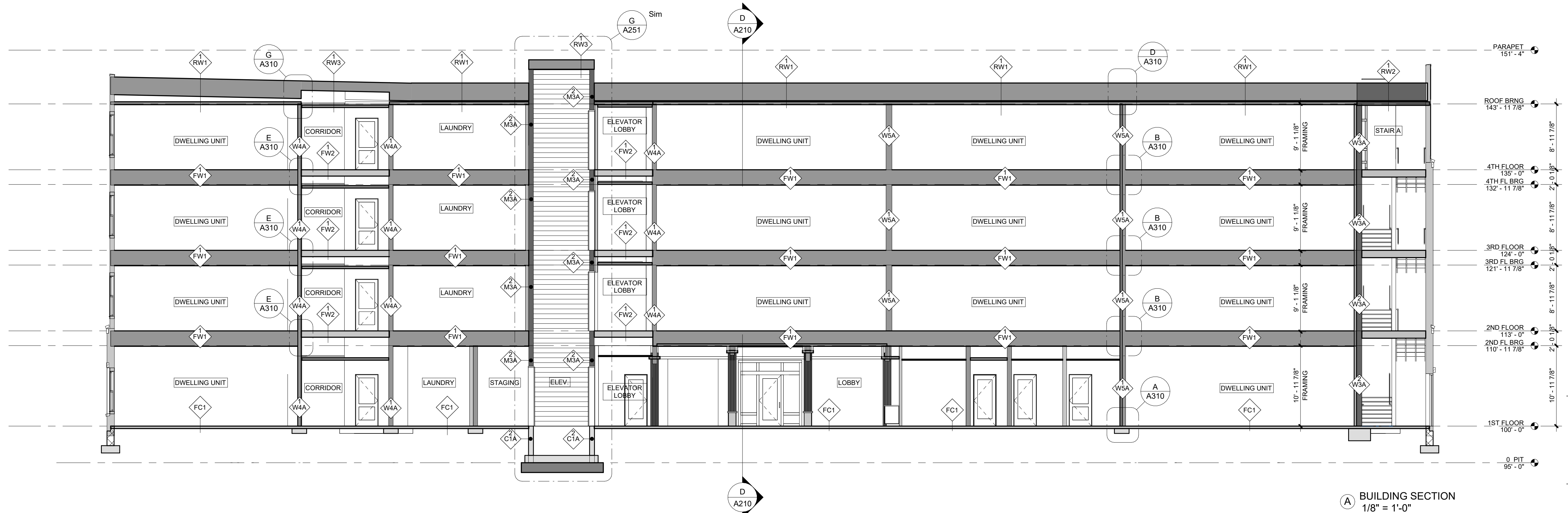
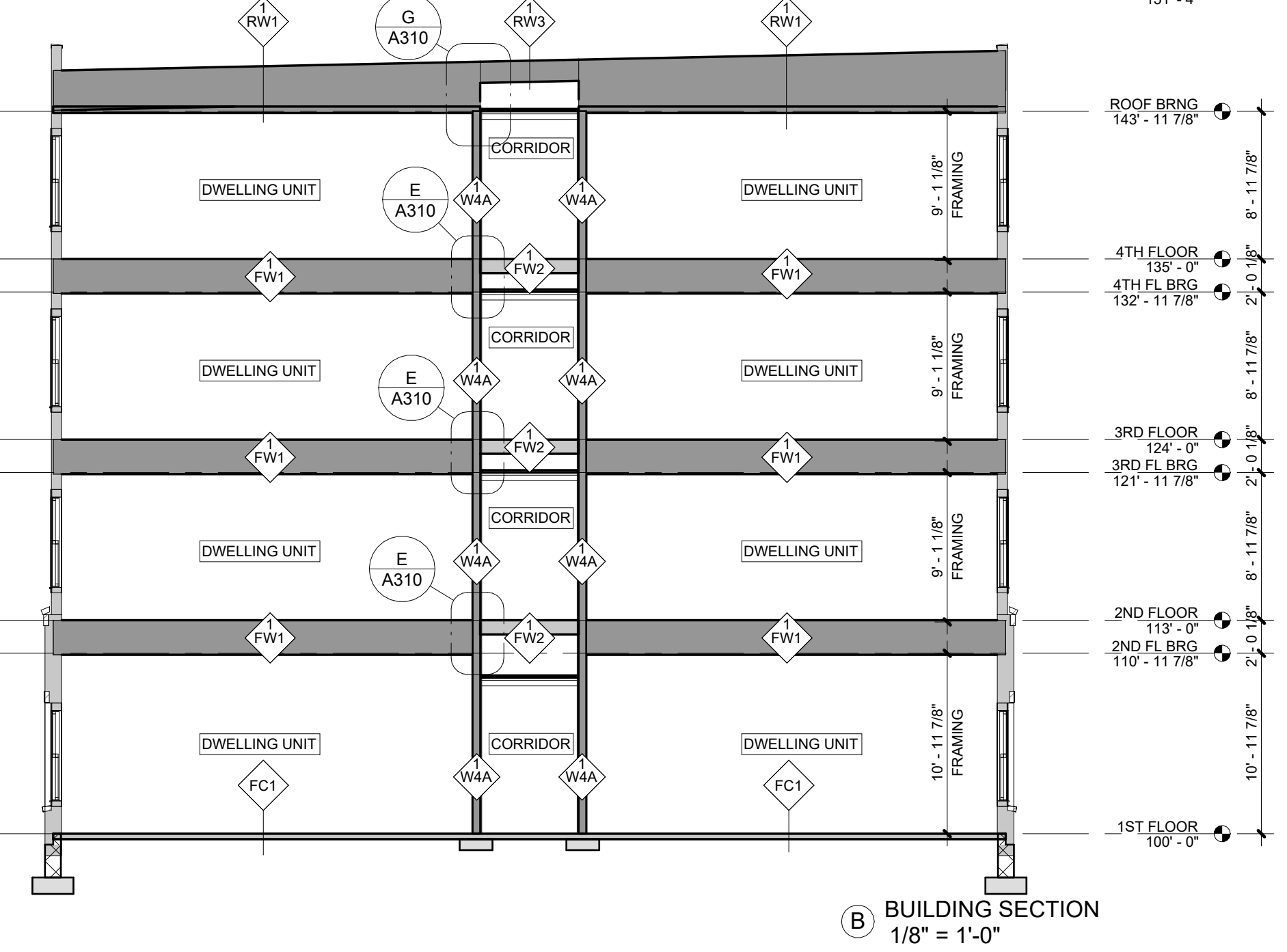
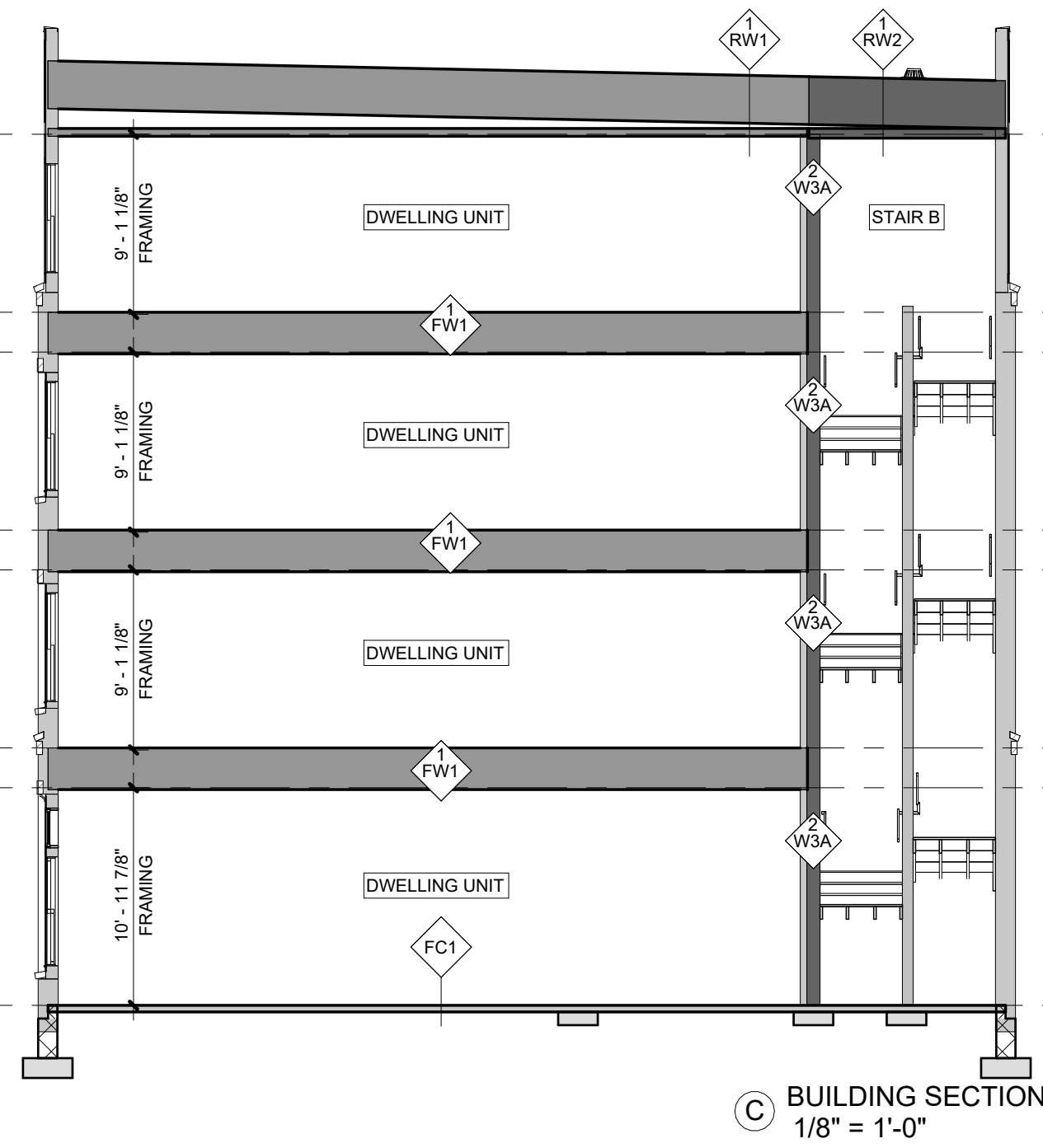
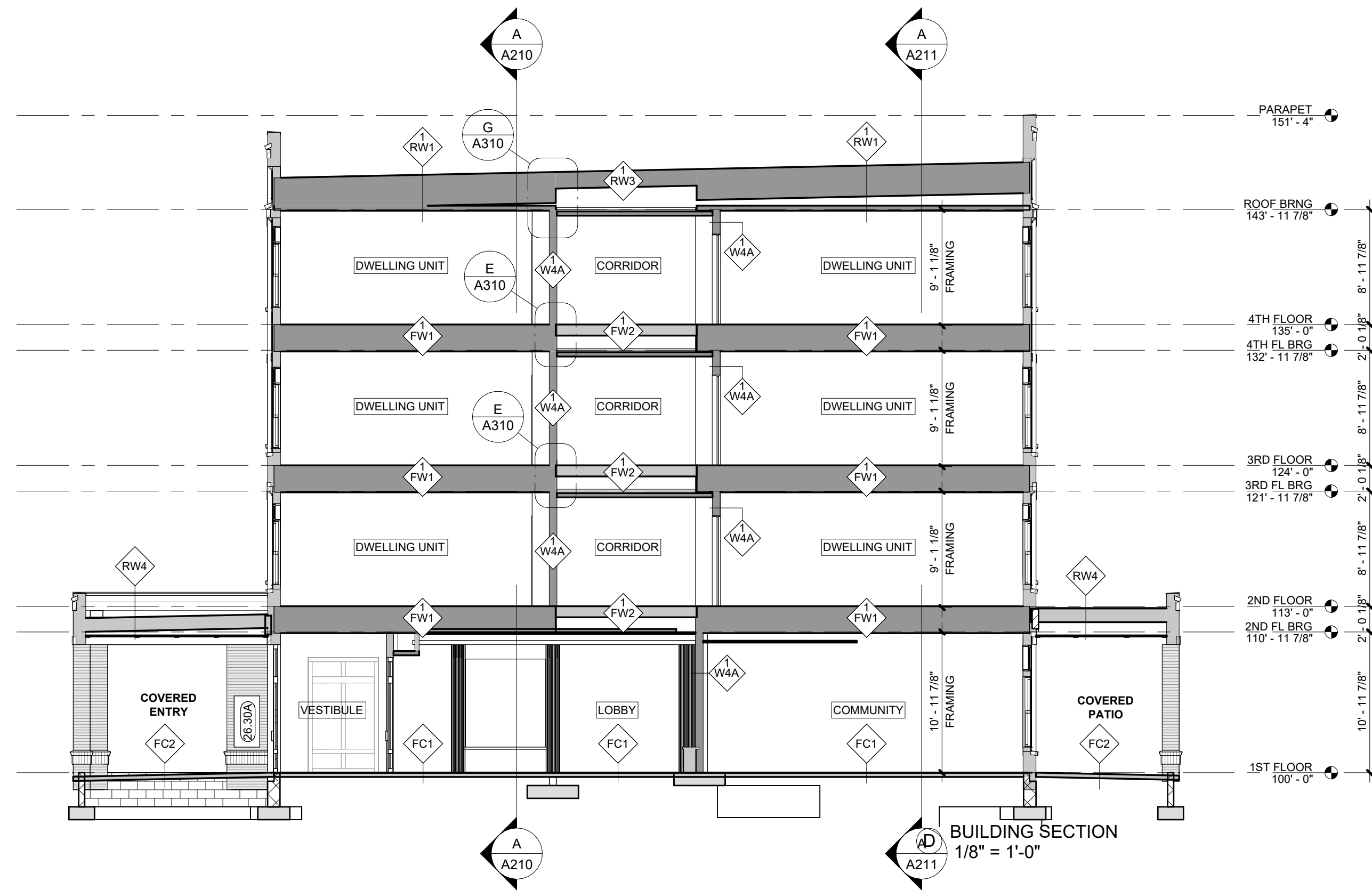
PROJECT #: 26104 V17

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PROJECT DATE: 07/29/2026

A210
BUILDING SECTIONS

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INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

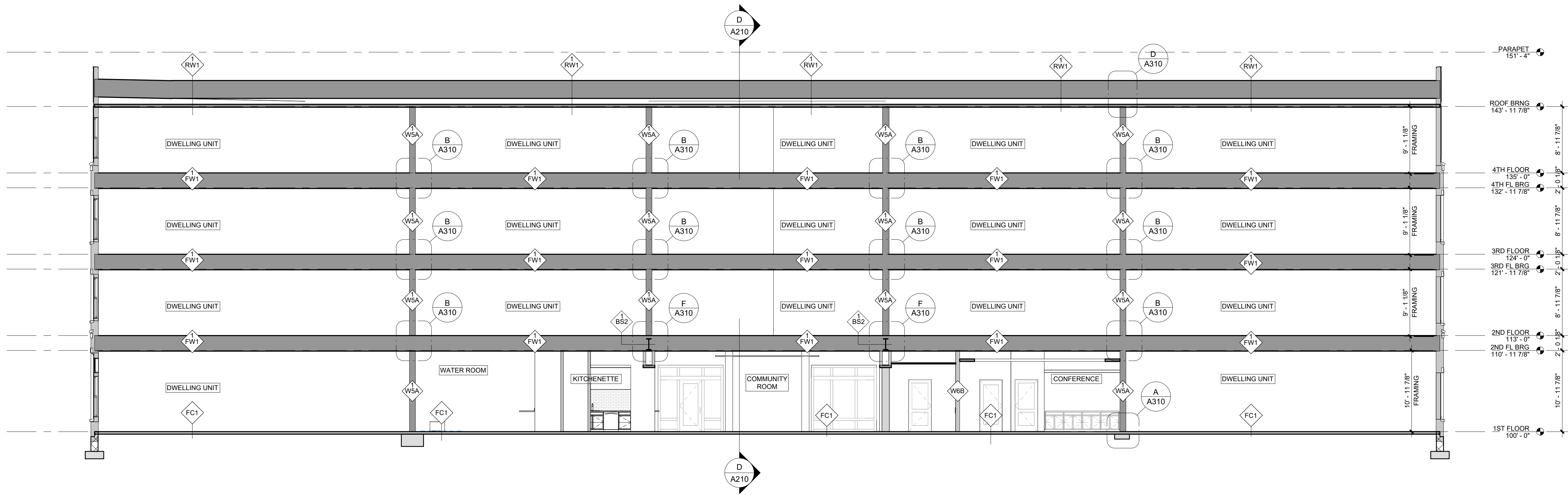
07/29/2026 PERMIT SET

PROJECT #: 26104 V17

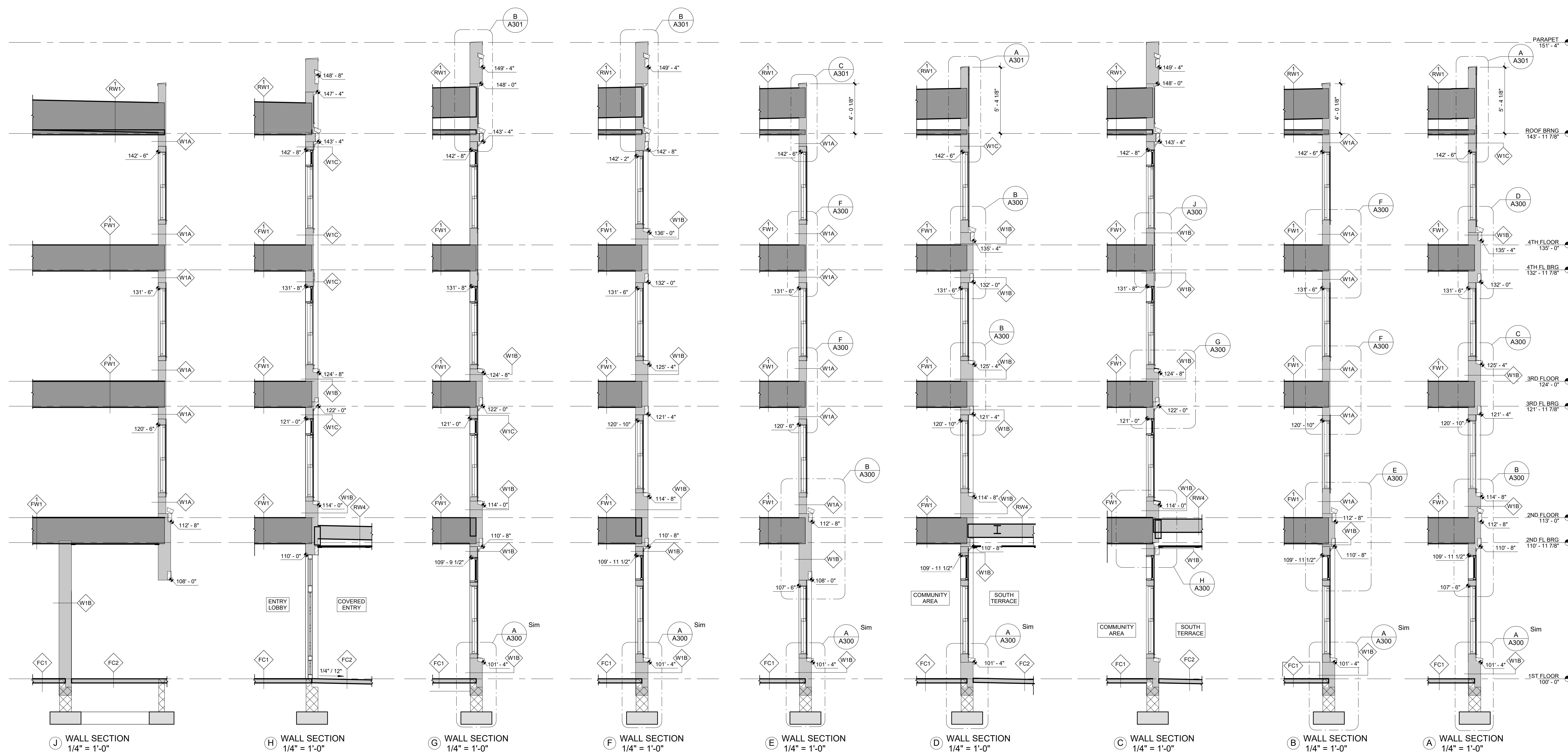
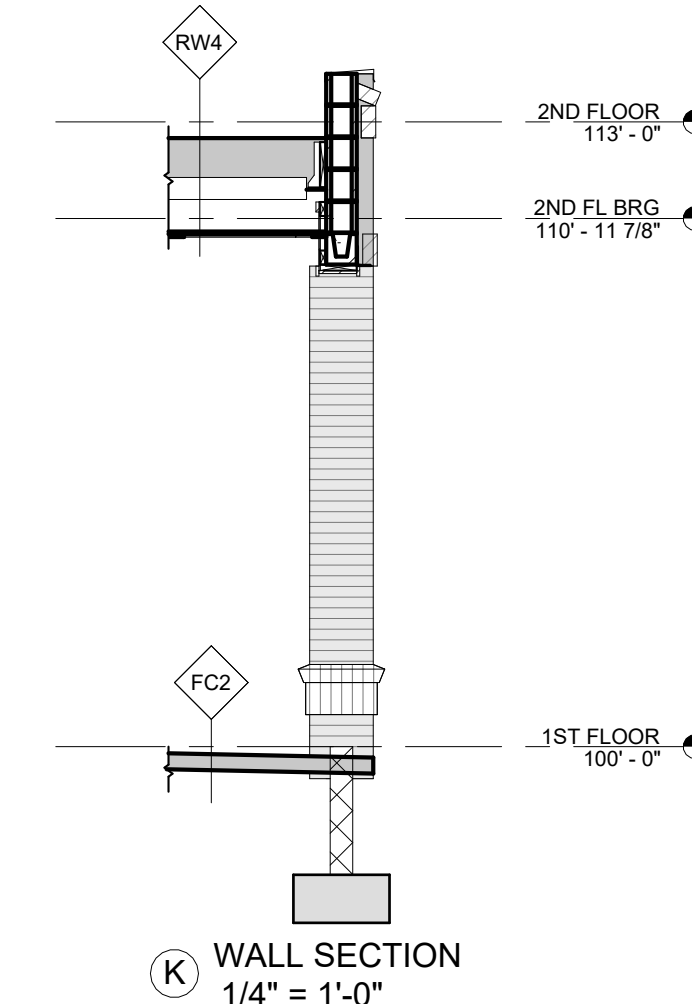
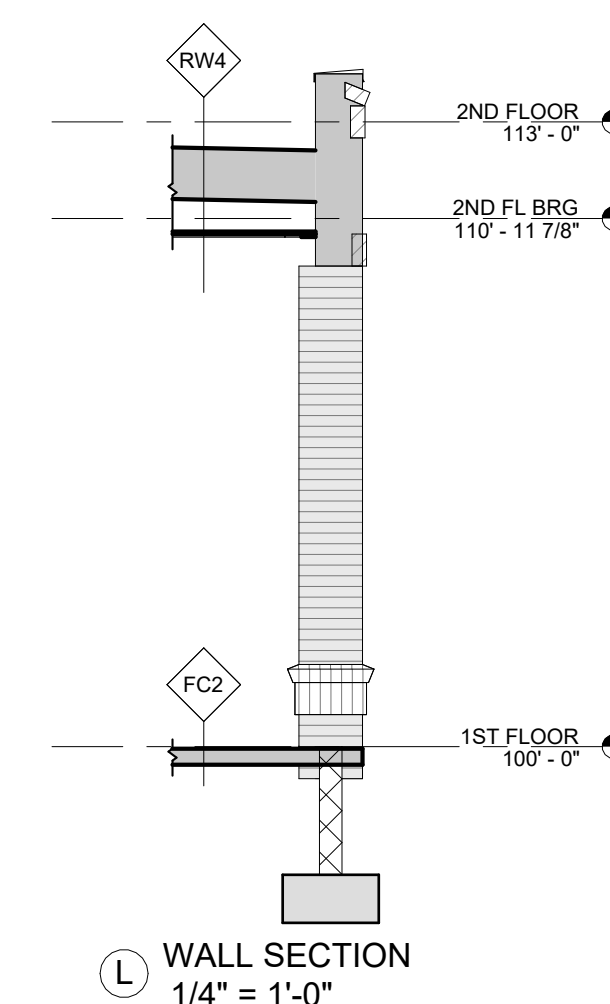
PERMIT SET

PROJECT DATE: 07/29/2026

A211
BUILDING SECTIONS



A BUILDING SECTION
1/8" = 1'-0"



INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

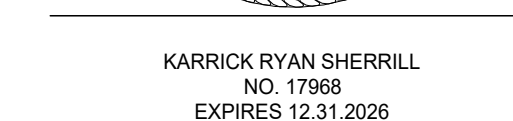
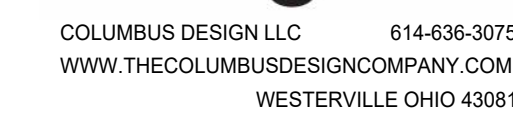
PERMIT SET

PROJECT DATE: 07/29/2026

A220

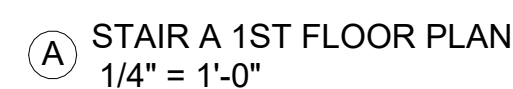
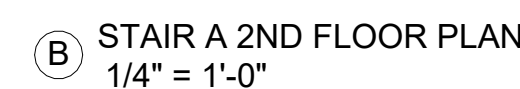
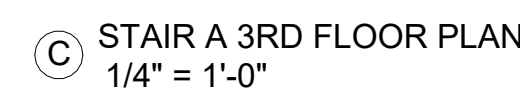
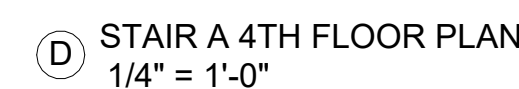
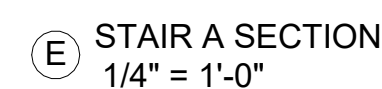
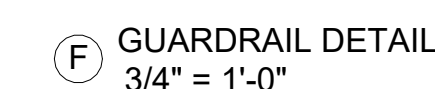
EXTERIOR WALL SECTIONS

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- A. STAIR A AND B - GENERAL CONSTRUCTION
 - 1 STRUCTURE SUPPORTED PRE-FABRICATED WOOD STAIRS, LANDINGS TO BE FIELD FABRICATED.
 - 2 2X8 CENTER WALL WITH 5/8" GYP BD EACH SIDE AND ENDS, INCLUDE PAINTED 1X WALL CAP AND 3 1/2" SKIRT AT TOP
 - 3 UNDERSIDE AND FRAMING OF ALL STAIRS, CARRIAGES, STRINGERS, LANDINGS, ETC SHALL BE GYPSUM BOARD WRAPPED, TRIMMED OUT AND PAINTED PER THE FINISH SCHEDULE.
 - 4 HANDRAILS/GUARDRAILS SHALL BE FACTORY PREPPED AND PRIMED FOR FIELD PAINTING - COLOR TO BE SELECTED BY ARCHITECT.
 - 5 HANDRAILS AND GUARD RAILS AND THEIR ATTACHMENT TO STAIRS AND WALL TO BE PRE-ENGINEERED AND DESIGNED TO MEET CURRENT CODE REQUIREMENTS.
 - 6 INCLUDE RAIL FOR UNDERSTAIR PROTECTION WHERE REQUIRED AND GATE WHEN STAIR CONTINUES BEYOND THE LEVEL OF EGRESS
- B. STAIR RUNS
 - 1 1" THICK SOLID WOOD TREADS
 - 2 3/4" THICK PLYWOOD RISER
 - 3 2X12 STRINGERS EACH END AND TWO 2X12 CARRIAGE
 - 4 RUBBER TREAD/RISE COVERS - JOHNSONSITE TREAD COVER WITH INTEGRAL RISER COVER
- C. STAIR LANDINGS
 - 1 PLYWOOD LANDING AT MID LEVEL AND FLOOR LEVEL - 2X12 WITH 3/4" PLYWOOD SUBFLOOR
 - 2 LANDING FLOOR FINISH TO MATCH ADJACENT COMMON AREA(S) / CORRIDOR FLOOR COVERING THROUGHOUT (INCLUDING LOWEST LEVEL CONC. SLAB)
- D. HANDRAILS AND GUARDS
 - 1 HANDRAIL AT PERIMETER AND CENTER WALLS - FACTORY FINISHED CONT. 1 1/4" DIA STEEL HAND RAILING, MOUNT 36" ABOVE STAIR TYP.
 - 2 GUARDRAIL AT TOP LANDING - UNDER STAIR PROTECTION - AND OTHER LOCATIONS SHOWN.

05.50G	STEEL TUBE UNDER STAIR PROTECTION RAIL -MAX 27" A.F.F.
05.50Q	METAL LADDER FOR ROOF ACCESS - SEE DETAIL ON SHEET A103
05.50R	CONT. 1 1/4" DIA STEEL HAND RAILING; MOUNT 36" ABOVE STAIR TYP. - INSTALL GALVANIZED STEEL RAIL AT EXTERIOR LOCATIONS - SEE A250'S FOR DETAILS



INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A250

VERTICAL CIRCULATION

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ELEVATOR: BASIS OF DESIGN

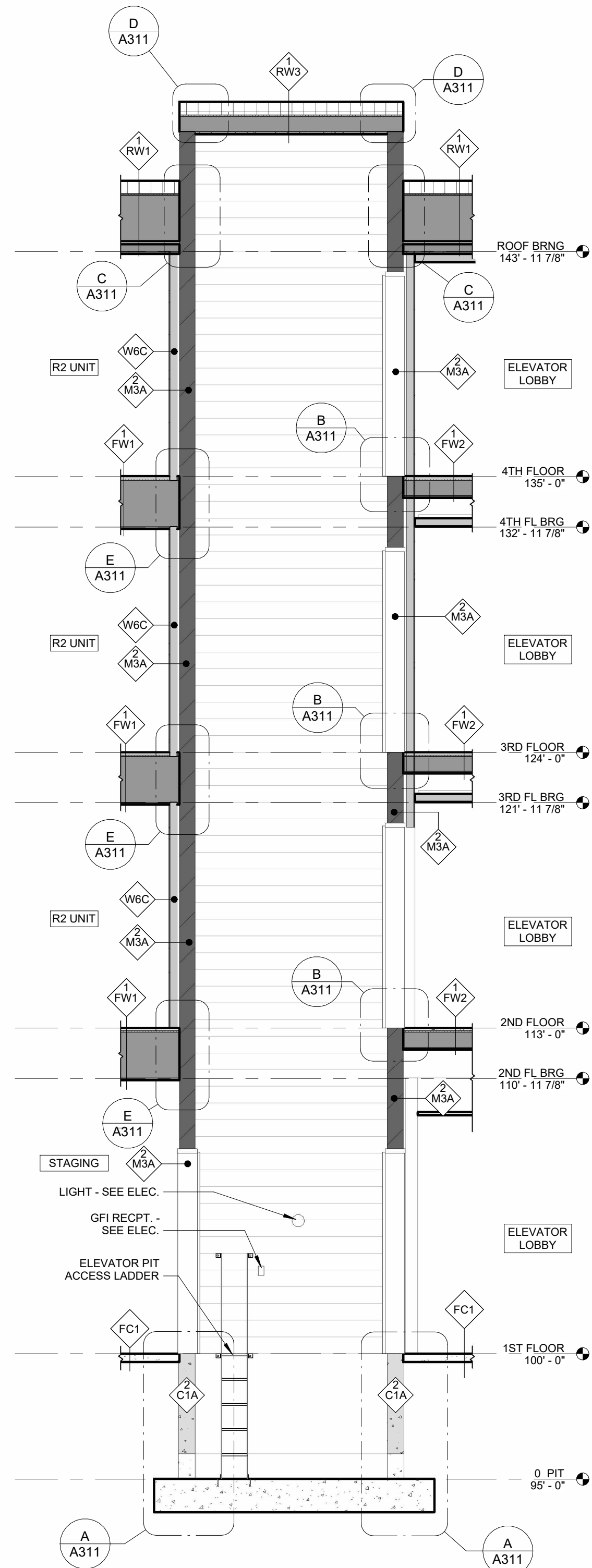
- BASIS OF DESIGN
- ONE FRONT/REAR 6 STOP THYSSEN KRUPP ENDURA MRL TWIN POST
- FINISH
- FREE STAGE 3500#
 - STAINLESS STEEL CAB FINISH - CAB TO BE STEEL WITH STAINLESS STEEL APPLIED PANELS
 - FLAT METAL STAINLESS STEEL HANDRAILS
 - CAB DOORS STAINLESS STEEL INTERIOR - BAKED ENAMEL EXTERIOR COLOR TBD
 - CORRIDOR FRAMES - BAKED ENAMEL - COLOR TBD
 - CEILING - SATIN FINISH STAINLESS STEEL WITH LED DOWNLIGHTS
 - CAB FLOORING TO BE LVT BY FLOORING SUPPLIER
- OPERATION
- FIRST FLOOR RESCUE LEVEL
 - VANDAL RESISTANT CALL BUTTONS (HALL AND CAB)
 - HALL POSITION INDICATORS
 - PROVIDE WIRING FOR IN-CAB SECURITY CAMERAS
 - FOB FOR OPERATION
- STRUCTURE
- BOND BEAMS AND SOLID GROUTING LOCATIONS AND HOIST BEAM ARE SHOWN DIAGRAMATICALLY. COORDINATE ALL SHAFT CONSTRUCTION AND ELEVATOR SUPPORT REQUIREMENTS WITH STRUCTURAL DRAWINGS AND ELEVATOR MANUFACTURER REQUIREMENTS

STAIR: BASIS OF DESIGN

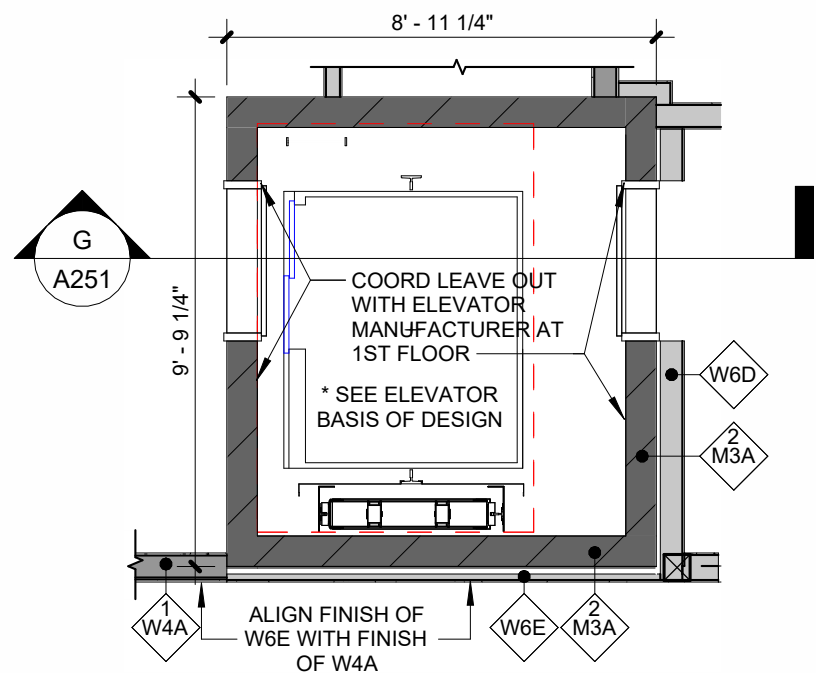
- A. STAIR A AND B - GENERAL CONSTRUCTION
- STRUCTURE SUPPORTED PRE-FABRICATED WOOD STAIRS. LANDINGS TO BE FIELD FABRICATED.
 - 2X8 CENTER WALL WITH 5/8" GYP BD EACH SIDE AND ENDS, INCLUDE PAINTED 1X WALL CAP AND 3 1/2" SKIRT AT TOP
 - UNDERSIDE AND FRAMING OF ALL STAIRS, CARRIAGES, STRINGERS, LANDINGS, ETC SHALL BE GYPSUM BOARD WRAPPED, TRIMMED OUT AND PAINTED PER THE FINISH SCHEDULE. HANDRAILS/GUARDRAILS SHALL BE FACTORY PREPPED AND PRIMED FOR FIELD PAINTING - COLOR TO BE SELECTED BY ARCHITECT.
 - HANDRAILS AND GUARD RAILS AND THEIR ATTACHMENT TO STAIRS AND WALL TO BE PRE-ENGINEERED AND DESIGNED TO MEET CURRENT CODE REQUIREMENTS.
 - INCLUDE RAIL FOR UNDERSTAIR PROTECTION WHERE REQUIRED AND GATE WHEN STAIR CONTINUES BEYOND THE LEVEL OF EGRESS
- B. STAIR RUNS
- 1" THICK SOLID WOOD TREADS
 - 3/4" THICK PLYWOOD RISER
 - 2X12 STRINGERS EACH END AND TWO 2X12 CARRIAGE
 - RUBBER TREAD/RISER COVERS - JOHNSONSITE TREAD COVER WITH INTEGRAL RISER COVER
- C. STAIR LANDINGS
- PLYWOOD LANDING AT MID LEVEL AND FLOOR LEVEL - 2X12 WITH 3/4" PLYWOOD SUBFLOOR
 - LANDING FLOOR FINISH TO MATCH ADJACENT COMMON AREA(S) / CORRIDOR FLOOR COVERING THROUGHOUT (INCLUDING LOWEST LEVEL CONC, SLAB)
- D. HANDRAILS AND GUARDS
- HANDRAIL AT PERIMETER AND CENTER WALLS - FACTORY FINISHED CONT. 1 1/4" DIA STEEL HAND RAILING; MOUNT 36" ABOVE STAIR TYP.
 - GUARDRAIL AT TOP LANDING - UNDER STAIR PROTECTION - AND OTHER LOCATIONS SHOWN

KEYNOTES

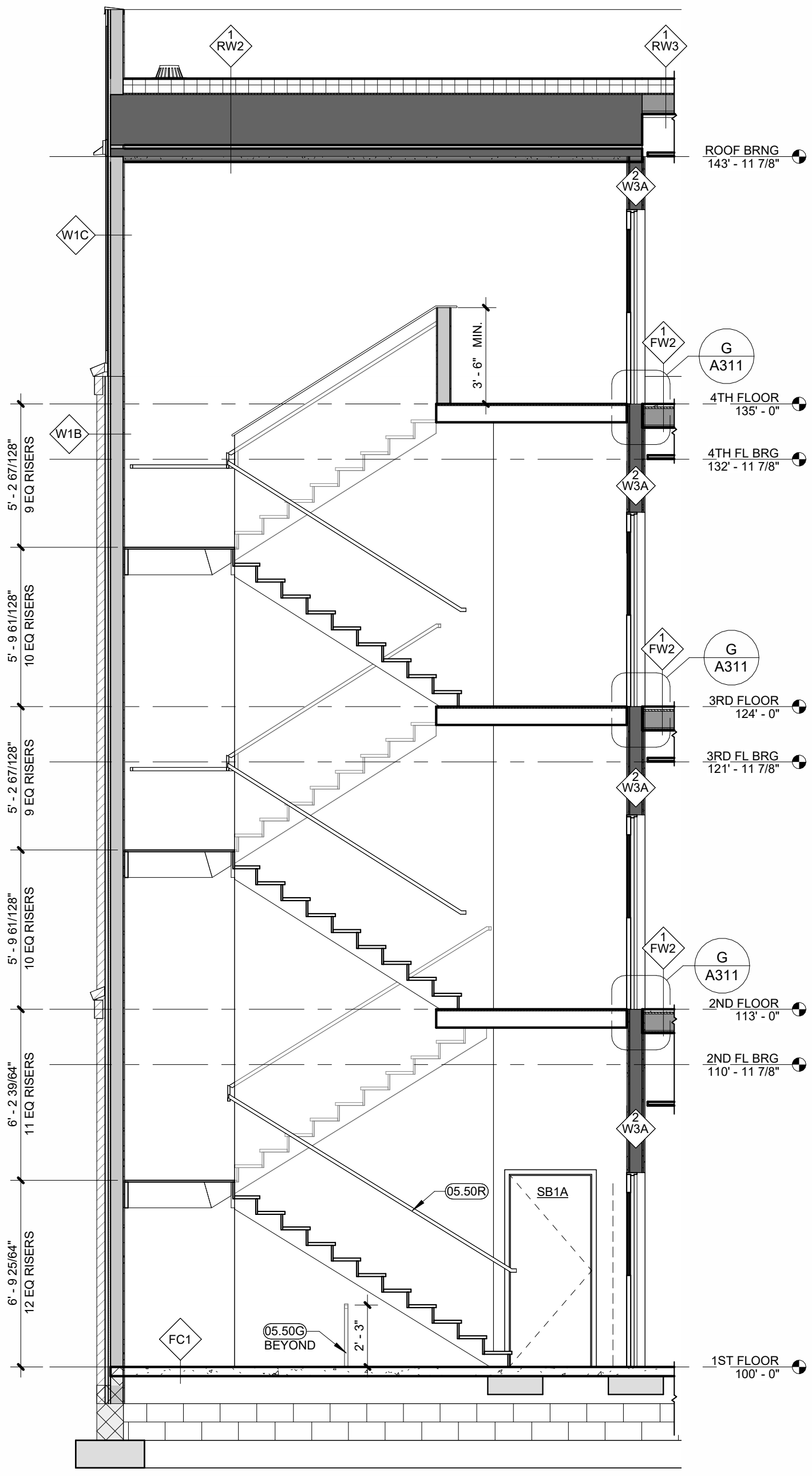
- 05.50G STEEL TUBE UNDER STAIR PROTECTION RAIL -MAX 27" A.F.F.
- 05.50R CONT. 1 1/4" DIA STEEL HAND RAILING; MOUNT 36" ABOVE STAIR TYP - INSTALL GALVANIZED STEEL RAIL AT EXTERIOR LOCATIONS - SEE A250'S FOR DETAILS



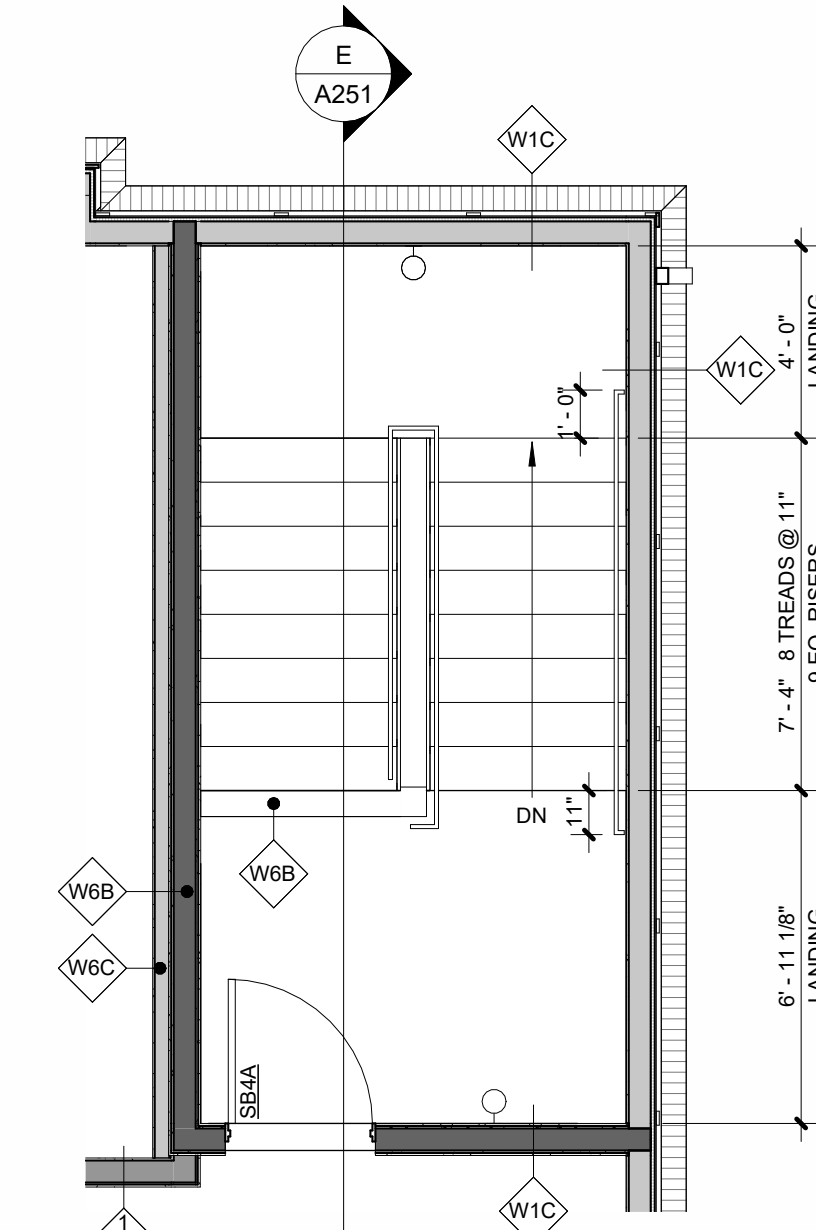
G ELEVATOR B - SECTION
1/4" = 1'-0"



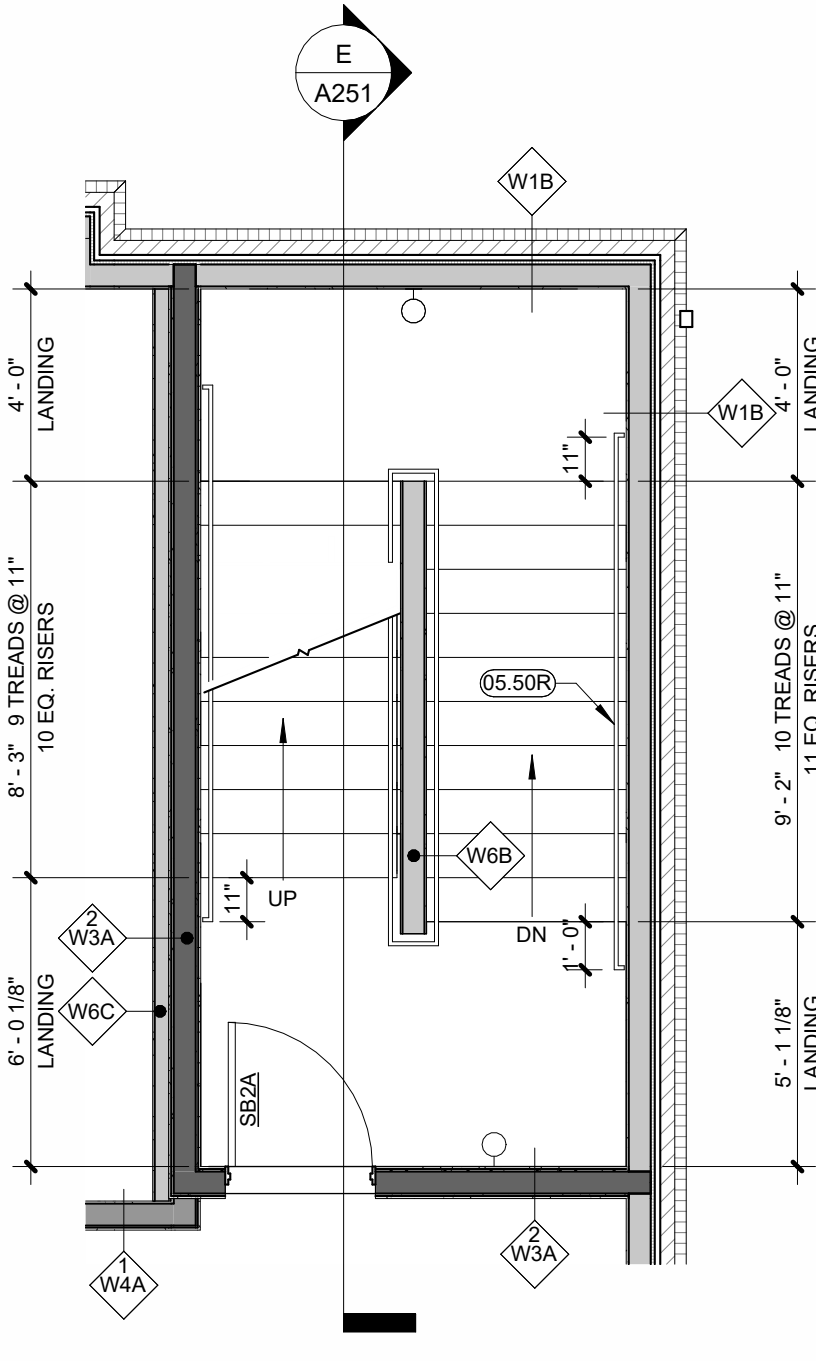
F ELEV 1ST FLOOR PLAN1
1/4" = 1'-0"



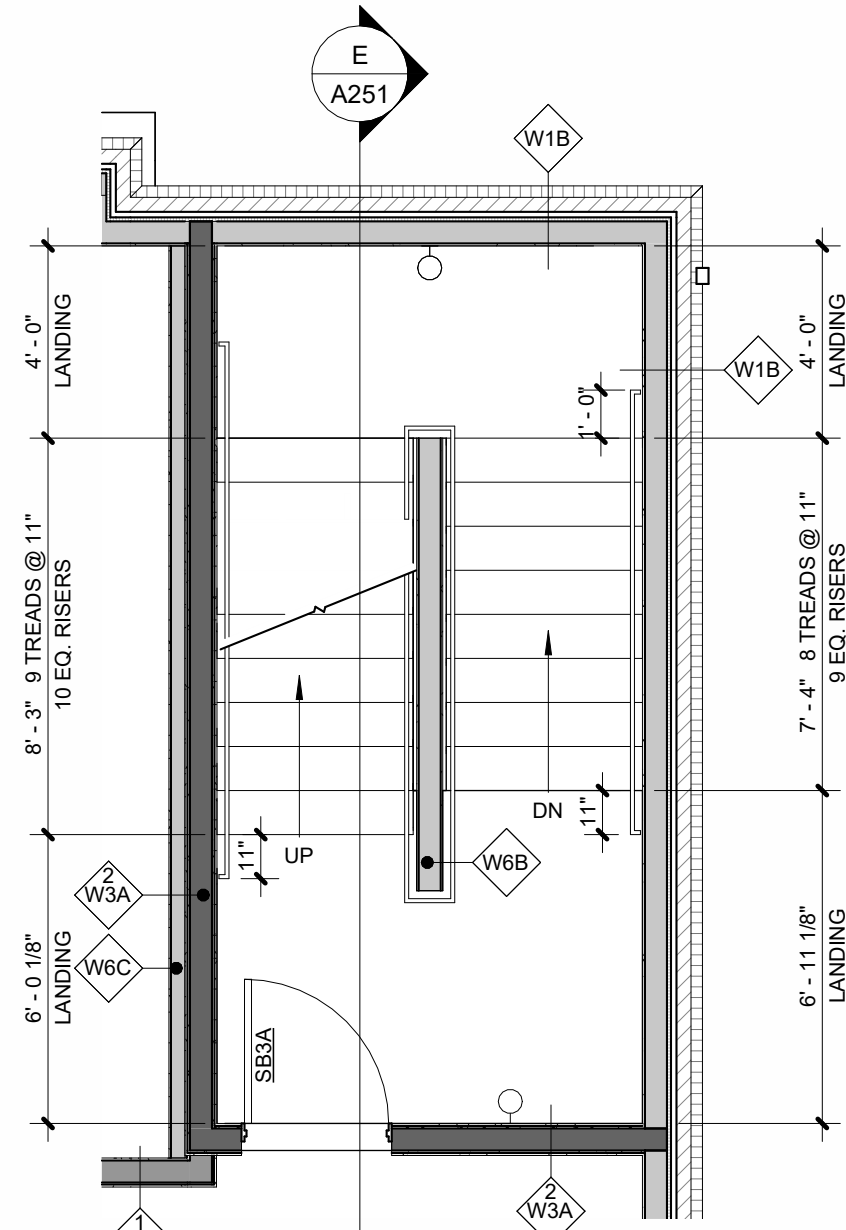
E STAIR B SECTION
1/4" = 1'-0"



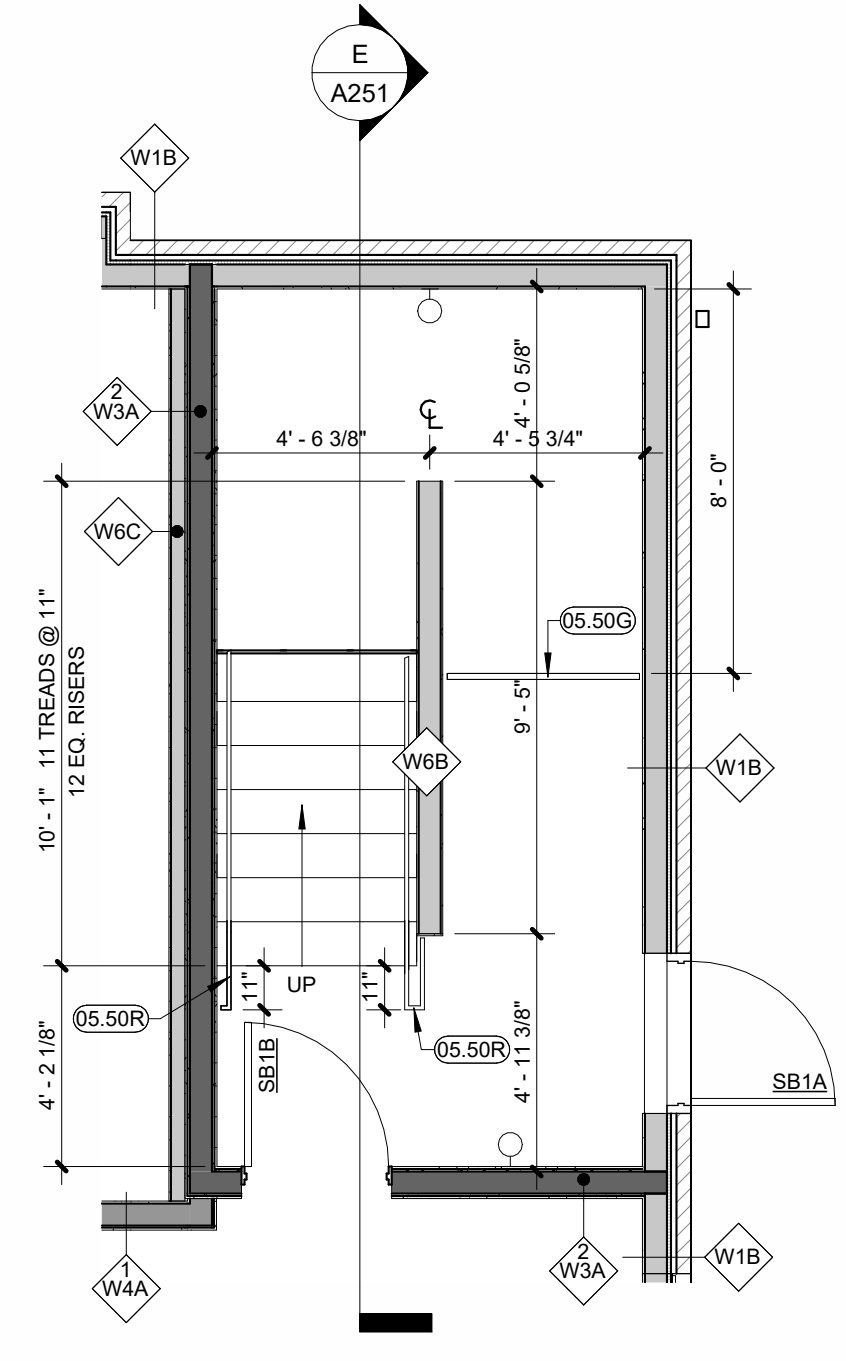
D STAIR B 4TH FLOOR PLAN
1/4" = 1'-0"

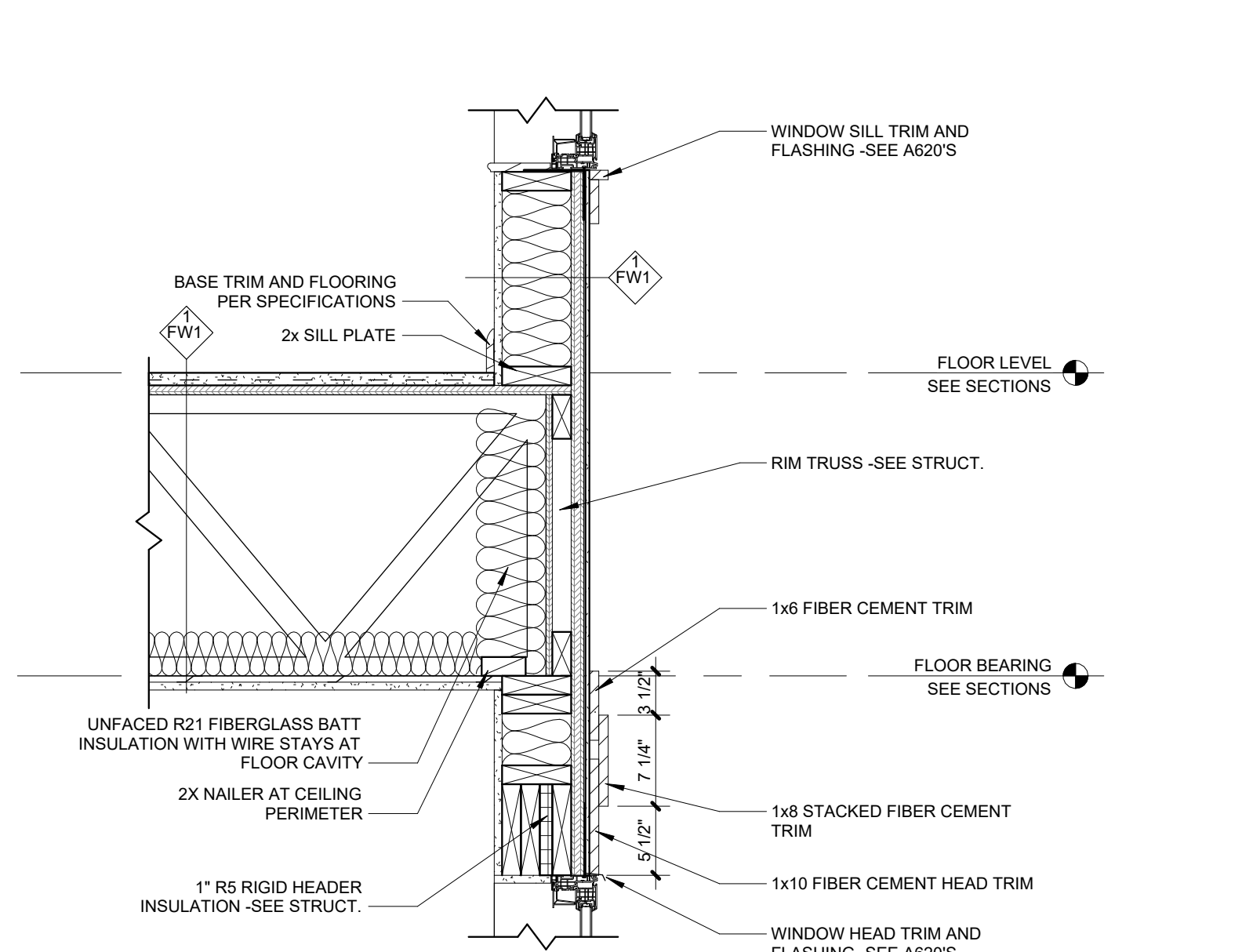


B STAIR B 2ND FLOOR PLAN
1/4" = 1'-0"

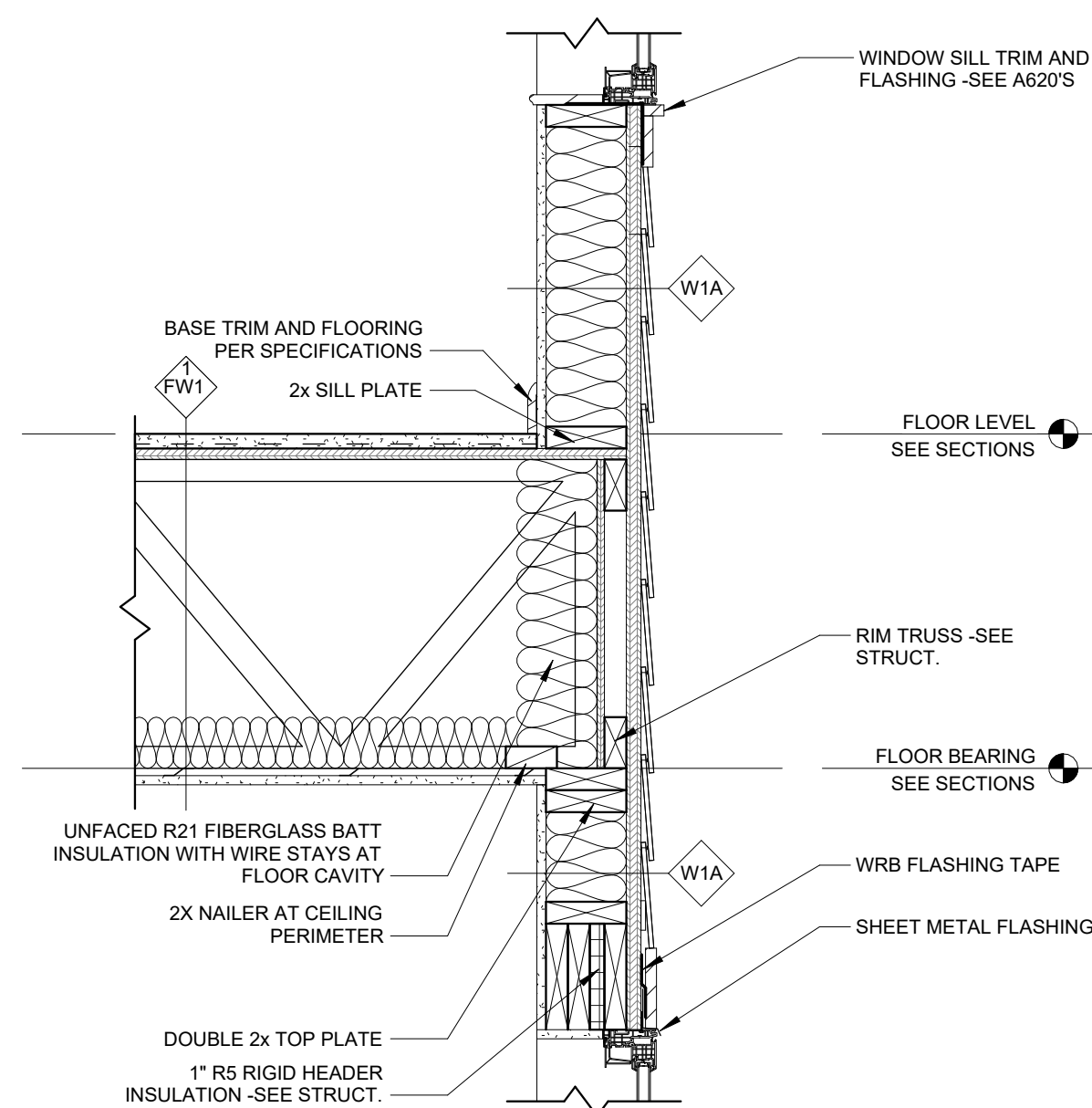


C STAIR B 3RD FLOOR PLAN
1/4" = 1'-0"

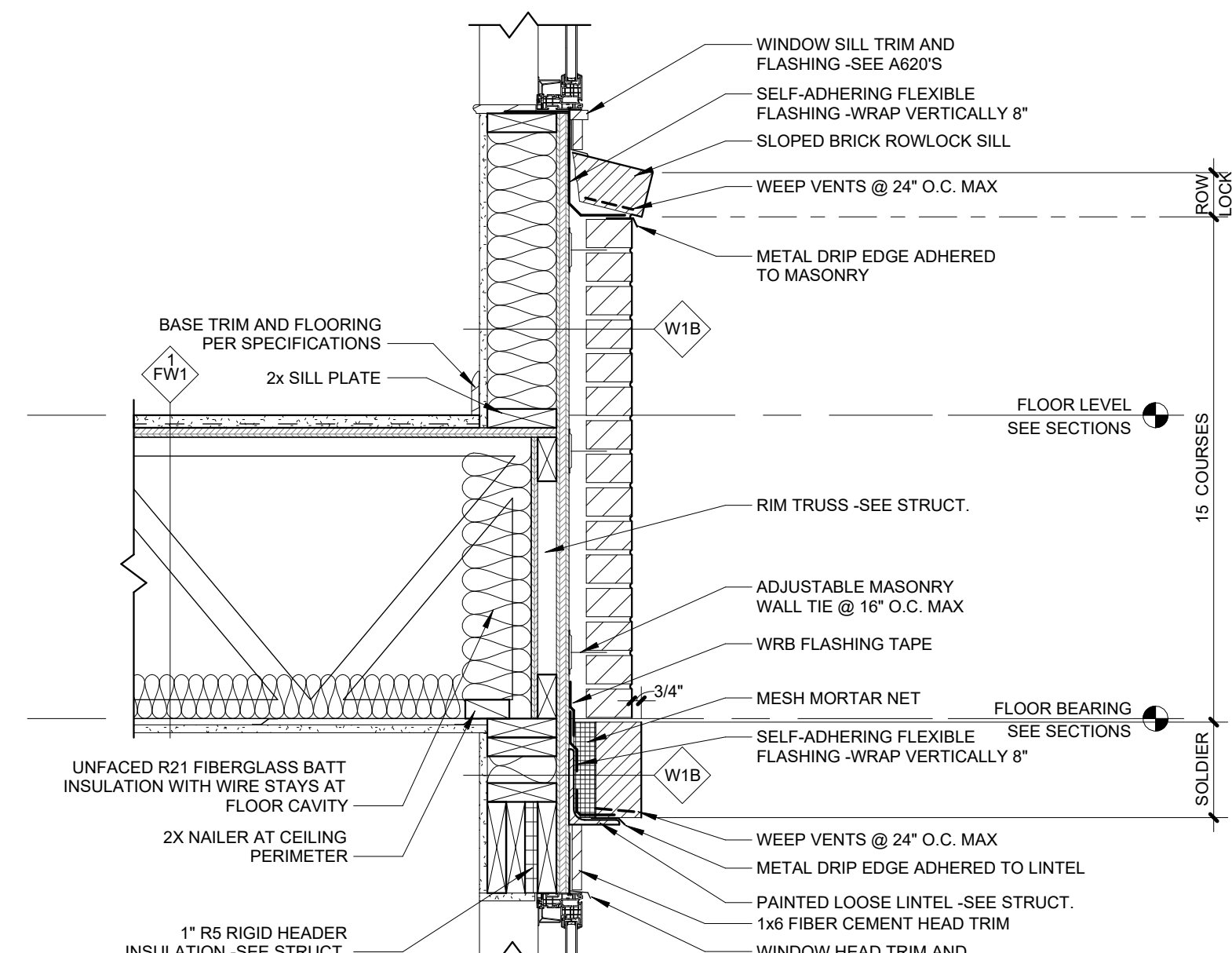




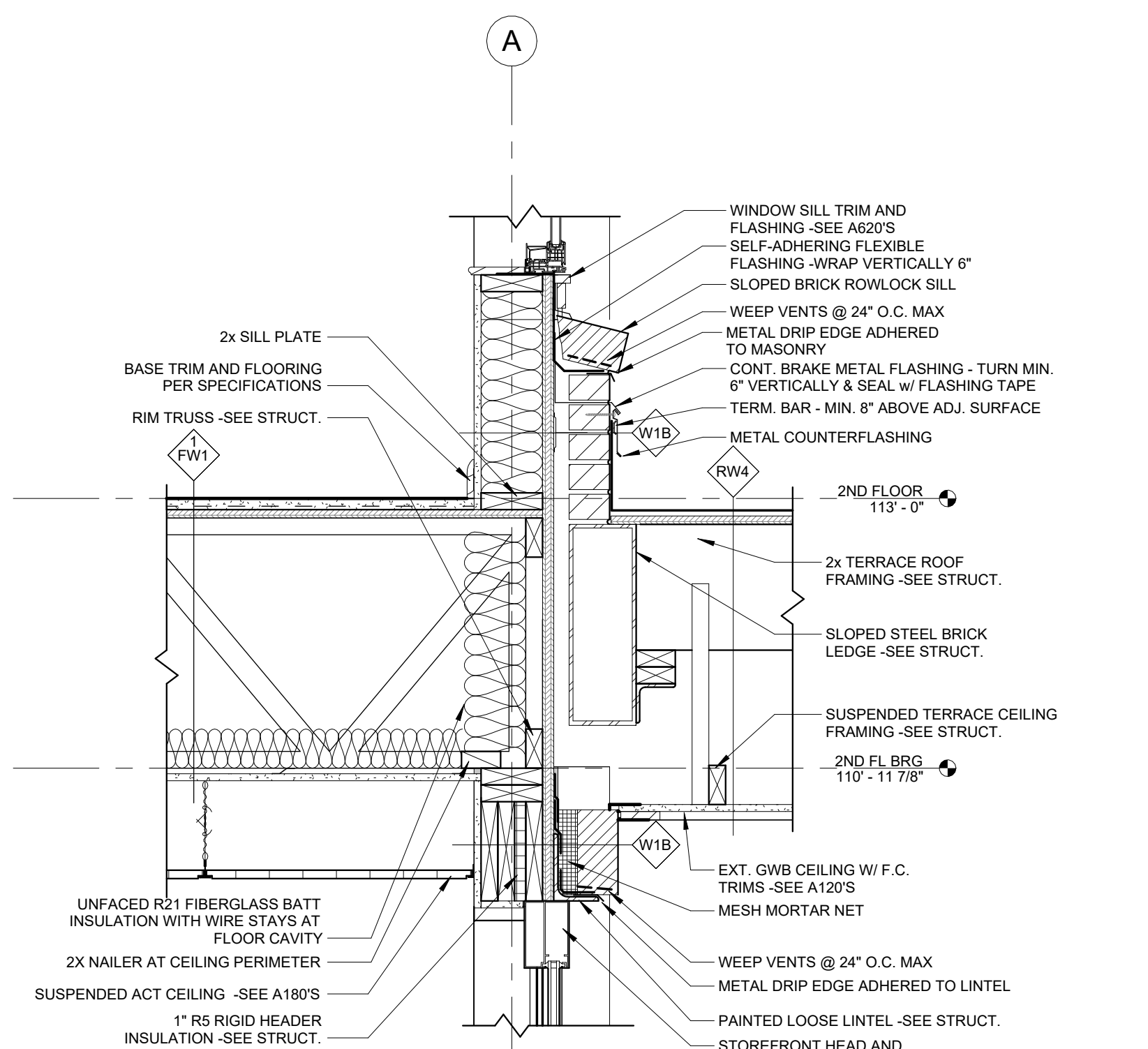
J FLOOR AT FC PANEL
1" = 1'-0"



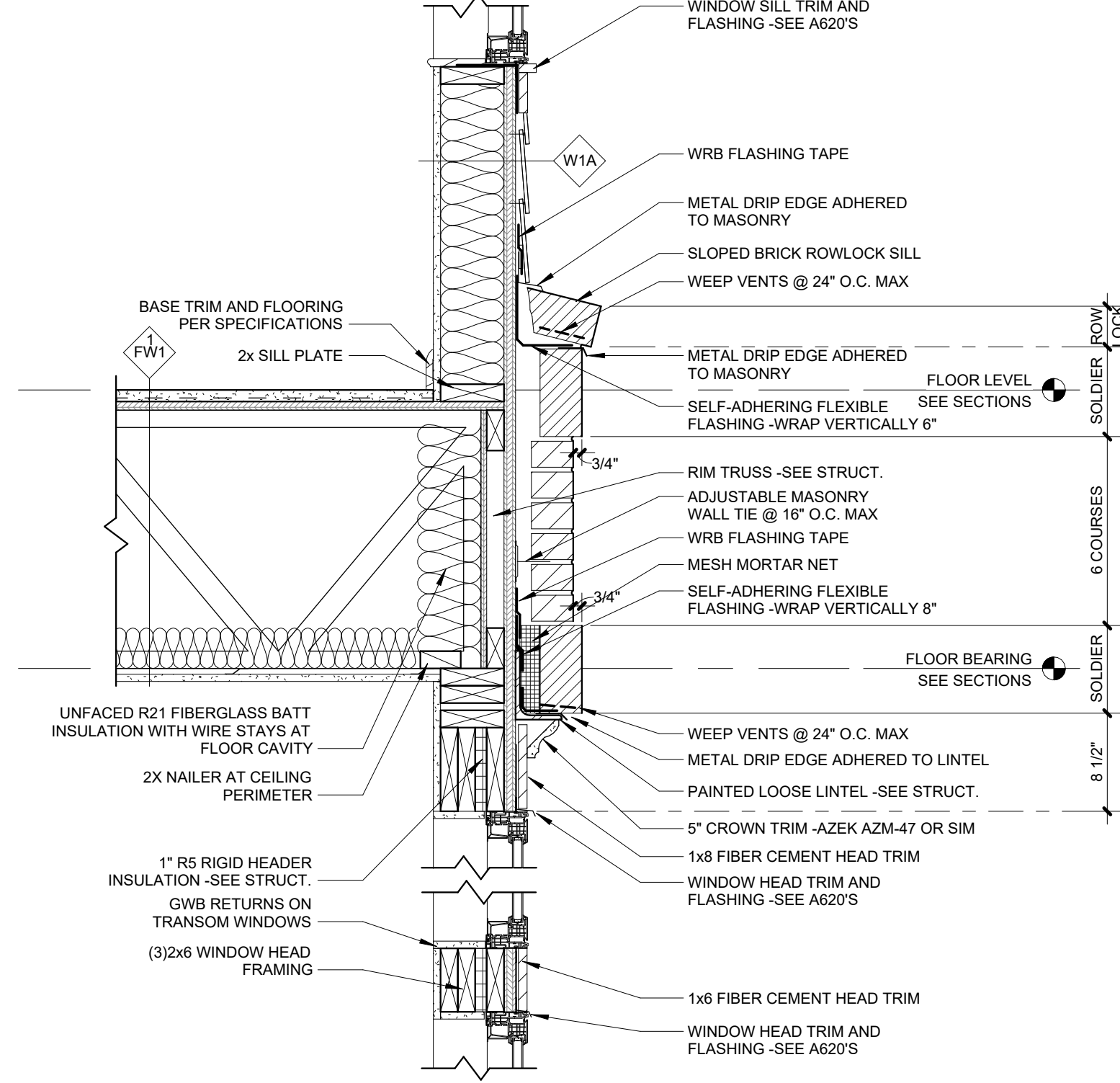
F TYP. FLOOR AT SIDING
1" = 1'-0"



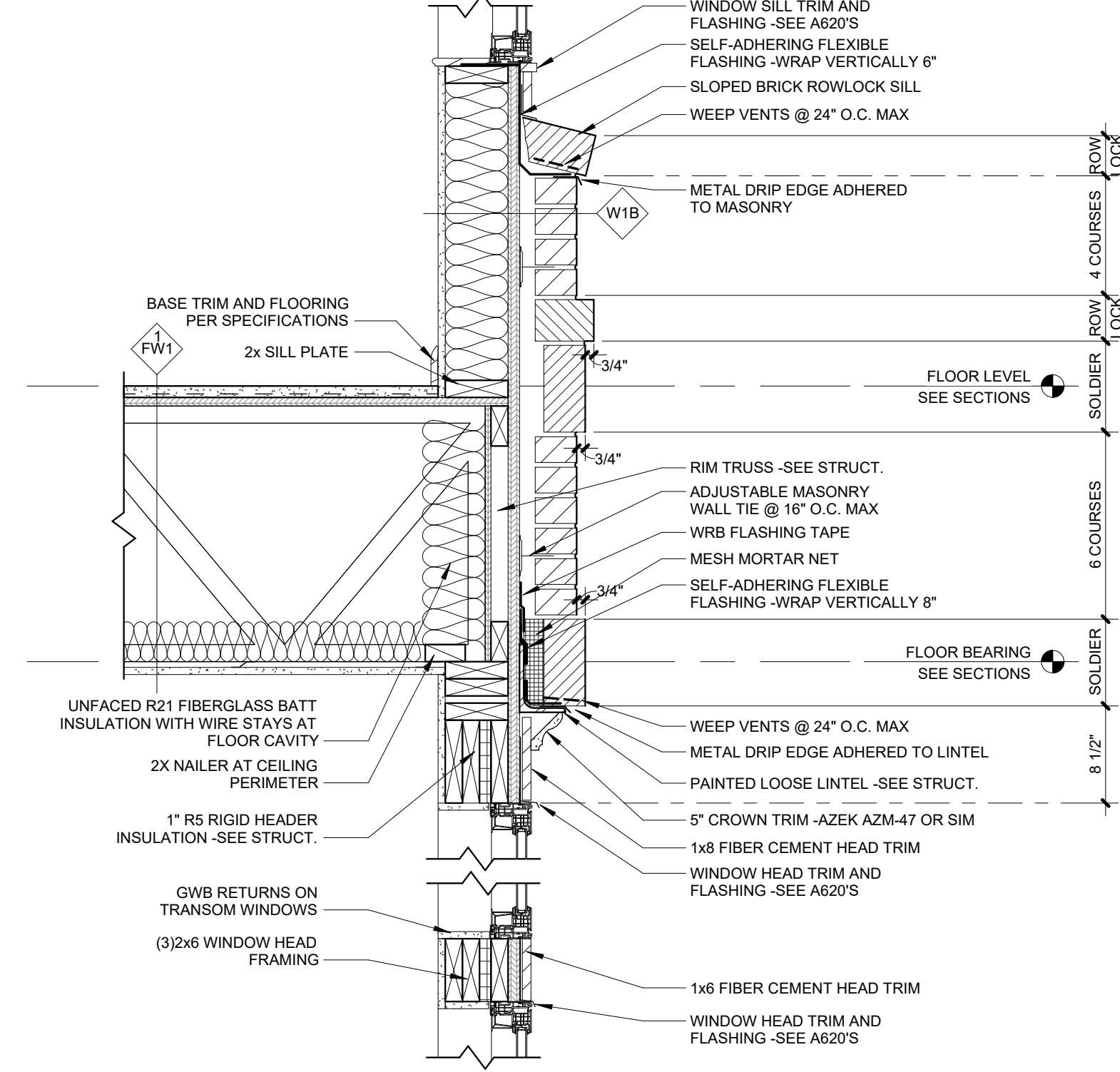
C 3RD FLOOR AT BRICK VENEER
1" = 1'-0"



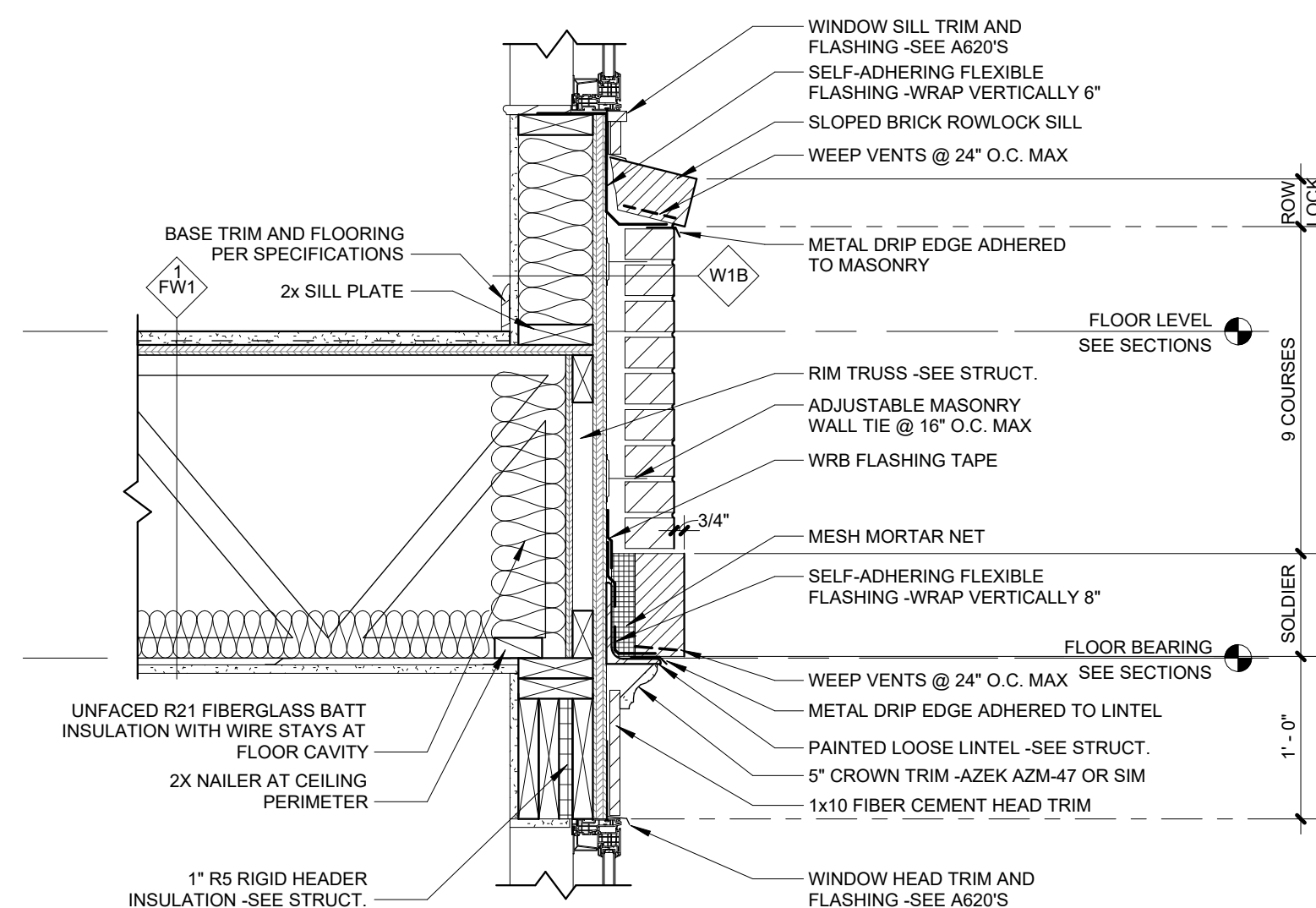
H 2nd FLOOR AT TERRACE ROOF
1" = 1'-0"



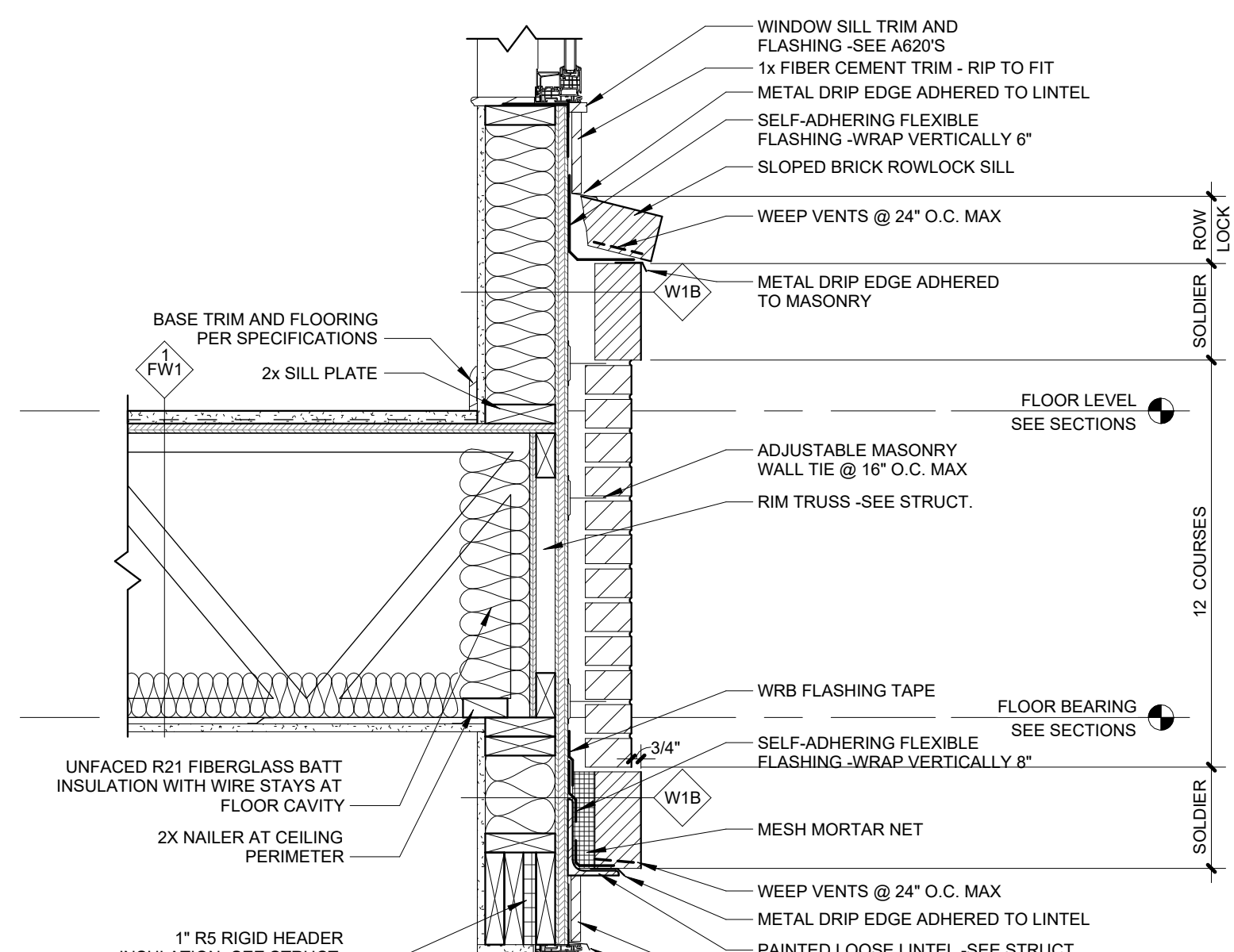
E 2nd FLOOR AT MATERIAL TRANSITION
1" = 1'-0"



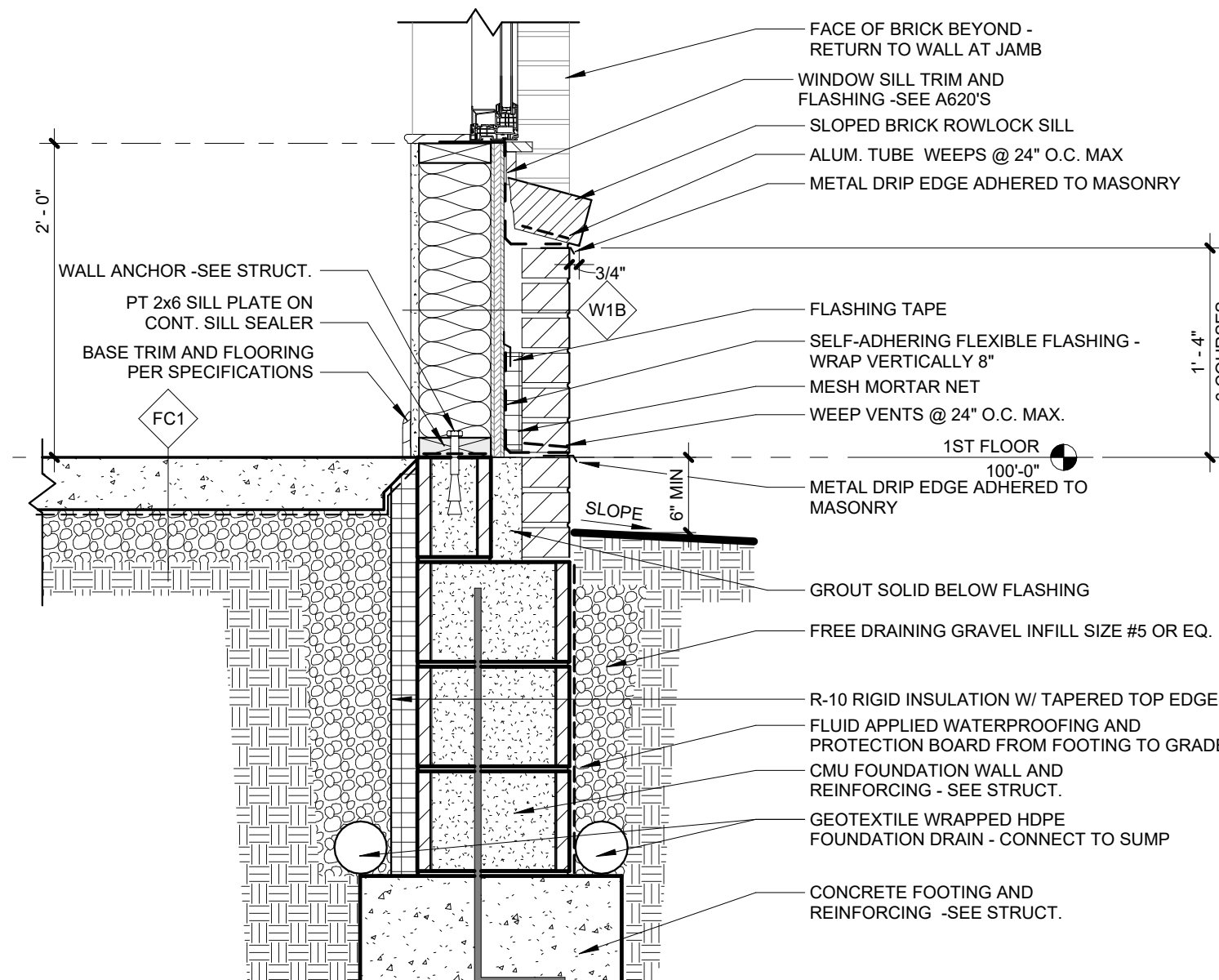
B 2nd FLOOR AT BRICK VENEER
1" = 1'-0"



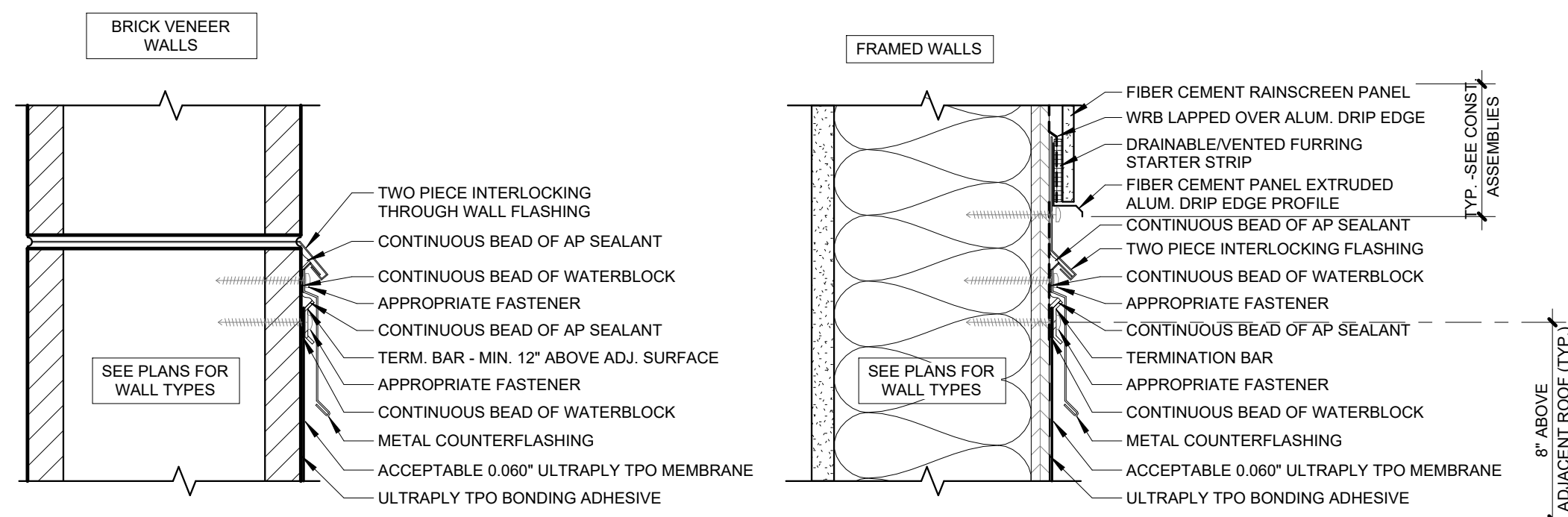
G 2nd FLOOR AT BRICK VENEER
1" = 1'-0"



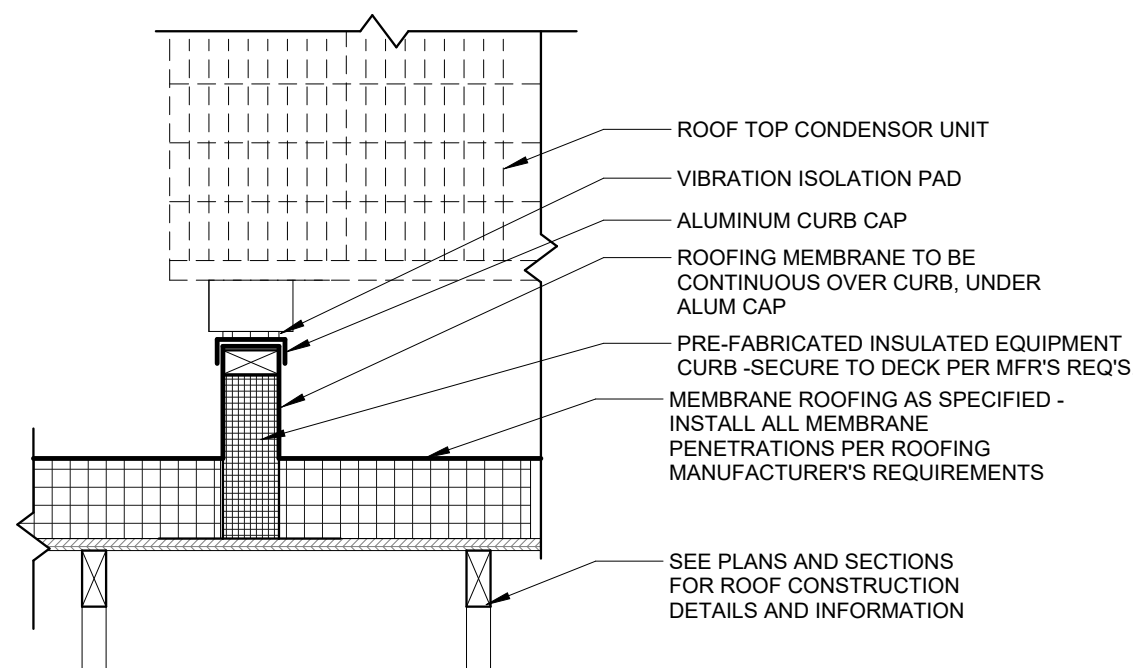
D 4TH FLOOR AT BRICK VENEER
1" = 1'-0"



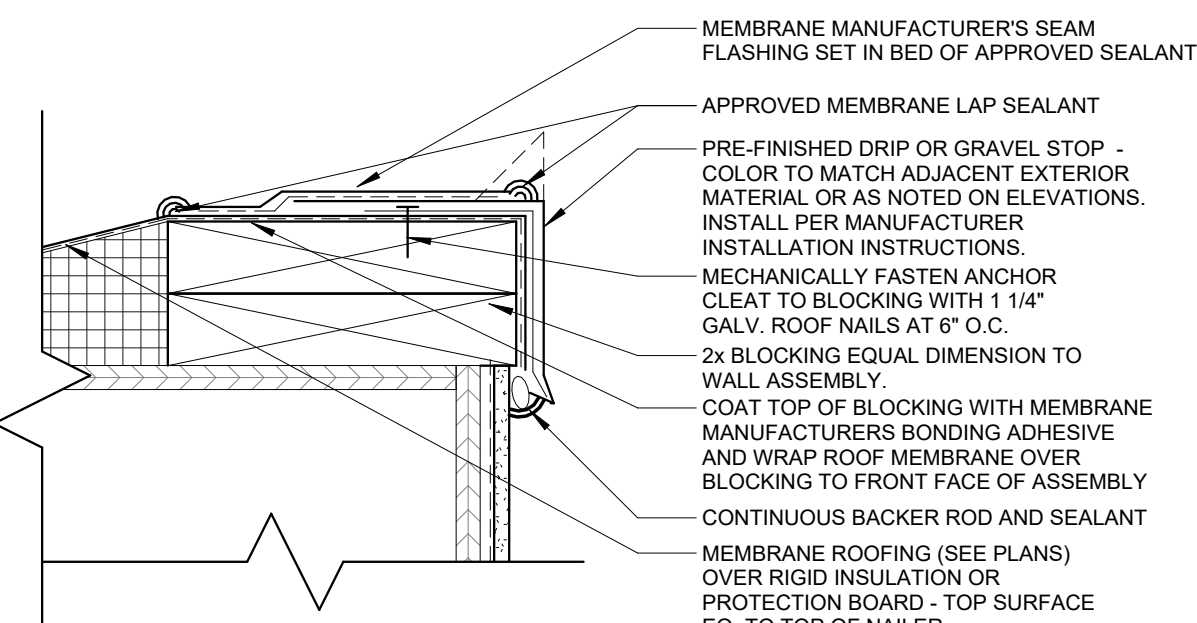
A FOUNDATION AT BRICK
1" = 1'-0"



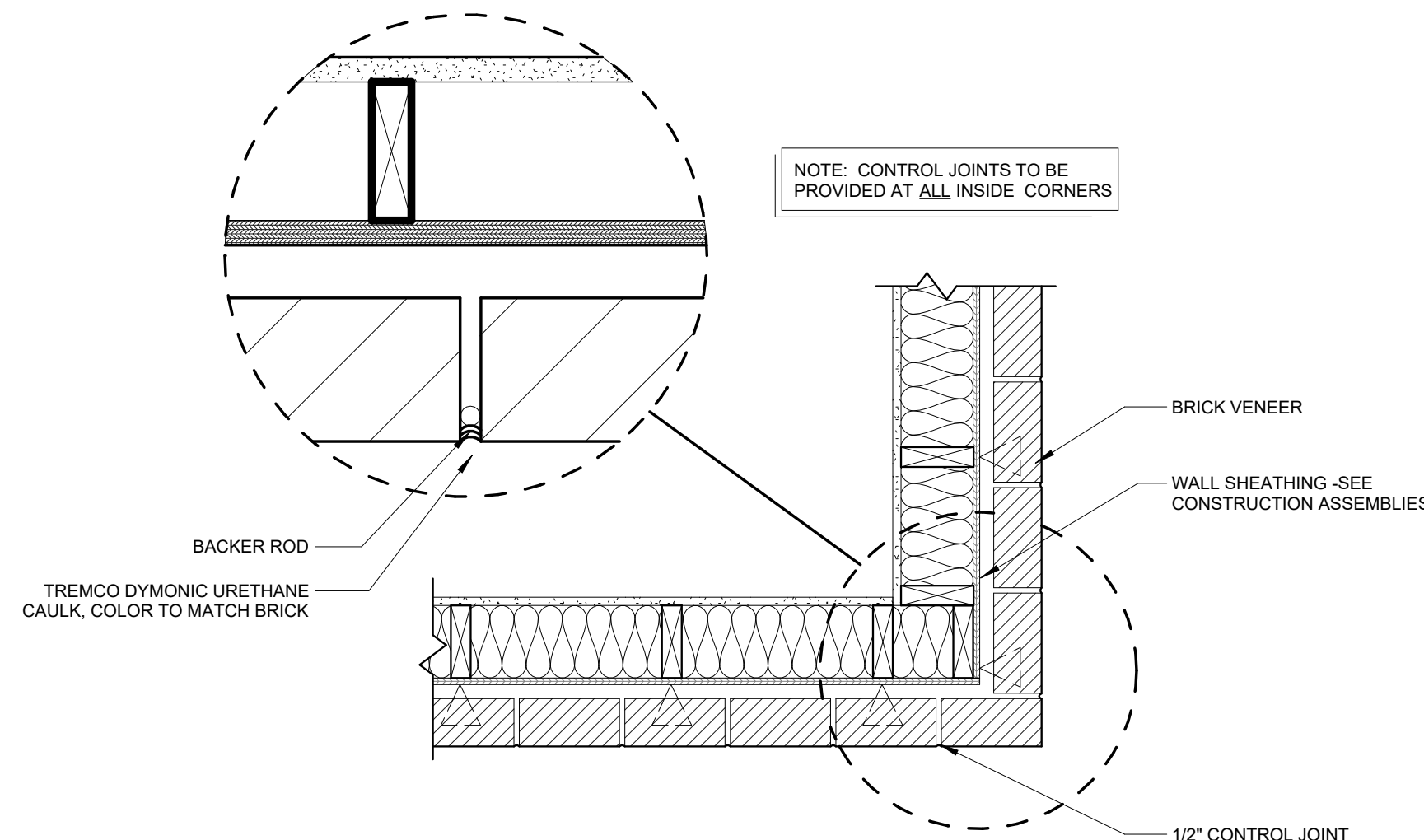
1 ROOF MEMBRANE TERM BAR
3" = 1'-0"



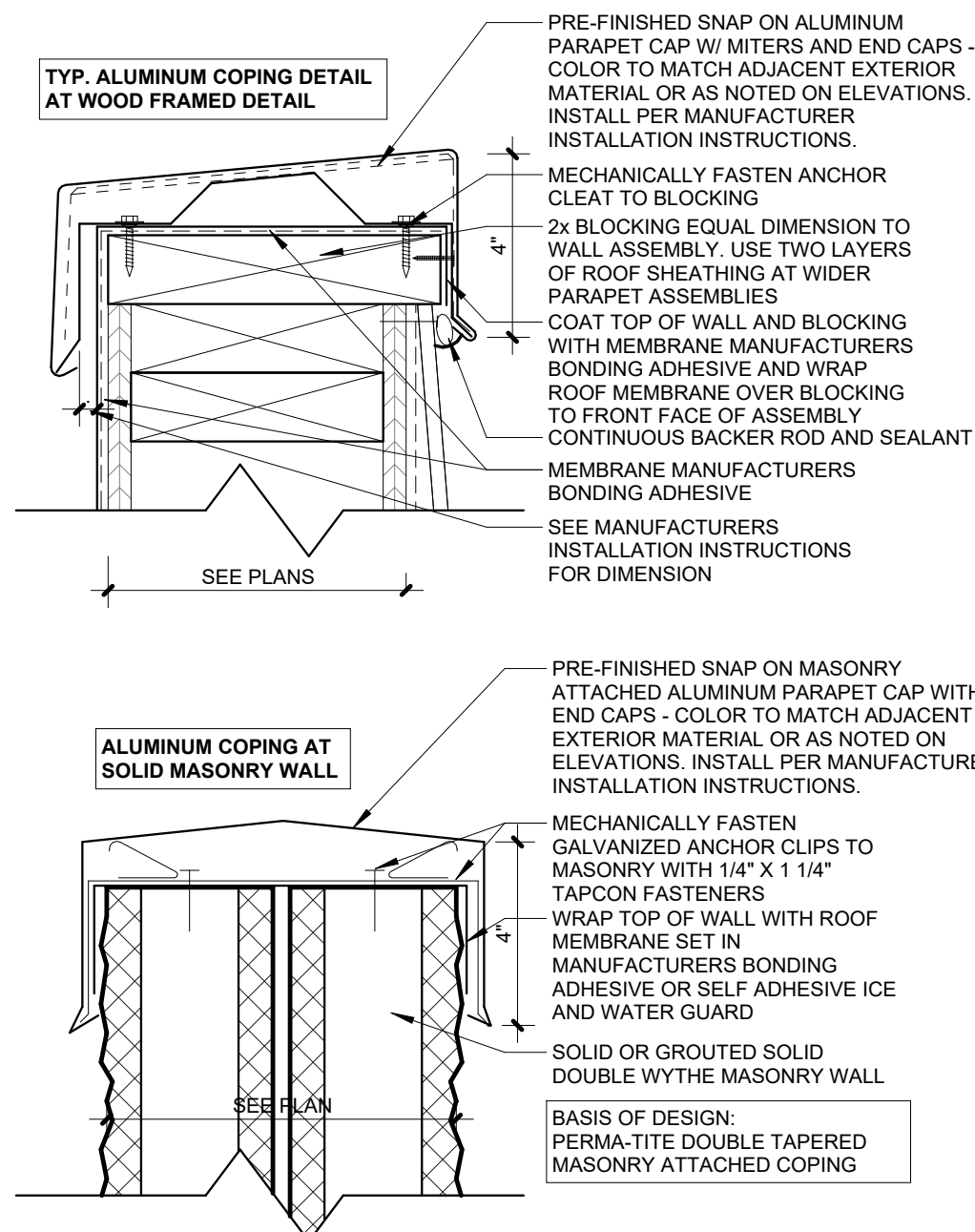
G MECH. CURB
1" = 1'-0"



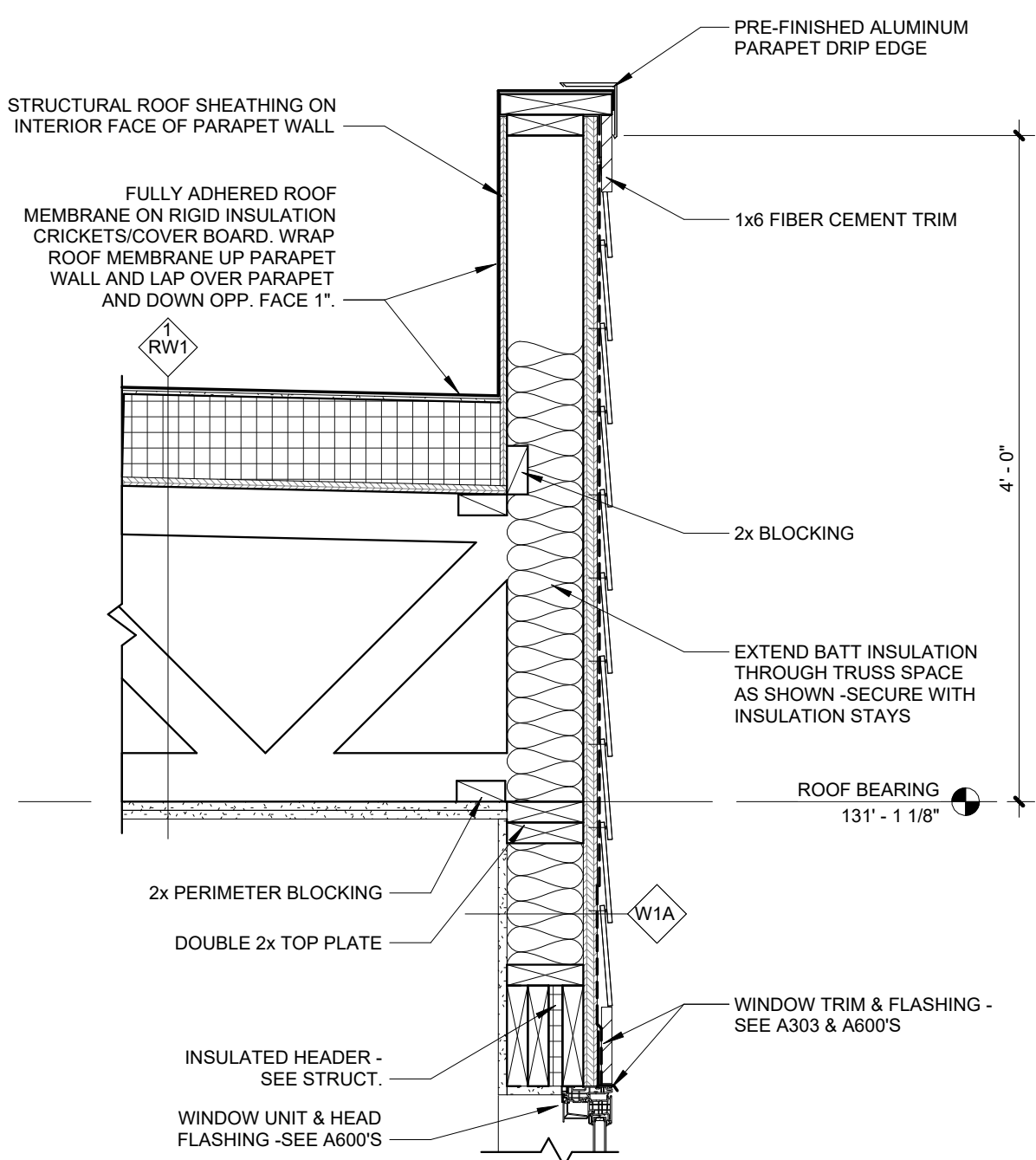
F PARAPET DRIP EDGE
3" = 1'-0"



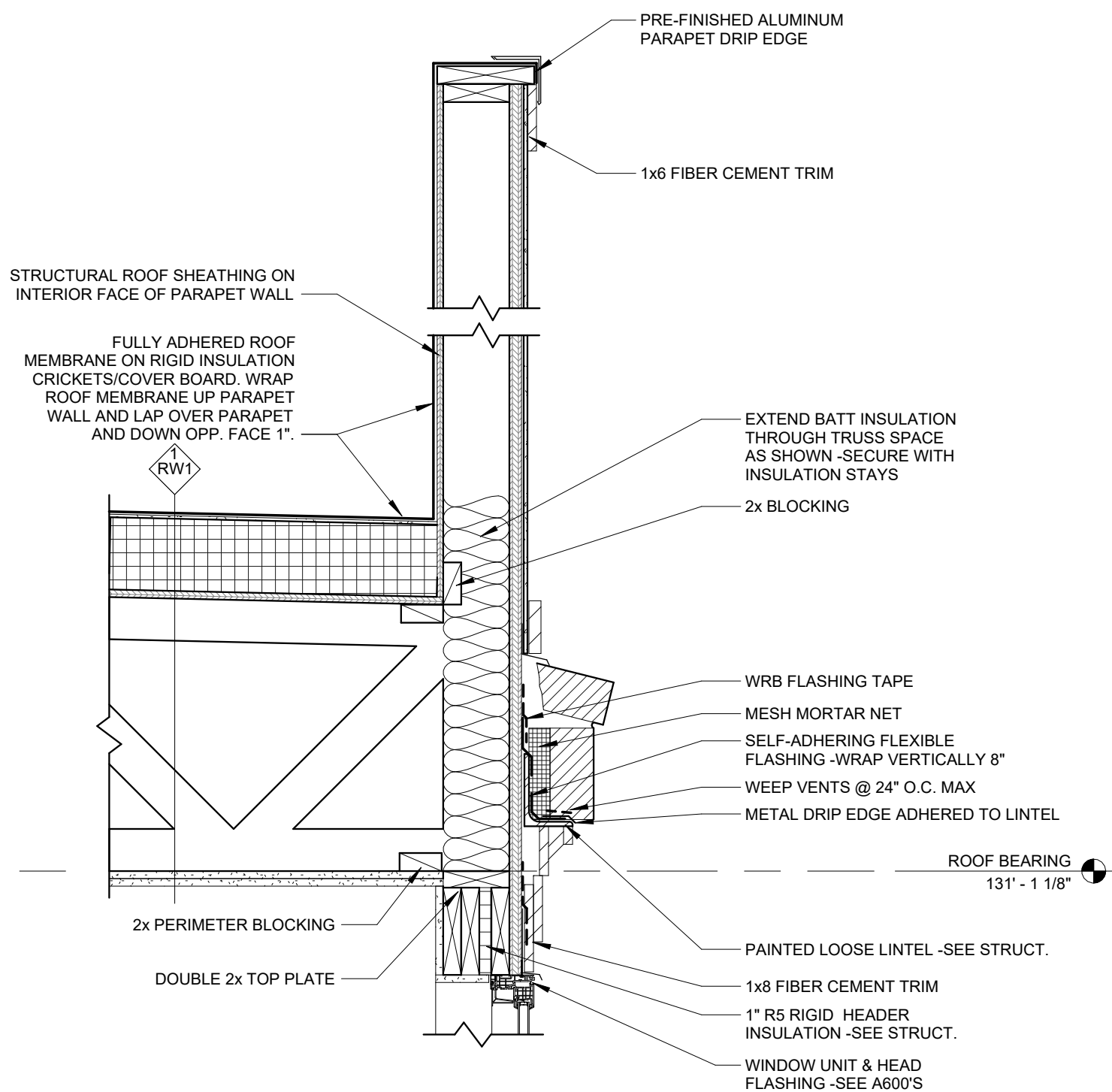
E BRICK CONTROL JOINT
1" = 1'-0"



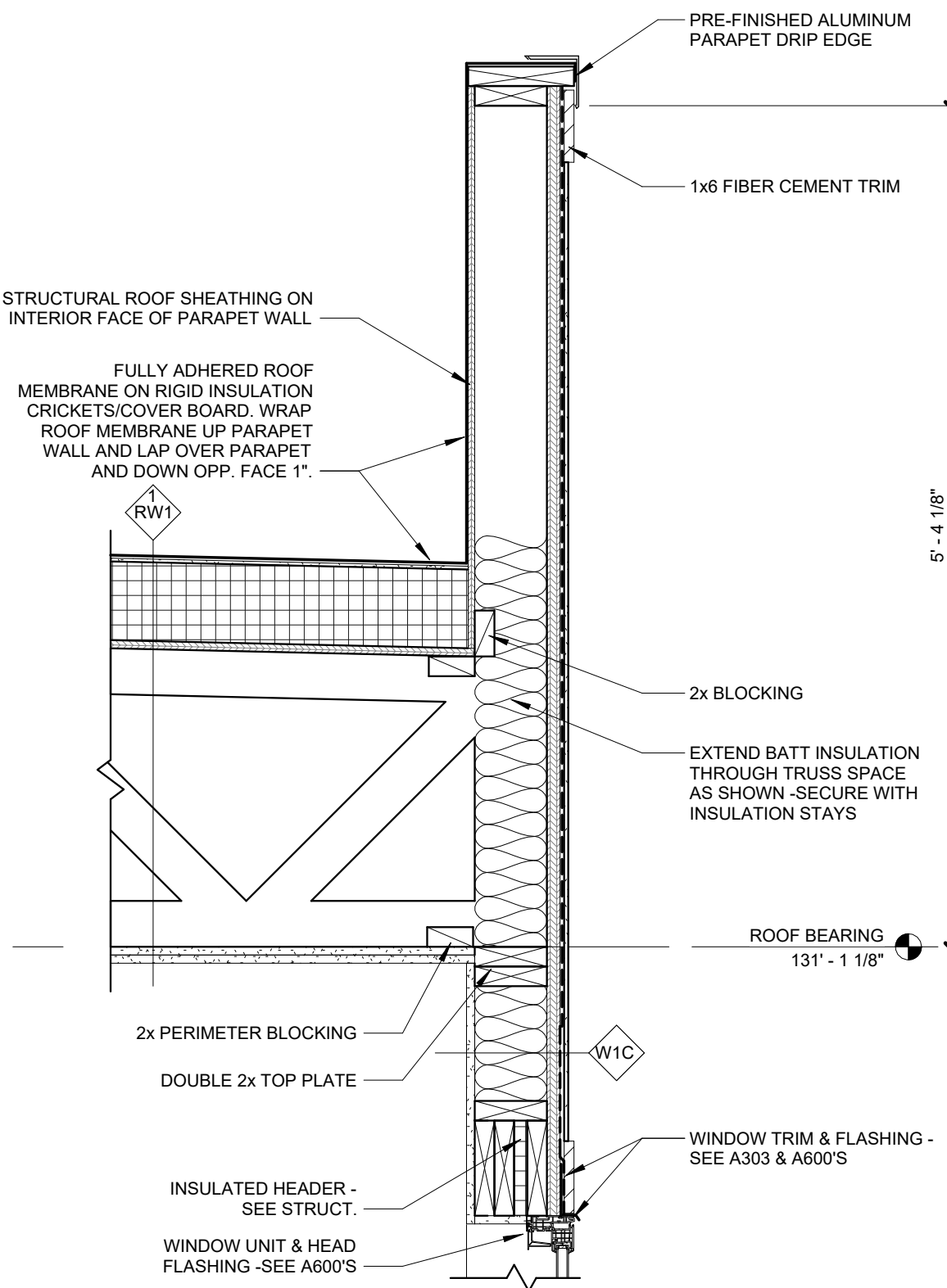
D PARAPET COPING
3" = 1'-0"



C PARAPET AT SIDING
1" = 1'-0"



B PARAPET AT FC PANEL AND BRICK
1" = 1'-0"



A PARAPET AT FC PANEL
1" = 1'-0"



KARRICK RYAN SHERRILL
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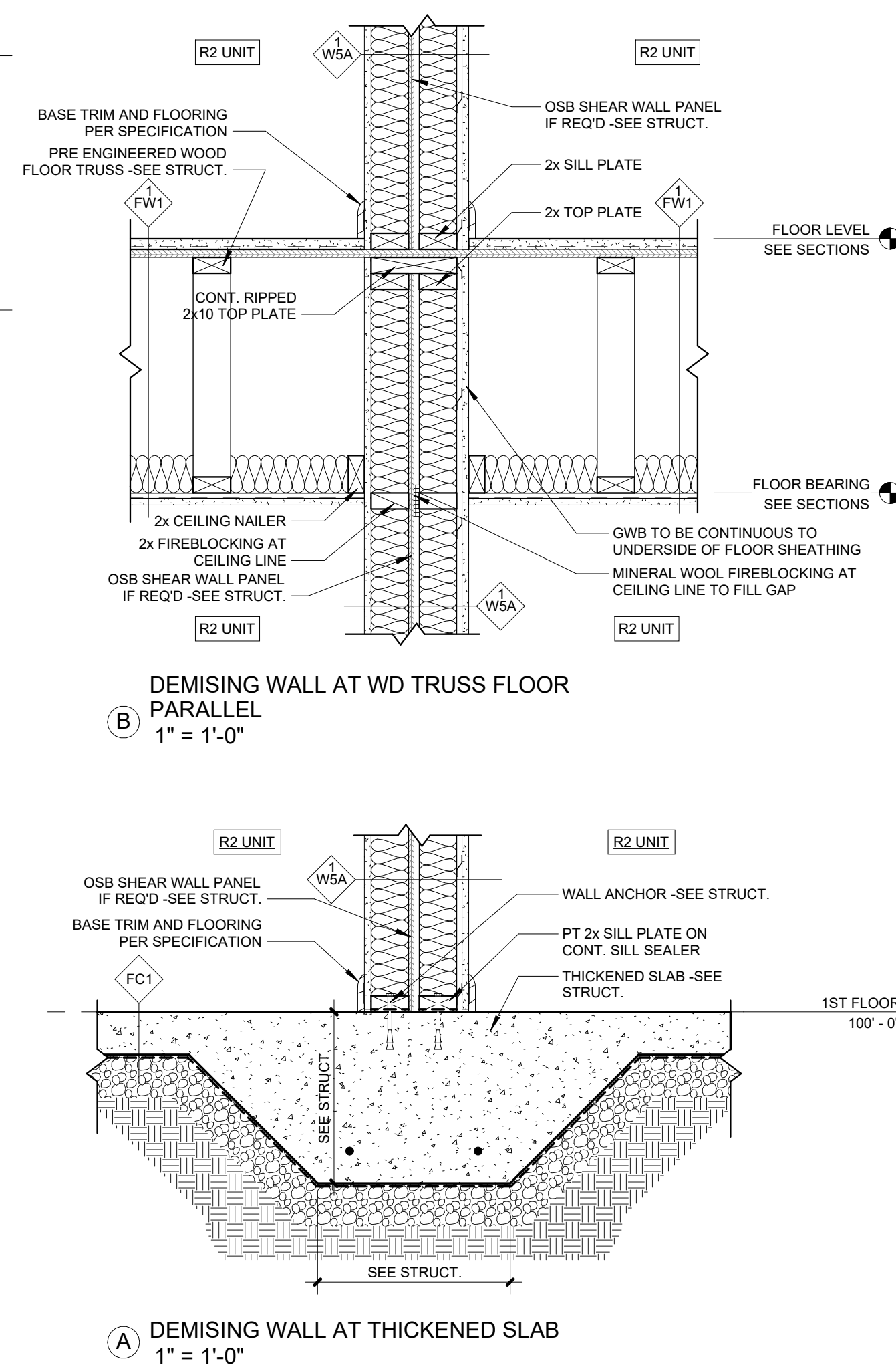
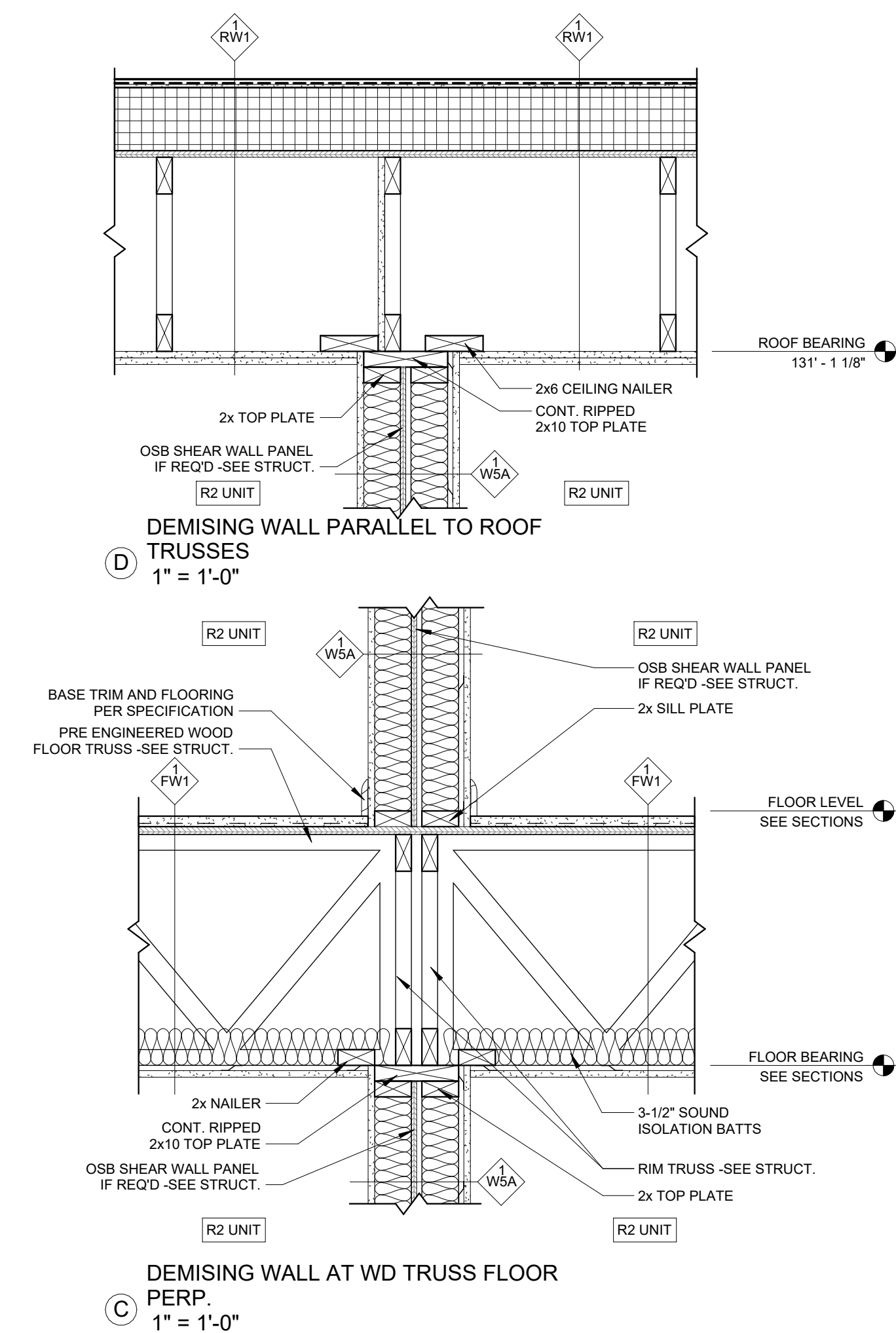
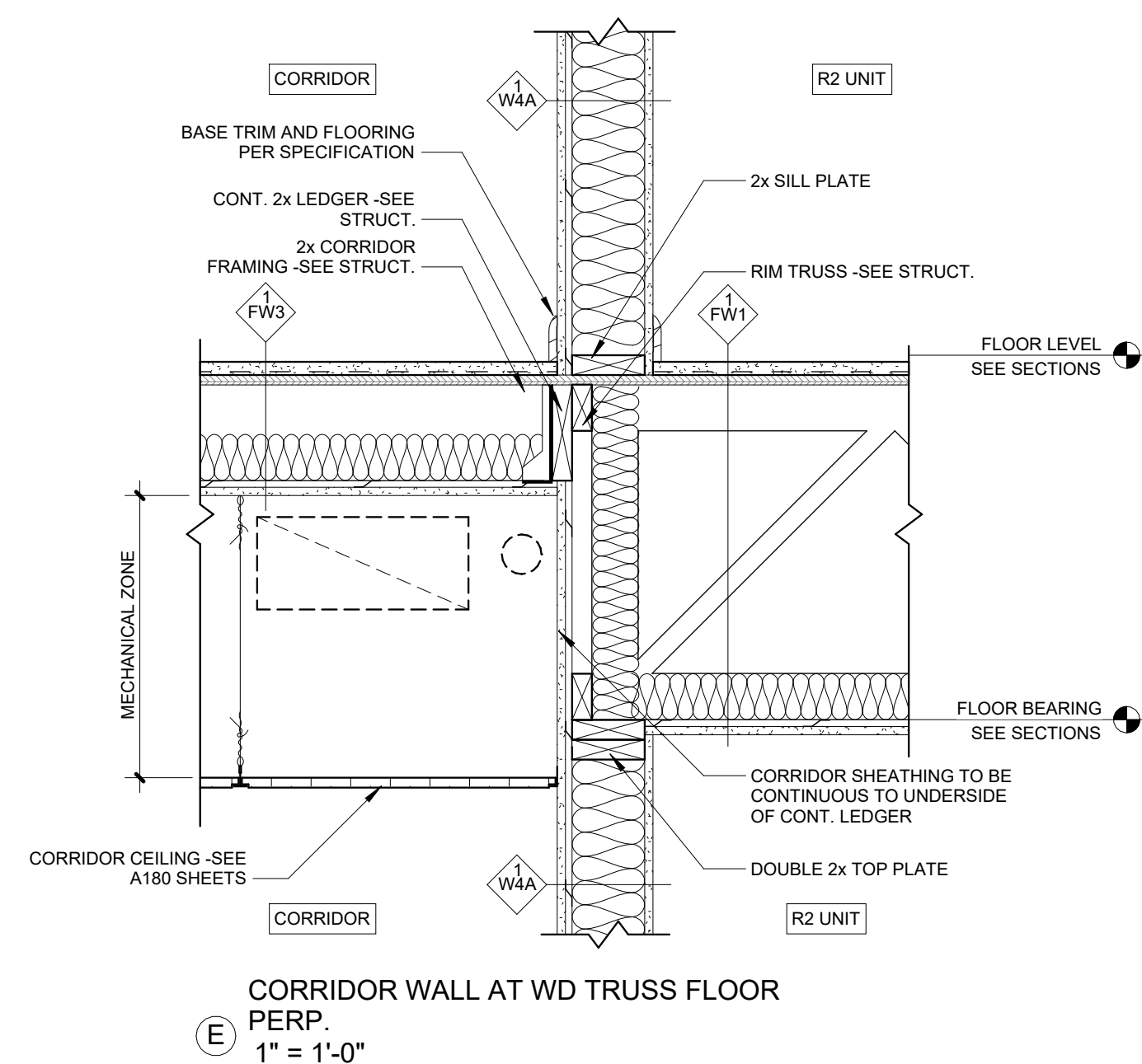
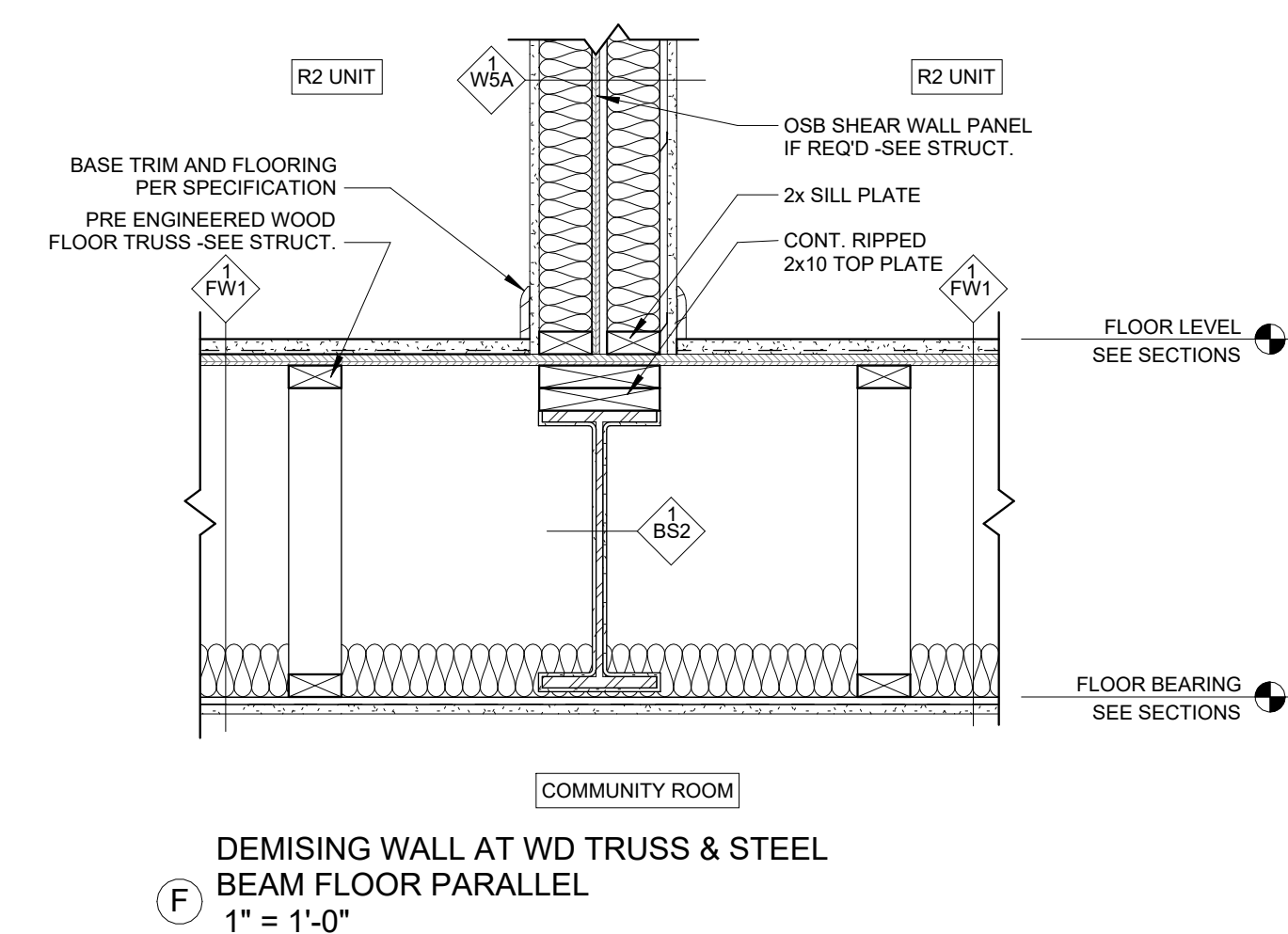
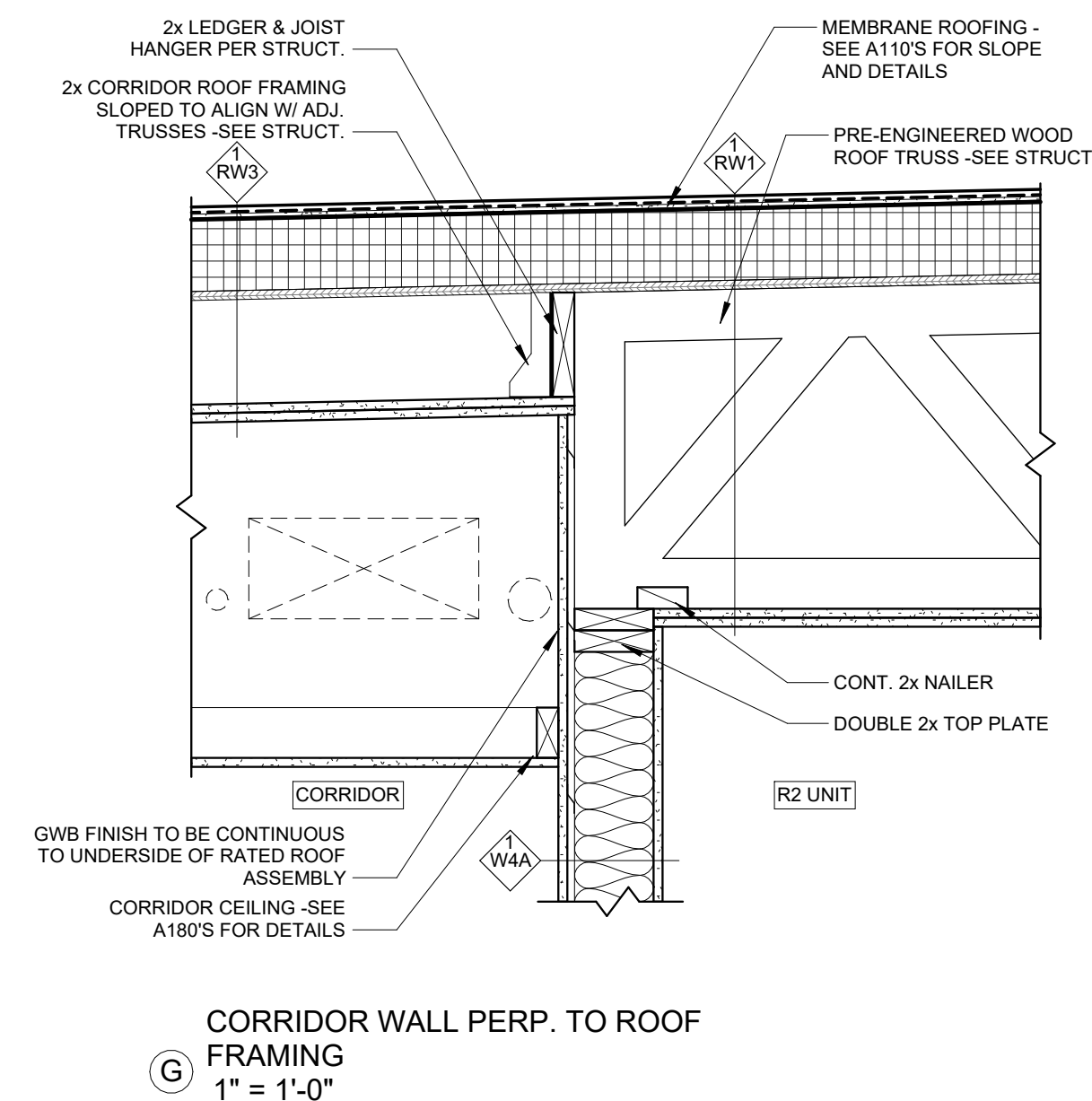
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PROJECT DATE: 07/29/2026

A310

INTERIOR SECTION DETAILS

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KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

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2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

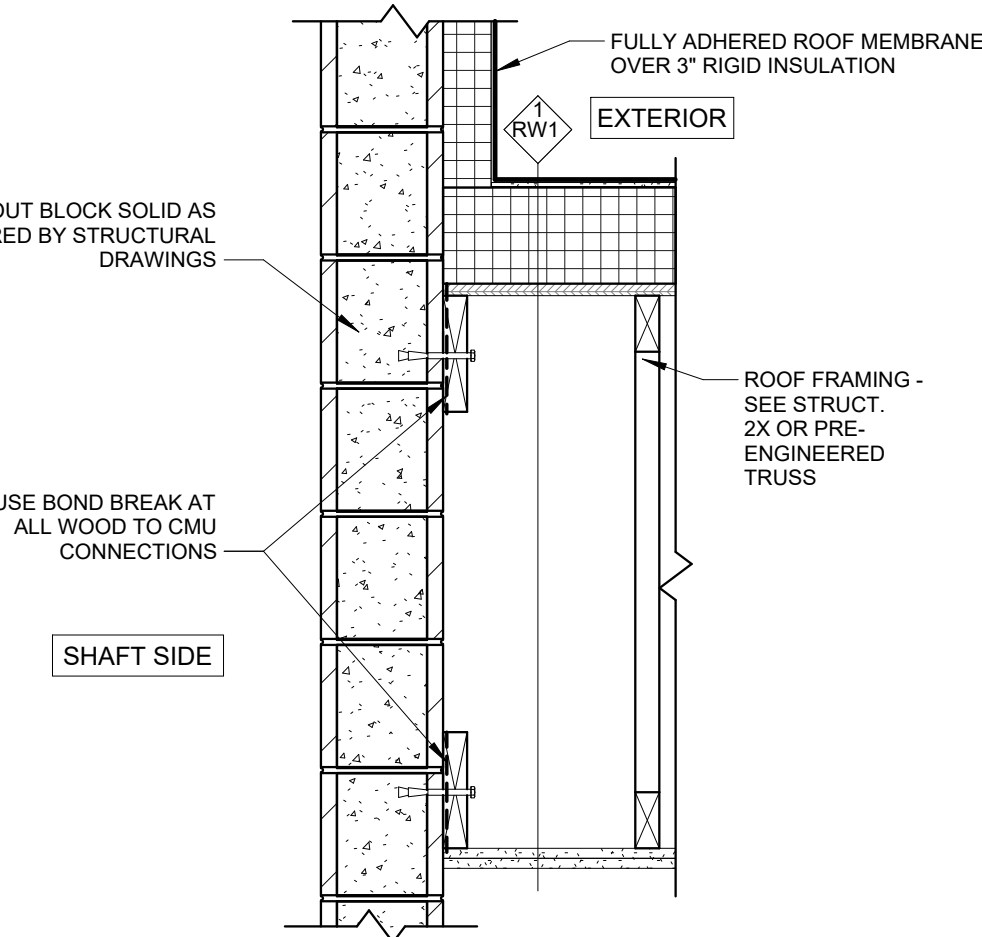
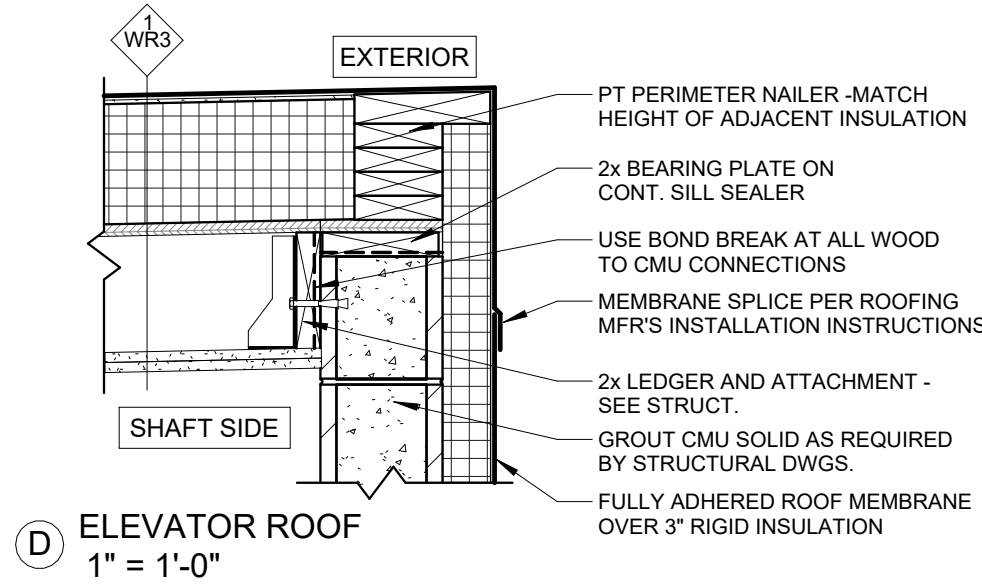
PROJECT #: 26104 V17

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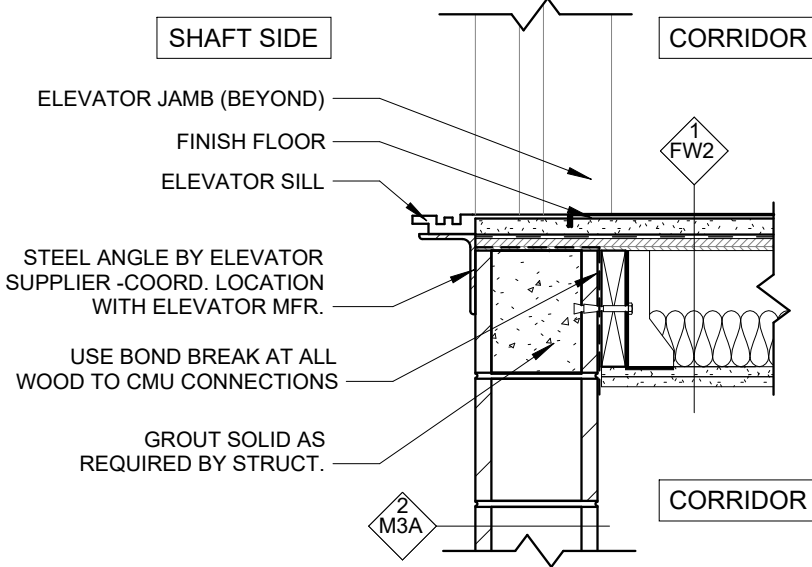
PROJECT DATE: 07/29/2026

A311
INTERIOR SECTION
DETAILS

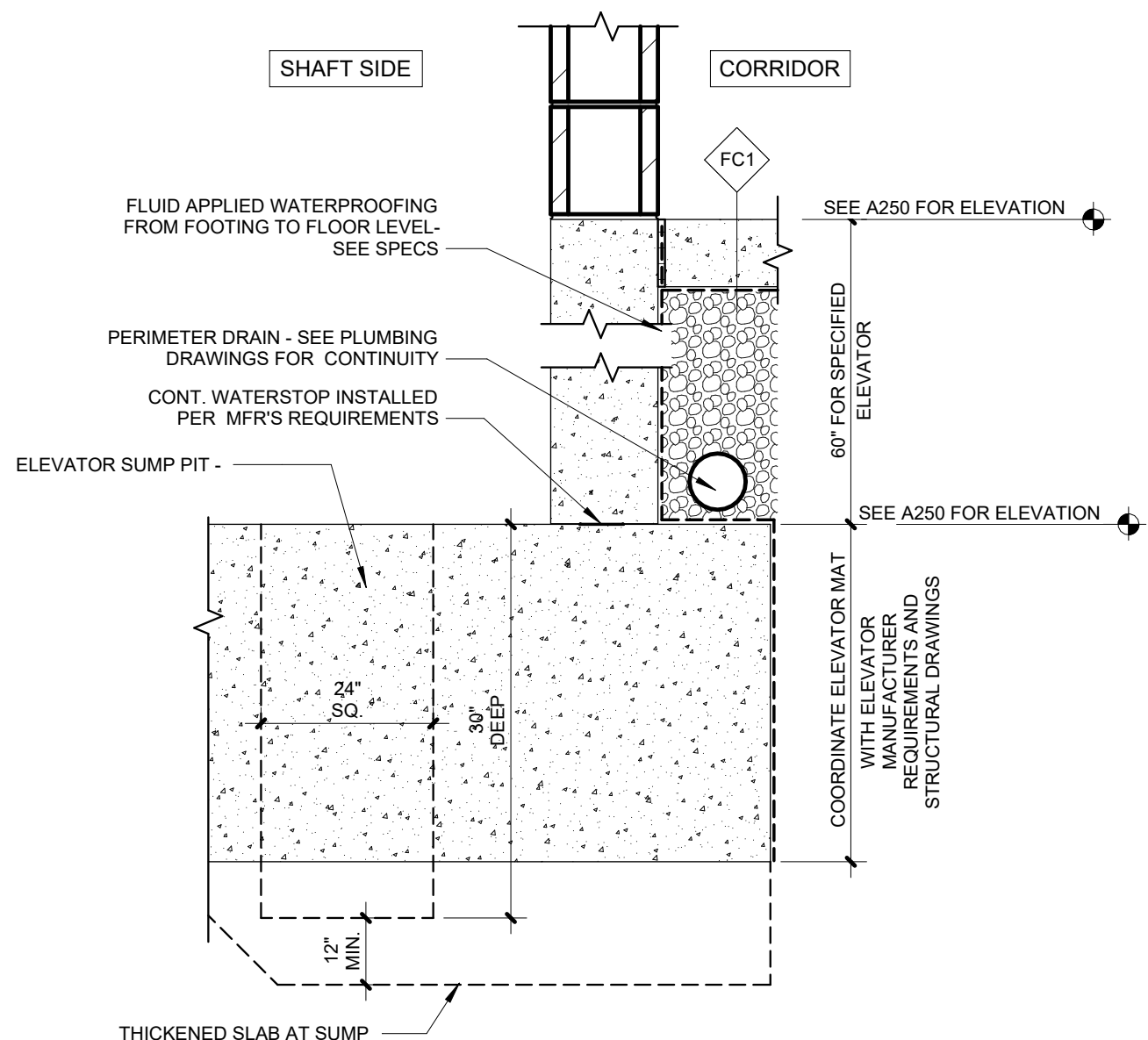
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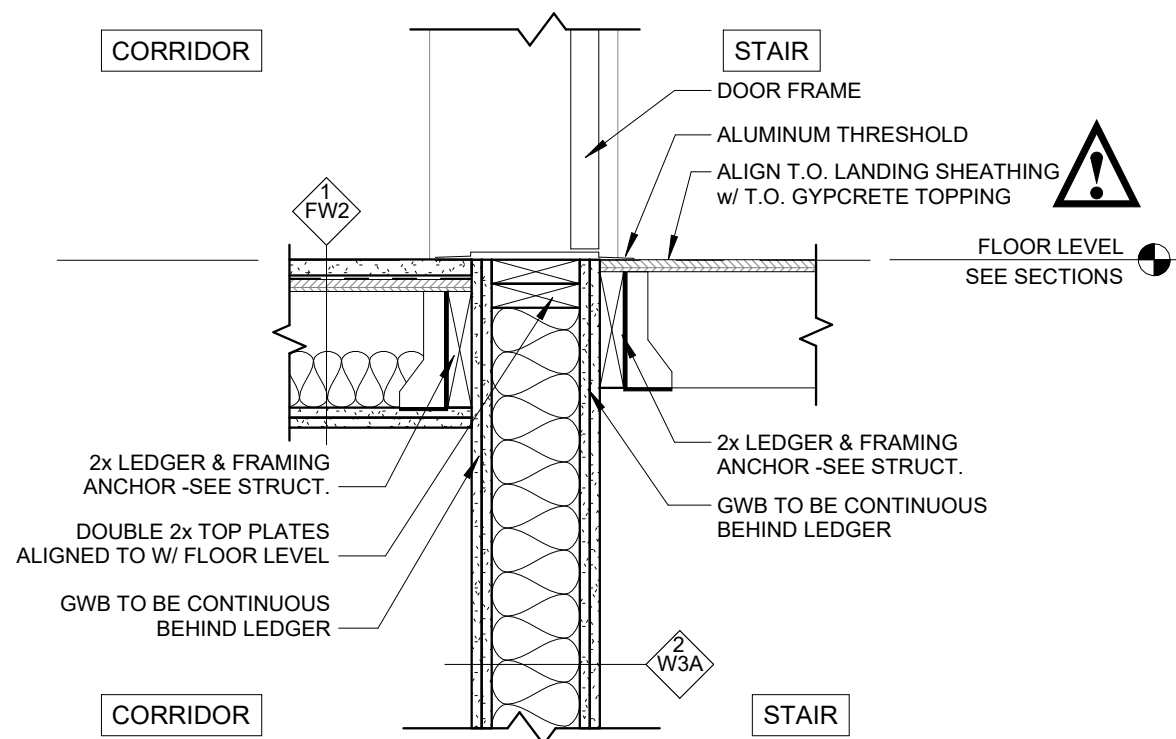
C MASONRY SHAFT AT ROOF
1" = 1'-0"



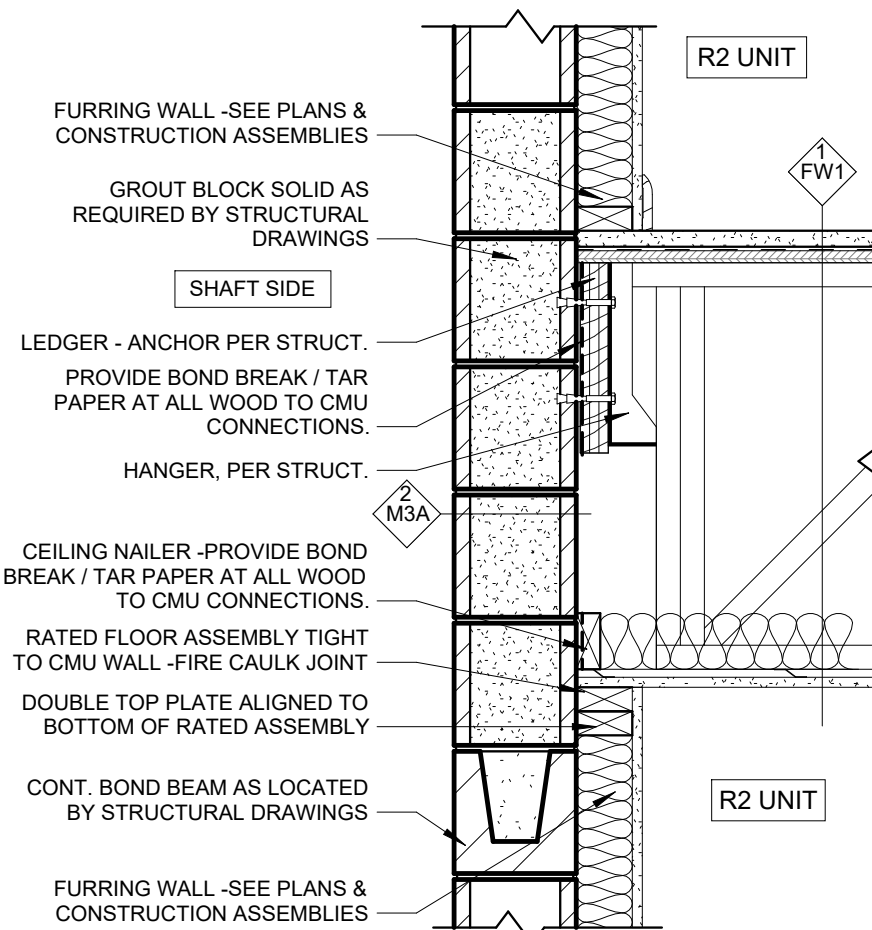
B ELEVATOR DOOR SILL
1" = 1'-0"



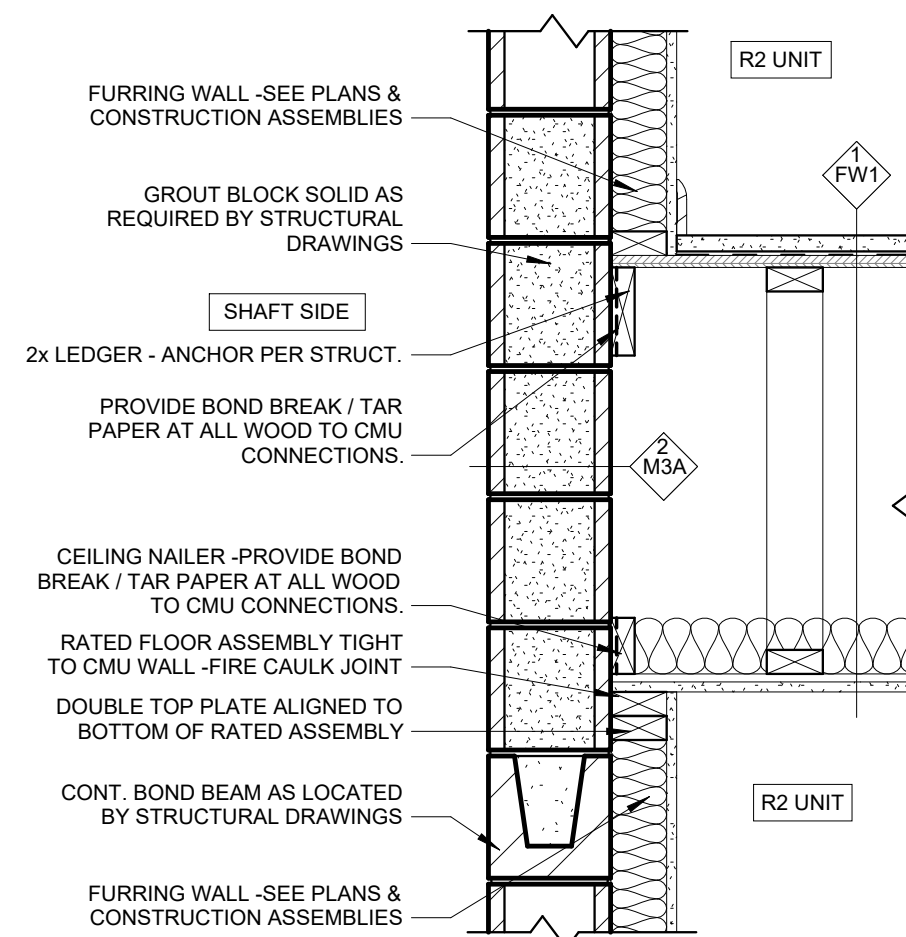
A ELEVATOR FOUNDATION
1" = 1'-0"



G STAIR SHAFT @ STAIR ENTRY
1" = 1'-0"

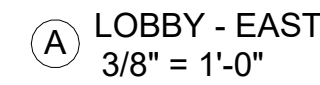
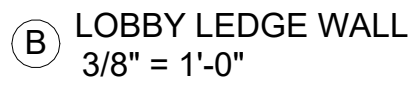
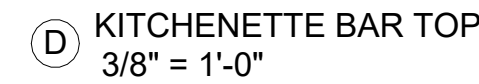
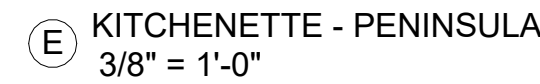
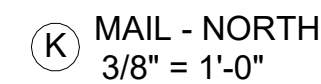
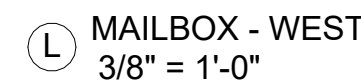
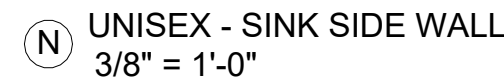
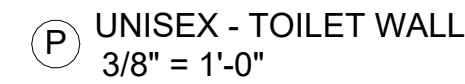
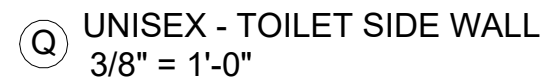
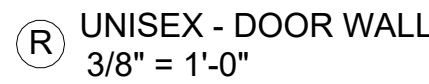


F MASONRY SHAFT - 1 HR FL @ UNITS
1" = 1'-0"



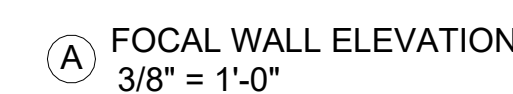
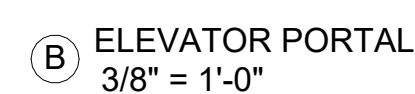
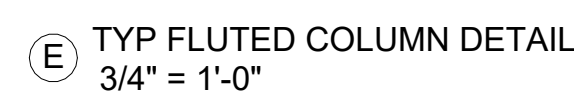
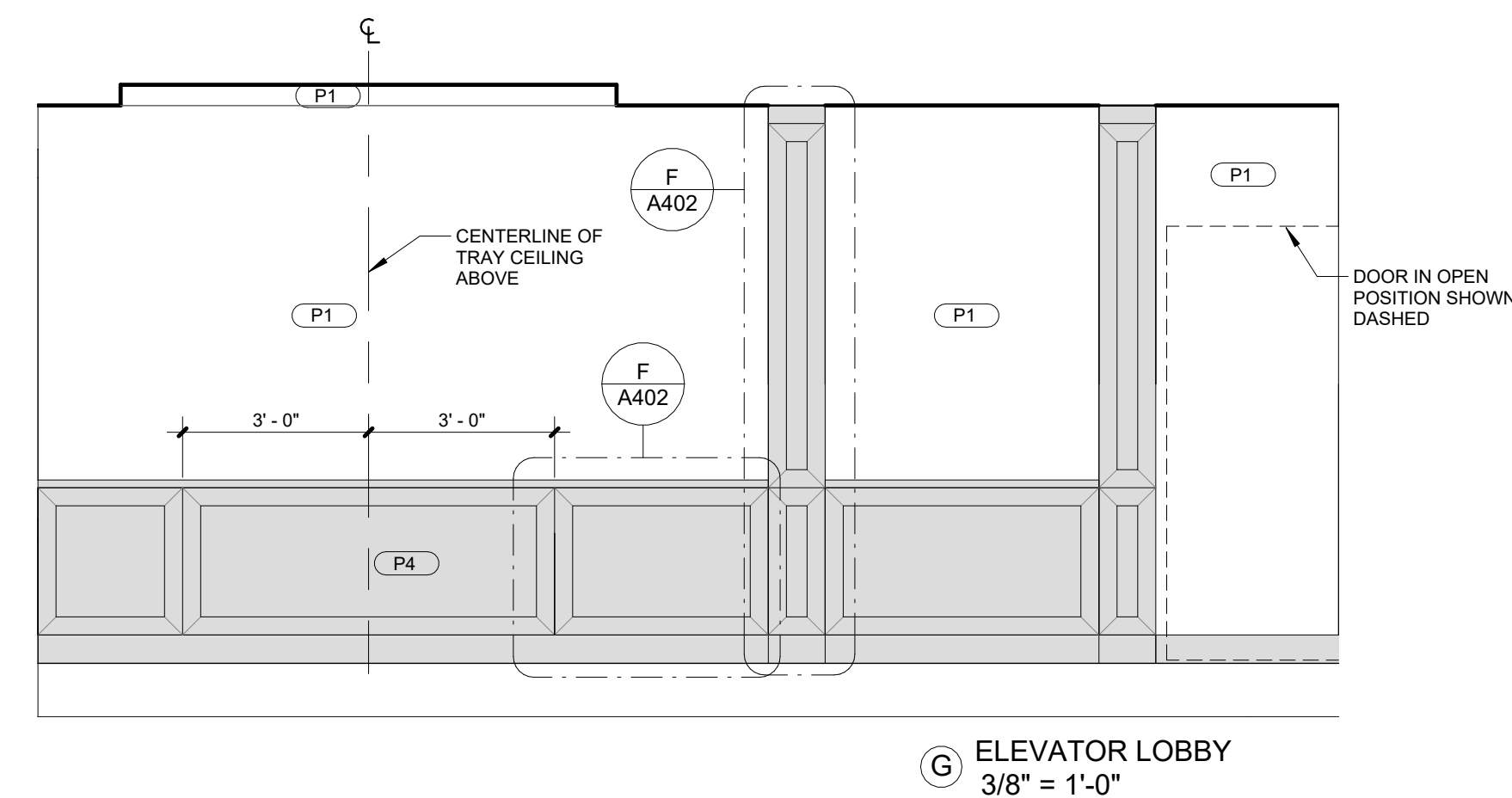
E MASONRY SHAFT - 1 HR FL @ UNITS
1" = 1'-0"

03.30E	12" X 24" TILE IN RUNNING BOND PATTERN W/ SCHLUTER RONDEC-DB EDGING - SEE SPECIFICATIONS
10.28A	PAPER TOWER DISPENSER AND WASTE - SEE SPECIFICATIONS
10.28D	TOILET TOWER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28H	SOAP DISPENSER - SEE A800 ACCESSORY LEGEND
10.28J	PLATE GLASS MIRROR
10.28P	36" GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28Q	42" GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28V	18" VERTICAL GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28Y	COAT HOOK, TOP OF HOOK 40" 48" - SEE A800 ACCESSORY LEGEND
10.55A	RESIDENT MAILBOXES - FLORENCE MANUFACTURING, VITAL CBU 1570-13 BLACK
11.20F	15" ANSI COMPLIANT UNDER COUNTER ICE MAKER - SEE A800 EQUIPMENT LEGEND
11.30B	33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30Q	COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30K	FINISHED FILLER PANEL
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40C	PICTURE CHENETTE SINK, UNDERMOUNT - SEE INTERIOR AND PLUMBING DRAWINGS
22.40W	WALL-HUNG ANSI COMPLIANT SINK - SEE PLUMBING DRAWINGS
26.51D	BATHROOM VANITY LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
26.51M	PICTURE LIGHT CENTERED ABOVE MAIL BOX, TYP. - SEE INTERIOR ELEVATIONS



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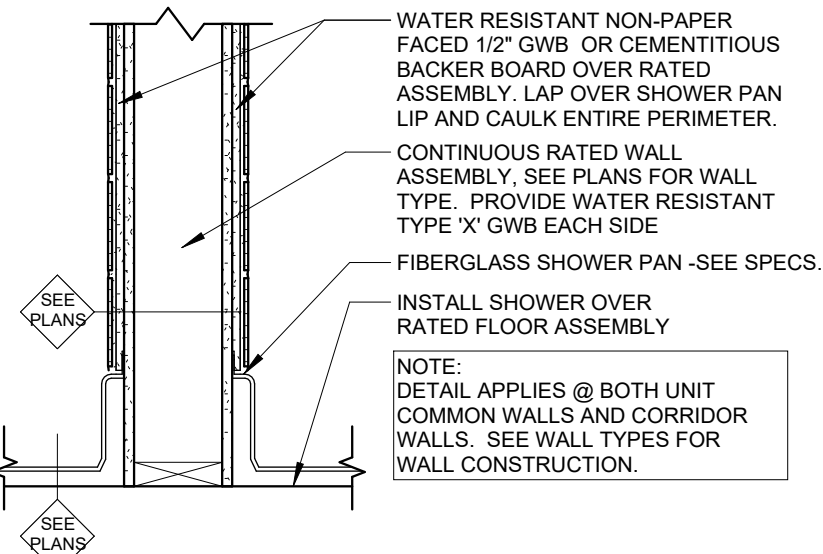
PROJECT #: 26104 V17

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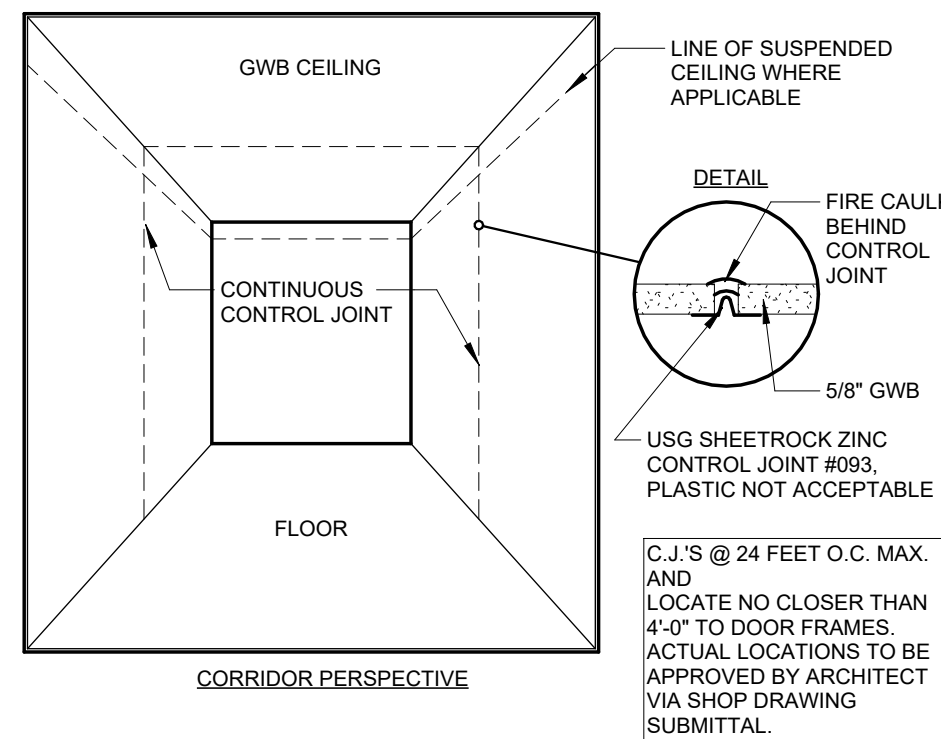
PROJECT DATE: 07/29/2026

A410
TYPICAL INTERIOR
DETAILS

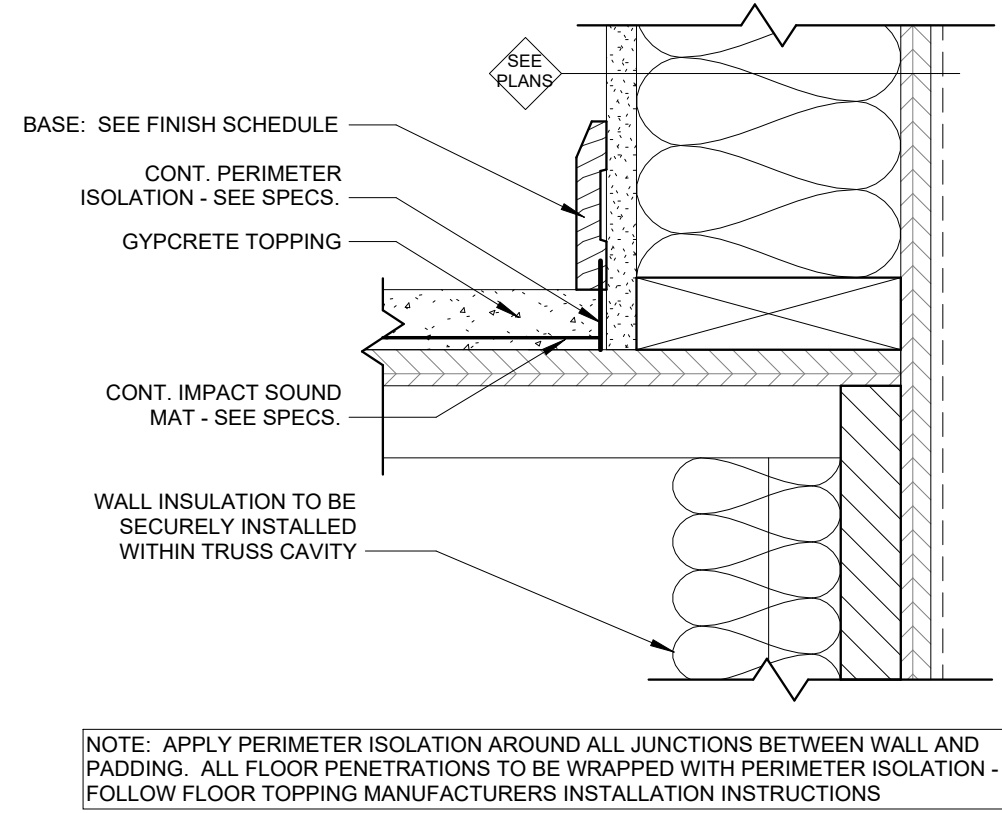
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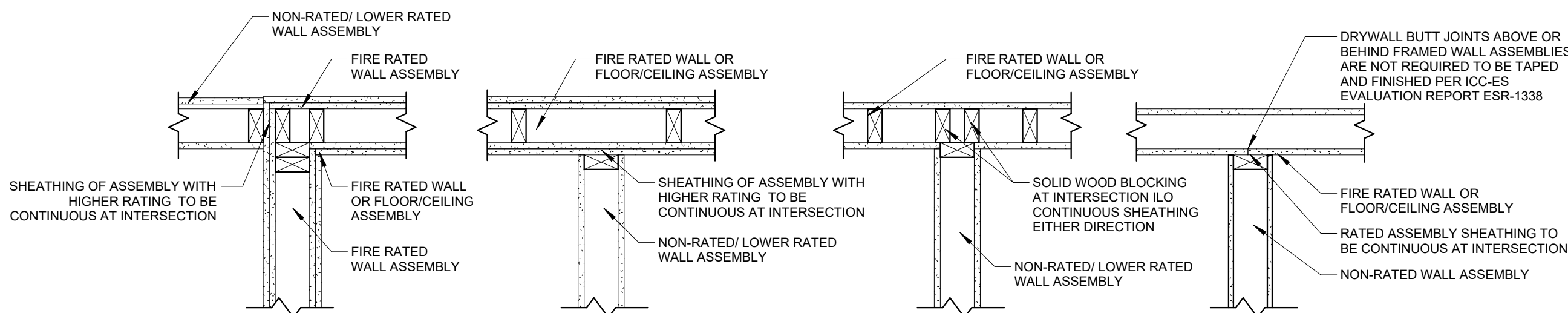
L RATED WALL AT SHOWER
1" = 1'-0"



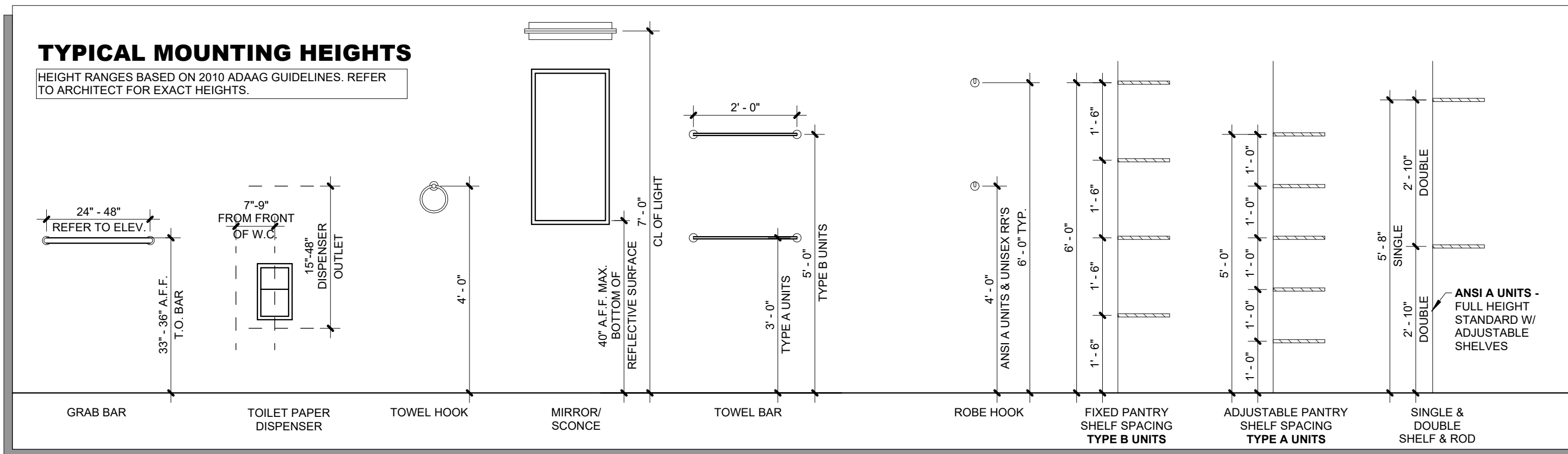
K CORRIDOR SHEATHING CONTROL JOINTS
1" = 1'-0"



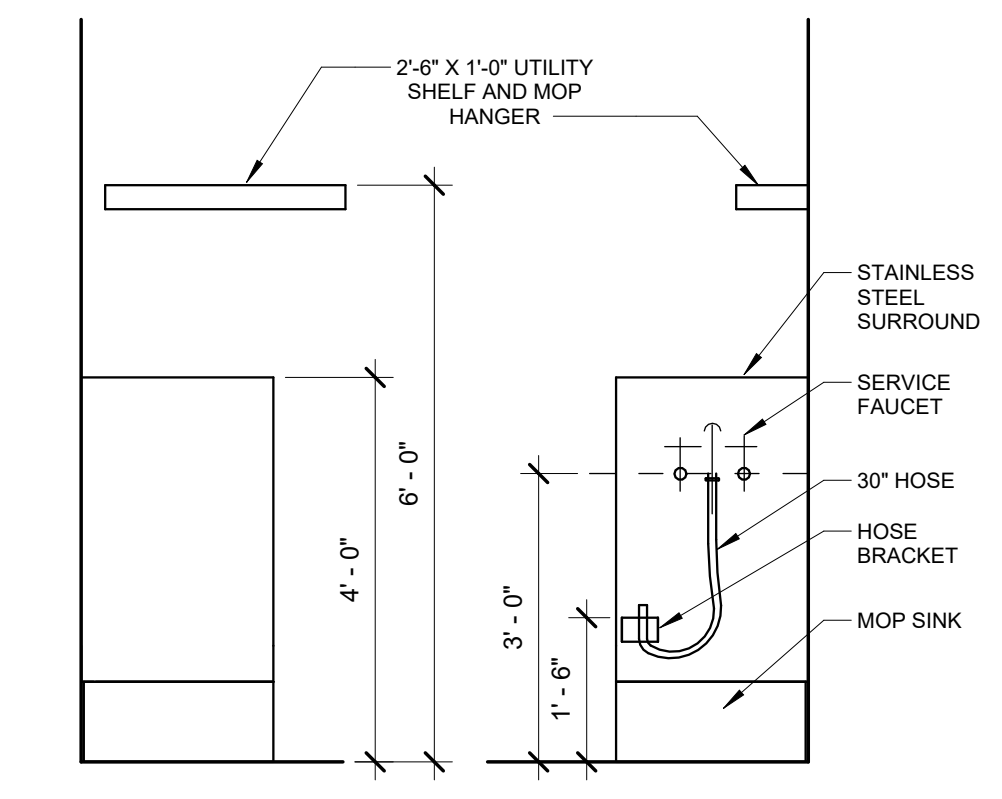
F FLOOR SOUND ISOLATION
3" = 1'-0"



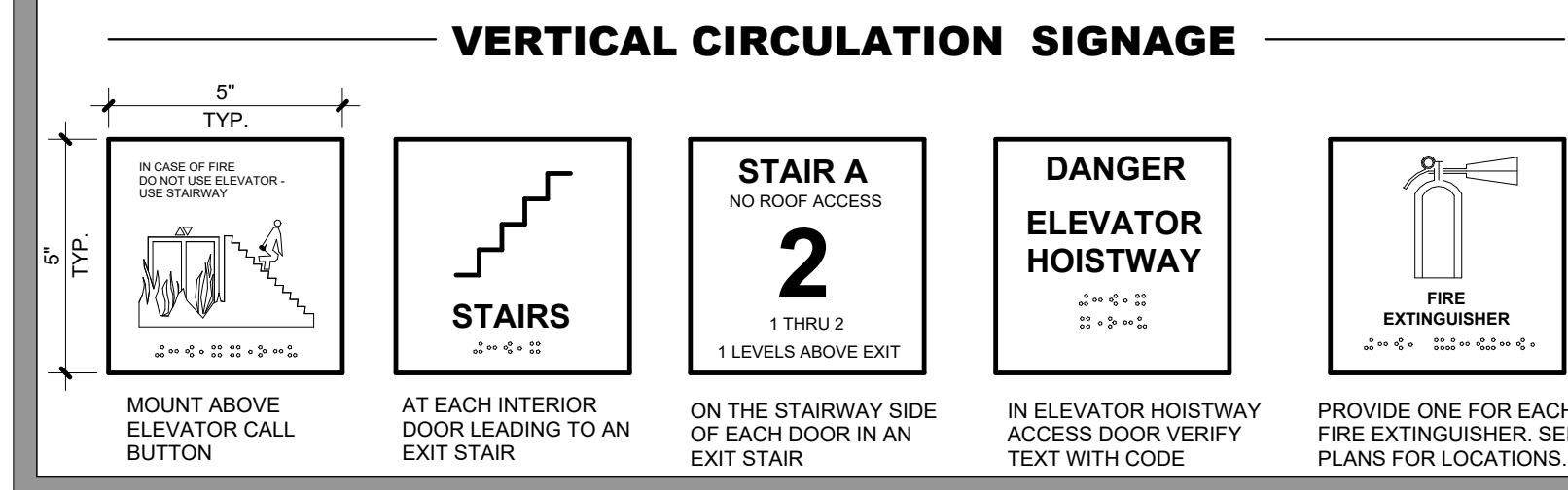
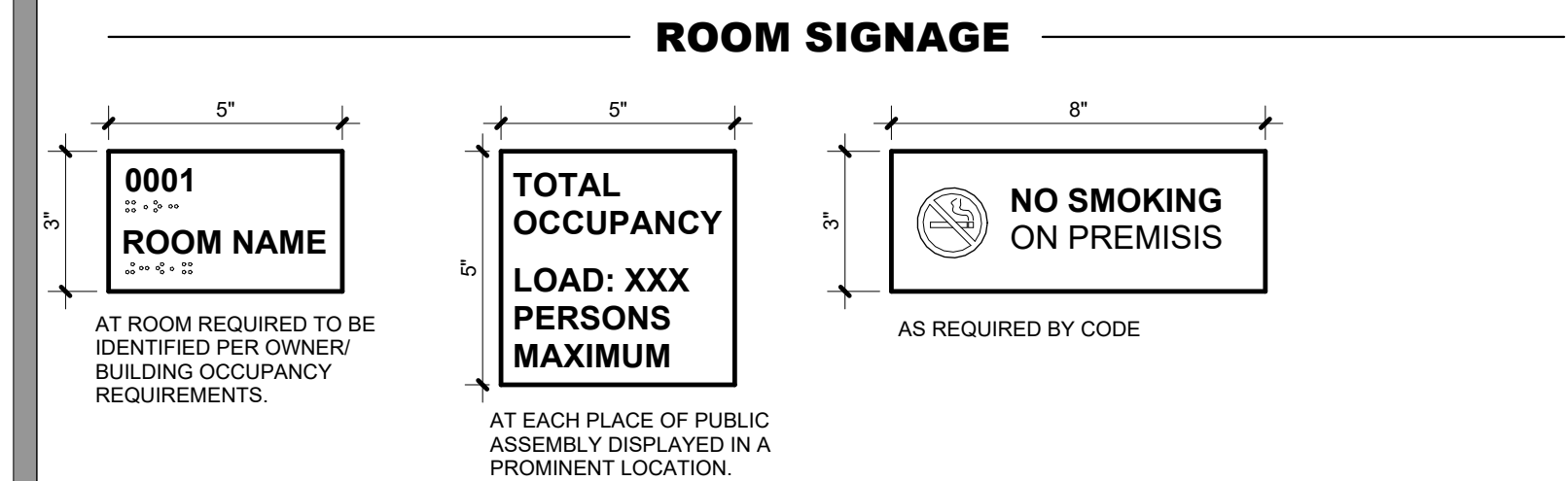
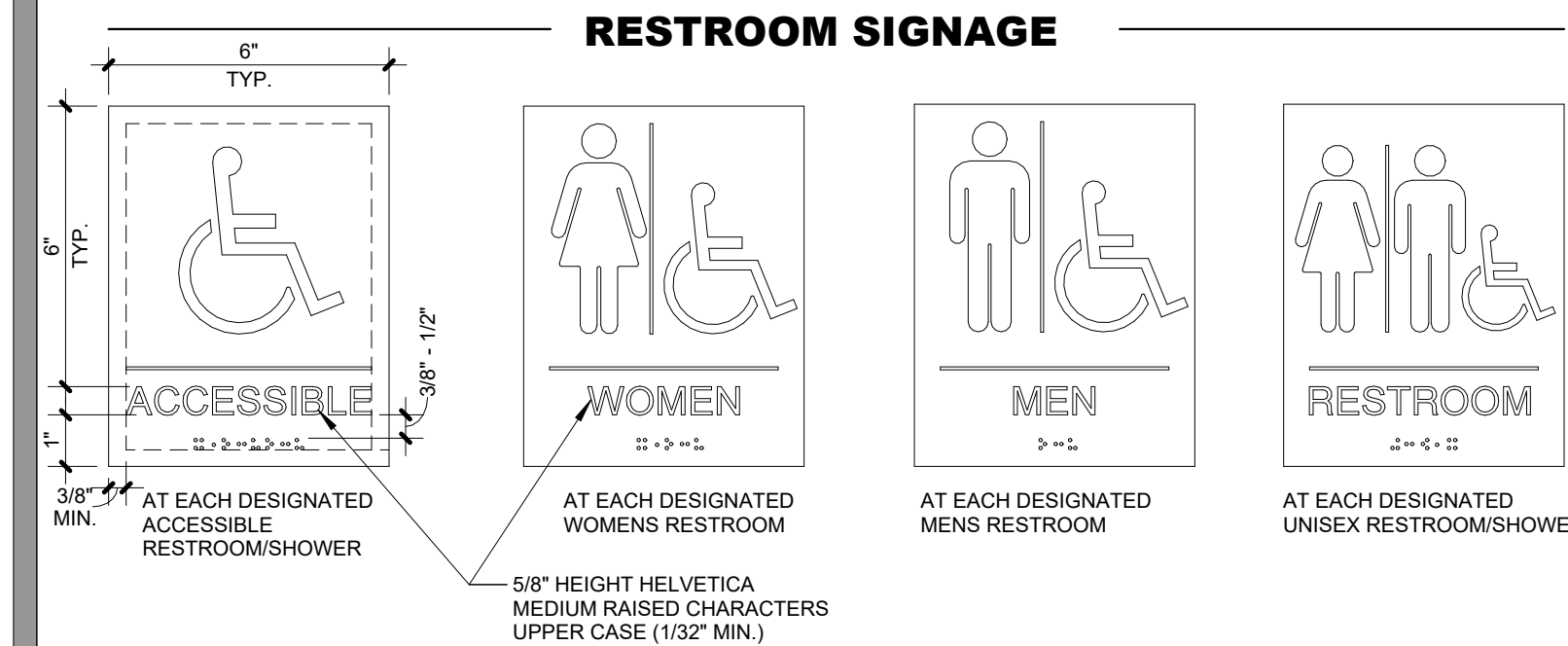
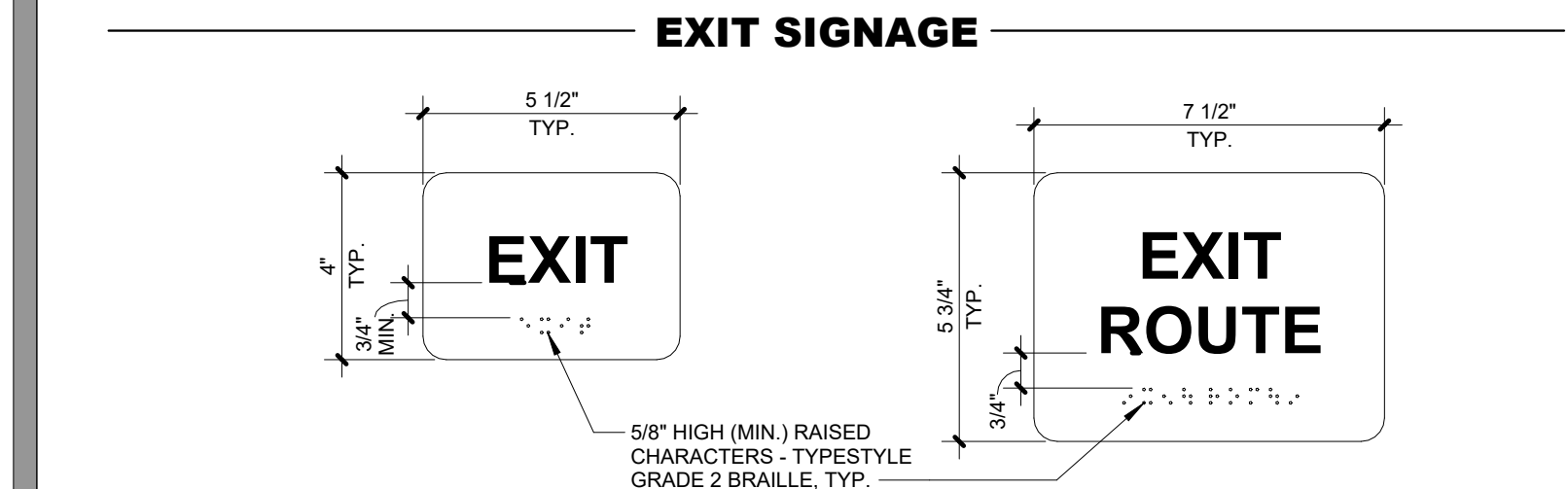
J TYPICAL RATED WALL INTERSECTIONS
1" = 1'-0"



H MOUNTING HEIGHTS
1/2" = 1'-0"



D UTILITY ROOM
1/2" = 1'-0"

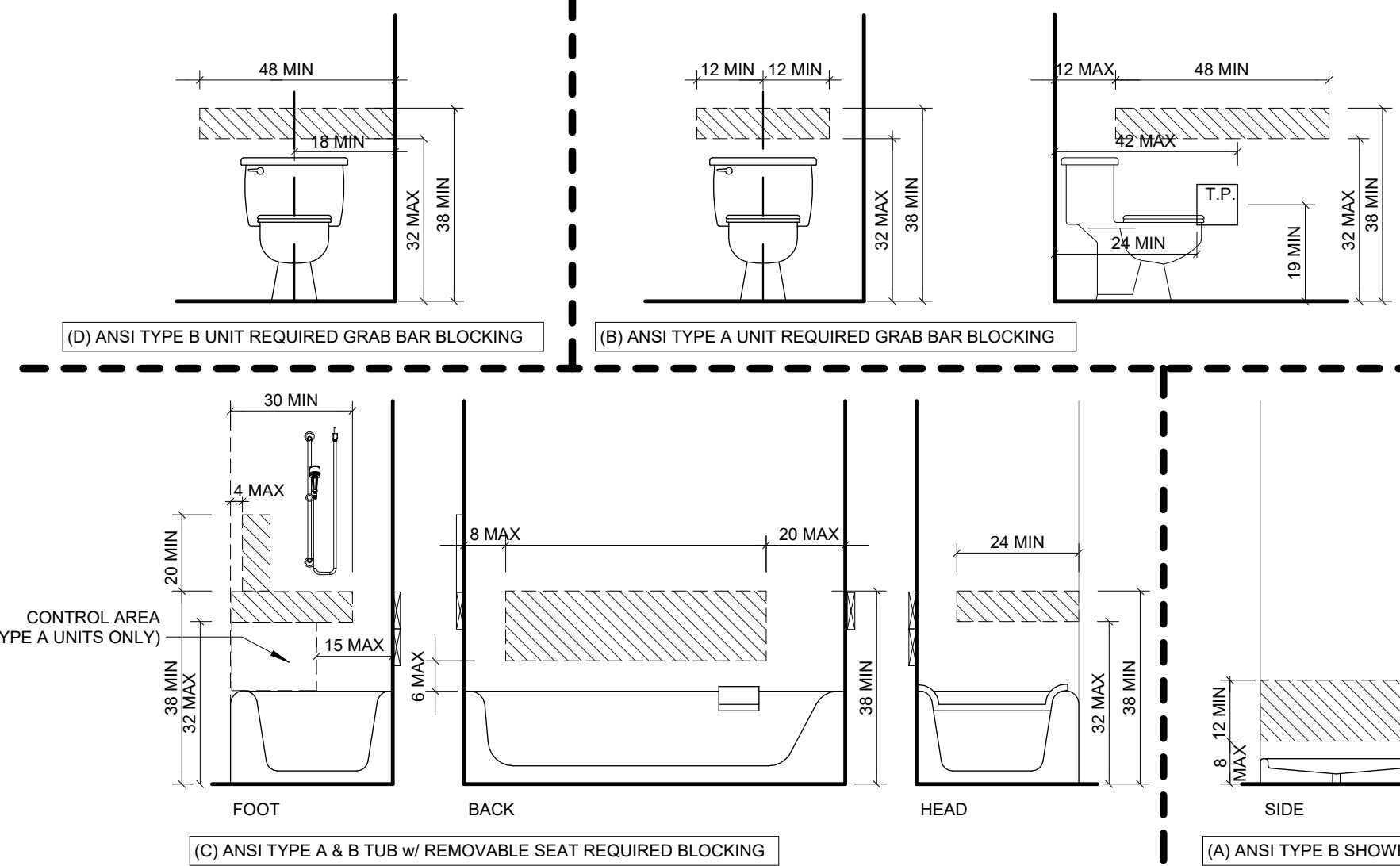


B SIGNAGE
3" = 1'-0"

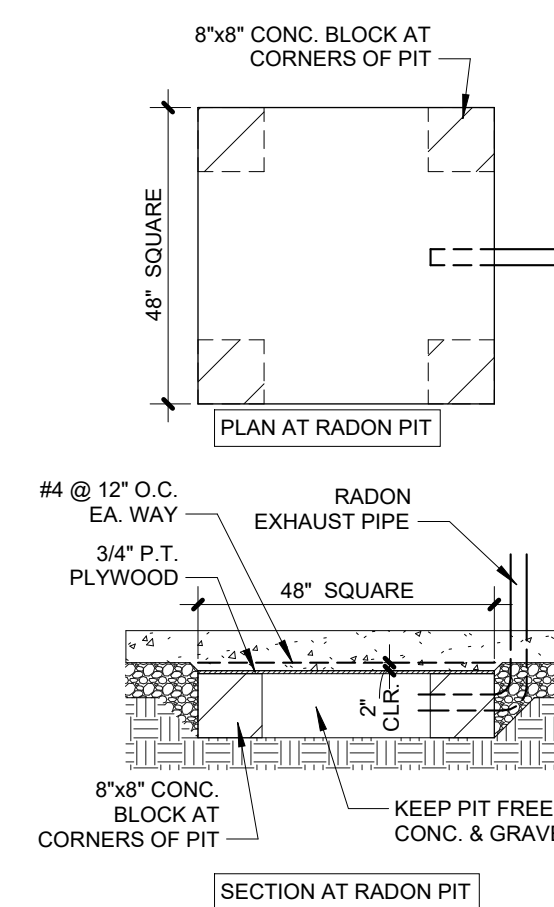
GRAB BAR NOTES:

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
- SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN THE DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTLED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
- SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OF MOUNTING DEVICE OF THE SUPPORTING STRUCTURE WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
- 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.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

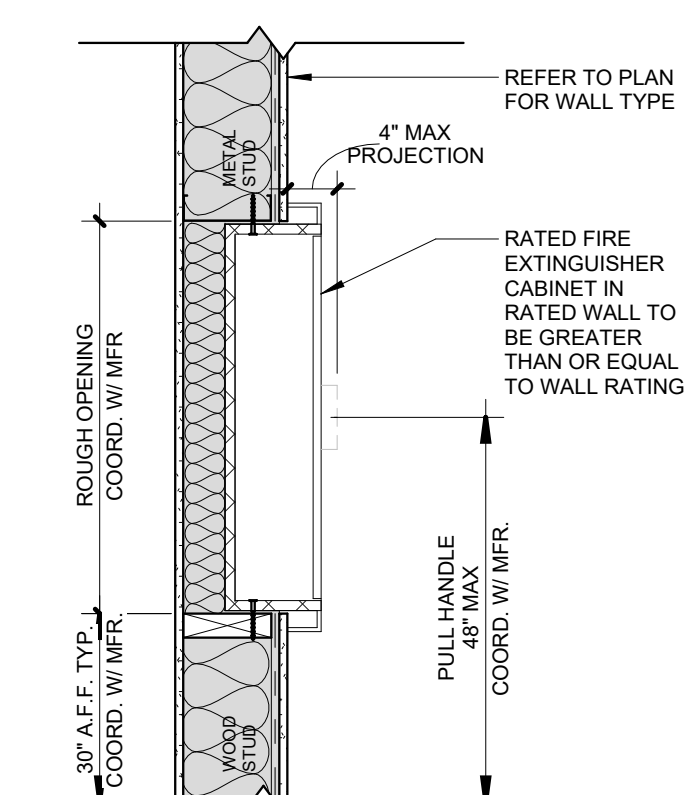
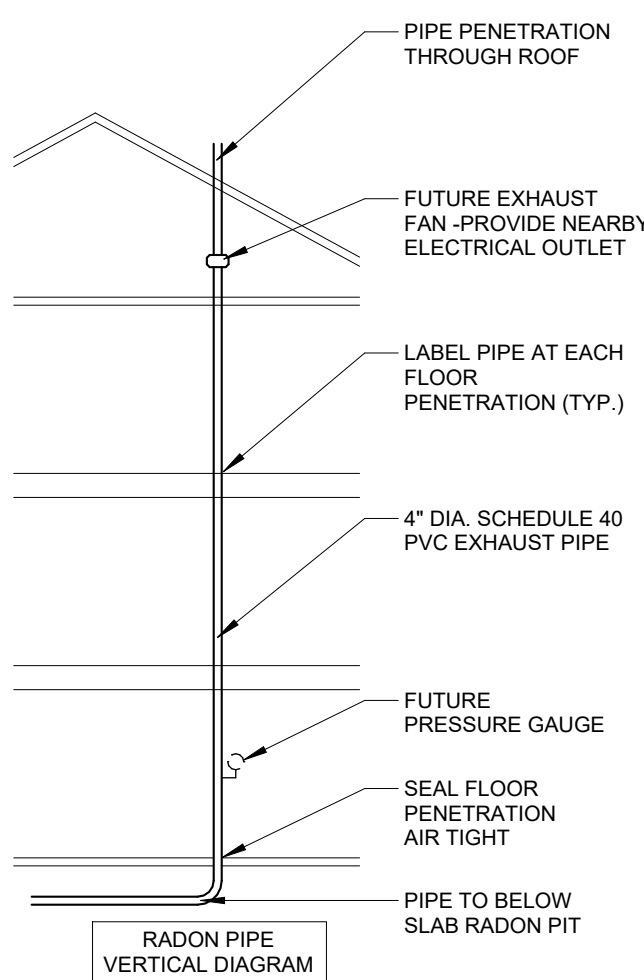
NOTE:
- GRAB BARS ARE REQUIRED IN THE CLUBHOUSE AS SHOWN IN PLANS
- GRAB BAR BLOCKING ONLY REQUIRED IN 1ST FLOOR DWELLING UNITS
- GRAB BAR BLOCKING IS NOT REQUIRED IN POWDER ROOMS
- BLOCKING FOR GRAB BARS NOT REQUIRED AT TUBS/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS
- THE GENERAL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



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



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



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

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 FIXTURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
 - 2 PLUMBING FIXTURES 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 RADIUSUED 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 REFRIGERATOR
 - 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.
- 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 FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
- D. 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. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUSUED 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
- I. 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
- J. 30" SELF CLEANING RANGE
- K. ENERGY STAR DISHWASHER
- L. 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
- M. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOWVNO VOC
- N. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE
- O. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED
- P. WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
- Q. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

- A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFICIENT 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:
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
 2. AUDIBLE AND STROBE DOORBELL SYSTEM
 3. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
 4. CONTRASTING ELECTRIC DEVICE COVER PLATES
 5. TACTILE MARKING PAINT

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 A520'S 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:

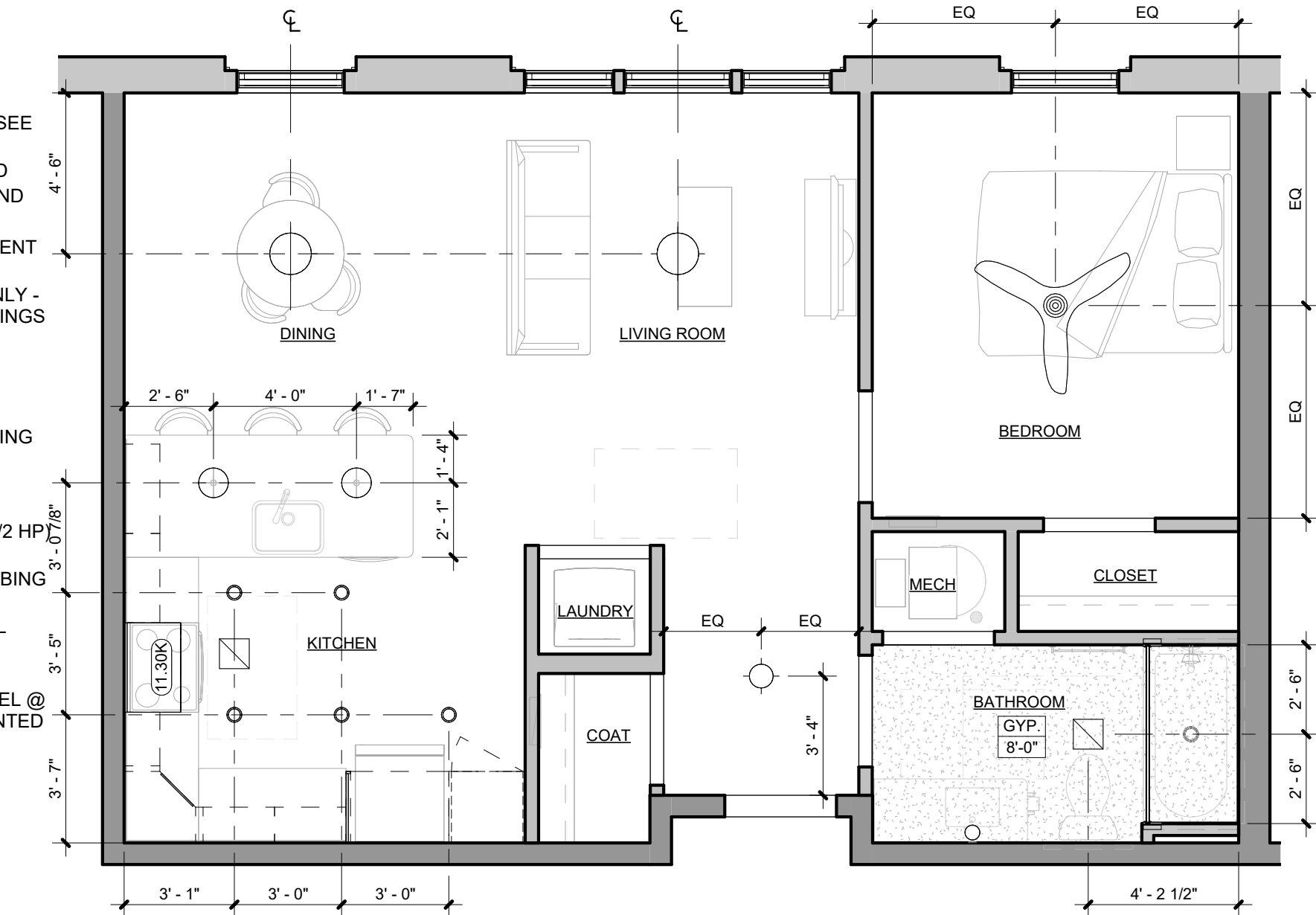
- A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
 - B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
 - C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
 - 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

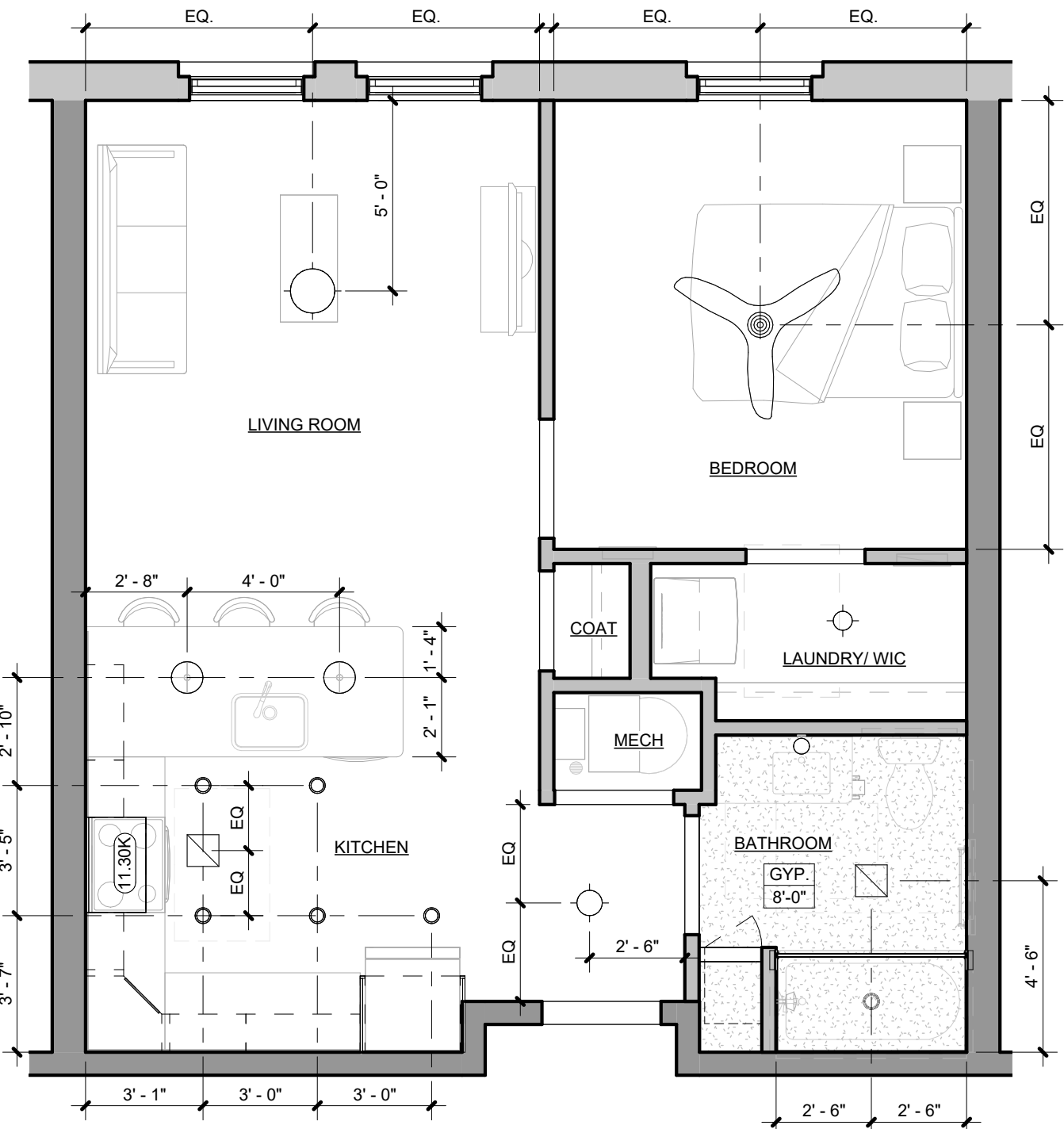
1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION 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.

KEYNOTES

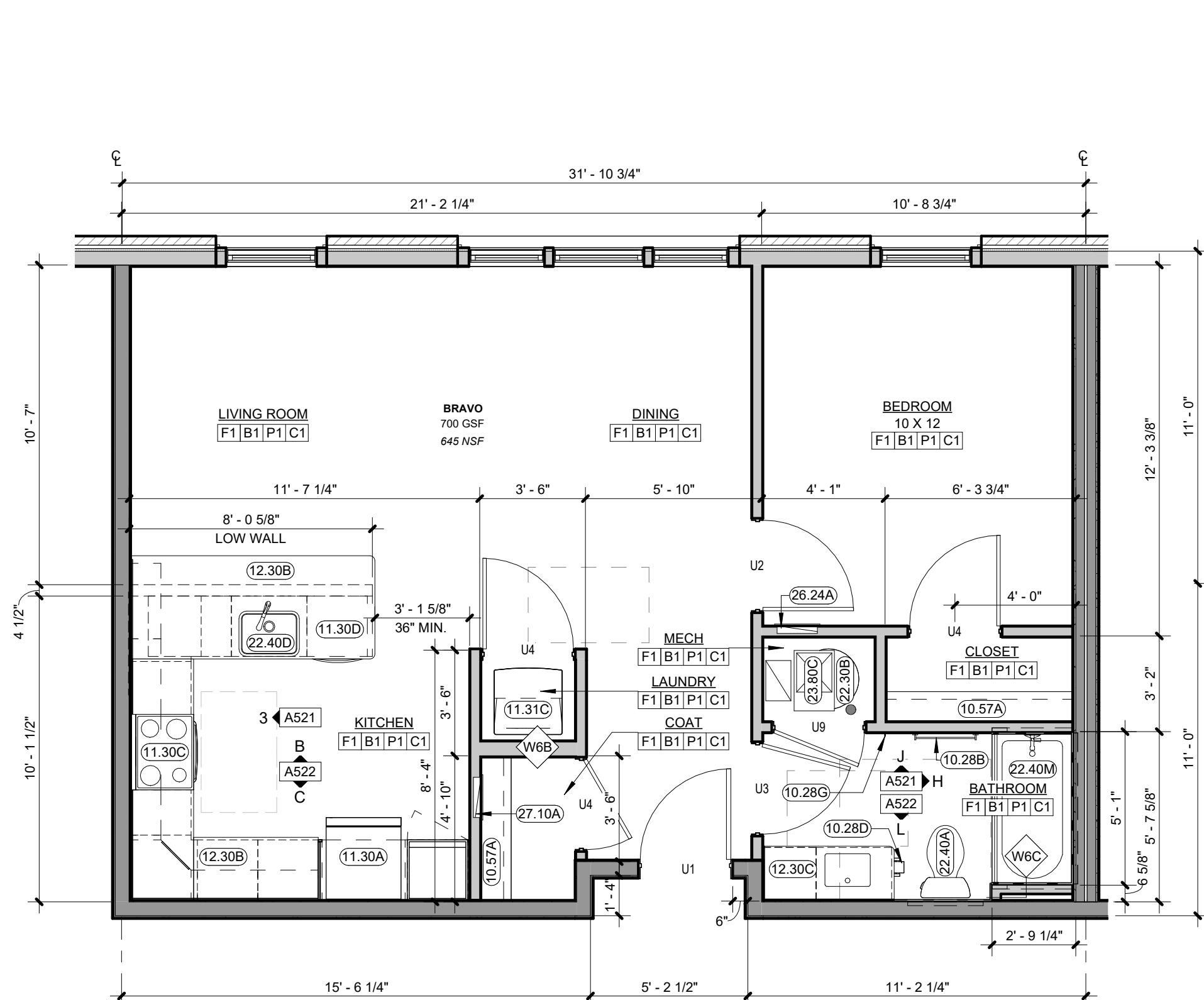
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- 12.30B COUNTERTOP - SEE A800 MATERIAL LEGEND
- 12.30C VANITY COUNTERTOP, CULTURED MARBLE WITH INTEGRAL SINK - SEE A800 MATERIAL LEGEND AND PLUMBING DRAWINGS
- 22.30B ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS
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- 22.40D KITCHEN SINK & GARBAGE DISPOSAL (BADGER 5, 1/2 HP) - SEE PLUMBING AND ELECTRICAL DRAWINGS
- 22.40M ANSI TYPE 'A' COMPLIANT TUB SHOWER - SEE PLUMBING DRAWINGS
- 23.80C RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 26.24A ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- 27.10A RECESSED RESIDENTIAL STRUCTURED MEDIA PANEL @ 48" A.F.F. TO TOP OF PANEL -PROVIDE FLUSH MOUNTED RECEPTACLE IN PANEL BOTTOM KNOCKOUT



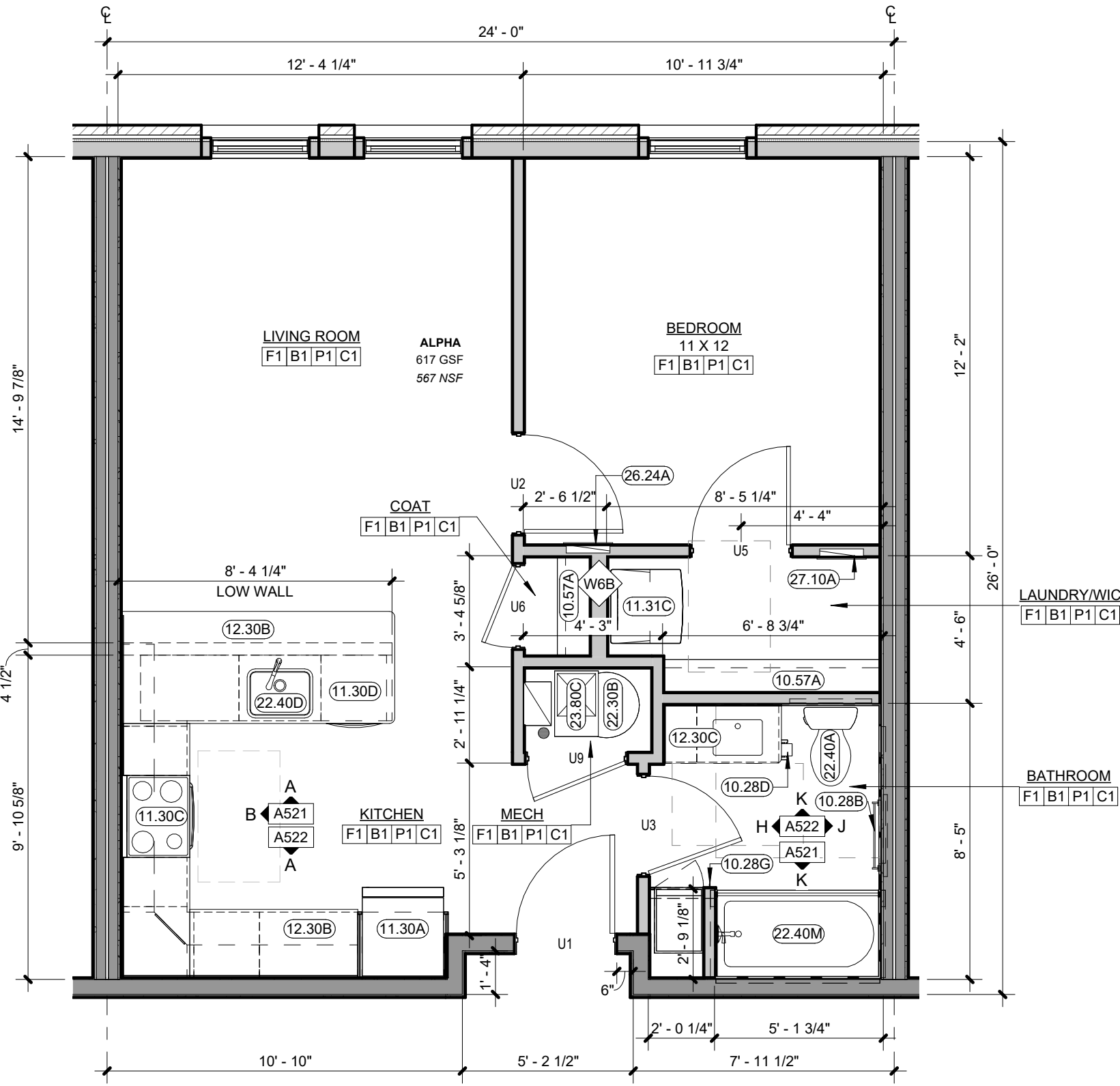
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1/4" = 1'-0"



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KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

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
- B. DWELLING UNITS HAVE A COVERED ENTRY FOR WEATHER PROTECTION
- C. 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
- D. 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
- E. DWELLING UNIT INTERIOR STAIRS
- 1 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
 - 2 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
 - 3 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
- F. DWELLING UNIT INTERIOR STAIRS
- 1 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
 - 2 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS
 - 3 DWELLING UNIT INTERIOR STAIRS ARE PROVIDED WITH COLOR CONTRAST NON-SLIP NOSINGS

A. EASE AND ACCESS FEATURES

- F. DWELLING UNIT BATHROOMS
- 1 COUNTERTOPS WILL HAVE 2" MIN RADIUS OUTSIDE CORNERS
 - 2 SHOWER HEADS ARE HAND HELD WITH FLEXIBLE HOSE
 - 3 VANTIES WILL HAVE NON-GLARE LIGHTING
- G. DWELLING UNIT KITCHENS
- 1 DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
 - 2 DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON AT LEAST ONE SIDE OF THE REFRIGERATOR
 - 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.
- 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 INTEGRAL REINFORCING FOR FUTURE GRAB BARS
- C. PLUMBING FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
- D. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
- E. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUS 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
- I. 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
- J. 30" SELF CLEANING RANGE
- K. ENERGY STAR DISHWASHER
- L. 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
- M. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOWVNO VOC
- N. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE
- O. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED
- P. WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
- Q. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

- A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFICIENT 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
- H. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE
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SENSORY IMPAIRED UNITS

- A. THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT:
- B. SMOKE ALARM WITH STROBE LIGHTS
- C. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- D. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- E. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
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KEYNOTES

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- 10.28D TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
- 10.28E SHOWER CURTAIN ROD - SEE A800 ACCESSORY LEGEND
- 10.28G ROBE HOOK - SEE A800 ACCESSORY LEGEND
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- 10.57B DOUBLE SHELF AND ROD - SEE SPECIFICATION
- 10.57C FIVE (5) WOOD LAMINATE SHELVES EQUALLY SPACED AT 12" O.C. TO 72" (TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD)
- 11.30A 30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
- 11.30B 33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
- 11.30C 30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
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- 27.10A

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 A520'S 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:

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- C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
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A502
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 - 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 OCCUPABLE 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 FIXTURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
 - 2 PLUMBING FIXTURES 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 RADIUSUED 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 REFRIGERATOR
 - 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 SHELVEING 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.
- 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 FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
- D. 1. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
- E. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUSUED 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
- I. 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
- J. 2. 30" SELF CLEANING RANGE
- K. 3. ENERGY STAR DISHWASHER
- L. 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.
- M. J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOWVINO VOC.
- K. CLOSET SHELVEING IS VINYL COATED REINFORCED WIRE
- L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED
- M. WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE SMOOTH, NON-GLAZE, AND SLIP RESISTANT.
- N. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

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- 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. 1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- B. 1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- C. 1. CONTRASTING ELECTRIC DEVICE COVER PLATES
- D. 1. 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 - SEE A800 ACCESSORY LEGEND
- 10.57A SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
- 10.57C FIVE (5) WOOD LAMINATE SHELVES EQUALLY SPACED AT 12" O.C. TO 72" (TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD)
- 11.30B 33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
- 11.30C 30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
- 11.30D 24" DISHWASHER - SEE A800 EQUIPMENT LEGEND
- 11.30K MICROWAVE OVER-THE-RANGE - 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, CULTURED MARBLE WITH INTEGRAL 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
- 22.40M ANSI TYPE 'A' COMPLIANT TUB SHOWER -SEE PLUMBING DRAWINGS
- 23.80C RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 26.24A ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- 27.10A RECESSED RESIDENTIAL STRUCTURED MEDIA PANEL @ 48" A.F.F. TO TOP OF PANEL -PROVIDE FLUSH MOUNTED RECEPTACLE IN PANEL BOTTOM KNOCKOUT

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.

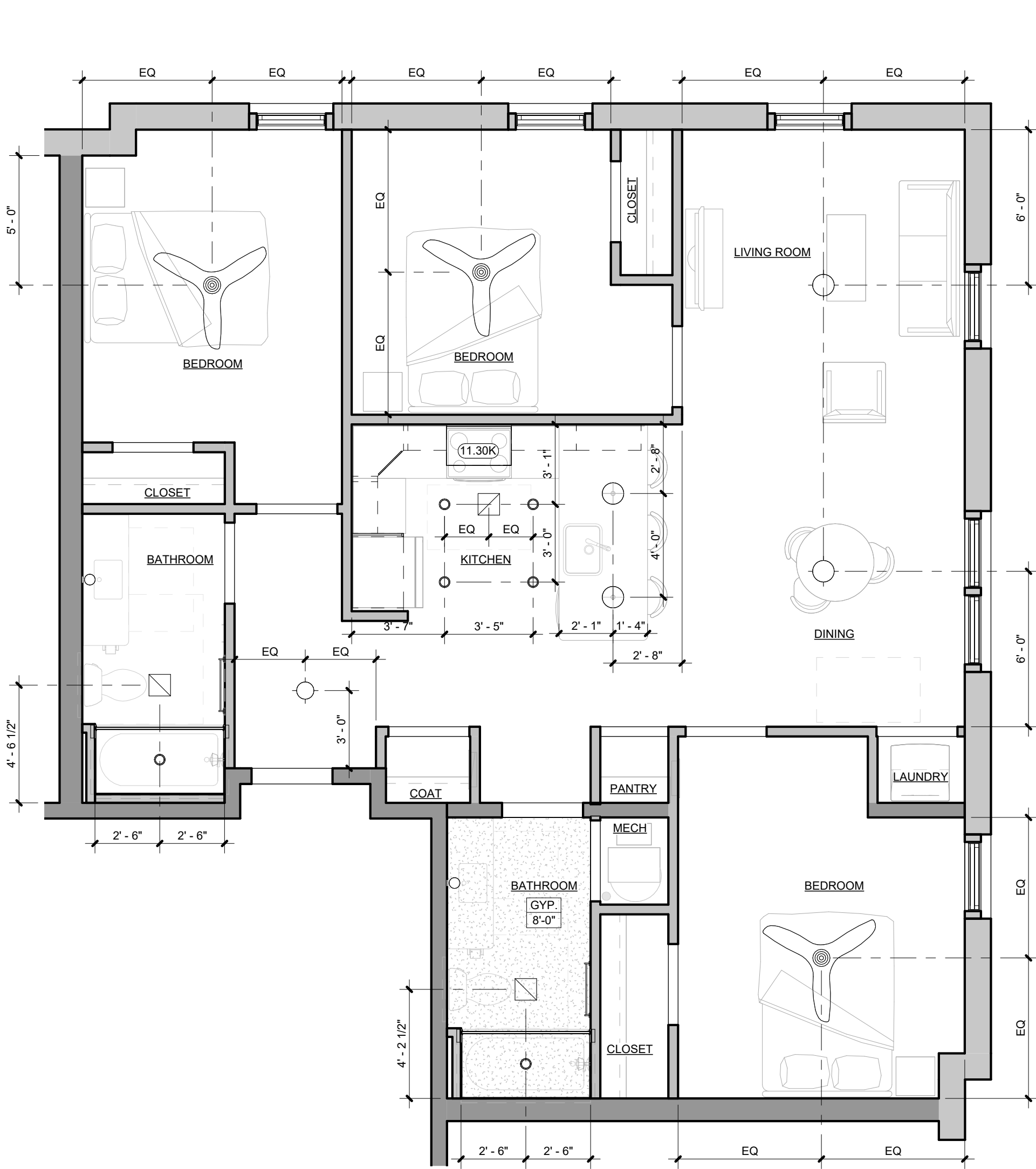
1. SEE SHEETS A011 FOR WALL TYPES.
2. SEE SHEET A520'S FOR DWELLING UNIT INTERIOR ELEVATIONS AND NOTES
3. SEE SHEET A800s FOR DWELLING UNIT FINISH SCHEDULE.
4. DRYWALL ON BATHROOM WALLS AND KITCHEN CABINETRY WALLS INTENDED TO RECEIVE TILE FINISHES SHALL BE GLASS-FACED MOISTURE RESISTANT.
5. SEE STRUCTURAL 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

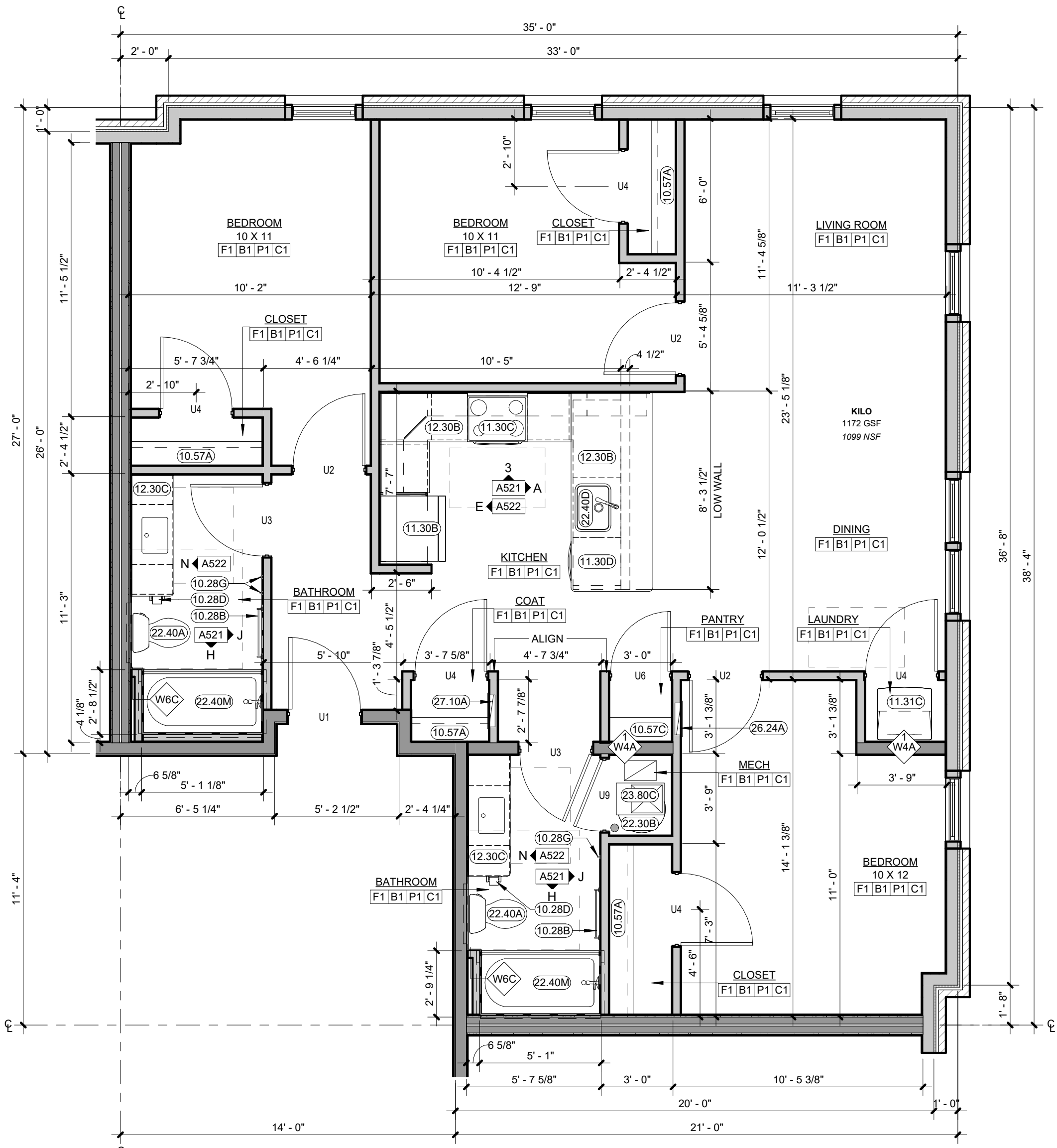
- IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
 - B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN 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.



(B) KILO UNIT PCP
1/4" = 1'-0"



(A) KILO UNIT
1/4" = 1'-0"



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

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
- B. DWELLING UNITS HAVE A COVERED ENTRY FOR WEATHER PROTECTION.
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- 11.31B LAUNDRY DRYER HOOK-UP ONLY - SEE MECHANICAL & ELECTRICAL DRAWINGS
- 12.30B COUNTERTOP - SEE A800 MATERIAL LEGEND
- 12.30C VANITY COUNTERTOP, CULTURED MARBLE WITH INTEGRAL 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
- 22.40M ANSI TYPE 'A' COMPLIANT TUB SHOWER - SEE PLUMBING DRAWINGS
- 23.80C RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 26.24A ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- 27.10A RECESSED RESIDENTIAL STRUCTURED MEDIA PANEL @ 48" A.F.F. TO TOP OF PANEL - PROVIDE FLUSH MOUNTED RECEPTACLE IN PANEL BOTTOM KNOCKOUT

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 A520'S 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

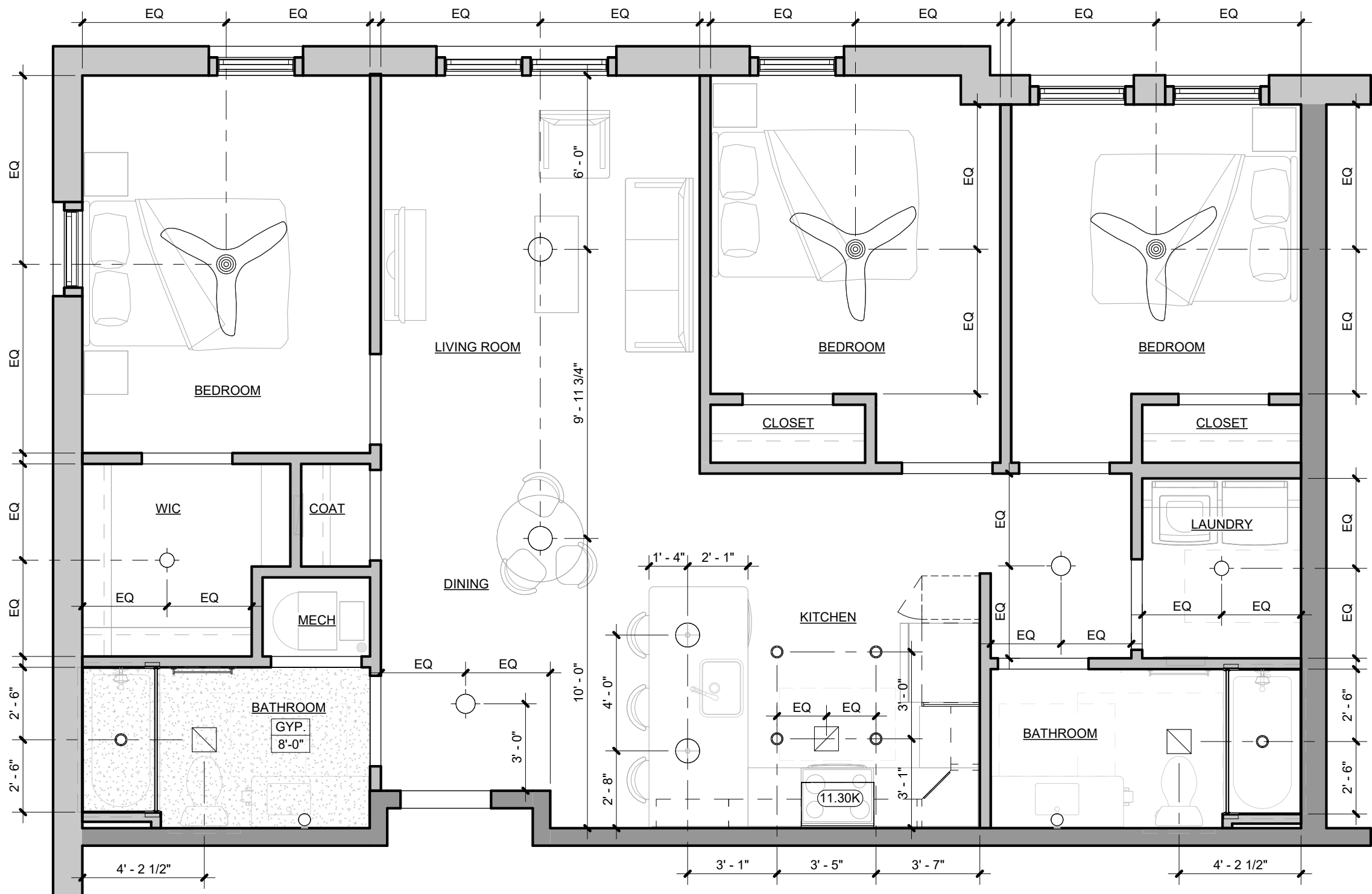
IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- 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.

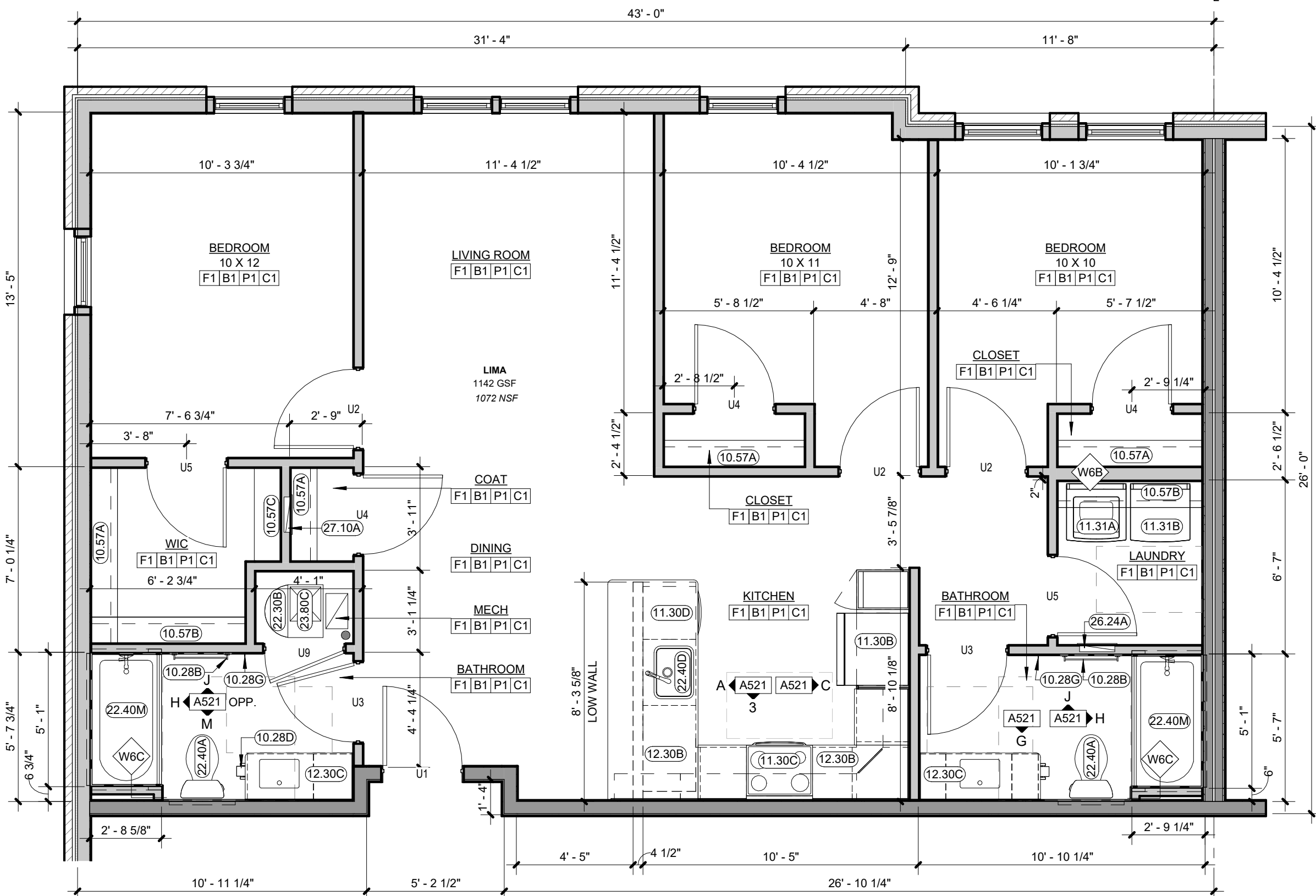
APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

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.



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



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



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

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 FIXTURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
 - 2 PLUMBING FIXTURES 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 RADIUSUED 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 DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
 - 2 DWELLING UNIT KITCHENS 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 SHELVEING 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.
- 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 FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
- D. 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. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPASH, AND RADIUSUED 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
 3. 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CHARCOL FILTER - OR - 30" CHARCOL FILTER RE-CIRCULATING RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE A UNITS.
- J. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOWVNO VOC.
- K. CLOSET SHELVEING IS VINYL COATED REINFORCED WIRE
- L. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED
- M. 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
- H. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE
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- Z. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE

SENSORY IMPAIRED UNITS

- A. THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT.
- B. SMOKE ALARM WITH STROBE LIGHTS
- C. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- D. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- E. CONTRASTING ELECTRIC DEVICE COVER PLATES
- F. 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 - SEE A800 ACCESSORY LEGEND
- 10.57A SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
- 10.57B DOUBLE SHELF AND ROD - SEE SPECIFICATION
- 10.57C FIVE (5) WOOD LAMINATE SHELVES EQUALLY SPACED AT 12" O.C. TO 72" (TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD)
- 11.30C 30" ELECTRIC RANGE - SEE A800 EQUIPMENT LEGEND
- 11.30D 24" DISHWASHER - SEE A800 EQUIPMENT LEGEND
- 11.30K MICROWAVE OVER-THE-RANGE - SEE A800 EQUIPMENT LEGEND
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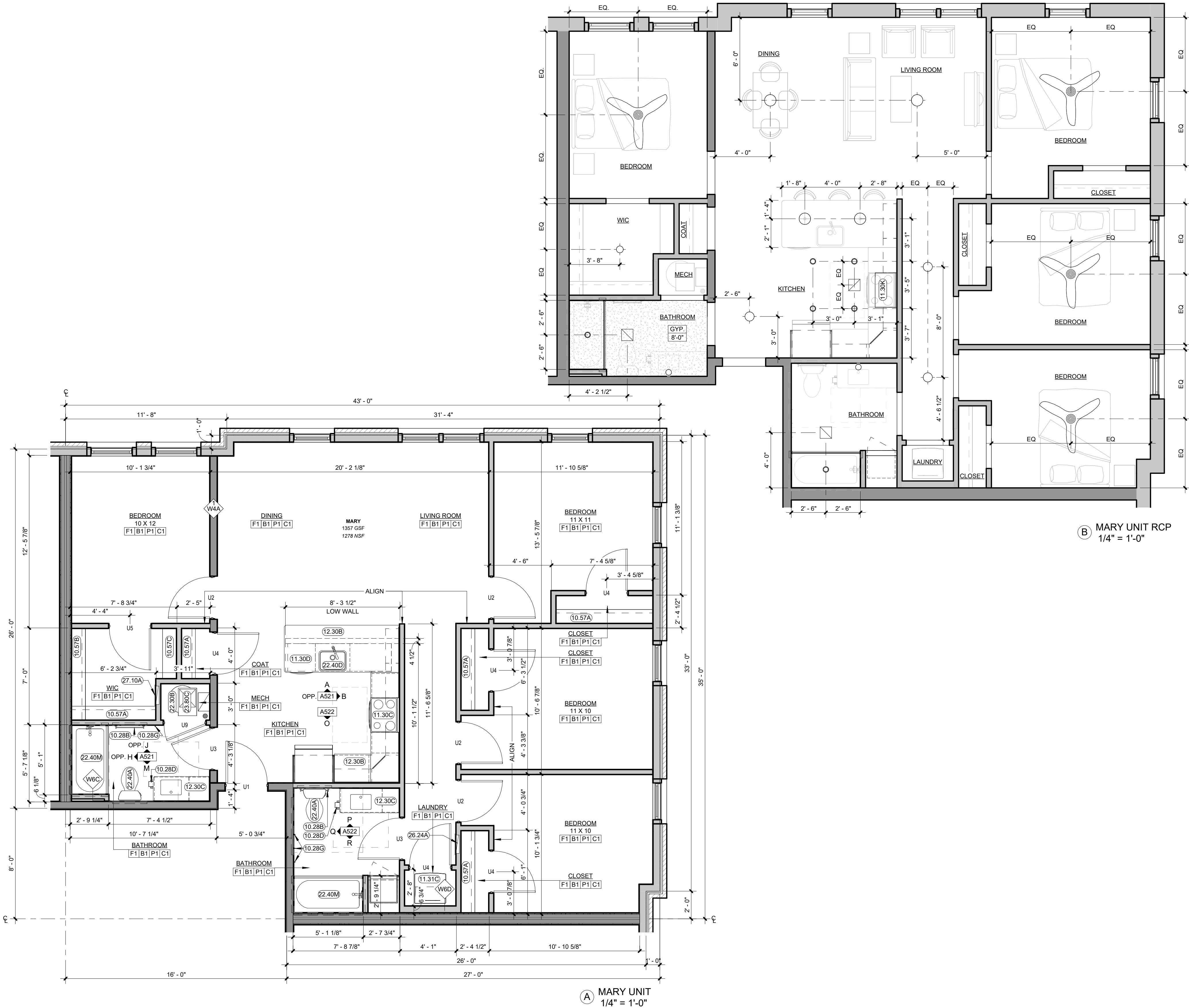
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A505
DWELLING UNIT
PLANS

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- F. DWELLING UNIT BATHROOMS
- 1 COUNTERTOPS WILL HAVE 2" MIN RADIUSUED 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.
- 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 INTEGRAL REINFORCING FOR FUTURE GRAB BARS
- C. PLUMBING FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
- D. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
- E. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPASH, AND RADIUSUED 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" CHARCOL 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 EFFICIENT 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
- H. 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 STROBE LIGHTS
- B. AUDIBLE AND STROBE DOORBELL SYSTEM
- C. CONTRASTING ELECTRIC DEVICE COVER PLATES
- D. TACTILE MARKING PAINT

SENSORY IMPAIRED UNITS

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 - SEE A800 ACCESSORY LEGEND
- 10.28M 24" GRAB BAR - SEE A800 ACCESSORY LEGEND
- 10.28Q 42" GRAB BAR - SEE A800 ACCESSORY LEGEND
- 10.57A SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
- 10.57C FIVE (5) WOOD LAMINATE SHELVES EQUALLY SPACED AT 12" O.C. TO 72" (TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD)
- 11.30B 33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
- 11.30G 24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
- 11.30J 30" ANSI COMPLIANT ELECTRIC 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
- 11.30Q COUNTERTOP MICROWAVE - 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
- 12.30A FINISHED END PANEL
- 12.30B COUNTERTOP - SEE A800 MATERIAL LEGEND
- 12.30C VANITY COUNTERTOP, CULTURED MARBLE WITH INTEGRAL 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
- 22.40G ROLL IN SHOWER WITH BUILT-IN ACCESSORIES - SEE PLUMBING DRAWINGS
- 22.40M ANSI TYPE 'A' COMPLIANT TUB SHOWER - SEE PLUMBING DRAWINGS
- 23.80C RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 26.24A ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- 27.10A RECESSED RESIDENTIAL STRUCTURED MEDIA PANEL @ 48" A.F.F. TO TOP OF PANEL -PROVIDE FLUSH MOUNTED RECEPTACLE IN PANEL BOTTOM KNOCKOUT

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 A520'S 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

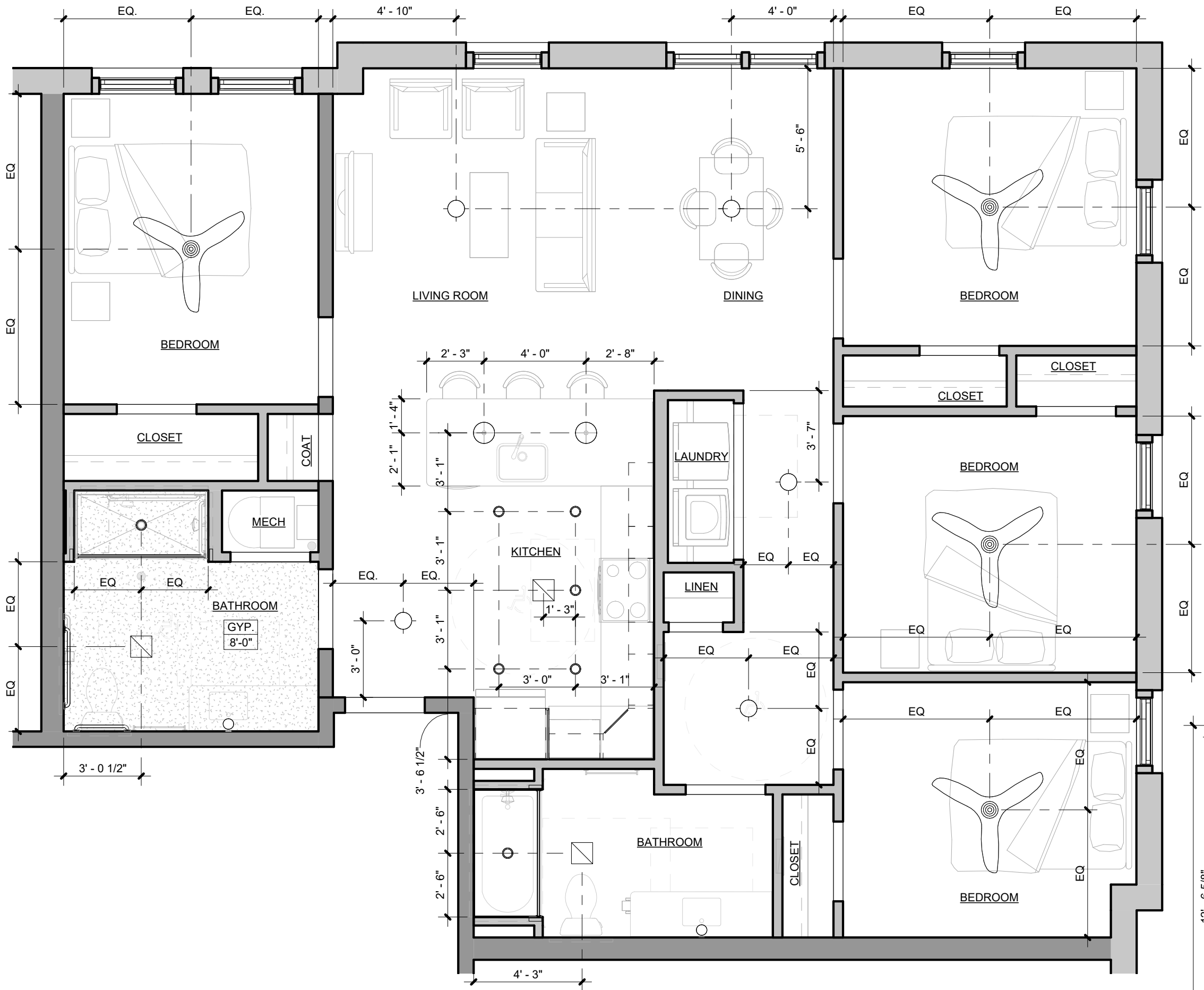
IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- 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.

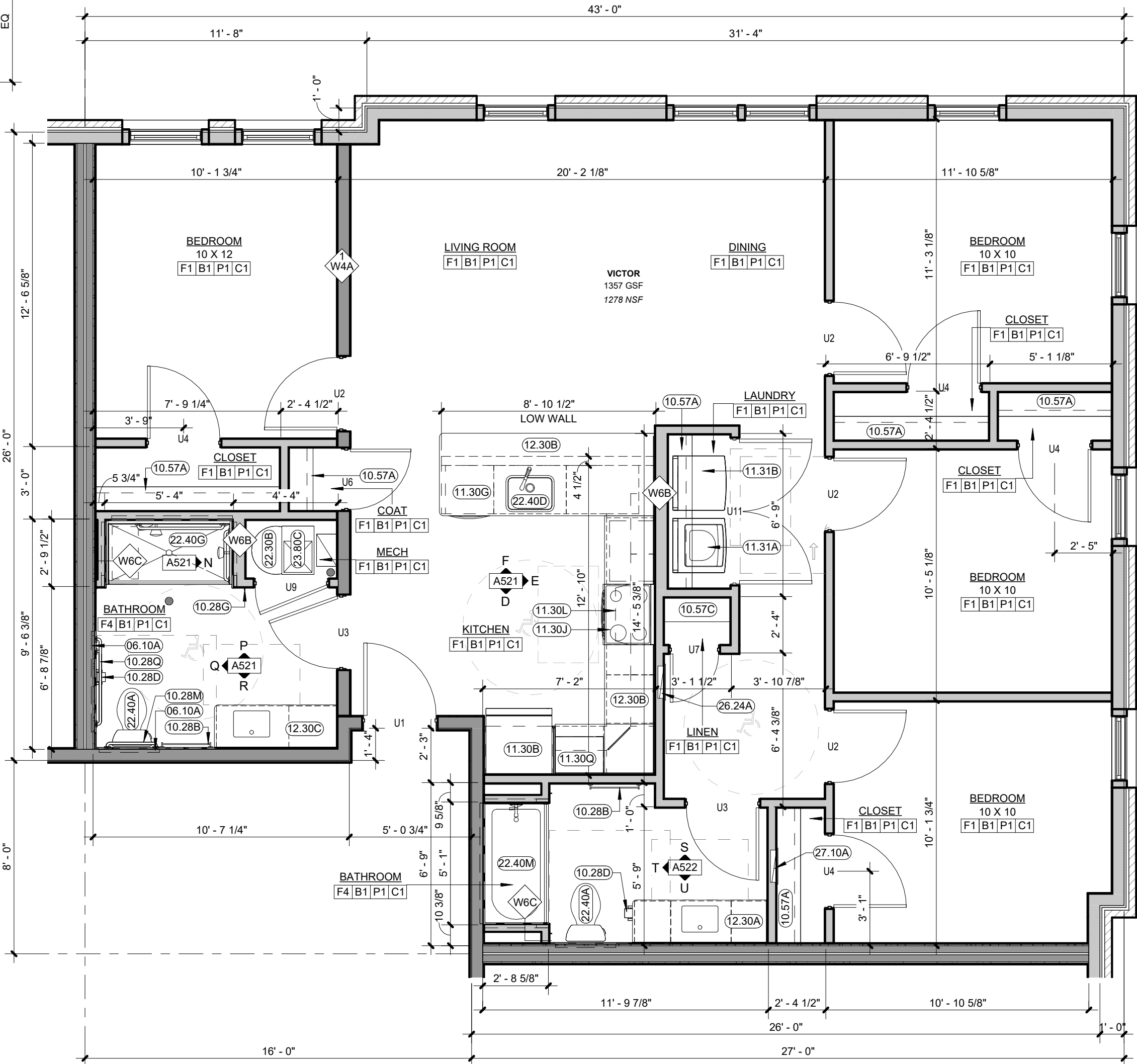
APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

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.



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



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



KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A506
DWELLING UNIT
PLANS

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- A. DWELLING UNIT ENTRY
 - 1. DWELLING UNIT ENTRY DOORS ARE 36" WIDE WITH LEVER STYLE HANDLE AND SIXES MIN CLEAR SPACE ON EACH SIDE OF DOOR
 - 2. HIGH VISION PROVIDER 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 VISIBLE
- 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 OCCUPABLE 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 FIXTURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
 - 2. PLUMBING FIXTURES 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 FINISHED WALLS WILL HAVE NO LESS THAN TWO OUTLETS LOCATED AT 18" AFF

- F. DWELLING UNIT BATHROOMS
 - 1. COUNTERTOPS WILL HAVE 2" MIN RADIIUSED 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 REFRIGERATOR
 - 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. EQUIV. TO 1/2" MIN. THICKNESS GLASS AND SHOWER CONTROLS LOCATED NEAR THE OPEN SIDE OF THE FIXTURE
 - 3. VANITIES HAVE REMOVABLE SINK BASINS WITH SHUT PROTECTED DRAIN AND SUPPLY LINES
 - 4. REMOVABLE SINK BASINS 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 SHELVEING MOUNTED ON SLOTTED STANDARDS FOR FLEXIBLE STORAGE OPTIONS.
 - 8. ROLLED IN SHOWER WITH ADDITIONAL BATHROOM FLOOR DRAIN

A. MOISTURE RESISTANT DRYWALL ON ALL WALLS IN BATHROOMS, LAUNDRY ROOMS AND BEHIND KITCHEN CABINETS

B. EXISTING EXTERIOR WALLS HAVE THE ABILITY TO SUPPORT 250-300 LBS WILL BE PROVIDED AT ALL SHOWERS, TUBS AND TOILETS. ONE PIECE FIBER GLASS SHOWERS WILL INCLUDE REINFORCING REINFORCEMENT FOR FUTURE GRAB BARS

C. PLUMBING FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTISCALD

D. BATHROOM FLOOR (1.5 GPM) - KITCHEN FLOOR (1.5 GPM) - WATER CLOSET (1.28 GPM)

E. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 91302 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIAUSED OUTSIDE DOORS

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

I. 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

J. 30" CUPB CLEANER

K. 3 ENERGY STAR DISHWASHER

L. 30" OVER-THE-RANGE MICROWAVE WITH RECIRCULATING CARBON FILTER - 30" SEPARATE OVER-THE-RANGE MICROWAVE WITH RANGE HOOD AND SEPARATE COUNTER TOP MICROWAVE AT TYPE 1 UNITS

M. ALL PAINTS, ADHESIVES AND FINISHES ARE ENVIRONMENTALLY FRIENDLY LOW VOC

N. CLOSET SHELVING IS VINYL COATED REINFORCED WIRE

O. SLIP RESISTANT HARD SURFACE FLOORING SHALL BE INSTALLED WALL-TO-WALL (UNDER ALL APPLIANCES AND REMOVABLE CABINETS) AND WILL BE 30% NONSLIP

P. ALL DWELLING UNIT WINDOWS TO RECEIVE MIN BLINDS

- A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFICIENT INDIVIDUAL WATER HEATERS.
- B. UNIT HEATING AND COOLING BY ENERGY EFFICIENT CONVENTIONAL HEAT PUMP SYSTEMS, INCLUDING THERMOSTAT WITH ADJUSTABLE SET POINTS.
- 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 GAS.
- F. BATHROOMS HAVE EXHAUST FANS DUCTED TO THE EXTERIOR.
- G. DWELLING UNITS WILL BE INDIVIDUALLY METERED OR SUB-METERED FOR ELECTRIC USE.

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 STROBE 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

00.10A	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 - SEE A800 ACCESSORY LEGEND
10.28M	24" GRAB BAR - SEE A800 ACCESSORY LEGEND
10.28Q	42" GRAB BAR - SEE A800 ACCESSORY LEGEND
10.57A	SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
11.30B	33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
11.30G	24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
11.30J	30" ANSI COMPLIANT ELECTRICAL RANGE WITH FRONT PANEL CONTROLS - SEE A800 EQUIPMENT LEGEND
11.30L	RECIRCULATING RANGE HOOD - PROVIDE CONTROL SWITCHES AT ANS TYPE 'A' UNITS - SEE A800 EQUIPMENT LEGEND
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12.30B	COUNTERTOP - SEE A800 MATERIAL LEGEND
12.30C	VANITY COUNTERTOP, CULTURED MARBLE WITH INTEGRAL 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
22.40G	ROLL-IN SHOWER WITH BUILT-IN ACCESSORIES - SEE PLUMBING DRAWINGS
22.40M	ANSI TYPE 'A' COMPLIANT TUB SHOWER - SEE PLUMBING DRAWINGS
23.80C	RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
26.24A	ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
27.10A	RECESSED RESIDENTIAL STRUCTURED MEDIA PANEL @ 48" A.F.F. TO

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

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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.

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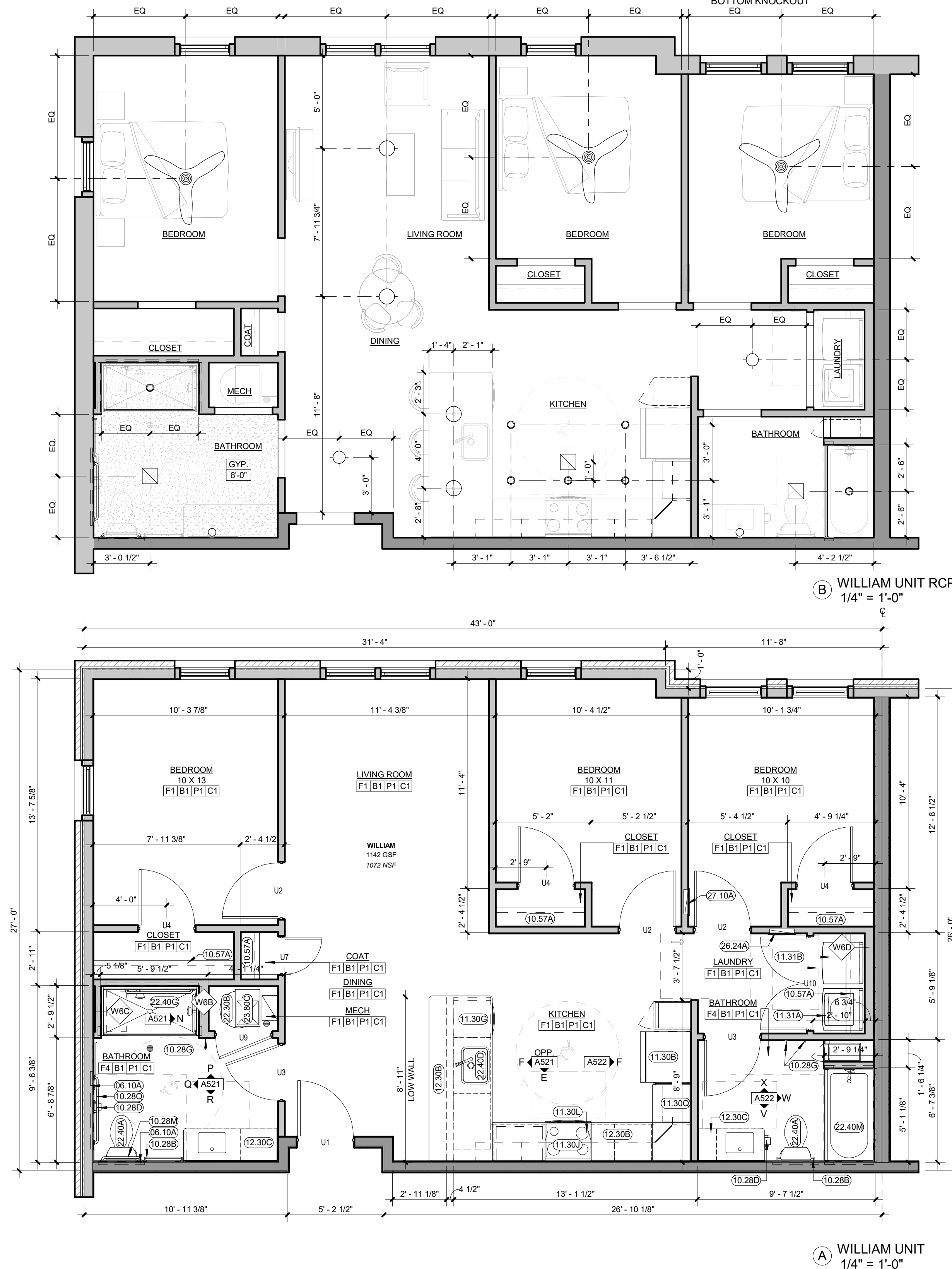
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4. DRYWALL ON BATHROOM WALLS AND KITCHEN CABINETRY WALLS INTENDED TO RECEIVE TILE FINISHES SHALL BE GLASS-FACED MOISTURE RESISTANT.
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- A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
- B JUNCTIONS BETWEEN 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.

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.



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 OCCUPABLE 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 FIXTURES ARE SPECIFIED TO HAVE LEVER STYLE HANDLES
 2. PLUMBING FIXTURES 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 RADIUS 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 DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON EACH SIDE OF THE STOVE
 2. DWELLING UNIT KITCHENS ARE DESIGNED TO HAVE A MIN. 12" WIDTH COUNTER ON AT LEAST ONE SIDE OF THE REFRIGERATOR
 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.
- 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 INTEGRAL REINFORCING FOR FUTURE GRAB BARS
- C. PLUMBING FIXTURES WILL BE LOW FLOW PRESSURE BALANCED AND ANTI-SCALD
- D. BATHROOM FAUCET (1.5 GPM) - KITCHEN FAUCET (1.5 GPM) - WATER CLOSET (1.28 GPF)
- E. ALL CASEWORK IS PROVIDED WITH LOOP HANDLE PULLS. MATERIALS TO MEET CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING. COUNTERTOPS WILL BE QUARTZ WITH A BACKSPLASH, AND RADIUS 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 LOWVNO 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 EFFICIENT 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
- A. 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
1. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
 2. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
 3. CONTRASTING ELECTRIC DEVICE COVER PLATES
 4. 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 - SEE A800 ACCESSORY LEGEND
- 10.28M 24" GRAB BAR - SEE A800 ACCESSORY LEGEND
- 10.28Q 42" GRAB BAR - SEE A800 ACCESSORY LEGEND
- 10.57A SINGLE SHELF AND ROD - MOUNTED @ 68" (UNO) - SEE SPECIFICATION
- 11.30A 30" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
- 11.30B 33" REFRIGERATOR - SEE A800 EQUIPMENT LEGEND
- 11.30G 24" ANSI COMPLIANT DISHWASHER - SEE A800 EQUIPMENT LEGEND
- 11.30J 30" ANSI COMPLIANT ELECTRIC 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
- 11.30Q COUNTERTOP MICROWAVE - 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, CULTURED MARBLE WITH INTEGRAL 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
- 22.40G ROLL IN SHOWER WITH BUILT-IN ACCESSORIES - SEE PLUMBING DRAWINGS
- 23.80C RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 26.24A ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- 27.10A RECESSED RESIDENTIAL STRUCTURED MEDIA PANEL @ 48" A.F.F. TO TOP OF PANEL - PROVIDE FLUSH MOUNTED RECEPTACLE IN PANEL BOTTOM KNOCKOUT

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 A520'S 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

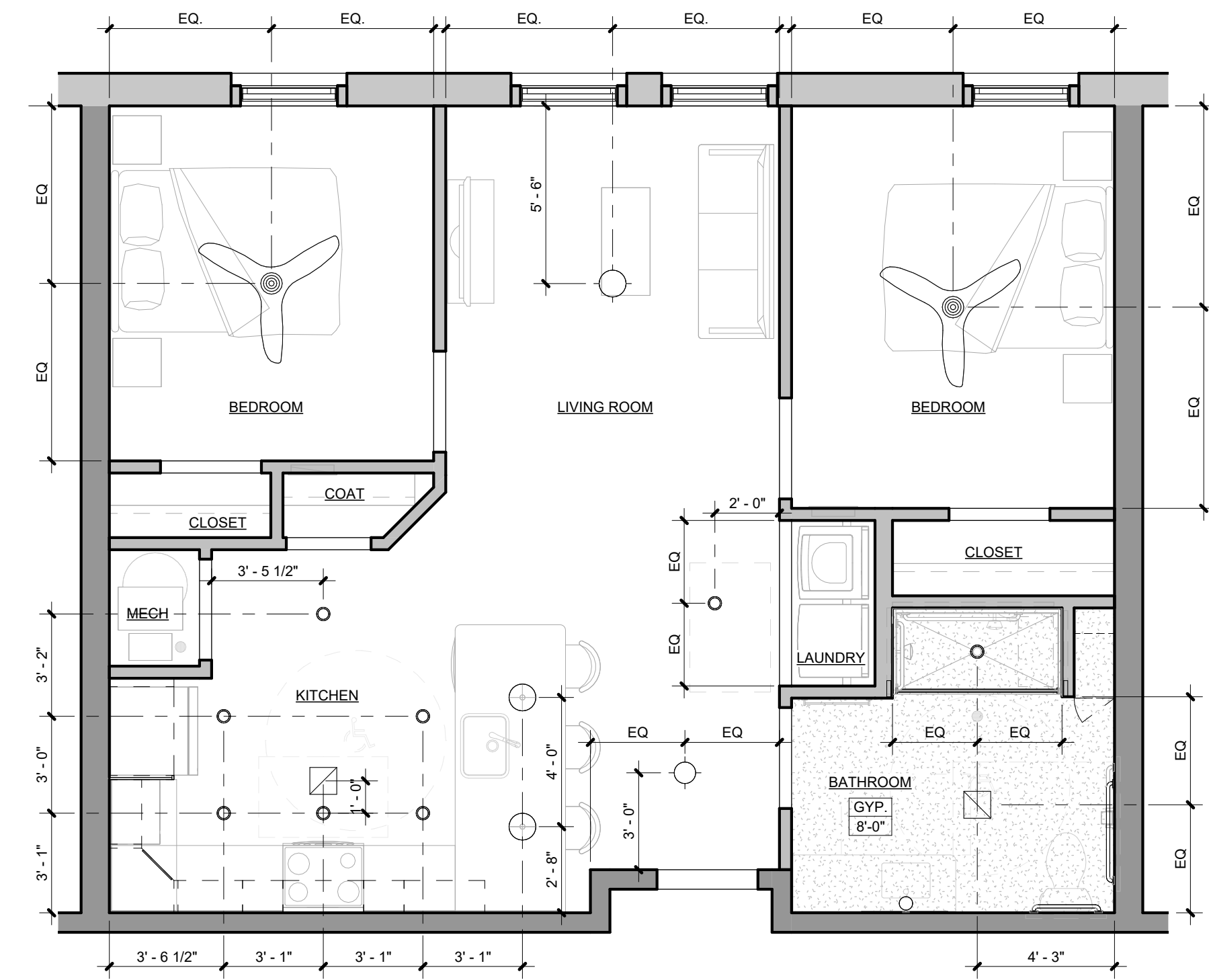
IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) - BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- 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.

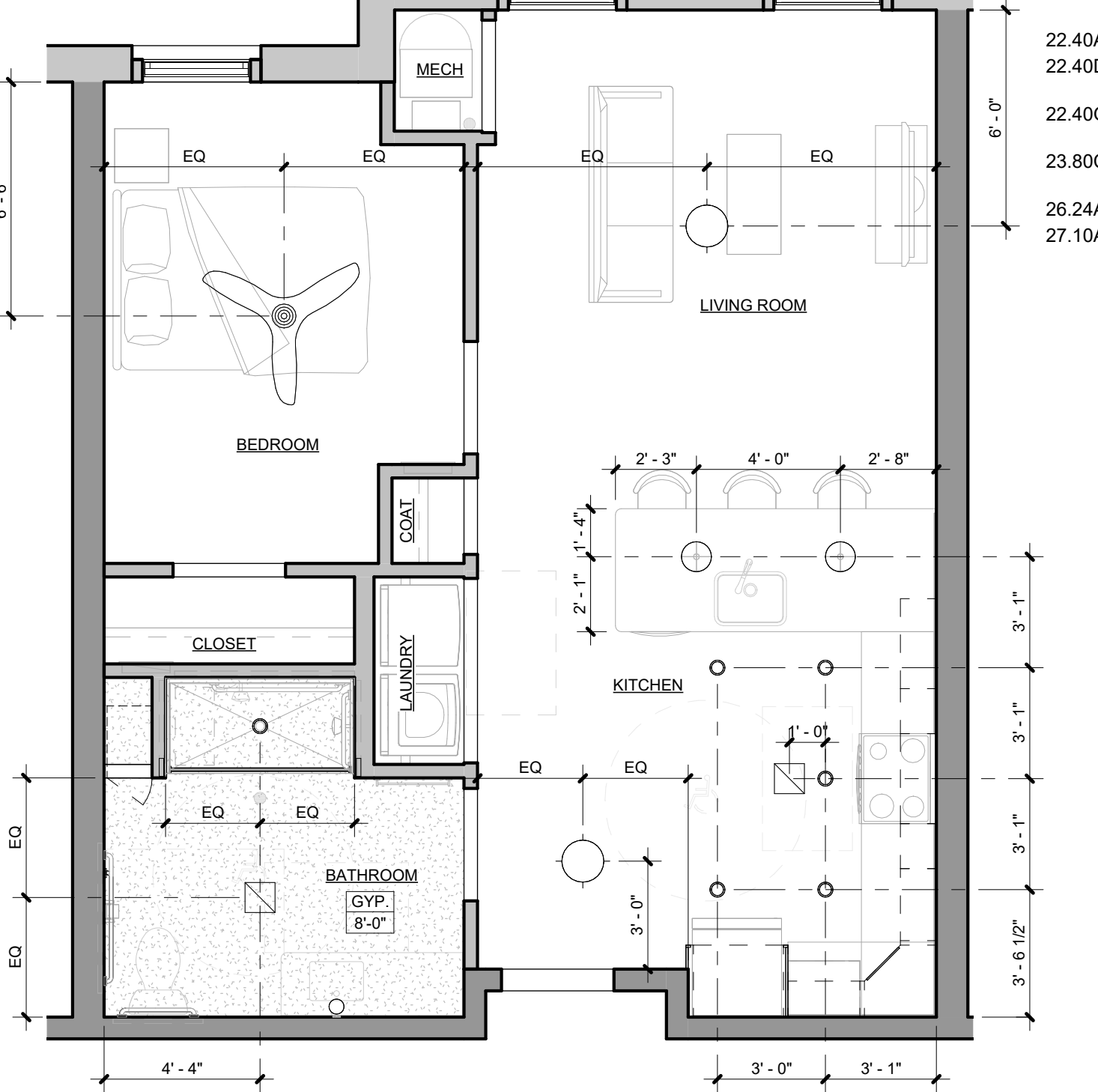
APPLY ALL AIR LEAKAGE PREVENTION PRACTICES FOR JUNCTIONS BETWEEN UNIT TO UNIT AND UNIT TO COMMON SPACE.

GENERAL NOTES: DIMENSIONS

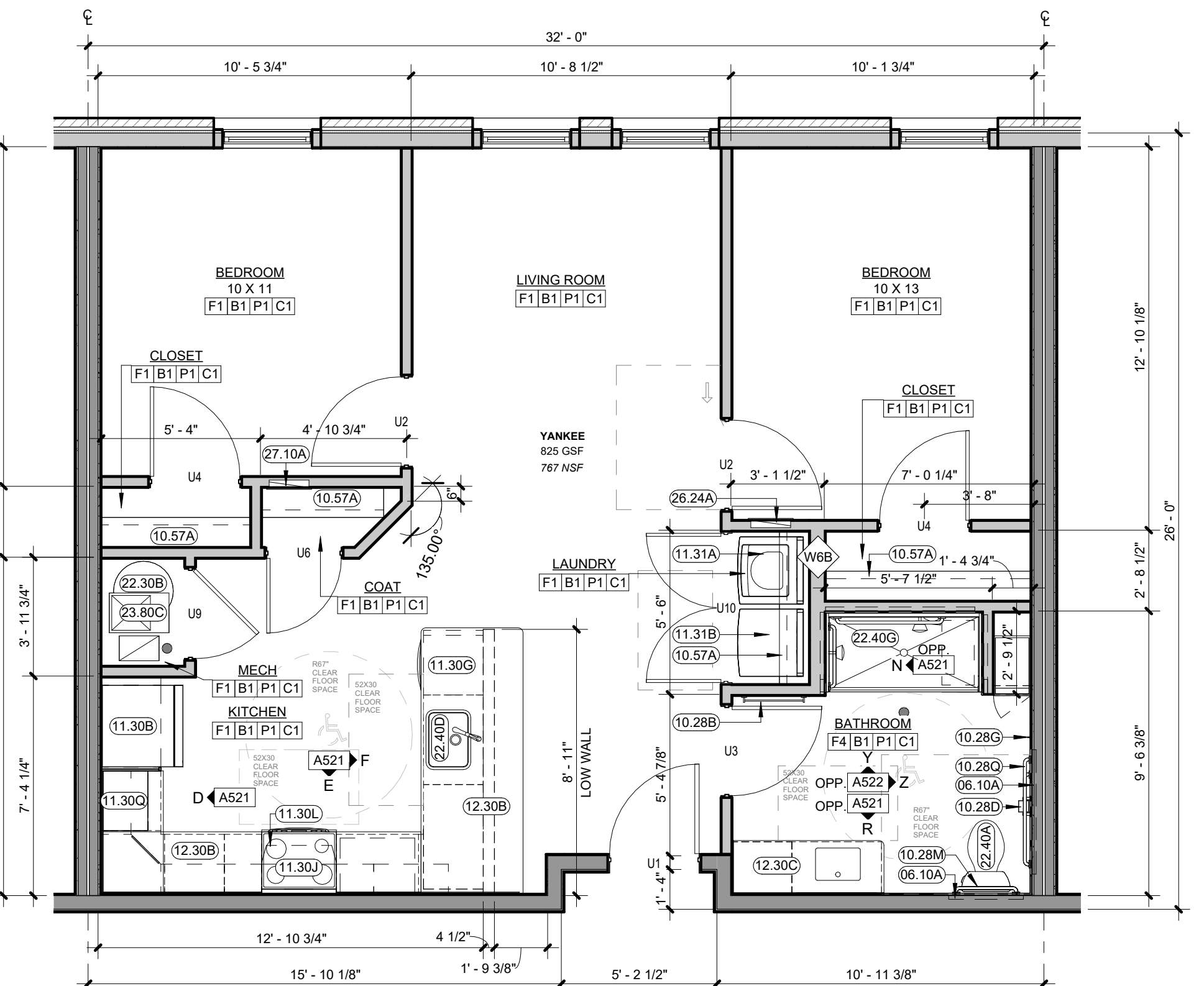
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2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS 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.
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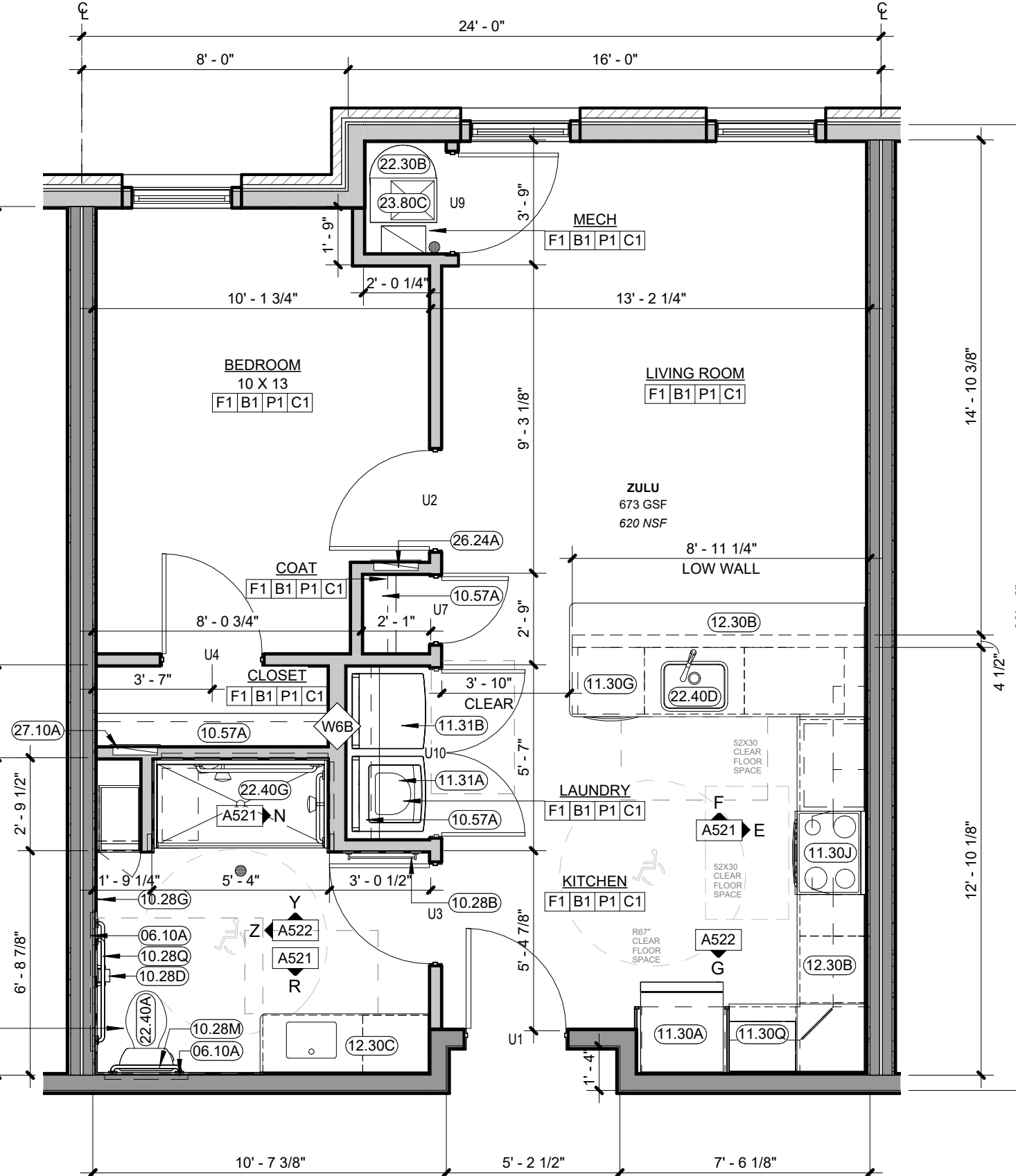
YANKEE UNIT RCP
1/4" = 1'-0"



ZULU UNIT RCP
1/4" = 1'-0"



YANKEE UNIT
1/4" = 1'-0"



ZULU UNIT
1/4" = 1'-0"



KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

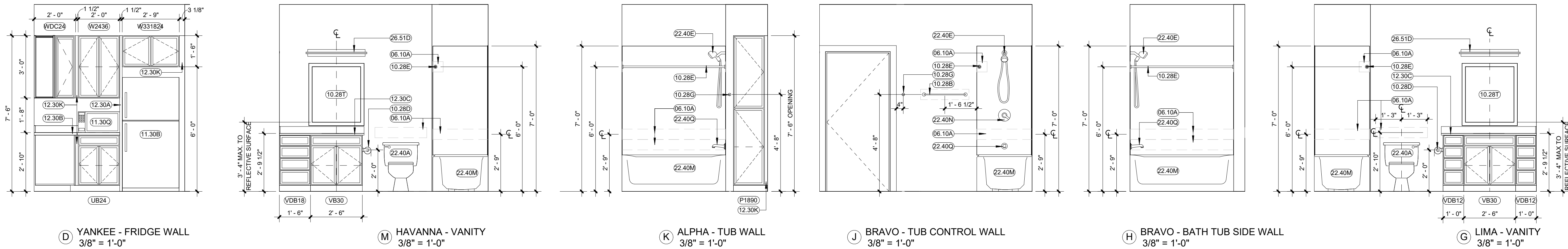
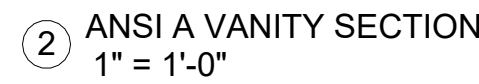
PERMIT SET

PROJECT DATE: 07.29.2026

A508
DWELLING UNIT
PLANS

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06.10A	WOOD BLOCKING SECURELY ATTACHED TO FRAMING AT EACH END
09.70A	STAINLESS STEEL BACKSPASH 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 - 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
11.28B	WALL MOUNTED SHOWER SEAT
11.30B	33" 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 ELECTRIC 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, CULTURED MARBLE WITH INTEGRAL 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
22.40U	SHOWER CONTROL WITH DIVERTER - SEE PLUMBING DRAWINGS
22.40V	FIXED SHOWER HEAD - SEE PLUMBING DRAWINGS
26.51D	BATHROOM VANITY LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
26.51H	PENDANT LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

KEYNOTES

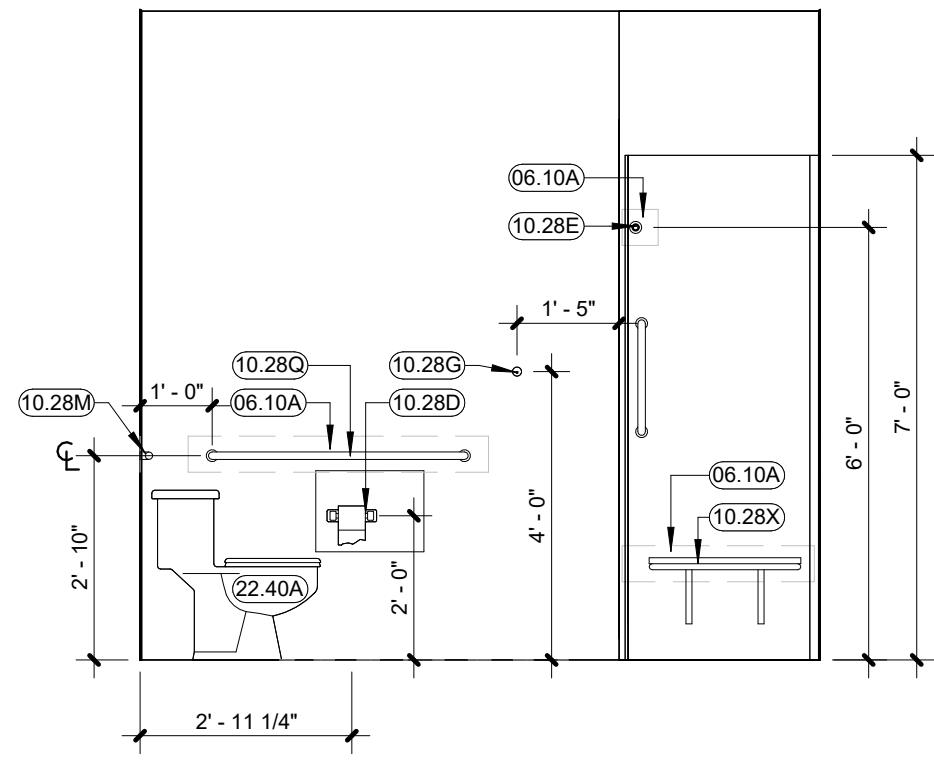
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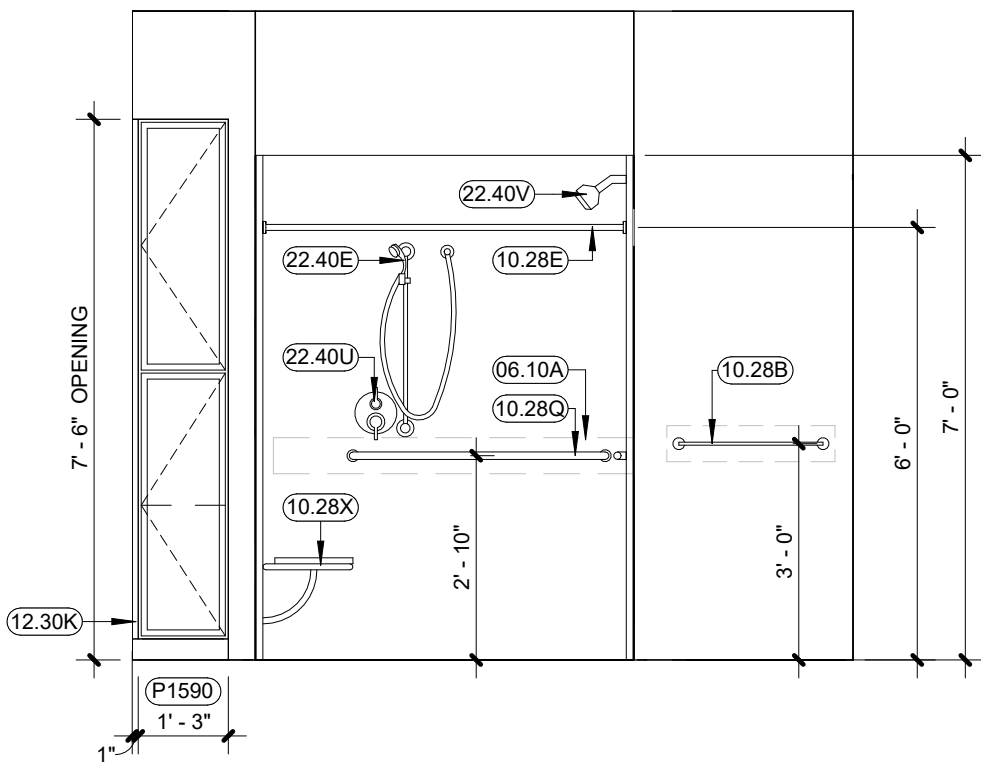
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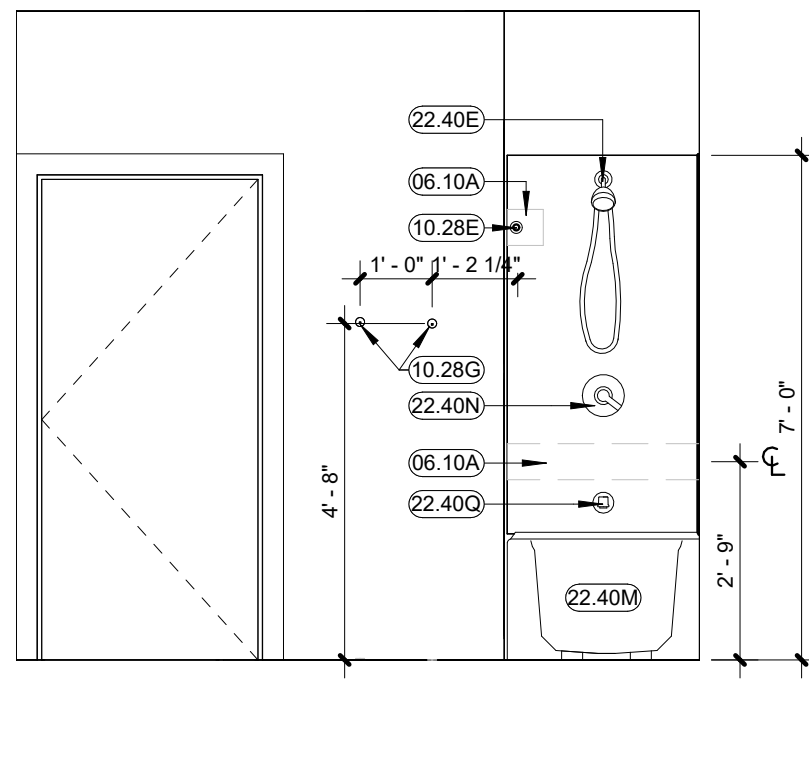
22.40U SHOWER CONTROL WITH DIVERTER - SEE PLUMBING DRAWINGS
22.40V FIXED SHOWER HEAD - SEE PLUMBING DRAWINGS
26.51D BATHROOM VANITY LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
26.51H PENDANT LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS



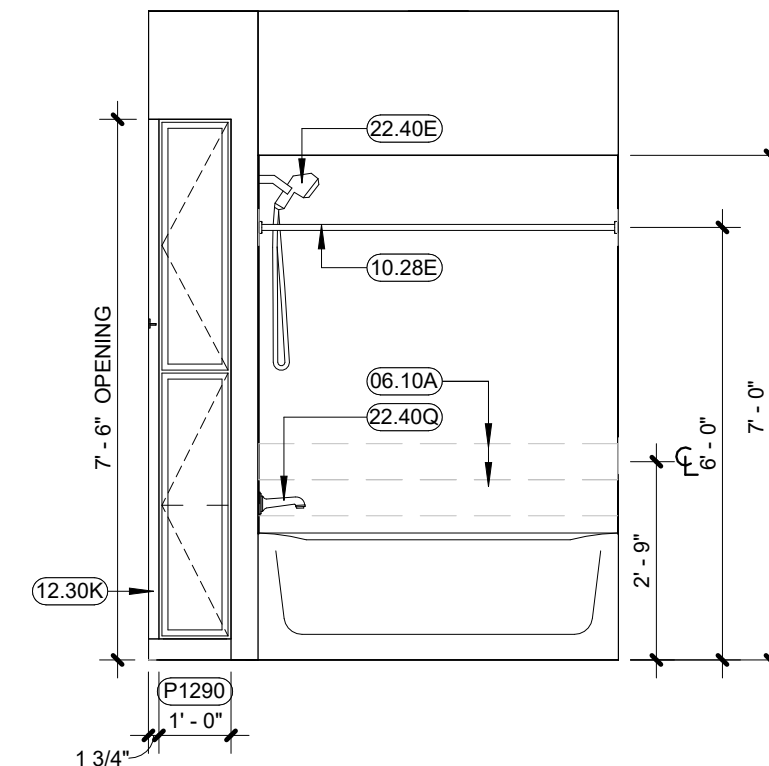
① ZULU - BATHROOM WALL
3/8" = 1'-0"



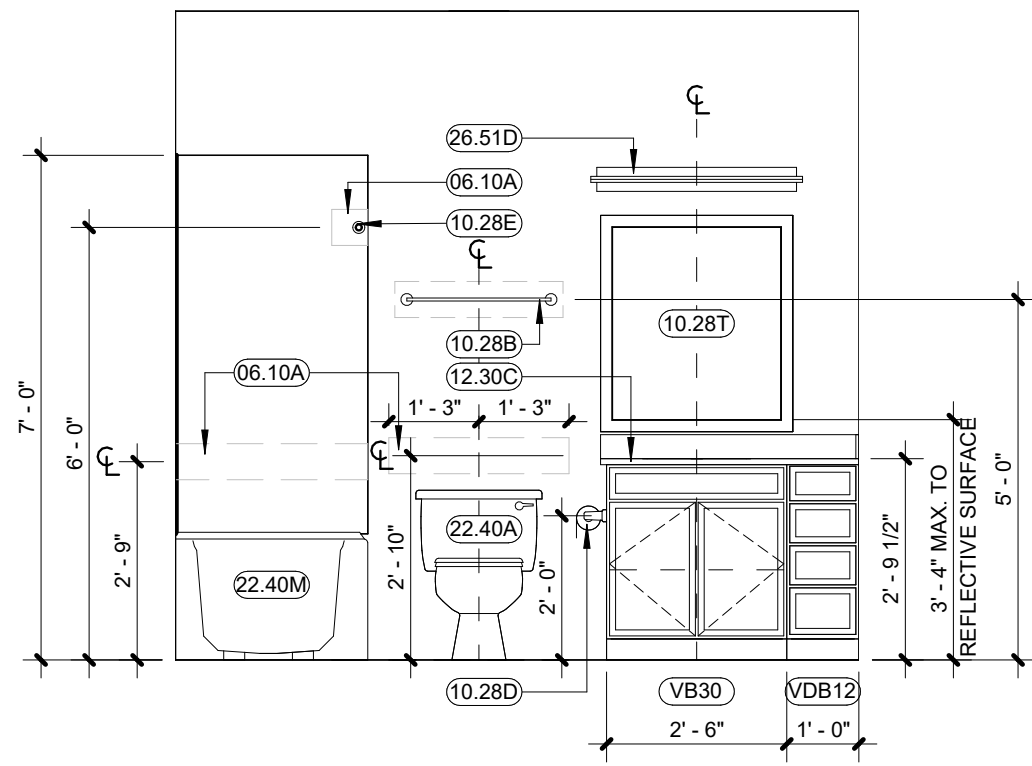
② ZULU - SHOWER WALL
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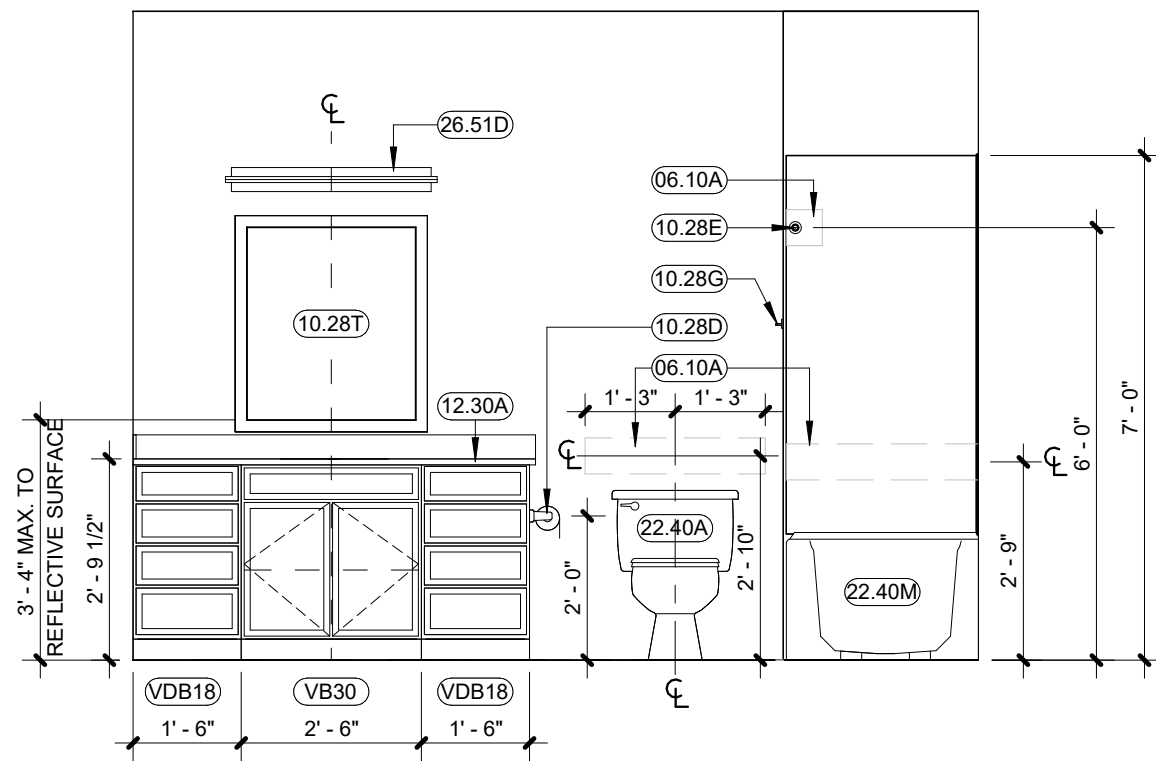
③ WILLIAM - TUB CONTROLS
3/8" = 1'-0"



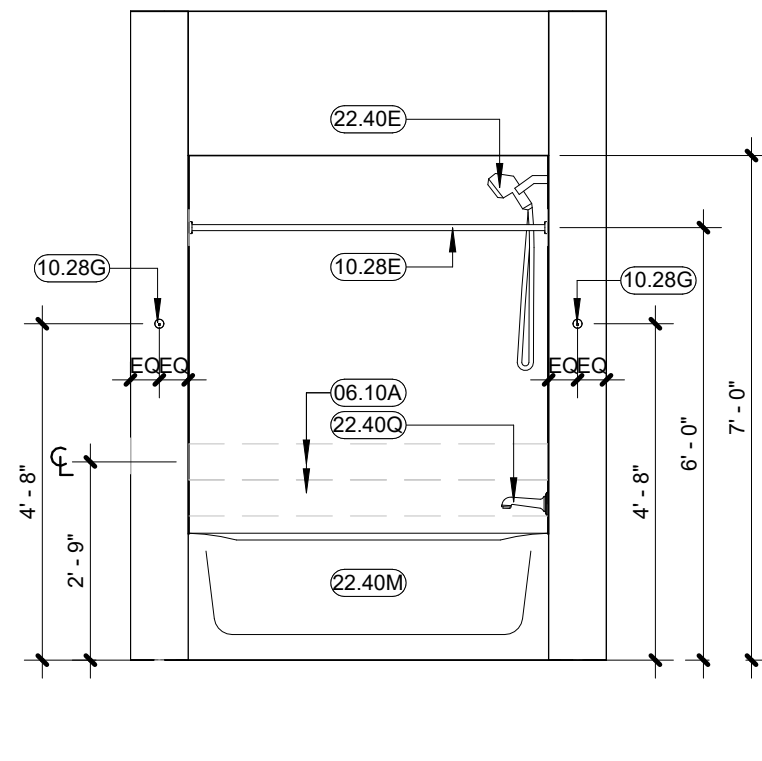
④ WILLIAM - TUB WALL
3/8" = 1'-0"



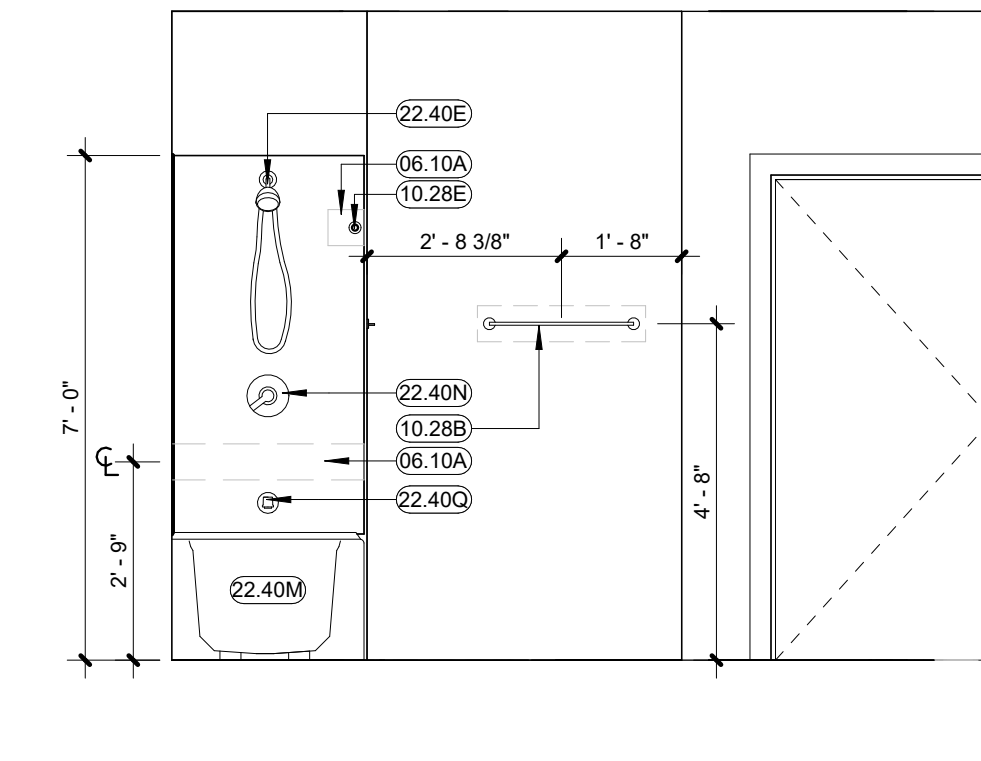
⑤ WILLIAM - VANITY
3/8" = 1'-0"



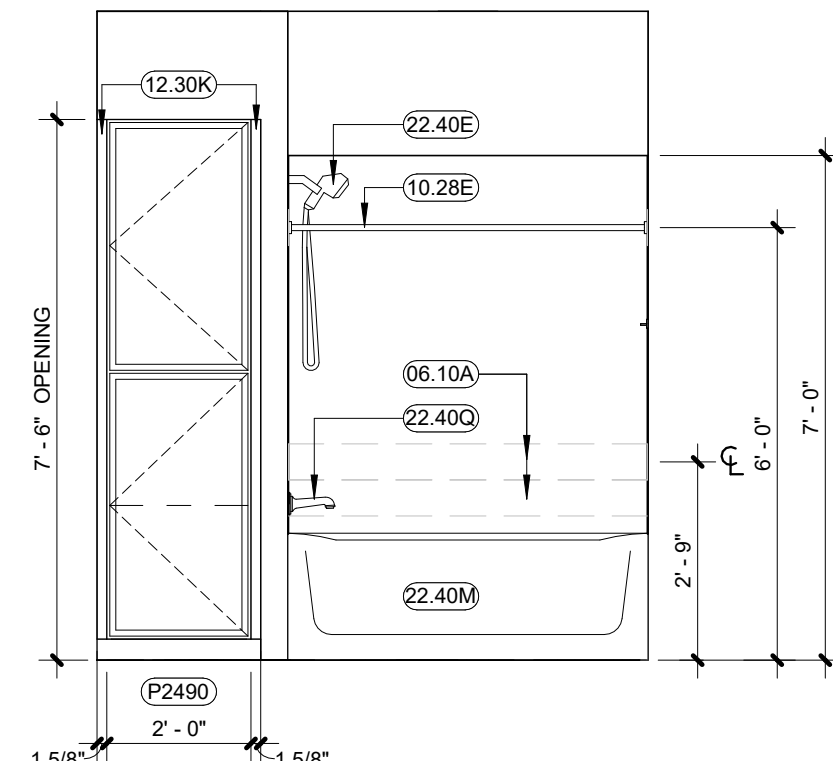
⑥ VICTOR - VANITY
3/8" = 1'-0"



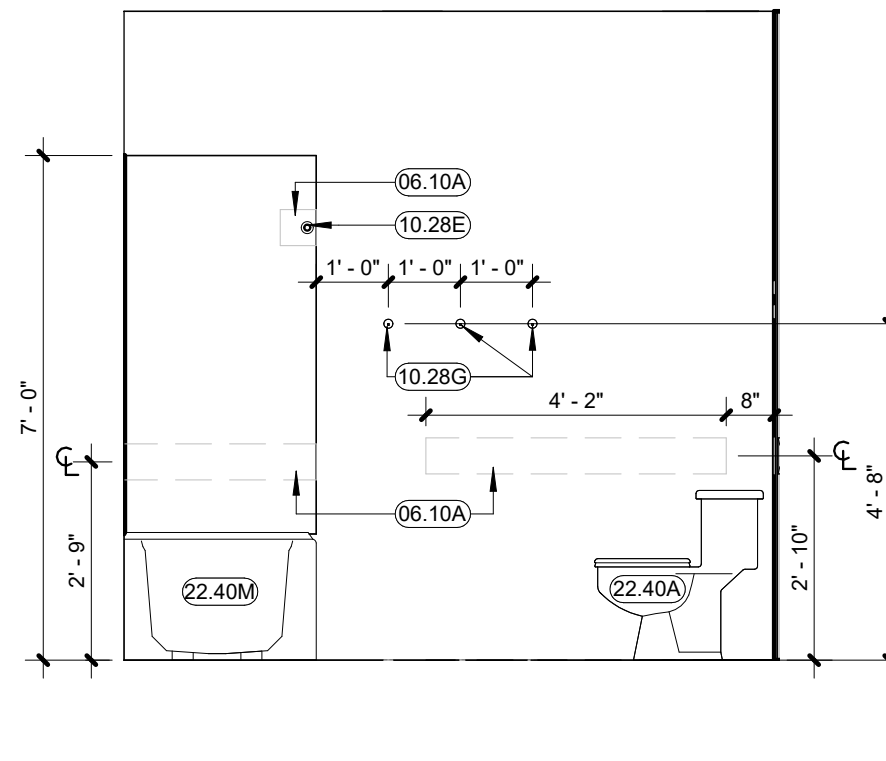
⑦ VICTOR - TUB WALL
3/8" = 1'-0"



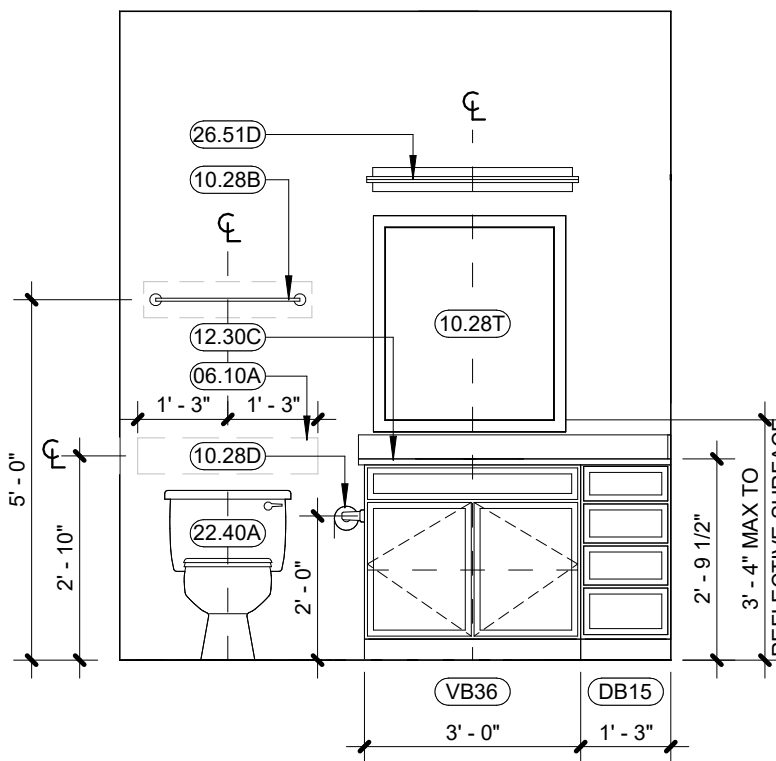
⑧ VICTOR - TUB CONTROL WALL
3/8" = 1'-0"



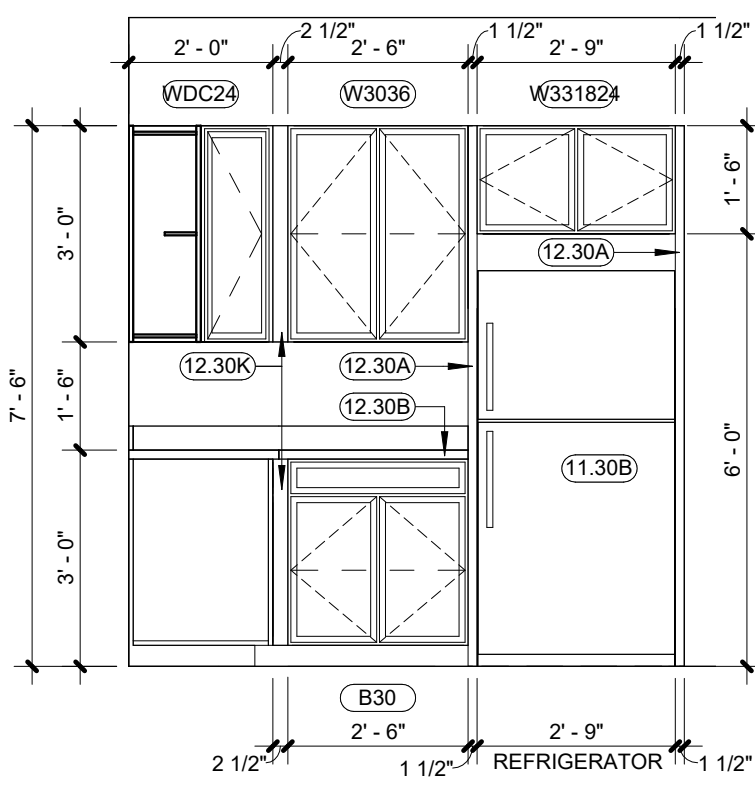
⑨ MARY - TUB WALL
3/8" = 1'-0"



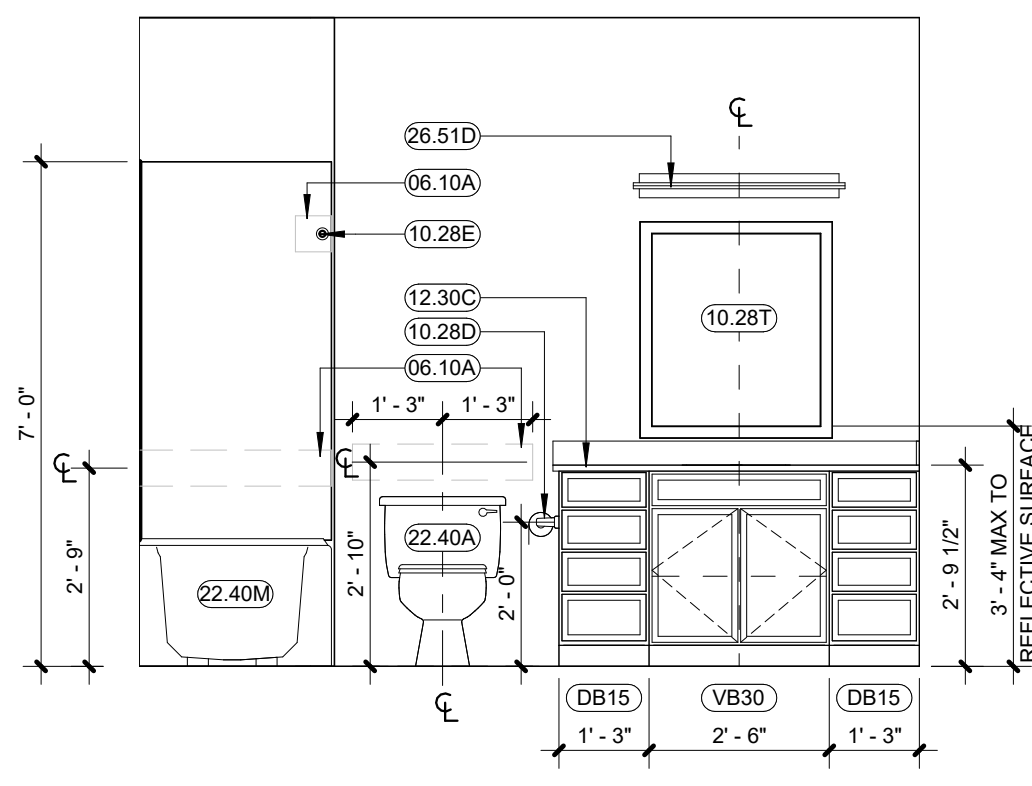
⑩ MARY - BATHROOM WALL
3/8" = 1'-0"



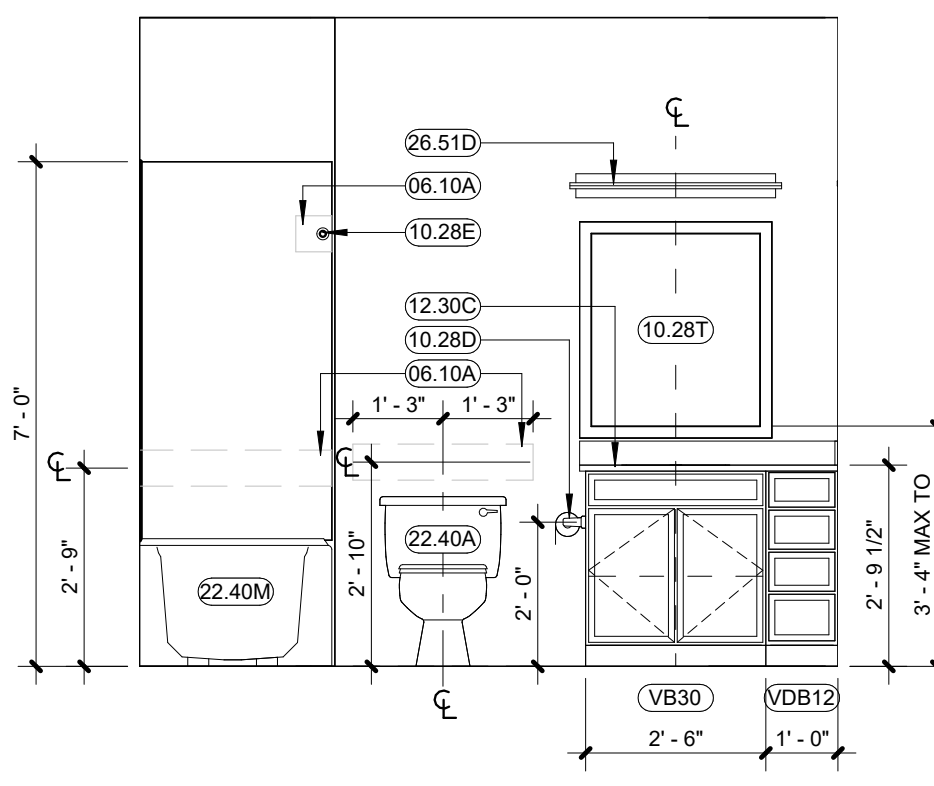
⑪ MARY - VANITY
3/8" = 1'-0"



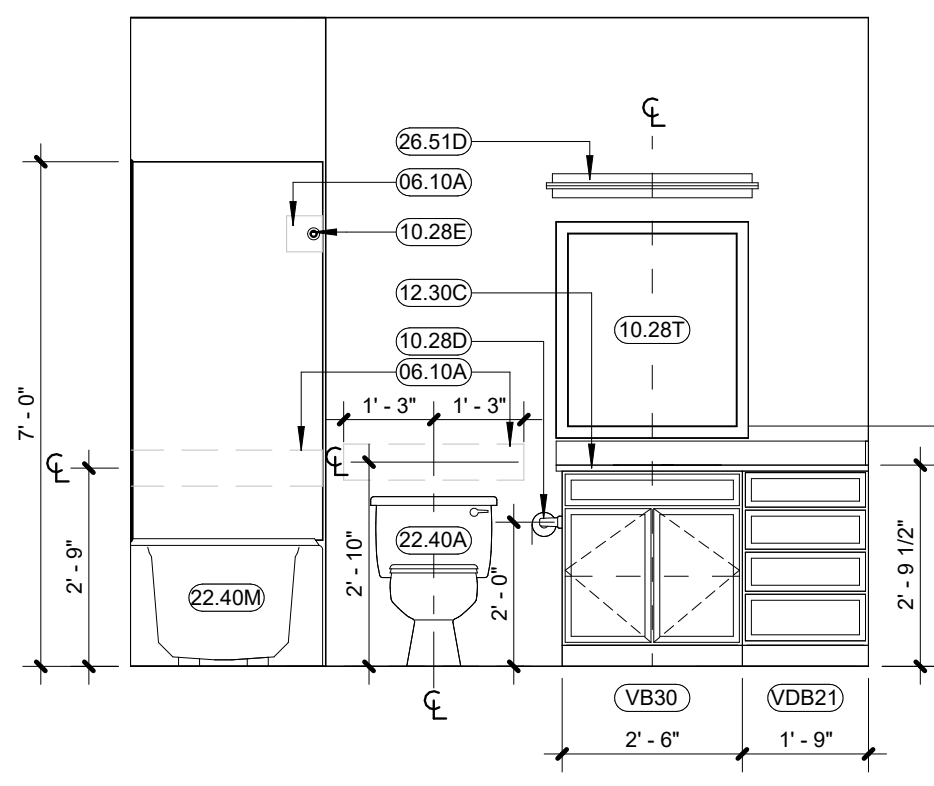
⑫ MARY - FRIDGE WALL
3/8" = 1'-0"



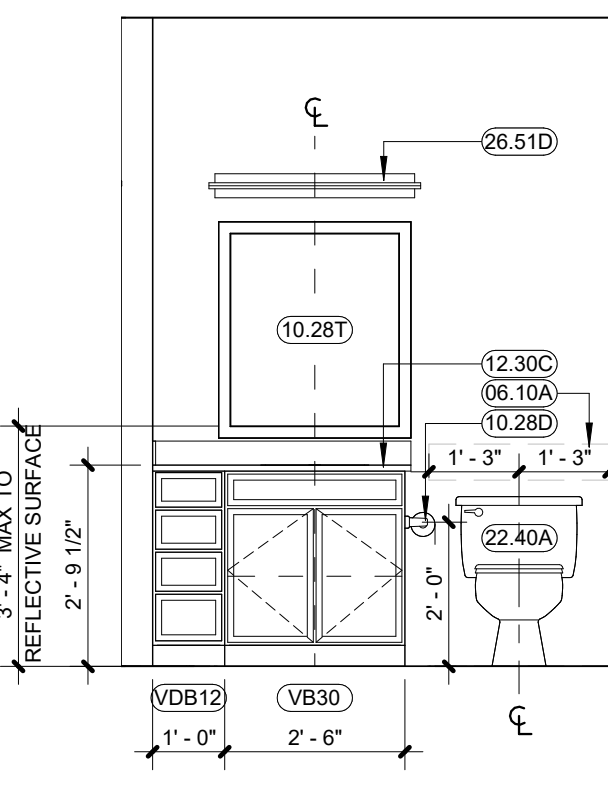
⑬ KILO - VANITY WALL
3/8" = 1'-0"



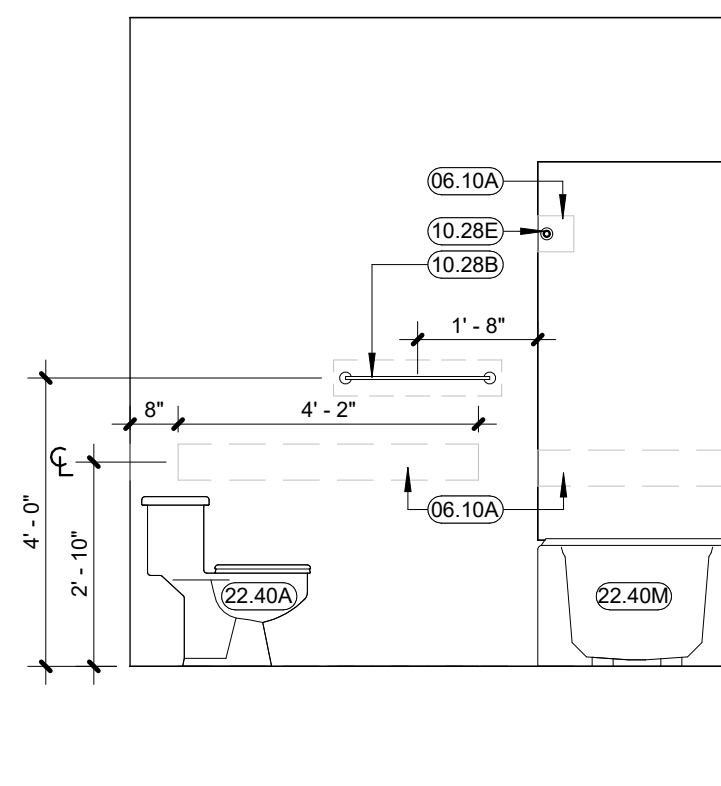
⑭ CHARLIE - VANITY
3/8" = 1'-0"



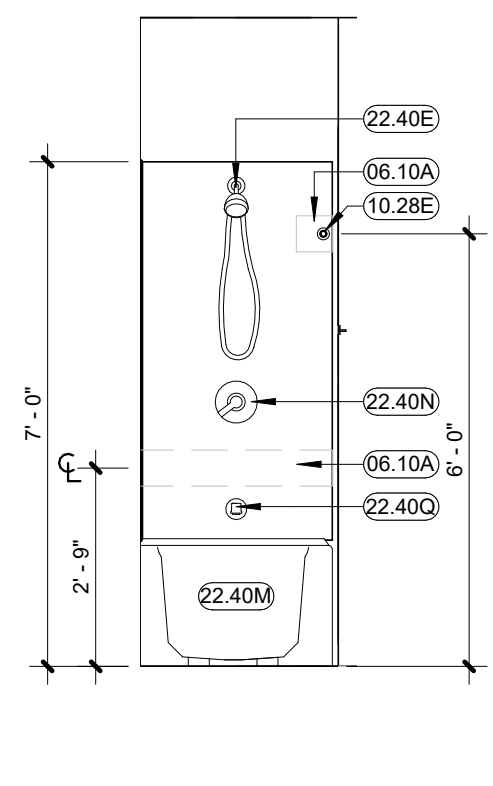
⑮ BRAVO - VANITY
3/8" = 1'-0"



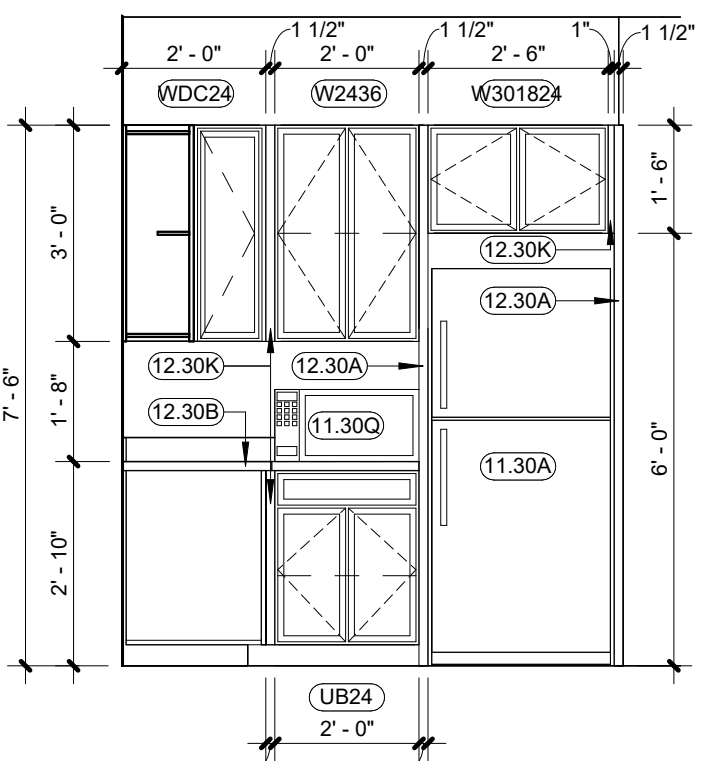
⑯ ALPHA - VANITY
3/8" = 1'-0"



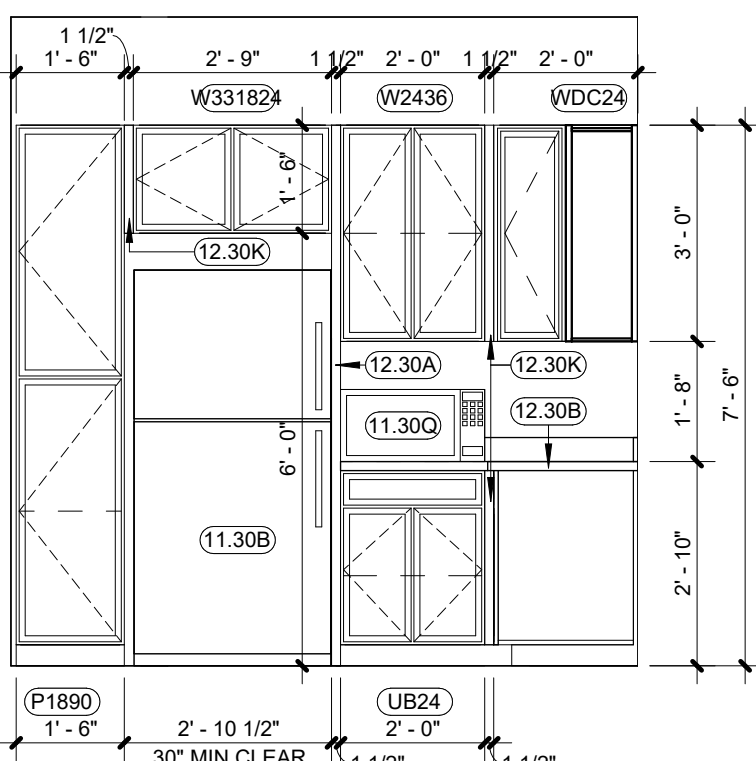
⑰ ALPHA - BATHROOM WALL
3/8" = 1'-0"



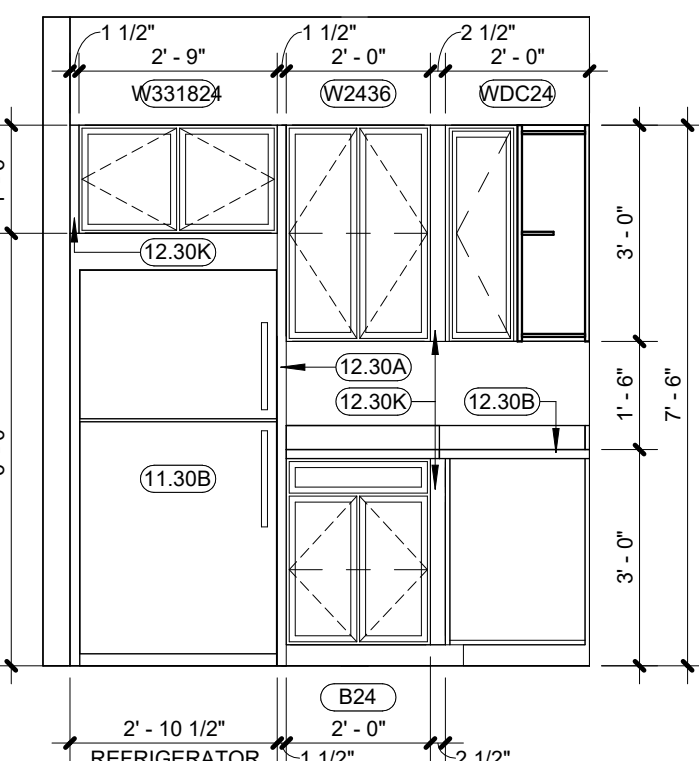
⑱ ALPHA - TUB CONTROLS
3/8" = 1'-0"



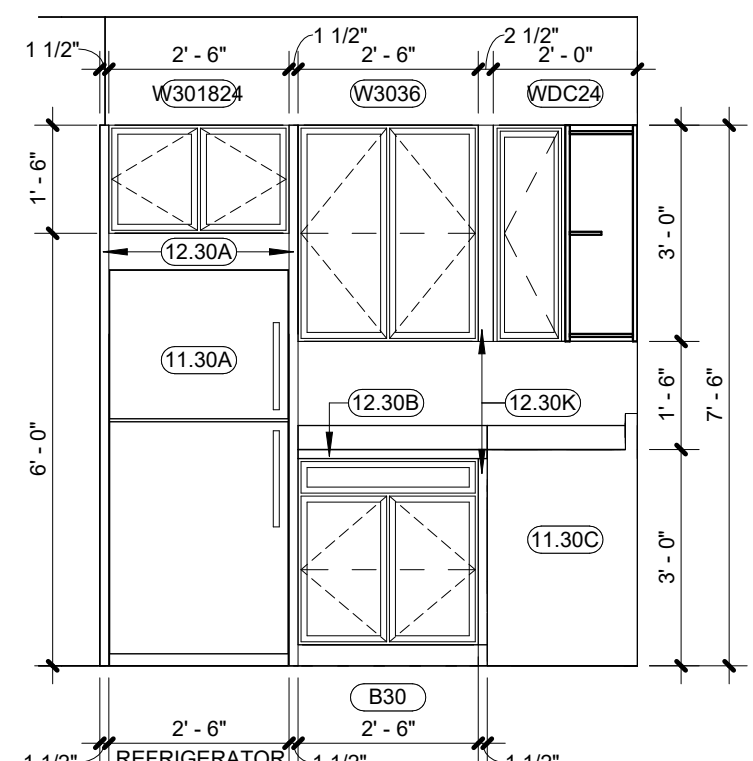
⑲ ZULU - FRIDGE WALL Copy 1
3/8" = 1'-0"



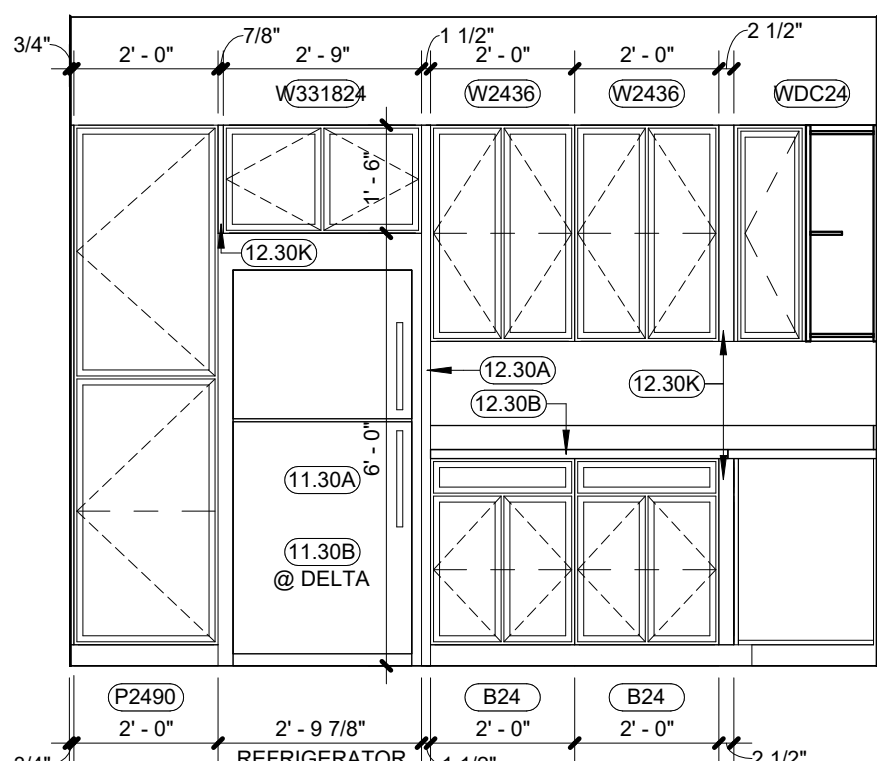
⑳ WILLIAM - FRIDGE WALL
3/8" = 1'-0"



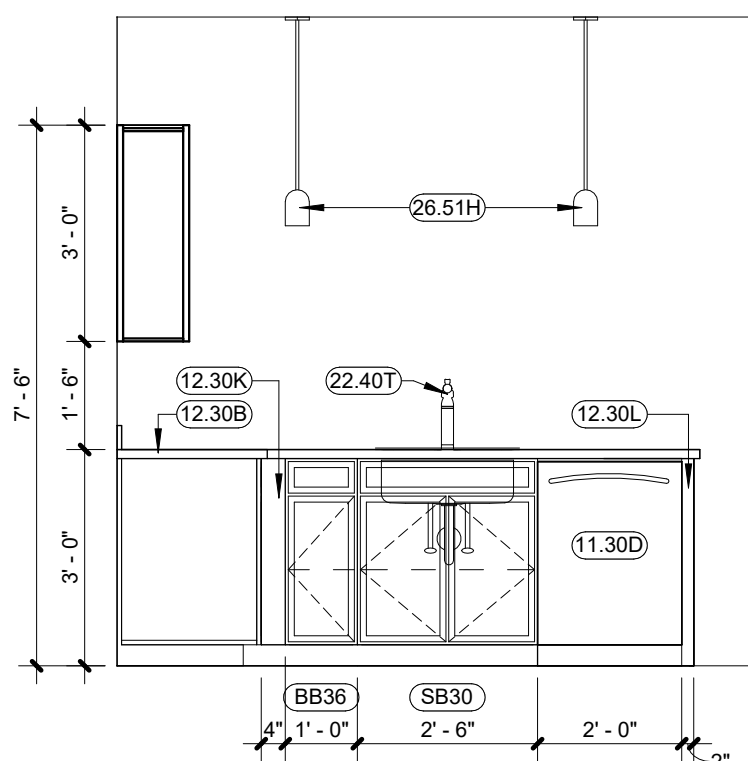
㉑ KILO - FRIDGE WALL
3/8" = 1'-0"



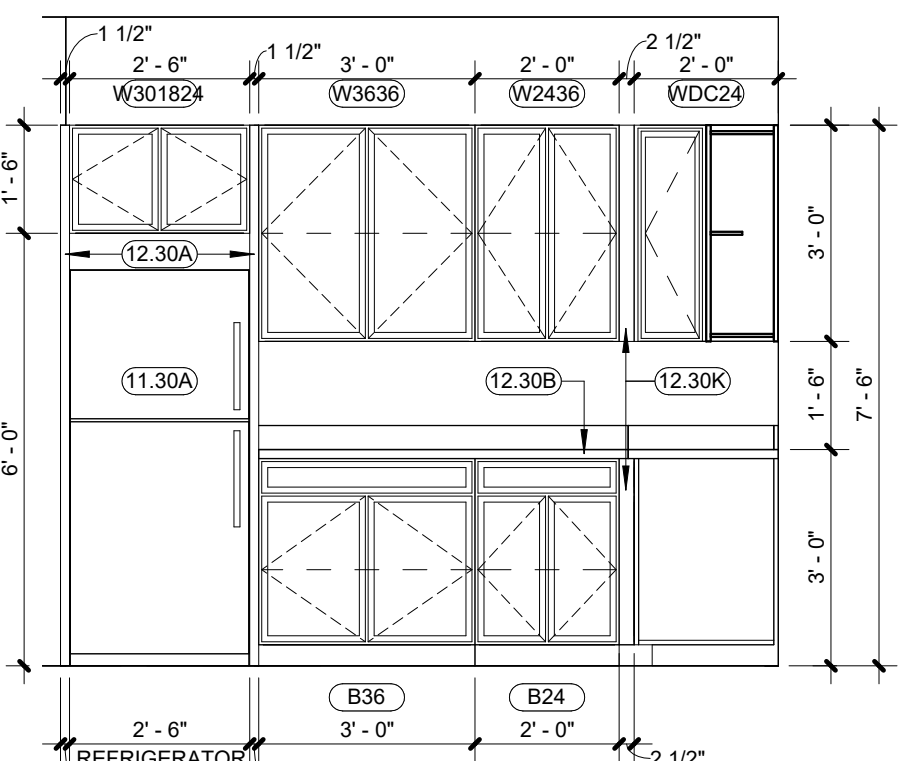
㉒ CHARLIE - FRIDGE WALL
3/8" = 1'-0"



㉓ BRAVO - FRIDGE WALL
3/8" = 1'-0"



㉔ BRAVO - PENINSULA
3/8" = 1'-0"



㉕ ALPHA - FRIDGE WALL
3/8" = 1'-0"

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 - BEDROOMBATH
HING - 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
HING - 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 - CLOSET (DOUBLE)
HING - 6 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
PASSAGE SET - 2 EACH - J10 SOL, FINISH F26, MFR SCH
DOOR STOP - 2 EACH - 060 OR 70 AS REQ'D, FINISH F26, MFR IVE

COMMON AREA HARDWARE SCHEDULE

SET 1 - ENTRY
CONT. HINGE - 1 EACH - 112XY EPT, FINISH 628, MFR IVE
POWER TRANSFER - 1 EACH - EPT10, FINISH 689, MFR VON
ELEC PANIC HARDWARE - 1 EACH - RX-MEL-25-R-NL 24 VDC, FINISH 626, MFR FAL
SFIC MORTISE HOUSING - 1 EACH - C987, FINISH 626, MFR FAL
SFIC CORE - 1 EACH - C607, FINISH 626, MFR FAL
SFIC CONST. CORE - 1 EACH - C607CCA, FINISH 626, MFR FAL
KICK PLATE - (INT) - 8400 8" X 2" LDW B-CS, FINISH 630, MFR IVE
GASKETING - 1 SET - 429AA-2, FINISH AA, MFR ZER
DOOR SWEEP - 1 EACH - 8198AA, FINISH AA, MFR ZER
THRESHOLD - 1 EACH - 65A, FINISH A, MFR ZER
WIRE HARNESS - 1 EACH - CON-26P, MFR SCH
WIRE HARNESS - 1 EACH - CON-6W, MFR SCH
CONTROLLER - 1 EACH - CTE-MTB11/MTB15-485-B, FINISH B, MFR SCE
DOOR CONTACT - 1 EACH - 679 SERIES, FINISH BLK, MFR SCE
POWER SUPPLY - 1 EACH - PS902 900-4RL 120/240 VAC, FINISH LGR, MFR SCE
NOTE: DOORS REQUIRE SPECIAL 3/8 INCH UNDERCUT FOR ADA TYPE THRESHOLD. DOOR IS NORMALLY CLOSED AND LOCKED. PRESENTING VALID CREDENTIAL TO READER MOMENTARILY RETRACTS PANIC DEVICE LATCH ALLOWING ENTRY. FREE EGRESS AT ALL TIMES.
SET 2 - EXIT
CONT. HINGE - 1 EACH - 112XY EPT, FINISH 628, MFR IVE
POWER TRANSFER - 1 EACH - EPT10, FINISH 689, MFR VON
ELEC PANIC HARDWARE - 1 EACH - RX-MEL-25-R-NL 24 VDC, FINISH 626, MFR FAL
SFIC MORTISE HOUSING - 1 EACH - C987, FINISH 626, MFR FAL
SFIC CORE - 1 EACH - C607, FINISH 626, MFR FAL
SFIC CONST. CORE - 1 EACH - C607CCA, FINISH 626, MFR FAL
KICK PLATE - (INT) - 8400 8" X 2" LDW B-CS, FINISH 630, MFR IVE
GASKETING - 1 SET - 429AA-2, FINISH AA, MFR ZER
DOOR SWEEP - 1 EACH - 8198AA, FINISH AA, MFR ZER
THRESHOLD - 1 EACH - 65A, FINISH A, MFR ZER
WIRE HARNESS - 1 EACH - CON-26P, MFR SCH
WIRE HARNESS - 1 EACH - CON-6W, MFR SCH
CONTROLLER - 1 EACH - CTE-MTB11/MTB15-485-B, FINISH B, MFR SCE
DOOR CONTACT - 1 EACH - 679 SERIES, FINISH BLK, MFR SCE
POWER SUPPLY - 1 EACH - PS902 900-4RL 120/240 VAC, FINISH LGR, MFR SCE
NOTE: DOORS REQUIRE SPECIAL 3/8 INCH UNDERCUT FOR ADA TYPE THRESHOLD. DOOR IS NORMALLY CLOSED AND LOCKED. PRESENTING VALID CREDENTIAL TO READER MOMENTARILY RETRACTS PANIC DEVICE LATCH ALLOWING ENTRY. FREE EGRESS AT ALL TIMES.
SET 3 - COMMUNITY
HINGE - 3 EACH - 5BB1 4.5 X 4.5, FINISH 652, MFR IVES
POWER TRANSFER - 1 EACH - EPT10, FINISH 689, MFR VON
ELEC PANIC HARDWARE - 1 EACH - RX-MEL-25-R-NL 24 VDC, FINISH 626, MFR FAL
SFIC MORTISE HOUSING - 1 EACH - C987, FINISH 626, MFR FAL
SFIC CORE - 1 EACH - C607, FINISH 626, MFR FAL
SFIC CONST. CORE - 1 EACH - C607CCA, FINISH 626, MFR FAL
AUTO OPERATOR - 1 EACH - 9542 MS AS REQ (120/240 VAC), FINISH ANCLR, MFR LCN
ACTUATOR, TOUCH - 2 EACH - 8310-853T, FINISH 630, MFR LCN
KICK PLATE - 2 EACH (EXT & INT) - 8400 8" X 2" LDW B-CS, FINISH 630, MFR IVE
WIRE HARNESS - 1 EACH - CON-26P, MFR SCH
WIRE HARNESS - 1 EACH - CON-6W, MFR SCH
CONTROLLER - 1 EACH - CTE-MTB11/MTB15-485-B, FINISH B, MFR SCE
POWER SUPPLY - 1 EACH - PS902 900-4RL 120/240 VAC, FINISH LGR, MFR SCE
NOTE: DOOR IS NORMALLY CLOSED AND LOCKED. PRESENTING VALID CREDENTIAL TO READER MOMENTARILY RETRACTS PANIC DEVICE LATCH ALLOWING ENTRY. FREE EGRESS AT ALL TIMES.
SET 4 - OFFICE
HINGE - 3 EACH - 5BB1 4.5X4.5, FINISH 652, MFR IVE
WIRELESS ELEC. LOCK - NDEBDDC LAT, 625, MFR SCE
ENTRY LOCK - 1 EACH - WS01BDC LAT, FINISH 626, MFR FAL
SFIC CORE - 1 EACH - C607, FINISH 626, MFR FAL
WALL STOP - 1 EACH - WS406/407CCV, FINISH 630, MFR IVE

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

COMMON AREA HARDWARE SCHEDULE

KICK PLATE - 2 EACH (ONE FOR EACH SIDE OF DR) - 8400 8" X 2" LDW B-CS, FINISH 630, MFR IVE
SET 5 - MECHANICAL / STORAGE
HINGE - 3 EACH - 5BB1 4.5X4.5, FINISH 652, MFR IVE
STOREROOM LOCK - 1 EACH - WS81BDC LAT, FINISH 626, MFR FAL
SFIC CORE - 1 EACH - C607, FINISH 626, MFR FAL
SURFACE CLOSER - 1 EACH - SC81A REG OR PA AS REQ. FC, FINISH 689, MFR FAL
WALL STOP - 1 EACH - WS406/407CCV, FINISH 630, MFR IVE
GASKETING - 1 EACH - 488SBK PSA, FINISH BK, MFR ZER
NOTE - TEMPLATE CLOSER TO ALLOW FOR 180 DEGREE SWING
SET 6 - CLOSET
HINGE - 3 EACH - 5BB1 4.5X4.5, FINISH 652, MFR IVE
STOREROOM LOCK - 1 EACH - WS81BDC LAT, FINISH 626, MFR FAL
SFIC CORE - 1 EACH - C607, FINISH 626, MFR FAL
WALL STOP - 1 EACH - WS406/407CCV, FINISH 630, MFR IVE
SET 7 - RESTROOM
HINGE - 3 EACH - 5BB1 4.5 X 4.5, FINISH 652, MFR IVES
PRIVACY SET W/ OS-OCC OUTSIDE INDICATOR - 1 EACH - ND40S LAT, FINISH 626, MFR FAL
SURFACE CLOSER - 1 EACH - SC81A REG OR PA AS REQ FC, FINISH 689, MFR FAL
SILENCER - SR64/SR65 AS REQ'D, GRV, MFR IVE
KICK PLATE - 2 EACH (ONE FOR BOTH SIDES OF DR) - 8400 8" X 2" LDW B-CS, FINISH 630, MFR IVE
WALL STOP - 1 EACH - WS406/407CCV, FINISH 630, MFR IVE
SET 8 - STAIR (INT)
HINGE - 3 EACH - 5BB1 4.5 X 4.5, FINISH 652, MFR IVES
FIRE EXIT HARDWARE - 1 EACH - F-25-R-L-BE-LAT, FINISH 626, MFR FAL
SURFACE CLOSER - 1 EACH - SC81A REG OR PA AS REQ FC, FINISH 689, MFR FAL
SILENCER - SR64/SR65 AS REQ'D, GRV, MFR IVE
KICK PLATE - 2 EACH (ONE FOR BOTH SIDES OF DR) - 8400 8" X 2" LDW B-CS, FINISH 630, MFR IVE
WALL STOP - 1 EACH - WS406/407CCV, FINISH 630, MFR IVE
SET 9 - STAIR (EXT)
CONT. HINGE - 1 EACH - 112XY, FINISH 628, MFR IVE
PANIC HARDWARE, LD-25-R-EO, 626, MFR FAL
OH STOP - 1 EACH - 100S, FINISH 630, MFR GLY
SURFACE CLOSER - 1 EACH - SC71A REG OR PA AS REQ, FINISH 689, MFR FAL
RAIN DRIP - 1 EACH - 142AA-S, FINISH AA, MFR ZER
GASKETING - 1 SET - 429AA-S, FINISH AA, MFR ZER
DOOR SWEEP - 1 EACH - 8198AA, FINISH AA, MFR ZER
THRESHOLD - 1 EACH - 65A, FINISH A, MFR ZER
NOTE - DOORS REQUIRE SPECIAL 3/8 INCH UNDERCUT FOR ADA TYPE THRESHOLD
SET 10 - LAUNDRY / PACKAGE
HINGE - 3 EACH - 5BB1 4.5 X 4.5, FINISH 652, MFR IVES
WIRELESS ELEC. LOCK - NDEBDDC LAT, 625, MFR SCE
SFIC CORE - C607, 625, MFR FAL
SURFACE CLOSER - SC81A RW/PA, 689, MFR FAL
WALL STOP - WS406/407CVX, 625, MFR IVE
SET 11 - ELEVATOR LOBBY
HINGE - 6 EACH - 5BB1 4.5 X 4.5, FINISH 652, MFR IVES
PANIC HARDWARE - 2 EACH - LD-25-R-EO, 626, MFR FAL
MAGNETIC HOLDER - 2 EACH - SEM7850, USD200, MFR FAL
SURFACE CLOSER - 2 EACH - SC81A DEL REG OR PA AS REQ FC, FINISH 689, MFR FAL
GASKETING - 2 EACH - 488SBK PSA, FINISH BK, MFR ZER

UNIT DOOR SCHEDULE

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"	7'-0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	1	
U2	BEDROOM	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	2	
U3	BATHROOM	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	2	
U4	CLOSET (REACH-IN)	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	3	
U5	CLOSET (WALK-IN)	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	3	
U6	CLOSET (REACH-IN)	2'-6"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	3	
U7	CLOSET (REACH-IN)	2'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	3	
U9	MECHANICAL	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A602	A/A602	3	
U10	LAUNDRY	5'-0"	6'-8"	WD	WCC	WP/WP	B	-	A/A602	A/A602	4	
U11	LAUNDRY	6'-0"	6'-8"	WD	WCC	WP/WP	B	-	A/A602	A/A602	4	

INTERIOR UNIT DOOR HARDWARE NOTES	DOOR SCHEDULE KEY
1. ALL INTERIOR UNIT HINGES TO BE SS RESIDENTIAL DUTY HINGES.	(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 CHSD = 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 STAINED FP = FIBERGLASS PAINTED EP = 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

COMMON AREA DOOR SCHEDULE

MARK (1)	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
100A	VESTIBULE	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	1	1, 4
100B	VESTIBULE	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	1	1, 4
103A	PACKAGE	3' - 0"	7' - 0"	HM	WSC	MP/WP	G	-	B/A602	B/A602	10	
104A	OFFICE	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	3	4
104B	OFFICE	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	4	
105A	LEASING	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	4	4
106A	PM	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	4	4
107A	OFFICE HALL	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	3	
107B	OFFICE HALL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	-	B/A602	B/A602	6	
108A	STAFF RR	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	-	B/A602	B/A602	7	
109A	WORK	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	4	
109B	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
110A	SOCIAL SERVICE	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	3	
111A	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
112A	STORAGE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
113A	CONFERENCE	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	3	
113B	CONFERENCE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	-	B/A602	B/A602	6	
114A	COMMUNITY	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	3	4
114B	COMMUNITY	3' - 0"	7' - 0"	HM	FBGL	MP/MP	G	-	-	B/A630	2	1
114C	COMMUNITY	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	3	4
114D	COMMUNITY	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	-	B/A602	B/A602	6	
115A	KITCHENETTE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	-	B/A602	B/A602	6	
116A	RESTROOM	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	7	
117A	RESTROOM	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	7	
118A	WATER	3' - 6"	7' - 6"	AL	AL	BY MFR.	G	-	-	B/A630	2	1, 2, 4
118B	WATER	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
119A	STAGING	3' - 6"	7' - 0"	HM	STL	MP/MP	D	-	-	-	2	1
119B	FIRE ALARM	3' - 0"	7' - 0"	HM	WSC	MP/WP	D	-	B/A602	B/A602	6	
119C	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	D	-	B/A602	B/A602	6	
119D	STAGING	3' - 6"	7' - 0"	HM	WSC	MP/WP	D	20 MIN.	B/A602	B/A602	3	
120A	LAUNDRY	3' - 0"	7' - 0"	AL	AL	BY MFR.	G	-	-	-	10	4
121A	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
122A	STORAGE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
123A	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
124A	BIKE STORAGE	3' - 6"	7' - 0"	HM	STL	MP/MP	D	-	-	-	2	1
125A	CORRIDOR	3' - 0"	7' - 0"	HM	STL	MP/MP	D	-	-	B/A630	2	
125B	CORRIDOR	3' - 0"	7' - 0"	HM	STL	MP/MP	D	-	-	B/A630	2	
201A	ELEVATOR LOBBY	6' - 0"	7' - 0"	HM	HM	MP/MP	J	20 MIN.	B/A602	B/A602	11	5
202A	LAUNDRY	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	10	
203A	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
204A	STORAGE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
301A	ELEVATOR LOBBY	6' - 0"	7' - 0"	HM	HM	MP/MP	J	20 MIN.	B/A602	B/A602	11	5
302A	LAUNDRY	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	10	
303A	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
304A	STORAGE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
401A	ELEVATOR LOBBY	6' - 0"	7' - 0"	HM	HM	MP/MP	J	20 MIN.	B/A602	B/A602	11	5
402A	LAUNDRY	3' - 0"	7' - 0"	HM	WSC	MP/WP	F	20 MIN.	B/A602	B/A602	10	
403A	MECHANICAL	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
404A	STORAGE	3' - 0"	7' - 0"	HM	WSC	MP/WP	C	20 MIN.	B/A602	B/A602	5	
SA1A	STAIR A EXTERIOR	3' - 0"	7' - 0"	HM	STL	MP/MP	D	-	F/A602	E/A602	9	1
SA1B	STAIR A	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SA2A	STAIR A	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SA3A	STAIR A	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SA4A	STAIR A	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SB1A	STAIR B EXTERIOR	3' - 0"	7' - 0"	HM	STL	MP/MP	D	-	F/A602	E/A602	9	1
SB1B	STAIR B	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SB2A	STAIR B	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SB3A	STAIR B	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	
SB4A	STAIR B	3' - 0"	7' - 0"	HM	WSC	MP/WP	E	60 MIN.	E/A602	D/A602	8	

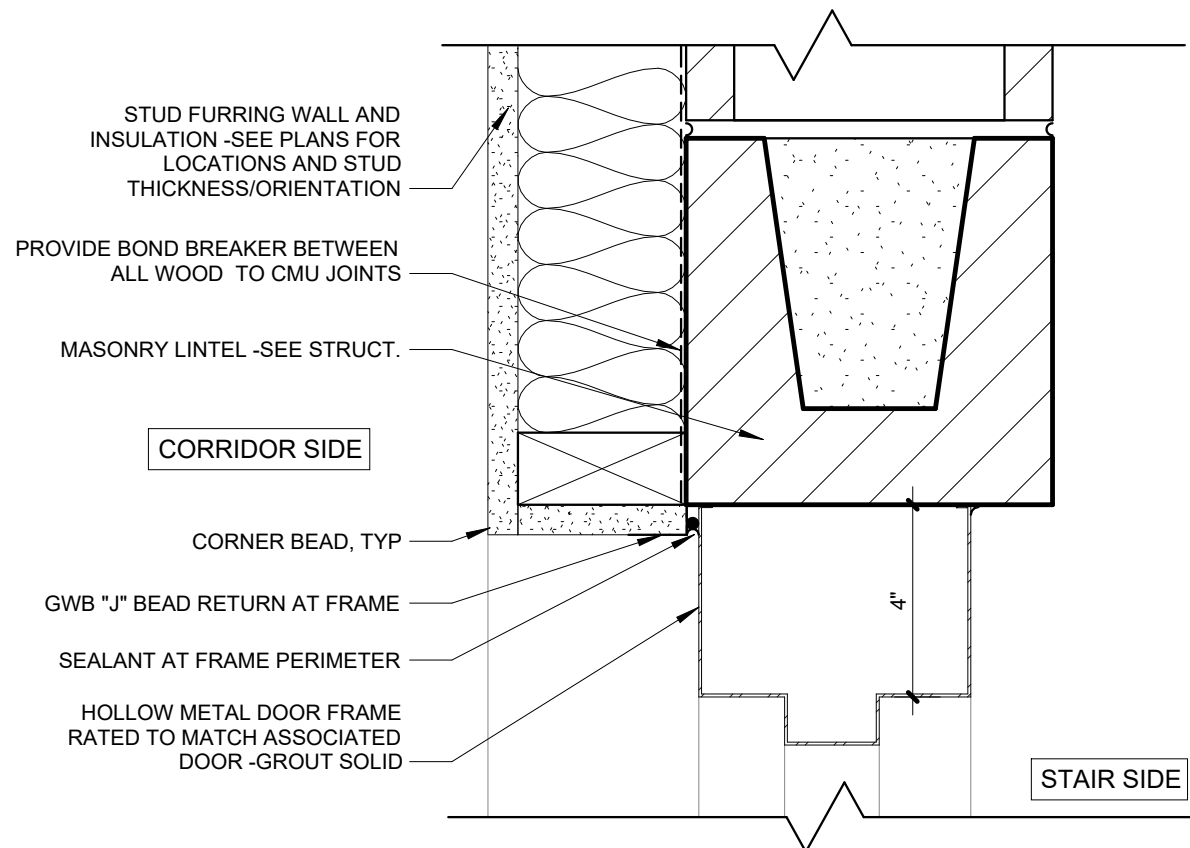


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NO. 17968
EXPIRES 12.31.2026

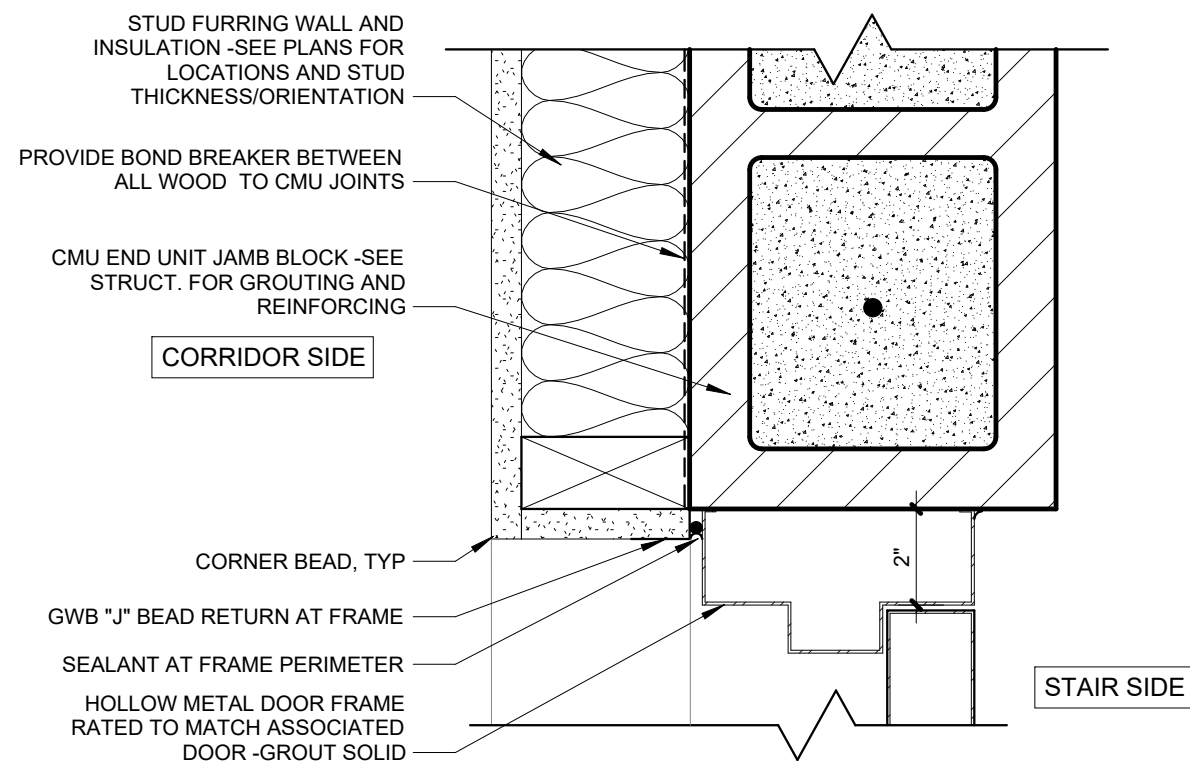
INNIS ROAD APARTMENTS

2150 INNIS RD.

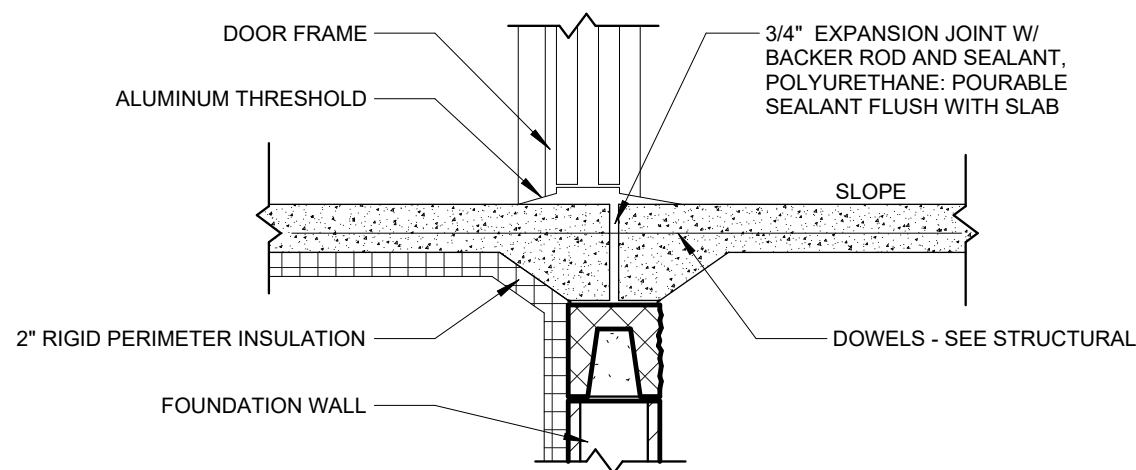
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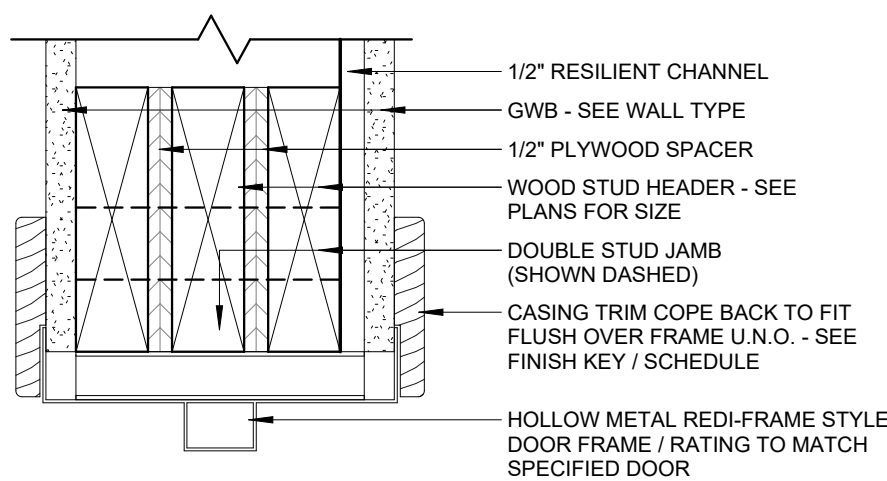
E HM FRAME CMU HEAD DETAIL
3" = 1'-0"



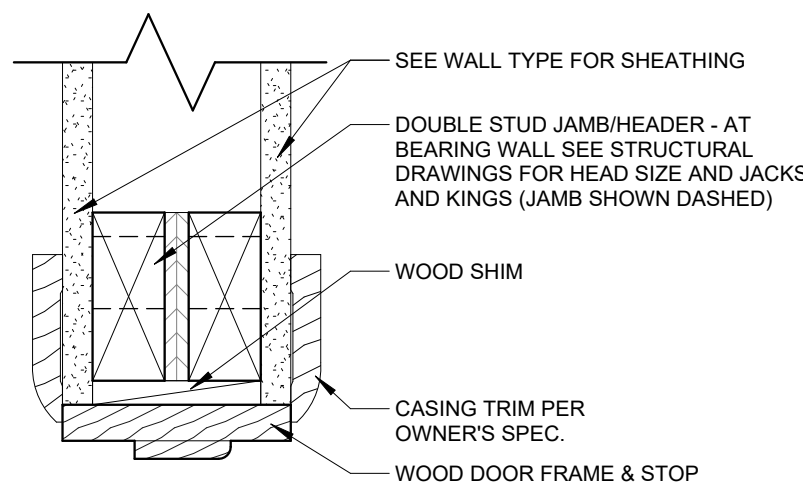
D HM FRAME CMU JAMB DETAIL
3" = 1'-0"



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



B CORRIDOR HEAD/JAMB
3" = 1'-0"



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

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A602
DOOR DETAILS

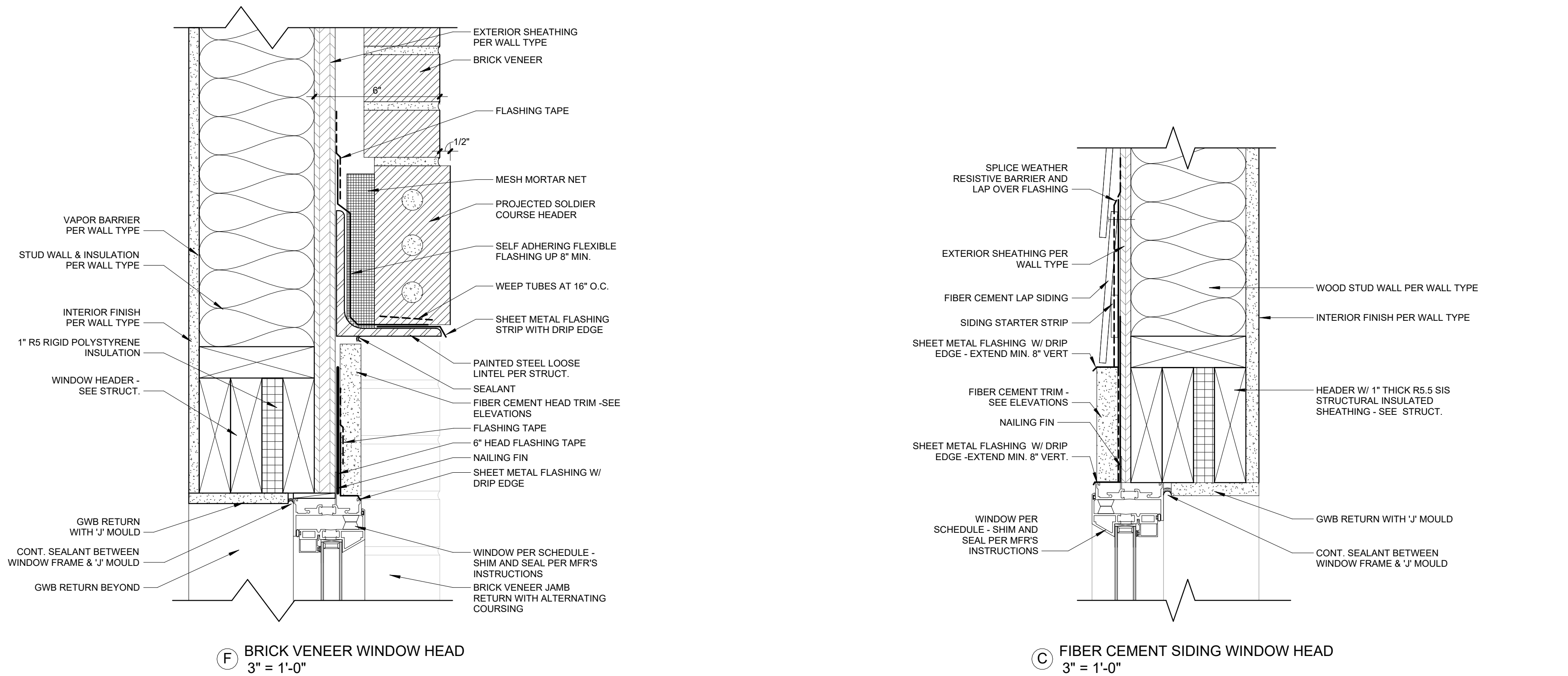
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INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

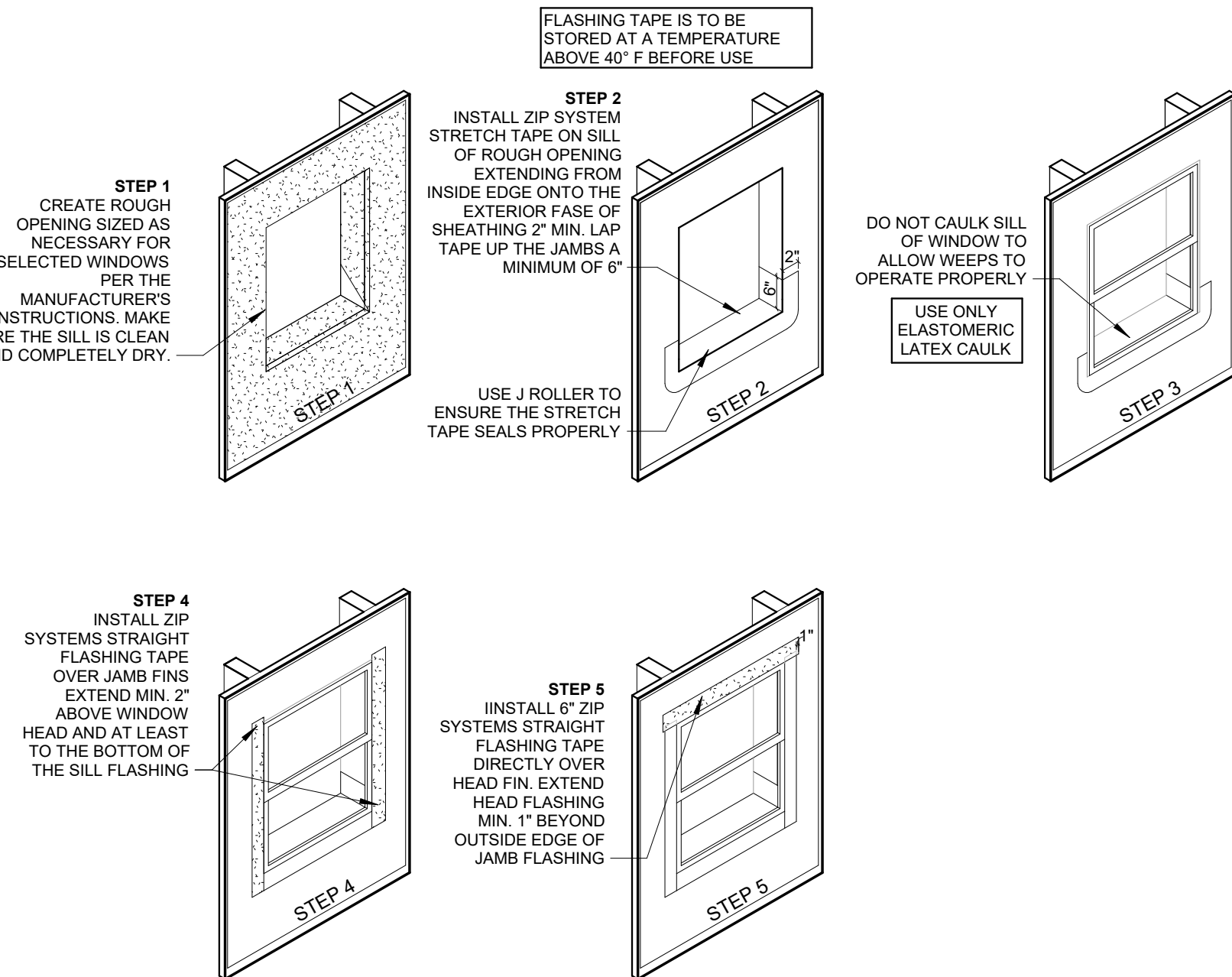
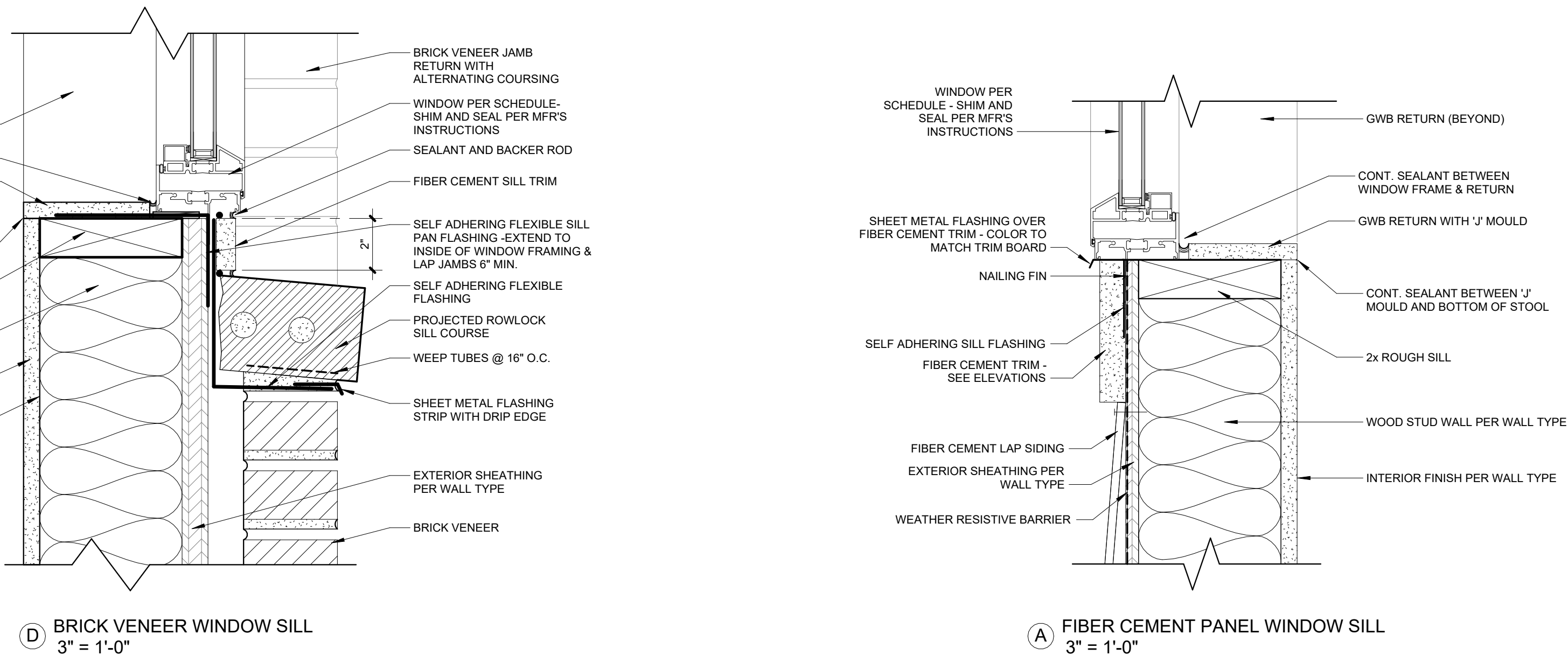
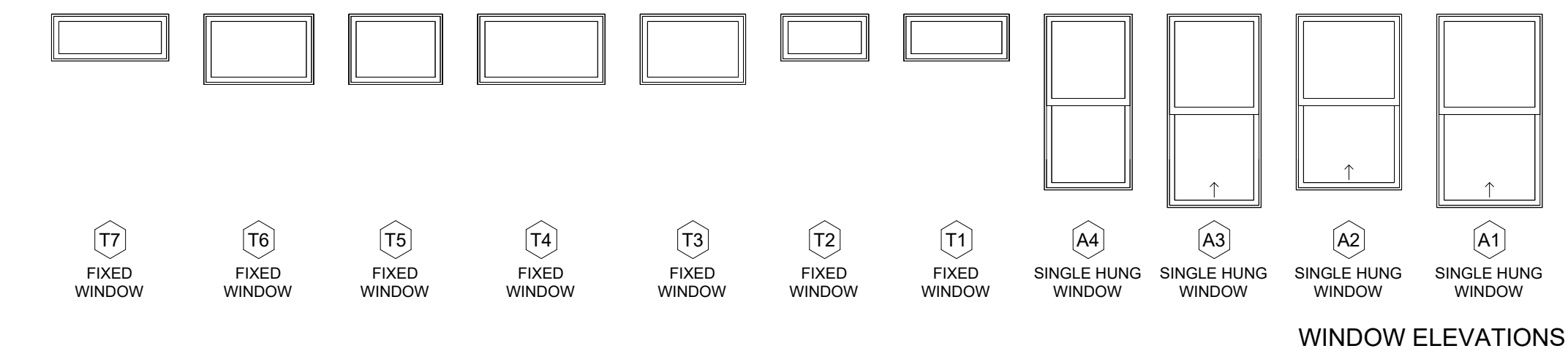
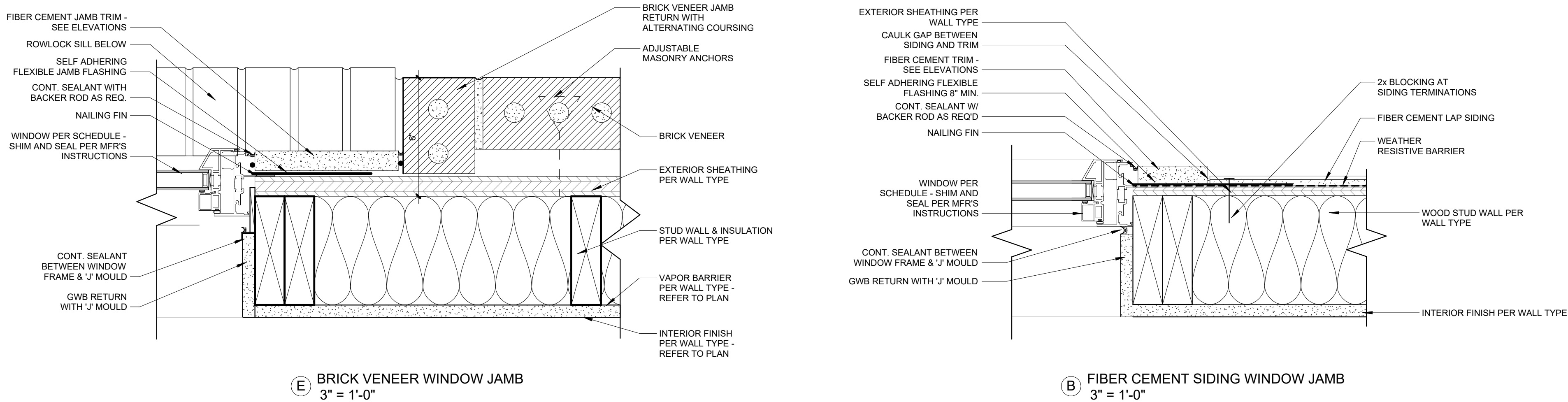
- 1 QUAKER V200 VINYL WINDOWS
- 2 FRAMES/OPERATION - SINGLE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - BLACK EXTERIOR (CLOUD INTERIOR) - SEE WINDOW SCHEDULE AND ELEVATIONS
- 3 GLAZING - SOLAR LOW - E, BLACK FINISH SPACER
- 4 PROVIDE WHITE LOCKS AND WINDOW STOPS WHERE NOTED ON SCHEDULE

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.

WINDOW SCHEDULE			
TYPE MARK	OPERATION	WIDTH	HEIGHT
A1	SINGLE HUNG	3' - 0"	5' - 6"
A2	SINGLE HUNG	3' - 0"	5' - 0"
A3	SINGLE HUNG	2' - 8"	5' - 6"
A4	SINGLE HUNG	2' - 6"	5' - 0"
T1	FIXED TRANSOM	3' - 0"	1' - 4"
T2	FIXED TRANSOM	2' - 6"	1' - 4"
T3	FIXED TRANSOM	3' - 0"	2' - 0"
T4	FIXED TRANSOM	3' - 7 1/2"	2' - 0"
T5	FIXED TRANSOM	2' - 8"	2' - 0"
T6	FIXED TRANSOM	3' - 1 1/2"	2' - 0"
T7	FIXED TRANSOM	3' - 4"	1' - 4"



WINDOW FLASHING DIAGRAM

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A610
WINDOW SCHEDULE
AND DETAILS

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STOREFRONT GLAZING SCHEDULE

MARK	GLAZING TYPE
A	1" INSULATED CLEAR W/ LOW E
I	1/4" CLEAR TEMPERED
T	1" INSULATED CLEAR TEMPERED W/ LOW E

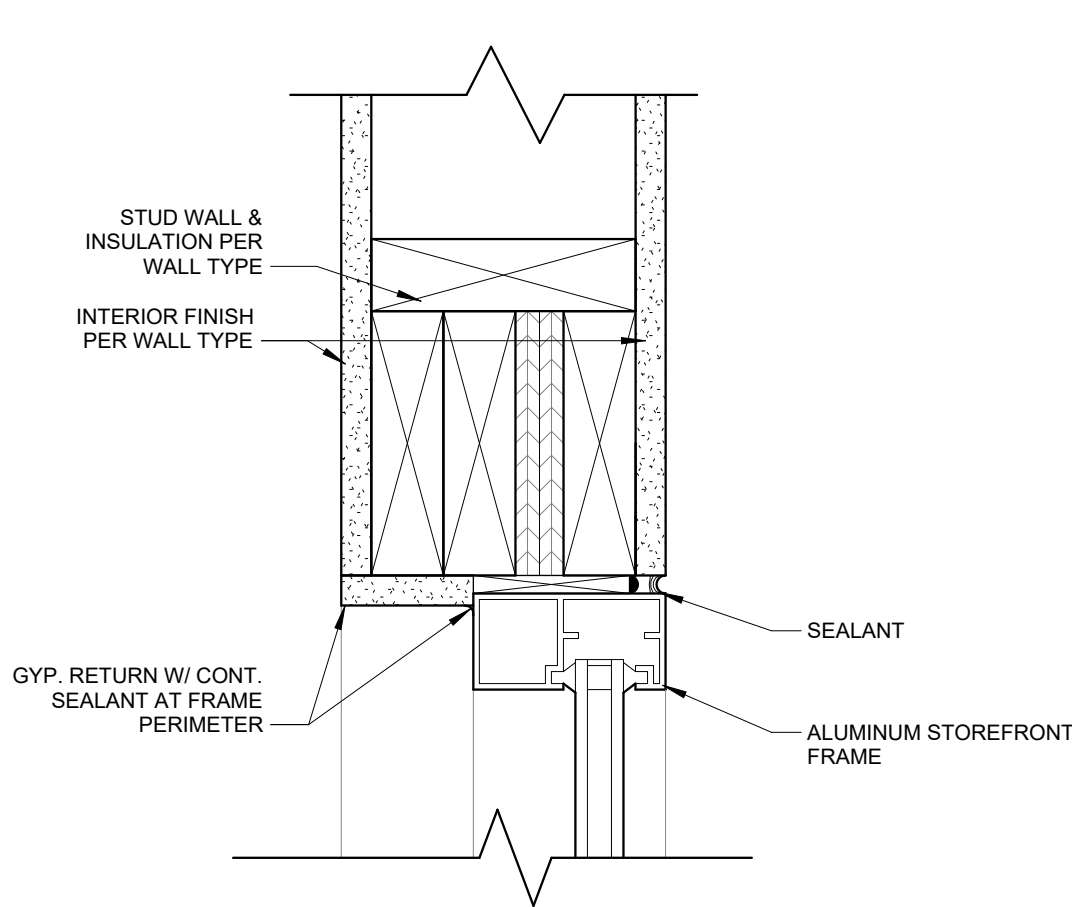
STOREFRONT NOTES:
1. TYPICAL EXTERIOR STOREFRONT HEAD, JAMB, AND SILL DETAILS ARE AS FOLLOWS U.N.O.
A. HEAD: C/A630
B. JAMB: B/A630
C. SILL: A/A630
2. JAMB DETAILS ARE THE SAME ON BOTH SIDES U.N.O.
3. ALL EXTERIOR STOREFRONT MULLIONS ARE 2"x4" U.N.O.
4. ALL INTERIOR STOREFRONT MULLIONS ARE 2"x4" U.N.O.
5. ALL EXTERIOR DOORS TO RECEIVE ALUMINUM ANSI 117.1 COMPLIANT THRESHOLD SET IN FULL BED OF SEALANT.
6. ALL EXTERIOR DOORS TO BE 1" INSULATED CLEAR TEMPERED W/ LOW E GLASS, U.N.O.
7. PROVIDE 1/2" PT SHIM SPACE AT PERIMETER OF STOREFRONT.
8. ADDRESSES AND DOOR LABELS ARE TO BE BLACK, SELF-ADHERING 4" VINYL CHARACTERS IN ARIEL.
9. COORDINATE WITH FINAL GRADE.

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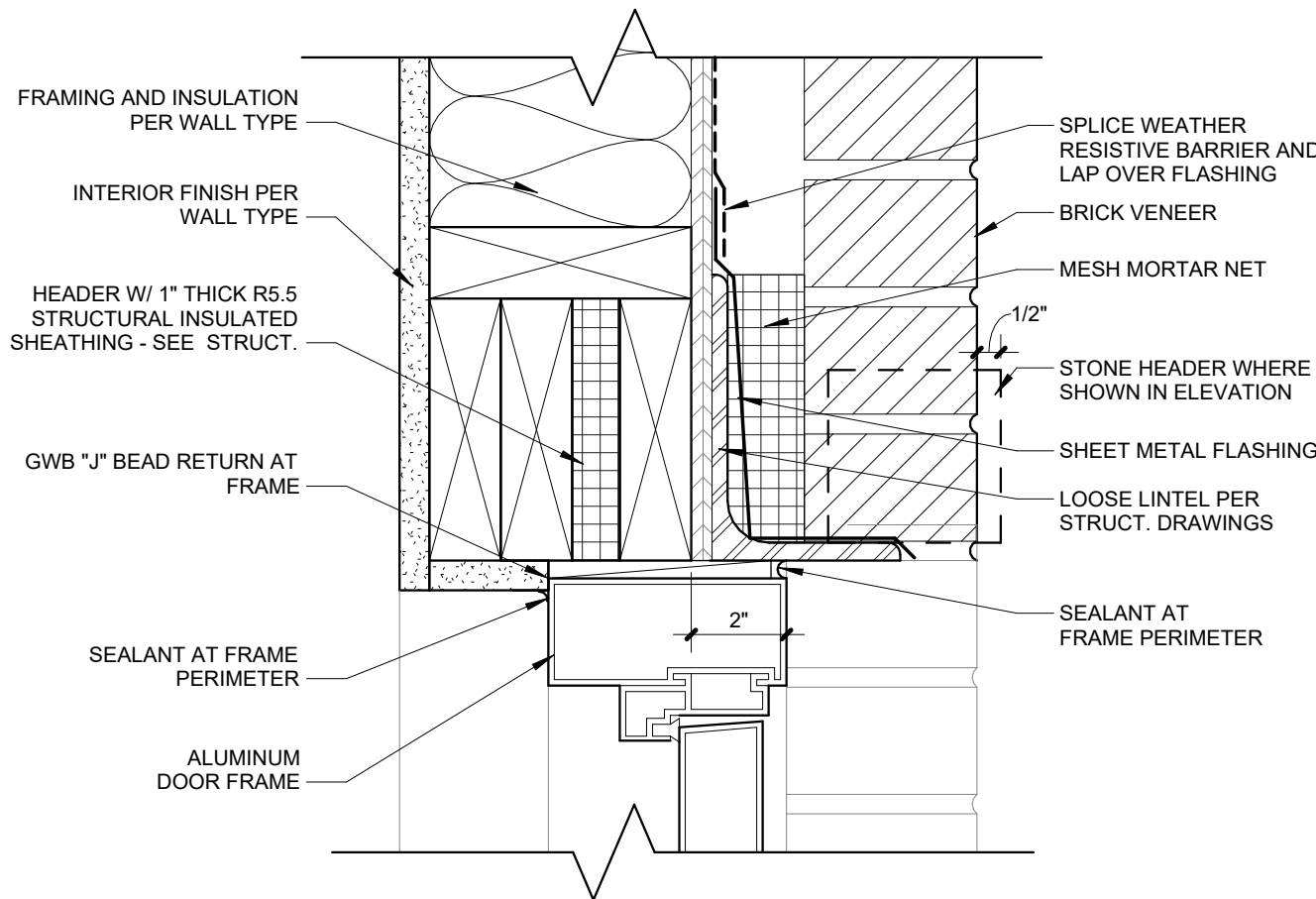
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WESTERVILLE OHIO 43081

STATE OF OHIO
KARRICK RYAN
SHERRILL
2017968
REGISTERED ARCHITECT

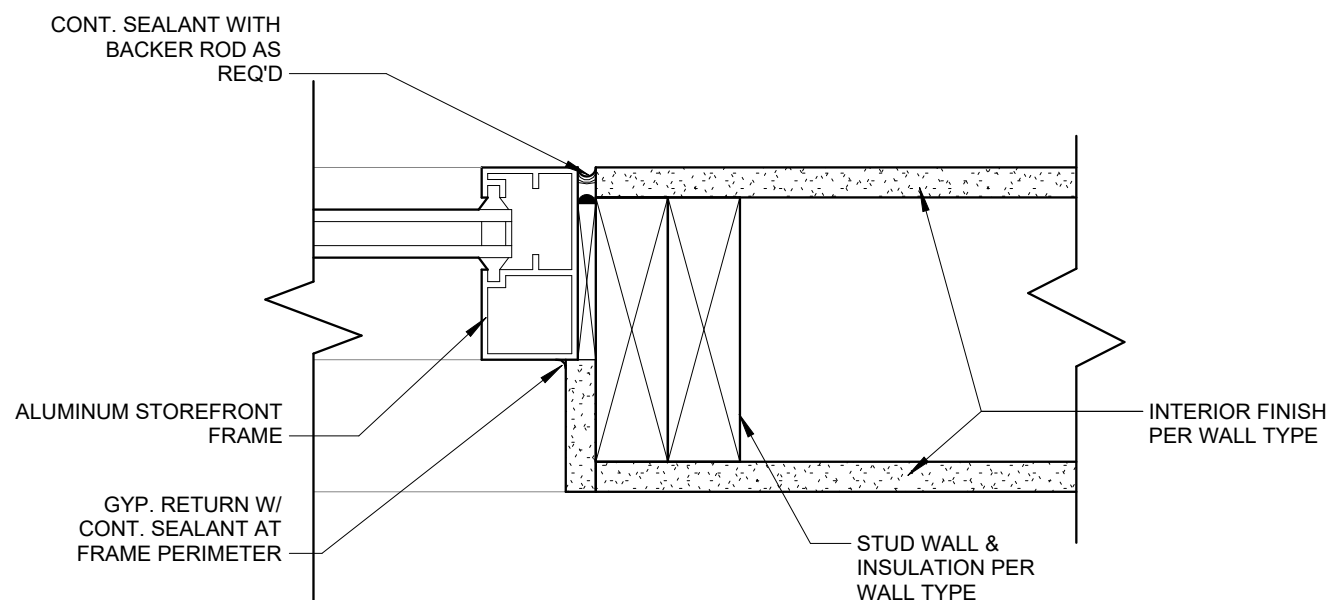
KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026



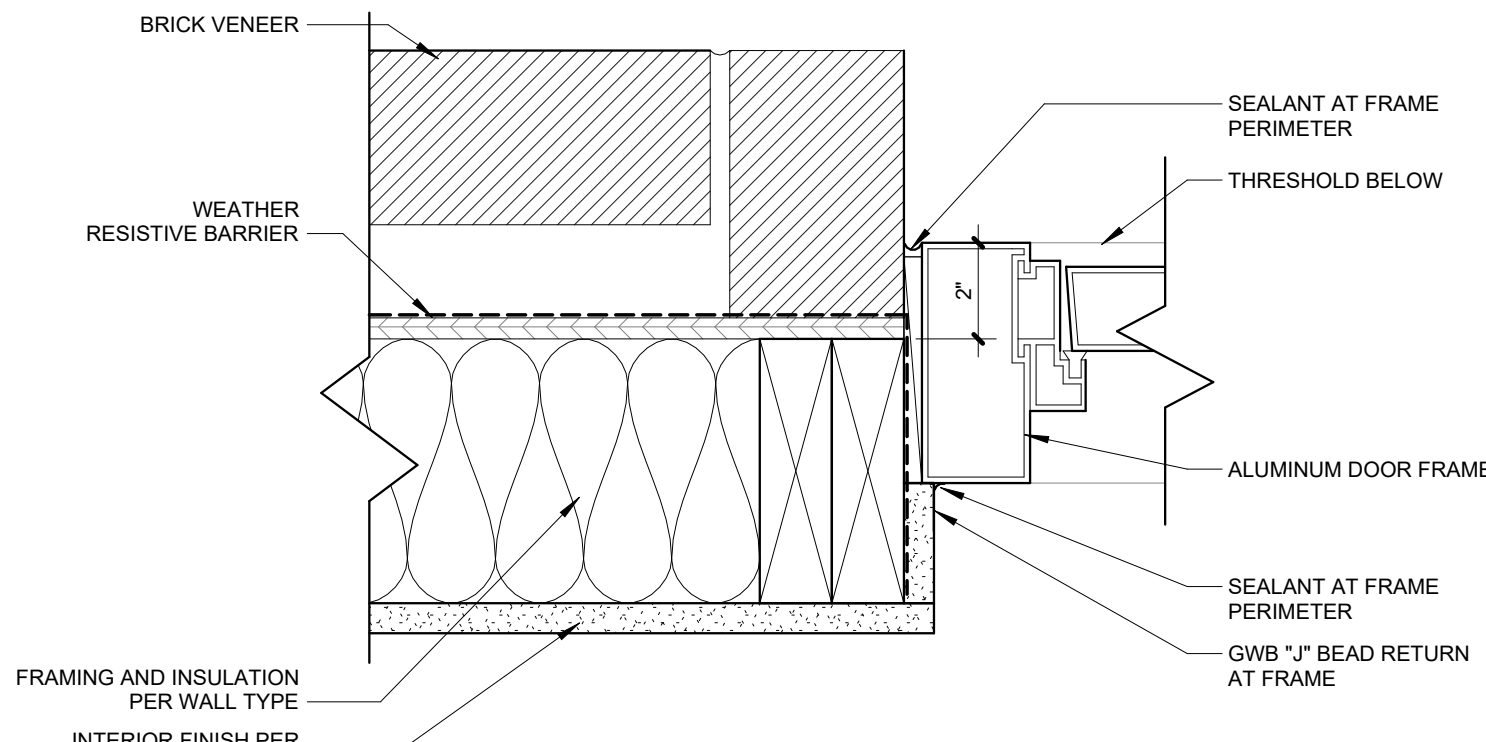
F STOREFRONT HEAD @ INTERIOR
3" = 1'-0"



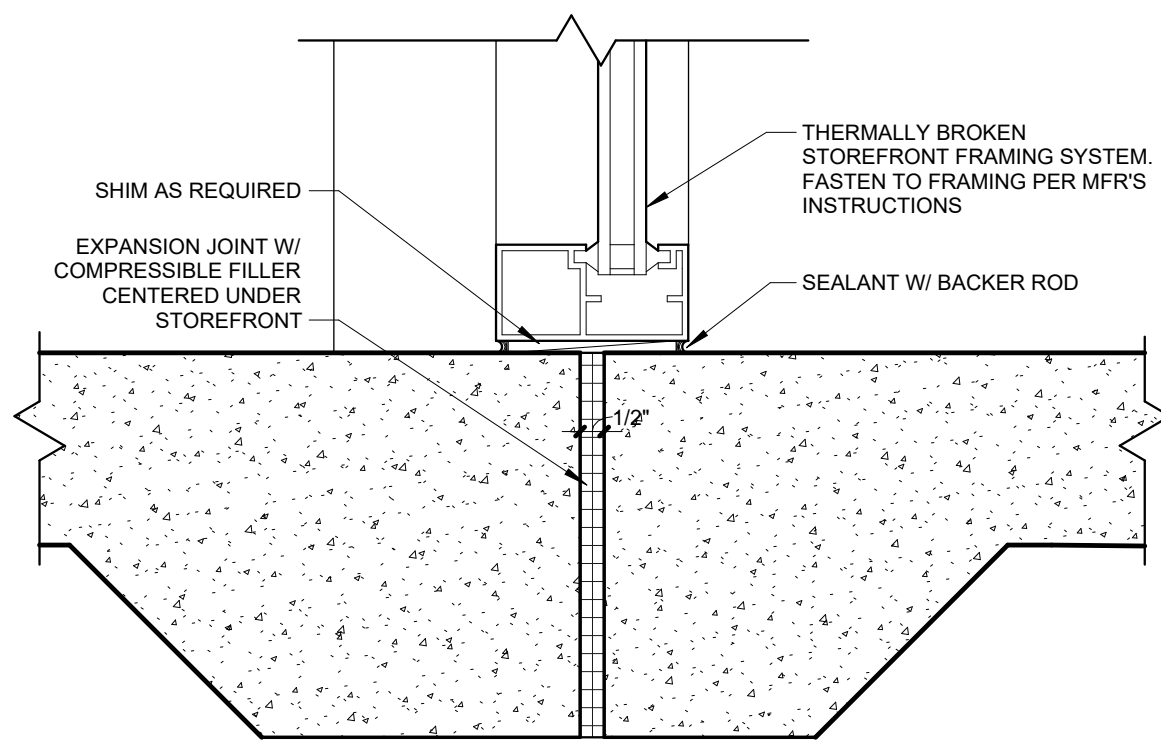
C STOREFRONT HEAD @ BRICK VENEER
3" = 1'-0"



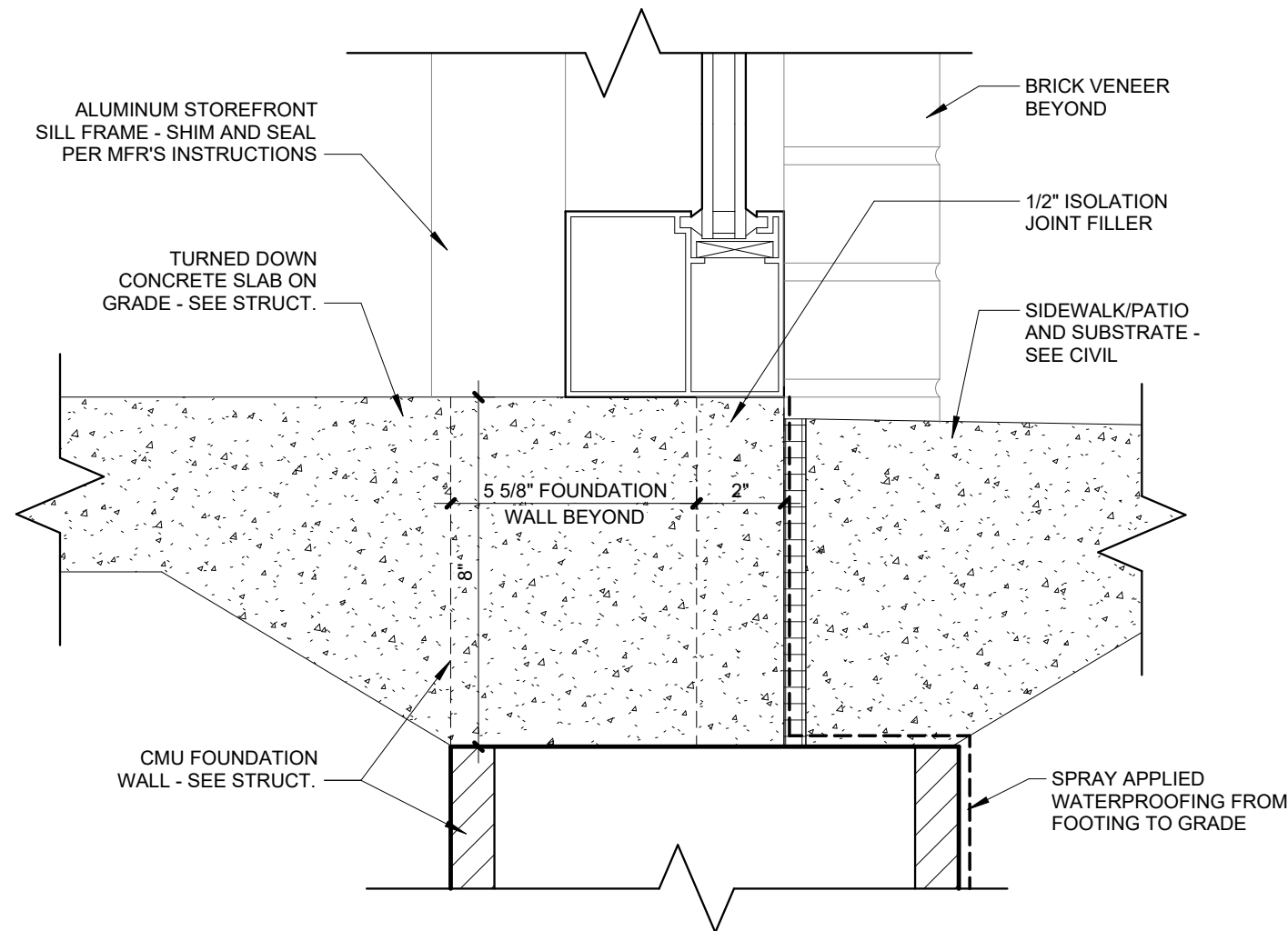
E STOREFRONT JAMB @ INTERIOR
3" = 1'-0"



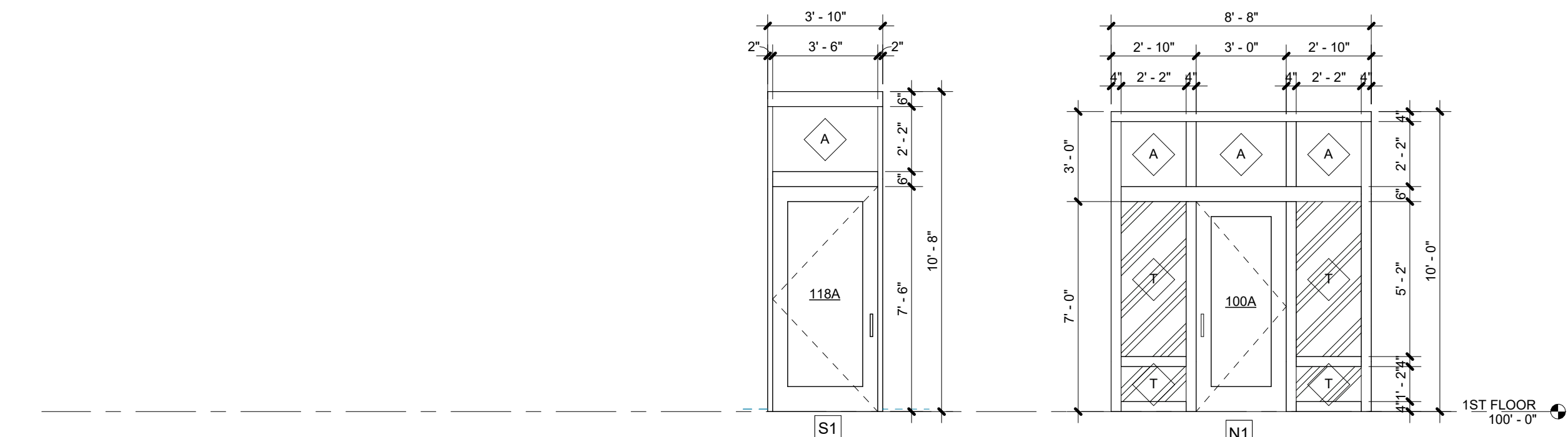
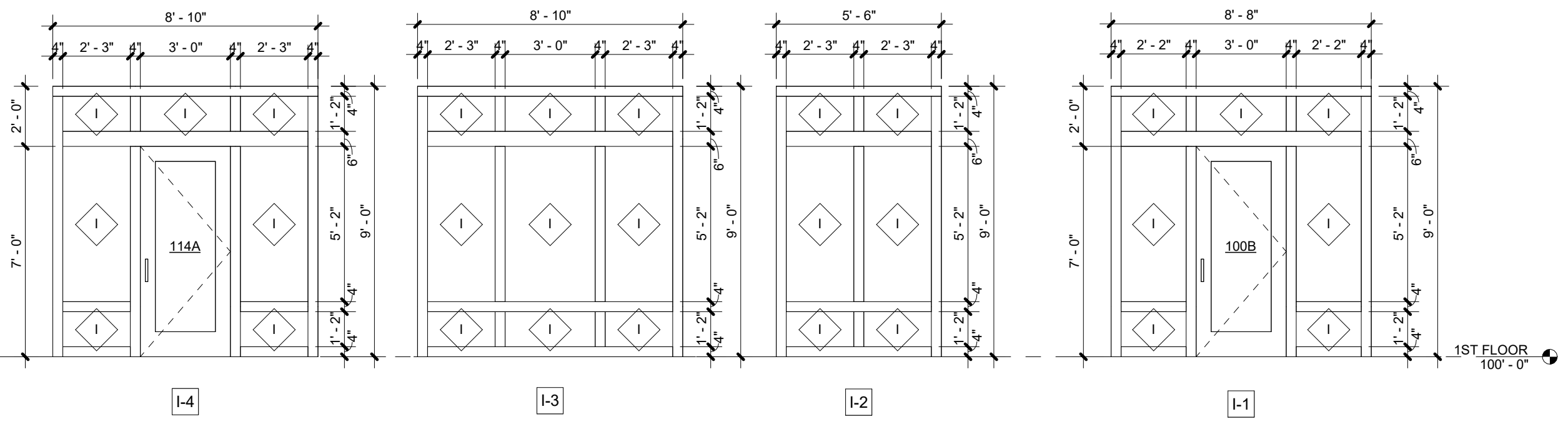
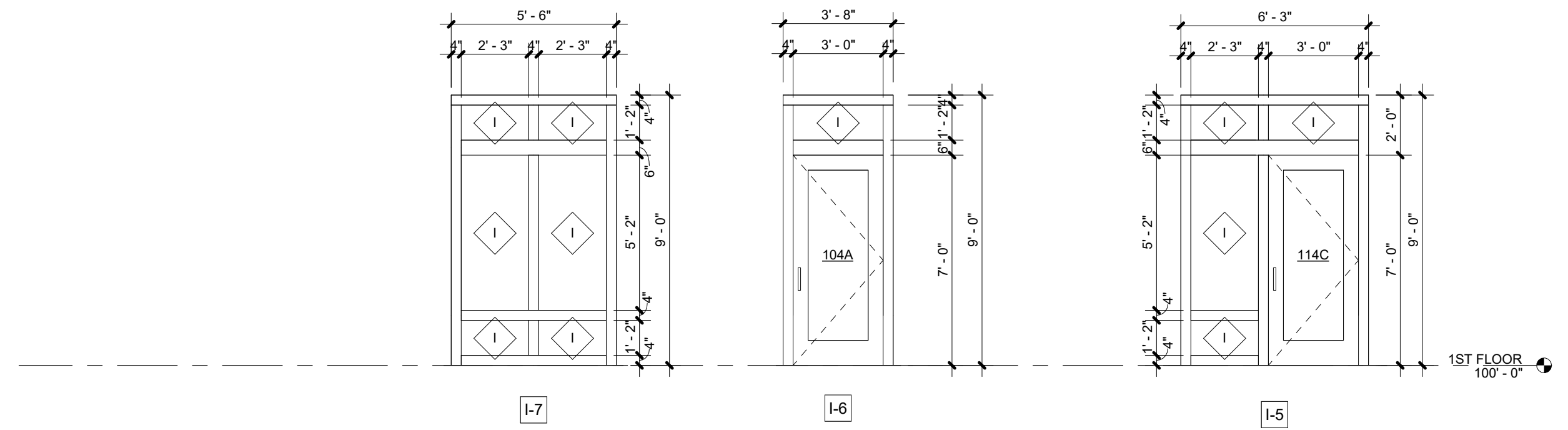
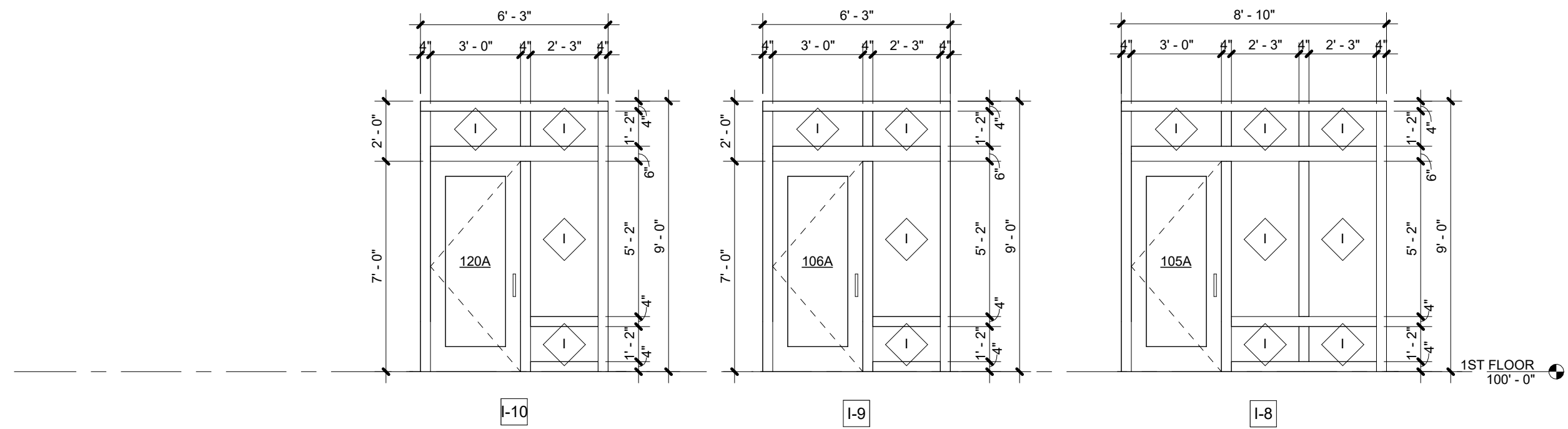
B STOREFRONT JAMB @ BRICK VENEER
3" = 1'-0"



D STOREFRONT SILL @ CONC. SLAB
3" = 1'-0"



A STOREFRONT SILL @ BRICK VENEER
3" = 1'-0"



STOREFRONT ELEVATIONS

INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A630
STOREFRONT
ELEVATIONS &
DETAILS

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MATERIAL SWATCHES

SW 7015
Repose Gray
Interior / Exterior
Locator Number: 244-C1

P1

W1

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

P2

W2

Dorian Gray (7017)
Sherwin Williams

P3

WSP / WSC

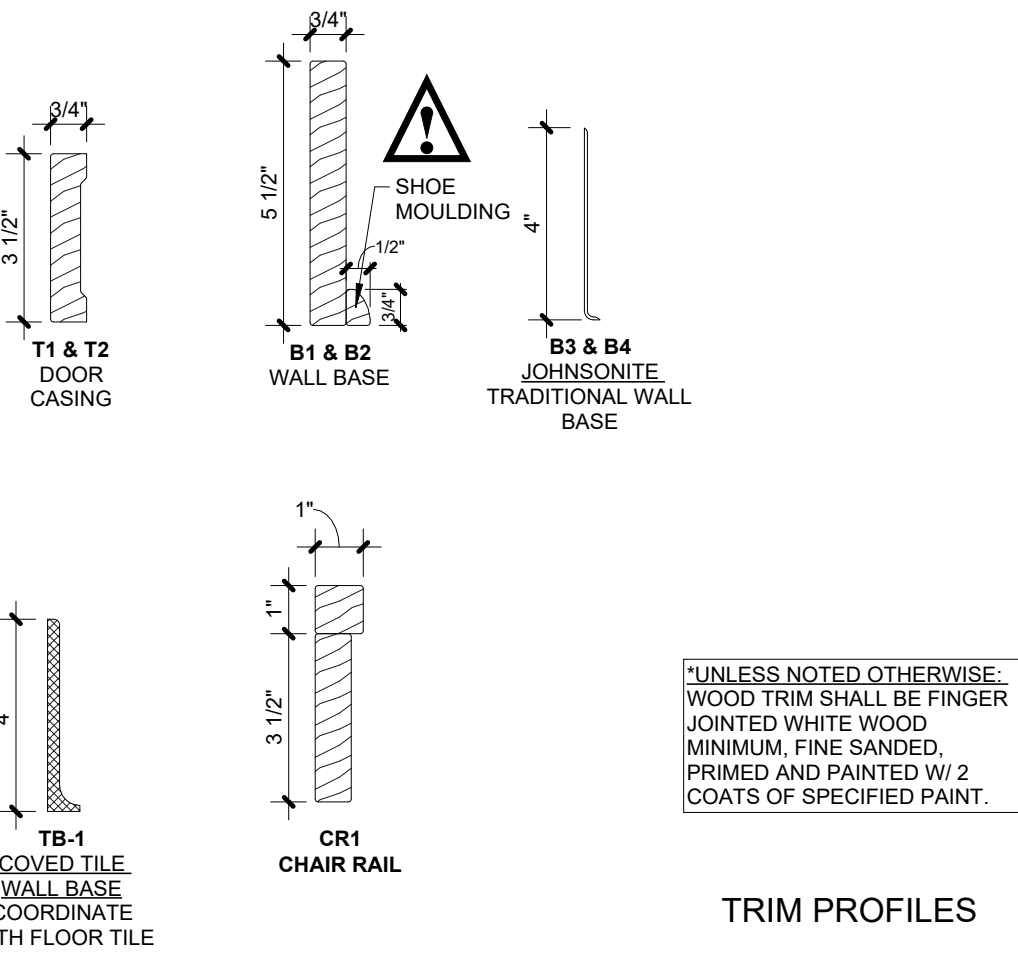
F1

F2

CT1

CB1

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



TRIM PROFILES

FINISH SCHEDULE NOTES

- GENERAL NOTES
- 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.
 - ALL DOORS TO BE PAINTED.
 - ALL FLOOR TRANSITIONS TO RECEIVE SCHLUTER STRIPS.
 - WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS II (TWO).
 - ALL WOOD TRIM THROUGHOUT TO BE INSTALLED PRIMED, AND FIELD FINISHED.
 - ALL PAINT TO BE LOW VOC.
 - ELECTRICAL DEVICES AND COVER PLATES: WALL MOUNTED PLATES TO BE WHITE, CABINET MOUNTED PLATES TO BE BLACK.
 - 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.
 - ALL LIGHT AND ENVIRONMENTAL CONTROLS, ALONG WITH ELECTRICAL AND DATA OUTLETS SHALL BE MOUNTED IN ACCESSIBLE LOCATIONS AS REQUIRED BY FHAG AND OR ANSI.
 - KITCHEN CABINETS INSTALLED W/ LIBERTY HARDWARE 3" NEWTON PULLS IN SATIN NICKEL.
 - 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/F4 - SEE PLANS	P1	C1	CT2	CB1	
LAUNDRY	B1	F1	P1	C1	-	-	
WIC	B1	F1	P1	C1	-	-	
LAUNDRY / WIC	B1	F1	P1	C1	-	-	
MECH.	B1	F1	P1	C1	-	-	

COMMON AREA FINISH SCHEDULE

ROOM #	ROOM NAME	BASE	FLOOR	WALL	CEILING	COUNTER	CASEWORK	KEYNOTE
100	VESTIBULE	B1	F6	WWP/P1/P3	C1/C2	-	-	
101	LOBBY	B1	F54/F5	WWP/P1/P3/WSP	C1/C2	-	-	
102	MAIL	B1	F4	WWP/P1/P3	C1	-	-	
103	PCKG	B1	F1	P1/P3	C1	-	-	
104	OFFICE	B1	F3	P2/P3	C1	-	CB1	
105	LEASING	B1	F3	P2/P3	C1	-	-	
106	PM	B1	F3	P2/P3	C1	-	-	
107	OFFICE HALL	B1	F1	P1	C2	-	-	
107B	SUPPLY	B3	F1	P2	C1	-	-	
108	STAFF	B1	F5	P2/P3	C1	-	-	
109	WORK/PAPER	B1	F1	P2/P3	C1	-	-	
110	SOCIAL SERVICES	B1	F1	P3/P4	C1	-	-	
111	MECH	B3	F2	P2	C1	-	-	
112	STORAGE	B3	F1	P2	C1	-	-	
113	CONFERENCE	B1	F3	WWP/P1/P3	C1	CT1	CB1	
114	COMMUNITY	B1	F1	WWP/P1/P3/WSP	C1	-	-	
114B	STORAGE	B1	F1	P1	C1	-	-	
115	KITCHENNETE	B1	F1	WWP/P1/P3	C1	-	-	
116	UNISEX	W1	F5	W1/P2	C1	CT1	CB1	
117	UNISEX	W1	F5	W1/P2	C1	CT1	CB1	
118	WATER	B3	F2	P2	C1	-	-	
119	STAGING	B3	F1	P1	C1	-	-	
119B	FIRE ALARM	B1	F2	P1/P3	C1	-	-	
119C	MECH	B1	F2	P1/P3	C1	-	-	
120	LAUNDRY	B1	F5	P3/P4	C1	-	-	
121	MECH	B3	F2	P2	C1	-	-	
122	STORAGE	B3	F2	P2	C1	-	-	
123	COMMUNICATION	B3	F2	P2	C1	-	-	
124	BIKE STORAGE	B3	F2	P2	C1	-	-	
125	CORRIDOR	B1	F1	WWP/P1/P3	C1/C2	-	-	
127	ELEVATOR LOBBY	B1	F4	WWP/P1/WSP	C2	-	-	
201	ELEVATOR LOBBY	B1	F1	WWP/P1/P3	C1/C2	-	-	
202	LAUNDRY	B1	F5	P3/P4	C1	-	-	
203	MECH.	B3	F2	P2	C1	-	-	
204	STORAGE	B3	F2	P2	C1	-	-	
205	CORRIDOR	B1	F1	WWP/P1/P3	C1/C2	-	-	
301	ELEVATOR LOBBY	B1	F1	WWP/P1/P3	C1/C2	-	-	
302	LAUNDRY	B1	F5	P3/P4	C1	-	-	
303	MECH	B3	F2	P2	C1	-	-	
304	STORAGE	B3	F2	P2	C1	-	-	
305	CORRIDOR	B1	F1	WWP/P1/P3	C1/C2	-	-	
401	ELEVATOR LOBBY	B1	F1	WWP/P1/P3	C1/C2	-	-	
402	LAUNDRY	B1	F5	P3/P4	C1	-	-	
403	MECH	B3	F2	P2	C1	-	-	
404	STORAGE	B3	F2	P2	C1	-	-	
405	CORRIDOR	B1	F1	WWP/P1/P3	C1/C2	-	-	

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, GLUED DOWN, 3.2MM; COLOR: DARK GRAY	TBD
F3	CARPET TILE	MOHAWK - FACULTY RENEWAL 24"X24"; COLOR: TBD	TBD
F4	CERAMIC TILE	MARBLE ART MATTE SQUARE CERAMIC TILE, SIZE: 8"X8"; COLOR: TBD	TBD
F5	CERAMIC TILE	MARBLE ART MATTE RECTANGULAR CERAMIC TILE, SIZE: 24"X12"; COLOR: TBD	TBD
F6	WALK OFF CARPET TILE	MOHAWK - COMMERCIAL GRADE; COLOR: TBD	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
P3	PAINT	SW 7017, DORIAN GRAY, FLAT	SW
P4	PAINT (ACCENT COLOR 1)	TBD	SW
P5	PAINT (ACCENT COLOR 2)	TBD	SW
W1	TILE WAINSCOT AND FLOORS	MARBLE ART MATTE RECTANGULAR CERAMIC TILE, SIZE: 24"X12"; COLOR: TBD INSTALL HORIZONTALLY W/ RUNNING BOND 1/2 OFFSET. GROUT: MAPEI WARM GRAY (OR SIMILAR CLIENT APPROVED) PROVIDE COVED BASE TO MATCH WALL TILE. PROVIDE SCHLUTER TERMINATION / TRANSITION STRIP - JOLLY.	TBD
W2	TILE BACKSPLASH	WHITE GLOSS SUBWAY TILE, INSTALL HORIZONTALLY W/ RUNNING BOND 1/2 OFFSET. SIZE: 4" X 15" 4" X 12"; 3" X 12" (NOT 3"X6"). GROUT: MAPEI WARM GRAY (OR SIMILAR CLIENT APPROVED) PROVIDE SCHLUTER TERMINATION / TRANSITION STRIP - JOLLY.	STOCK
WSP	WOOD SLAT WALL PANELS	STOUT STYLE WOOD SLATS, MOCHA BROWN AS BASIS OF DESIGN	SLAT SOLUTION
WWP	WOOD WAINSCOT PANELS	STOCK POPLAR, MOCHA BROWN COLOR MATCH AS BASIS OF DESIGN; REF INT ELEVS	STOCK
BASE			
B1	WOOD BASE	SW 7006, EXTRA WHITE, SEMI-GLOSS	SW
B2	WOOD BASE	SW 9129, JADE DRAGON, SEMI-GLOSS	SW
B3	VINYL BASE	JOHNSONITE - TRADITIONAL WALL BASE - COLOR BY CLIENT	JOHNSONITE
CEILING			
C1	PAINTED GYPSUM WALLBOARD	SW 7006, EXTRA WHITE, FLAT	
C2/ACT 1	ACOUSTICAL CEILING PANEL	2X2' - CERTAINTED, PERFORMA 'SAND MICRO' CUSTOMLINE, WHITE	CERTAINTED
C3/ACT 2	ACOUSTICAL CEILING PANEL	2x4' - CERTAINTED, PERFORMA 'SAND MICRO' CUSTOMLINE, WHITE	CERTAINTED
WSC	WOOD SLAT CEILING PANELS	STOUT STYLE WOOD SLATS, MOCHA BROWN AS BASIS OF DESIGN	SLAT SOLUTION
COUNTER			
CT1	QUARTZ	SILESTONE - RAW A, EARTHIC RAW - ROUNDED EDGE & 2" RADIUS AT OUTSIDE CORNERS	CONSENTINO
CT2	MARBLE	CULTURED MARBLE WITH INTEGRAL SINK - EASED EDGES	TBD
CASEWORK			
CB1	CABINETRY - UNITS/COMMUNITY ROOM KITCHENETTE	QUALITY CABINETS - DOOR STYLE: DERBY FULL OVERLAY, DOOR COLOR: TWILIGHT CABINET PULLS: HARDWARE RESOURCES, STANTON 625-98PC, POLISHED CHROME	QC
WOOD TRIM/DOORS			
T1, CR1	WOOD TRIM	SW 7006, EXTRA WHITE, SEMI-GLOSS	SW
T2	WOOD TRIM	SW 6991, BLACK MAGIC, SEMI-GLOSS	SW
T3	TRIM (ACCENT COLOR 1)	CLEAR FINISH, SEMI-GLOSS	TBD
CM1	WOOD TRIM	SW 7006, EXTRA WHITE, SEMI-GLOSS	SW

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 #	
COMMON AREAS			
MAILBOX	FLORENCE	4C08D-13CS	NOTE
ACCESS CONTROL DEVICES	BUTTERFLYMX	-	B
60" TV	TBD	-	
COUNTERTOP MICROWAVE	TBD	-	A
18 CU. FT. 30-INCH STAINLESS STEEL REFRIGERATOR	GE	*GTE19JSNRSS	A
ENERGY STAR CERTIFIED WASHER	TBD	*.	A, B
ENERGY STAR CERTIFIED DRYER	TBD	*.	A, B
15 IN. UNDER CABINET ICE MAKER	SUMMIT	* BIM44GADA	A
24 IN. UNDER CABINET BEVERAGE REFRIGERATOR	GE	*.	
COFFEE MACHINE	TBD	*.	
UNITS			
18 CU. FT. 30-INCH STAINLESS STEEL REFRIGERATOR	GE	*GTE19JSNRSS	
18 CU. FT. 30-INCH STAINLESS STEEL REFRIGERATOR	GE	*GTE19JSNRSS	A
21 CU. FT. 33-INCH STAINLESS STEEL REFRIGERATOR	GE	*GIE21GSHSS	
21 CU. FT. 33-INCH STAINLESS STEEL REFRIGERATOR	GE	*GIE21GSHSS	A
5.3 CU. FT. BLACK-ON-STAINLESS ELECTRIC RANGE	GE	GRF500PVSS	
5.3 CU. FT., 34" TALL, BLACK-ON-STAINLESS ELECTRIC RANGE	WHIRLPOOL	WSES3130SS	A
OVER THE RANGE MICROWAVE W/REIRCULATING VENT	GE	PSA9120SPSS	
30" RANGE HOOD W/REIRCULATING VENT	GE	JVX3300SJSS	A
COUNTERTOP MICROWAVE (MAX 24" WIDE)	GE	GCST11X1WSS	A
24 IN. STAINLESS STEEL HEAVY-DUTY DISHWASHER	GE	*GDT535PSRSS	
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
COMMON AREAS		
SOAP DISPENSER	BOBRICK	B-2111
12", 18", 36" & 42" GRAB BAR	BOBRICK	B-5806 SERIES
COAT HOOK	BOBRICK	B-212
MIRROR	BOBRICK	B-290 2436
PAPER TOWEL DISPENSER / WASTE	BOBRICK	B-369
SANITARY NAPKIN DISPOSAL	BOBRICK	B-270
TOILET PAPER DISPENSER	BOBRICK	B-2888
UNITS		
TOILET PAPER HOLDER	MOEN	YB4609CH, CHROME
ROBE HOOK	MOEN	YB4603CH, CHROME
TOWEL BAR	MOEN	YB4604CH, CHROME
TOWEL BAR - MOUNTING POST	MOEN	YB4600CH, CHROME
TOWEL HOOK	MOEN	YB4686CH, CHROME
MIRROR	TMJ 2 1/2" FRAME	SIZE VARIES, CHROME





INNIS ROAD APARTMENTS
2150 INNIS RD.
HNHF REALTY COLLABORATIVE

B ENLARGED COMMON AREA
3/16" = 1'-0"

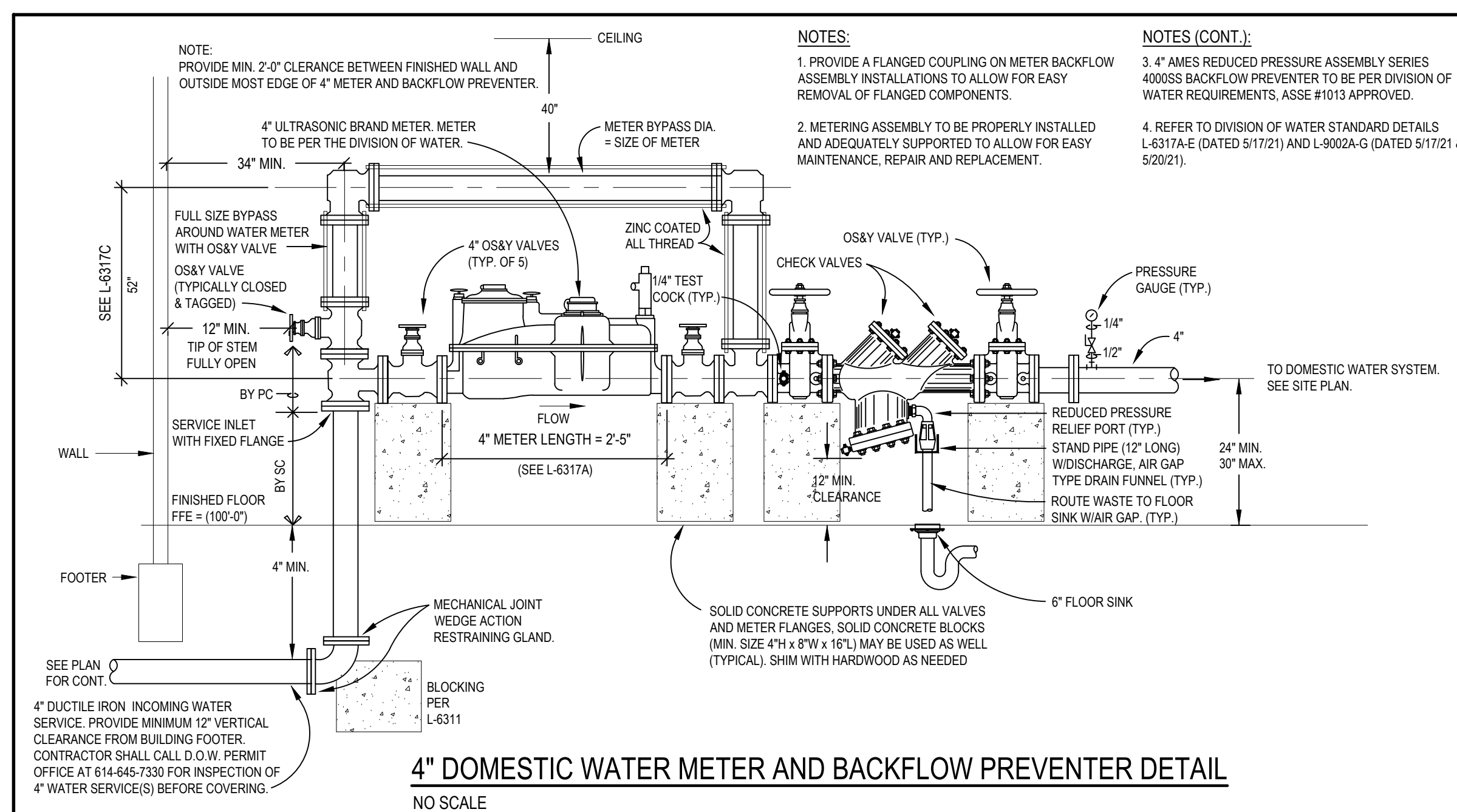
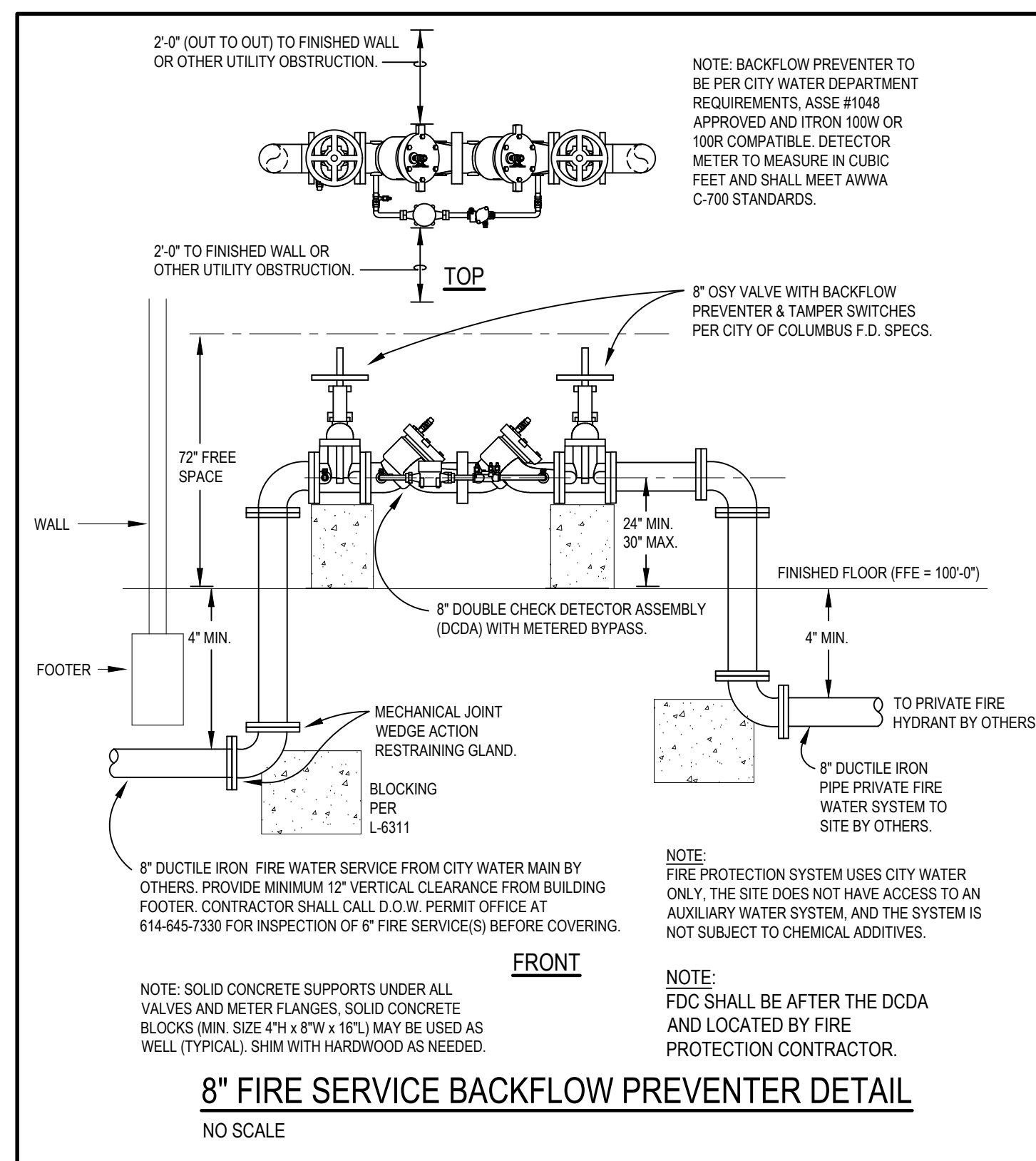
A ENLARGED TYP. UPPER FLOORS
COMMON AREA
3/16" = 1'-0"

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

A802
FINISH PLAN

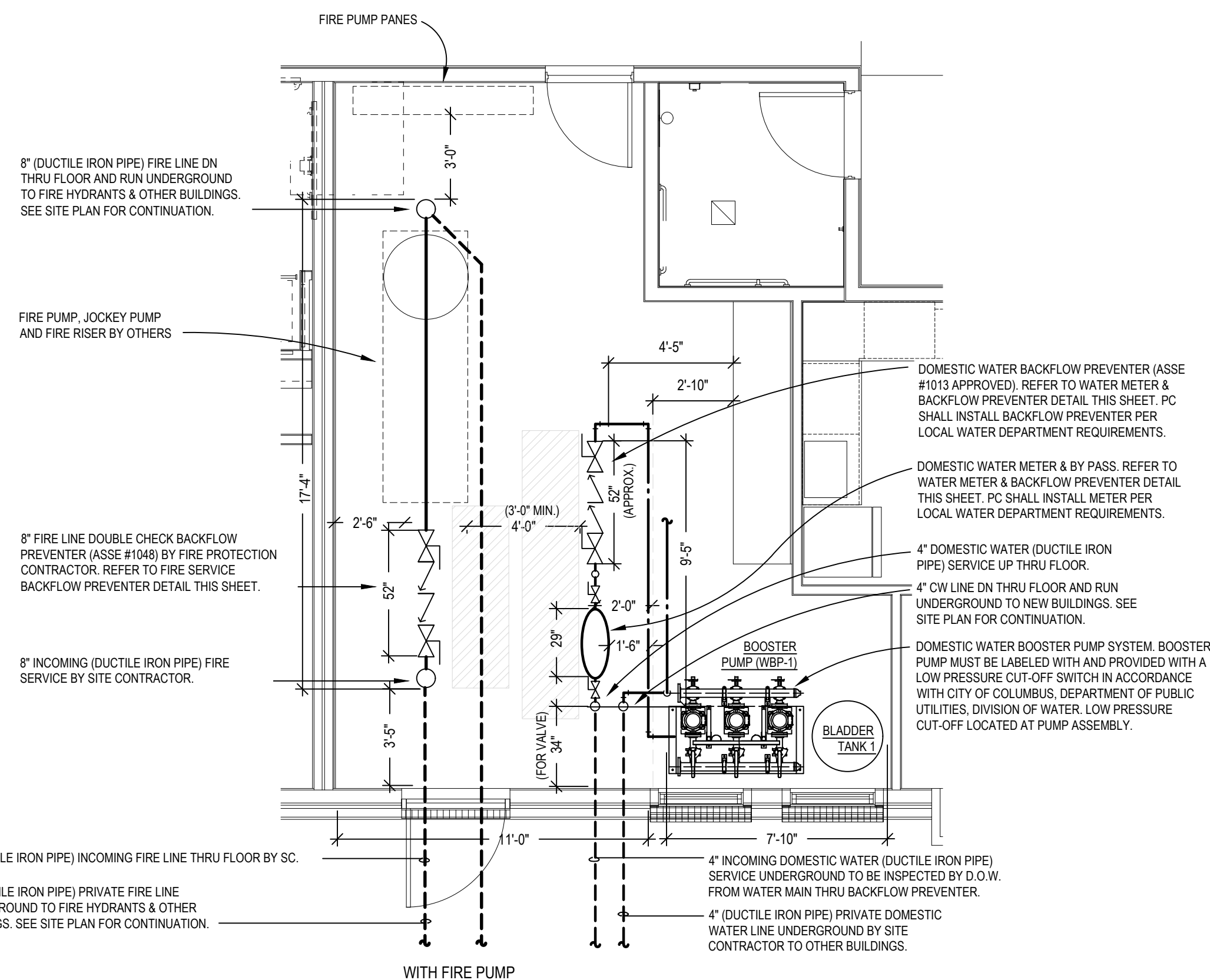
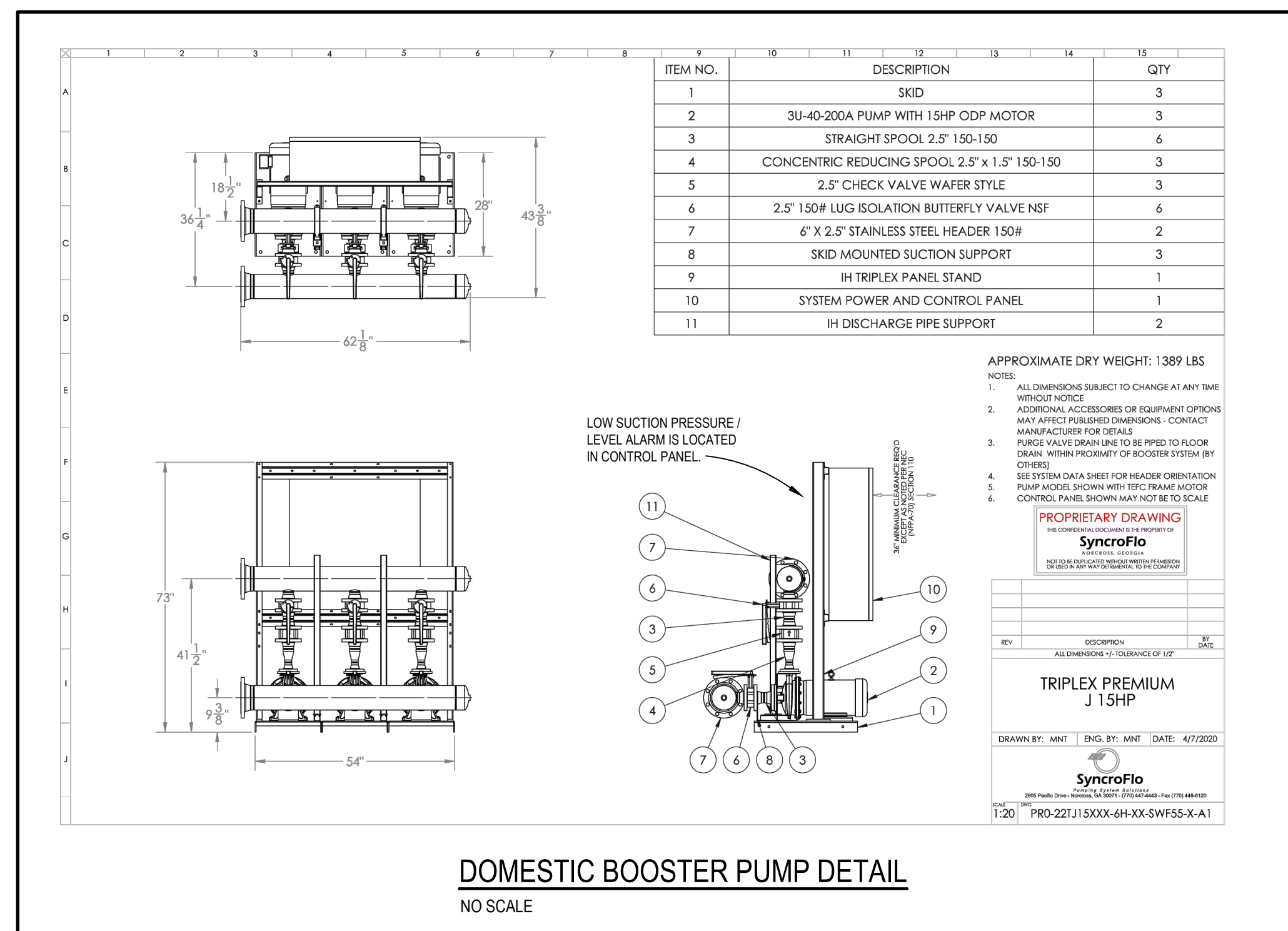


GENERAL NOTES:

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 HIS WORK.
2. PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SERVICES IN BUILDING PRIOR TO STARTING ANY WORK.
3. ALL WATER PIPING TO RUN ON WARM SIDE OF THE BUILDING INSULATION. PLUMBING CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR.
4. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL CUTTING OF ROOF, WALLS AND FLOORS WITH GENERAL CONTRACTOR PRIOR TO EXECUTING HIS WORK.
5. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING.
6. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.).

FIRE PROTECTION NOTE:

A LICENSED FIRE PROTECTION CONTRACTOR SHALL FURNISH & INSTALL A COMPLETE WET/DRY SPRINKLER SYSTEM PER, NFPA-13, 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



WATER SERVICE PLAN

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

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P100

1ST FLOOR
PLUMBING PLAN

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BASE BID SHALL EXCLUDE THE FIRE PUMP AND EMERGENCY GENERATOR. ALTERNATE NO. 1 SHALL INCLUDE FURNISHING AND INSTALLING A COMPLETE 50 HP ELECTRIC FIRE PUMP (SIZE IS APPROXIMATE, FIRE SUPPRESSION DESIGNER TO CONFIRM PUMP SIZE) WITH EXTERIOR DIESEL-POWERED EMERGENCY GENERATOR. THE ALTERNATE SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, COORDINATION, TESTING, AND INCIDENTAL WORK NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL INSTALLATION, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- PLUMBING TAG NOTES:

- GENERAL NOTE:

- NOTES:

- NOTE

NOTE:

P101-B MATCHLINE

110 DELTA 2 BR ANSI B

120 DELTA 2 BR ANSI B

124 BIKE STORAGE

119B FIRE ALARM

123 COMMUNICATION

122 STORAGE

120 D LAUNDRY

119C MECH

119 STAGING

103 PKG

102 MAIL

100 VESTIBULE

104 OFFICE

105 LEASING

106 PM

107 OFFICE HALL

108 STAFF

109 WORK/PAPER LAV-B

103 DELTA 2 BR ANSI B

109 YANKEE 2 BR ANSI A

121 MECH

125 CORRIDOR

117 UNISEX

116 UNISEX

115 KITCHENETTE

114 COMMUNITY

113 CONFERENCE

112 STORAGE

111B STORAGE

108 VICTOR 4 BR ANSI A

104 LIMA 3 BR ANSI B

3/4\" FPHB

4\" INCOMING DOMESTIC WATER (DUCTILE IRON PIPE) SERVICE UNDERGROUND TO BE INSPECTED BY D.O.W. FROM WATER MAIN THRU BACKFLOW PREVENTER.

8\" (DUCTILE IRON PIPE) FIRE LINE BY OTHERS.

8\" (DUCTILE IRON PIPE) PRIVATE FIRE LINE UNDERGROUND TO FIRE HYDRANTS & OTHER BUILDINGS. SEE SITE PLAN FOR CONTINUATION.

4\" (DUCTILE IRON PIPE) PRIVATE DOMESTIC WATER LINE UNDERGROUND BY SITE CONTRACTOR TO OTHER BUILDINGS.

REFER TO WATER SERVICE PLAN ON DWG. P100.

RADON NOTES:

- PLUMBING CONTRACTOR SHALL COORDINATE THE RADON SYSTEM AND INSTALL PER LOCAL JURISDICTION AND CODE REQUIREMENTS.
- PLUMBING CONTRACTOR SHALL PROVIDE T-FITTING (OR EQUIVALENT) UNDER SLAB.
- COORDINATE EXACT LOCATION OF SLEEVES REQUIRED IN GRADE BEAMS PRIOR TO STARTING ANY WORK.

NOTE:

FLOOR DRAINS AND CLEANOUTS MUST BE WITHIN 12\" OF THE HALLWAY WALLS AND CANNOT BE IN ENTRY VESTIBULES AND DIRECTLY OUTSIDE OF ENTRIES/EXITS.

NOTE:

PLUMBING CONTRACTOR SHALL FURNISH & INSTALL PVC SANITARY AND VENT STACK EXPANSION FITTING EQUAL TO IPEX OR SPEARS EXPANSION JOINT PVC WITH 3\"-8\" TRAVEL. INSTALL EXPANSION FITTING AT FIRST FLOOR & THIRD FLOOR CEILING. LOCATE PIPING GUIDES AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.

FIRE PROTECTION NOTE:

A LICENSED FIRE PROTECTION CONTRACTOR SHALL FURNISH & INSTALL A COMPLETE WET/DRY SPRINKLER SYSTEM PER NFPA-13 & NFPA-13R AND LOCAL FIRE DEPARTMENT REQUIREMENTS. FIRE

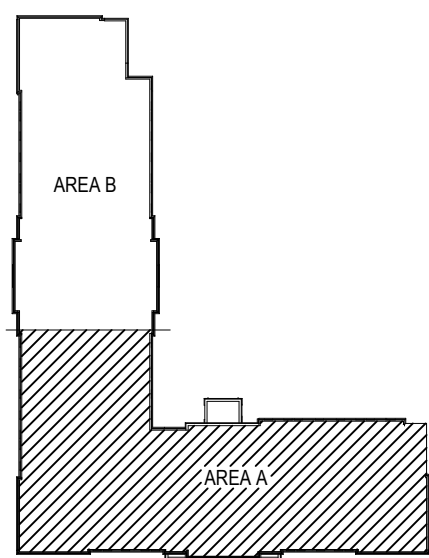
SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTE:

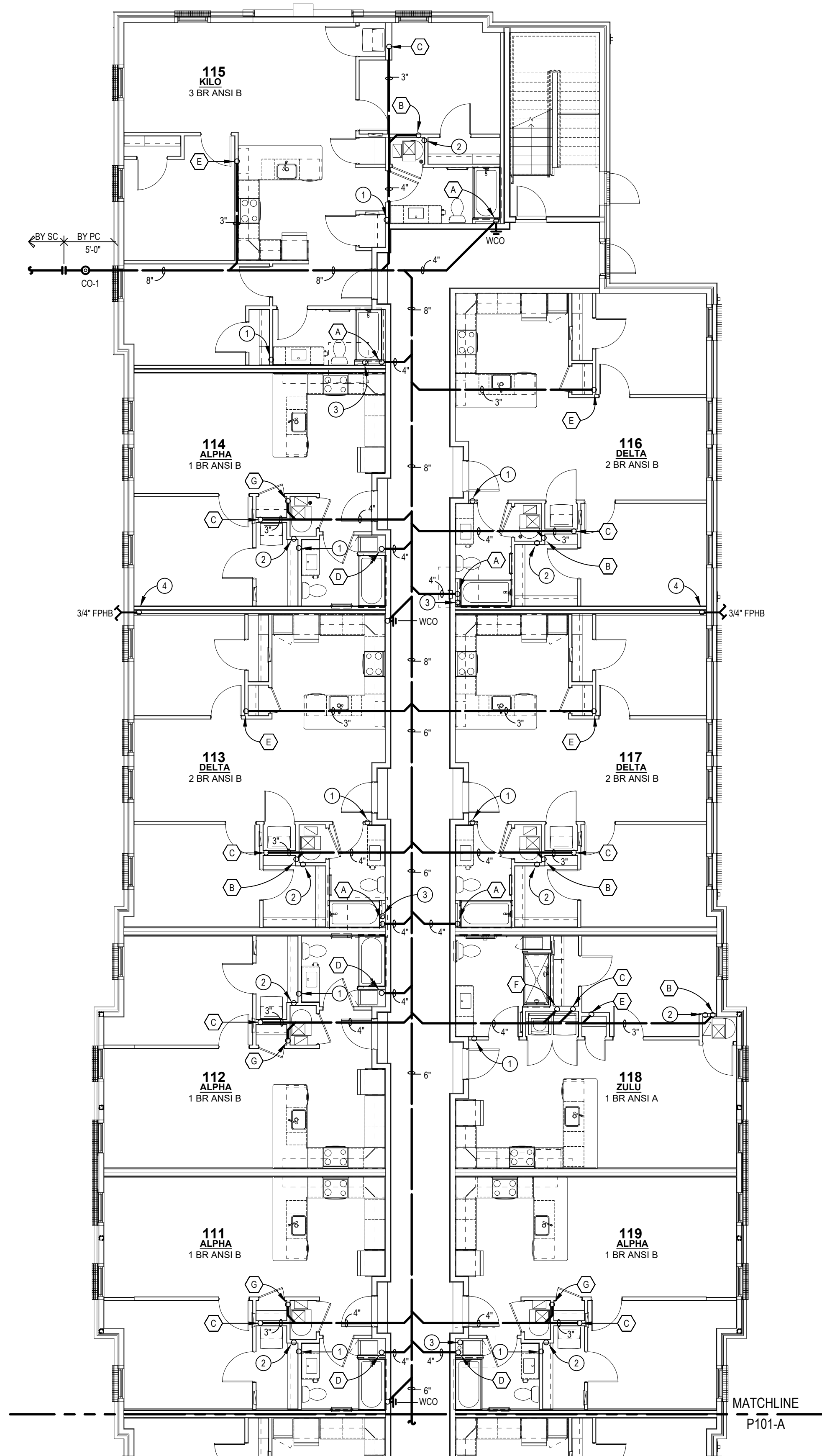
A LICENSED FIRE PROTECTION CONTRACTOR SHALL FURNISH & INSTALL A COMPLETE WET/DRY SPRINKLER SYSTEM PER, NFPA-13 & NFPA-13R AND LOCAL FIRE DEPARTMENT REQUIREMENTS. FIRE PROTECTION CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORKING DRAWINGS, HYDRAULIC CALCULATIONS, ETC... TO OBTAIN A PERMIT FOR THE WORK FROM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

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER PIPING
	HOT WATER PIPING
	SANITARY SEWER (ABOVE GRADE)
	SANITARY SEWER (BELOW GRADE)
	FLOOR DRAIN
	FLOOR SINK
	FLOOR CLEANOUT
	HORIZONTAL CLEANOUT
	SANITARY VENT PIPING
	GAS PIPING
	CAP ON END OF PIPE
	SHUT-OFF VALVE
	CHECK VALVE
	SHUT-OFF VALVE IN RISER
	GAS SHUT-OFF VALVE
	RISER DOWN (ELBOW)
	RISER UP (ELBOW)
	BRANCH-TOP CONNECTION
	BRANCH-BOTTOM CONNECTION
	TEE
	ELBOW
	FROSTPROOF HOSE BIBB
TP	TRAP PRIMER
WC	WATER CLOSET
LAV	LAVATORY
SHWR	SHOWER
BT	BATHTUB
SS	SERVICE SINK
W	WASHER
D	DRYER
WBF	WASHER BOX FITTING
PC	PLUMBING CONTRACTOR
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
A.F.F.	ABOVE FINISHED FLOOR
IE	INVERT ELEVATION



KEY PLAN
NO SCALE



1ST FLOOR PLUMBING PLAN - AREA B

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

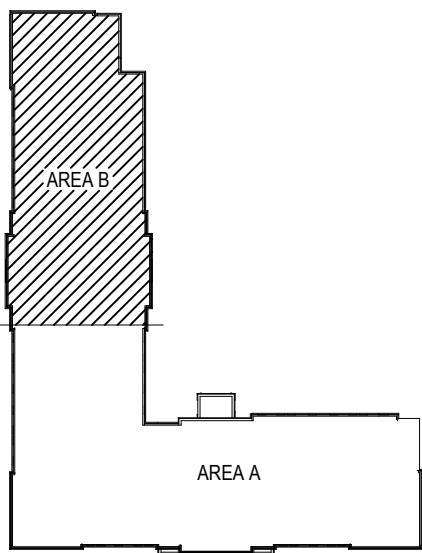
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
- (Ab) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
- (Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
- (Bb) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Bb'.
- (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'.
- (Cb) 2" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Cb'.
- (D) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
- (Da) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- (Ea) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.
- (F) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'F'.
- (Fa) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Fa'.
- (G) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'G'.
- (H) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'H'.
- (J) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'J'.

PLUMBING TAG NOTES:

- 1 2" VENT RISER.
- 2 3/4" CW FROM ABOVE TO SERVE UNIT ON FIRST FLOOR.
- 3 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- 4 3/4" CW FROM ABOVE. PROVIDE 3/4" CW LINE TO FPMB. MOUNT FPMB AT 30" ABOVE FINISH GRADE.



KEY PLAN

NO SCALE





INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P102-A

2ND FLOOR
PLUMBING PLAN

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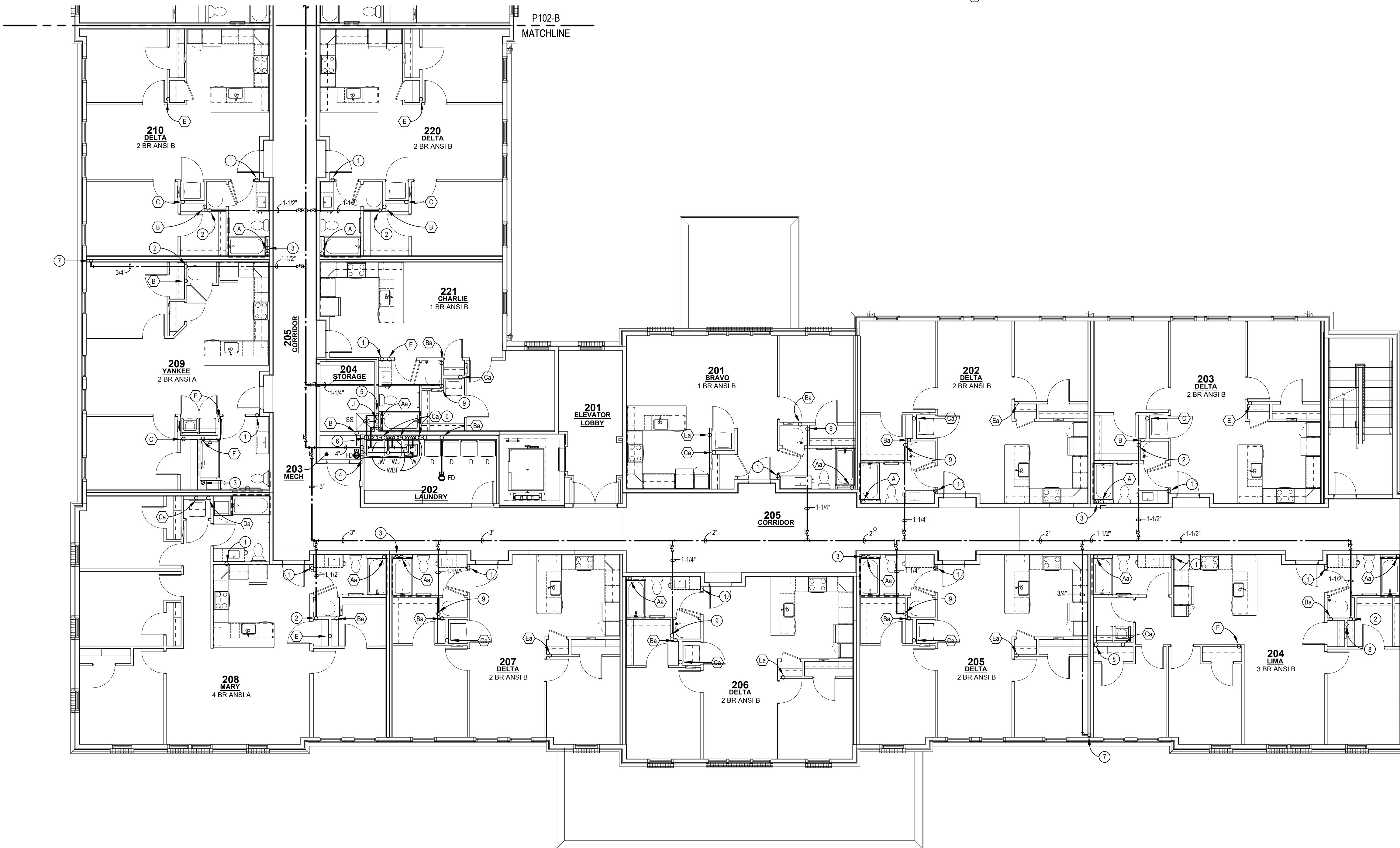
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
(Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
(B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
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(F) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'F'.
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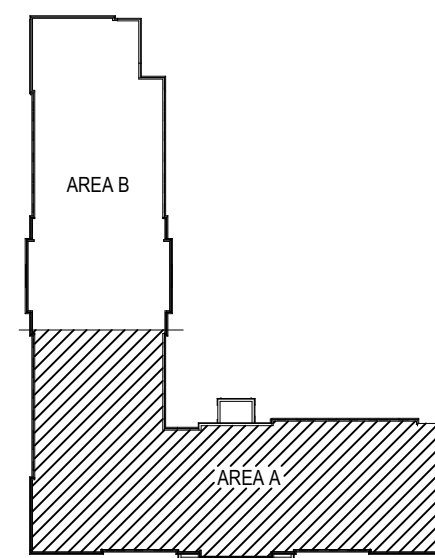
PLUMBING TAG NOTES:

- ① 2" VENT RISER.
② 1-1/2" CW LINE WITH 3/4" CW TO SERVE UNIT ON SECOND FLOOR. 3/4" CW LINE DN TO FIRST FLOOR & CONTINUE 1" CW TO THIRD FLOOR.
③ 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
④ 1-1/2" HW, 4" CW & 3/4" HWR RISERS FROM BELOW & CONTINUE TO THIRD FLOOR.
⑤ 1/2" H & CW LINES FROM BELOW TO SERVE SS.
⑥ 1/2" H & CW LINES FROM BELOW TO SERVE WBF.
⑦ 3/4" CW LINE DOWN IN WALL TO FIRST FLOOR.
⑧ 3" SANITARY STACK.
⑨ 1-1/4" CW LINE WITH 3/4" CW TO SERVE UNIT ON SECOND FLOOR & CONTINUE 1" CW TO THIRD FLOOR.

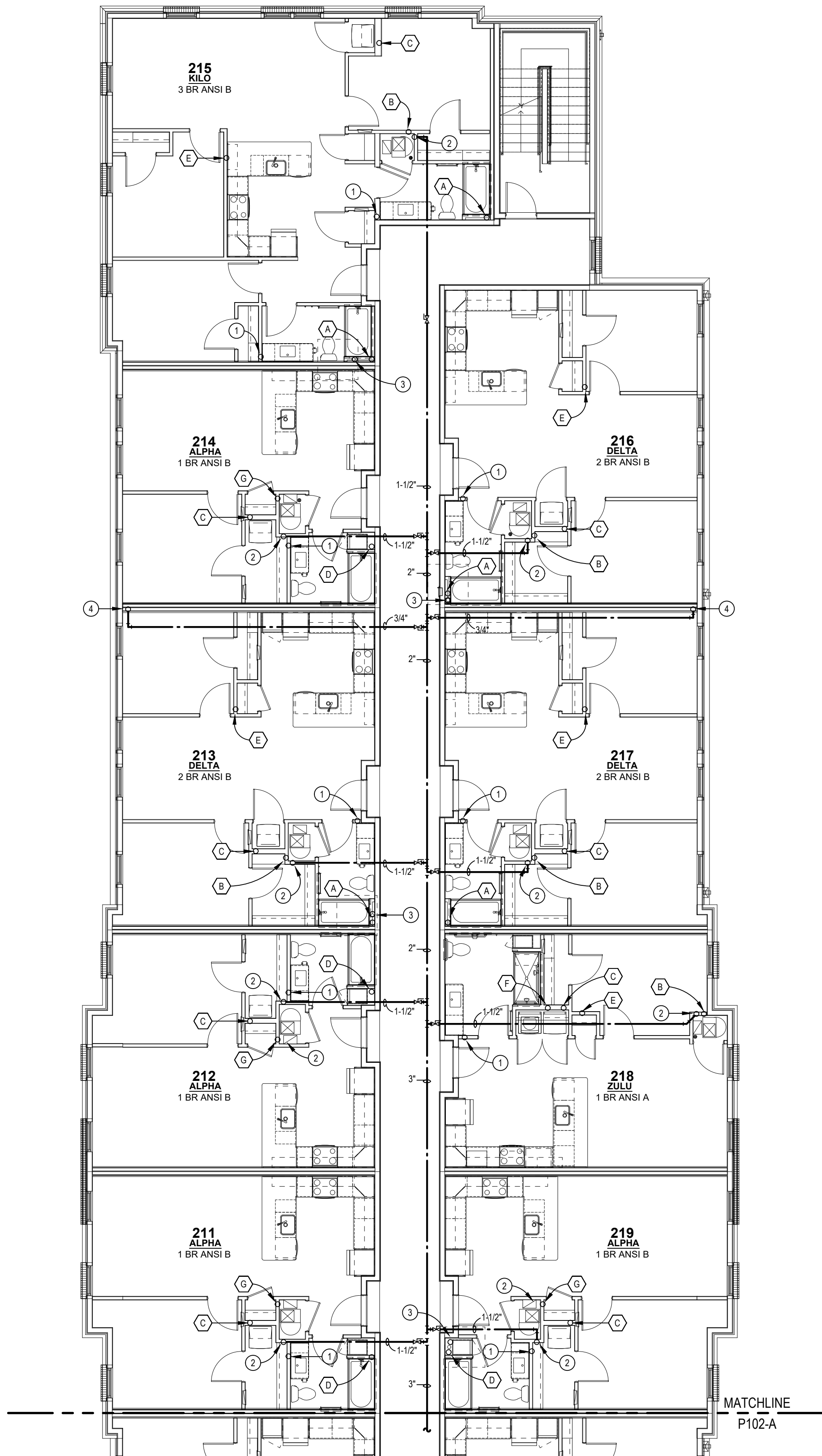


2ND FLOOR PLUMBING PLAN - AREA A

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



KEY PLAN
NO SCALE



2ND FLOOR PLUMBING PLAN - AREA B

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

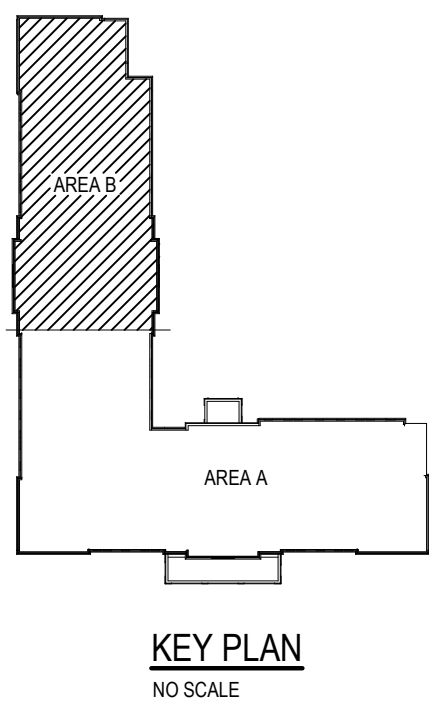
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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PLUMBING TAG NOTES:

- (1) 2\" VENT RISER.
- (2) 1-1/2\" CW LINE WITH 3/4\" CW TO SERVE UNIT ON SECOND FLOOR. 3/4\" CW LINE DN TO FIRST FLOOR & CONTINUE 1\" CW TO THIRD FLOOR.
- (3) 4\" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- (4) 3/4\" CW LINE DOWN TO FIRST FLOOR.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P102-B
2ND FLOOR
PLUMBING PLAN

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NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

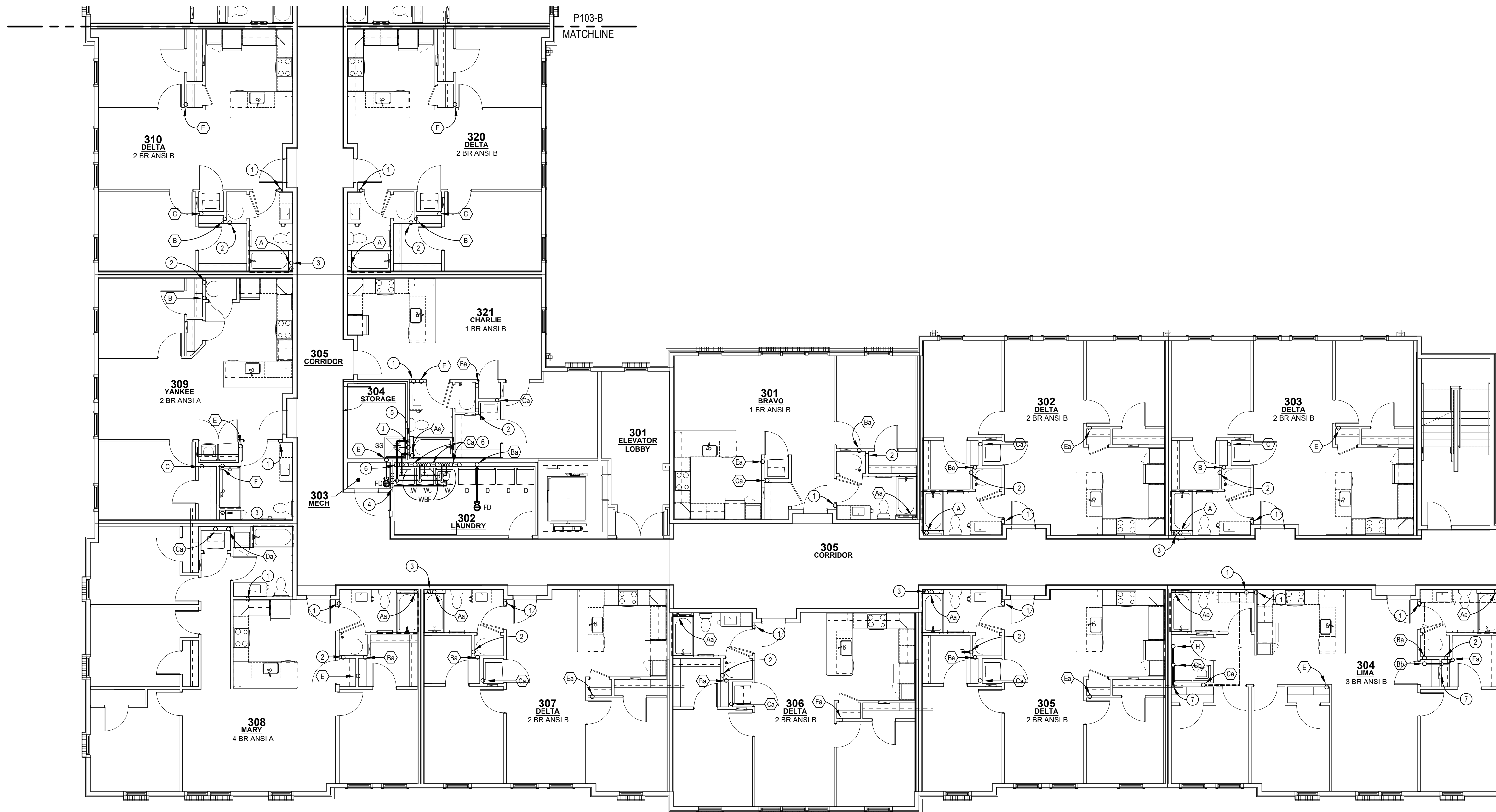
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(J) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'J'.

NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

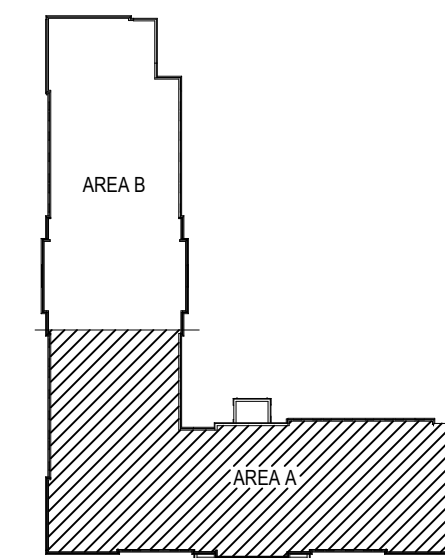
PLUMBING TAG NOTES:

- ① 2" VENT RISER.
② 1" CW LINE W/ 3/4" TO SERVE UNIT ON THIRD FLOOR & CONTINUE 3/4" CW TO FOURTH FLOOR.
③ 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
④ HW, CW & HWR LINES FROM BELOW & CONTINUE TO FOURTH FLOOR.
⑤ 1/2" H & CW LINES FROM BELOW TO SERVE SS.
⑥ 1/2" H & CW LINES FROM BELOW TO SERVE WBF.
⑦ 3" SANITARY STACK.



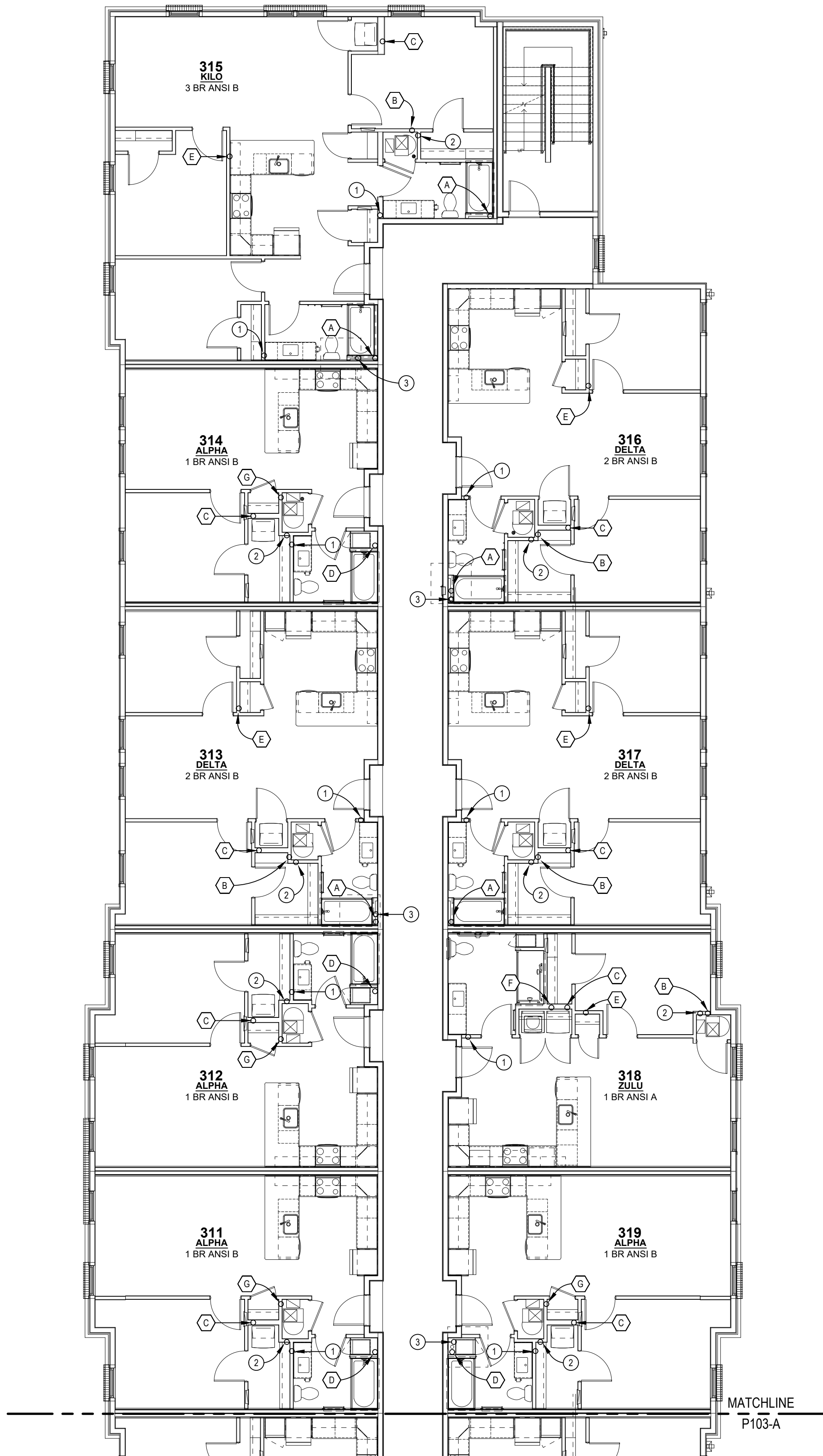
3RD FLOOR PLUMBING PLAN - AREA A

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



KEY PLAN
NO SCALE





3RD FLOOR PLUMBING PLAN - AREA B

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

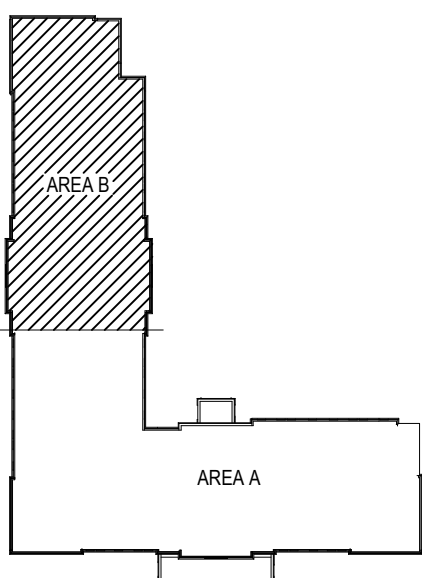
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
- (Ab) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ab'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
- (Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
- (Bb) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Bb'.
- (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'.
- (Cb) 2" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Cb'.
- (D) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
- (Da) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- (Ea) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.
- (F) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'F'.
- (Fa) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Fa'.
- (G) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'G'.
- (H) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'H'.
- (J) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'J'.

PLUMBING TAG NOTES:

- (1) 2" VENT RISER.
- (2) 1" CW LINE W/ 3/4" TO SERVE UNIT ON THIRD FLOOR & CONTINUE 3/4" CW TO FOURTH FLOOR.
- (3) 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P103-B
3RD FLOOR
PLUMBING PLAN

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P104-A

4TH FLOOR
PLUMBING PLAN

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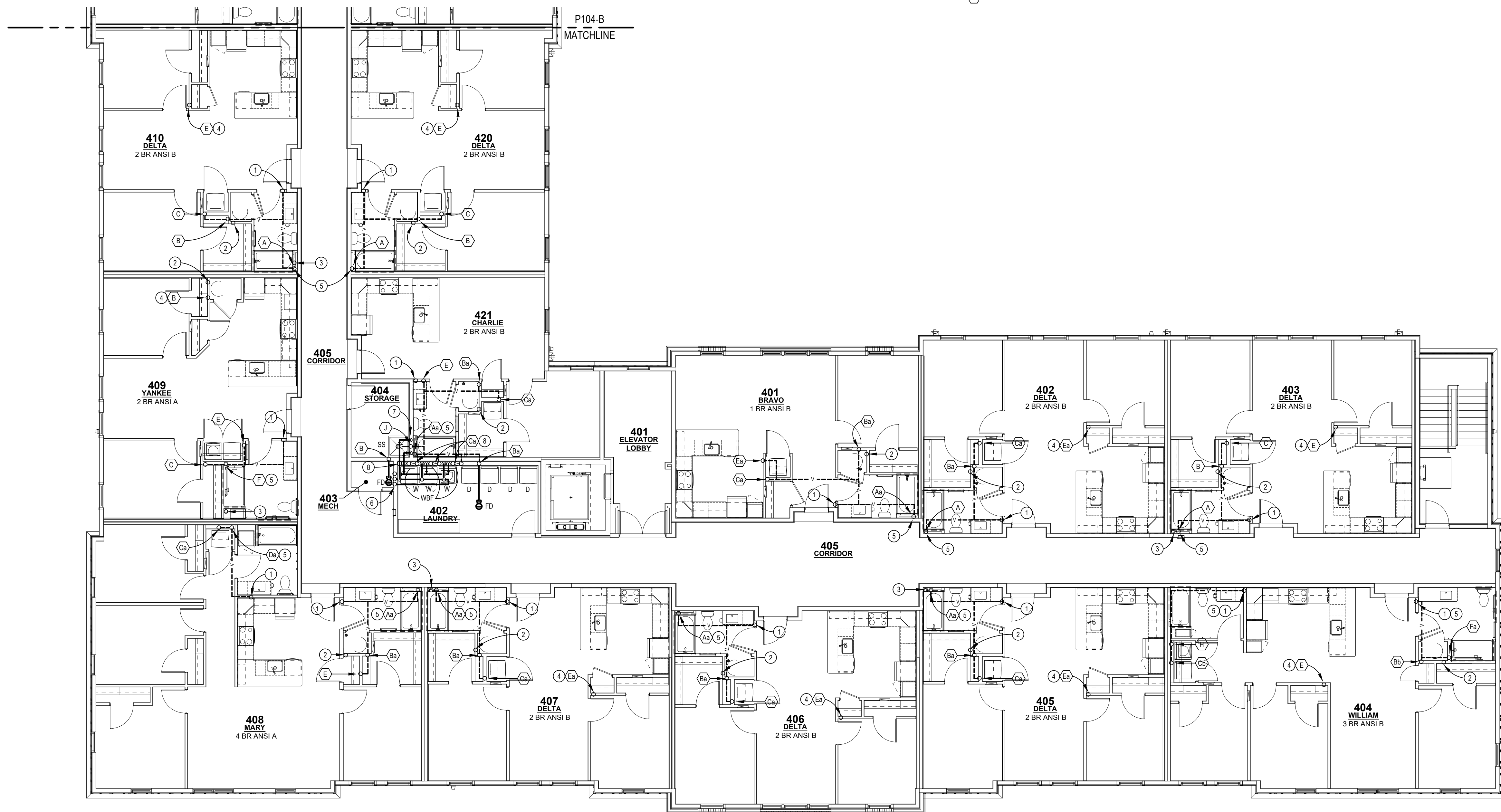
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
(Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
(B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
(Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
(Bb) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Bb'.
(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'.
(Cb) 2" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Cb'.
(D) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
(Da) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
(E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
(Ea) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.
(F) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'F'.
(Fa) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Fa'.
(G) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'G'.
(H) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'H'.
(J) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'J'.

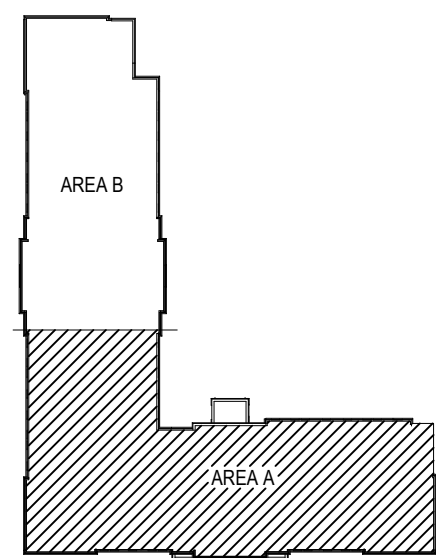
PLUMBING TAG NOTES:

- ① 2" VENT RISER.
② 3/4" CW LINE FROM BELOW TO SERVE UNIT ON FOURTH FLOOR.
③ 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
④ 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.
⑤ 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.
⑥ HW, CW & HWR LINES FROM BELOW.
⑦ 1/2" H & CW LINES FROM BELOW TO SERVE SS.
⑧ 1/2" H & CW LINES FROM BELOW TO SERVE WBF.

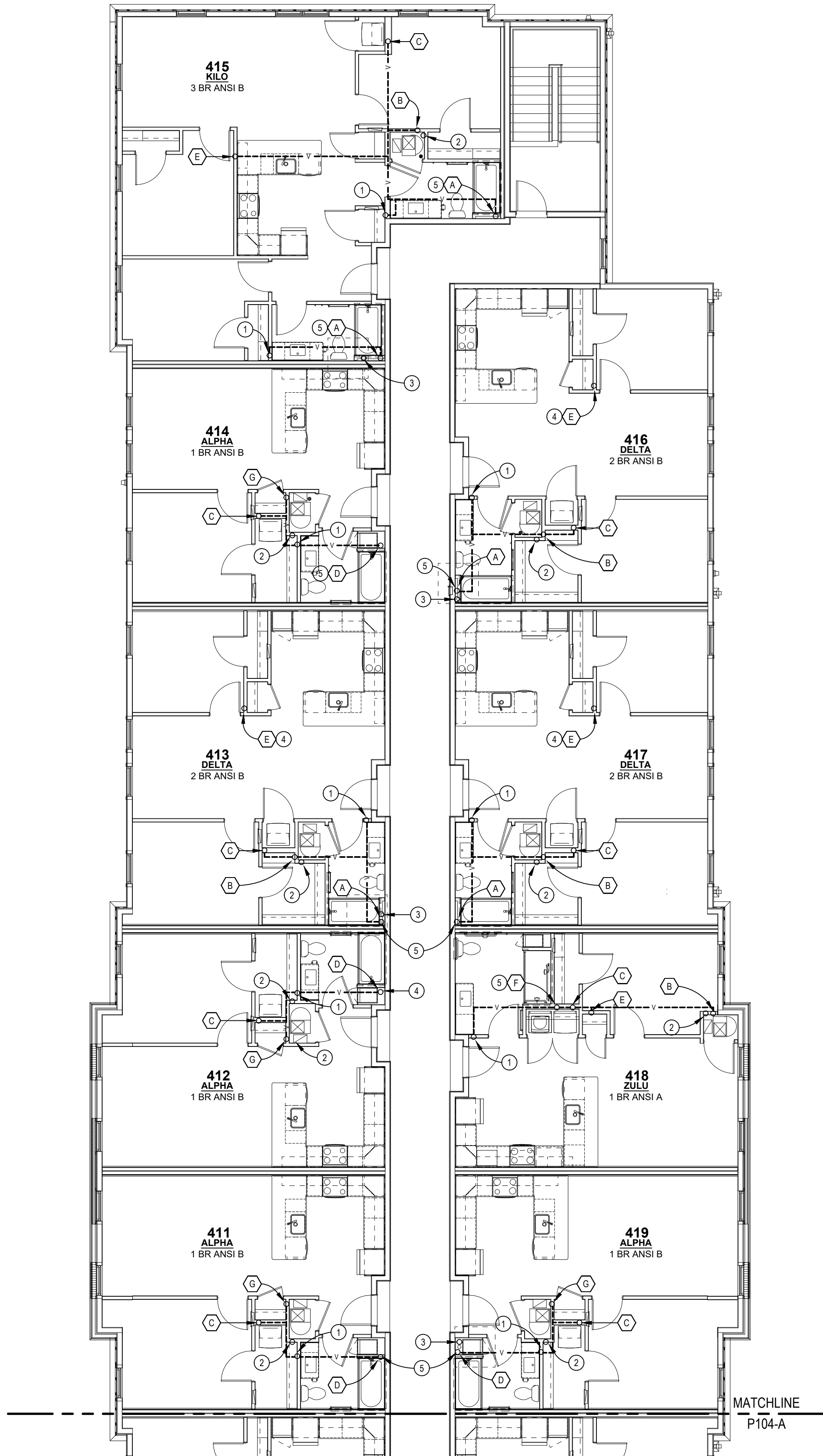


4TH FLOOR PLUMBING PLAN - AREA A

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



KEY PLAN
NO SCALE



4TH FLOOR PLUMBING PLAN - AREA B

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

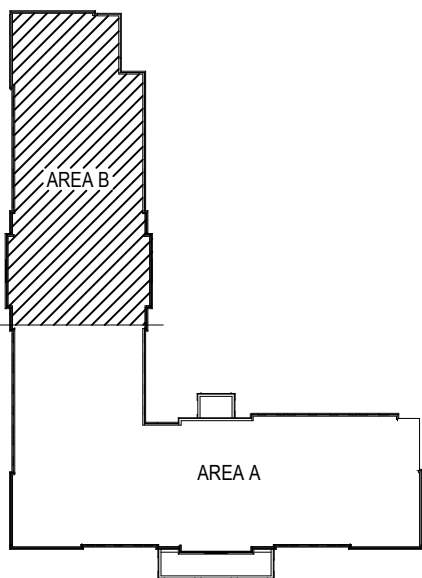
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
- (Ab) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
- (Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
- (Bb) 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Bb'.
- (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'.
- (Cb) 2" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Cb'.
- (D) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
- (Da) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
- (Ea) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.
- (F) 4" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'F'.
- (Fa) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'Fa'.
- (G) 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'G'.
- (H) 3" SANITARY STACK W/CO AT BASE. REFER TO SANITARY STACK 'H'.
- (J) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'J'.

PLUMBING TAG NOTES:

- (1) 2" VENT RISER.
- (2) 3/4" CW LINE FROM BELOW TO SERVE UNIT ON FOURTH FLOOR.
- (3) 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- (4) 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.
- (5) 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.



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

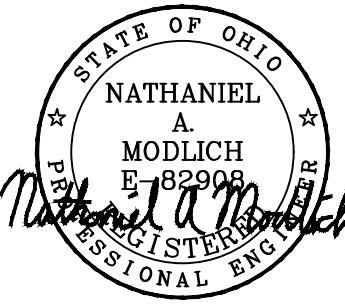
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

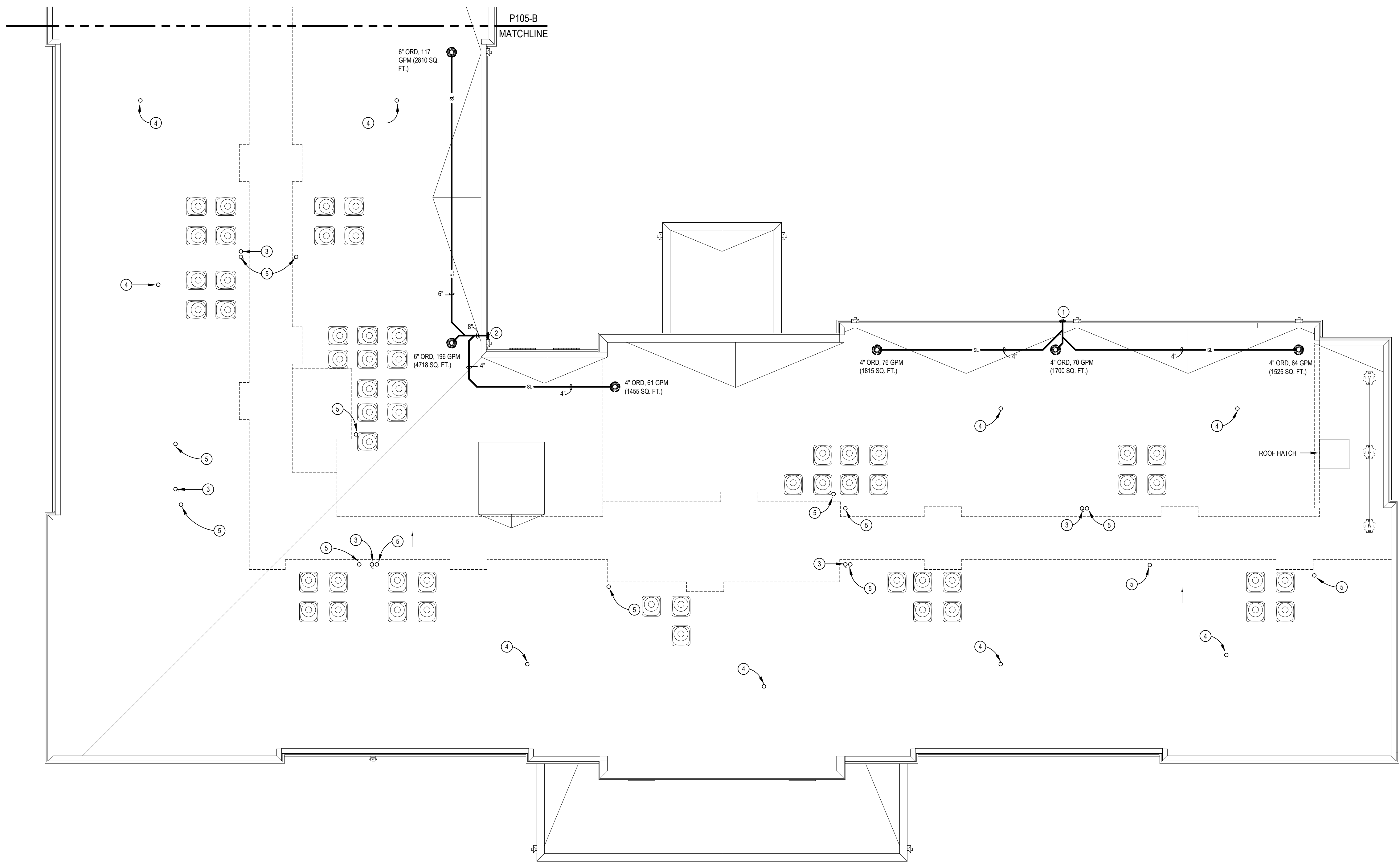
P104-B
4TH FLOOR
PLUMBING PLAN

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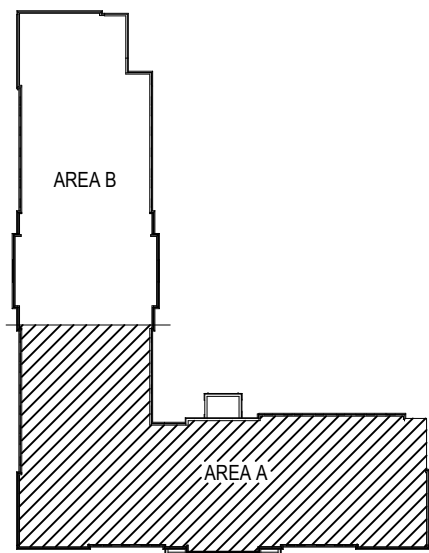
PLUMBING TAG NOTES:

- ① 6" OVERFLOW DRAIN THRU WALL HIGH & TERMINATE W/OVERFLOW NOZZLE. SEAL WALL PENETRATION WEATHERTIGHT. COORDINATE EXACT LOCATION PRIOR TO STARTING ANY WORK.
- ② 8" OVERFLOW DRAIN THRU WALL HIGH & TERMINATE W/OVERFLOW NOZZLE. SEAL WALL PENETRATION WEATHERTIGHT. COORDINATE EXACT LOCATION PRIOR TO STARTING ANY WORK.
- ③ 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- ④ 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.
- ⑤ 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.



ROOF PLUMBING PLAN - AREA A

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



KEY PLAN
NO SCALE

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

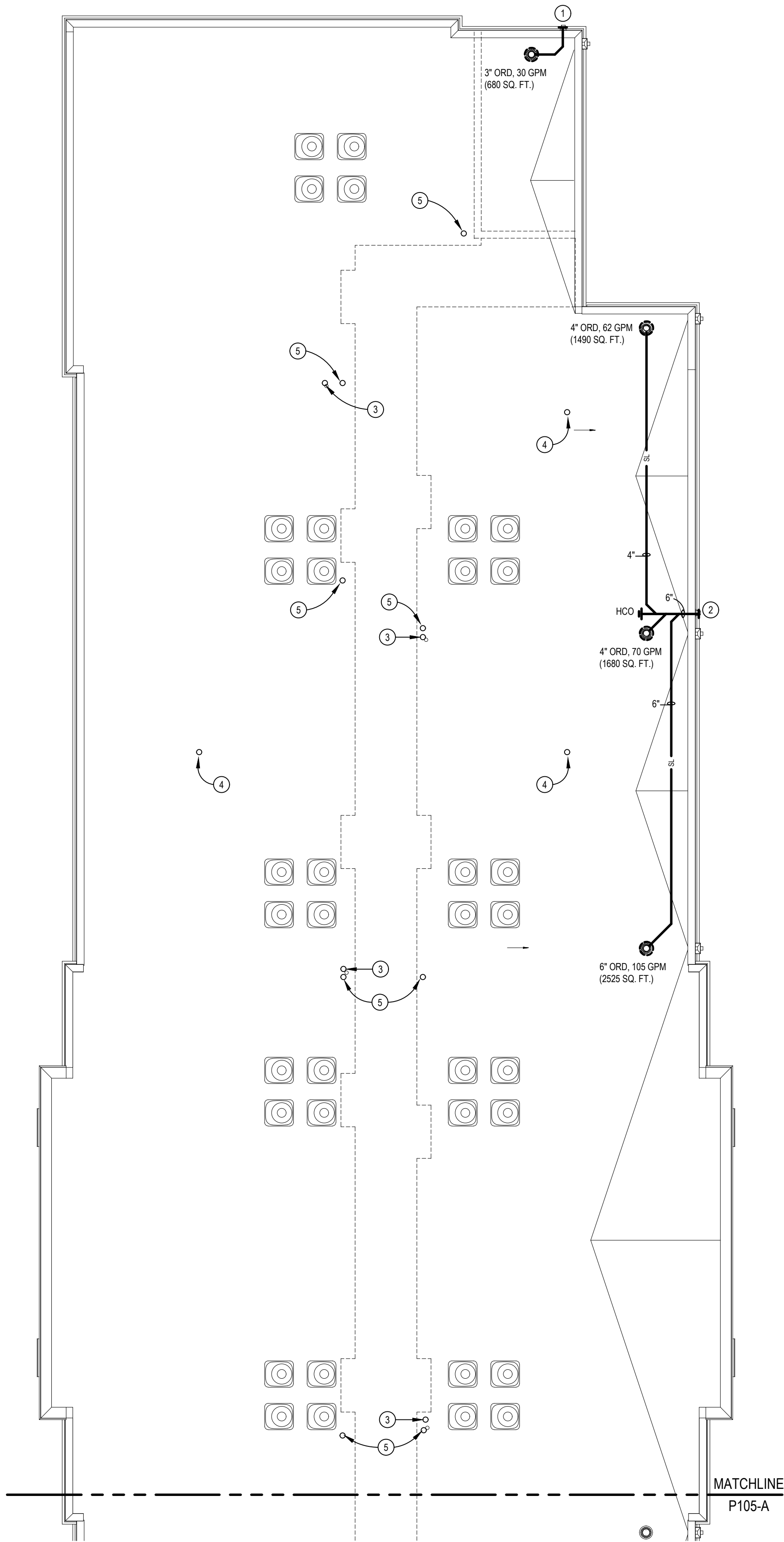
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P105-A
ROOF PLUMBING
PLAN

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ROOF PLUMBING PLAN - AREA B
SCALE: 1/8" = 1'-0"

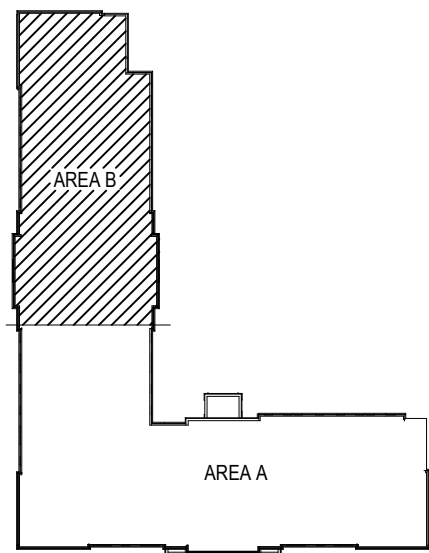
PLUMBING TAG NOTES:

- 1 3" OVERFLOW DRAIN THRU WALL HIGH & TERMINATE W/OVERFLOW NOZZLE. SEAL WALL PENETRATION WEATHERTIGHT. COORDINATE EXACT LOCATION PRIOR TO STARTING ANY WORK.
- 2 6" OVERFLOW DRAIN THRU WALL HIGH & TERMINATE W/OVERFLOW NOZZLE. SEAL WALL PENETRATION WEATHERTIGHT. COORDINATE EXACT LOCATION PRIOR TO STARTING ANY WORK.
- 3 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- 4 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.
- 5 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.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



KEY PLAN
NO SCALE

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P105-B
ROOF PLUMBING
PLAN

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PLUMBING STACK NOTES:

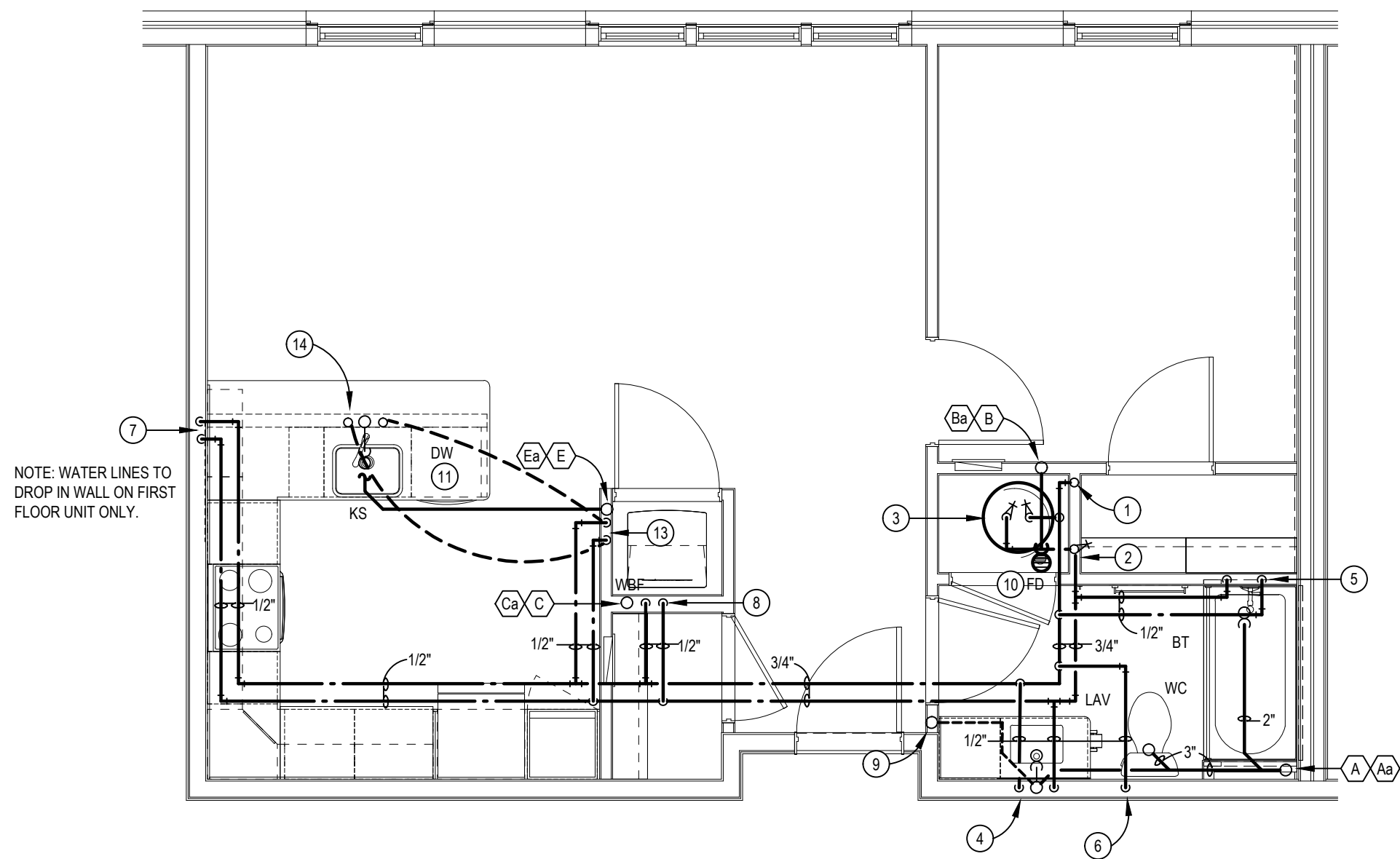
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
(Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Aa'.
(B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
(Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ba'.
(C) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'C'.
(Ca) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ca'.
(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'.
(Ea) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ea'.
(G) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'G'.

PLUMBING TAG NOTES:

- (1) 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
(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.

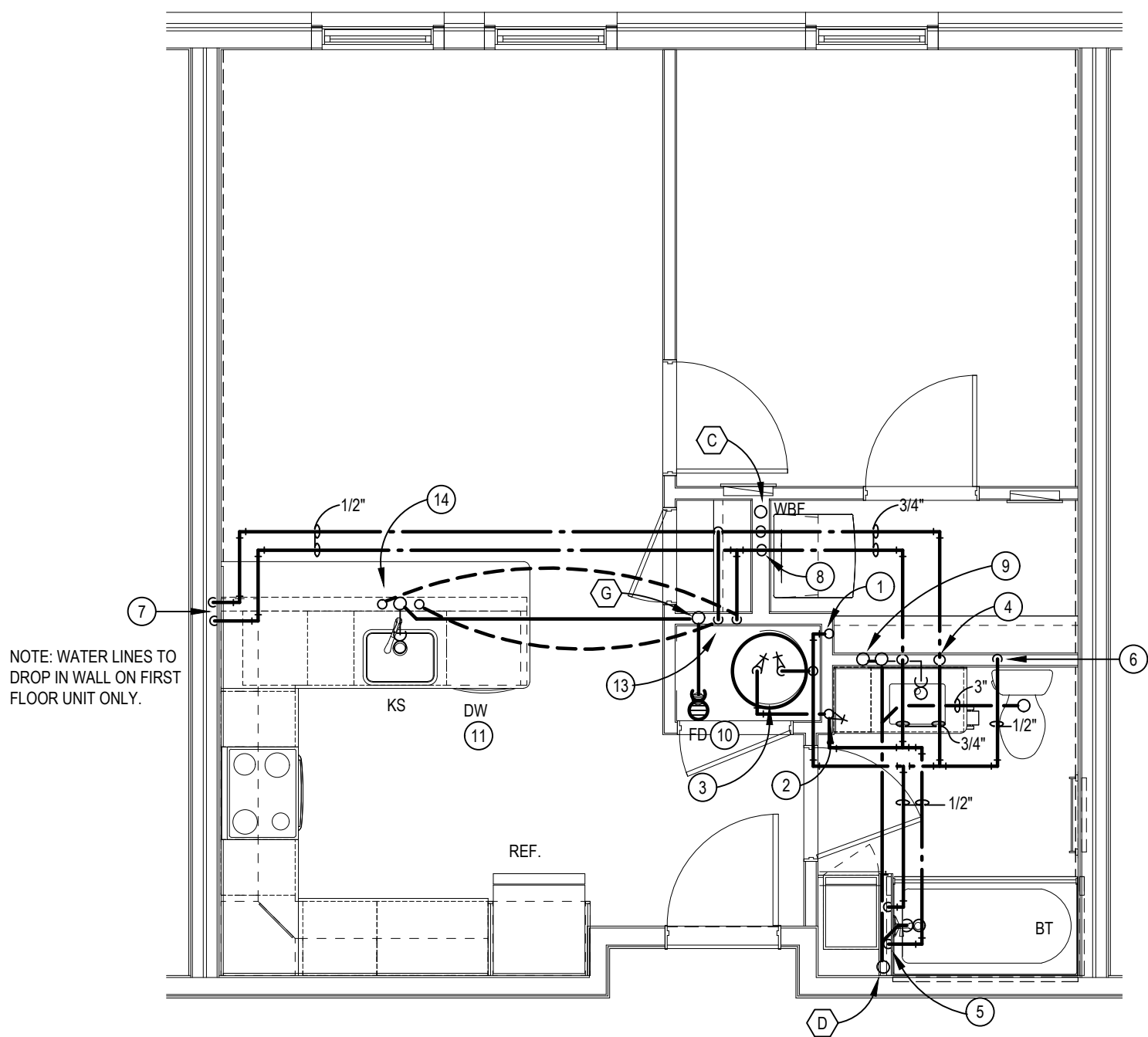
GENERAL PLUMBING NOTES:

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 SOUX CHIEF.
5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



BRAVO PLUMBING PLAN

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



ALPHA PLUMBING PLAN

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



PLUMBING STACK NOTES:

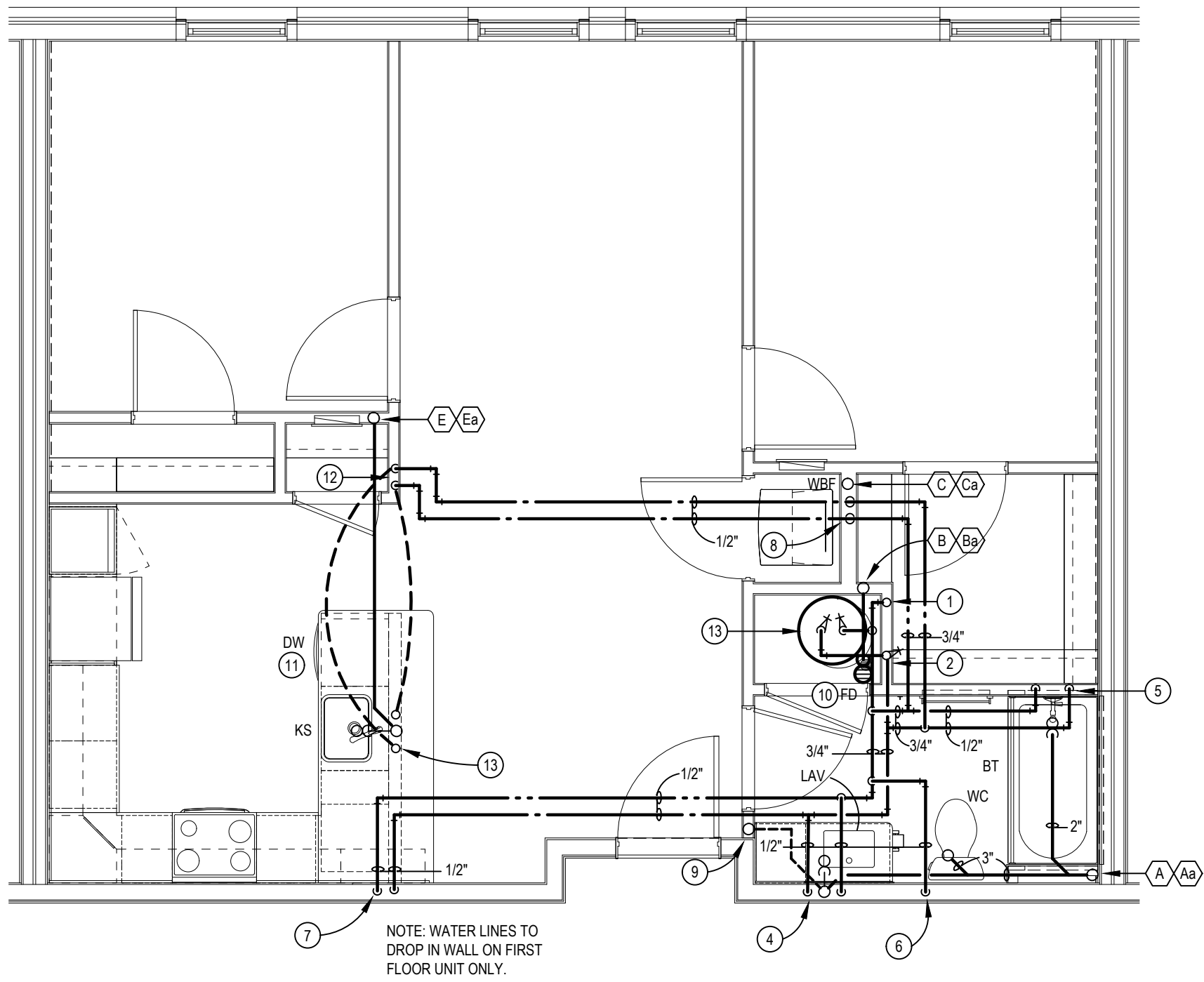
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
- (Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
- (Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ba'.
- (C) 3" WASTE STACK VENT W/CO AT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

PLUMBING TAG NOTES:

- (1) 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
- (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.

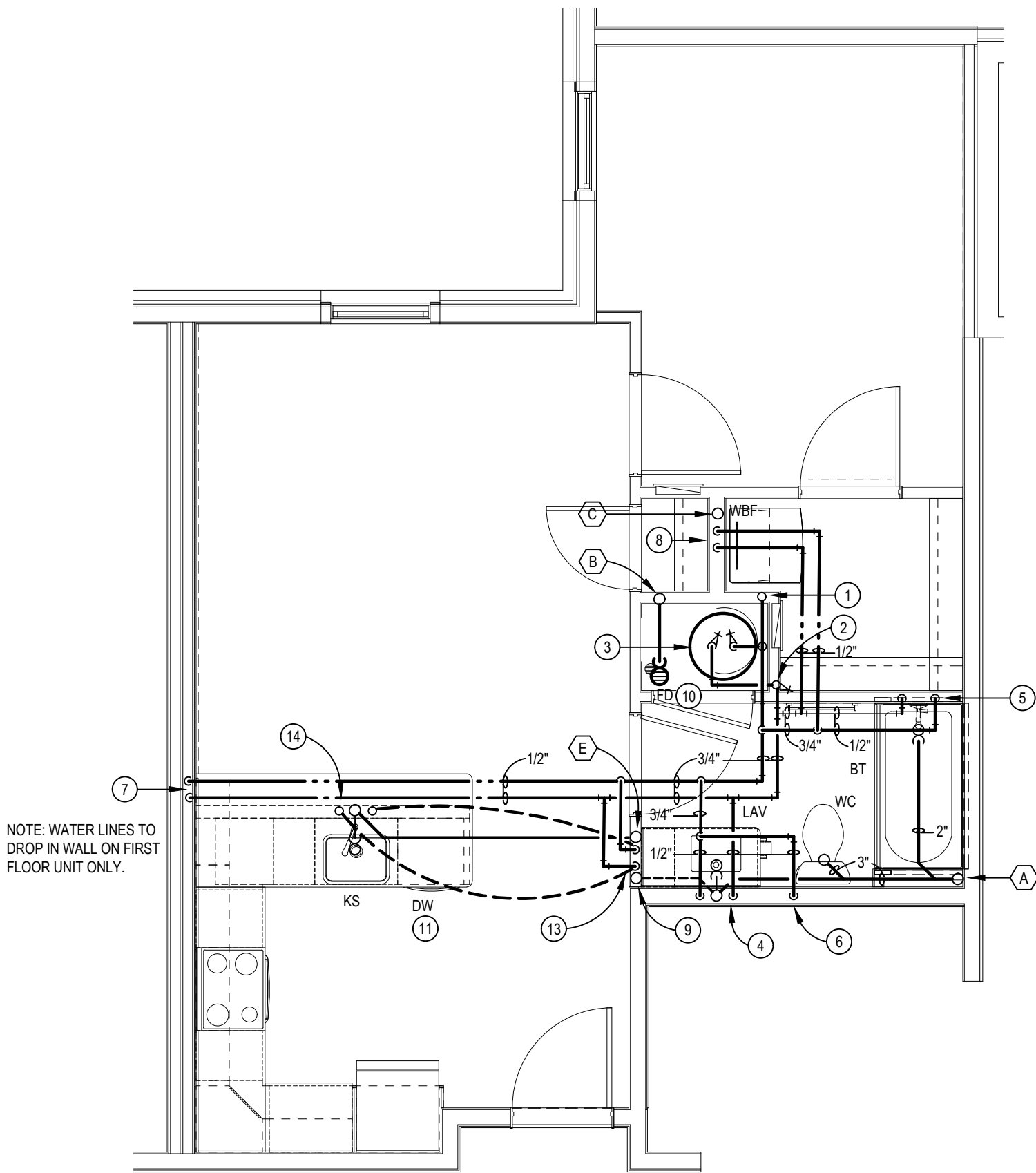
GENERAL PLUMBING NOTES:

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 SOUX CHIEF.
5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



DELTA PLUMBING PLAN

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



CHARLIE PLUMBING PLAN

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

PLUMBING STACK NOTES:

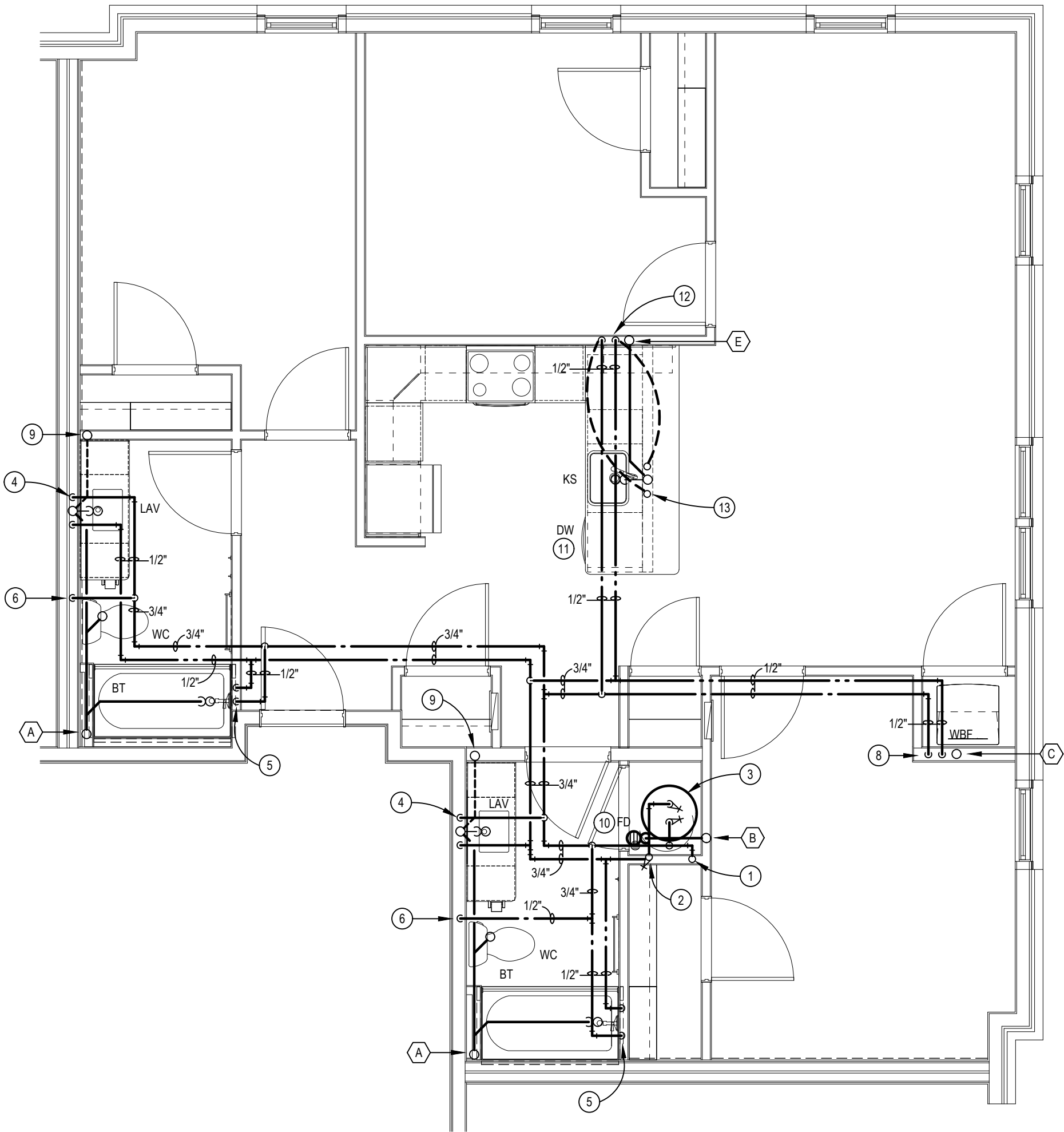
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
(B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
(C) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'C'.
(E) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.

PLUMBING TAG NOTES:

- (1) 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
(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 SOUX CHIEF.
5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



KILO PLUMBING PLAN

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



PLUMBING STACK NOTES:

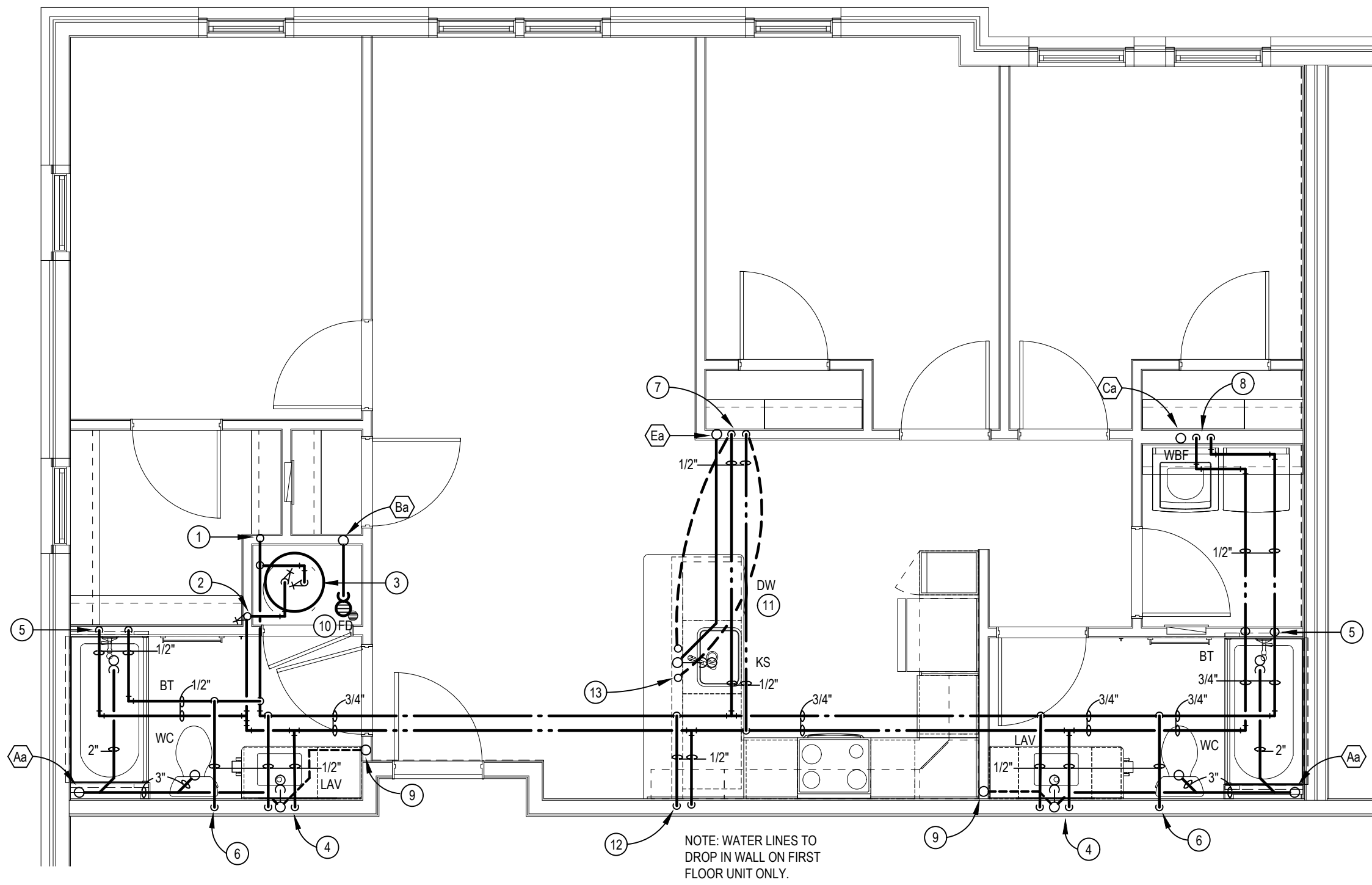
- (Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Aa'.
- (Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ba'.
- (Ca) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ca'.
- (Da) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ea'.

PLUMBING TAG NOTES:

- (1) 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
- (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 SOUX CHIEF.
5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



LIMA PLUMBING PLAN

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



PLUMBING STACK NOTES:

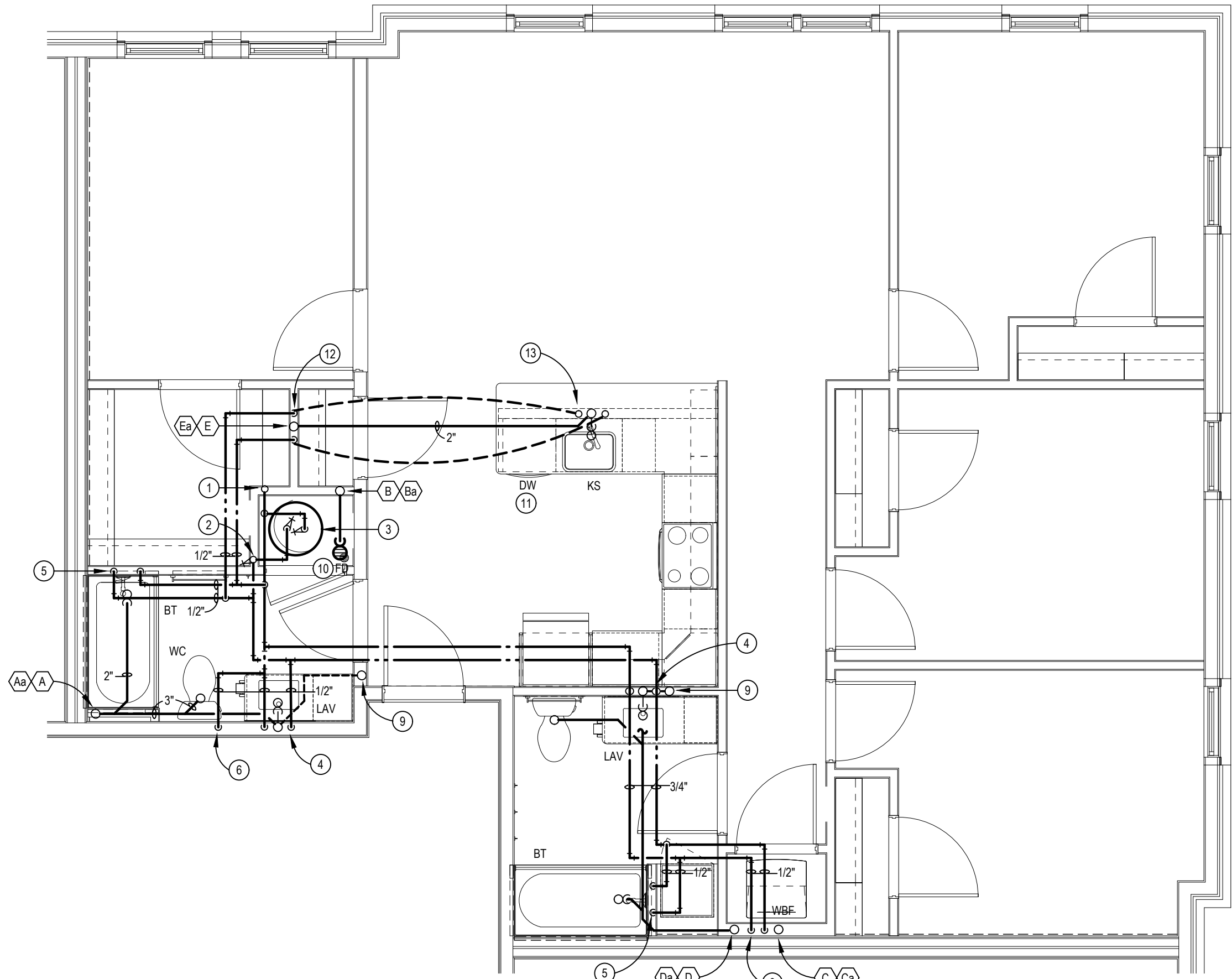
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
- (Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
- (Ba) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ba'.
- (C) 3" WASTE STACK VENT W/CO AT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

PLUMBING TAG NOTES:

- 1 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
- 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 SOUX CHIEF.
5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



MARY PLUMBING PLAN

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



PLUMBING STACK NOTES:

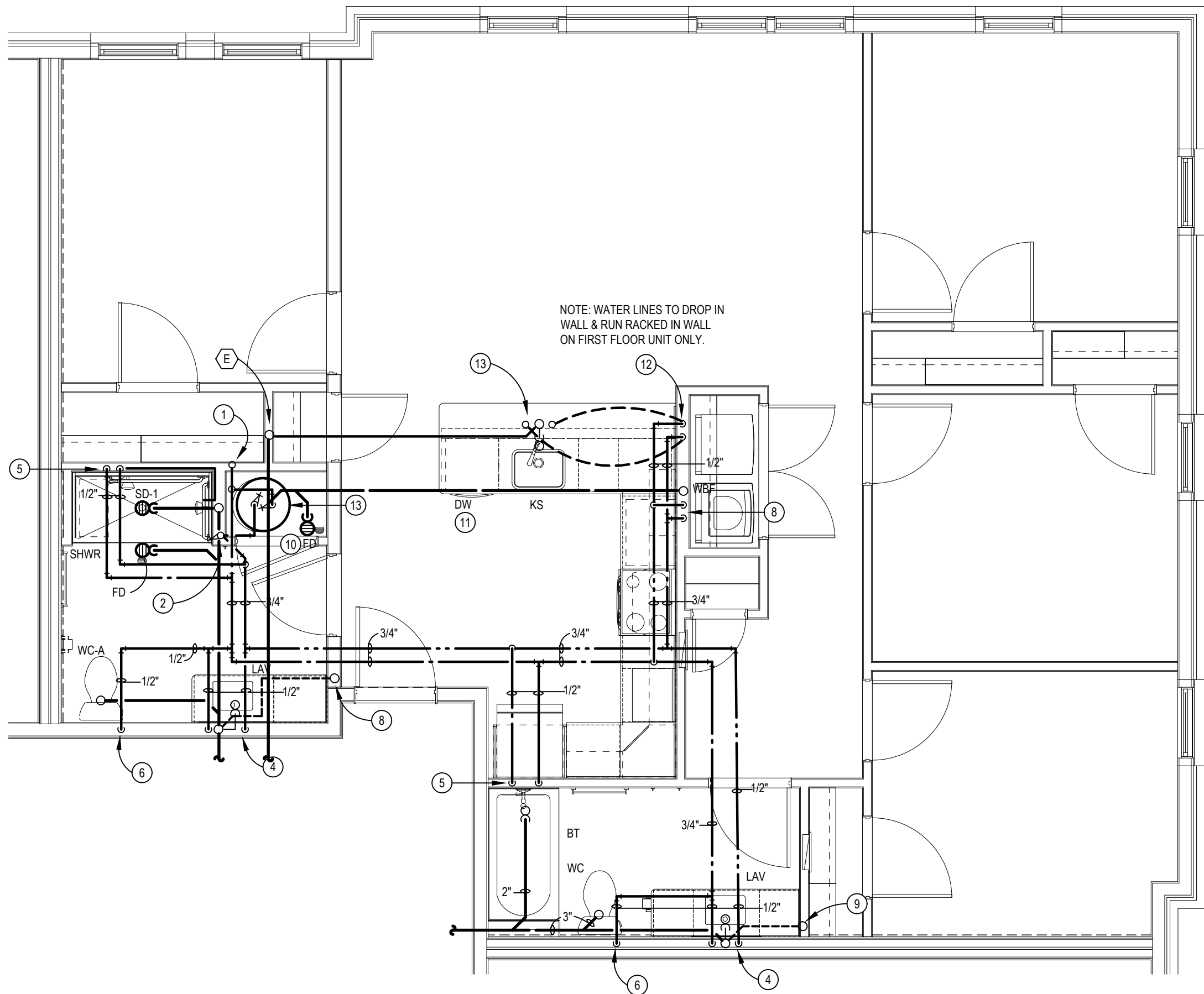
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.

PLUMBING TAG NOTES:

- 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
- 3/4" HW RISER.
- WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
- 1/2" H & CW LINES DN IN WALL TO LAV.
- 1/2" H & CW LINES DN IN WALL TO SHWR/BT.
- 1/2" CW LINE DN IN WALL TO WC. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
- 1/2" H & CW LINES DN IN WALL & RUN WATER LINES RACKED IN LOW WALL TO KS (FIRST FLOOR UNITS ONLY).
- 1/2" H & CW LINES DN IN WALL TO WBF.
- VENT RISER
- PC SHALL COORDINATE EXACT LOCATION OF FD WITH EQUIP. PRIOR TO ROUGH-IN.
- 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.
- 1/2" HW & 1/2" CW LINES DN IN WALL & RUN UNDERFLOOR TO SINK.
- 1/2" H & CW LINES UP THRU FLOOR IN LOW WALL TO KS.

GENERAL PLUMBING NOTES:

- REFER TO 1/8" SCALE PLANS FOR ROUTING OF SANITARY SEWERS BELOW FLOOR, COLD WATER MAIN PIPING AND VENT MAINS.
- NO WATER PIPING SHALL BE RUN IN THE ATTIC. RUN ALL WATER PIPING BETWEEN JOISTS.
- 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.
- PLUMBING CONTRACTOR SHALL PROVIDE SHOCK STOPS AT EACH WASHER AND AT EACH DISHWASHER, EQUAL TO SOUX CHIEF.
- WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD FLOOR CEILING/JOIST SPACE.
- PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.
- 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.



VICTOR PLUMBING PLAN

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



PLUMBING STACK NOTES:

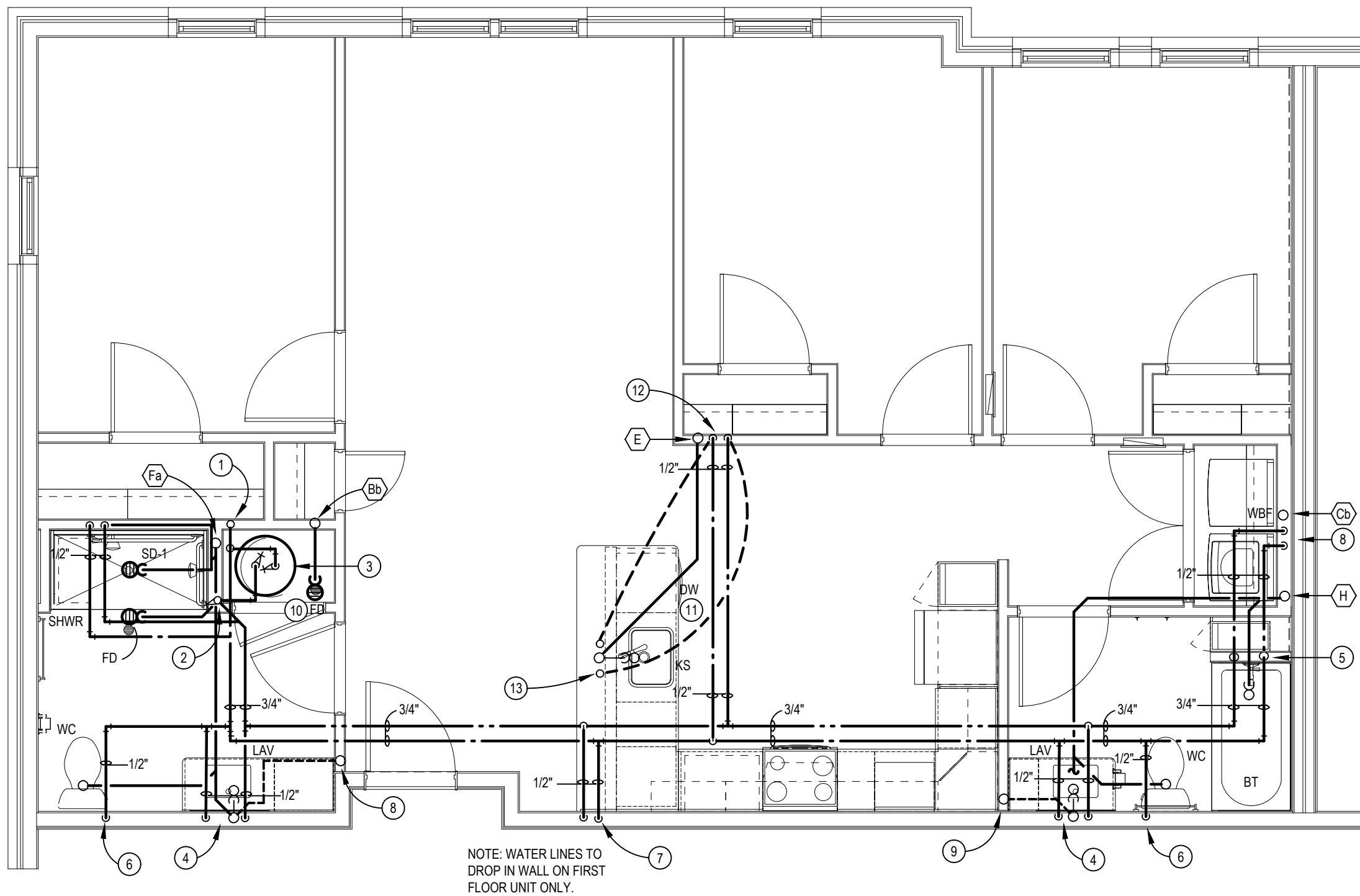
- (Bb) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Bb'.
- (Cb) 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Cb'.
- (E) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.
- (Fa) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Fa'.

PLUMBING TAG NOTES:

- 1 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
- 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.

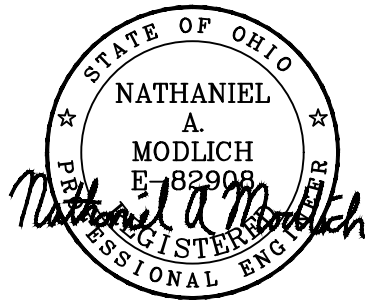
GENERAL PLUMBING NOTES:

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.
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5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



WILLIAM PLUMBING PLAN

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



PLUMBING STACK NOTES:

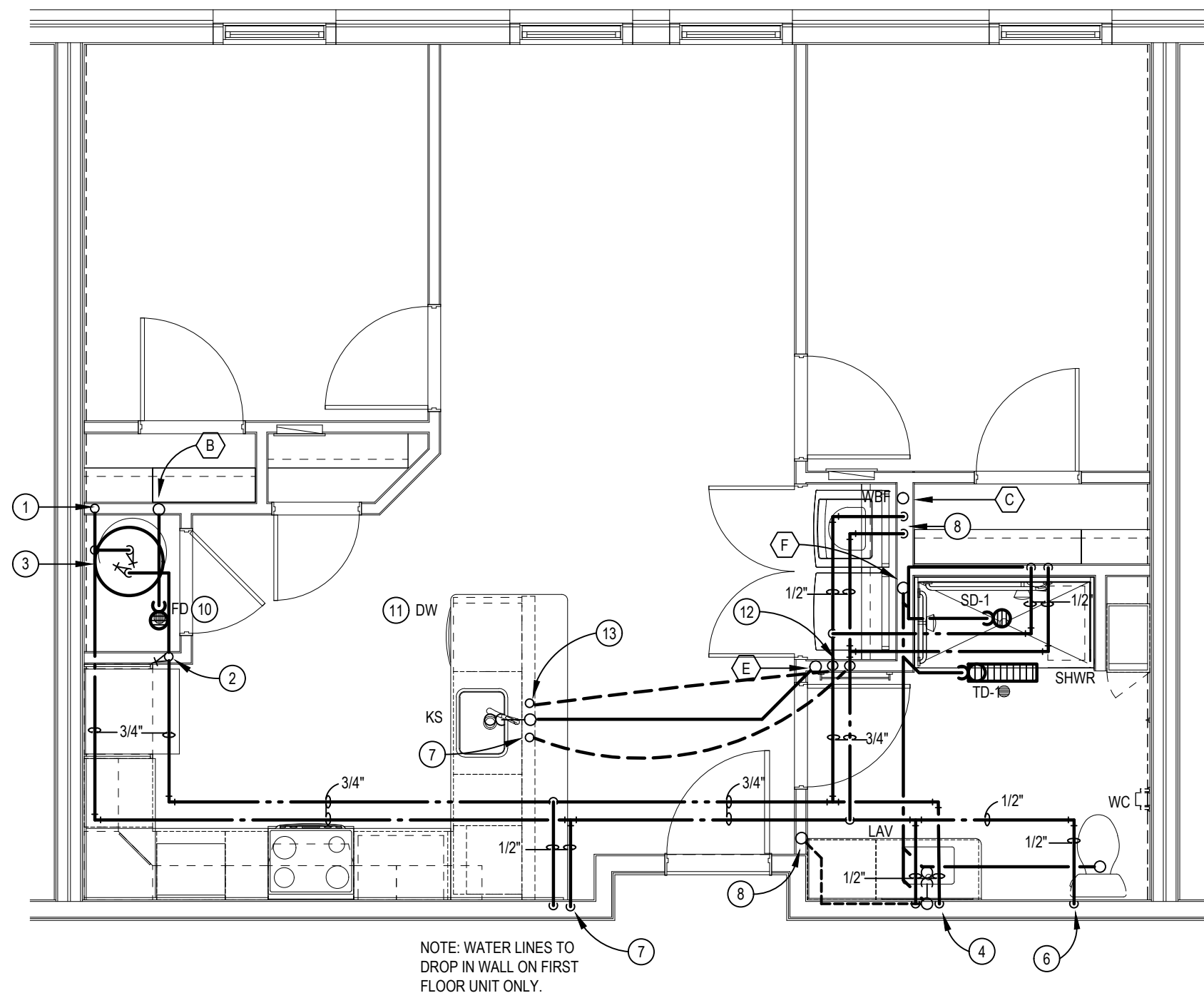
- B 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
C 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'C'.
E 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.
F 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'F'.

PLUMBING TAG NOTES:

- 1 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SHUT-OFF ON COLD WATER LINE SERVING EACH UNIT. 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. PROVIDE COPPER STUB AND ELBOW AT WC CONNECTION.
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.

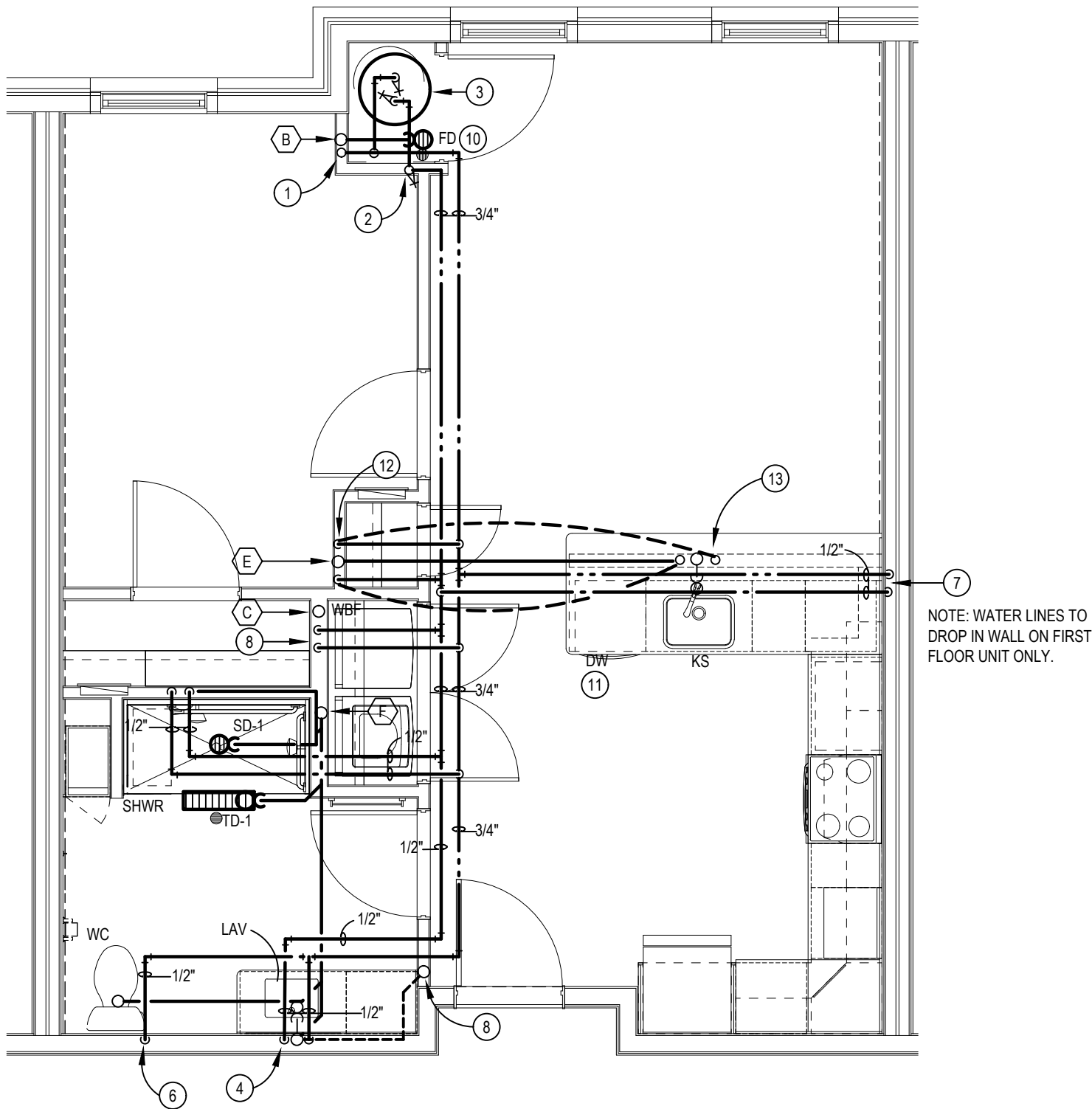
GENERAL PLUMBING NOTES:

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 SOUX CHIEF.
5. WATER PIPING SERVING FOURTH FLOOR TO BE RUN IN THIRD 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.



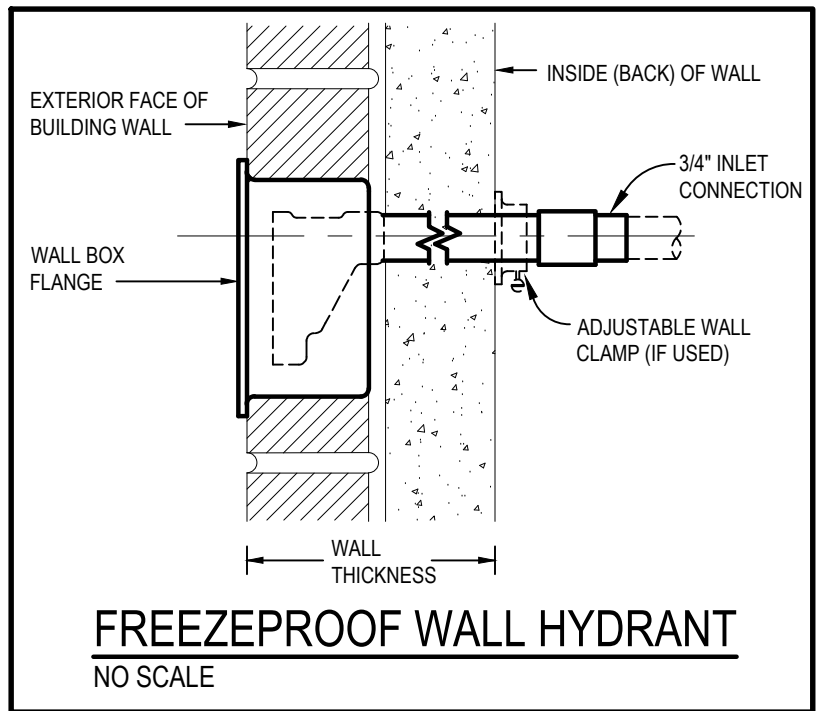
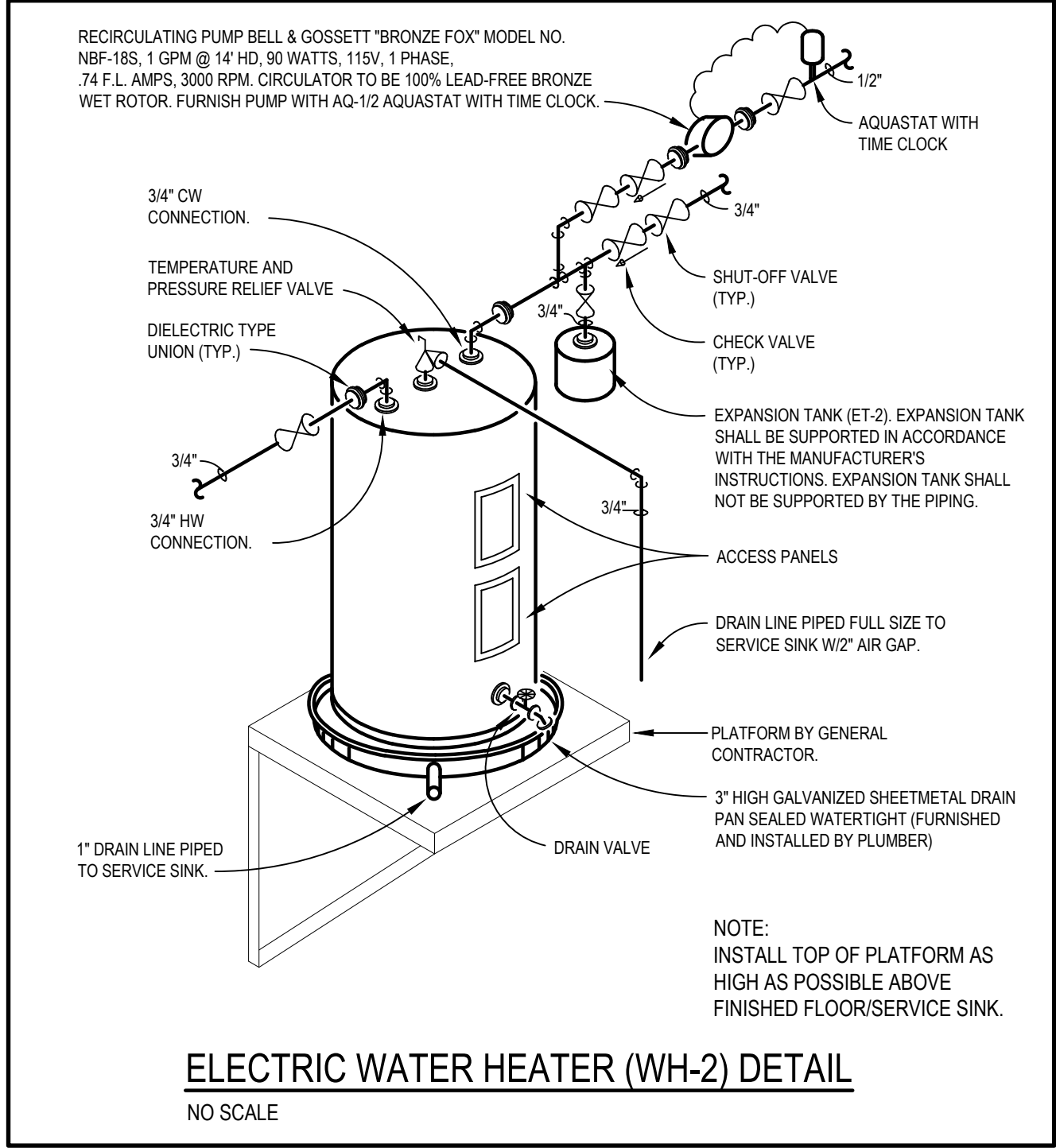
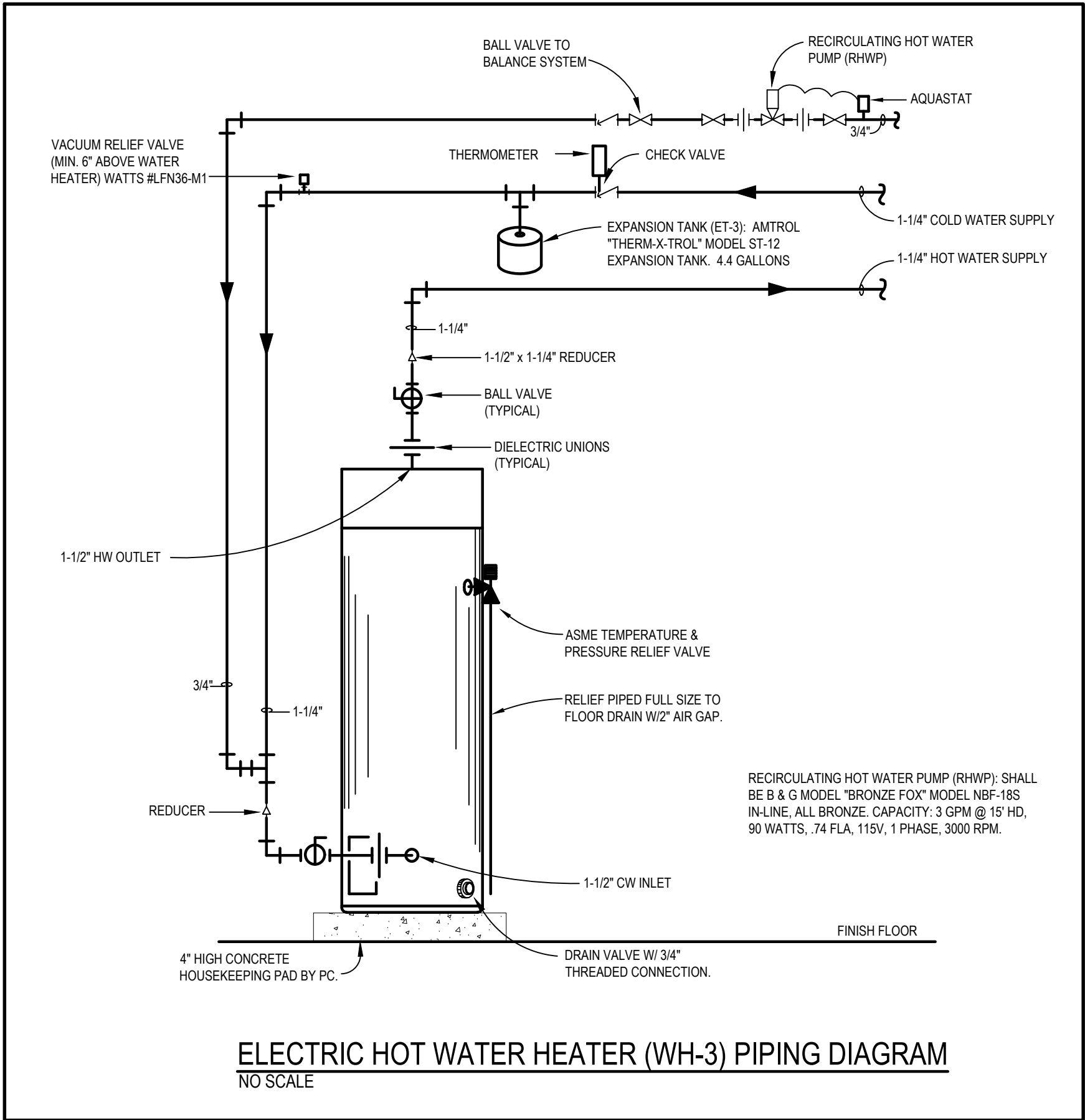
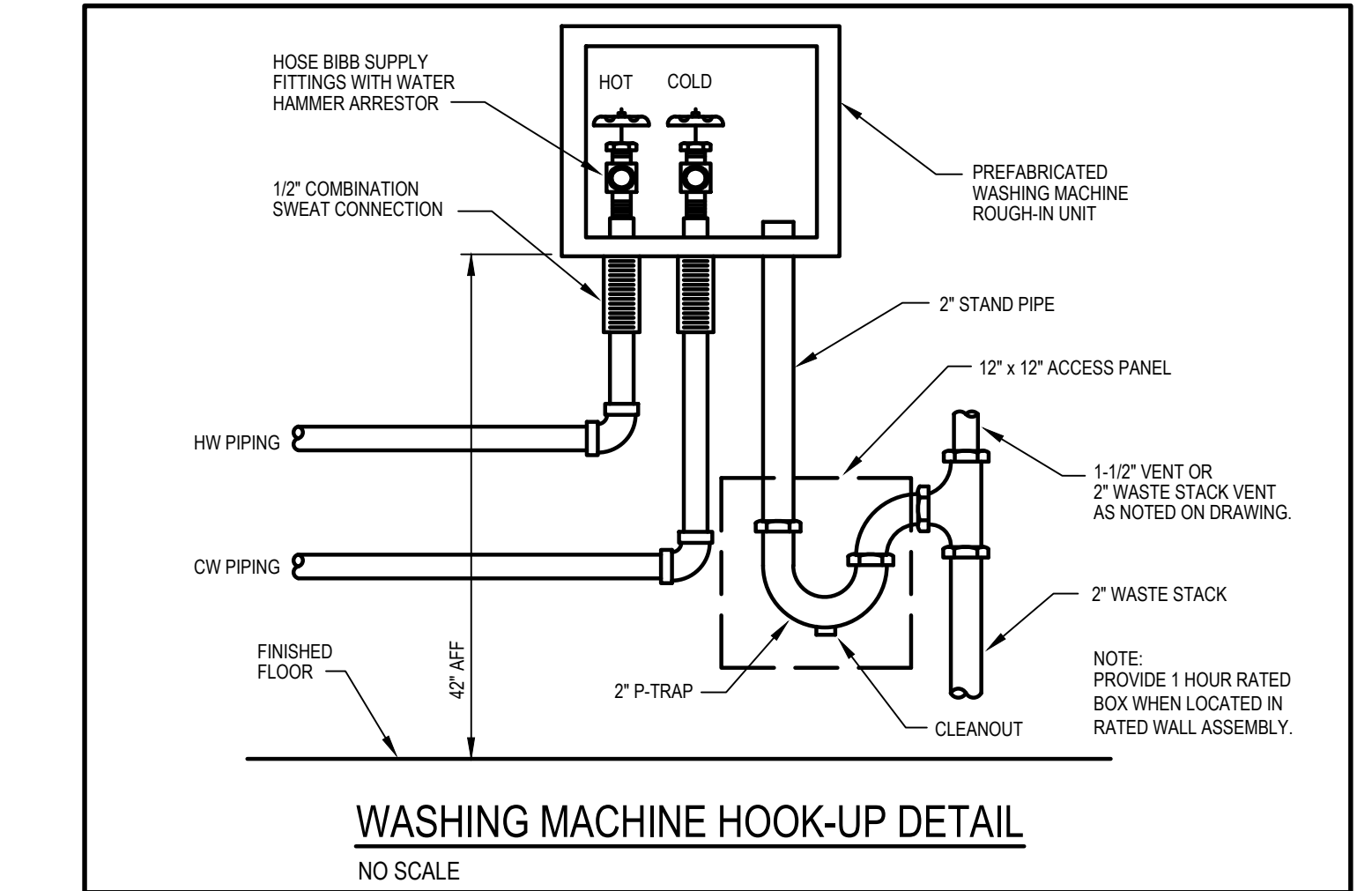
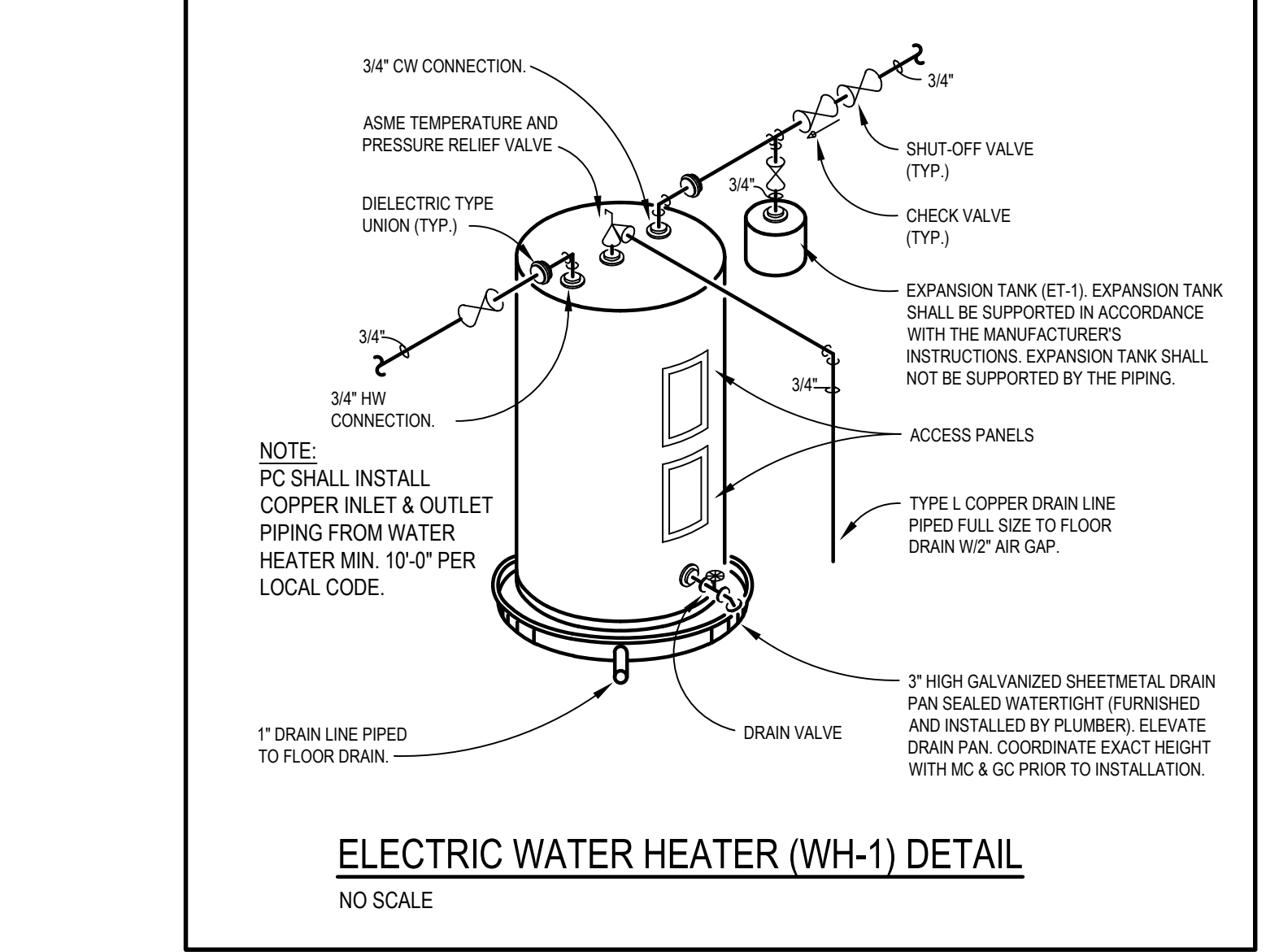
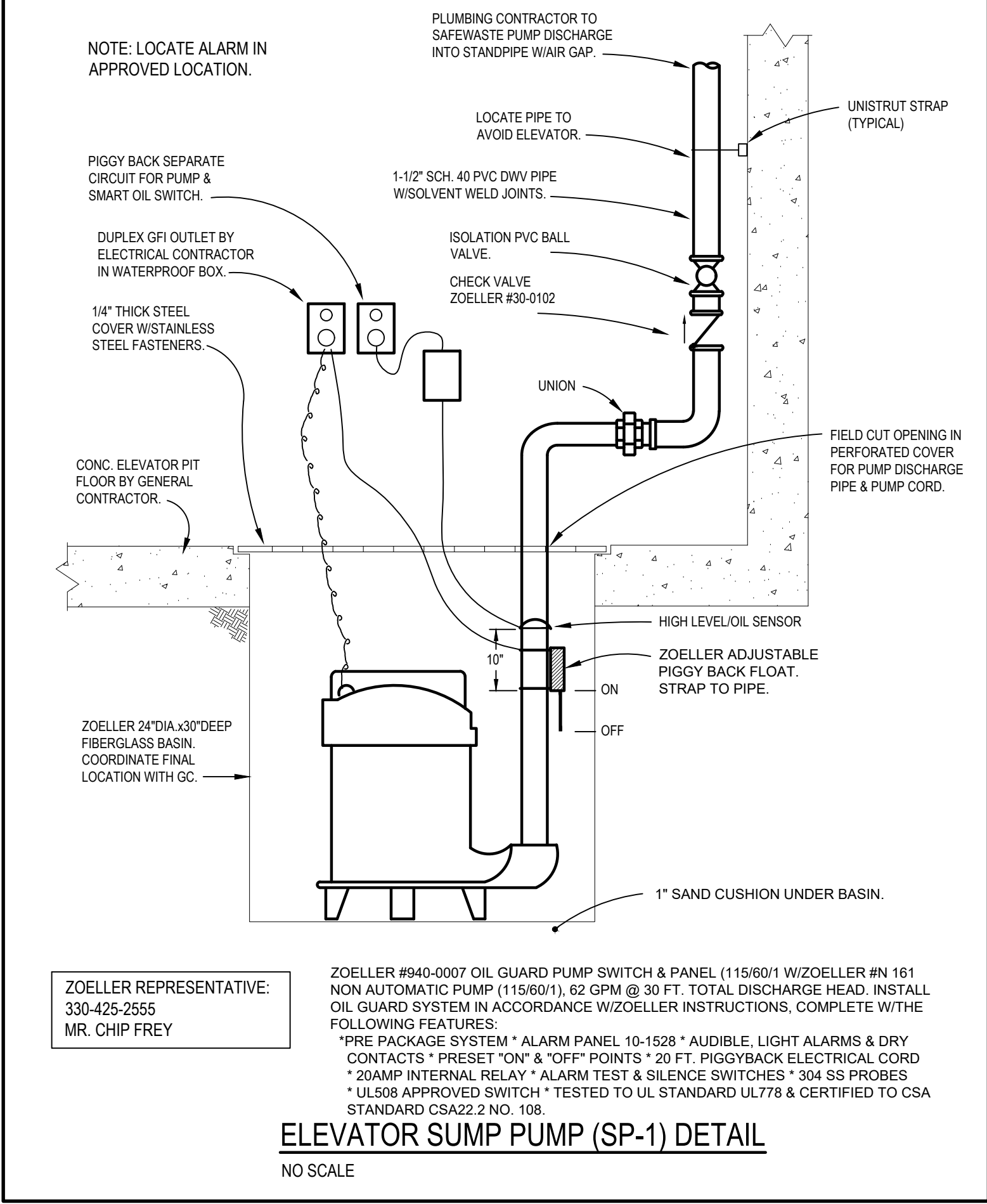
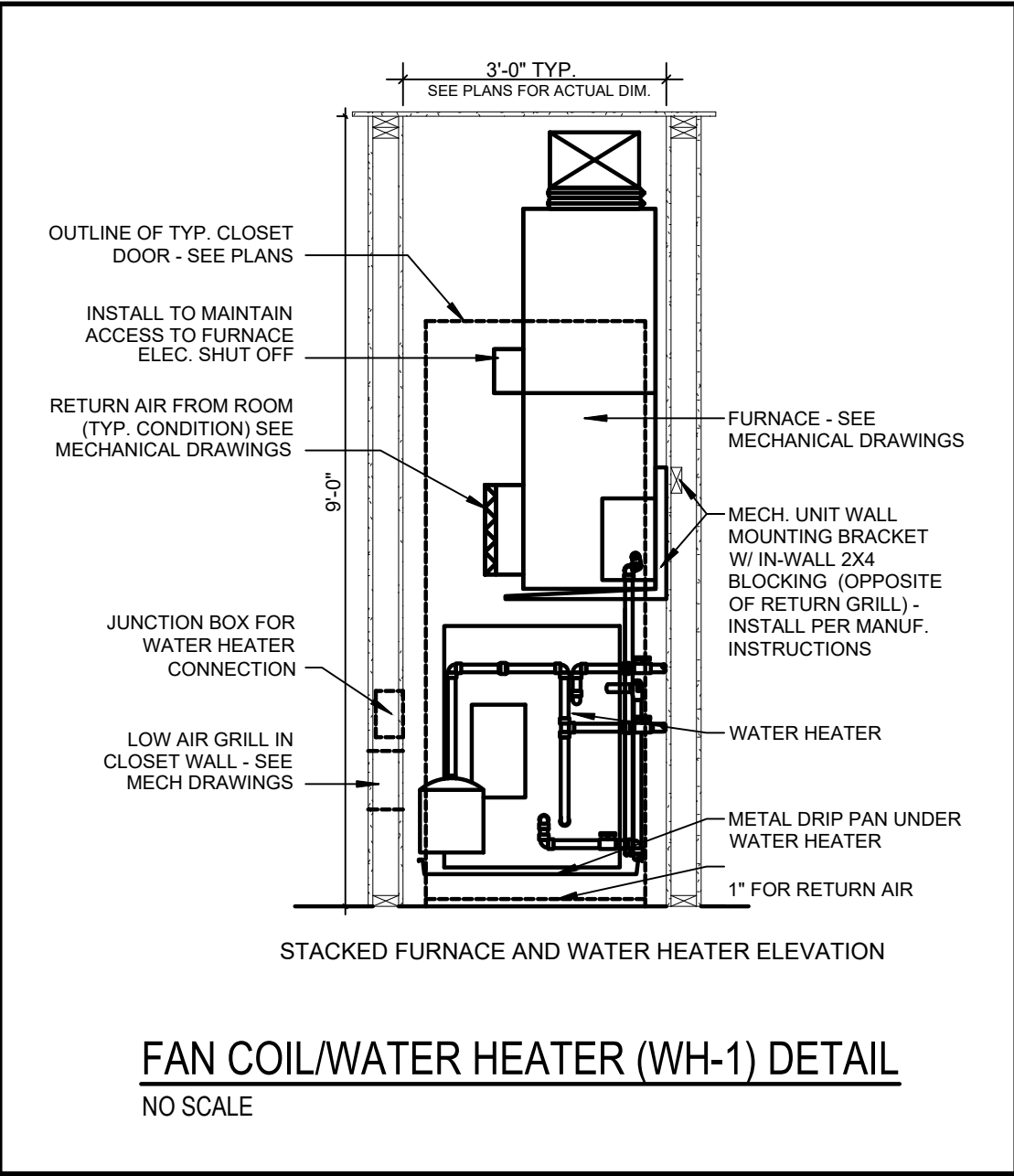
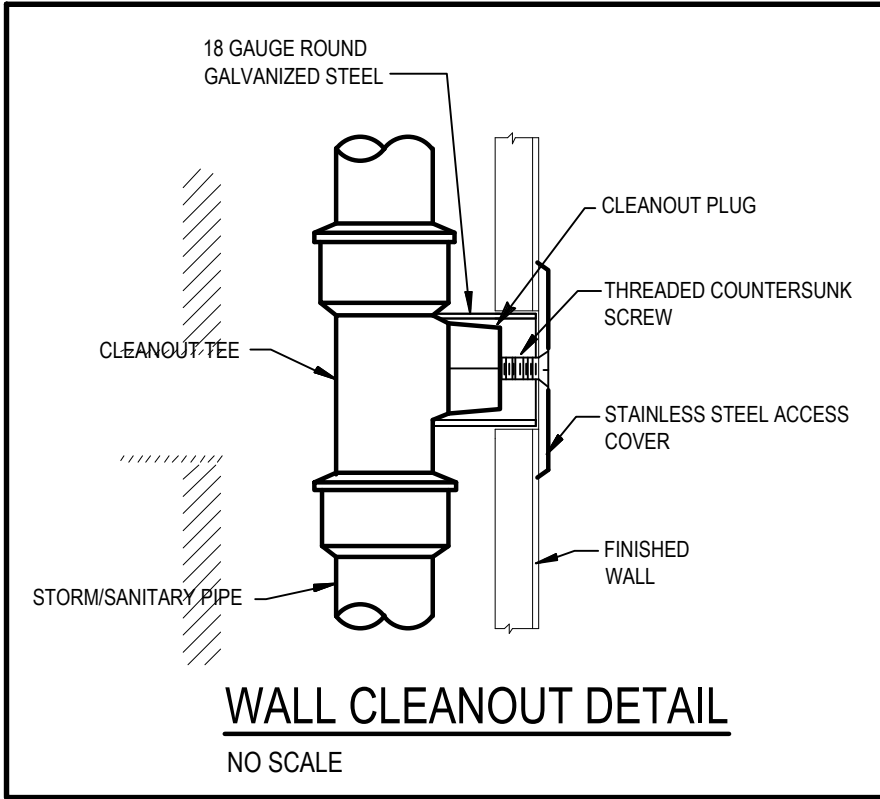
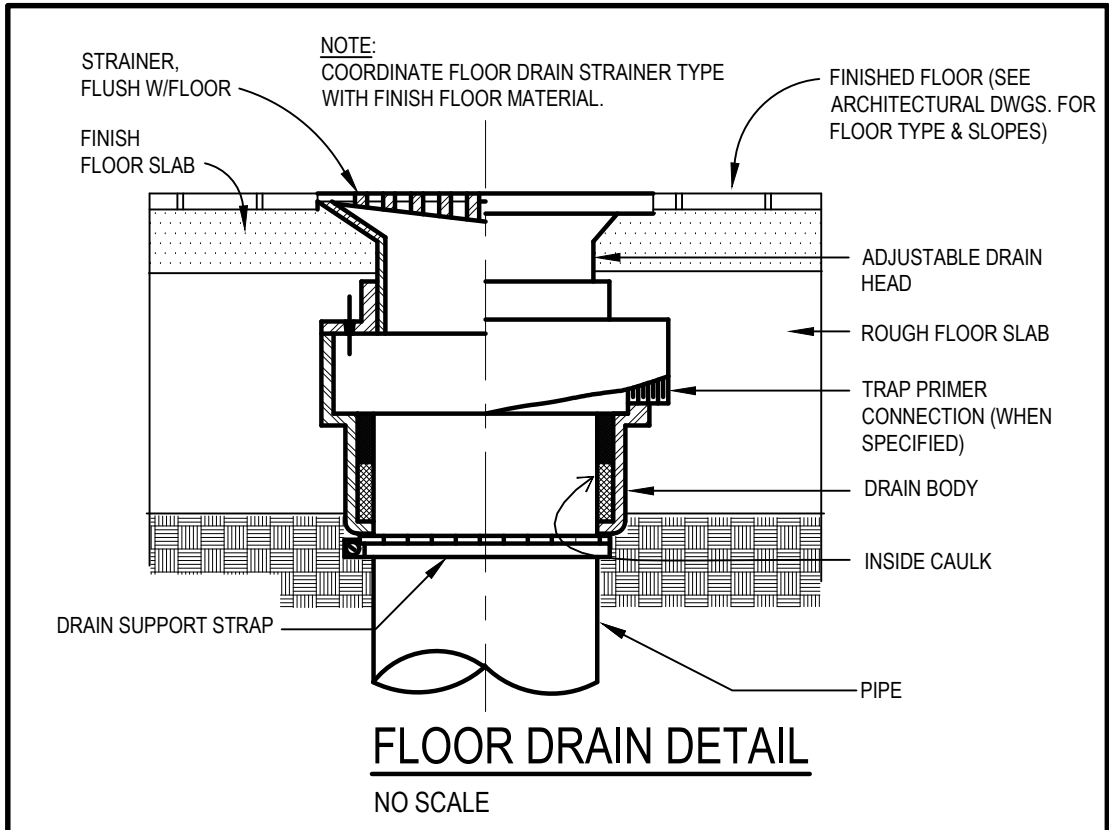
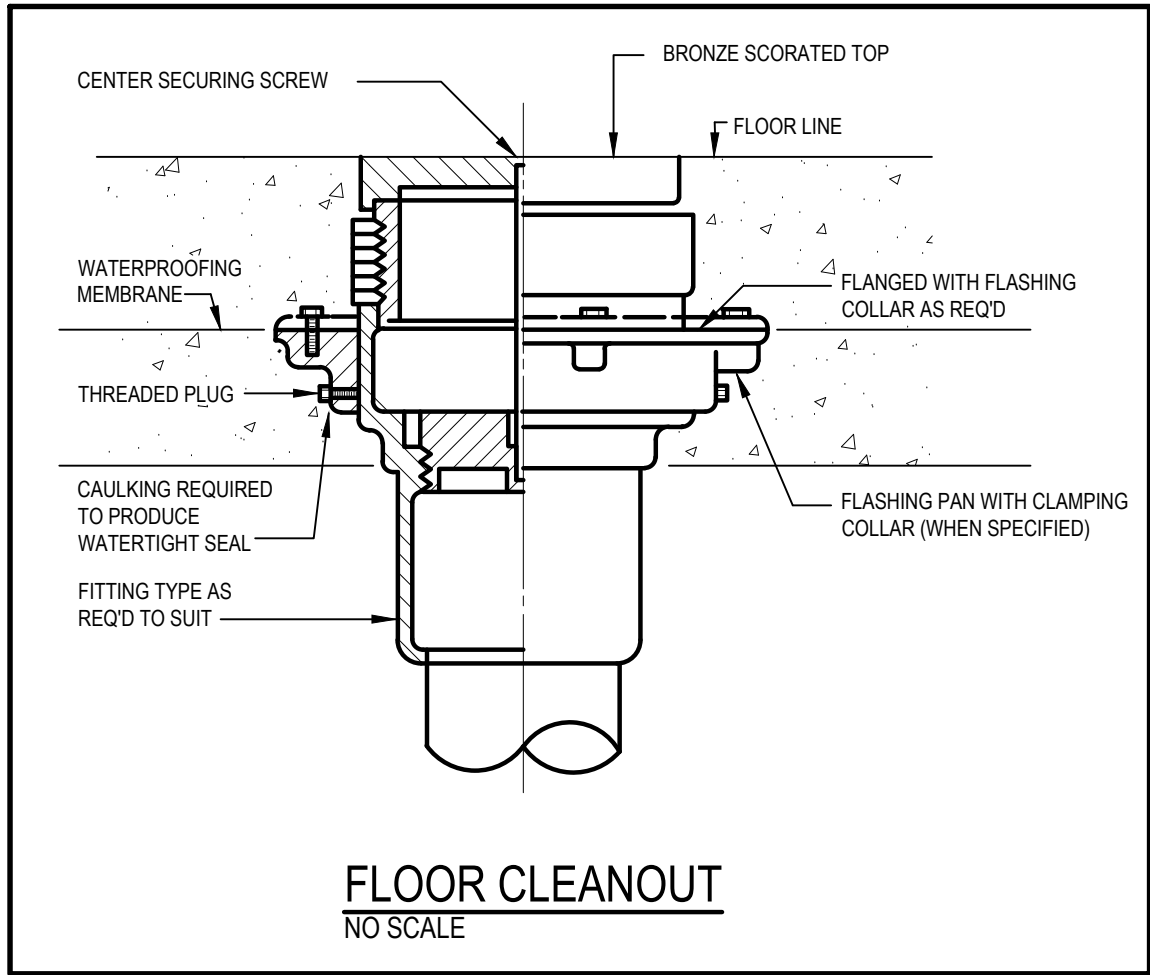
YANKEE PLUMBING PLAN

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



ZULU PLUMBING PLAN

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



PLUMBING FIXTURE SCHEDULE							
MARK	ITEM	FIXTURE	FAUCET	MTG. HT.	CW	HW	TRAP
WC	WATER CLOSET	AM. STD. 211CA-104		15"	1/2"	--	INTEG.
WC-A	WATER CLOSET (HANDICAP)	AM. STD. 211AA-104		16-1/2"	1/2"	--	INTEG.
LAV	LAVATORY	INTEGRAL W/COUNTER	MOEN T6620		1/2"	1/2"	1-1/2"
LAV-A	LAVATORY (HANDICAP)	AM. STD. 0475220	MOEN T6620		1/2"	1/2"	1-1/2"
KS	S.S. SINK SINGLE BOWL	ELKAY ELUH2317PD	MOEN 87912	COUNTERTOP	1/2"	1/2"	1-1/2"
KS-A	S.S. SINK SINGLE BOWL (ADA UNIT)	ELKAY ELUHAD191655PD	MOEN 87912	COUNTERTOP	1/2"	1/2"	1-1/2"
SHWR	SHOWER	KOHLER K-8649	MOEN UT2322EP		1/2"	1/2"	1-1/2"
BT	BATHTUB	KOHLER K-838	MOEN 82537		1/2"	1/2"	1-1/2"
SK	S.S. SINK SINGLE BOWL	PROVIDED BY OWNER	PROVIDED BY OWNER	COUNTERTOP	1/2"	1/2"	1-1/2"
SS	SERVICE SINK	FIAT MSB-2424	FIAT 830-AA	FLOOR MTD	1/2"	1/2"	3"

- NOTES:
- 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)
 - INTEGRAL WITH CULTURED MARBLE COUNTER, FRONT OVERFLOW, FURNISH WITH POP-UP DRAIN, 5 GPM AERATOR WASTE DRAIN & TRAP, SUPPLIES & STOPS.
 - 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.
 - 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.
 - 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.
 - 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.
 - SINGLE BOWL, 18 GAUGE STAINLESS STEEL, SELF-RIMMING, 1.5 GPM. FURNISH WITH BASKET STRAINER, OFFSET DRAIN, WASTE DRAIN AND TRAP, SUPPLIES & STOPS, IN-SINK-ERATOR MODEL #BADGER 500 FOOD WASTE DISPOSER, 1/2 H.P., 120 VOLT, 1 PHASE.
 - PROVIDE WITH #832-AA HOSE AND HOSE BRACKET, #889-CC POP HANGER & #E-77-AA VINYL BUMPER GUARD.

- 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.
- WATER HEATER (WH-3):
A.O. SMITH MODEL DRE-120 (OR SIMILAR-OWNER APPROVED), ELECTRIC TYPE, 100 GALLON STORAGE CAPACITY, 24 KW, 208V, 3 PHASE, 109 GPH RECOVERY AT 90 DEG TEMPERATURE RISE, 32 ENERGY FACTOR, FURNISH WITH ASME TEMPERATURE/PRESSURE RELIEF VALVE.
- WATER HEATER (WH-4):
CHRONOMITE LABORATORIES TANKLESS ELECTRIC WATER HEATER MODEL SR-20L, 57°F RISE AT 0.5 GPM, FLOW SWITCH ACTIVATED, 6"x9"x12" SIZE, WALL MOUNTED, U.L. LISTED 4160 WATTS, 208/160 POWER AND STAINLESS STEEL HEATING COILS.
- 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).
- EXPANSION TANK (ET-3):
AMTROL "THERM-X-TROL" MODEL #ST-12, 4.0 GALLON TANK VOLUME, NON-ASME CONSTRUCTION, 3/4" SYSTEM CONNECTION (OR SIMILAR-OWNER APPROVED).
- CLEANOUT (CO):
J.R. SMITH # 4020 DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORATED 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 CHIEF 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 CLOSURE 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 CLOSURE TRAP SEAL MODEL 2692.
- WASHER BOX FITTING (WBF):
QATEY 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):
QATEY 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.
- OVERFLOW ROOF DRAIN (ORD):
J.R. SMITH MODEL 1075-R-C-DID CAST IRON BODY, FLASHING CLAMP AND GRAVEL STOP WITH CAST IRON DOME, PVC STANDPIPE, ADJUSTABLE EXTENSION, SUMP RECEIVER AND UNDERDECK CLAMP.
- DOMESTIC WATER BOOSTER PUMP (WBP-1):
TRIPLEX VFD IRON-HEART PUMP SYSTEM, SYNCROFLO PREFABRICATED PUMPING SYSTEM, MODEL NO. PRO-22TJ15XXX-6H-XX-SWF55-1, PUMP 1, 2 & 3 MODEL NO. 40-200A-15HP, 15 HP, 460V, 3PH, 3500 RPM, 67.2 CONNECTION F.L.A., ODP, FRAME 145JM, 1.15 SERVICE FACTOR, CLASS F INSULATION, PREMIUM EFFICIENCY MOTOR. 280 GPM @ 186 FT. HD.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

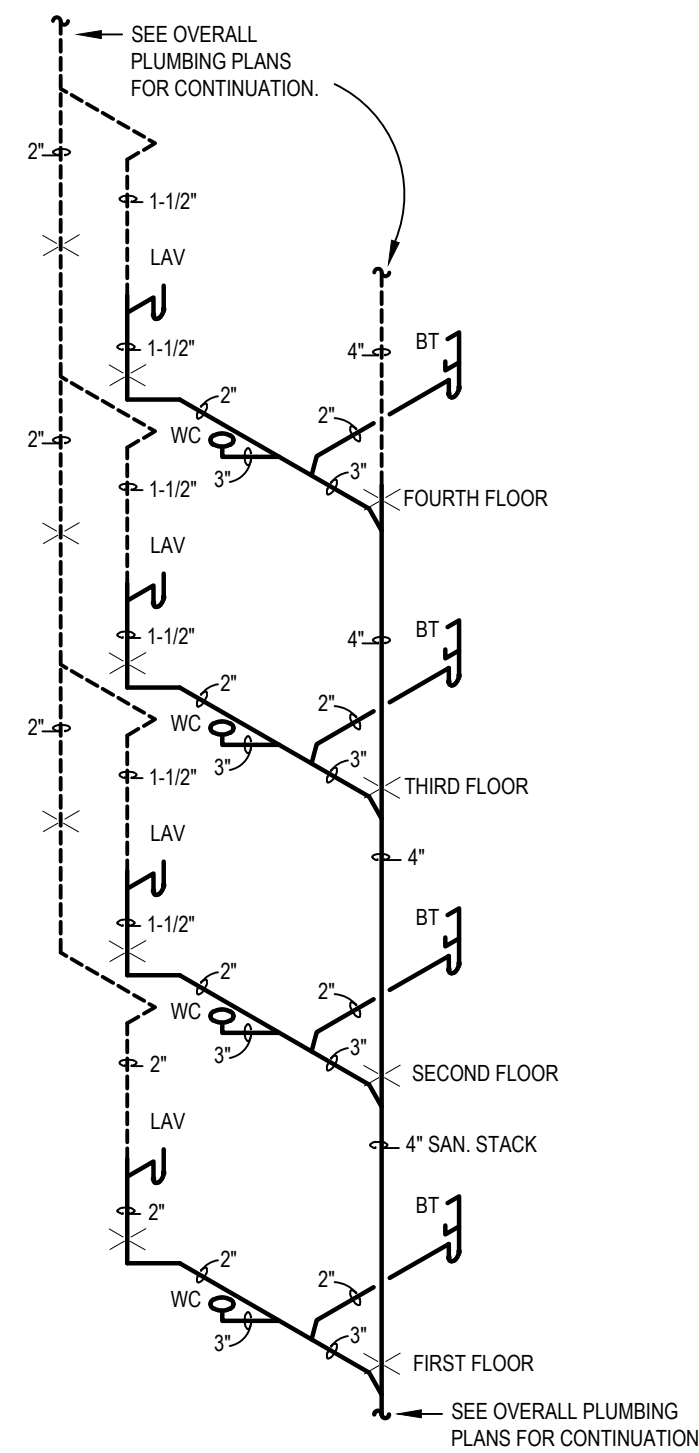
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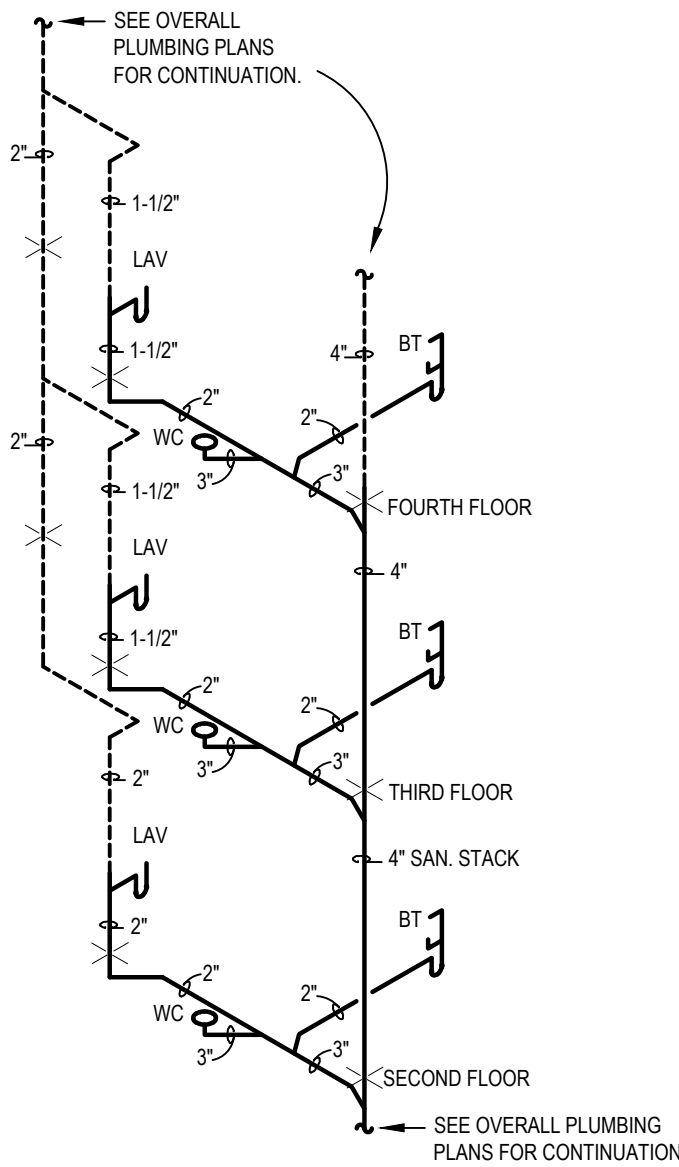
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P302
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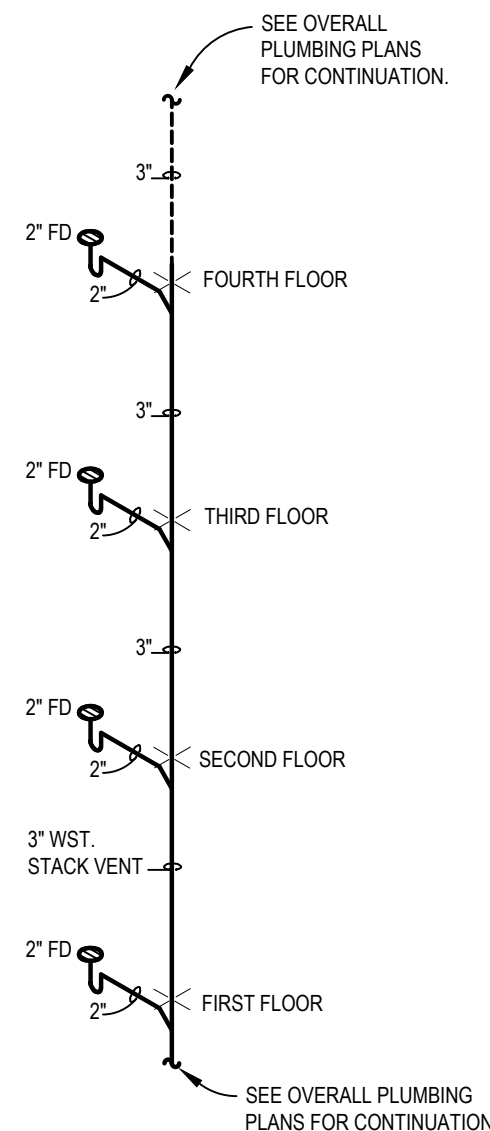
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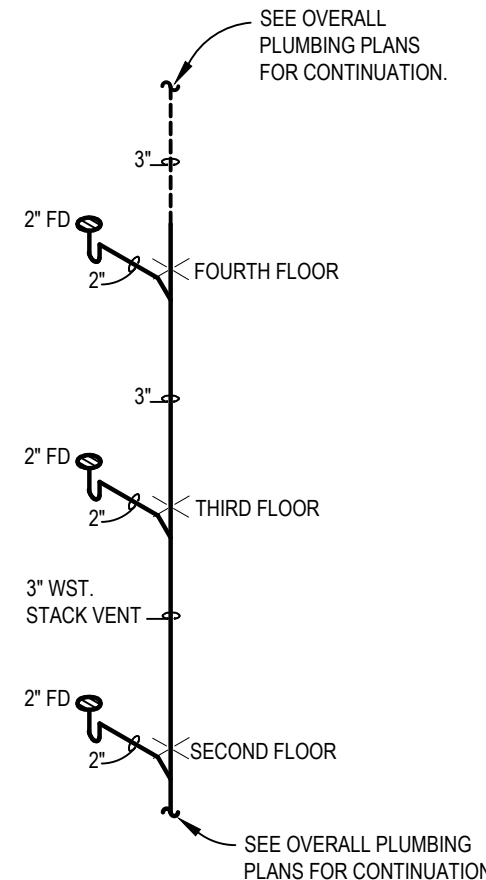
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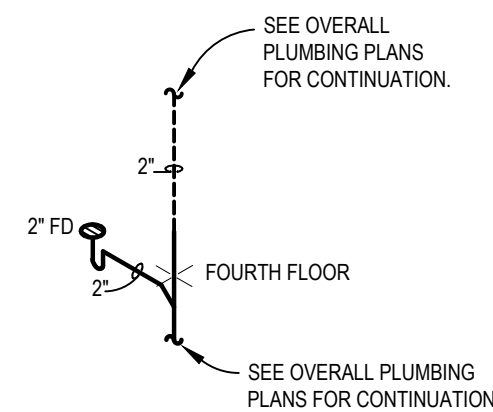
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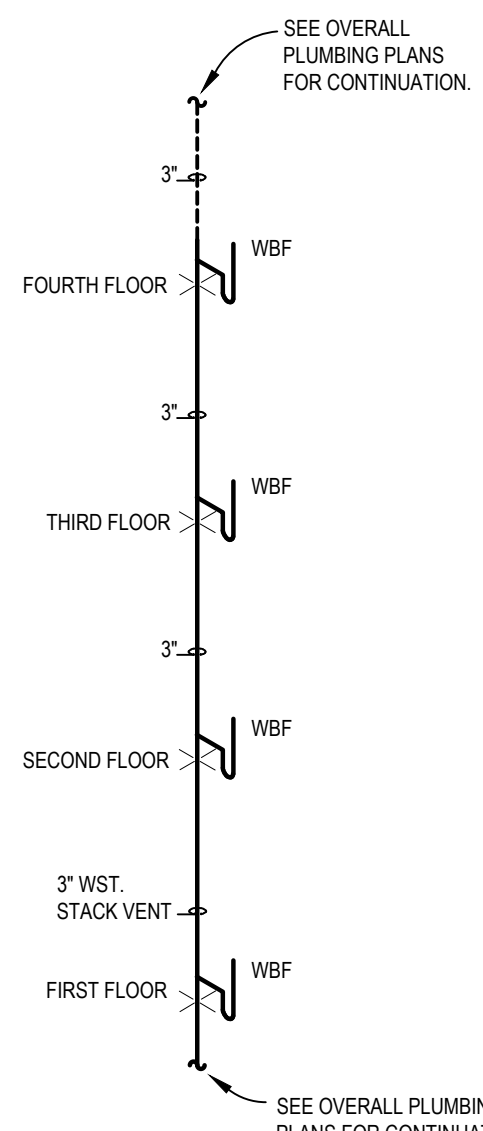
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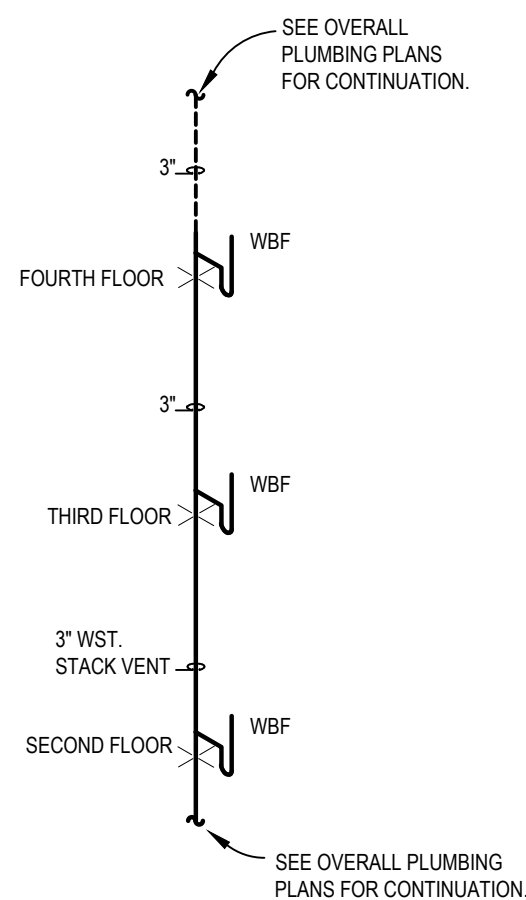
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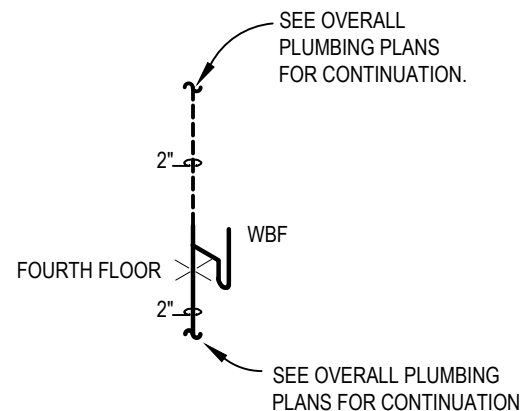
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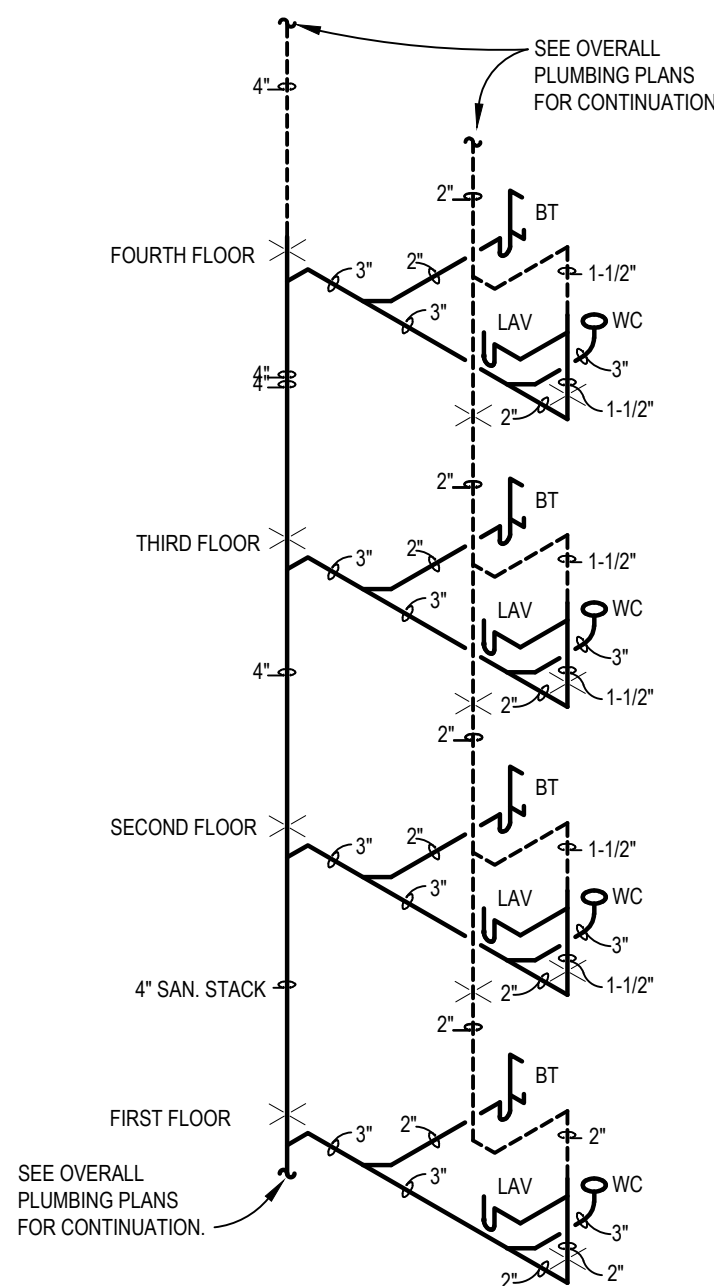
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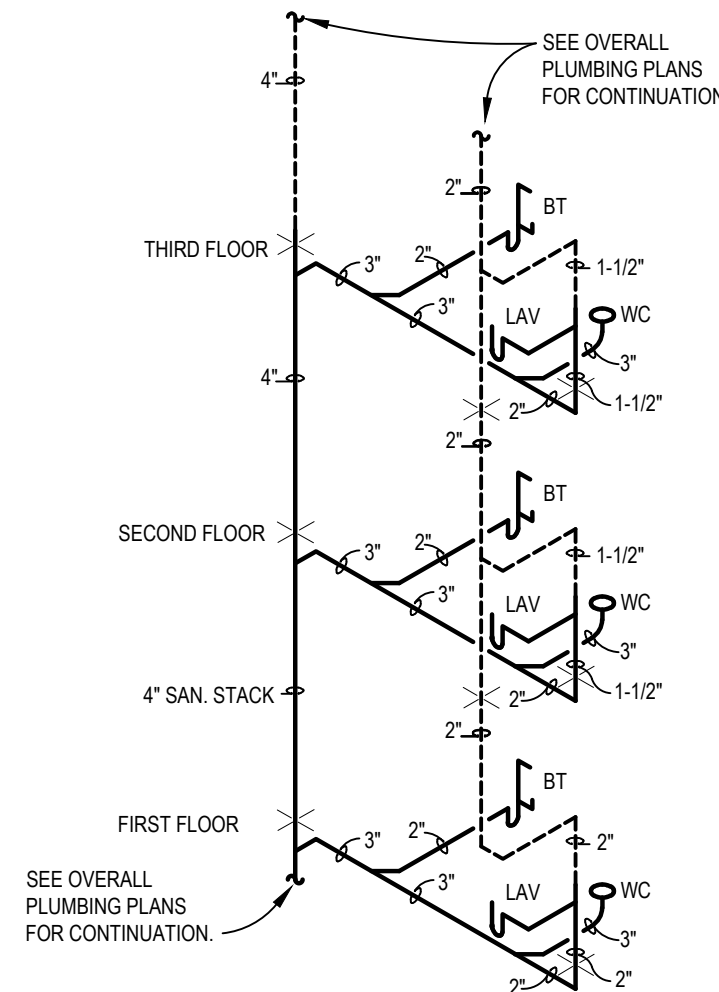
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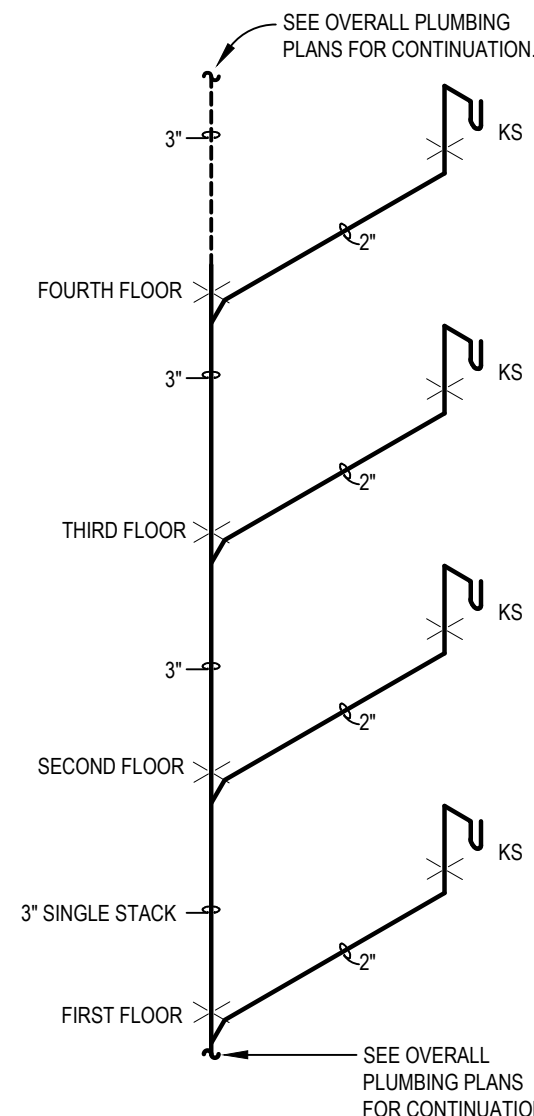
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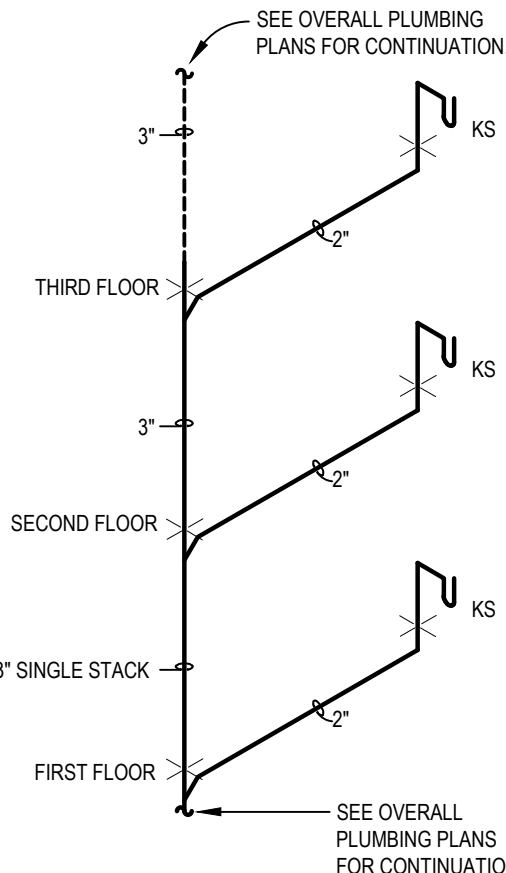
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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

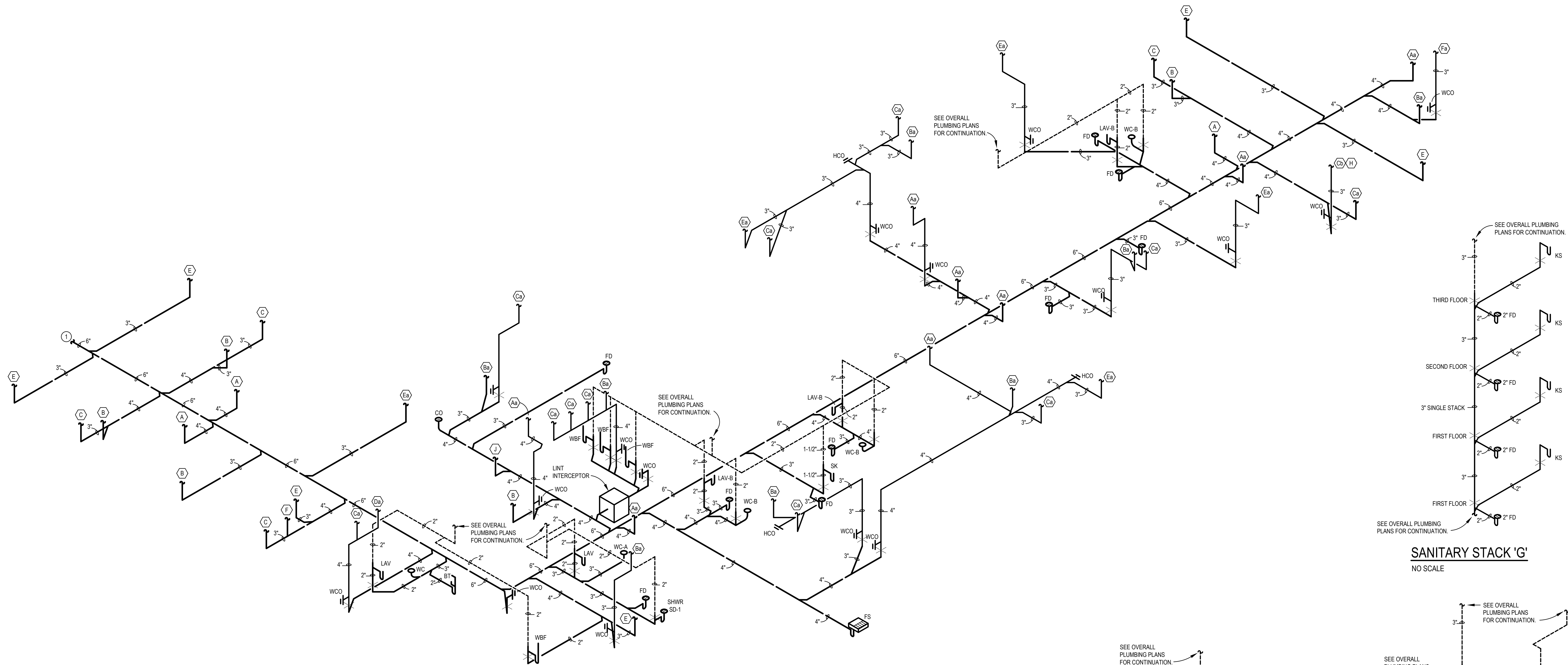
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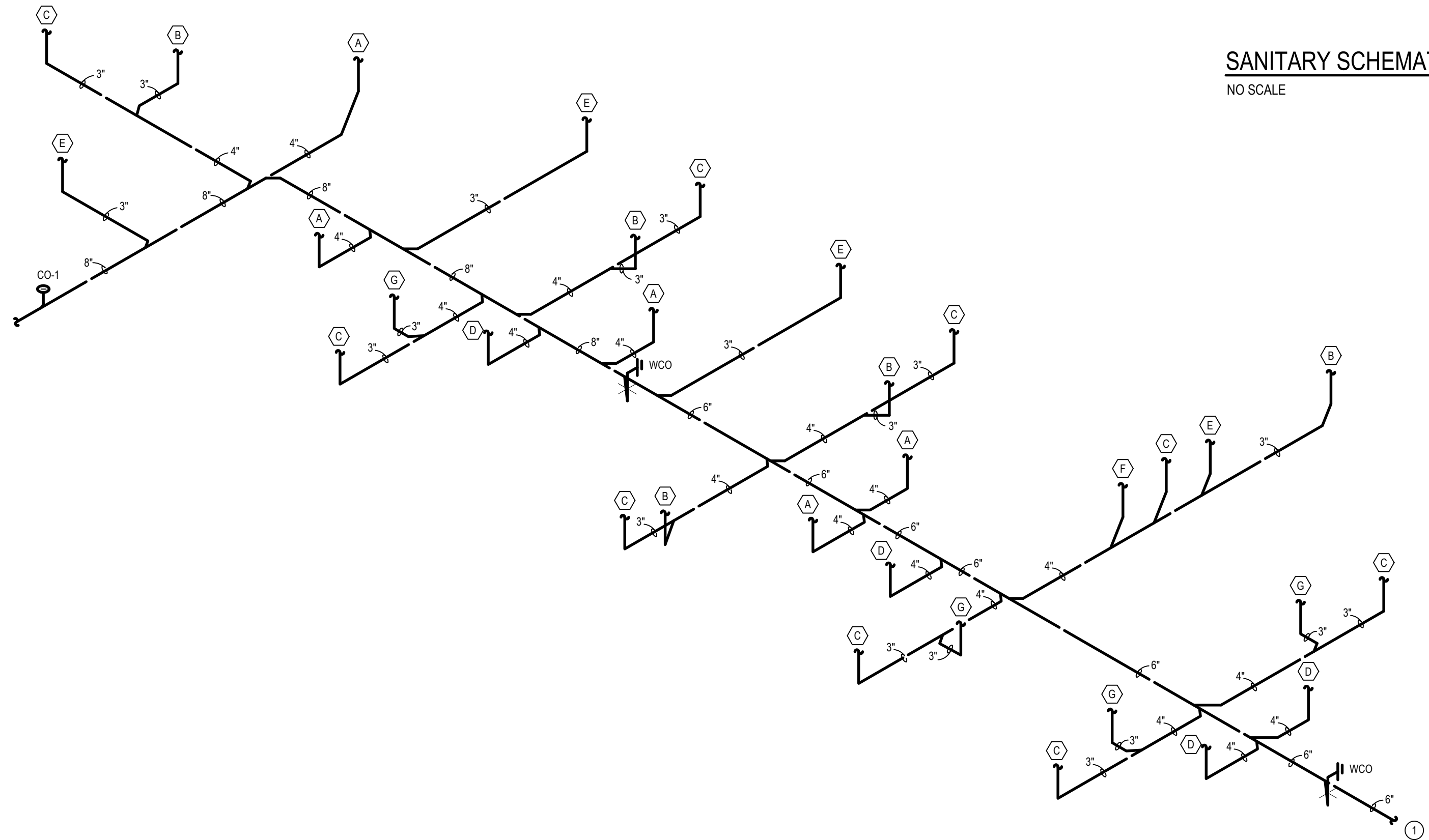
P303
PLUMBING
SCHEMATICS

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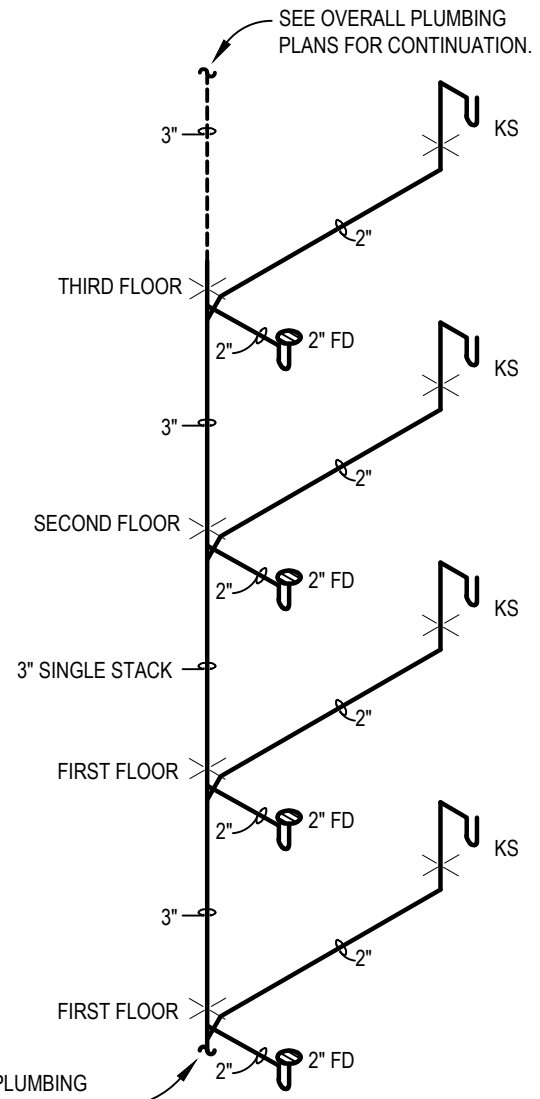
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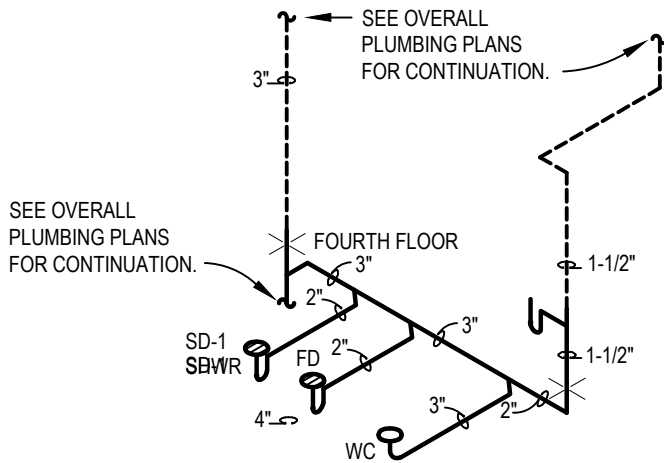
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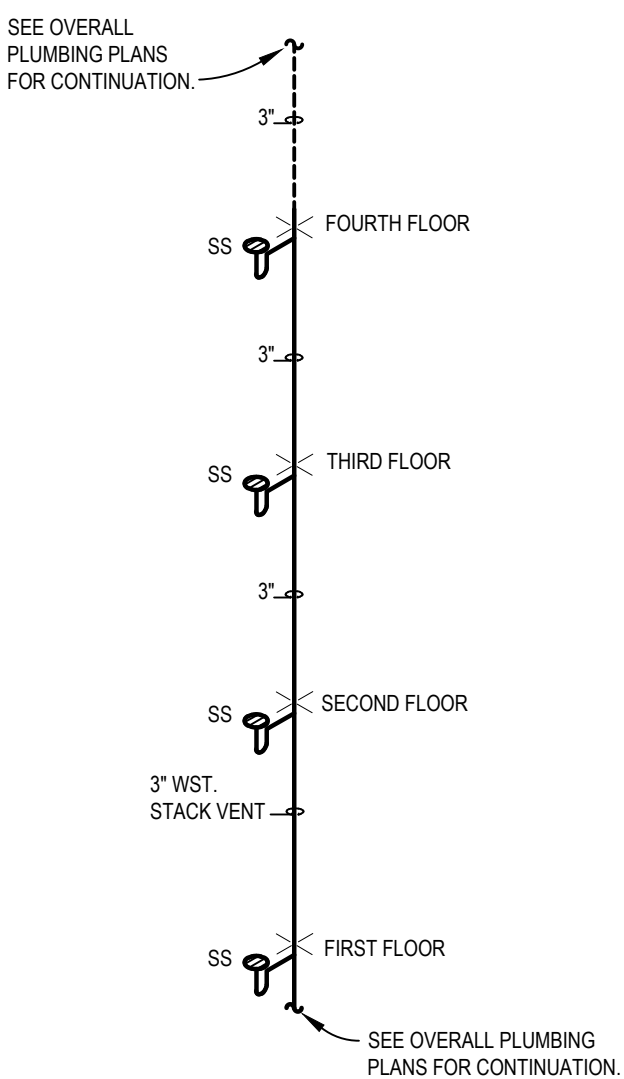
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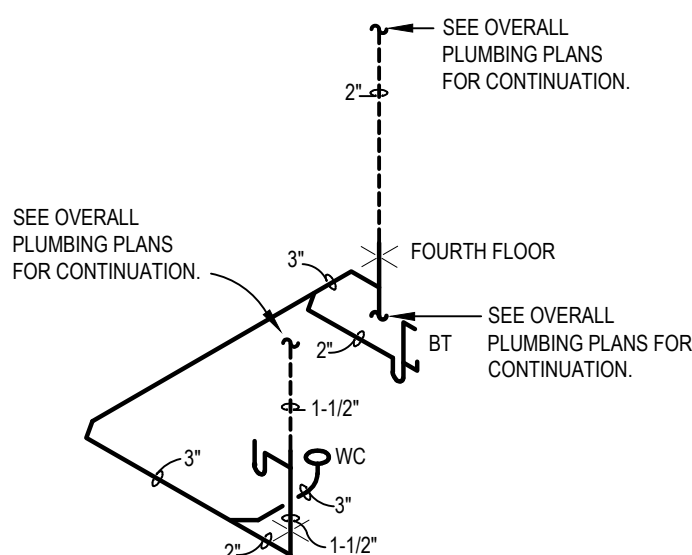
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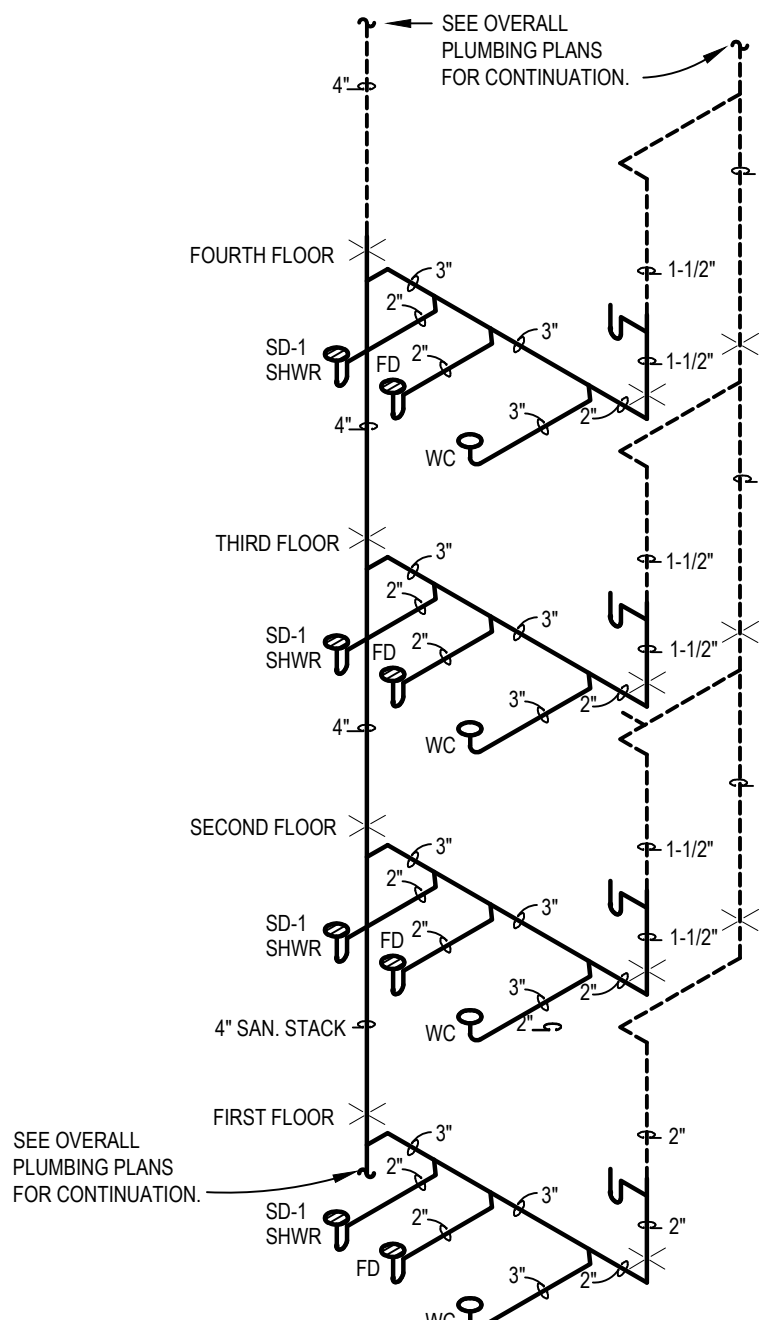
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PLUMBING GENERAL

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 MANUFACTURERS 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 CHARGES OR NECESSARY 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 (ROOFOR 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.

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 2948. 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 FOR USE 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 BULLETTIN #54 AND LOCAL CODES. GAS VALVES SHALL BE UL LISTED FOR GAS SERVICE SUCH AS DEZURICK MODEL S-425 FOR 2" AND LESS.

G. PLUMBING CONTRACTOR SHALL INSTALL SHOCK ABSORBERS IN PIPING SYSTEM TO PREVENT NOISE AND DAMMER 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 8" 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, EPCC 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

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.

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; SIAMSE 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 GOVERNANCE 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.I.P. CHECK VALVES IN FIRE LINES AND SPRINKLER LINES SHALL BE U.L. APPROVED IRON BODY BRONZE MOUNTED CHECKS, FLANGED ENDS, 175# W.I.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 EACH TEMPERATURE RANGE AND TYPE PROPORTIONATE TO THAT INSTALLED. SPRINKLER HEADS SHALL BE MANUFACTURED BY CENTRAL SPRINKLER CORP., VIKING, GRINNELL.

V. PROVIDE SIAMSE CONNECTIONS AT LOCATION SHOWN ON DRAWINGS. WALL SIAMSE CONNECTIONS, NO. 276, AS MANUFACTURED BY W.D. ALLEN OR EQUAL BY ELKHART OR STANDARD, HAVING LOCAL FIRE DEPARTMENT THREADS, BRASS CAPS AND CHAINS ATTACHED TO CAST BRASS SIAMSE. PROVIDE A SWING CHECK VALVE AND AUTO-BALL DRAIN FOR EACH SIAMSE CONNECTION.

W. FURNISH AND INSTALL POTTER ELECTRIC SIGNAL CO. OSYS-8 OR PVS-B, 115 V GATE VALVE SWITCH. TAMPER SWITCHES SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. ELECTRICAL CONTRACTOR TO WIRE.

X. FURNISH AND INSTALL AUTOCAL WATERFLOW INDICATORS 4150 SERIES WHERE SHOWN ON DRAWINGS. SIZE AS REQUIRED FOR PIPING SERVED. FLOW SWITCHES TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. ELECTRICAL CONTRACTOR TO WIRE.

Y. SUPPORT SPRINKLER RISERS ON STEEL SADDLES, AND SUPPORT ALL SPRINKLER PIPING, STANDPIPE RISERS, ETC., AS SPECIFIED IN NFPA-13, INSTALLATION OF SPRINKLER EQUIPMENT.

Z. PROVIDE AN INSPECTOR'S TEST CONNECTION ON EACH FLOW SWITCH SYSTEM.

AA. FLUSHING CONNECTIONS - 4" LONG NIIPLE AND CAP SHALL BE PROVIDED AT ENDS OF ALL CROSS MAINS.

BB. REDUCERS SHALL BE ECCENTRIC AND INSTALLED IN PIPING SO THAT PIPING CAN BE DRAINED.

CC. USE DIELECTRIC CONNECTIONS OR INSULATOR COUPLINGS WHERE PIPE MATERIALS CHANGE FROM FERROUS TO NON-FERROUS.

DD. MAKE SCREWED JOINTS WITH PIPE COMPOUND APPLIED TO MALE THREADS ONLY. ALL CUT ENDS OF THE PIPE SHALL BE CAREFULLY REAMED TO FULL SIZE. U.L. APPROVED FLEXIBLE COUPLINGS ARE PERMITTED ON ALL FEED MAINS.

EE. PLACE VALVES AS SHOWN ON THE DRAWINGS. VALVES SHALL NOT BE INSTALLED WITH STEMS IN LESS THAN A HORIZONTAL POSITION. ALL FIRE VALVES SHALL BE MONITORED WITH TAMPER SWITCHES.

FF. ALL PIPING AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN A MANNER AND IN LOCATIONS AVOIDING ALL OBSTRUCTIONS AND MAINTAINING REQUIRED HEAD ROOM CLEARANCES. FIELD CHECK BEFORE STARTING ANY INSTALLATION.

GG. ROD SIZE FOR ALL HANGERS SHALL BE AS SPECIFIED IN NFPA-13.

HH. SPRINKLER PIPING SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS WHEREVER POSSIBLE. ALL PIPING LOCATED BENEATH A ROOF SHALL BE HUNG FROM THE ROOF TRUSSES.

II. FLEXIBLE SPRINKLER HOSE FITTING FOR FIRE PROTECTION SERVICE

1. MANUFACTURER: FLEX HEAD INDUSTRIES OR SIMILAR MEETING THE FOLLOWING REQUIREMENTS:

A) COMPLEX WITH BOTH FM1637 & UL2443, ALONG WITH ICC-ES-AC-156 CRITERIA FOR SEISMIC QUALIFICATION.

B) MATERIALS SHALL BE FLEXIBLE STAINLESS STEEL HOSE ASSEMBLIES

- STRAIGHT HOSE ASSEMBLY (2 FEET TO 6 FEET), 1/2" TO 3/4" OUTLET, 175 PSI RATED PRESSURE

- ELBOW HOSE ASSEMBLY (2 FEET TO 6 FEET), 1/2" TO 3/4" OUTLET, 175 PSI RATED PRESSURE

C) CEILING BRACKET: DIRECT ATTACHMENT TYPE WITH INTEGRATED SNAP-ON CLIP ENDS, TAMPER-RESISTANT SCREWS, REMOVABLE ATTACHMENT HUB WITH SET SCREW.

2. INSTALLATION SHALL BE PER MANUFACTURERS' INSTALLATION MANUAL AND PER NFPA-13.



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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P401

PLUMBING SPECIFICATIONS

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M101-A

1ST FLOOR
MECHANICAL PLAN

FIRE PUMP ALTERNATE SCOPE:

BASE BID SHALL EXCLUDE THE FIRE PUMP AND EMERGENCY GENERATOR. ALTERNATE NO. 1 SHALL INCLUDE FURNISHING AND INSTALLING A COMPLETE 50 HP ELECTRIC FIRE PUMP (SIZE IS APPROXIMATE, FIRE SUPPRESSION DESIGNER TO CONFIRM PUMP SIZE) WITH EXTERIOR DIESEL-POWERED EMERGENCY GENERATOR. THE ALTERNATE SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, COORDINATION, TESTING, AND INCIDENTAL WORK NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL INSTALLATION, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- ARCHITECTURAL: MODIFICATIONS REQUIRED TO ACCOMMODATE THE FIRE PUMP ROOM, INCLUDING RATED WALL AND CEILING ASSEMBLIES IF REQUIRED, DOORS AND HARDWARE, HOUSEKEEPING PADS (WHERE NOT SHOWN BY STRUCTURAL), LOUVERS, ACCESS PROVISIONS, AND ALL ASSOCIATED ARCHITECTURAL FINISHES AND FIRESTOPPING.
- STRUCTURAL: FOUNDATIONS, HOUSEKEEPING PADS, EQUIPMENT SUPPORTS, GENERATOR PAD, HOUSEKEEPING CURBS, AND ANY STRUCTURAL FRAMING OR REINFORCEMENT REQUIRED TO SUPPORT THE FIRE PUMP, GENERATOR, FUEL TANK, EXHAUST COMPONENTS, AND ASSOCIATED EQUIPMENT.
- MECHANICAL / FIRE PROTECTION: PUMP ROOM VENTILATION REQUIRED FOR A COMPLETE FIRE PUMP INSTALLATION.
- PLUMBING: FLOOR DRAINS, DRAIN PIPING, PUMP ROOM DRAINAGE, FUEL PIPING (WHERE APPLICABLE), AND ALL MISCELLANEOUS PIPING REQUIRED TO SUPPORT THE FIRE PUMP AND GENERATOR INSTALLATION.
- ELECTRICAL: EXTERIOR DIESEL GENERATOR, AUTOMATIC TRANSFER SWITCH(S), FIRE PUMP FEEDER, FIRE PUMP CONTROLLER CONNECTIONS, SERVICE MODIFICATIONS, DISTRIBUTION EQUIPMENT, OVERCURRENT PROTECTION, DISCONNECTS, CONTROL WIRING, ANNUNCIATION, AND ALL POWER AND CONTROL WIRING REQUIRED FOR A COMPLETE AND CODE-COMPLIANT INSTALLATION.

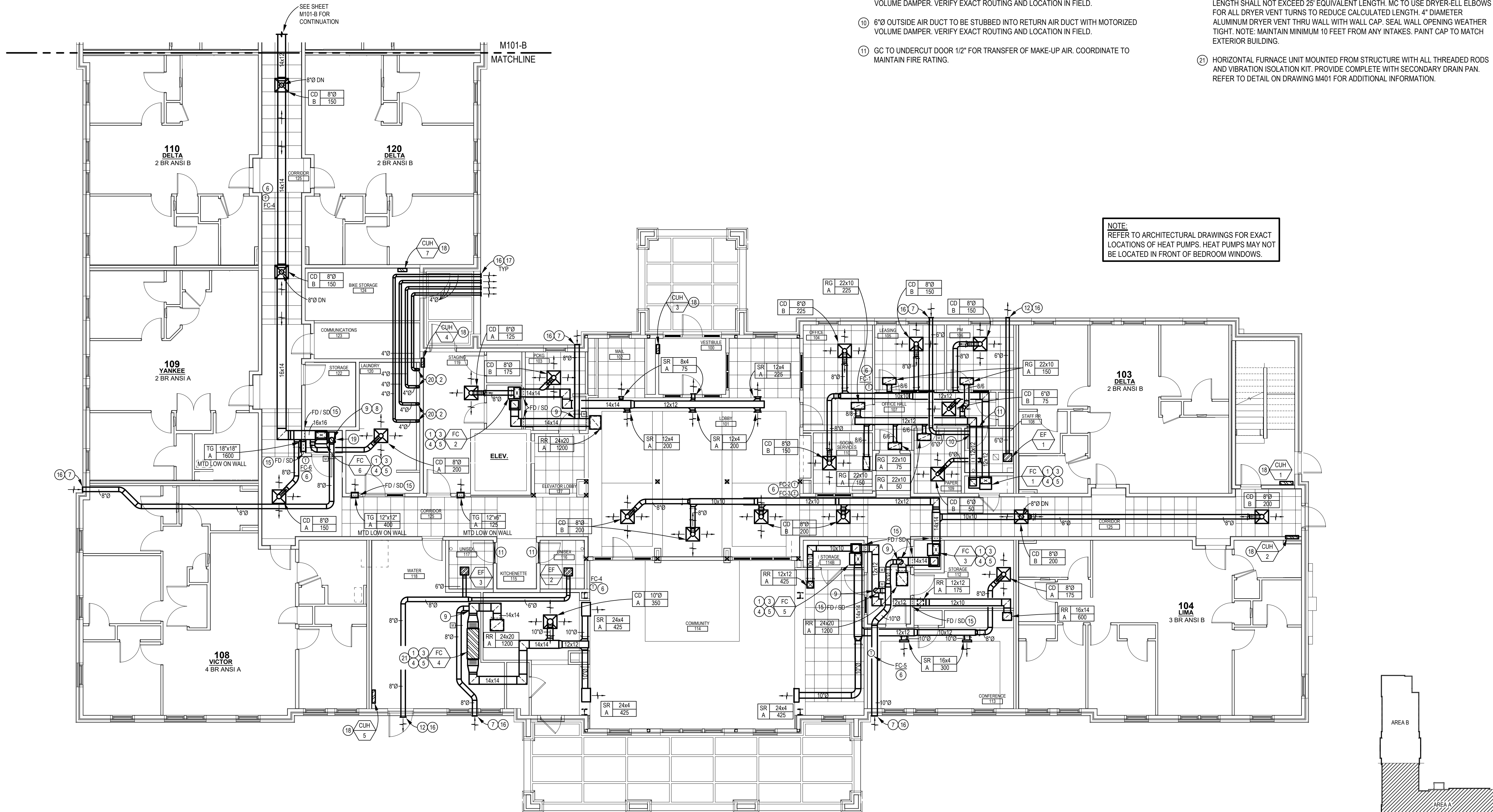
MECHANICAL SHEET TAG NOTES:

- MC TO PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- 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.
- MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON GROUND. SEAL ROOF/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.
- 3/4" COPPER OR CPVC CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER OR CPVC CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
- MOUNT THERMOSTAT ON WALL AT 48" A.F.F.
- OUTSIDE AIR CAP, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL EXHAUST AIR. SEAL WALL PENETRATION WEATHER TIGHT. PROVIDE DUCT WITH 120V MOTORIZED DAMPER. AMOUNT OF AIR ALLOWED BY DAMPER IS TO BE COORDINATED WITH THE SPLIT SYSTEM HEAT PUMP SCHEDULE ON SHEET M301. DAMPER IS TO BE OPENED TO CORRECT ANGLE TO DURING OCCUPIED HOURS AND CLOSED DURING NON-OCCUPIED HOURS.
- OUTSIDE AIR DUCT DOWN THROUGH CEILING FROM TRUSS SPACE. PROVIDE RADIATION DAMPER FOR DUCT PENETRATION. SIZE AS SHOWN ON PLAN.
- 8"Ø OUTSIDE AIR DUCT TO BE STUBBED INTO RETURN AIR DUCT WITH MOTORIZED VOLUME DAMPER. VERIFY EXACT ROUTING AND LOCATION IN FIELD.
- 6"Ø OUTSIDE AIR DUCT TO BE STUBBED INTO RETURN AIR DUCT WITH MOTORIZED VOLUME DAMPER. VERIFY EXACT ROUTING AND LOCATION IN FIELD.
- GC TO UNDERCUT DOOR 1/2" FOR TRANSFER OF MAKE-UP AIR. COORDINATE TO MAINTAIN FIRE RATING.

MECHANICAL SHEET TAG NOTES:

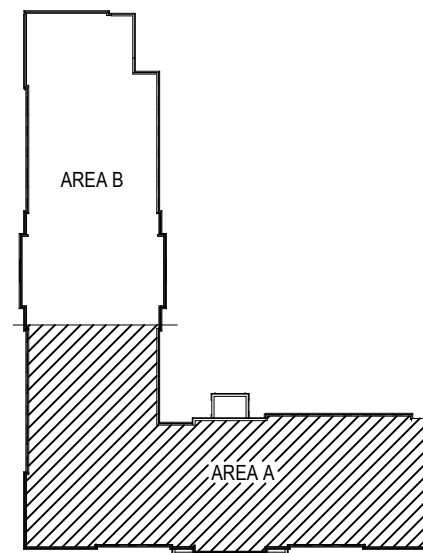
- EXHAUST AIR CAP, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES. SEAL WALL PENETRATION WEATHER TIGHT. PROVIDE WITH GRAVITY BACK DRAFT DAMPER.
- ROUTE REFRIGERANT LIQUID AND SUCTION LINES FROM HP THROUGH WALL. ROUTE PIPING TO RESPECTIVE UNIT INDOORS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW. SEAL WALL PENETRATION WEATHER TIGHT. INSULATE PIPING WITH 1" BLACK ARMAFLEX INSULATION.
- 4" HIGH CONCRETE HOUSEKEEPING PAD BY MECHANICAL CONTRACTOR. MOUNT LEVEL IN ALL DIRECTIONS. NOTE: HOUSE KEEPING PAD TO BE A MINIMUM OF 6" LARGER THAN HP IN ALL DIRECTIONS.
- INSTALL COMBINATION FIRE / SMOKE DAMPER AT DUCT PENETRATION OF CORRIDOR. SEE DETAILS ON SHEET M302.
- SEAL WALL PENETRATION WEATHER TIGHT.
- DRYER VENT EXHAUST CAP, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- CABINET UNIT HEATER MOUNTED AT 18" ABOVE FINISHED FLOOR.
- RETURN AIR TO BE LEFT OPEN AFTER FILTER AND TAKE OFF TO ALLOW FOR TRANSFER AIR TO BE DRAWN INTO MECHANICAL CLOSET TO UNIT.
- 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 ALUMINUM (MINIMUM .016" THICK) 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 25' EQUIVALENT LENGTH. MC TO USE DRYER-ELL ELBOWS FOR ALL DRYER VENT TURNS TO REDUCE CALCULATED LENGTH. 4" DIAMETER ALUMINUM DRYER VENT THRU WALL WITH WALL CAP. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BUILDING.
- HORIZONTAL FURNACE UNIT MOUNTED FROM STRUCTURE WITH ALL THREADED RODS AND VIBRATION ISOLATION KIT. PROVIDE COMPLETE WITH SECONDARY DRAIN PAN. REFER TO DETAIL ON DRAWING M401 FOR ADDITIONAL INFORMATION.

NOTE:
REFER TO ARCHITECTURAL DRAWINGS FOR EXACT
LOCATIONS OF HEAT PUMPS. HEAT PUMPS MAY NOT
BE LOCATED IN FRONT OF BEDROOM WINDOWS.

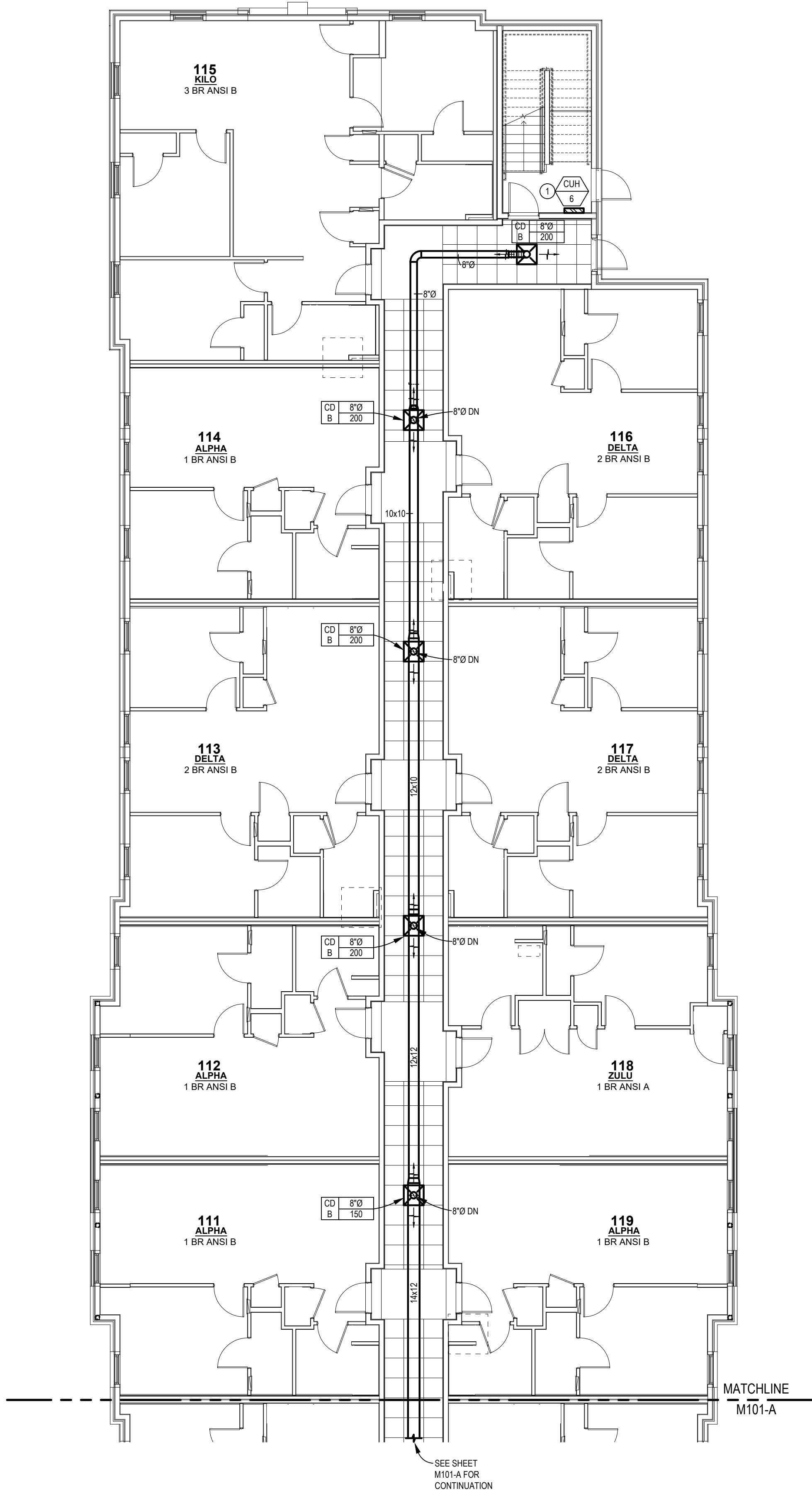


1ST FLOOR MECHANICAL PLAN - AREA A

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

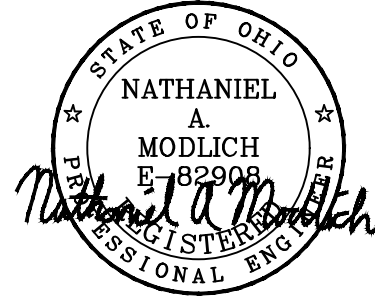


KEY PLAN
NO SCALE



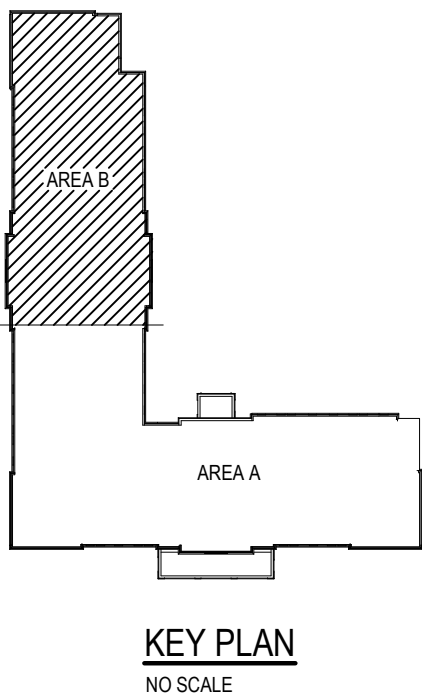
1ST FLOOR MECHANICAL PLAN - AREA B
SCALE: 1/8" = 1'-0"

MECHANICAL SHEET TAG NOTES:
① CABINET UNIT HEATER MOUNTED AT 18" ABOVE FINISHED FLOOR.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

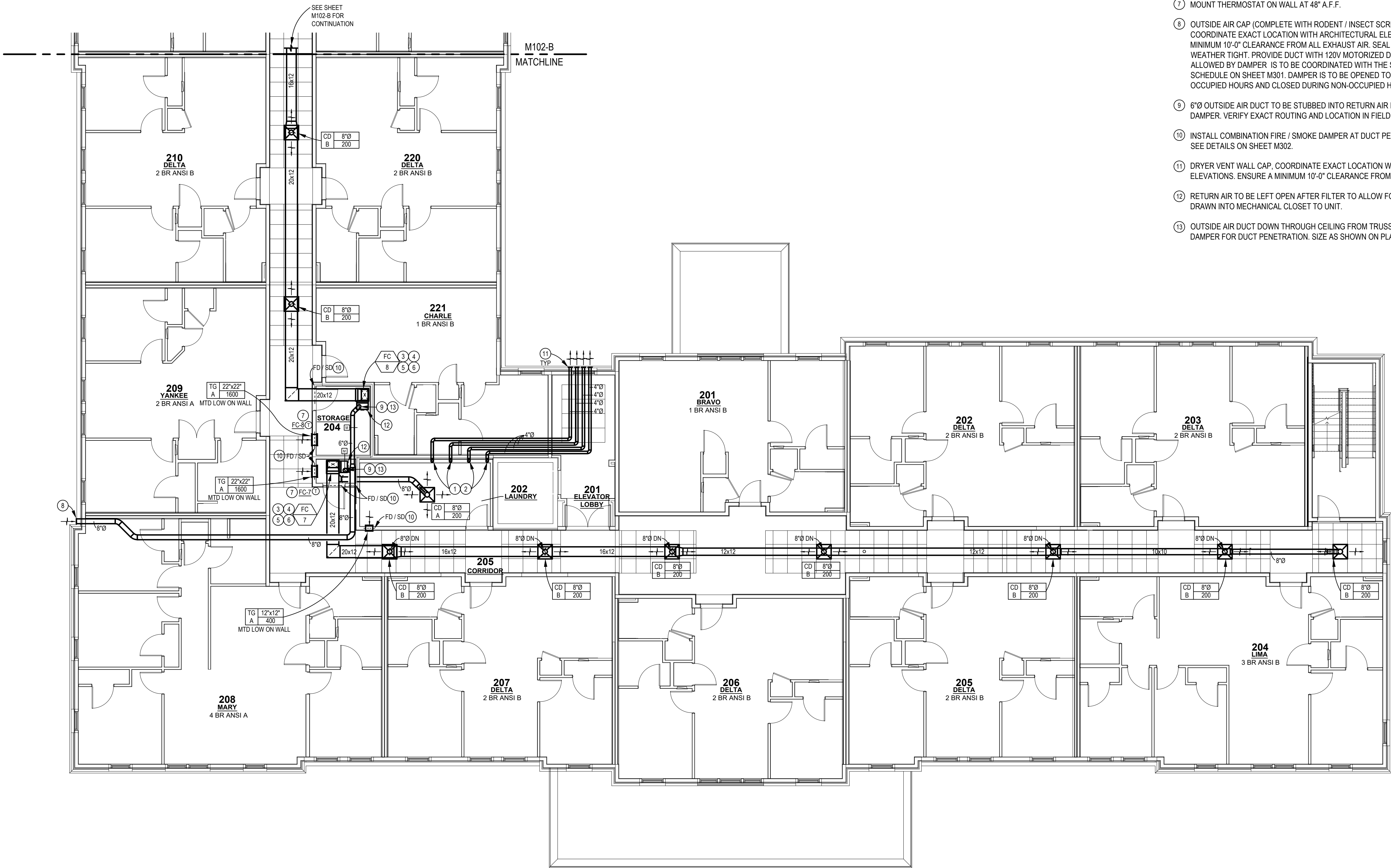
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PROJECT #: 26104 V17
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PROJECT DATE: 07/29/2026
M101-B
1ST FLOOR
MECHANICAL PLAN

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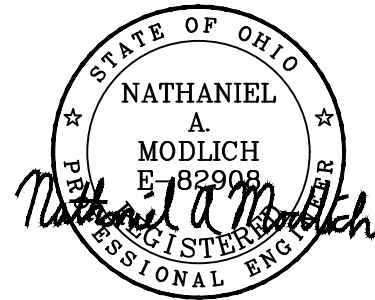
2ND FLOOR MECHANICAL PLAN - AREA A

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

MECHANICAL SHEET TAG NOTES:

- 1 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 ALUMINUM (MINIMUM .016" THICK) 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 25' EQUIVALENT LENGTH. MC TO USE DRYER-ELL ELBOWS FOR ALL DRYER VENT TURNS TO REDUCE CALCULATED LENGTH. 4" DIAMETER ALUMINUM DRYER VENT THRU WALL WITH WALL CAP. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BUILDING.
- 2 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 THE EXHAUST CONNECTION.
- 3 MC TO PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- 4 MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON ROOF. SEAL ROOF/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.
- 5 3/4" COPPER OR CPVC CONDENSATE DRAIN FROM DX COIL. TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- 6 PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER OR CPVC CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
- 7 MOUNT THERMOSTAT ON WALL AT 48" A.F.F.
- 8 OUTSIDE AIR CAP (COMPLETE WITH RODENT / INSECT SCREEN WITH ≤ 0.5 INCH MESH), COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL EXHAUST AIR. SEAL WALL PENETRATION WEATHER TIGHT. PROVIDE DUCT WITH 120V MOTORIZED DAMPER. AMOUNT OF AIR ALLOWED BY DAMPER IS TO BE COORDINATED WITH THE SPLIT SYSTEM HEAT PUMP SCHEDULE ON SHEET M301. DAMPER IS TO BE OPENED TO CORRECT ANGLE TO DURING OCCUPIED HOURS AND CLOSED DURING NON-OCCUPIED HOURS.
- 9 6"Ø OUTSIDE AIR DUCT TO BE STUBBED INTO RETURN AIR DUCT WITH MANUAL VOLUME DAMPER. VERIFY EXACT ROUTING AND LOCATION IN FIELD.
- 10 INSTALL COMBINATION FIRE / SMOKE DAMPER AT DUCT PENETRATION OF CORRIDOR. SEE DETAILS ON SHEET M302.
- 11 DRYER VENT WALL CAP, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- 12 RETURN AIR TO BE LEFT OPEN AFTER FILTER TO ALLOW FOR TRANSFER AIR TO BE DRAWN INTO MECHANICAL CLOSET TO UNIT.
- 13 OUTSIDE AIR DUCT DOWN THROUGH CEILING FROM TRUSS SPACE. PROVIDE RADIATION DAMPER FOR DUCT PENETRATION. SIZE AS SHOWN ON PLAN.





INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

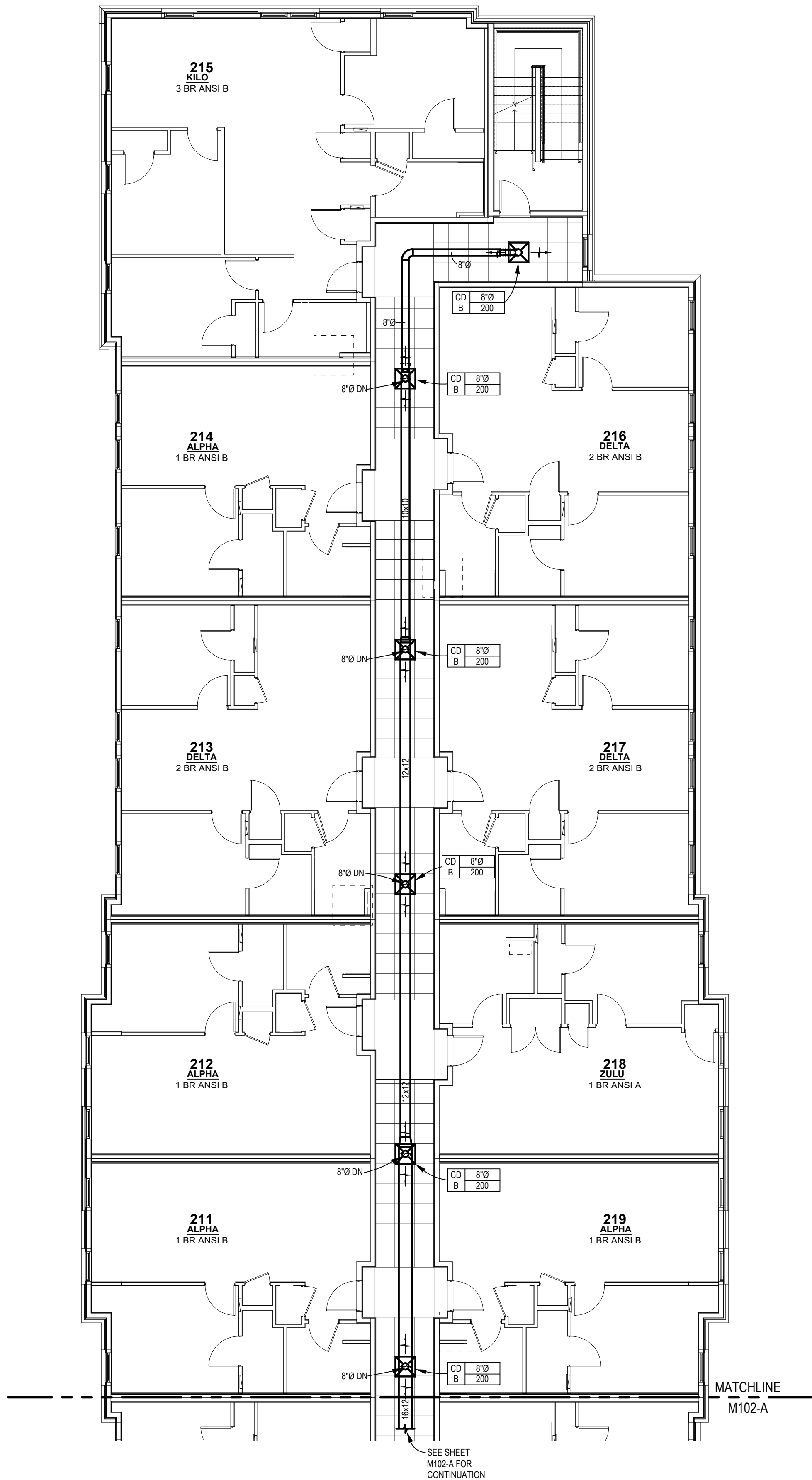
PROJECT #: 26104 V17

PERMIT SET

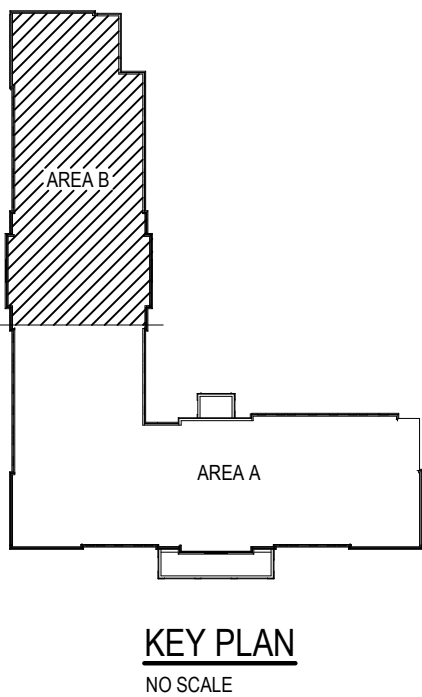
PROJECT DATE: 07/29/2026

M102-B
2ND FLOOR
MECHANICAL PLAN

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2ND FLOOR MECHANICAL PLAN - AREA B
SCALE: 1/8" = 1'-0"



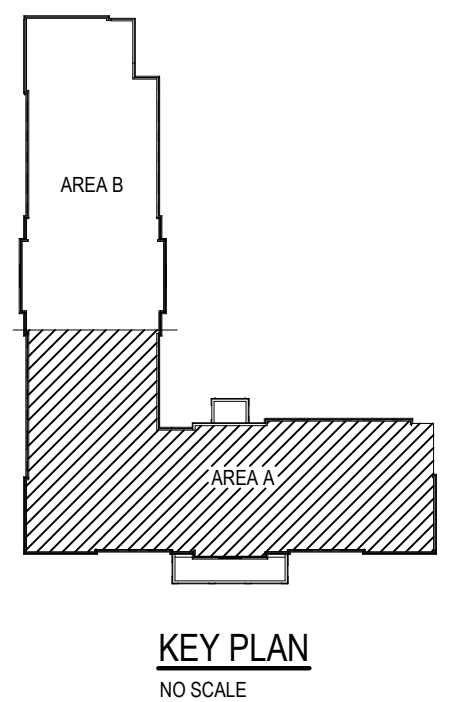
KEY PLAN
NO SCALE



07/29/2026 PERMIT SET

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- 1) DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURERS 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 ALUMINUM (MINIMUM .016" THICK) 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 25' EQUIVALENT LENGTH. MC TO USE DRYER-ELL ELBOWS FOR ALL DRYER VENT TURNS TO REDUCE CALCULATED LENGTH. 4" DIAMETER ALUMINUM DRYER VENT THRU WALL WITH WALL CAP. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BUILDING.
- 2) PER CMQ 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.
- 3) MC TO PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- 4) MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON ROOF. SEAL ROOFWALL PENETRATION WEATHER TIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSULATE SUCTION PIPING WITH 1" ARMAFLEX. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW.
- 5) 3/4" COPPER OR CPVC CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- 6) PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER OR CPVC CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
- 7) MOUNT THERMOSTAT ON WALL AT 48" A.F.F.
- 8) OUTSIDE AIR CAP (COMPLETE WITH RODENT / INSECT SCREEN WITH ± 0.5 INCH MESH), COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL EXHAUST AIR. SEAL WALL PENETRATION WEATHER TIGHT. PROVIDE DUCT WITH 120V MOTORIZED DAMPER. AMOUNT OF AIR ALLOWED BY DAMPER IS TO BE COORDINATED WITH THE SPLIT SYSTEM HEAT PUMP SCHEDULE ON SHEET M301. DAMPER IS TO BE OPENED TO CORRECT ANGLE TO DURING OCCUPIED HOURS AND CLOSED DURING NON-OCCUPIED HOURS.
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- 13) OUTSIDE AIR DUCT DOWN THROUGH CEILING FROM TRUSS SPACE. PROVIDE RADIATION DAMPER FOR DUCT PENETRATION. SIZE AS SHOWN ON PLAN.
- 14) CABINET UNIT HEATER MOUNTED AT 18" ABOVE FINISHED FLOOR.



3RD FLOOR MECHANICAL PLAN - AREA A



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

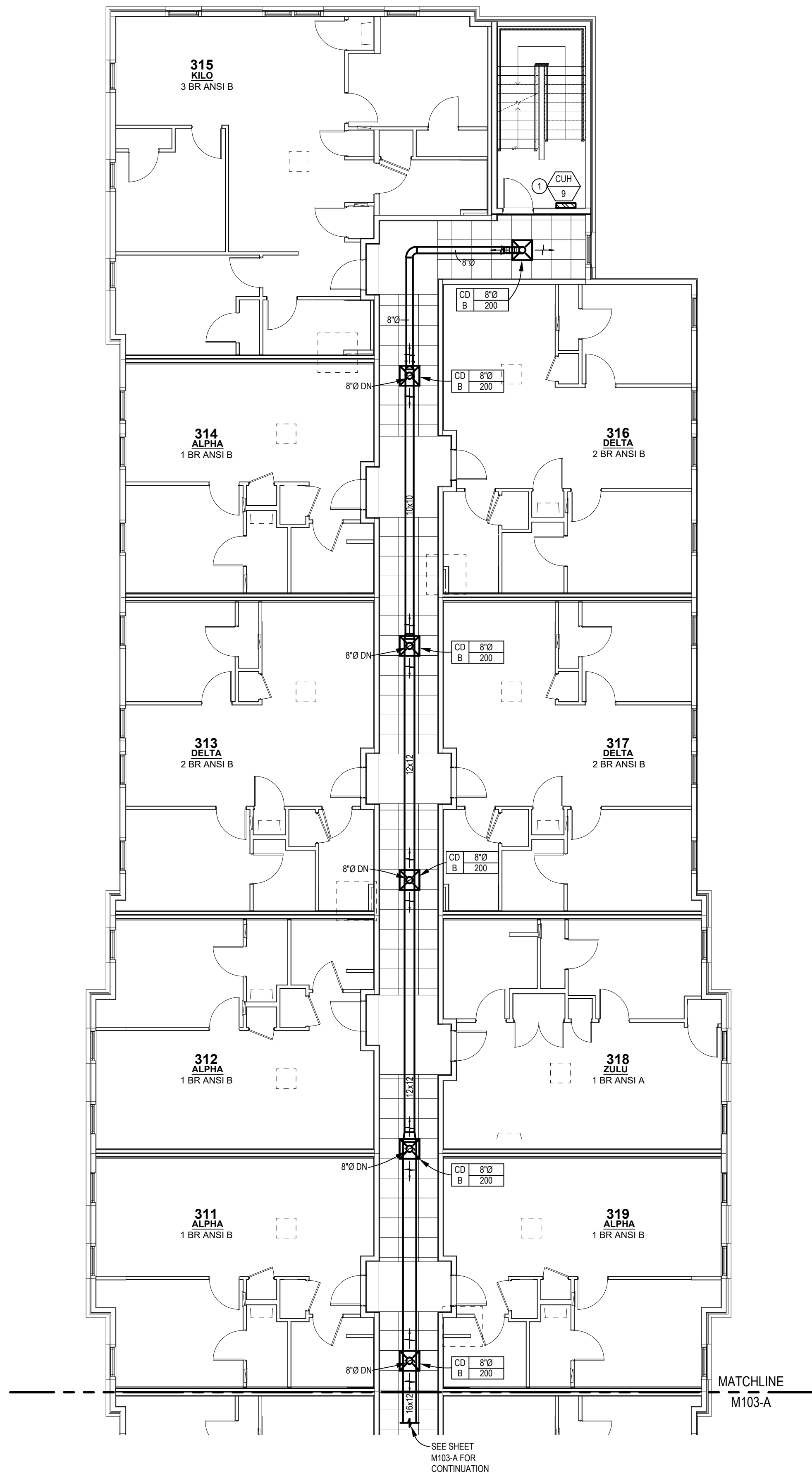
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M103-B

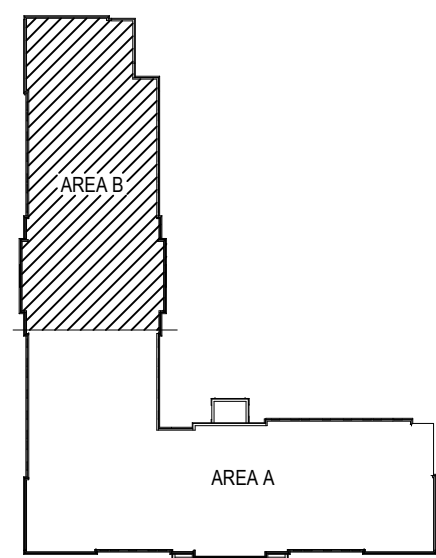
3RD FLOOR
MECHANICAL PLAN

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3RD FLOOR MECHANICAL PLAN - AREA B

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



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

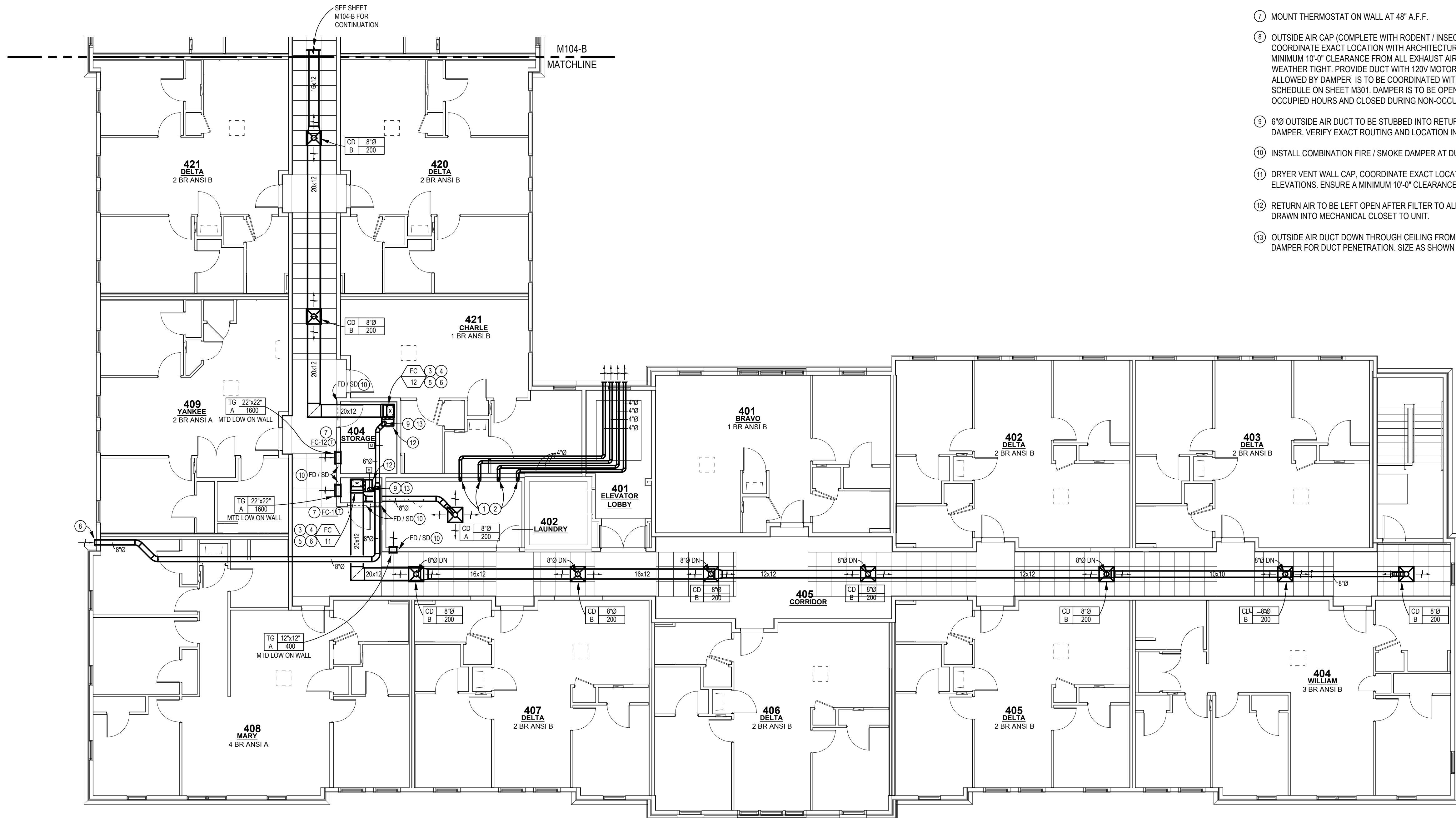
M104-A

4TH FLOOR
MECHANICAL PLAN

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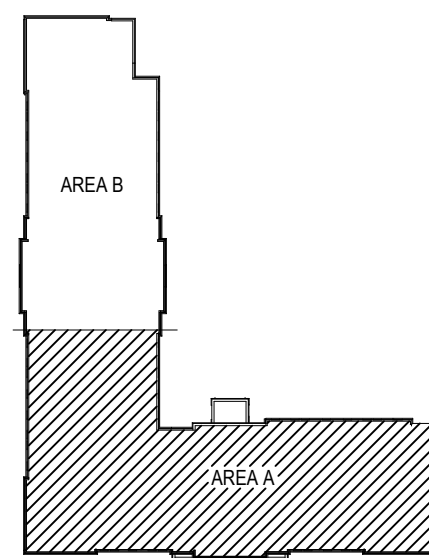
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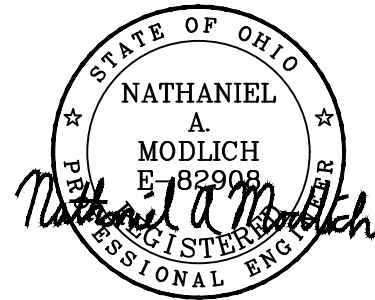


4TH FLOOR MECHANICAL PLAN - AREA A

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



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

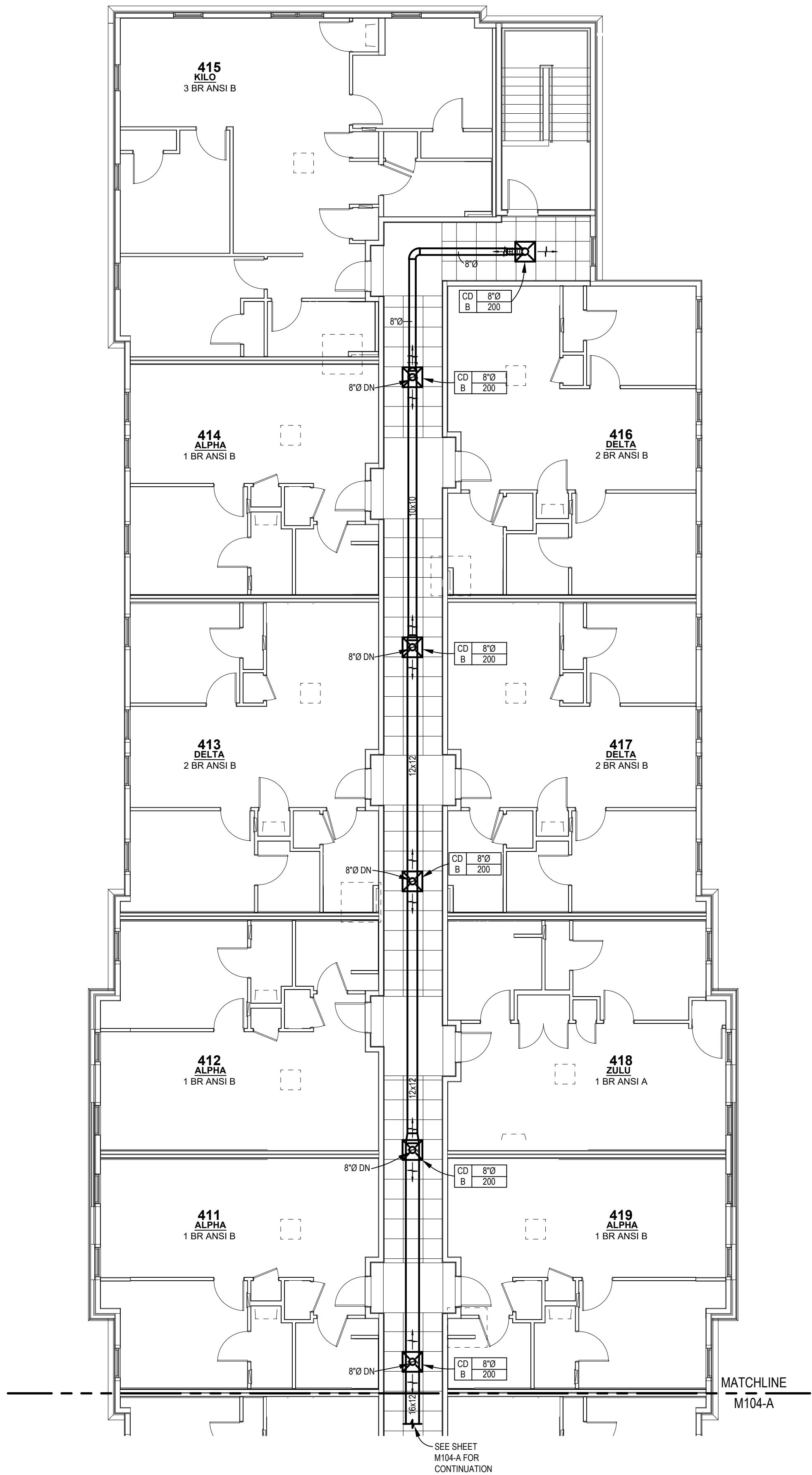
PROJECT #: 26104 V17

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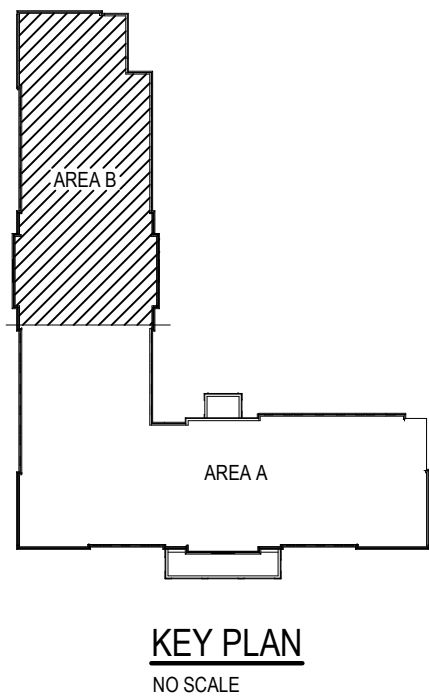
PROJECT DATE: 07/29/2026

M104-B
4TH FLOOR
MECHANICAL PLAN

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4TH FLOOR MECHANICAL PLAN - AREA B
SCALE: 1/8" = 1'-0"



KEY PLAN
NO SCALE



M105-A

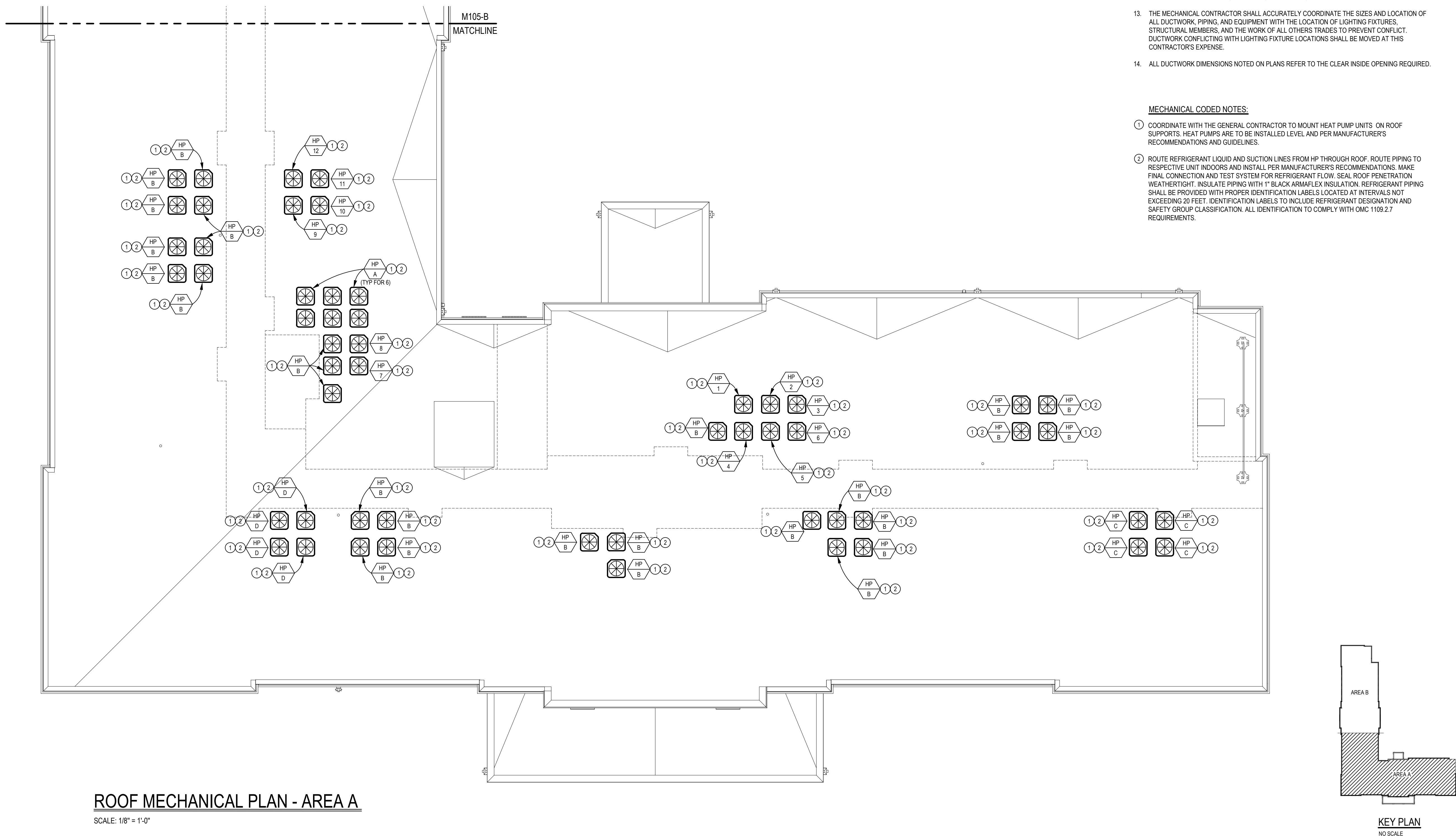
ROOF MECHANICAL PLAN

MECHANICAL GENERAL NOTES:

- MECHANICAL CONTRACTOR SHALL VERIFY VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING OF ANY AND INSTALLATION OF ALL MECHANICAL EQUIPMENT.
- EQUIPMENT SHALL BE INSTALLED PER THE STATE CODE AND THE EQUIPMENT MANUFACTURERS INSTALLATION INSTRUCTIONS. THE MORE STRICT REQUIREMENT SHALL APPLY.
- HANGERS, ANCHORS AND SUPPORTS SHALL SUPPORT THE PIPING AND THE CONTENT OF THE PIPING. HANGERS AND STRAPPING MATERIALS SHALL BE OF APPROVED MATERIALS THAT WILL NOT PROMOTE GALVANIC ACTION.
- FLEXIBLE AIR DUCT SHALL BE TESTED IN ACCORDANCE WITH UL 181. FLEXIBLE DUCT SHALL NOT EXCEED 6 FEET IN LENGTH.
- ALL DUCTWORK JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH MASTICS.
- DUCTWORK SHALL BE SUPPORTED AT MAXIMUM 8 FEET ON CENTERS. FLEXIBLE DUCTS SHALL BE SUPPORTED PER MANUFACTURERS INSTALLATION MANUAL.
- REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MECHANICAL CONTRACTOR TO FURNISH AND INSTALL BALANCING DAMPERS AT BOTH THE DIFFUSER AND AT THE BRANCH DUCT.
- DUCT INSULATION SHALL HAVE FLAME INDEX OF 25 OR LESS AND SMOKE INDEX OF 50 OR LESS. EXTERNAL DUCT INSULATION FACTORY INSULATED FLEXIBLE DUCT SHALL HAVE IDENTIFIED THE MANUFACTURER, R-VALUE, FLAME AND SMOKE INDEX.
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
- PERFORM ALL WORK IN ACCORDANCE WITH THE, RULES & REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTITLES.
- QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
- THE MECHANICAL CONTRACTOR SHALL ACCURATELY COORDINATE THE SIZES AND LOCATION OF ALL DUCTWORK, PIPING, AND EQUIPMENT WITH THE LOCATION OF LIGHTING FIXTURES, STRUCTURAL MEMBERS, AND THE WORK OF ALL OTHERS TRADES TO PREVENT CONFLICT. DUCTWORK CONFLICTING WITH LIGHTING FIXTURE LOCATIONS SHALL BE MOVED AT THIS CONTRACTOR'S EXPENSE.
- ALL DUCTWORK DIMENSIONS NOTED ON PLANS REFER TO THE CLEAR INSIDE OPENING REQUIRED.

MECHANICAL CODED NOTES:

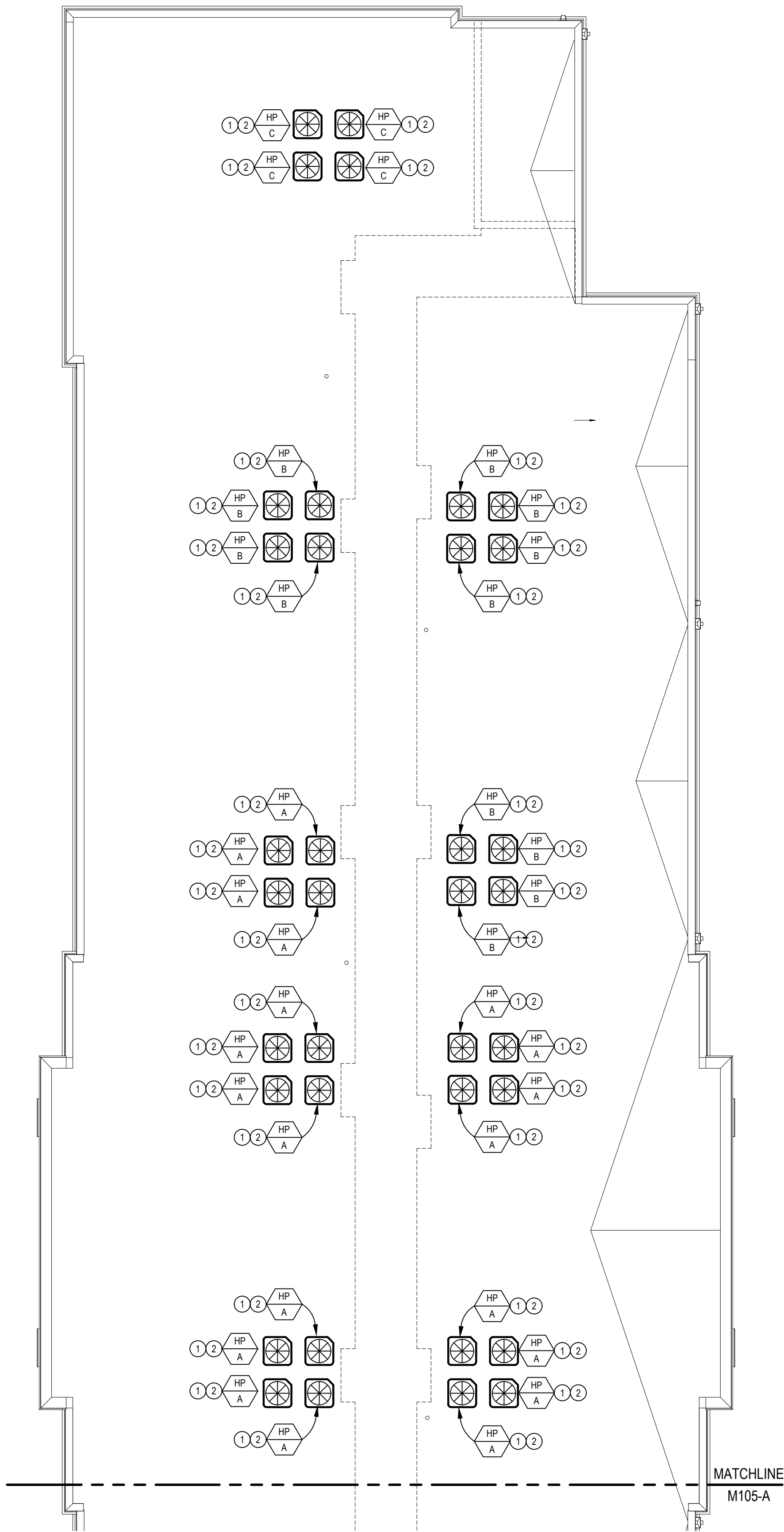
- COORDINATE WITH THE GENERAL CONTRACTOR TO MOUNT HEAT PUMP UNITS ON ROOF SUPPORTS. HEAT PUMPS ARE TO BE INSTALLED LEVEL AND PER MANUFACTURERS RECOMMENDATIONS AND GUIDELINES.
- ROUTE REFRIGERANT LIQUID AND SUCTION LINES FROM HP THROUGH ROOF. ROUTE PIPING TO RESPECTIVE UNIT INDOORS AND INSTALL PER MANUFACTURERS RECOMMENDATIONS. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW. SEAL ROOF PENETRATION WEATHERTIGHT. INSULATE PIPING WITH 1" BLACK ARMAFLEX INSULATION. REFRIGERANT PIPING SHALL BE PROVIDED WITH PROPER IDENTIFICATION LABELS LOCATED AT INTERVALS NOT EXCEEDING 20 FEET. IDENTIFICATION LABELS TO INCLUDE REFRIGERANT DESIGNATION AND SAFETY GROUP CLASSIFICATION. ALL IDENTIFICATION TO COMPLY WITH OMC 1109.2.7 REQUIREMENTS.



ROOF MECHANICAL PLAN - AREA A

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

KEY PLAN
NO SCALE

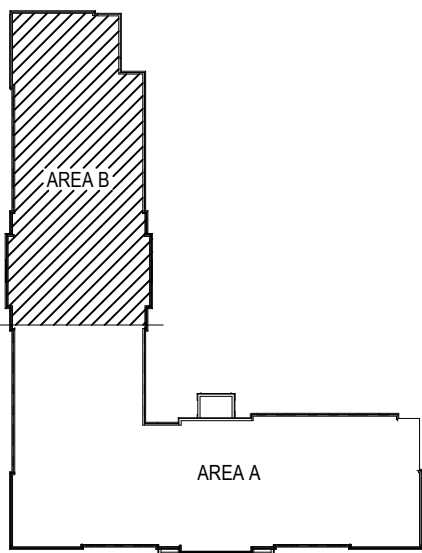


ROOF MECHANICAL PLAN - AREA B

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

MECHANICAL CODED NOTES:

- COORDINATE WITH THE GENERAL CONTRACTOR TO MOUNT HEAT PUMP UNITS ON ROOF SUPPORTS. HEAT PUMPS ARE TO BE INSTALLED LEVEL AND PER MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES.
- ROUTE REFRIGERANT LIQUID AND SUCTION LINES FROM HP THROUGH ROOF. ROUTE PIPING TO RESPECTIVE UNIT INDOORS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW. SEAL ROOF PENETRATION WEATHERTIGHT. INSULATE PIPING WITH 1" BLACK ARMAFLEX INSULATION. REFRIGERANT PIPING SHALL BE PROVIDED WITH PROPER IDENTIFICATION LABELS LOCATED AT INTERVALS NOT EXCEEDING 20 FEET. IDENTIFICATION LABELS TO INCLUDE REFRIGERANT DESIGNATION AND SAFETY GROUP CLASSIFICATION. ALL IDENTIFICATION TO COMPLY WITH OMC 1109.2.7 REQUIREMENTS.



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

M105-B
ROOF MECHANICAL
PLAN

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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 360 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 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.
- 14 MC SHALL COORDINATE MOUNTING OF ERV-1 FROM STRUCTURE WITH ALL THREADED RODS AND SPRING VIBRATION ISOLATORS. ERV TO ME MOUNTED ABOVE CEILING BELOW RATED ASSEMBLY. VERIFY EXACT LOCATION IN FIELD.
- 15 CONCENTRIC WALL KIT FOR ERV, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- 16 DROP 6" DUCT DOWN TO RETURN OF UNIT.
- 17 PROVIDE RADIATION DAMPER AT PENETRATION OF RATED ASSEMBLY.
- 18 EXHAUST DUCT TO RISE AT THIS LOCATION IN WALL CAVITY, UP THROUGH INTO RATED ASSEMBLY. PROVIDE FIRE STOPPING AT PENETRATION.
- 19 MOUNT ERV CONTROLLER ON WALL ADJACENT TO THERMOSTAT AT 48" AFF.
- 20 SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- 21 SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.

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.

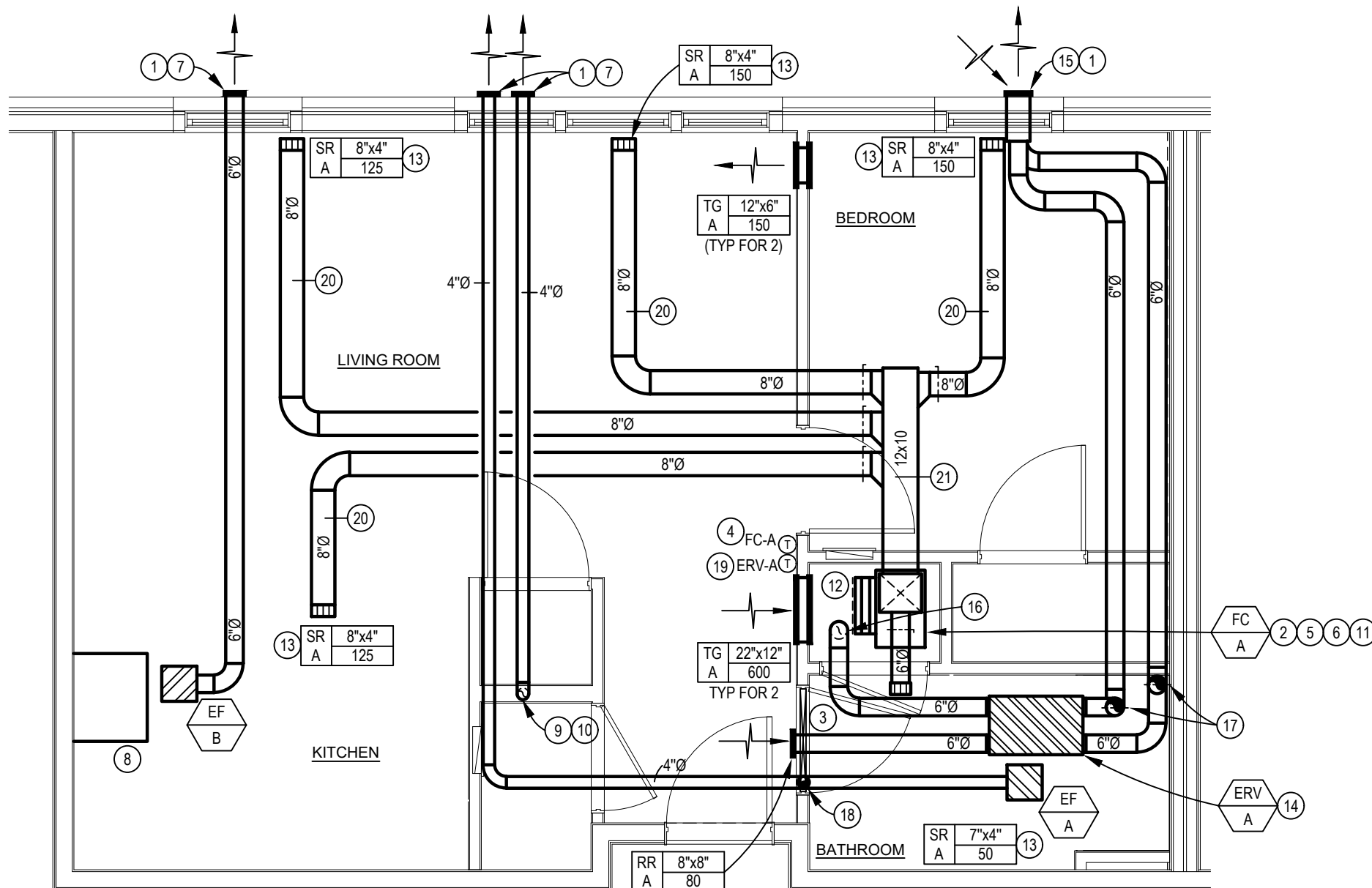
NOTE:
ALL CEILING SUPPLY REGISTERS AND RETURN AIR GRILLES TO HAVE FIRE DAMPERS REQUIRED TO MAINTAIN INTEGRITY OF 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY

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 TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
BRAVO (BEDROOM 1 + LIVING)	570 SF 5130 FT 2 PEOPLE	0.35 ACH $\frac{0.35 \times 5130}{60}$	30 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3

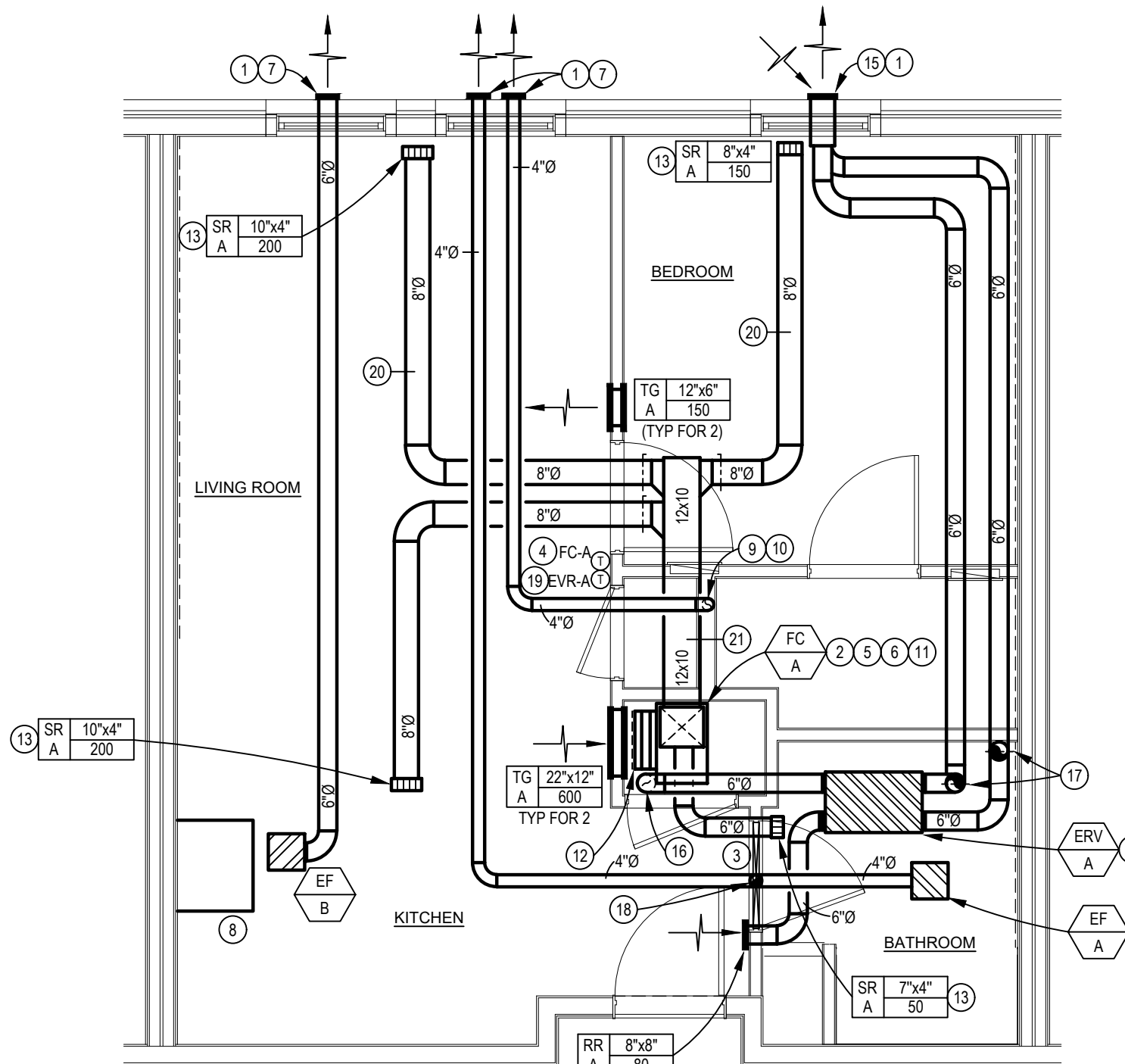


BRAVO MECHANICAL PLAN - 1 BEDROOM

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

VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
ALPHA (BEDROOM 1 + LIVING)	497 SF 4473 FT 2 PEOPLE	0.35 ACH $\frac{0.35 \times 4473}{60}$	30 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



ALPHA MECHANICAL PLAN - 1 BEDROOM

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



MECHANICAL CODED NOTES

- SEAL WALL PENETRATION WEATHER TIGHT.
- MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
- THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
- 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.
- 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- WALL EXHAUST CAP. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
- 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.
- 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.
- PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
- RETURN AIR TO BE LEFT OPEN AFTER FILTER TO ALLOW FOR TRANSFER AIR TO BE DRAWN INTO MECHANICAL CLOSET TO UNIT.
- PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.
- MC SHALL COORDINATE MOUNTING OF ERV-1 FROM STRUCTURE WITH ALL THREADED RODS AND SPRING VIBRATION ISOLATORS. ERV TO ME MOUNTED ABOVE CEILING BELOW RATED ASSEMBLY. VERIFY EXACT LOCATION IN FIELD.
- CONCENTRIC WALL KIT FOR ERV, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- DROP 6" DUCT DOWN TO RETURN OF UNIT.
- PROVIDE RADIATION DAMPER AT PENETRATION OF RATED ASSEMBLY.
- EXHAUST DUCT TO RISE AT THIS LOCATION IN WALL CAVITY, UP THROUGH INTO RATED ASSEMBLY. PROVIDE FIRE STOPPING AT PENETRATION.
- MOUNT ERV CONTROLLER ON WALL ADJACENT TO THERMOSTAT AT 48" AFF.
- SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.

NOTE:
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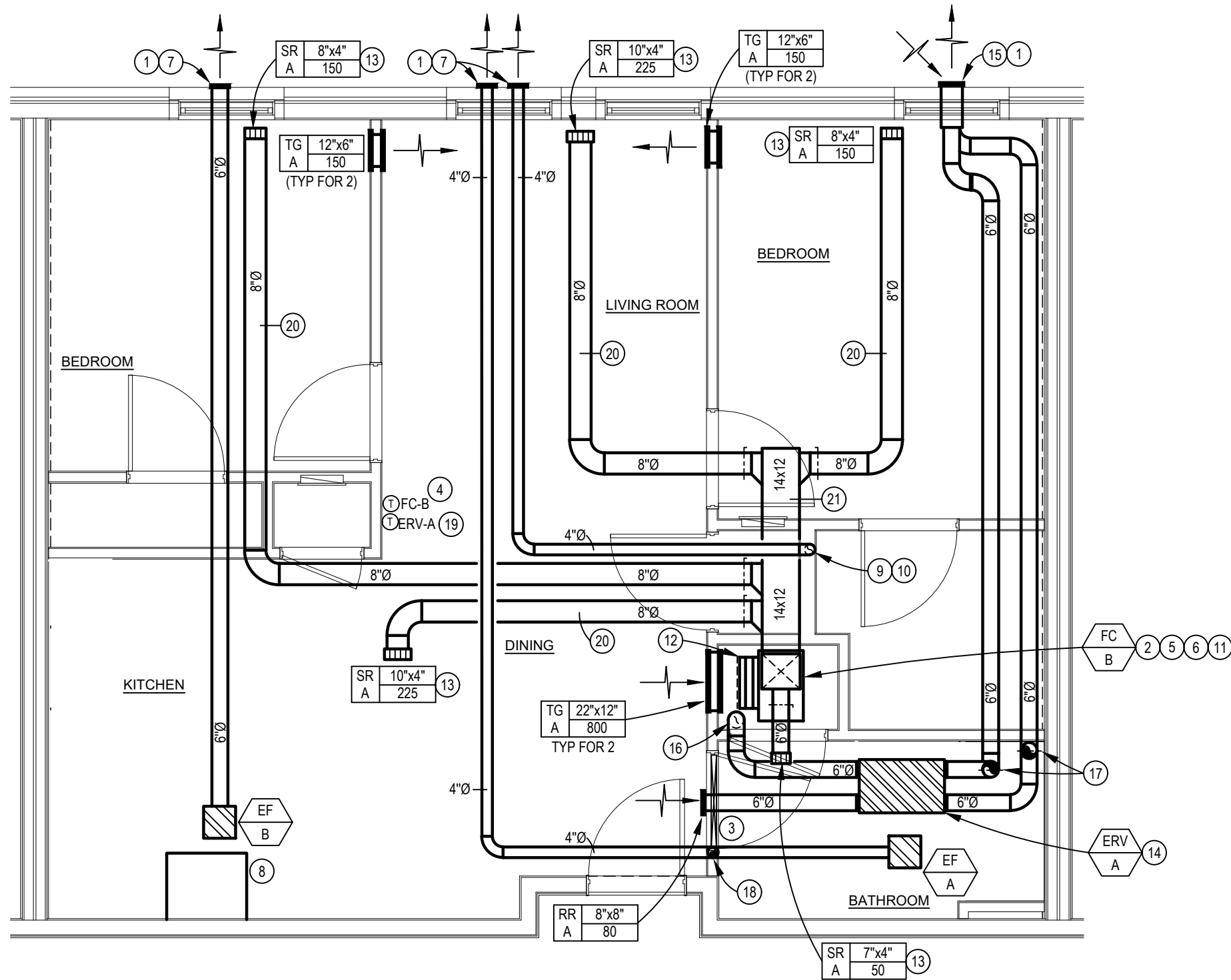
NOTE:
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NOTE:
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NOTE:
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VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
DELTA (BEDROOM 1, 2 + LIVING)	659 SF 5931 FT ³ 3 PEOPLE	0.35 ACH 0.35 x 5931 60	45 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3

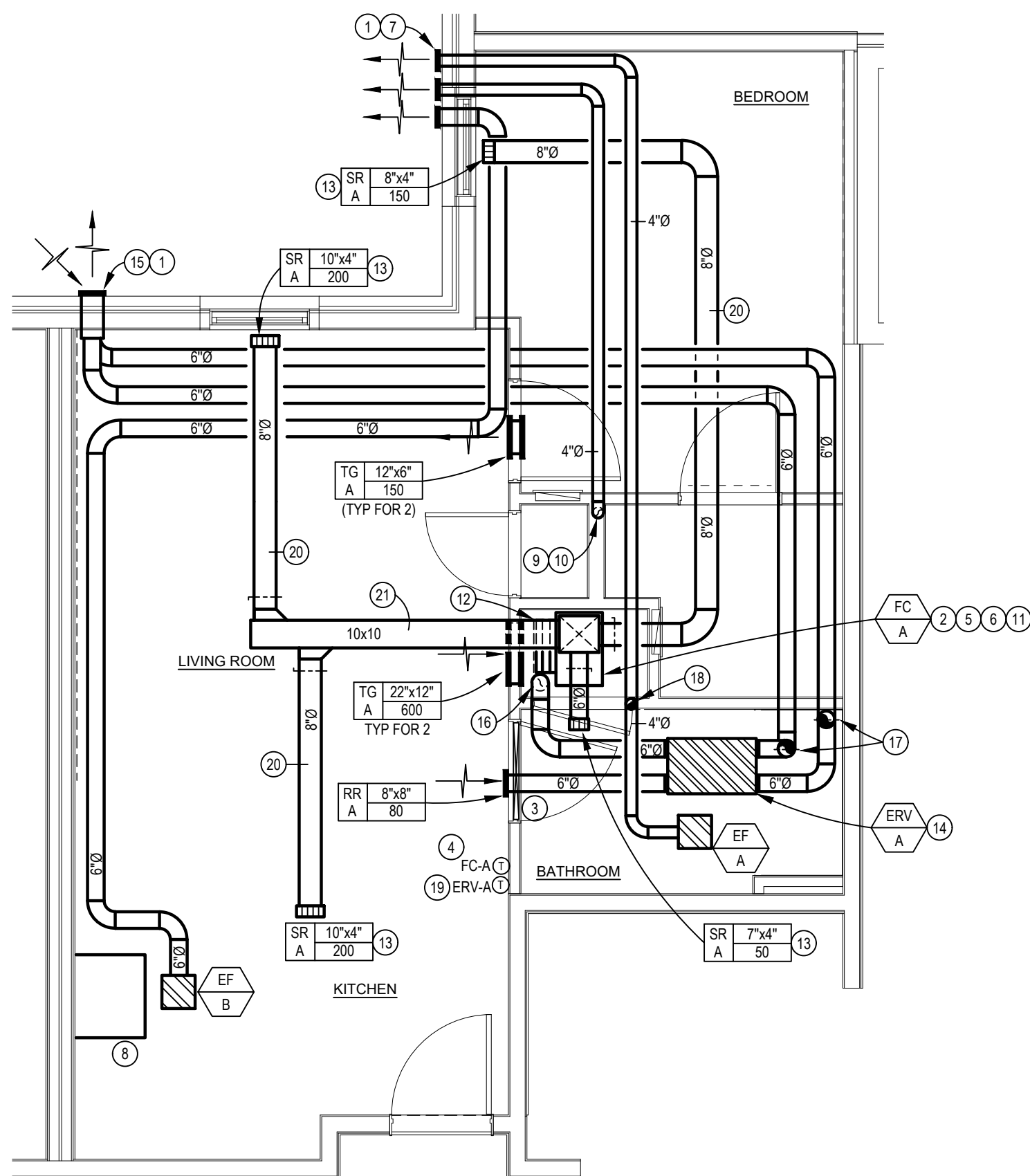


DELTA MECHANICAL PLAN - 2 BEDROOM

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

VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
CHARLIE (BEDROOM 1 + LIVING)	513 SF 4617 FT ³ 2 PEOPLE	0.35 ACH 0.35 x 4617 60	30 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



CHARLIE MECHANICAL PLAN - 1 BEDROOM

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



MECHANICAL CODED NOTES

- SEAL WALL PENETRATION WEATHER TIGHT.
- MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
- THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
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- 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- WALL EXHAUST CAP. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
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- RETURN AIR TO BE LEFT OPEN AFTER FILTER TO ALLOW FOR TRANSFER AIR TO BE DRAWN INTO MECHANICAL CLOSET TO UNIT.
- PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.
- MC SHALL COORDINATE MOUNTING OF ERV-1 FROM STRUCTURE WITH ALL THREADED RODS AND SPRING VIBRATION ISOLATORS. ERV TO ME MOUNTED ABOVE CEILING BETWEEN TRUSSES. VERIFY EXACT LOCATION IN FIELD.
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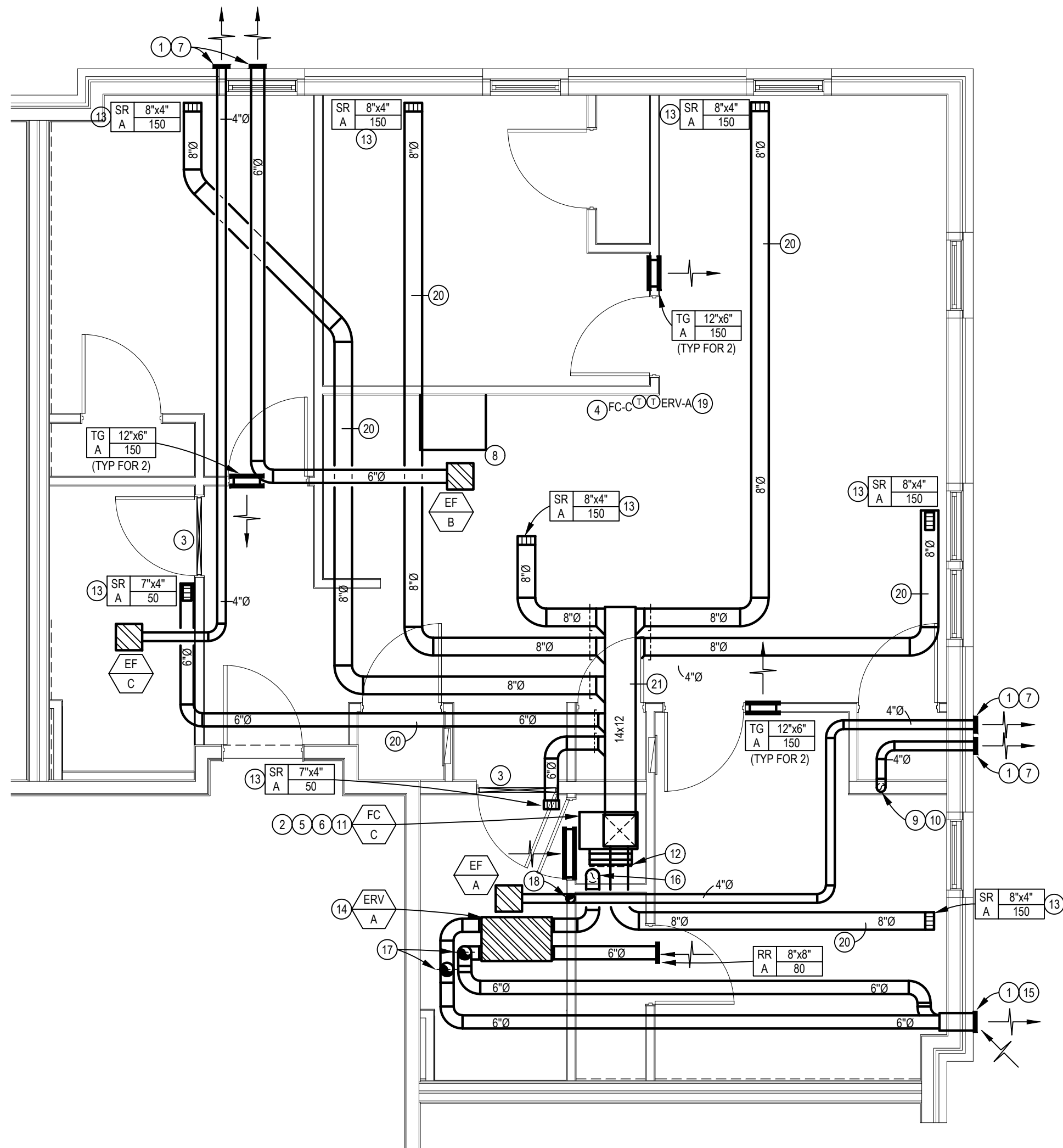
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NOTE:
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VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
KILO (BEDROOM 1, 2, & 3 + LIVING)	972 SF 8748 FT 4 PEOPLE	0.35 ACH 0.35 x 8748 60	60 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



KILO MECHANICAL PLAN - 3 BEDROOM

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

NOTE:
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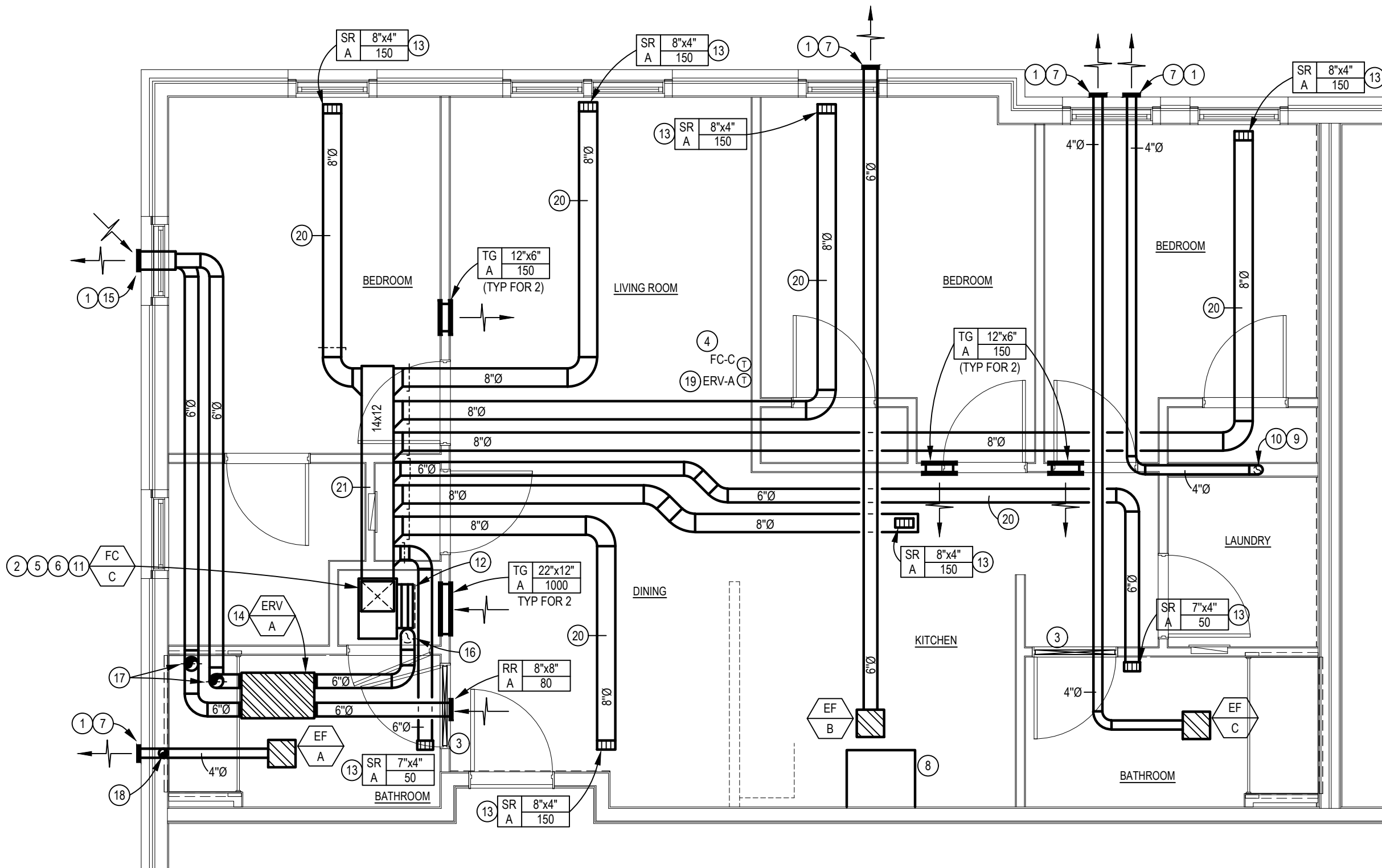
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VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
LIMA (BEDROOM 1, 2, & 3 + LIVING)	903 SF 8127 FT ³ 4 PEOPLE	0.35 ACH 0.35 x 8127 = 60	60 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



LIMA MECHANICAL PLAN - 3 BEDROOM

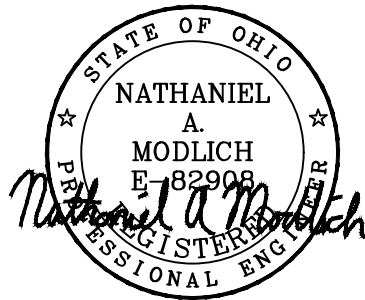
SCALE: 1/4" = 1'-0"

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.
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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

M204
DWELLING UNIT
MECHANICAL PLANS

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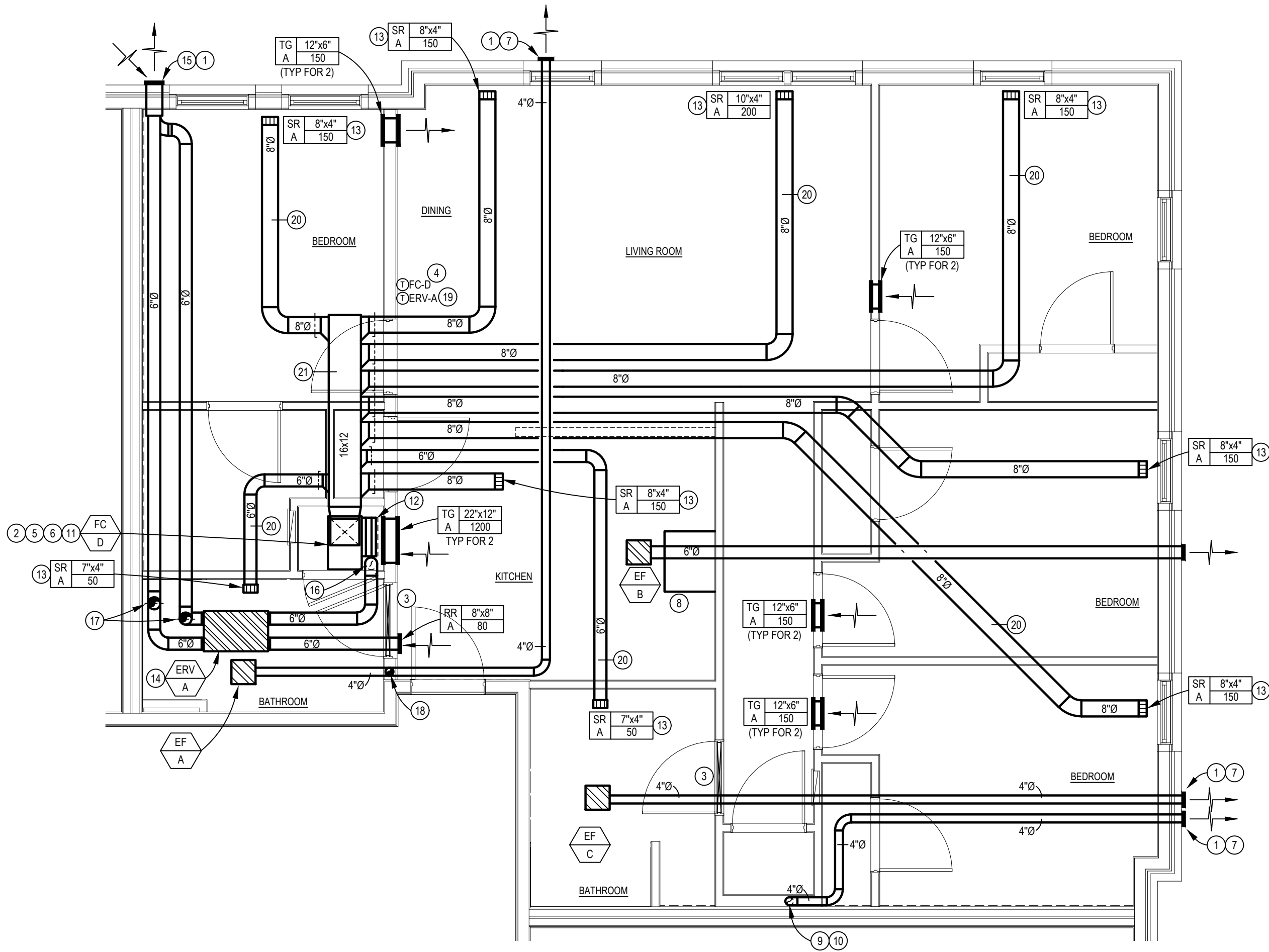
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UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
MARY (BEDROOM 1, 2, 3 & 4 + LIVING)	1098 SF 9882 FT 5 PEOPLE	0.35 ACH 0.35 x 9882 60	75 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



MARY MECHANICAL PLAN - 4 BEDROOM

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.
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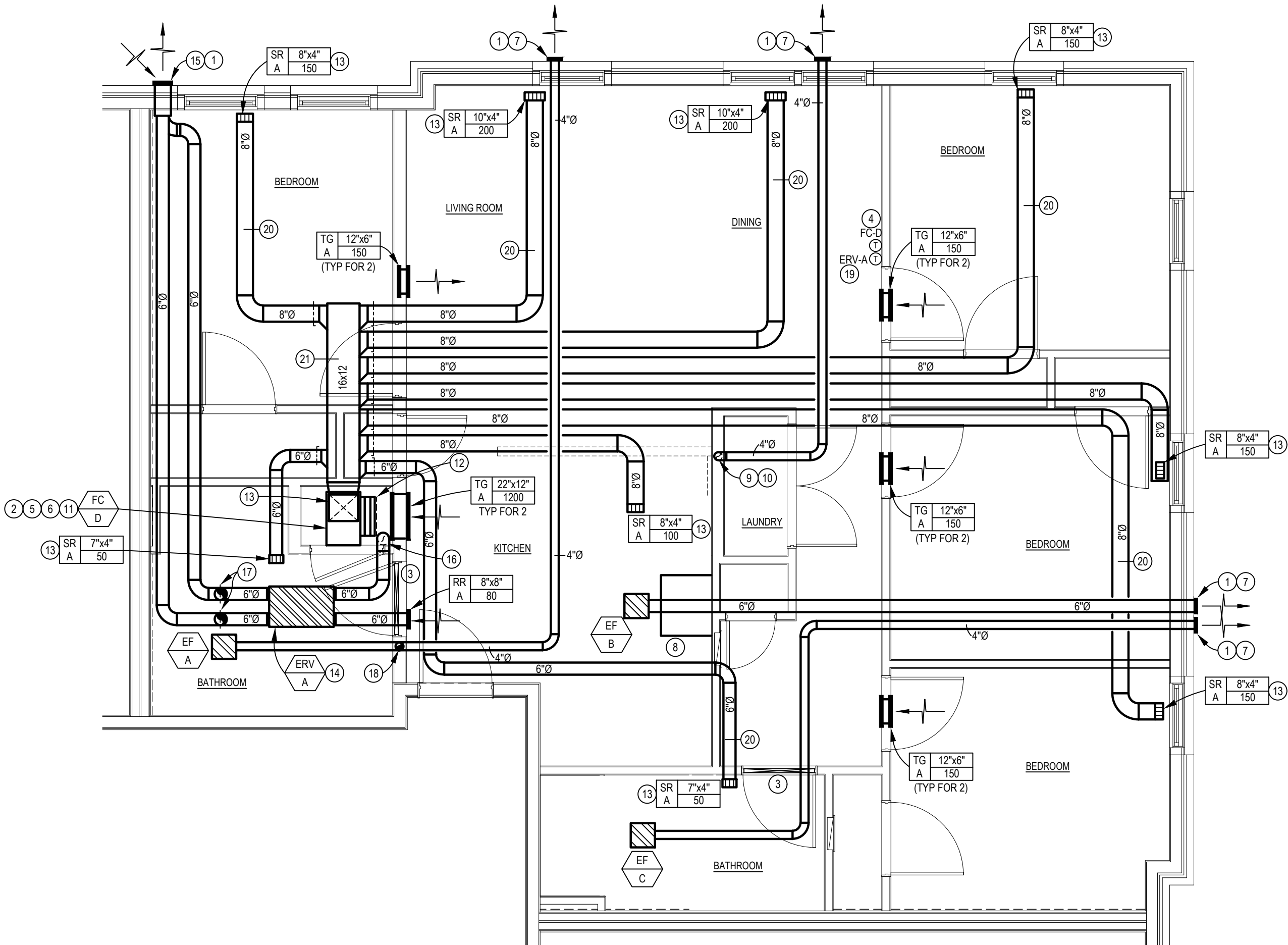
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VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
VICTOR (BEDROOM 1, 2, 3 & 4 + LIVING)	1126 SF 10134 FT. 5 PEOPLE	0.35 ACH 0.35 x 10134 60	75 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



VICTOR MECHANICAL PLAN - 4 BEDROOM

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.
- 14 MC SHALL COORDINATE MOUNTING OF ERV-1 FROM STRUCTURE WITH ALL THREADED RODS AND SPRING VIBRATION ISOLATORS. ERV TO ME MOUNTED ABOVE CEILING BETWEEN TRUSSES. VERIFY EXACT LOCATION IN FIELD.
- 15 CONCENTRIC WALL KIT FOR ERV, COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- 16 DROP 6" DUCT DOWN TO RETURN OF UNIT.
- 17 PROVIDE RADIATION DAMPER AT PENETRATION OF RATED ASSEMBLY.
- 18 EXHAUST DUCT TO RISE AT THIS LOCATION IN WALL CAVITY, UP THROUGH INTO RATED ASSEMBLY. PROVIDE FIRE STOPPING AT PENETRATION.
- 19 MOUNT ERV CONTROLLER ON WALL ADJACENT TO THERMOSTAT AT 48" AFF.
- 20 SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- 21 SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.



MECHANICAL CODED NOTES

- SEAL WALL PENETRATION WEATHER TIGHT.
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- 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
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- COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
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- DROP 6" DUCT DOWN TO RETURN OF UNIT.
- PROVIDE RADIATION DAMPER AT PENETRATION OF RATED ASSEMBLY.
- EXHAUST DUCT TO RISE AT THIS LOCATION IN WALL CAVITY, UP THROUGH INTO RATED ASSEMBLY. PROVIDE FIRE STOPPING AT PENETRATION.
- MOUNT ERV CONTROLLER ON WALL ADJACENT TO THERMOSTAT AT 48" AFF.
- SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.

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.

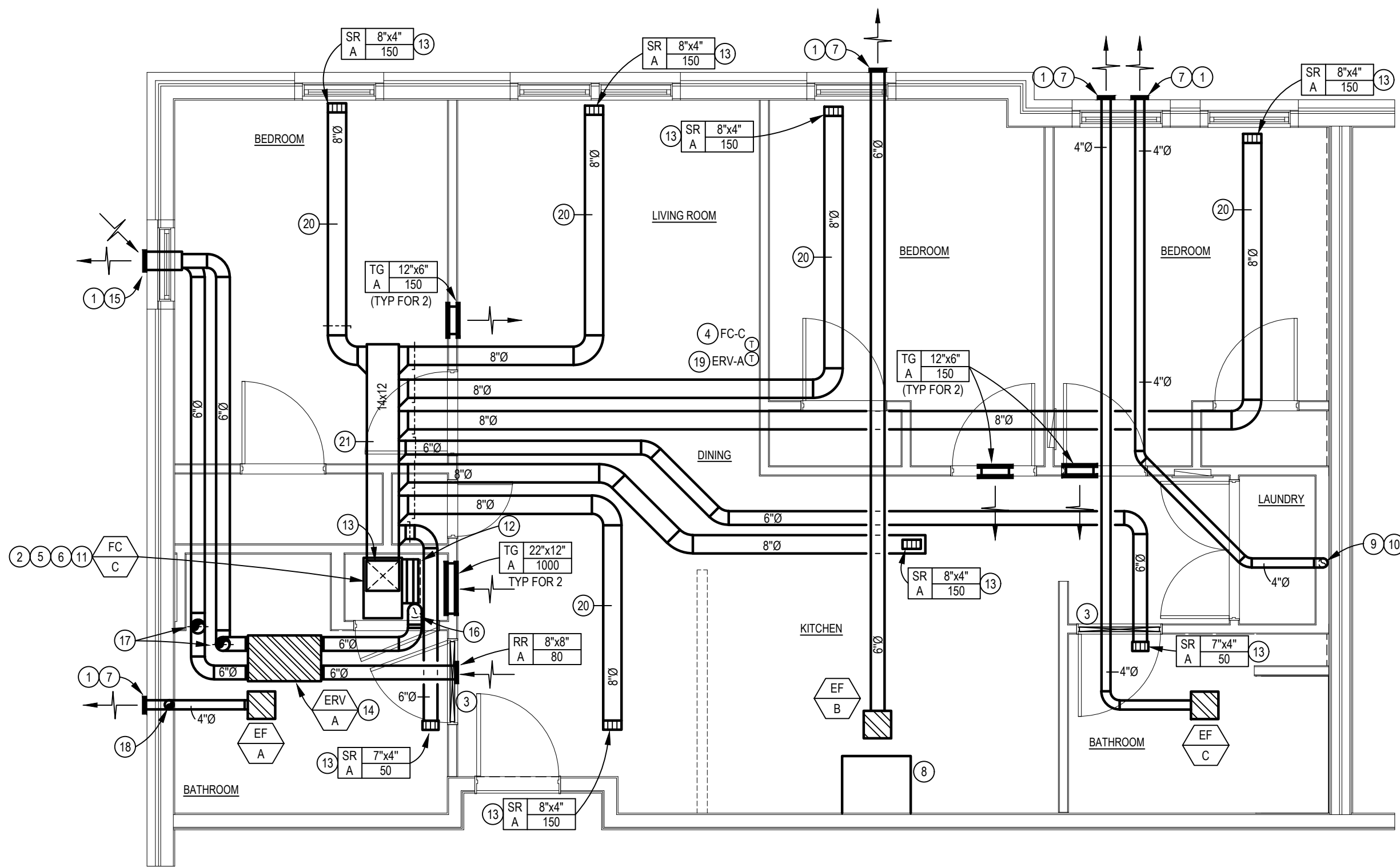
NOTE:
ALL CEILING SUPPLY REGISTERS AND RETURN AIR GRILLES TO HAVE FIRE DAMPERS REQUIRED TO MAINTAIN INTEGRITY OF 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY

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 TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
WILLIAM (BEDROOM 1, 2, & 3 + LIVING)	952 SF 8568 FT 4 PEOPLE	0.35 ACH 0.35 x 8568 60	60 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



WILLIAM MECHANICAL PLAN - 3 BEDROOM

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.

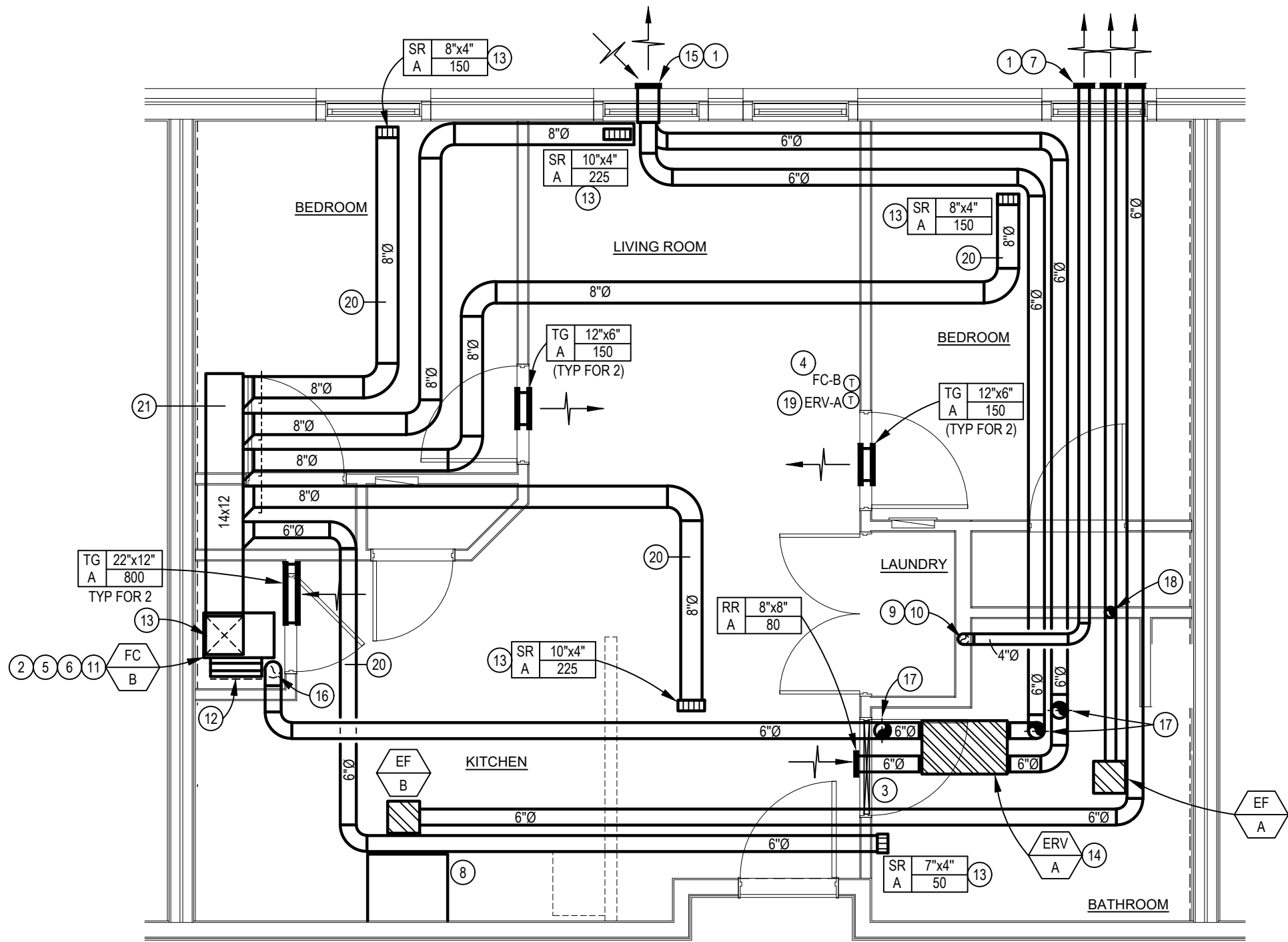
NOTE:
ALL CEILING SUPPLY REGISTERS AND RETURN AIR GRILLES TO HAVE FIRE DAMPERS REQUIRED TO MAINTAIN INTEGRITY OF 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY

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 TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
YANKEE (BEDROOM 1, 2 + LIVING)	674 SF 6066 FT ³ 3 PEOPLE	0.35 ACH 0.35 x 6066 60	45 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3

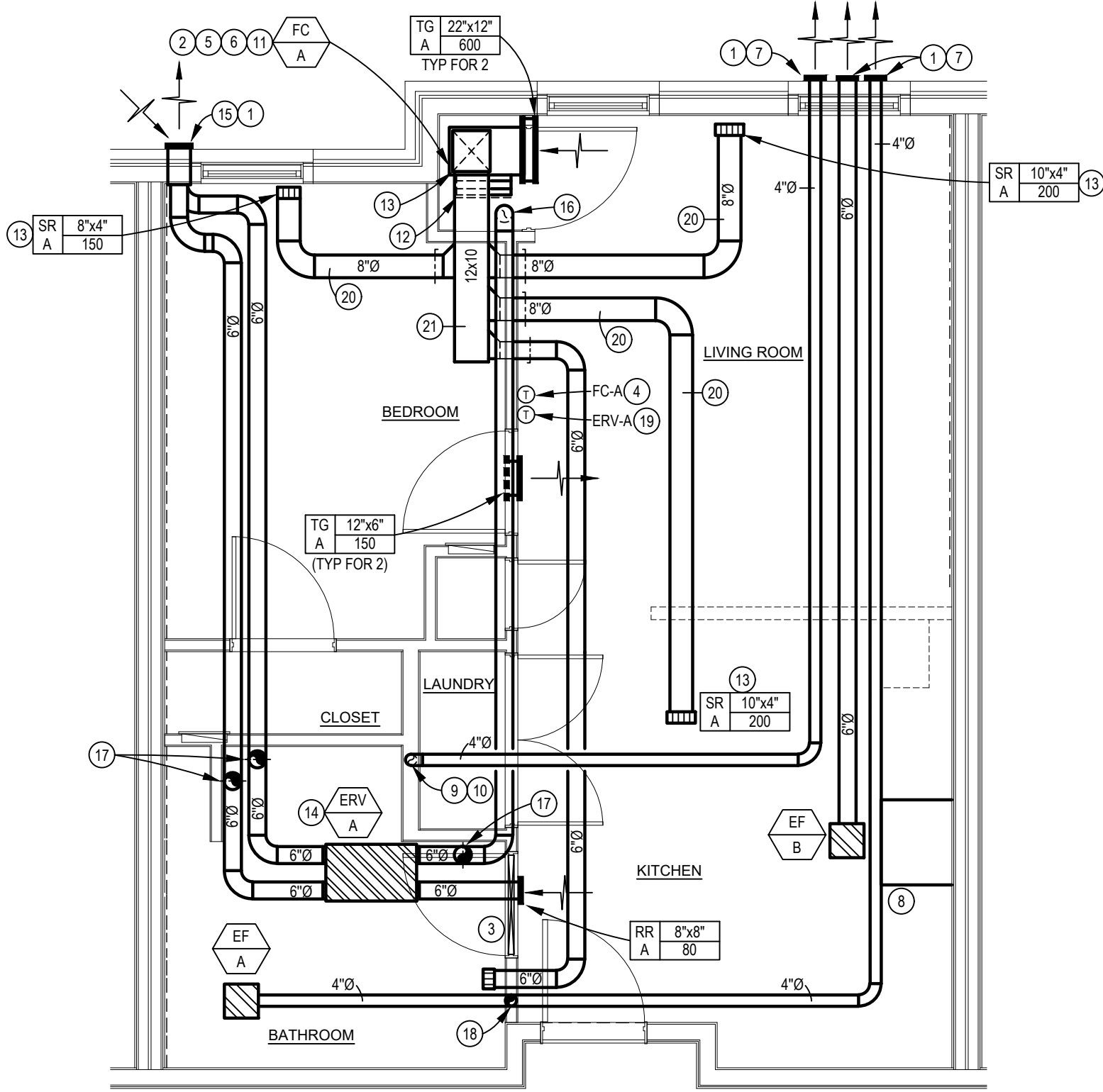


YANKEE MECHANICAL PLAN - 2 BEDROOM

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

VENTILATION REQUIREMENT CALCULATIONS					
UNIT TYPE	UNIT AREA (SQ. FT.) (VOLUME) (OCCUPANTS)	VENTILATION REQUIREMENT (0.35 ACH OR 15 CFM/PER.)	OA REQ'D (CFM)	SUPPLIED (CFM)	PASS/FAIL
LIMA (BEDROOM 1 + LIVING)	555 SF 4995 FT ³ 2 PEOPLE	0.35 ACH 0.35 x 4995 60	30 CFM	80 CFM	PASS

VENTILATION REQUIREMENTS BASED FROM OMC 403.3



ZULU MECHANICAL PLAN - 1 BEDROOM

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

MECHANICAL CODED NOTES

- SEAL WALL PENETRATION WEATHER TIGHT.
- MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
- THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
- 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.
- 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- WALL EXHAUST CAP. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
- 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.
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- DROP 6" DUCT DOWN TO RETURN OF UNIT.
- PROVIDE RADIATION DAMPER AT PENETRATION OF RATED ASSEMBLY.
- EXHAUST DUCT TO RISE AT THIS LOCATION IN WALL CAVITY, UP THROUGH INTO RATED ASSEMBLY. PROVIDE FIRE STOPPING AT PENETRATION.
- MOUNT ERV CONTROLLER ON WALL ADJACENT TO THERMOSTAT AT 48" AFF.
- SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.

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 MANUFACTURERS' 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.

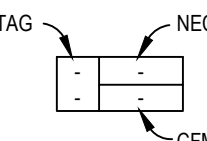
EXHAUST FAN SCHEDULE - APARTMENT UNITS									
TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM	ESP	MOTOR HP & VOLTAGE	FAN TYPE	MAX SOUND LEVEL	REMARKS
EF A	PANASONIC FV-0810VSS1	UNIT RESTROOMS	EXHAUST	70	0.25	10.8 WATTS 120V, 1PH	CLG MTD	0.6 SONES	1 - 5, 8 & 9 BELOW
EF B	BROAN NUTONE QTXE150	UNIT KITCHEN	EXHAUST	120	0.25"	47.3 WATTS 120V, 1PH	CLG MTD	1.4 SONES	1 - 4 & 6 - 9 BELOW
EF C	PANASONIC FV-0810VSS1	UNIT RESTROOMS	EXHAUST	70	0.25	10.8 WATTS 120V, 1PH	CLG MTD	0.6 SONES	1 - 6, 8 & 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 6. FAN TO BE PROVIDED WITH ROFU 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									

EXHAUST FAN SCHEDULE - COMMON SPACE											
TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM	ESP	MOTOR HP & VOLTAGE	FAN RPM	FAN TYPE	MAX SOUND LEVEL	WEIGHT (LBS)	REMARKS
EF 1	GREENHECK SP-A110	STAFF RR 108	TOILET EXHAUST	75	0.375"	17.7 W 120V, 1Ø	1400	CEILING	1.5	17	SEE NOTES BELOW
EF 2	GREENHECK SP-A110	UNISEX 116	TOILET EXHAUST	75	0.375"	17.7 W 120V, 1Ø	1400	CEILING	1.5	17	SEE NOTES BELOW
EF 3	GREENHECK SP-A110	UNISEX 117	TOILET EXHAUST	75	0.375"	17.7 W 120V, 1Ø	1400	CEILING	1.5	17	SEE NOTES BELOW
NOTES: PROVIDE WITH THE FOLLOWING ITEMS: 1. INTEGRAL INLET GRILLE 2. THERMAL OVERLOAD PROTECTION 3. OUTLET DUCT FLANGE CONNECTION 4. WALL CAP W/ INTEGRAL BACKDRAFT DAMPER & BIRDSCREEN 5. SOLID STATE SPEED CONTROL (FOR BALANCING ONLY) 6. SWITCH WITH ROOM LIGHT (REFER TO ELEC. DRAWINGS) 7. HANGING KIT W/ NEOPRENE VIBRATION ISOLATORS											
SIMILAR MANUFACTURERS: COOK, BROAN & PENN FANS											

VENTILATION AIR REQUIREMENT												
HVAC UNIT	ZONE DESCRIPTION	ZONE FLOOR AREA (SQ. FT.) Az	AREA OUTDOOR AIR RATE (CFM/SQ. FT.) Ra	PEOPLE OUTDOOR AIR RATE (CFM/PERSON) Rp	ZONE POPULATION (# OF PEOPLE) Pz	BREATHING ZONE OUTDOOR AIR FLOW (CFM) Vbz	ZONE AIR DISTRIBUTION EFFECTIVENESS Ez	ZONE OUTDOOR AIR FLOW (CFM) Voz	SYSTEM VENTILATION EFFICIENCY Ev	MINIMUM OUTDOOR AIR INTAKE FLOW (CFM) Vaz	DESIGN OUTDOOR AIR INTAKE FLOW (CFM)	REMARKS
FC-1	104 - Office	152	0.06	5	2	19.12	0.8	23.9	1	23.9	30	
	105 - Leasing	99	0.06	5	2	15.94	0.8	19.925	1	19.925	20	
	106 - PM	95	0.06	5	2	15.7	0.8	19.625	1	19.625	20	
	107 - Office Hall	108	0.06	0	0	6.48	0.8	8.1	1	8.1	10	
	108 - Staff RR	48	0	0	0	75cfm/fixture	0.8	75cfm/fixture	1	75cfm/fixture	0	Quantities shown are for exhaust. 75 cfm
	109 - Paper	67	0.06	5	0	4.02	0.8	5.025	1	5.025	7	
	110 - Social Services	98	0.06	5	2	15.88	0.8	19.85	1	19.85	20	
	TOTALS	666			8	77.14		96.425		96.425	107	
FC-2	100 - Vestibule	83	0.06	5	0	4.98	0.8	6.225	1	6.225	9	
	101 - Lobby	419	0.06	5	5	50.14	0.8	62.675	1	62.675	72	
	102 - Mail	61	0.06	5	0	3.96	0.8	4.575	1	4.575	9	
	103 - PC/KG	109	0.06	5	0	6.54	0.8	8.175	1	8.175	15	
	119 - Staging	169	0.06	5	0	10.14	0.8	12.675	1	12.675	15	
	127 - Elevator Lobby	127	0.06	5	2	17.62	0.8	22.025	1	22.025	24	
	TOTALS	966			7	93.66		116.35		116.35	144	
FC-3	101 - Lobby	348	0.06	5	4	40.88	0.8	51.1	1	51.1	60	
	125 - Corridor	572	0.06	0	0	34.32	0.8	42.9	1	42.9	60	
	TOTALS	920			4	75.2		94		94	120	
FC-4&5	112 - Storage	127	0.06	5	0	7.62	0.8	9.525	1	9.525	22	
	113 - Conference	296	0.06	5	8	57.16	0.8	71.45	1	71.45	78	
	114 - Community	990	0.06	5	12	119.4	0.8	149.25	1	149.25	165	
	115 - Kitchenette	225	0.06	5	4	33.5	0.8	41.875	1	41.875	45	
	TOTALS	1628			24	217.68		272.1		272.1	316	
	FC-6	125 - Corridor	1360	0.06	0	0	81.6	0.8	102	1	102	120
	TOTALS	1360			0	81.6		102		102	120	
FC-7&8	205 - Corridor	2550	0.06	0	0	153	0.8	191.25	1	191.25	200	
	TOTALS	2550			0	153		191.25		191.25	200	
FC-8&10	305 - Corridor	2550	0.06	0	0	153	0.8	191.25	1	191.25	200	
	TOTALS	2550			0	153		191.25		191.25	200	
FC-11&12	405 - Corridor	2550	0.06	0	0	153	0.8	191.25	1	191.25	200	
	TOTALS	2550			0	153		191.25		191.25	200	
NOTES: VENTILATION RATES ARE BASED ON IMC 2021. ASHRAE 62.1-2013 ITEM 6.2.2.1 BREATHING ZONE OUTDOOR AIR FLOW (CFM) Vbz = RpPz+RaAz x 1.00 WHERE: Az = ZONE FLOOR AREA Pz = POPULATION Rp = TABLE 6.1 OUTDOOR AIR PER PERSON Ra = TABLE 6.1 OUTDOOR AIR PER AREA												

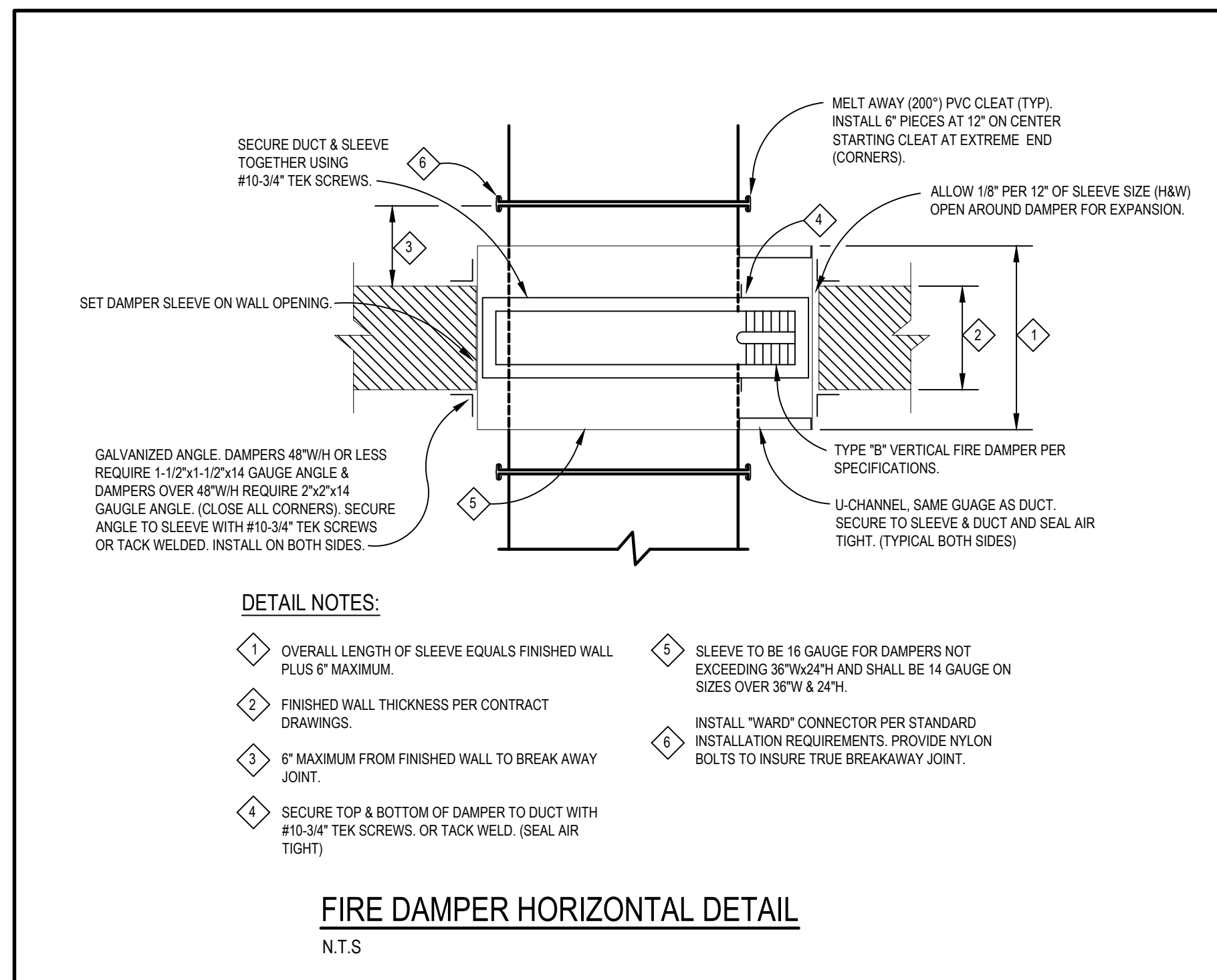
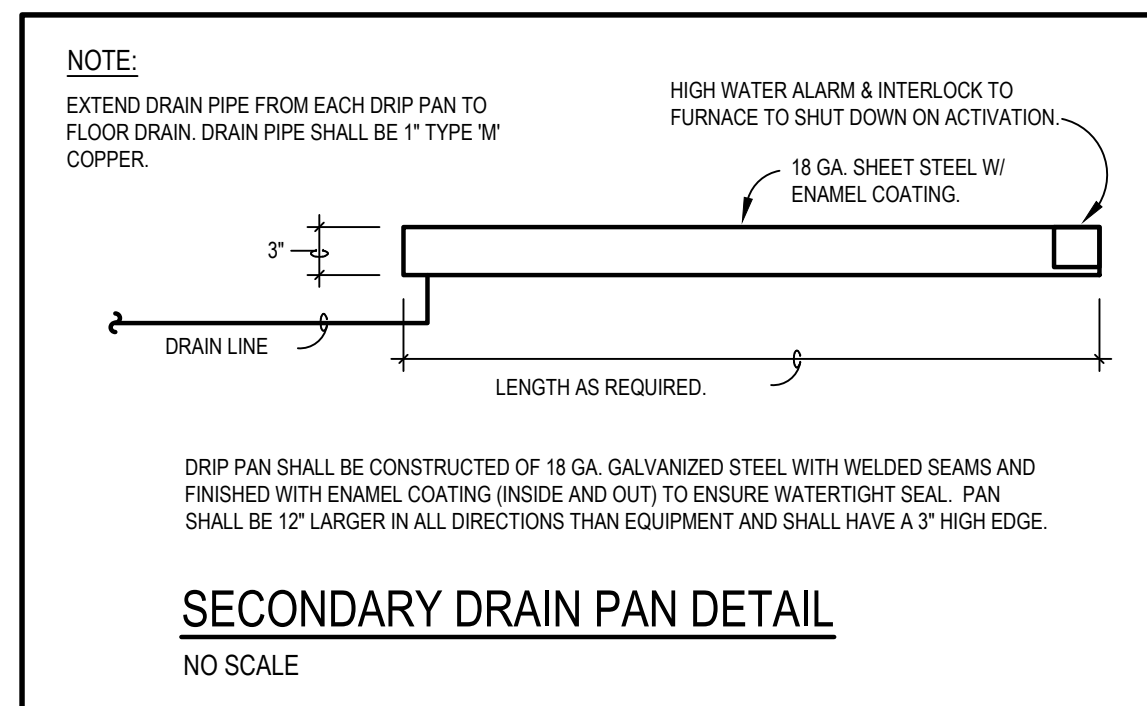
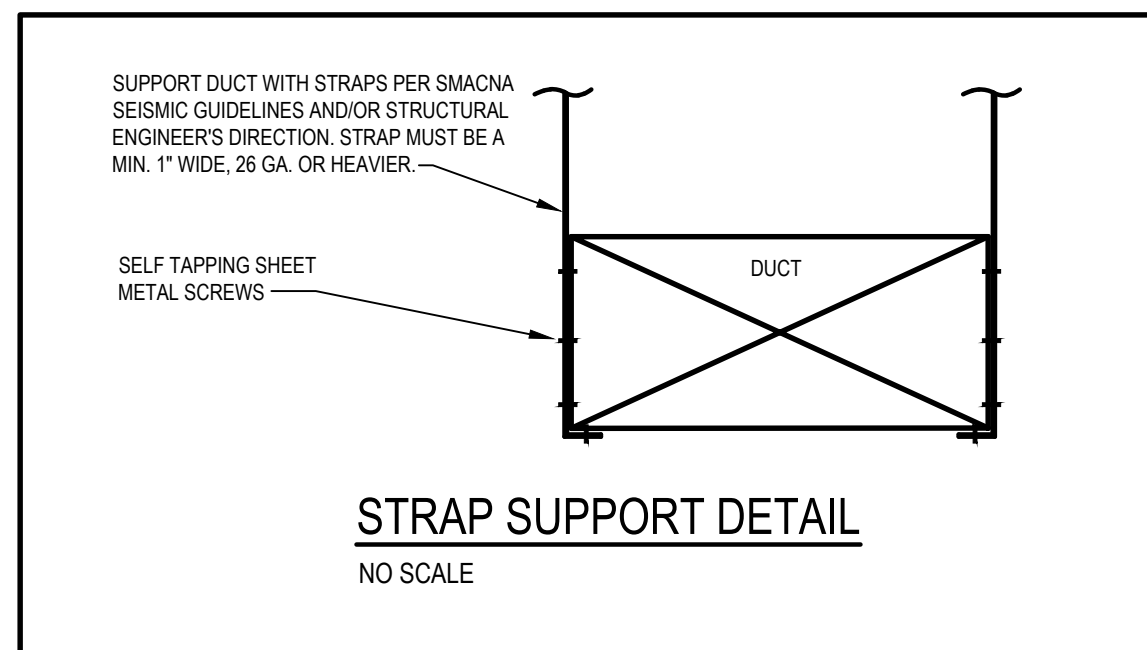
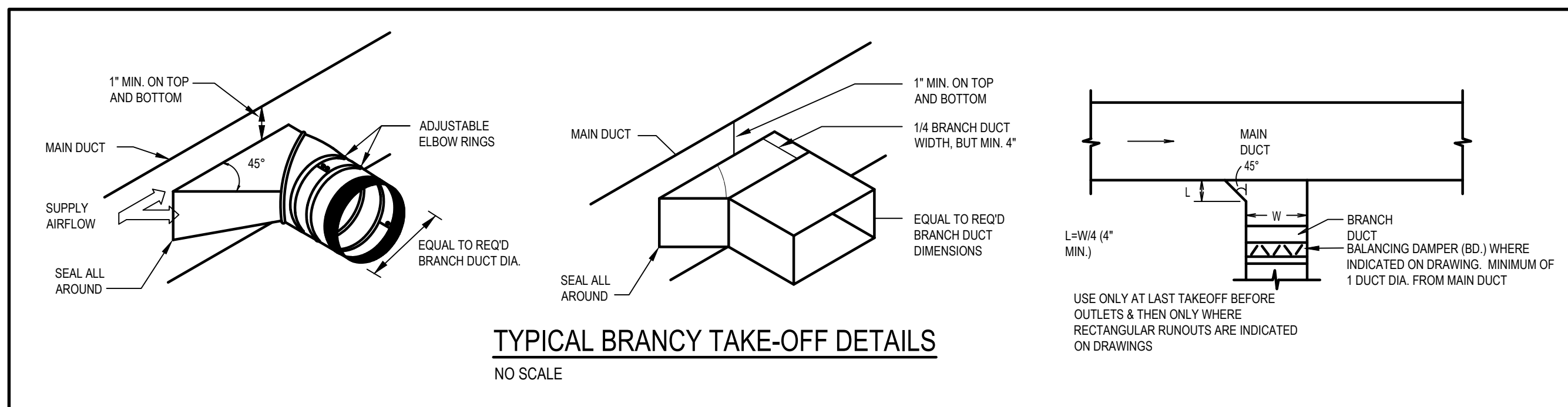
DUCTWORK SCHEDULE				
DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL	INSULATION
CONCEALED SUPPLY AIR DUCTWORK	2" W.C.	B	GALVANIZED STEEL	2" DUCT WRAP
CONCEALED SUPPLY AIR BRANCH DUCTWORK (APARTMENT UNITS)	2" W.C.	B	FLEXIBLE DUCTWORK	SEE SPECIFICATIONS
RETURN AIR DUCTWORK	1" W.C.	B	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.				

ELECTRIC CABINET UNIT HEATER SCHEDULE						
TAG	MANUFACTURER & MODEL NUMBER	HEATING CAPACITY		VOLTAGE	AMPS	REMARKS
		KW	BTU/HR			
CUH 1	QMARK AWH4408F	2	6,826	208V 1 PHASE	9.6	SEE NOTES 1, 3 & 4 BELOW
CUH 2	QMARK AWH4408F	2	6,826	208V 1 PHASE	9.6	SEE NOTES 1 - 3 BELOW
CUH 3	QMARK AWH4408F	2	6,826	208V 1 PHASE	9.6	SEE NOTES 1 - 3 BELOW
CUH 4	QMARK AWH4408F	2	6,826	208V 1 PHASE	9.6	SEE NOTES 1 - 3 BELOW
CUH 5	QMARK AWH4408F	4	13,652	208V 1 PHASE	19.2	SEE NOTES 1, 3 & 4 BELOW
CUH 6	QMARK AWH4408F	2	6,826	208V 1 PHASE	9.6	SEE NOTES 1, 3 & 4 BELOW
CUH 7	QMARK AWH4408F	2	6,826	208V 1 PHASE	9.6	SEE NOTES 1 - 3 BELOW
NOTES:						
1. PROVIDE INTEGRAL THERMOSTAT, DISCONNECT, LOUVER OUTLET, AND MOUNTING HARDWARE.						
2. HEATER TO BE RECESSED WALL MOUNTED.						
3. SIMILAR MANUFACTURER: MANKEL, BERNCO.						
4. HEATER TO BE SURFACE WALL MOUNTED.						

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	
RG A	PRICE 535	AS NOTED	RETURN	AS NOTED	NONE	LAY-IN CEILING	24x12	30	WHITE	STEEL	
CD A	PRICE SPD	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	DRYWALL CEILING MTD.	24x24	30	WHITE	STEEL	
CD B	PRICE SPD	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	LAY-IN CEILING	24x24	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											

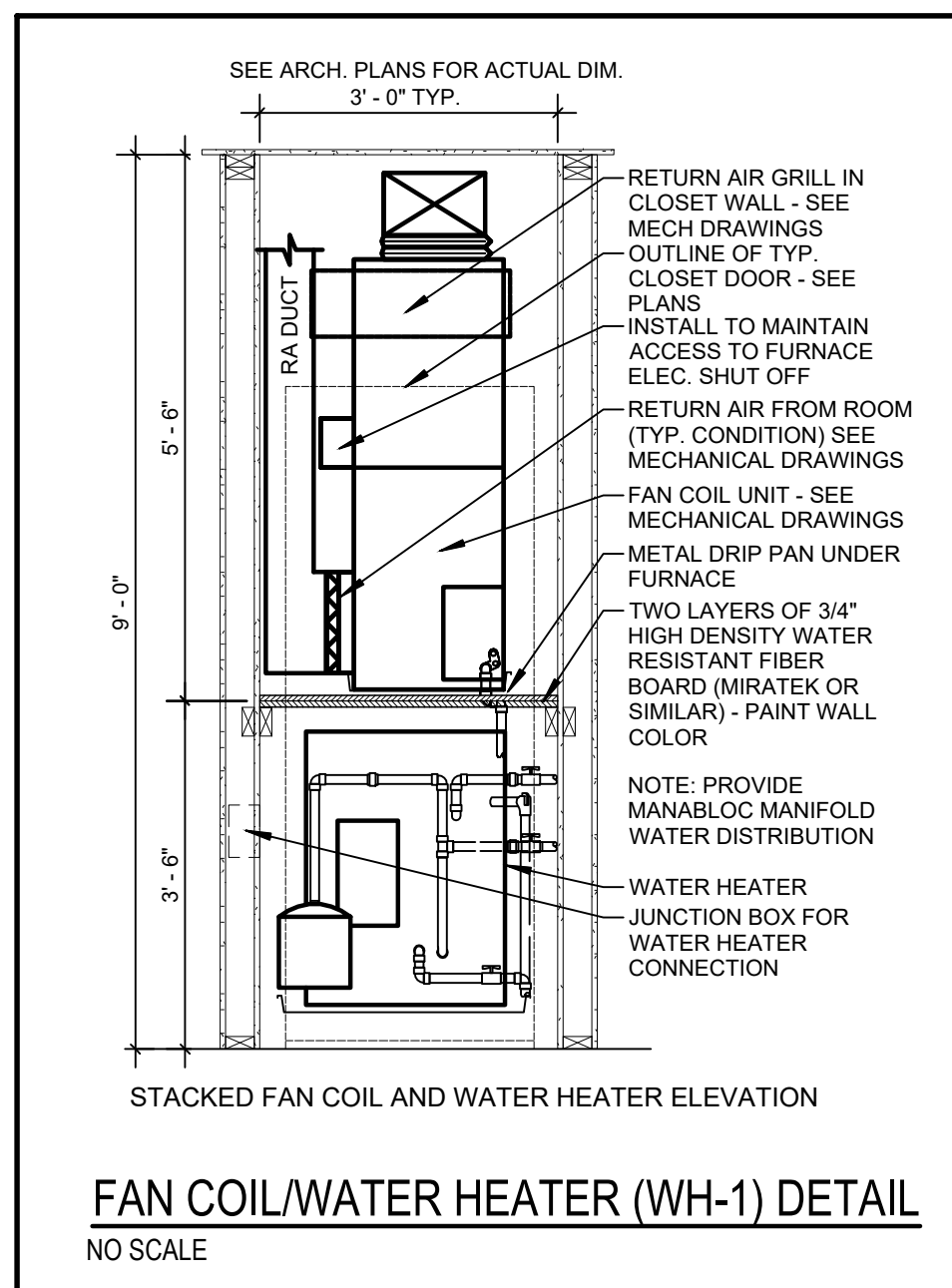
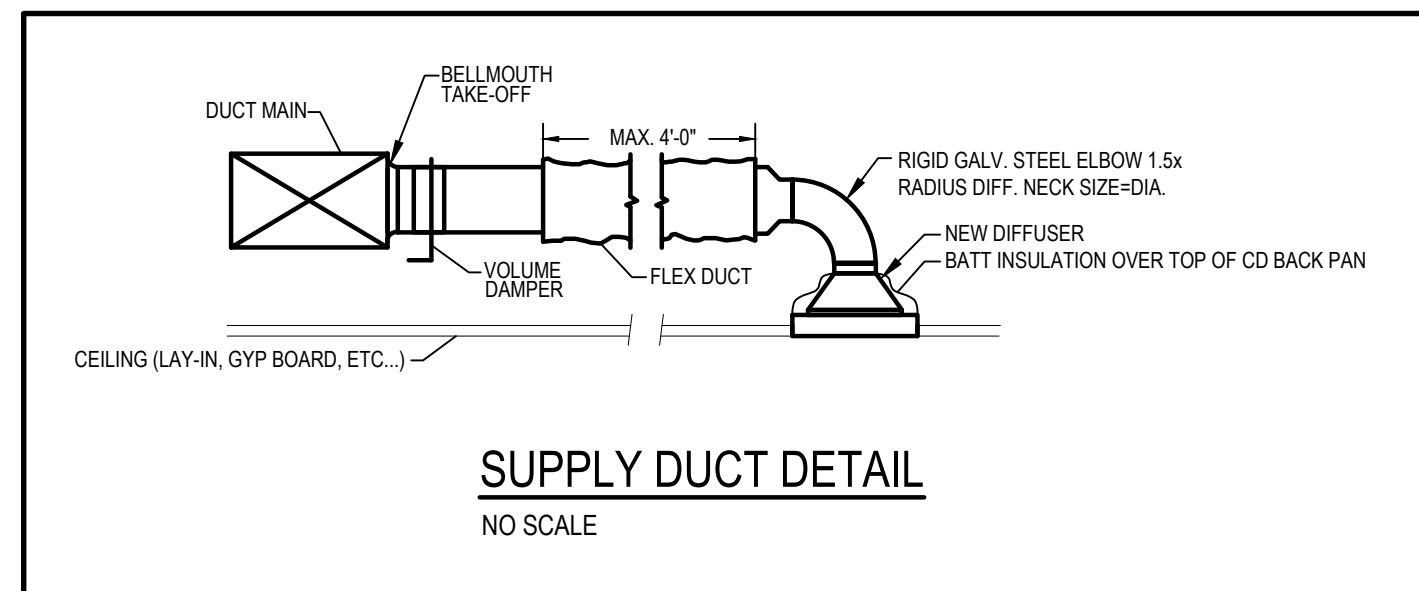
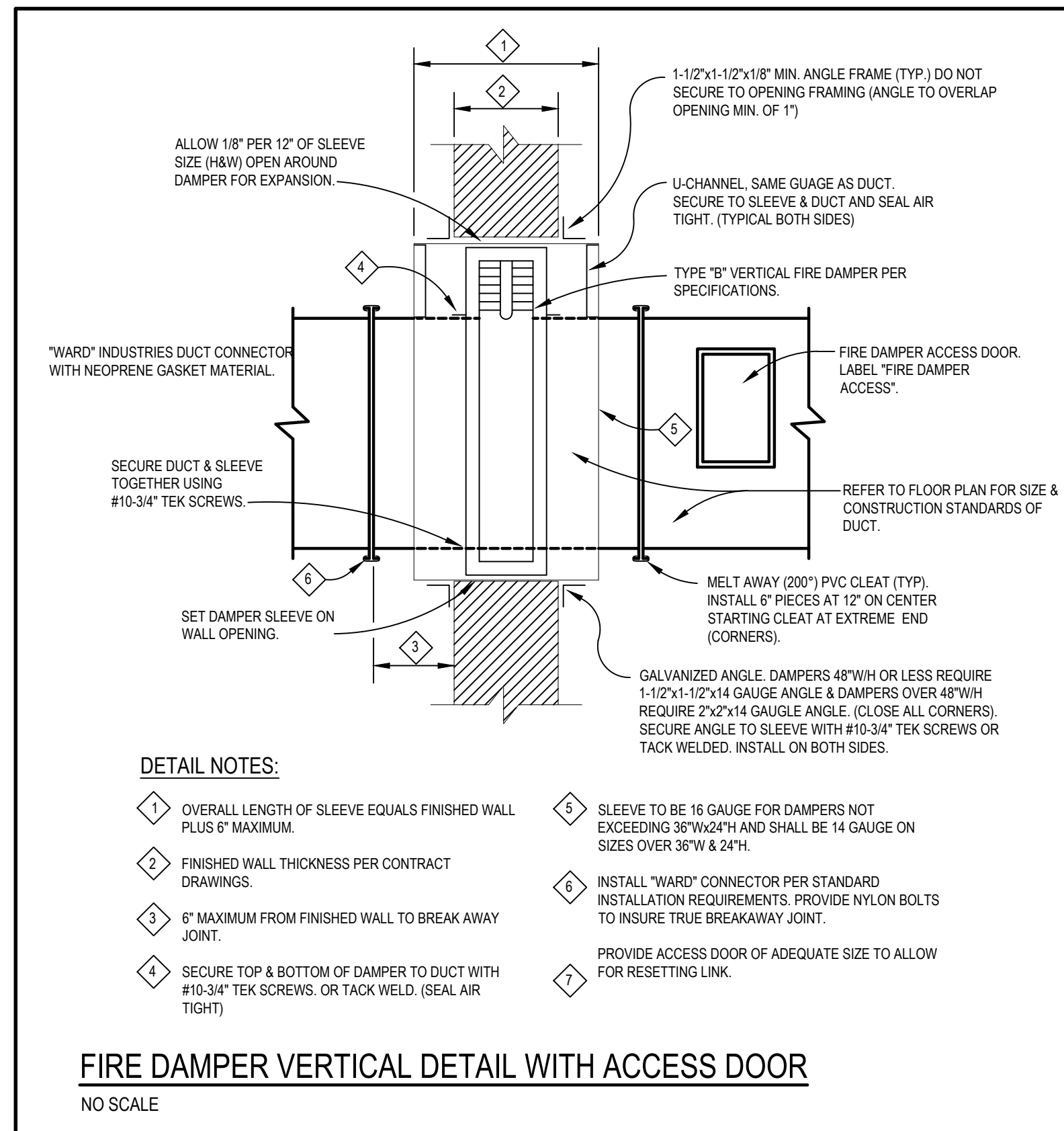
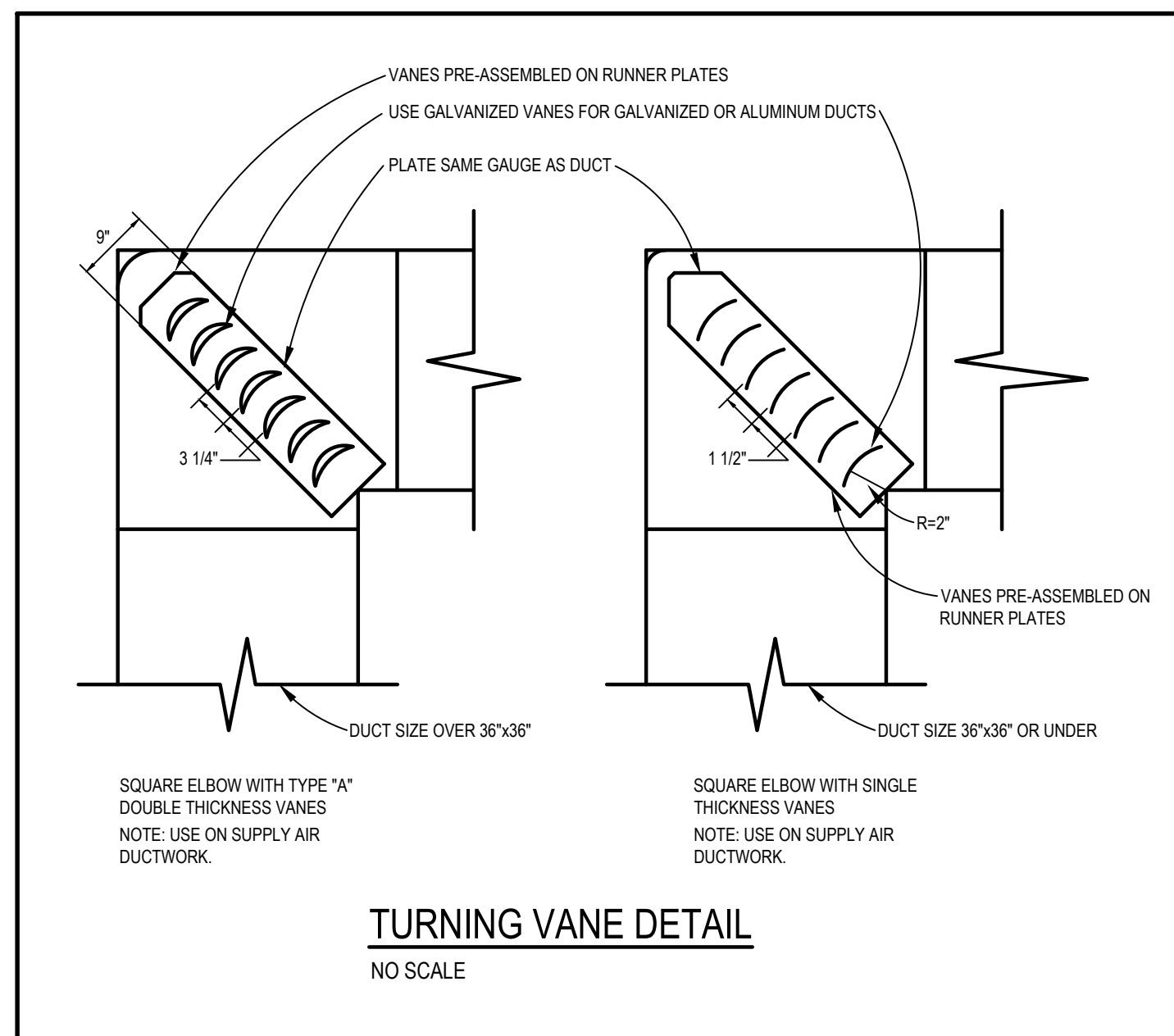
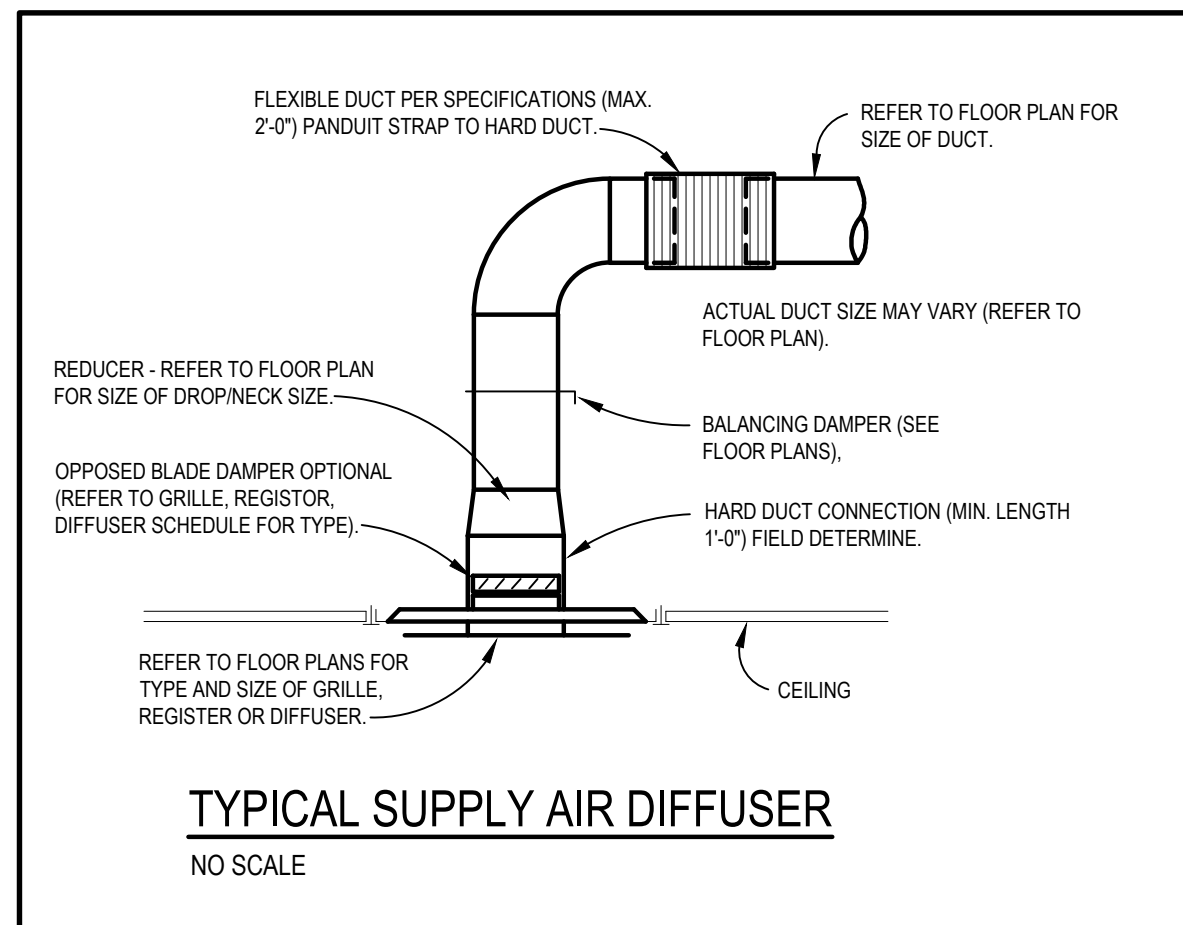
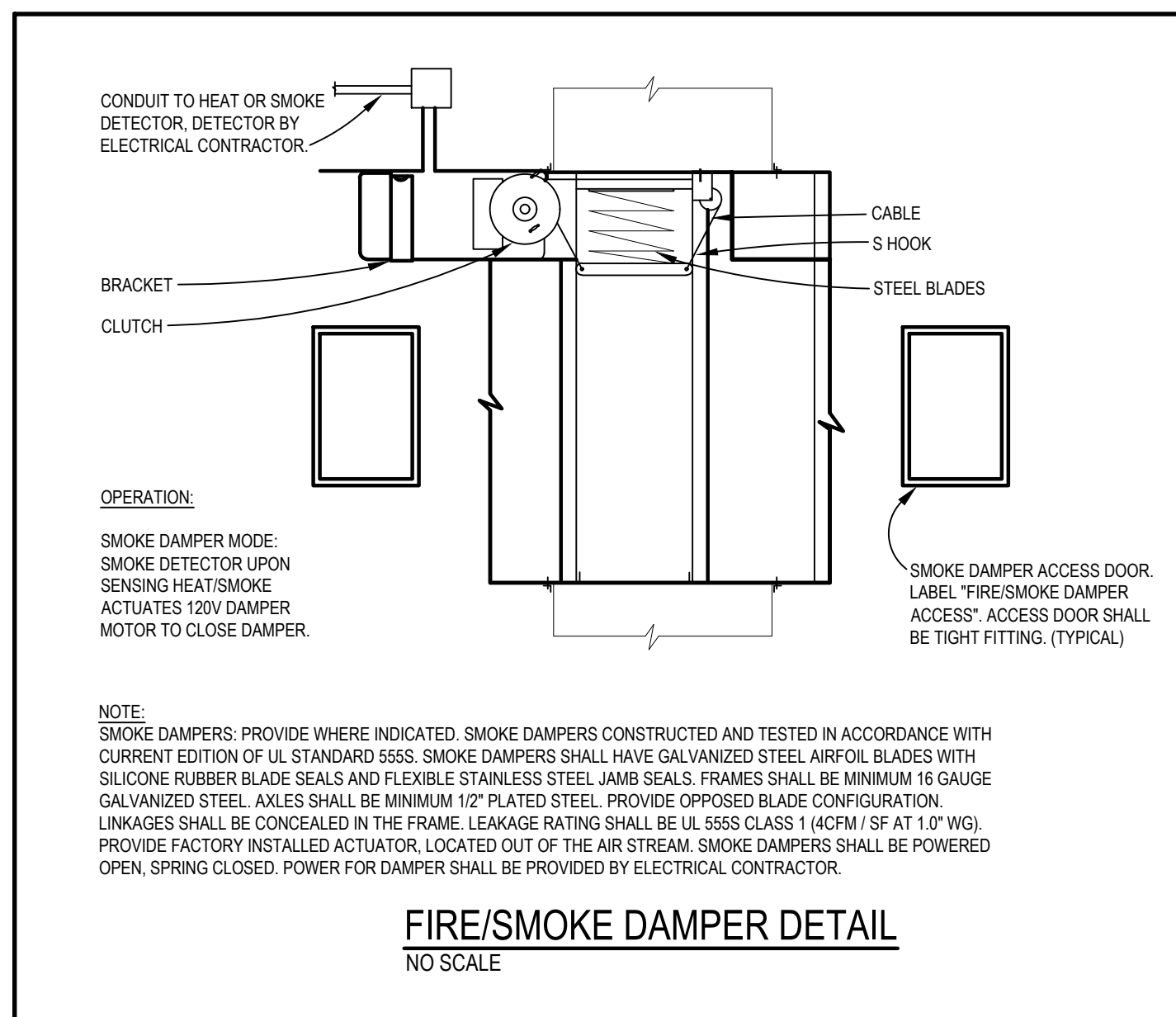
SPLIT SYSTEM HEATPUMP SCHEDULE (COMMON AREAS)																											
TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	O.A. CFM	ESP (IN.)	GROSS COOLING CAPACITY			HEATING CAPACITY			HSPF2	INDOOR UNIT			OUTDOOR UNIT				UNIT WEIGHT (LBS.) WO ACCESSORIES INDOOR / OUTDOOR	REMARKS					
	INDOOR UNIT	OUTDOOR UNIT					EAT DB/WB	TOTAL (MBH)	SENSIBLE (MBH)	HIGH @ 47°F C.O.P.	LOW @ 17°F C.O.P.	SIA FAN HP		AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOCp	VOLTAGE	MCA	MFS			AMB. TEMP.	SEER2			
FC 1	HP 1	BRYANT FTSANXB24L00	BRYANT 246SAN024004	2.0	800	107	.8	80167	22.83	17.72	23.19	3.88	14.66	2.62	7.8	1/2	6.0	208V 1 PH	40.6	45	208V 1 PH	13.5	20	95°F	15.5	124 / 227	SEE NOTES BELOW
FC 2	HP 2	BRYANT FTSANXC48L00	BRYANT 246SAN03600A	3.0	1200	144	.8	80167	34.82	26.40	34.47	3.78	20.74	2.58	7.8	3/4	7.5	208V 1 PH	51.6	60	208V 1 PH	19.2	30	95°F	15.5	168 / 220	SEE NOTES BELOW
FC 3	HP 3	BRYANT FTSANXC48L00	BRYANT 246SAN03600A	3.0	1200	120	.8	80167	34.82	26.40	34.47	3.78	20.74	2.58	7.8	3/4	7.5	208V 1 PH	51.6	60	208V 1 PH	19.2	30	95°F	15.5	168 / 220	SEE NOTES BELOW
FC 4	HP 4	BRYANT FTSANXC48L00	BRYANT 246SAN03600A	3.0	1200	155	.8	80167	34.82	26.40	34.47	3.78	20.74	2.58	7.8	3/4	7.5	208V 1 PH	51.6	60	208V 1 PH	19.2	30	95°F	15.5	168 / 220	SEE NOTES BELOW
FC 5	HP 5	BRYANT FTSANXC48L00	BRYANT 246SAN03600A	3.0	1200	155	.8	80167	34.82	26.40	34.47	3.78	20.74	2.58	7.8	3/4	7.5	208V 1 PH	51.6	60	208V 1 PH	19.2	30	95°F	15.5	168 / 220	SEE NOTES BELOW
FC 6	HP 6	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	120	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FC 7	HP 7	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	100	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FC 8	HP 8	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	100	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FC 9	HP 9	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	100	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FC 10	HP 10	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	100	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FC 11	HP 11	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	100	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FC 12	HP 12	BRYANT FTSANB060L00	BRYANT 246SAN04800A	4.0	1600	100	.8	80167	48.75	38.05	47.26	3.84	28.65	2.74	7.8	3/4	11.3	208V 1 PH	73.9	80	208V 1 PH	29.4	50	95°F	15.5	203 / 285	SEE NOTES BELOW
FURNISH WITH THE FOLLOWING:																											
INDOOR UNIT:							OUTDOOR UNIT:																				
1. PROGRAMMABLE HT/COOL T/STAT							1. CRANKCASE HEATER										8. OUTDOOR AIR TEMPERATURE SENSOR										
2. TWO SETS OF 1" FLEXED (SERV-B) THROWAWAY FILTERS							8. DISCONNECT SWITCH										8. R-454a REFRIGERANT										
3. DRAINABLE CONDENSATE PANS WITH TRAP KIT							9. REFRIGERANT ACC. AND LINE SIZE KIT										10. INTERNAL THERMAL OVERLOAD										
4. INSULATED CABINET (R-4.2)							SUCTION LINE TO BE INSULATED										11. LONG-LINE APPLICATION IF REQUIRED (CONTRACTOR TO VERIFY PRIOR TO SUBMITTING)										
5. FILTER RACK WITH DOOR							10. FACTORY INSTALLED ELECTRIC HEAT										12. SOUND SHIELD										
6. SINGLE POINT POWER CONNECTION																	13. LOCKING REFRIGERANT CAP. (SIMILAR TO NOVENT BY RECTORSEAL)										
SIMILAR MANUFACTURERS: GOODMAN, LENNOX, TRANE, DAIKIN																											

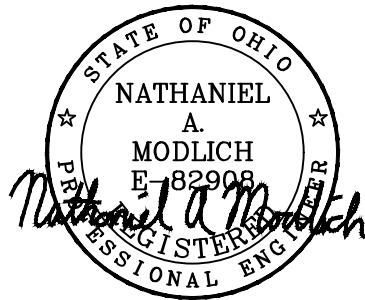
MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
SA	SUPPLY AIR
FR	FLOOR REGISTER
SR	SUPPLY REGISTER
EA	EXHAUST AIR
EF	EXHAUST FAN
CD	CEILING DIFFUSER
FC	FAN COIL UNIT
HP	HEAT PUMP
FD	FIRE DAMPER
SD	SMOKE DAMPER
OA	OUTSIDE AIR
RA	RETURN AIR
RG	RETURN GRILLE
PC	PLUMBING CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
ⓘ	THERMOSTAT (ELECTRIC)
TOO	TOP OF DUCT
BOD	BOTTOM OF DUCT
	FLEXIBLE DUCT CONNECTOR
	DUCT W/ INTERNAL LINING
	CHANGE IN ELEVATION RISE (R) OR DROP (D)
	FRESH RETURN/EXHAUST AIR DUCT
	SUPPLY AIR DUCT



- MECHANICAL GENERAL NOTES:

- MECHANICAL CONTRACTOR SHALL VERIFY VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING OF AND INSTALLATION OF ALL MECHANICAL EQUIPMENT.
2. EQUIPMENT SHALL BE INSTALLED PER THE STATE CODE AND THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MORE STRICT REQUIREMENT SHALL APPLY.
3. HANGERS, ANCHORS AND SUPPORTS SHALL SUPPORT THE PIPING AND THE CONTENT OF THE PIPING. HANGERS AND STRAPPING MATERIALS SHALL BE OF APPROVED MATERIALS THAT WILL NOT PROMOTE GALVANIC ACTION.
4. FLEXIBLE AIR DUCT SHALL BE TESTED IN ACCORDANCE WITH UL 181. FLEXIBLE DUCT SHALL NOT EXCEED 6 FEET IN LENGTH WITH EXCEPTION TO APARTMENT UNIT BRANCH DUCTS.
5. ALL DUCTWORK JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH MASTICS.
6. DUCTWORK SHALL BE SUPPORTED AT MAXIMUM 8 FEET ON CENTERS. FLEXIBLE DUCTS SHALL BE SUPPORTED PER MANUFACTURER'S INSTALLATION MANUAL.
7. REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MECHANICAL CONTRACTOR TO FURNISH AND INSTALL BALANCING DAMPERS AT BOTH THE DIFFUSER AND AT THE BRANCH DUCT.
8. DUCT INSULATION SHALL HAVE FLAME INDEX OF 25 OR LESS AND SMOKE INDEX OF 50 OR LESS. EXTERNAL DUCT INSULATION FACTORY INSULATED FLEXIBLE DUCT SHALL HAVE IDENTIFIED THE MANUFACTURER, R-VALUE, FLAME AND SMOKE INDEX.
9. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.
10. PERFORM ALL WORK IN ACCORDANCE WITH THE, RULES & REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTILES.
11. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
12. IF CONFLICTS EXIST, PRIORITY OF LOCATION IN REFLECTED CEILING GRID SHALL BE AS FOLLOWS FROM HIGH TO LOW: LIGHTS, SPRINKLER, MECHANICAL, FIRE ALARM DEVICES.
13. THE MECHANICAL CONTRACTOR SHALL ACCURATELY COORDINATE THE SIZES AND LOCATION OF ALL DUCTWORK, PIPING, AND EQUIPMENT WITH THE LOCATION OF LIGHTING FIXTURES, STRUCTURAL MEMBERS, AND THE WORK OF ALL OTHERS TRADERS TO PREVENT CONFLICT. DUCTWORK CONFLICTING WITH LIGHTING FIXTURE LOCATIONS SHALL BE MOVED AT THIS CONTRACTOR'S EXPENSE.
14. ALL DUCTWORK DIMENSIONS NOTED ON PLANS REFER TO THE CLEAR INSIDE OPENING REQUIRED.





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 MANUFACTURERS 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 CHARGES 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, CERTAINTED.

- 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-80A 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:

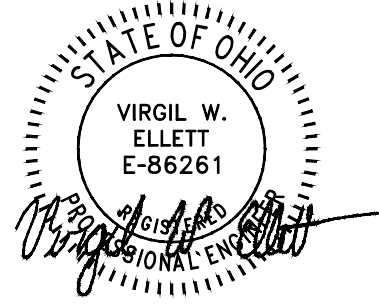
RATING	MODEL
1-1/2 HR	DIBD2 STYLE B (RECTANGULAR)
1-1/2 HR	DIBD2 STYLE R (ROUND)
 2. DAMPERS SHALL BEAR THE UL LABEL PER STANDARD 555 AND SHALL HAVE A 212 DEGREE F FUSIBLE LINK.
 3. OTHER ACCEPTABLE MANUFACTURERS: AIRE BALANCE, GREENHECK
 4. CEILING RADIATION DAMPERS TO BE RUSKIN # CFD (R)7 WITH DIFFUSER 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 1" 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 1" 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-FL-O' WITH FLUX. NERT 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.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

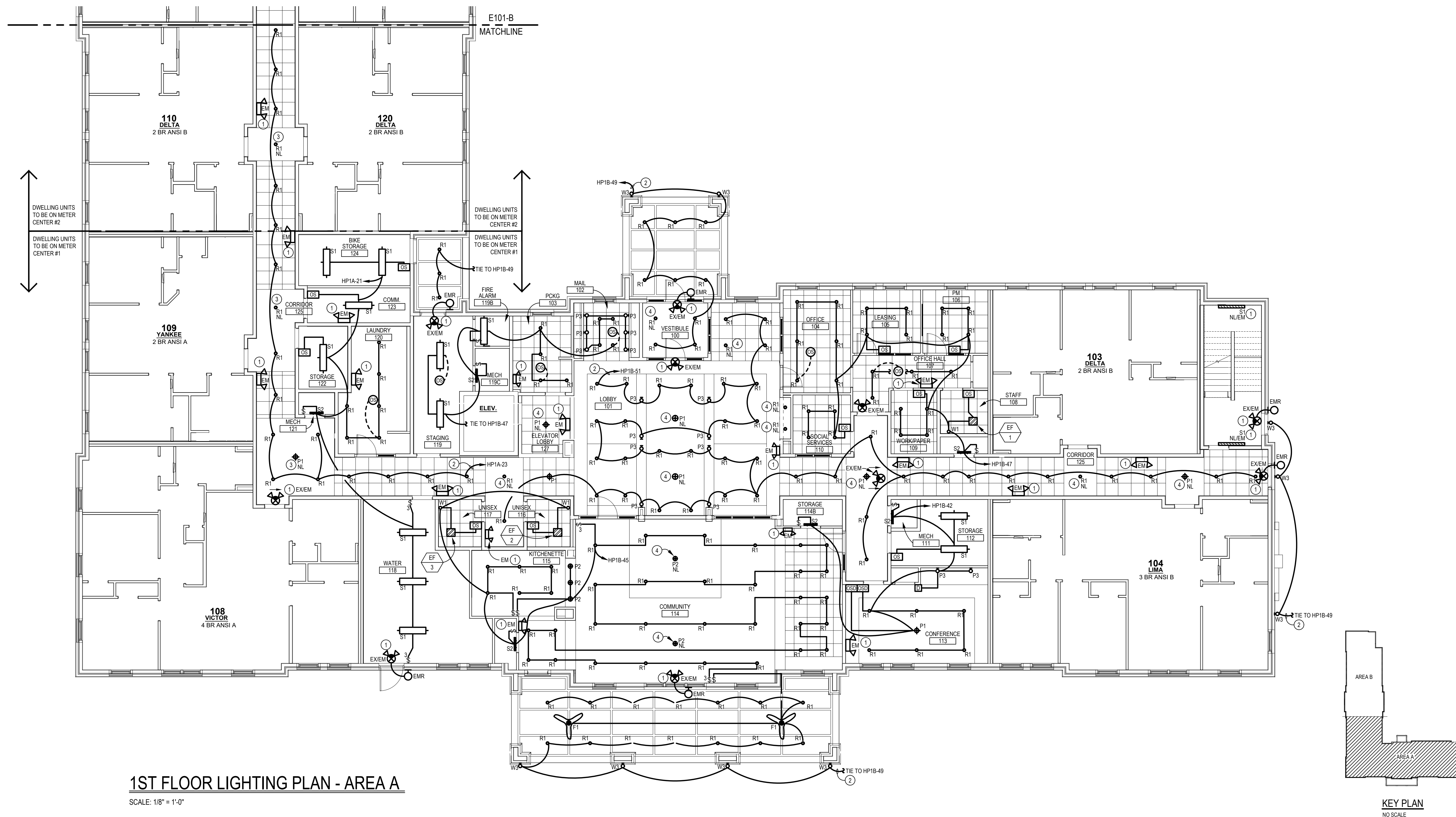
E101-A

1ST FLOOR
LIGHTING PLAN

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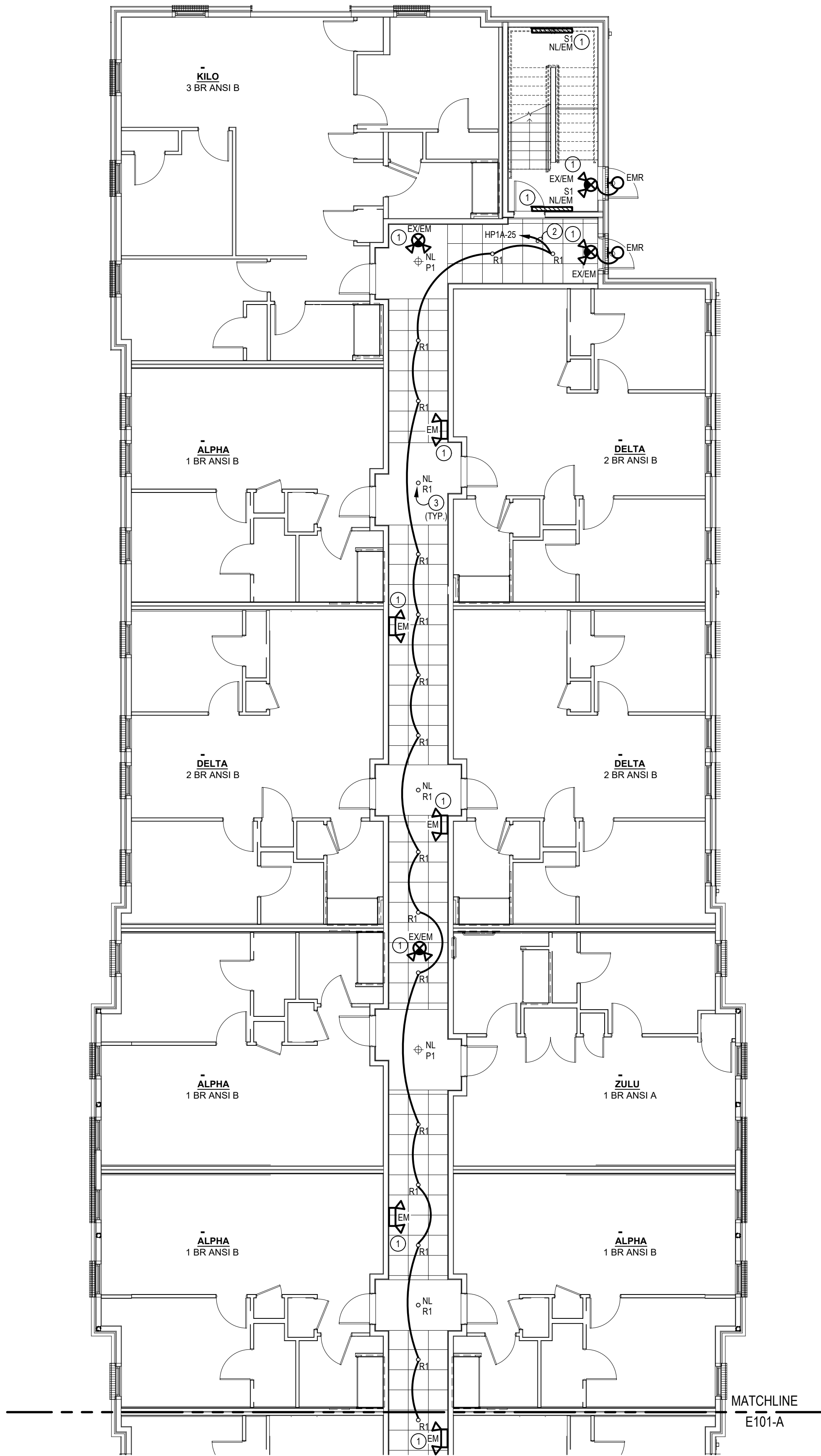
ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- 2 E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- 3 CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP1B-73.
- 4 CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP1A-53.



1ST FLOOR LIGHTING PLAN - AREA A

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

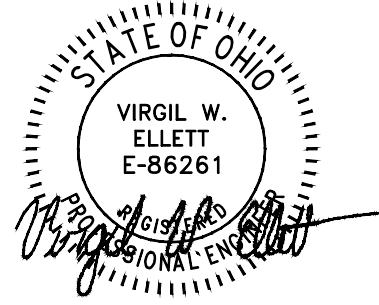


1ST FLOOR LIGHTING PLAN - AREA B

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

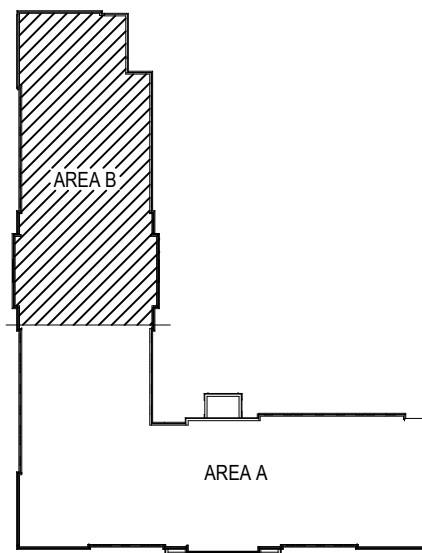
ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- 2 E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- 3 CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP2-31.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



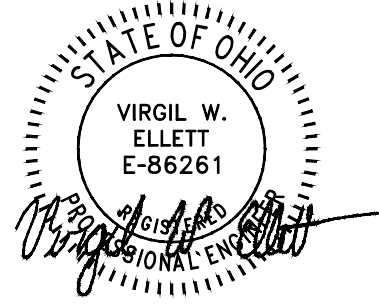
KEY PLAN
NO SCALE

PROJECT #: 26104 V17

PERMIT SET

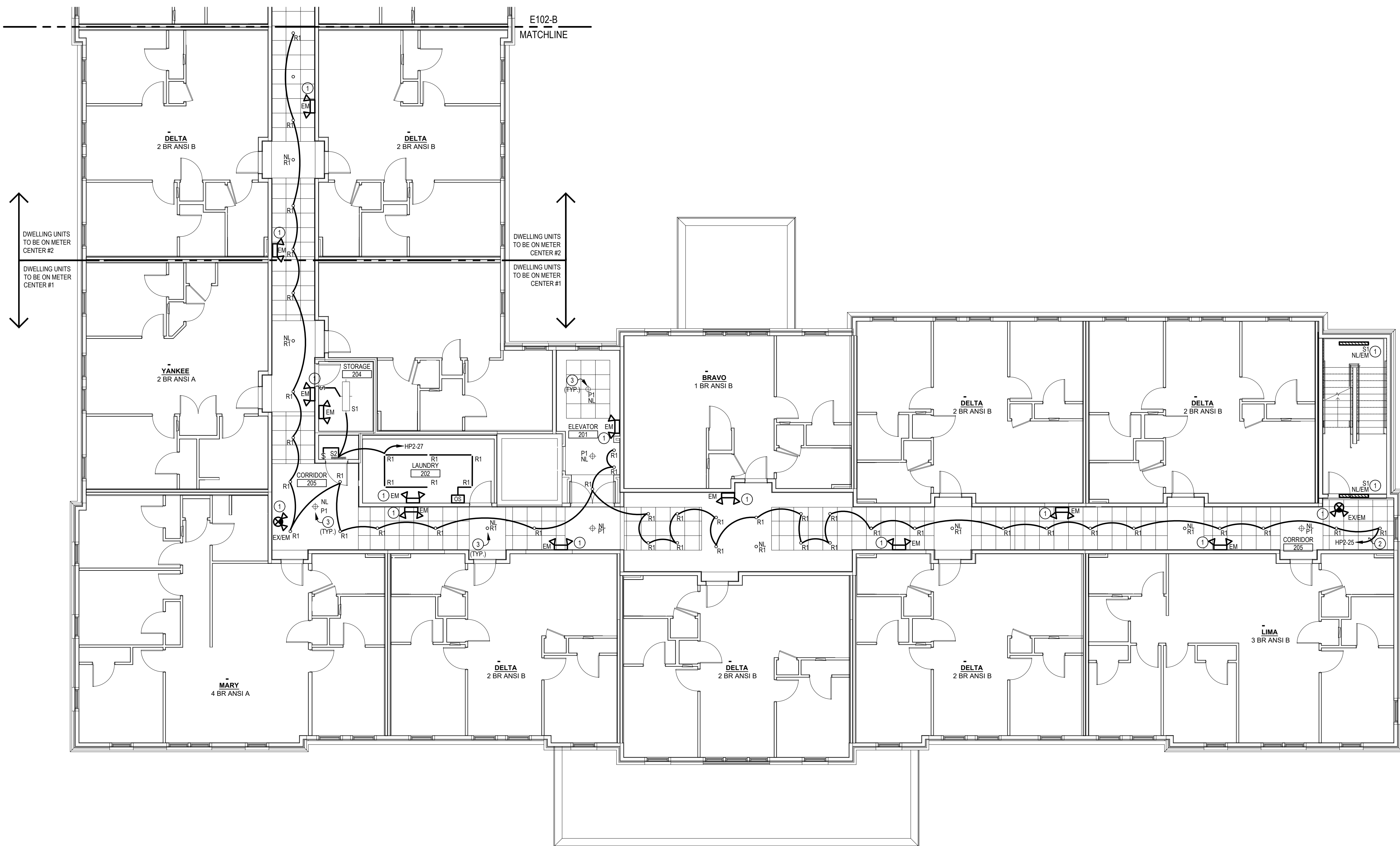
PROJECT DATE: 07/29/2026

E101-B
1ST FLOOR
LIGHTING PLAN



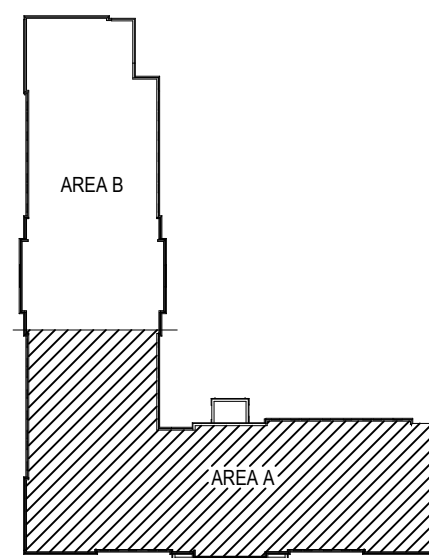
ELECTRICAL CODED NOTES:

- ① E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- ② E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- ③ CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP2-31.



2ND FLOOR LIGHTING PLAN - AREA A

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



KEY PLAN
NO SCALE

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNFH REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

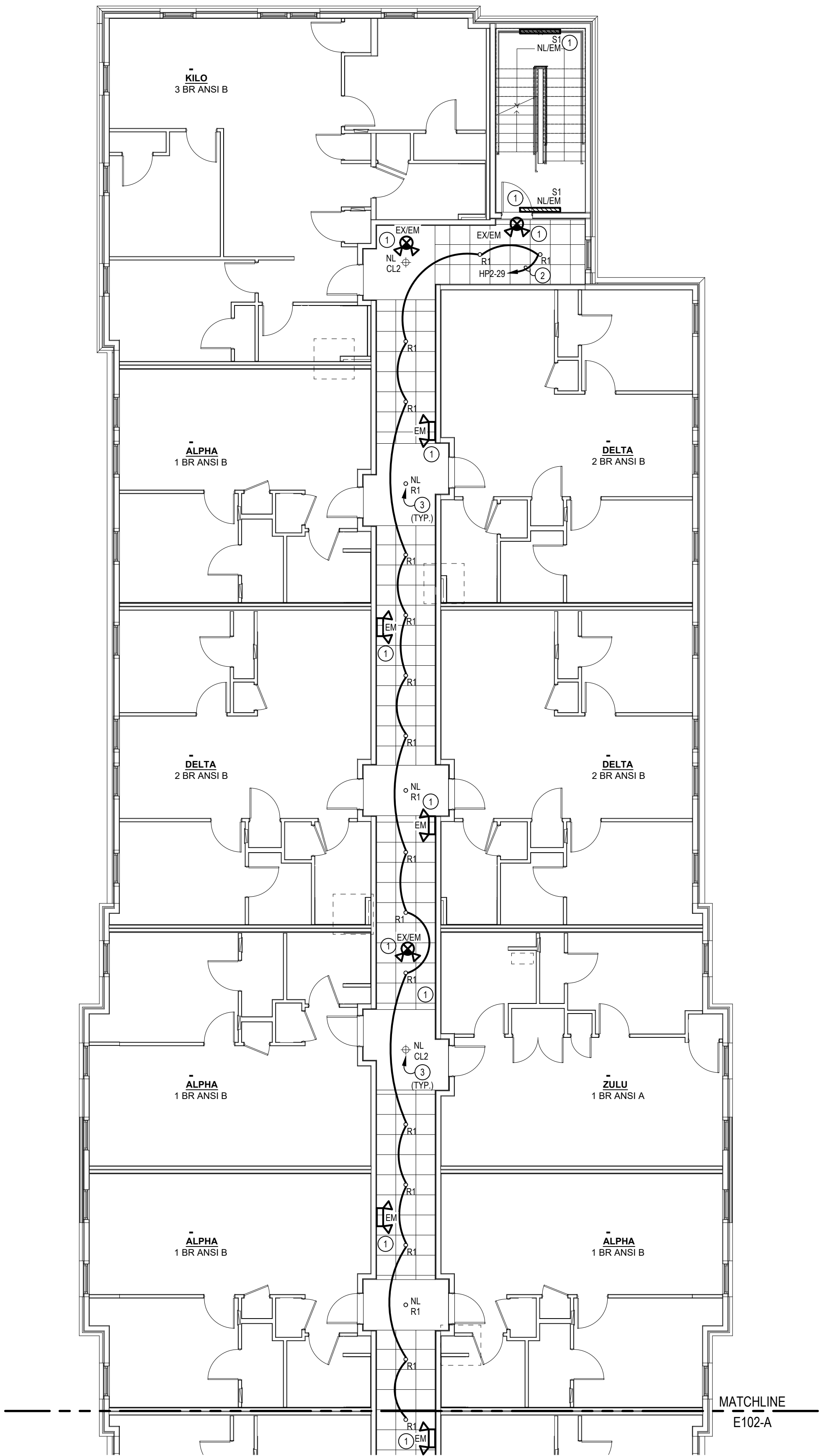
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PROJECT DATE: 07/29/2026

E102-A

**2ND FLOOR
LIGHTING PLAN**

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2ND FLOOR LIGHTING PLAN - AREA B

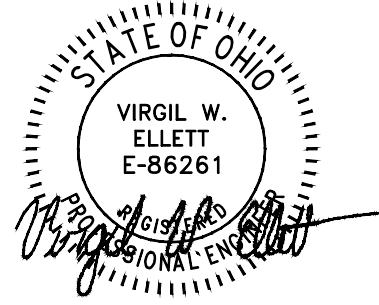
SCALE: 1/8" = 1'-0"

ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- 2 E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- 3 CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP2-33.

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designco

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

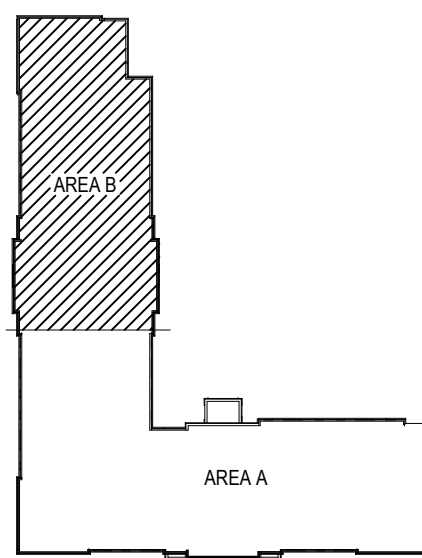


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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



KEY PLAN
NO SCALE

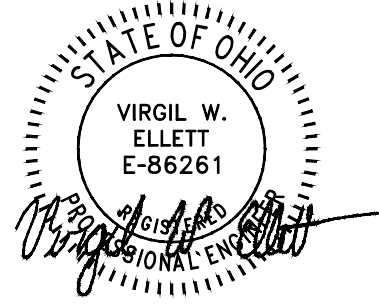
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E102-B
2ND FLOOR
LIGHTING PLAN

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

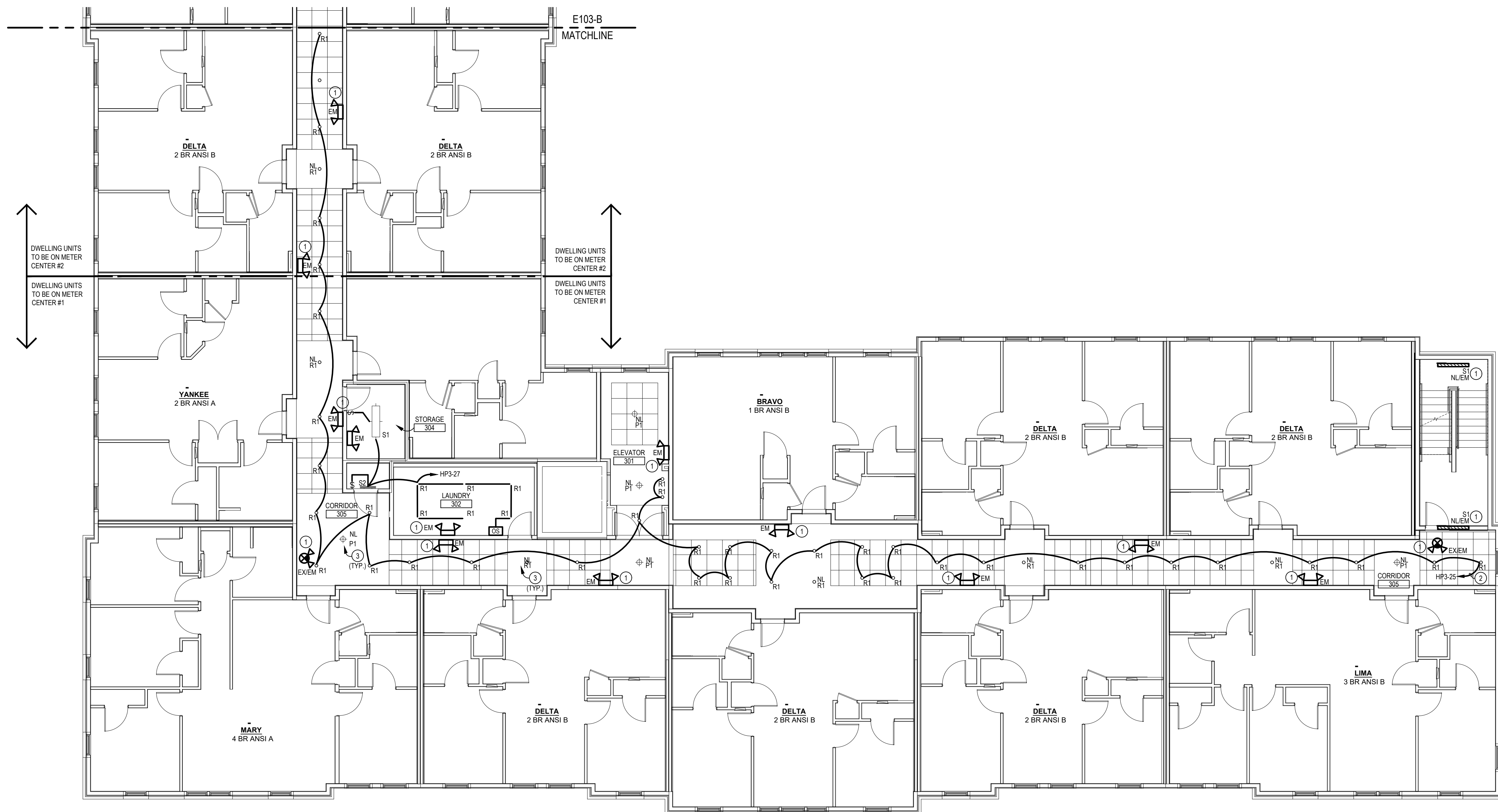
E103-A

3RD FLOOR
LIGHTING PLAN

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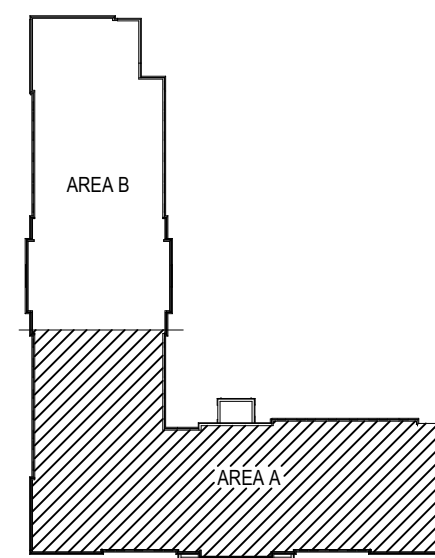
ELECTRICAL CODED NOTES:

- ① E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- ② E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- ③ CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP3-31.



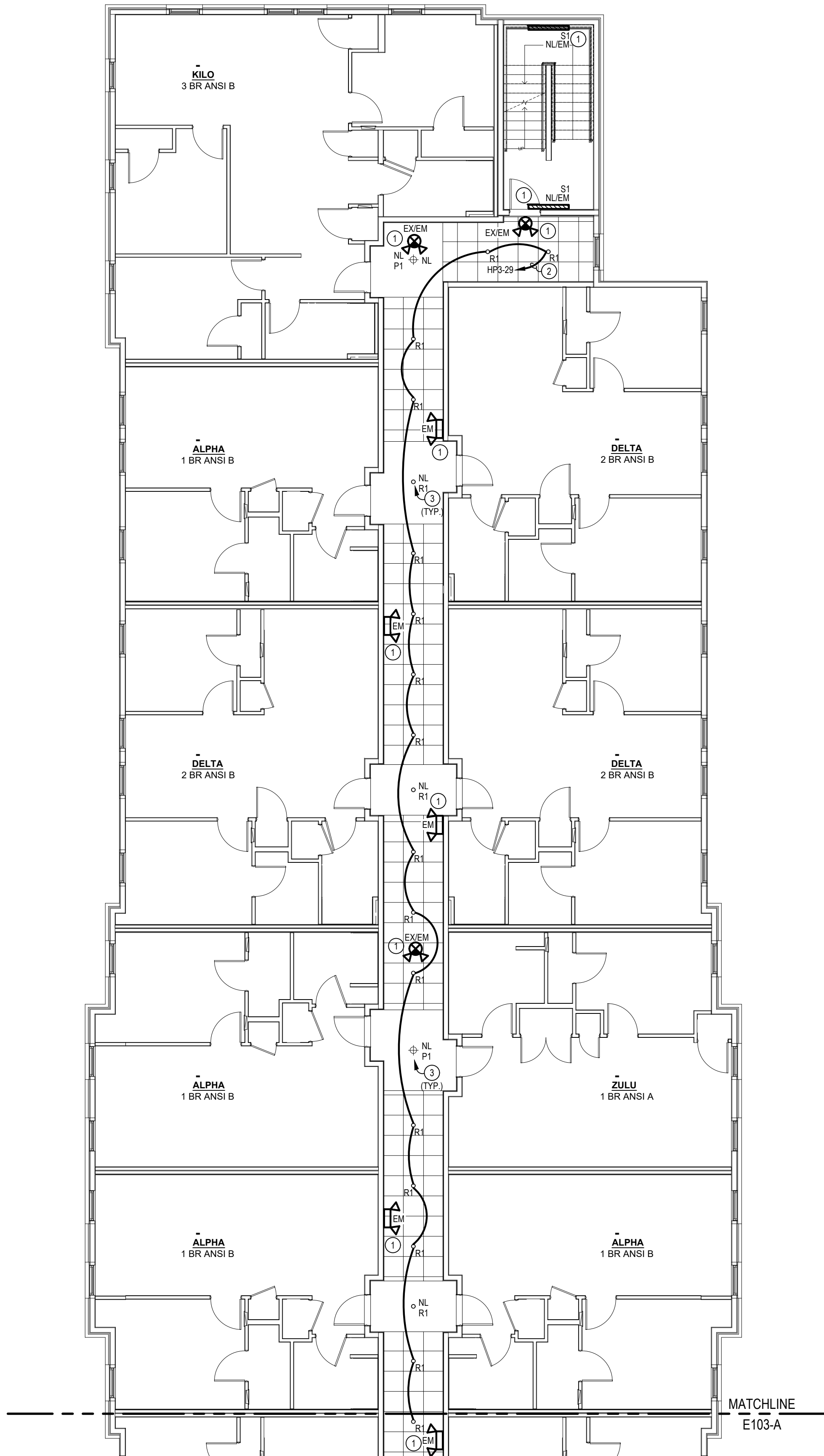
3RD FLOOR LIGHTING PLAN - AREA A

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



KEY PLAN

NO SCALE

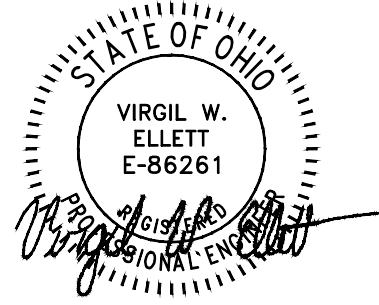


3RD FLOOR LIGHTING PLAN - AREA B

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

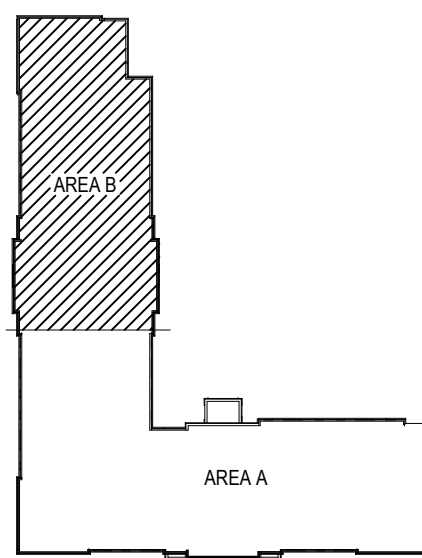
ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- 2 E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- 3 CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP3-33.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



KEY PLAN
NO SCALE

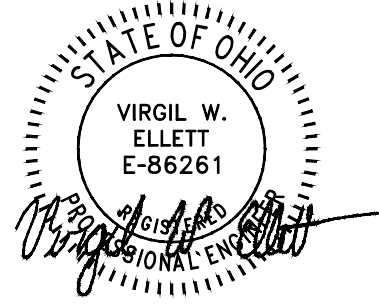
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

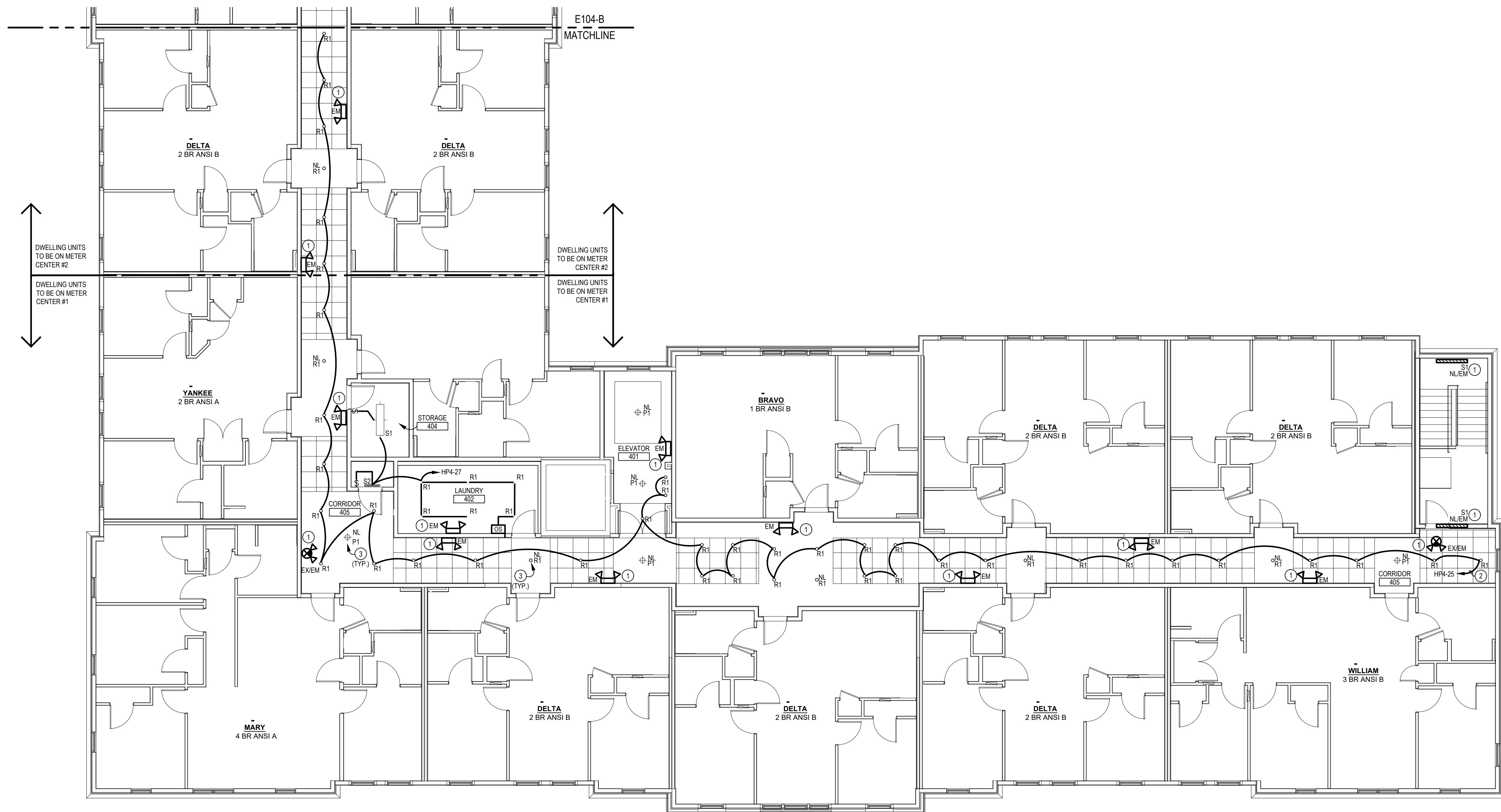
E103-B

3RD FLOOR
LIGHTING PLAN



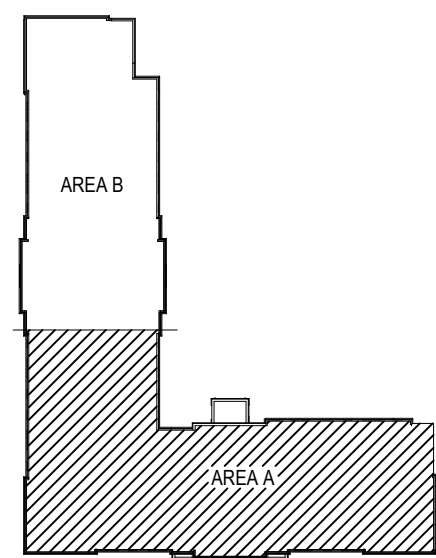
ELECTRICAL CODED NOTES:

- ① E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- ② E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E403.
- ③ CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP4-31.



4TH FLOOR LIGHTING PLAN - AREA A

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



KEY PLAN
NO SCALE

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HMHF REALTY COLLABORATIVE

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PROJECT #: 26104 V17

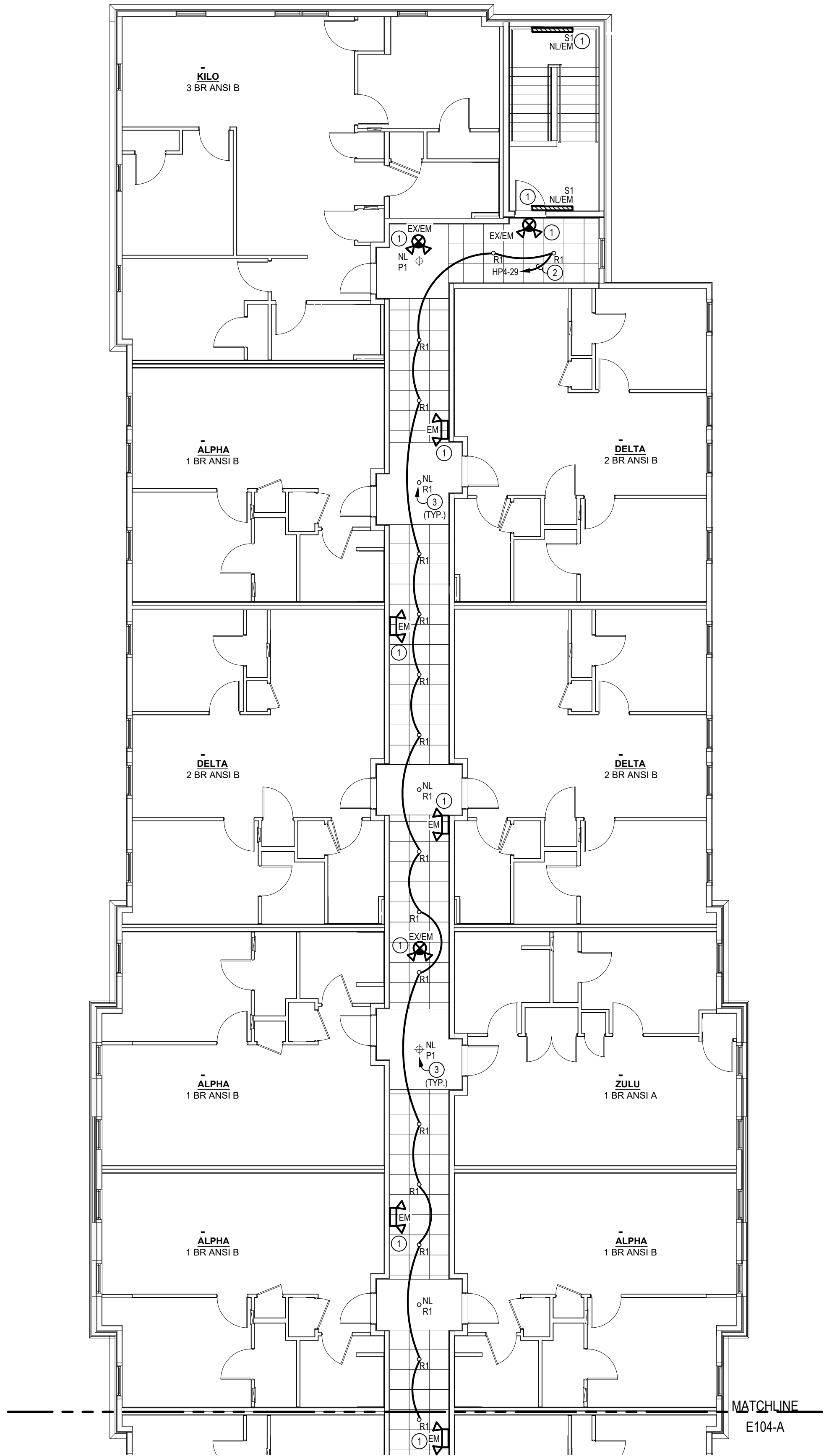
PERMIT SET

PROJECT DATE: 07/29/2026

E104-A

**4TH FLOOR
LIGHTING PLAN**

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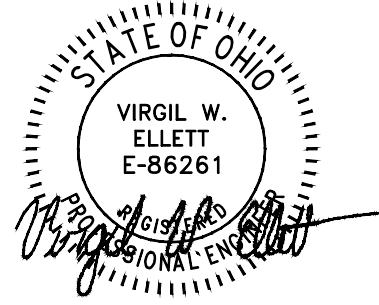


4TH FLOOR LIGHTING PLAN - AREA B

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

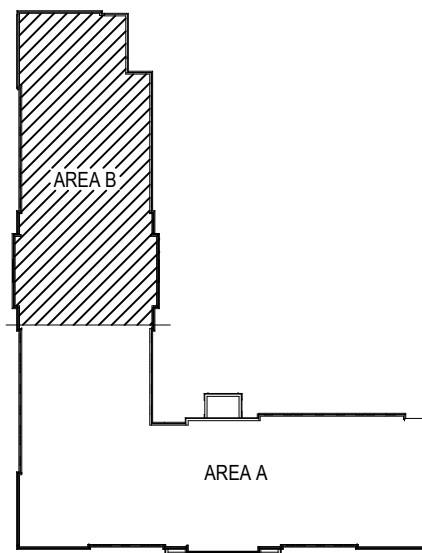
ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EXIT AND EMERGENCY LIGHTS AHEAD OF LOCAL SWITCHING AND AUTOMATIC LIGHTING CONTROLS.
- 2 E.C. SHALL WIRE CIRCUIT THROUGH LIGHTING CONTRACTOR FOR AUTOMATIC LIGHTING CONTROL. REFER TO LIGHTING CONTACTOR DETAIL ON SHEET E364.
- 3 CIRCUIT STAYS ENERGIZED FOR SAFETY/NIGHT LIGHTING. WIRE TO CIRCUIT HP4-33.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET



KEY PLAN
NO SCALE

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E104-B

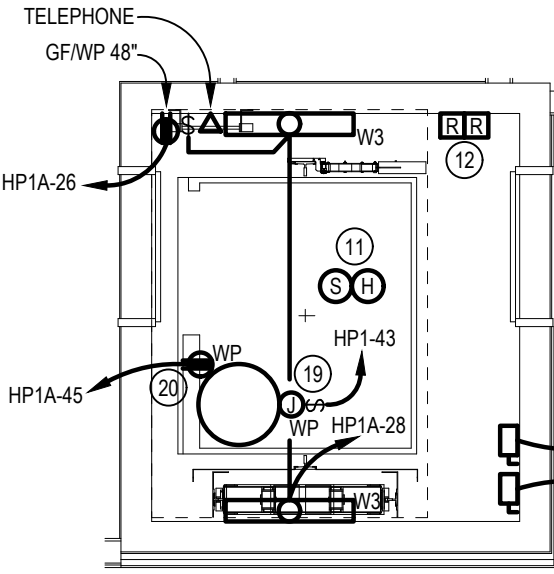
4TH FLOOR
LIGHTING PLAN

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FIRE PUMP ALTERNATE SCOPE:

BASE BID SHALL EXCLUDE THE FIRE PUMP AND EMERGENCY GENERATOR. ALTERNATE NO. 1 SHALL INCLUDE FURNISHING AND INSTALLING A COMPLETE 50 HP ELECTRIC FIRE PUMP (SIZE IS APPROXIMATE, FIRE SUPPRESSION DESIGNER TO CONFIRM PUMP SIZE) WITH EXTERIOR DIESEL-POWERED EMERGENCY GENERATOR. THE ALTERNATE SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, COORDINATION, TESTING, AND INCIDENTAL WORK NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL INSTALLATION, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- ARCHITECTURAL: MODIFICATIONS REQUIRED TO ACCOMMODATE THE FIRE PUMP ROOM, INCLUDING RATED WALL AND CEILING ASSEMBLIES IF REQUIRED, DOORS AND HARDWARE, HOUSEKEEPING PADS (WHERE NOT SHOWN BY STRUCTURAL), LOUVERS, ACCESS PROVISIONS, AND ALL ASSOCIATED ARCHITECTURAL FINISHES AND FIRESTOPPING.
- STRUCTURAL: FOUNDATIONS, HOUSEKEEPING PADS, EQUIPMENT SUPPORTS, GENERATOR PAD, HOUSEKEEPING CURBS, AND ANY STRUCTURAL FRAMING OR REINFORCEMENT REQUIRED TO SUPPORT THE FIRE PUMP, GENERATOR, FUEL TANK, EXHAUST COMPONENTS, AND ASSOCIATED EQUIPMENT.
- MECHANICAL / FIRE PROTECTION: PUMP ROOM VENTILATION REQUIRED FOR A COMPLETE FIRE PUMP INSTALLATION.
- PLUMBING: FLOOR DRAINS, DRAIN PIPING, PUMP ROOM DRAINAGE, FUEL PIPING (WHERE APPLICABLE), AND ALL MISCELLANEOUS PIPING REQUIRED TO SUPPORT THE FIRE PUMP AND GENERATOR INSTALLATION.
- ELECTRICAL: EXTERIOR DIESEL GENERATOR, AUTOMATIC TRANSFER SWITCH(S), FIRE PUMP FEEDER, FIRE PUMP CONTROLLER CONNECTIONS, SERVICE MODIFICATIONS, DISTRIBUTION EQUIPMENT, OVERCURRENT PROTECTION, DISCONNECTS, CONTROL WIRING, ANNUNCIATION, AND ALL POWER AND CONTROL WIRING REQUIRED FOR A COMPLETE AND CODE-COMPLIANT INSTALLATION.



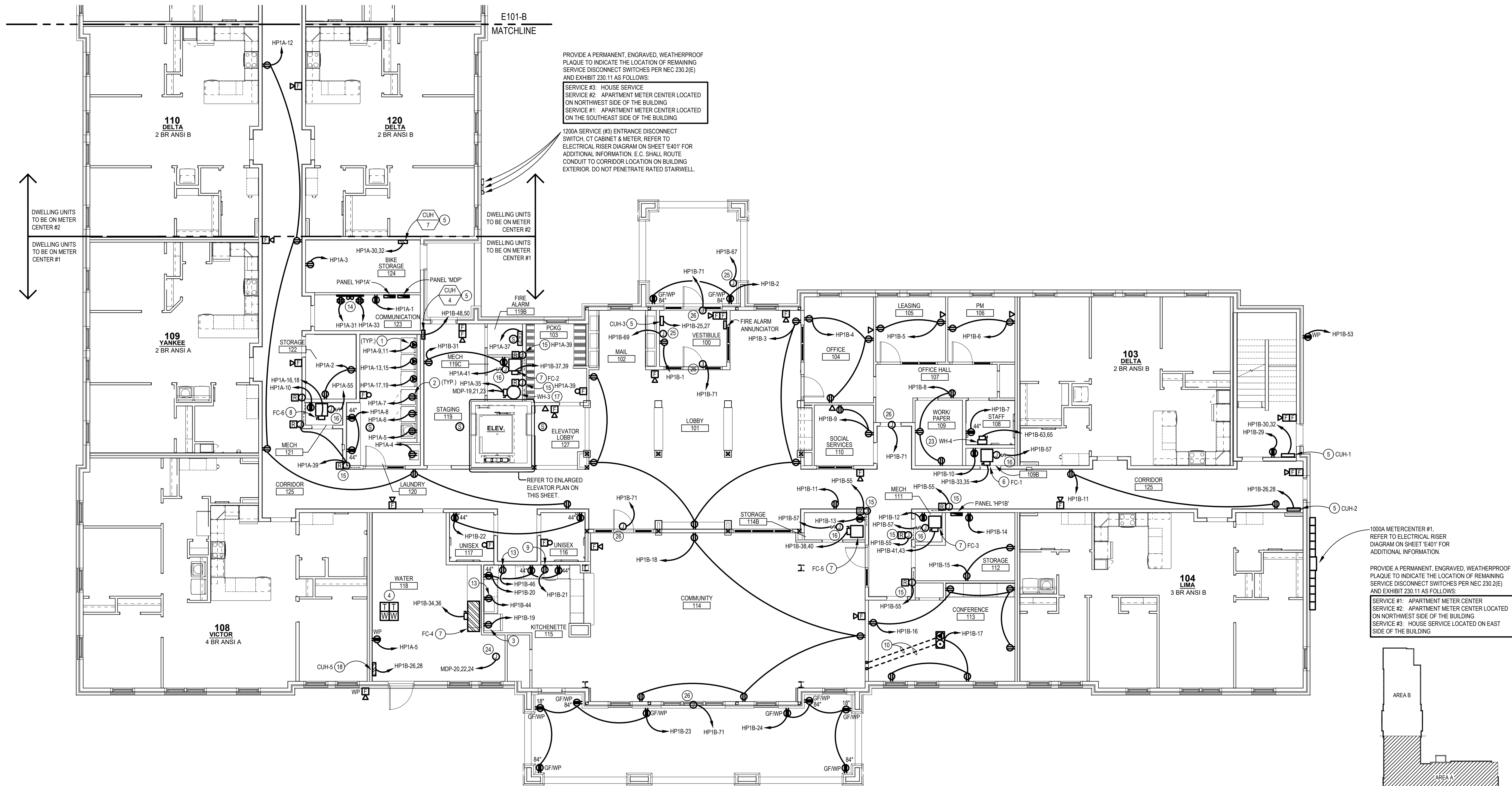
E.C. SHALL VERIFY LOCATION OF ELEVATOR EQUIPMENT AND LOCATE PER MANUFACTURER SHOP DRAWINGS.

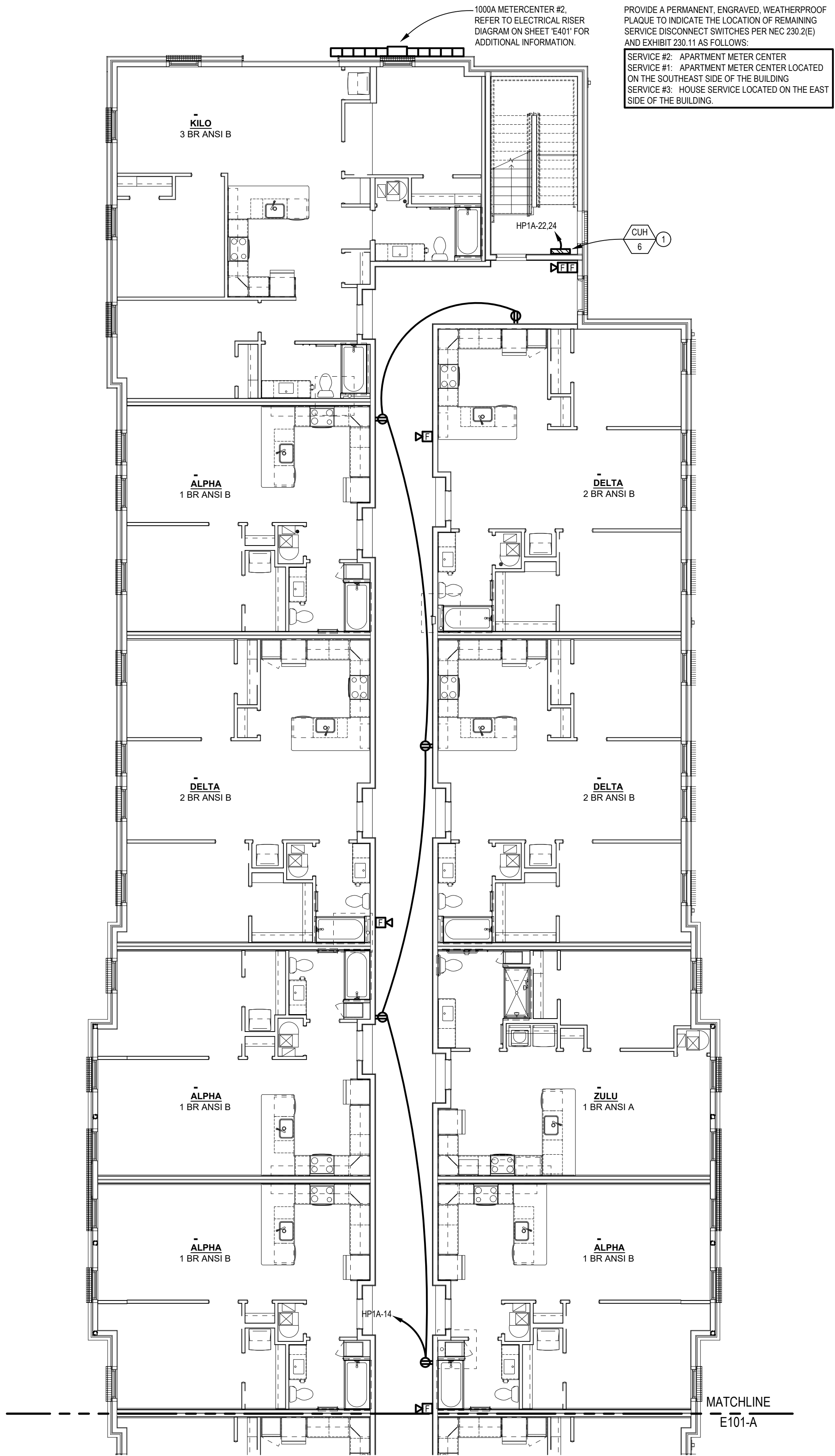
ENLARGED ELEVATOR PLAN

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

ELECTRICAL CODED NOTES:

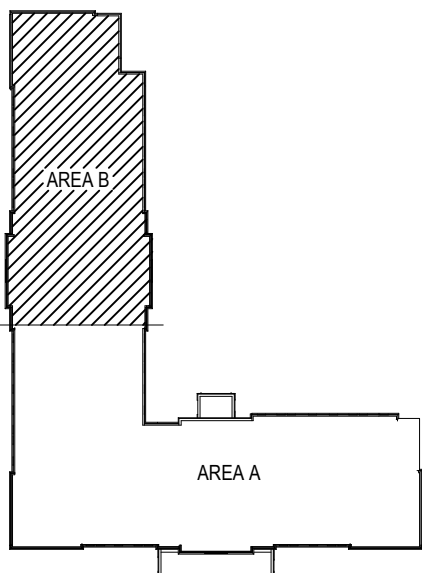
- 1 DRYER, 5.0 KW, 208 VOLT, 1 PHASE. RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
- 2 WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- 3 E.C. SHALL PROVIDE GFI BREAKER IN PANEL FOR CODE REQUIRED OF PROTECTION.
- 4 E.C. SHALL COORDINATE THE EXACT NUMBER OF TAMPER AND FLOW SWITCHES WITH FIRE PROTECTION CONTRACTOR. TAMPER AND FLOW SWITCHES SHALL BE LOCATED AT THE FIRE RISER LOCATION. COORDINATE AND VERIFY WITH FIRE PROTECTION CONTRACTOR.
- 5 CABINET UNIT HEATER, 208V-1PH. RUN (2) #12 CU & (1) #12 CU GRD FROM A 20A-2P LOCKABLE BREAKER IN PANEL. E.C. SHALL FIELD VERIFY EXACT ELECTRICAL REQUIREMENTS AND LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 6 FC-1, 208V-1Ø, 5KW. RUN (2) #6 & (1) #10 CU GRD IN 1" FROM A UNIT FURNISHED DISC. SW. TO A 45A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 7 FC-2, FC-3, FC-4, FC-5, 208V-1Ø, 7.5KW. RUN (2) #6 & (1) #10 CU GRD IN 1" FROM A UNIT FURNISHED DISC. SW. TO A 60A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 8 FC-6, 208V-1Ø, 11.3KW. RUN (2) #4 & (1) #8 CU GRD IN 1-1/4" FROM A UNIT FURNISHED DISC. SW. TO A 60A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 9 DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
- 10 ROUTE (1) 3/4" FOR POWER AND (1) 1" FOR LOW-VOLTAGE TO FLUSH MOUNTED FLOOR BOX. ROUTE TO FULL HEIGHT WALL AND TO ACCESSIBLE LOCATION ABOVE. PROVIDE PULL STRING, SAWCUT AND PATCH FLOOR AS REQUIRED.
- 11 E.C. SHALL COORDINATE WITH FIRE PROTECTION CONTRACTOR IF A SPRINKLER HEAD IS LOCATED IN PIT. IF SO, PROVIDE SMOKE AND HEAT DETECTOR. IF NOT, DO NOT PROVIDE.
- 12 E.C. SHALL PROVIDE RELAYS FOR FIRE ALARM MONITORING.
- 13 PROVIDE 20A, 1P CIRCUIT. RUN (2) #12 CU & (1) #12 CU GROUND IN 3/4" CONDUIT TO DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. FIELD VERIFY FINAL APPLIANCE LOCATION PRIOR TO ROUGH-IN.
- 14 COMMUNICATIONS BOARD, 4"x4"x3/4" PLYWOOD. ROUTE (2) 4" COMMUNICATION CONDUITS FROM 1ST FLOOR ELEC. ROOM.
- 15 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED FIRE/ SMOKE DAMPERS ON SUPPLY DUCT, 120V-1Ø. COORDINATE EXACT WIRING REQUIREMENTS & LOCATION WITH HVAC CONTRACTOR. CONNECT TO NEARBY RECEPTACLE CIRCUIT. PROVIDE A 24V RELAY FOR FIRE ALARM CIRCUIT WITH 120V NO CONTACTS. FIRE/ SMOKE DAMPER TO BE WIRED TO CLOSE UPON A TROUBLE- OR ALARM SIGNAL FROM FIRE ALARM SYSTEM.
- 16 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED 120V MOTORIZED DAMPER. DAMPERS TO BE ROUTED THROUGH E.C. PROVIDED TIMECLOCK/ LIGHTING CONTRACTOR TO RUN CONTINUOUS DURING OCCUPIED HOURS AND CLOSE DURING NON-OCCUPIED HOURS. COORDINATE EXACT LOCATIONS AND REQUIREMENTS IN FIELD WITH M.C.
- 17 WH-3, 208V-3Ø, 24KW. RUN (3) #2 & (1) #8 CU GRD IN 1-1/4" FROM A 100A/3P/125V/1NEMA 1 DISCONNECT SWITCH TO A 90A/3P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS. PROVIDE A 120V-1Ø CONNECTION FOR RECIRC.
- 18 CABINET UNIT HEATER, 208V-1PH. RUN (2) #10 CU & (1) #10 CU GRD FROM A 30A-2P LOCKABLE BREAKER IN PANEL. E.C. SHALL FIELD VERIFY EXACT ELECTRICAL REQUIREMENTS AND LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 19 SUMP PUMP, 120V-1Ø. RUN (2) #12 CU & (1) #12 CU GRD. IN 3/4" FROM A 20A/1P MOTOR RATED TOGGLE SWITCH TO 20A/1P BREAKER IN PANEL.
- 20 SUMP PUMP ALARM CONTROL PANEL, 120V 1Ø. VERIFY EXACT LOCATION.
- 21 ELEVATOR CAB LIGHTING, 120V-Ø. RUN (2) #12 CU & (1) #12 CU GRD. IN 3/4" FROM A 30A/2P/125V/250V NEMA-3R DISCONNECT SWITCH WITH (2) 15A FUSES TO A 20A/1P BREAKER IN PANEL. MAKE FINAL CONNECTION TO DISCONNECT LOCATED ON ELEVATOR.
- 22 ELEVATOR, 208V-3Ø. PROVIDE A 60A/3P/125V/1NEMA-3R DISCONNECT SWITCH WITH SHUNT TRIP IN ELEVATOR PIT AND A 90A/3P BREAKER LOCATED AT PANEL MDP. VERIFY EXACT LOCATION OF BREAKER/CONTROLLER WITH ELEVATOR CONTRACTOR. VERIFY EXACT POWER REQUIREMENTS OF ELEVATOR VENDOR PRIOR TO INSTALLATION. VERIFY IF ELEVATOR EQUIPMENT WILL BE INSTALLED AT BOTTOM OR TOP OF ELEVATOR SHAFT WITH ELEVATOR VENDOR. SEE RISER ON SHEET 'E301' FOR ADDITIONAL INFORMATION.
- 23 WH-4, 208V-1Ø, 4.16KW. RUN (2) #10 & (1) #10 CU GRD IN 3/4" FROM A 30A/2P/125V/1NEMA 1 DISCONNECT SWITCH TO A 30A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 24 WATER BOOSTER PUMP, 208V-3Ø. RUN (3) #4 CU & (1) #8 CU GRD FROM A 70A-3P BREAKER TO THE UNIT CONTROLLER WITH AN INTEGRAL DISCONNECT. MAKE ALL FINAL CONNECTIONS.
- 25 PROVIDE 120V-1Ø POWER FOR DOOR OPENER. COORDINATE WITH DOOR VENDOR FOR EXACT REQUIREMENTS.
- 26 PROVIDE 120V-1Ø POWER FOR DOOR ACCESS. PROVIDE ALL REQUIRED PATHWAYS FOR DOOR. COORDINATE WITH VENDOR.





1ST FLOOR POWER PLAN - AREA B

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



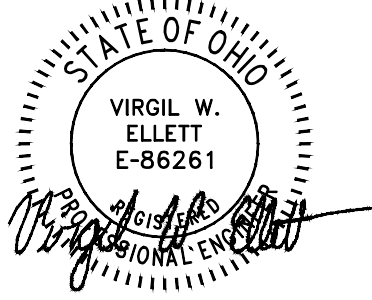
KEY PLAN
NO SCALE

ELECTRICAL CODED NOTES:

- ① CUH, 208V-10, 2KW, RUN (2) #12 CU & (1) #12 CU GRD FROM A 20A-2P LOCKABLE BREAKER IN PANEL TO INTEGRAL DISCONNECT. MAKE ALL FINAL CONNECTIONS.

PROVIDE A PERMANENT, ENGRAVED, WEATHERPROOF PLAQUE TO INDICATE THE LOCATION OF REMAINING SERVICE DISCONNECT SWITCHES PER NEC 230.2(E) AND EXHIBIT 230.11 AS FOLLOWS:

SERVICE #2: APARTMENT METER CENTER
SERVICE #1: APARTMENT METER CENTER LOCATED ON THE SOUTHEAST SIDE OF THE BUILDING
SERVICE #3: HOUSE SERVICE LOCATED ON THE EAST SIDE OF THE BUILDING.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

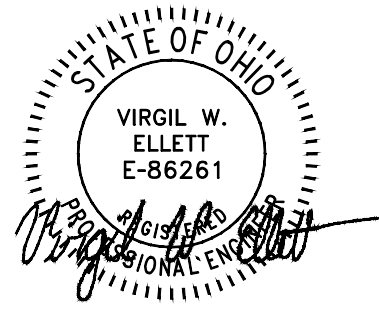
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E201-B
1ST FLOOR
POWER PLAN

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

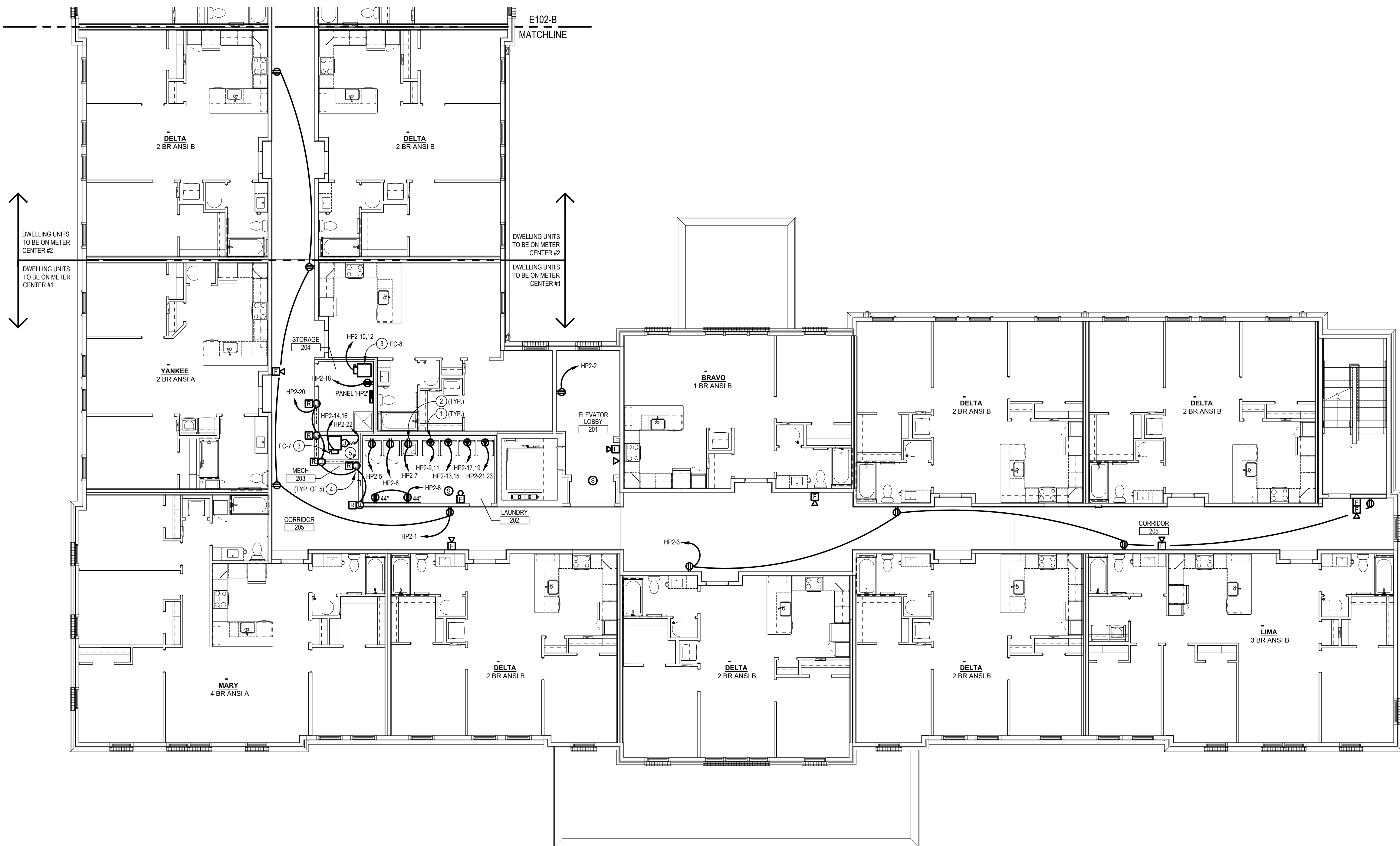
PROJECT DATE: 07/29/2026

E202-A
2ND FLOOR
ELECTRICAL PLAN

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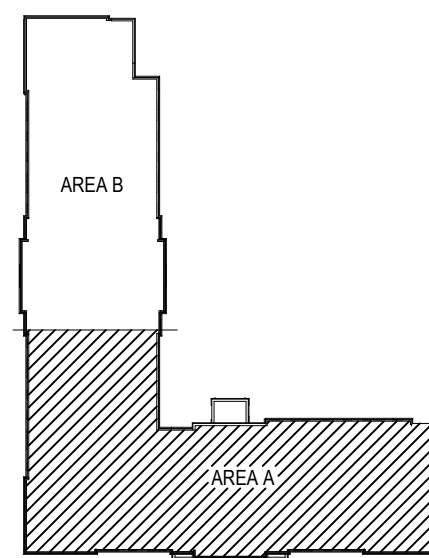
ELECTRICAL CODED NOTES:

- 1 DRYER, 5.0 KW, 208V-1Ø, RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
- 2 WASHER, 120V-1Ø. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- 3 FC-7 & FC-8, 208V-1Ø, 11.3KW, RUN (2) #3 & (1) #10 CU GRD IN 1-1/4" FROM A UNIT FURNISHED DISC. SW. TO A 80A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 4 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED FIRE/ SMOKE DAMPERS ON SUPPLY DUCT, 120V-1Ø. COORDINATE EXACT WIRING REQUIREMENTS & LOCATION WITH HVAC CONTRACTOR. CONNECT TO NEARBY RECEPTACLE CIRCUIT. PROVIDE A 24V RELAY FOR FIRE ALARM CIRCUIT WITH 120V NO CONTACTS. FIRE/ SMOKE DAMPER TO BE WIRED TO CLOSE UPON A TROUBLE OR ALARM SIGNAL FROM FIRE ALARM SYSTEM.
- 5 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED 120V / MOTORIZED DAMPER. DAMPERS TO BE ROUTED THROUGH E.C. PROVIDED TIMECLOCK / LIGHTING CONTACTOR TO RUN CONTINUOUS DURING OCCUPIED HOURS AND CLOSE DURING NON-OCCUPIED HOURS. COORDINATE EXACT LOCATIONS AND REQUIREMENTS IN FIELD WITH M.C.

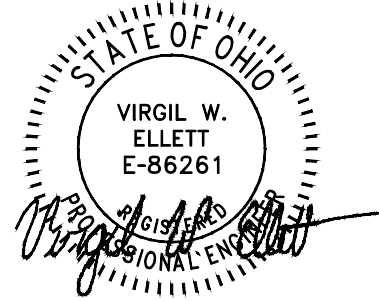


2ND FLOOR POWER PLAN - AREA A

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



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

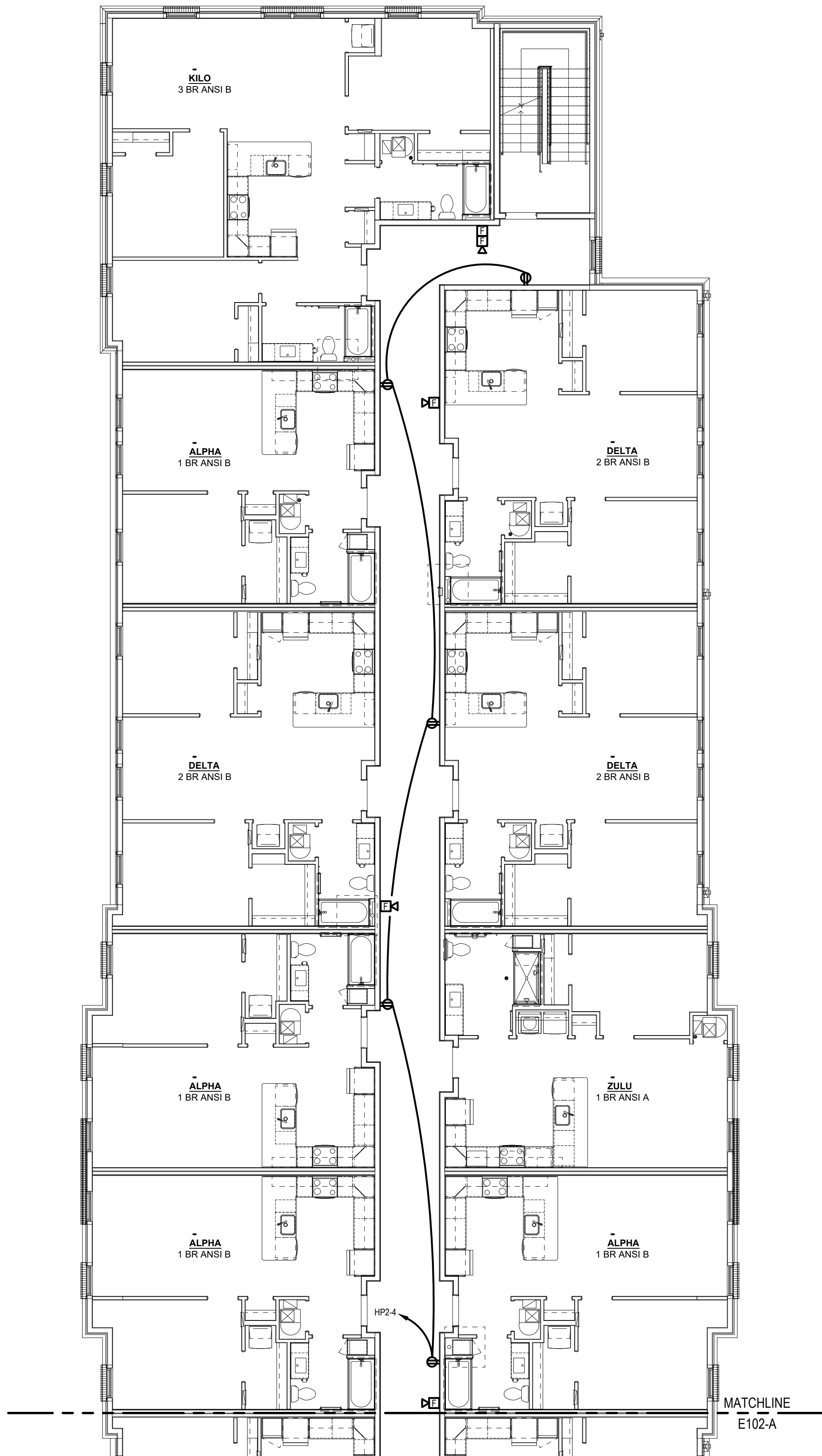
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

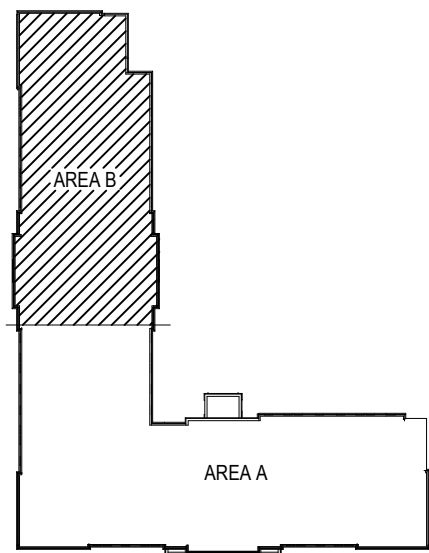
E202-B
2ND FLOOR
ELECTRICAL PLAN

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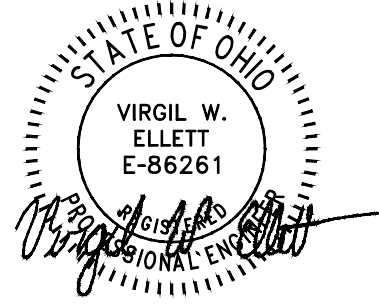


2ND FLOOR ELECTRICAL PLAN - AREA B

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



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

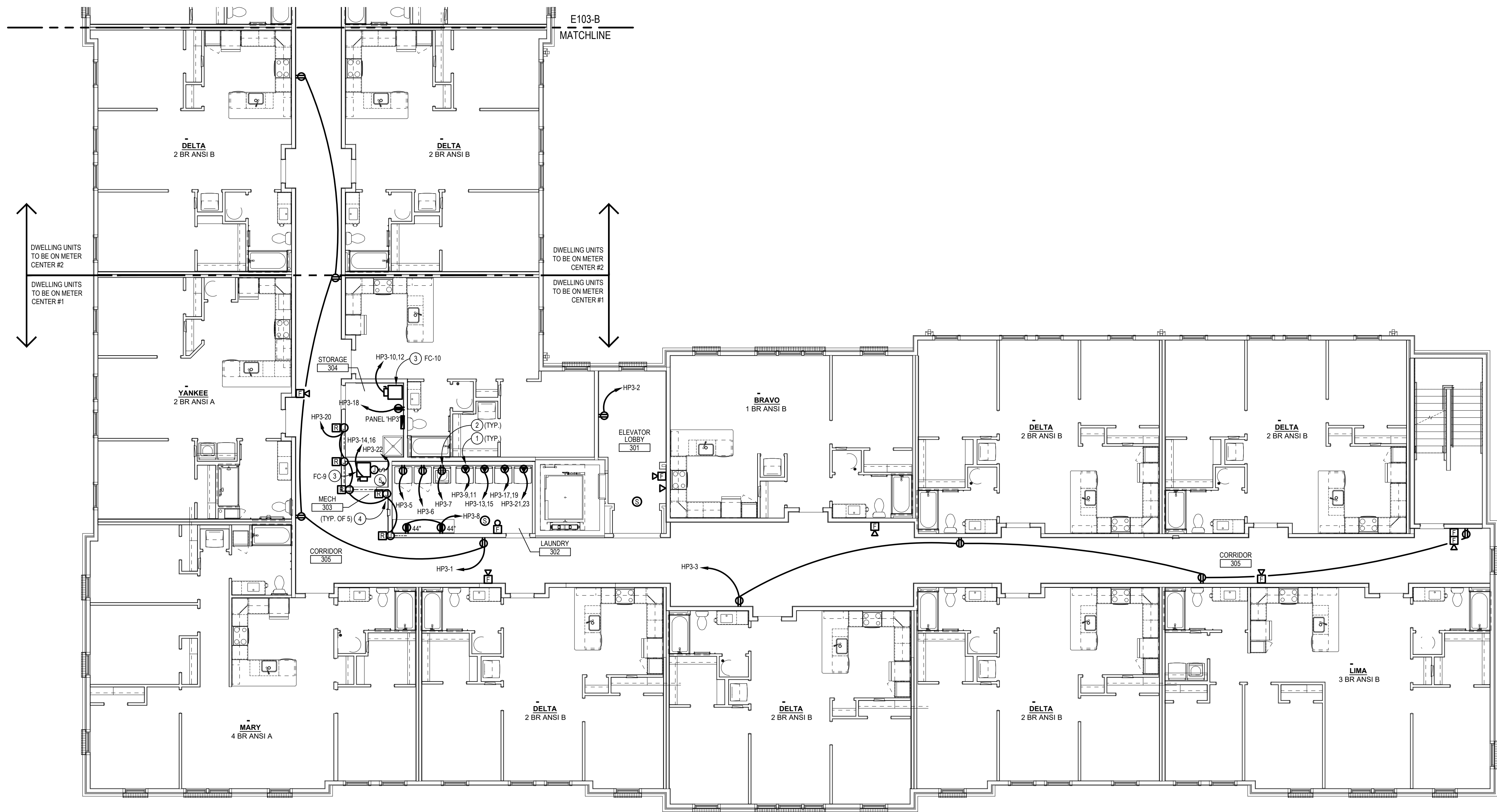
PROJECT DATE: 07/29/2026

E203-A
3RD FLOOR
ELECTRICAL PLAN

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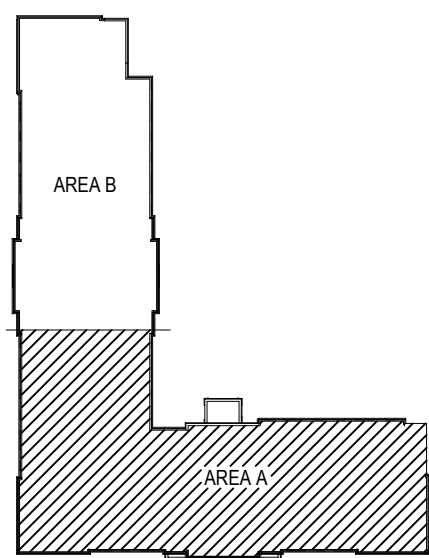
ELECTRICAL CODED NOTES:

- 1 DRYER, 5.0 KW, 208V-Ø. RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
- 2 WASHER, 120V-1Ø. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- 3 FC-9 & FC-10, 208V-1Ø, 11.3KW. RUN (2) #3 & (1) #8 CU GRD IN 1" FROM A UNIT FURNISHED DISC. SW. TO A 80A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 4 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED FIRE/ SMOKE DAMPERS ON SUPPLY DUCT, 120V-1Ø. COORDINATE EXACT WIRING REQUIREMENTS & LOCATION WITH HVAC CONTRACTOR. CONNECT TO NEARBY RECEPTACLE CIRCUIT. PROVIDE A 24V RELAY FOR FIRE ALARM CIRCUIT WITH 120V NO CONTACTS. FIRE/ SMOKE DAMPER TO BE WIRED TO CLOSE UPON A TROUBLE OR ALARM SIGNAL FROM FIRE ALARM SYSTEM.
- 5 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED 120V / MOTORIZED DAMPER. DAMPERS TO BE ROUTED THROUGH E.C. PROVIDED TIMECLOCK / LIGHTING CONTACTOR TO RUN CONTINUOUS DURING OCCUPIED HOURS AND CLOSE DURING NON-OCCUPIED HOURS. COORDINATE EXACT LOCATIONS AND REQUIREMENTS IN FIELD WITH M.C.

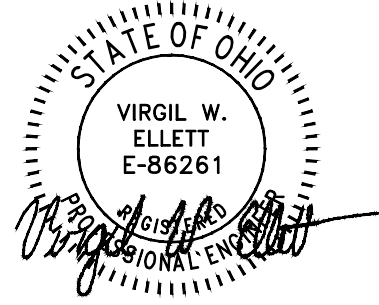


3RD FLOOR ELECTRICAL PLAN - AREA A

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



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

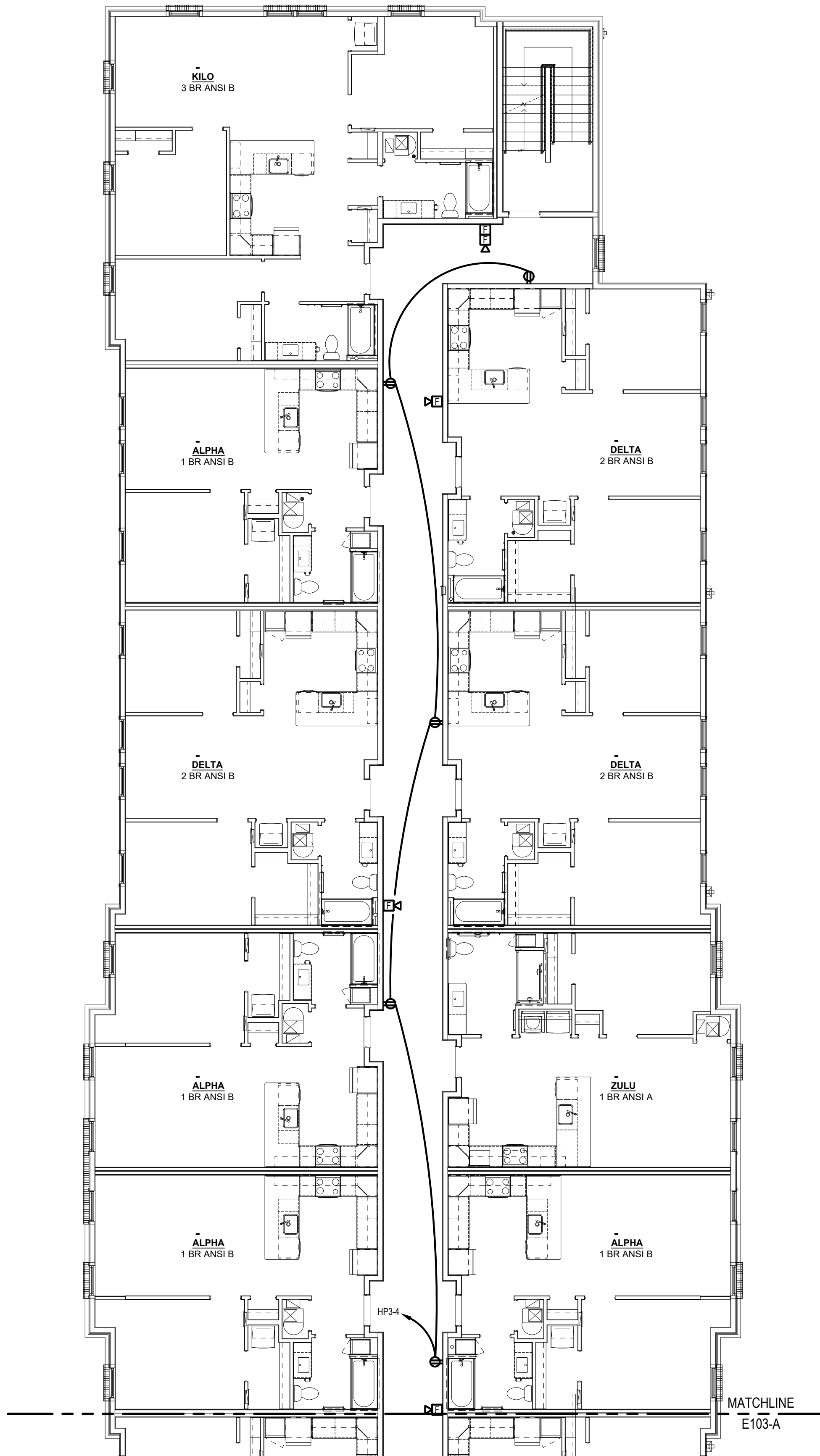
PROJECT #: 26104 V17

PERMIT SET

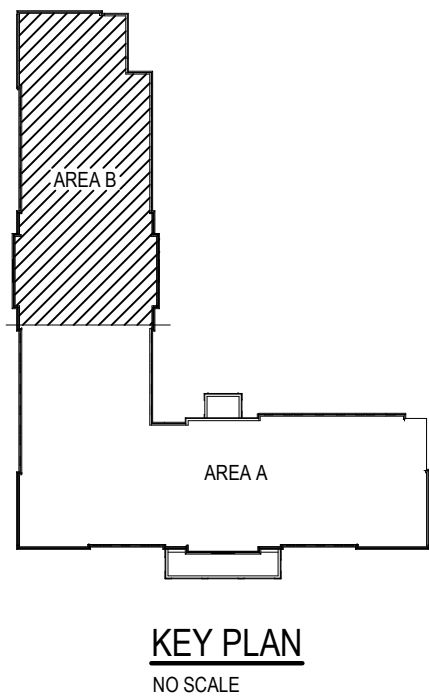
PROJECT DATE: 07/29/2026

E203-B
3RD FLOOR
ELECTRICAL PLAN

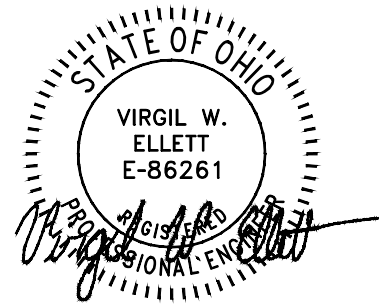
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3RD FLOOR ELECTRICAL PLAN - AREA B
SCALE: 1/8" = 1'-0"

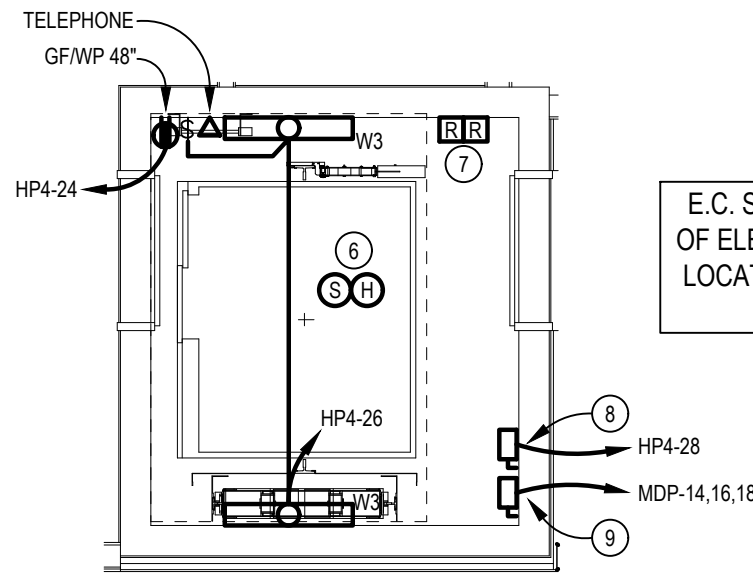


KEY PLAN
NO SCALE



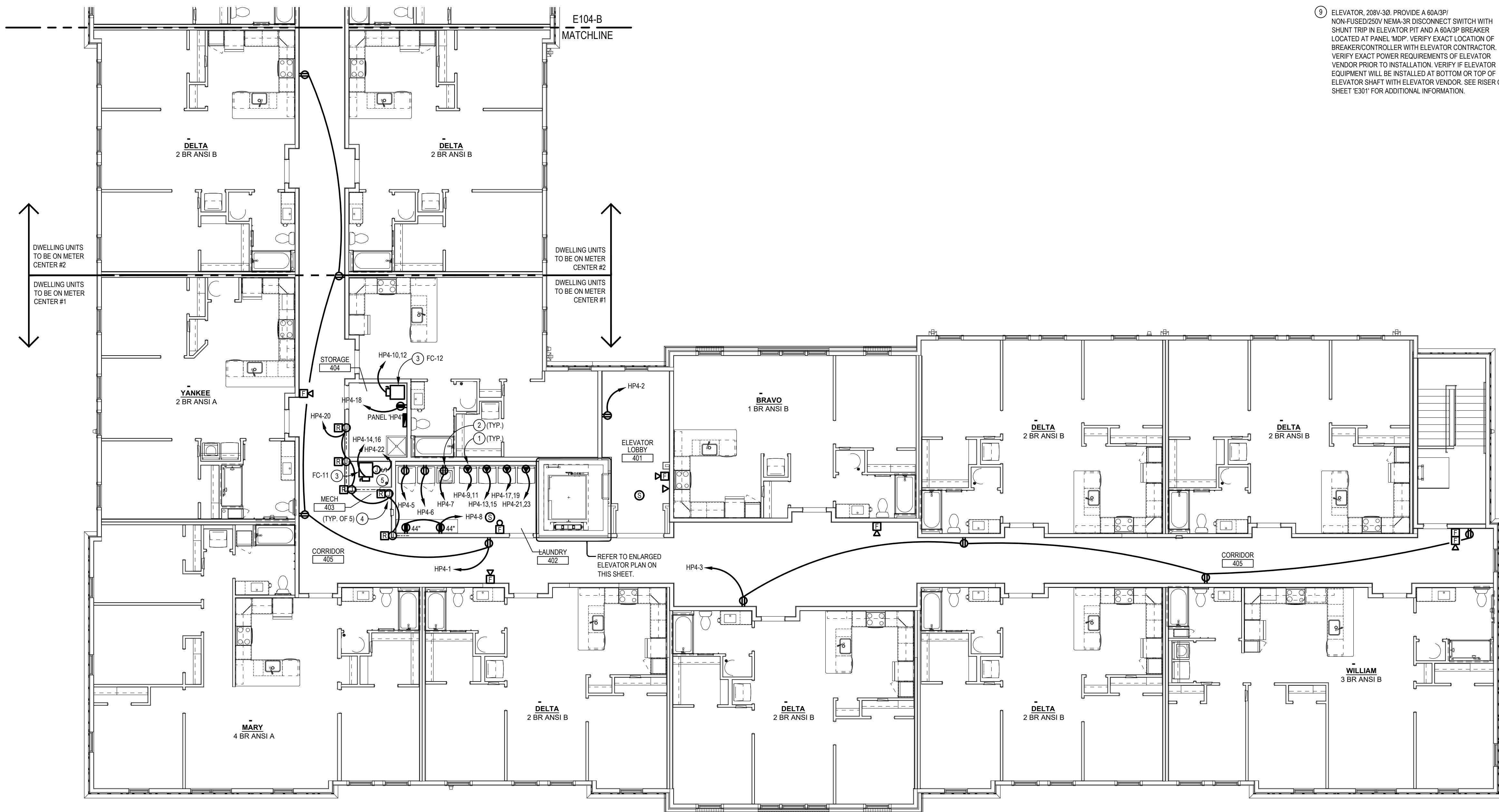
ELECTRICAL CODED NOTES:

- 1 DRYER, 5.0 KW, 208V-1Ø. RUN 2#10 & 1#10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
- 2 WASHER, 120V-1Ø. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- 3 FC-11, FC-12, 208V-1Ø, 11.3KW. RUN (2) #4 & (1) #8 CU GRD IN 1" C FROM A UNIT FURNISHED DISC. SW. TO A 80A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- 4 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED FIRE/ SMOKE DAMPERS ON SUPPLY DUCT, 120V-1Ø. COORDINATE EXACT WIRING REQUIREMENTS & LOCATION WITH HVAC CONTRACTOR. CONNECT TO NEARBY RECEPTACLE CIRCUIT. PROVIDE A 24V RELAY FOR FIRE ALARM CIRCUIT WITH 120V NO CONTACTS. FIRE/ SMOKE DAMPER TO BE WIRED TO CLOSE UPON A TROUBLE OR ALARM SIGNAL FROM FIRE ALARM SYSTEM.
- 5 E.C. SHALL PROVIDE POWER FOR M.C. PROVIDED 120V/ MOTORIZED DAMPER. DAMPERS TO BE ROUTED THROUGH E.C. PROVIDED TIMECLOCK / LIGHTING CONTACTOR TO RUN CONTINUOUS DURING OCCUPIED HOURS AND CLOSE DURING NON-OCCUPIED HOURS. COORDINATE EXACT LOCATIONS AND REQUIREMENTS IN FIELD WITH M.C.
- 6 E.C. SHALL COORDINATE WITH FIRE PROTECTION CONTRACTOR IF A SPRINKLER HEAD IS LOCATED IN PIT. IF SO, PROVIDE SMOKE AND HEAT DETECTOR. IF NOT, DO NOT PROVIDE.
- 7 E.C. SHALL PROVIDE RELAYS FOR FIRE ALARM MONITORING.
- 8 ELEVATOR CAB LIGHTING, 120V-1Ø. RUN (2) #12 CU & (1) #12 CU GRD. IN 3/4" C FROM A 30A/2P FUSED/250V NEMA-3R DISCONNECT SWITCH WITH (2) 15A FUSES TO A 20A/1P BREAKER IN PANEL. MAKE FINAL CONNECTION TO DISCONNECT LOCATED ON ELEVATOR.
- 9 ELEVATOR, 208V-3Ø. PROVIDE A 60A/3P/ NON-FUSED/250V NEMA-3R DISCONNECT SWITCH WITH SHUNT TRIP IN ELEVATOR PIT AND A 60A/3P BREAKER LOCATED AT PANEL MDP. VERIFY EXACT LOCATION OF BREAKER/CONTROLLER WITH ELEVATOR CONTRACTOR. VERIFY EXACT POWER REQUIREMENTS OF ELEVATOR VENDOR PRIOR TO INSTALLATION. VERIFY IF ELEVATOR EQUIPMENT WILL BE INSTALLED AT BOTTOM OR TOP OF ELEVATOR SHAFT WITH ELEVATOR VENDOR. SEE RISER ON SHEET 'E301' FOR ADDITIONAL INFORMATION.



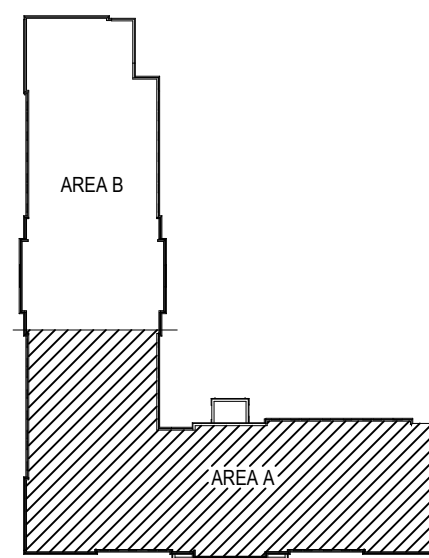
ENLARGED ELEVATOR PLAN

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

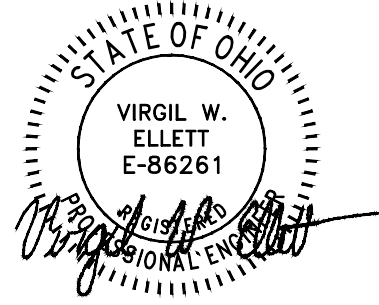


4TH FLOOR ELECTRICAL PLAN - AREA A

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



KEY PLAN
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

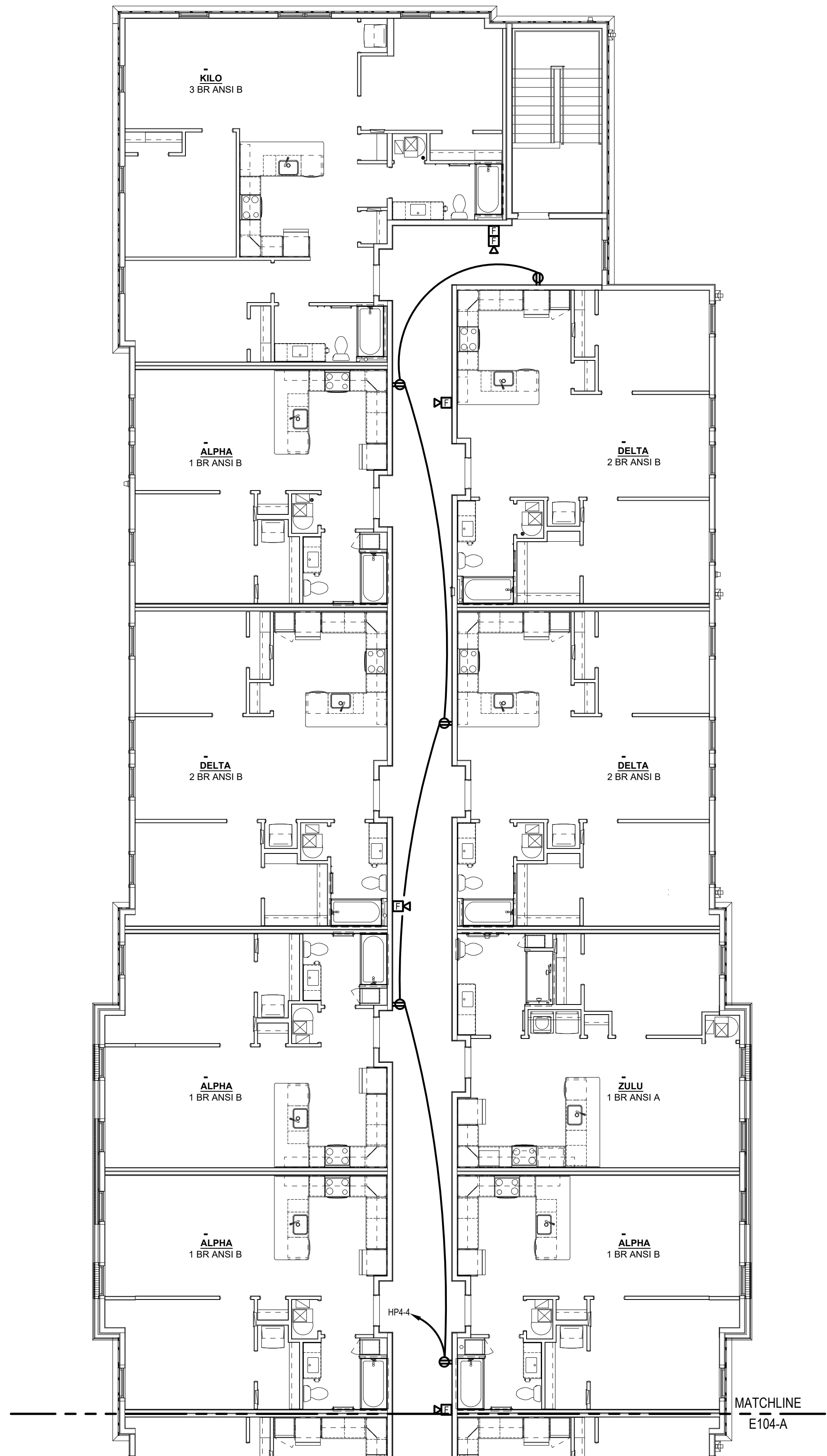
PROJECT #: 26104 V17

PERMIT SET

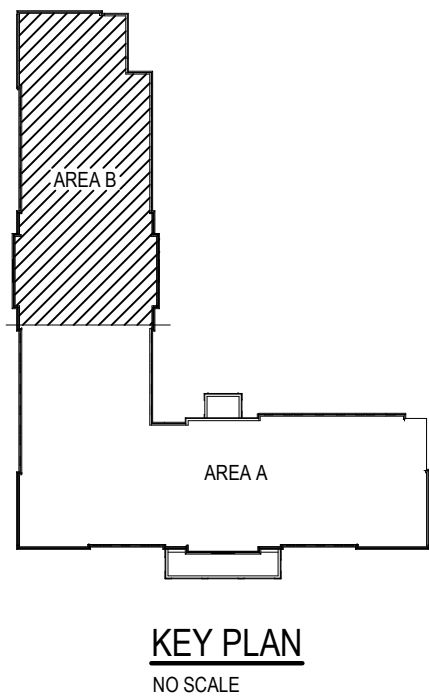
PROJECT DATE: 07/29/2026

E204-B
4TH FLOOR
ELECTRICAL PLAN

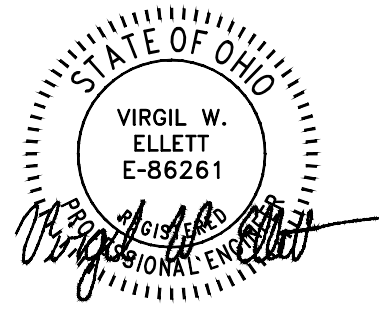
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4TH FLOOR ELECTRICAL PLAN - AREA B
SCALE: 1/8" = 1'-0"

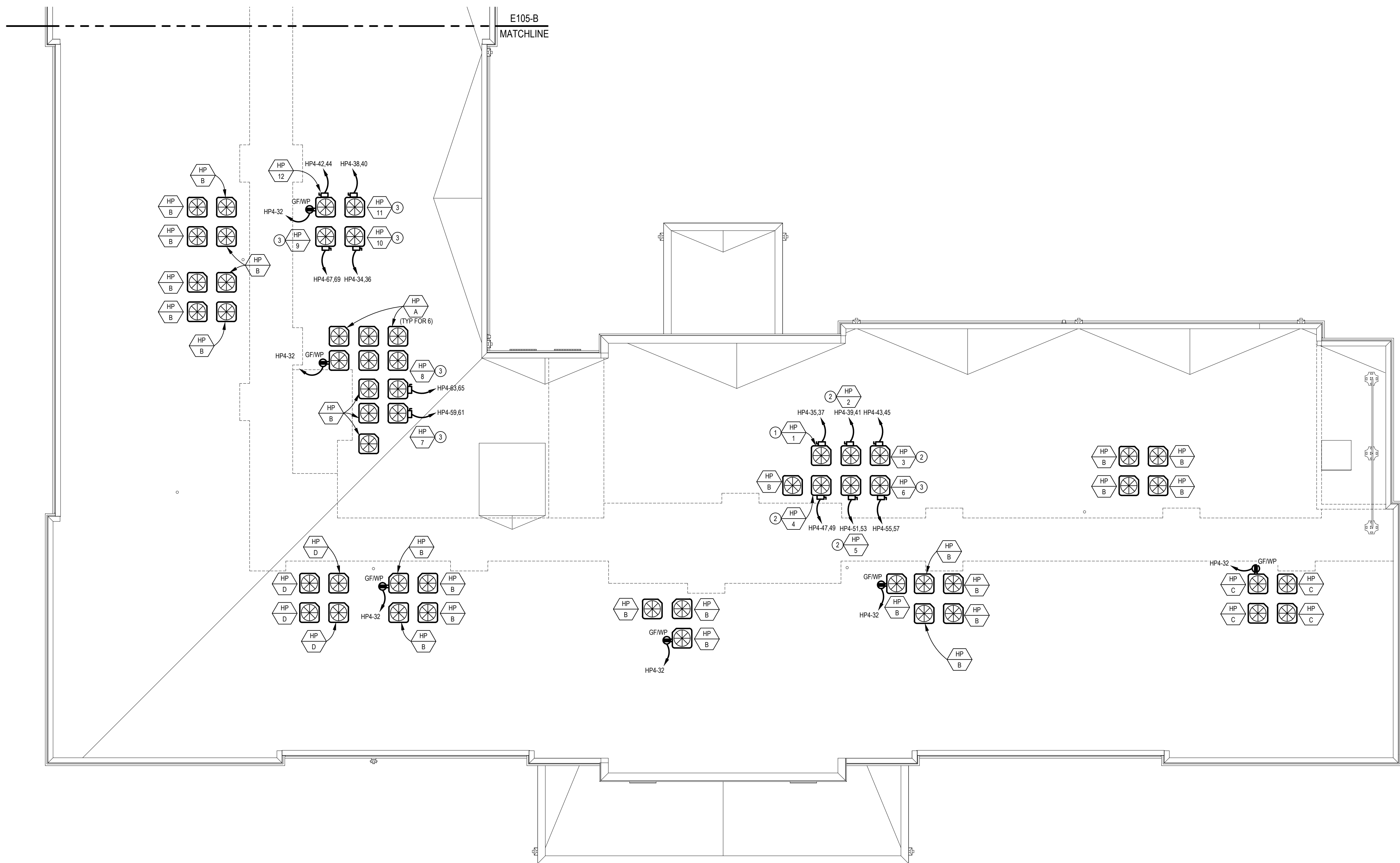


KEY PLAN
NO SCALE



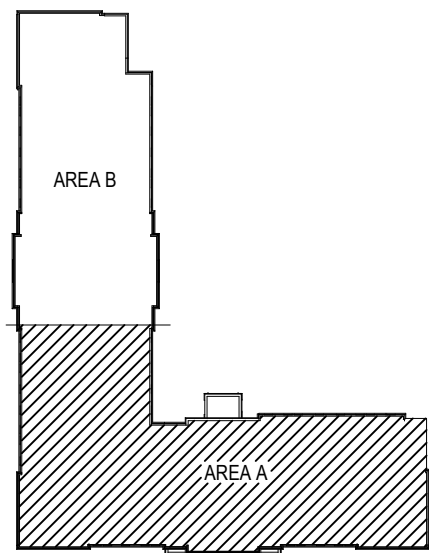
ELECTRICAL CODED NOTES:

- HP-1, 208V-1Ø, RUN (2) #12 & (1) #12 CU GRD IN 3/4" C FROM A 30A/2P/250V/NF/NEMA-3R DISCONNECT SWITCH TO A 20A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- HP-2 THRU 5, 208V-1Ø, RUN (2) #10 & (1) #10 CU GRD IN 3/4" C FROM A 30A/2P/250V/NF/NEMA-3R DISCONNECT SWITCH TO A 30A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
- HP-6 THRU 12, 208V-1Ø, RUN (2) #6 & (1) #10 CU GRD IN 3/4" C FROM A 60A/2P/250V/NF/NEMA-3R DISCONNECT SWITCH TO A 50A/2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS



ROOF ELECTRICAL PLAN - AREA A

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



KEY PLAN
NO SCALE

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

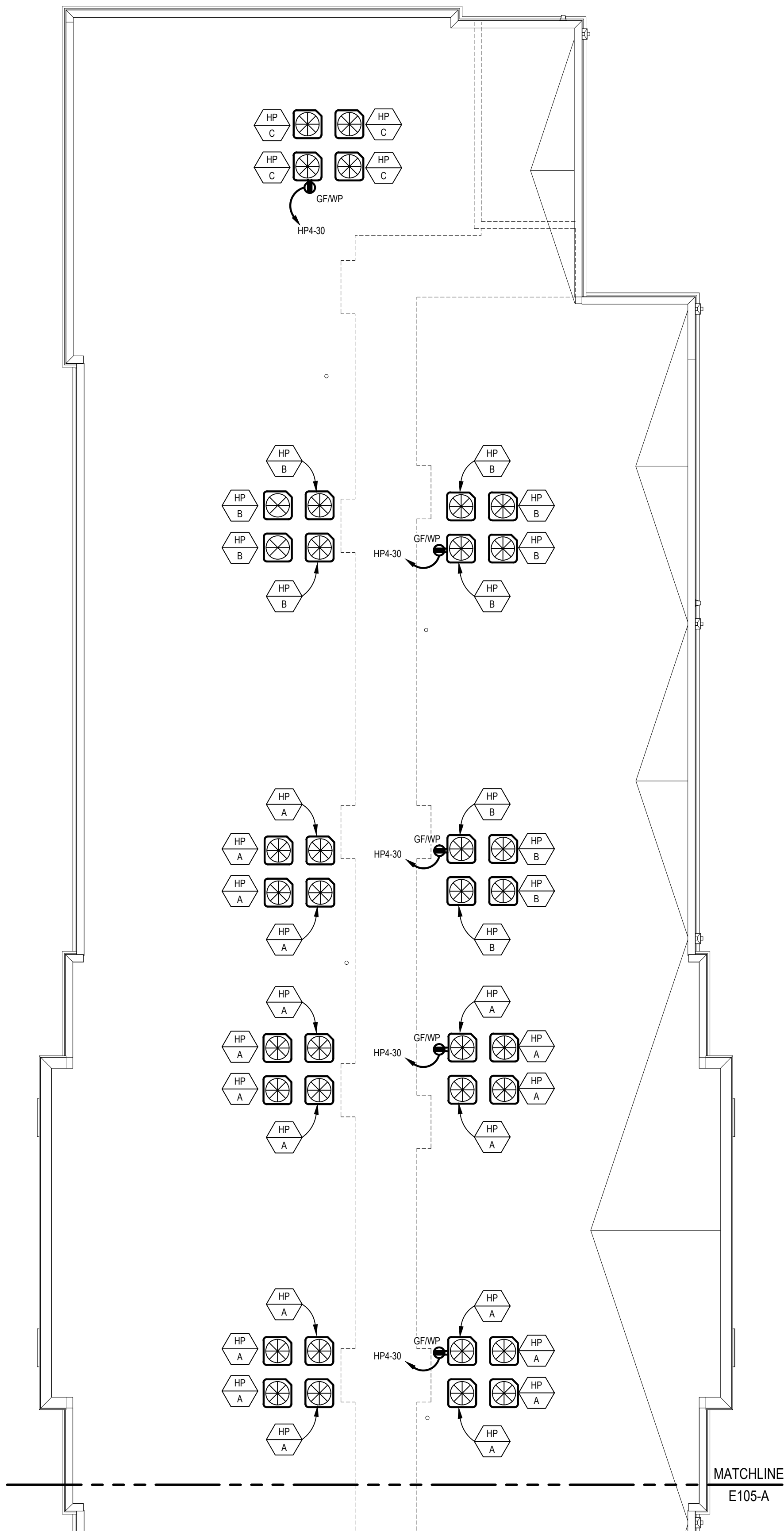
PERMIT SET

PROJECT DATE: 07/29/2026

E205-A

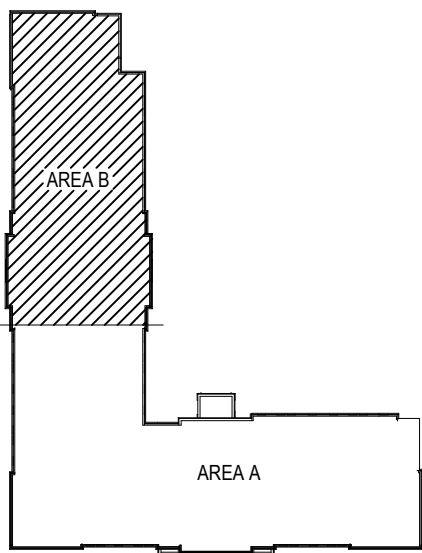
ROOF ELECTRICAL
PLAN

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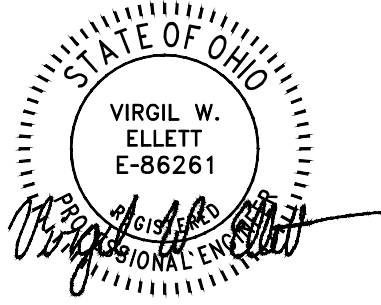
ROOF ELECTRICAL PLAN - AREA B

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



KEY PLAN

NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E205-B
ROOF ELECTRICAL
PLAN

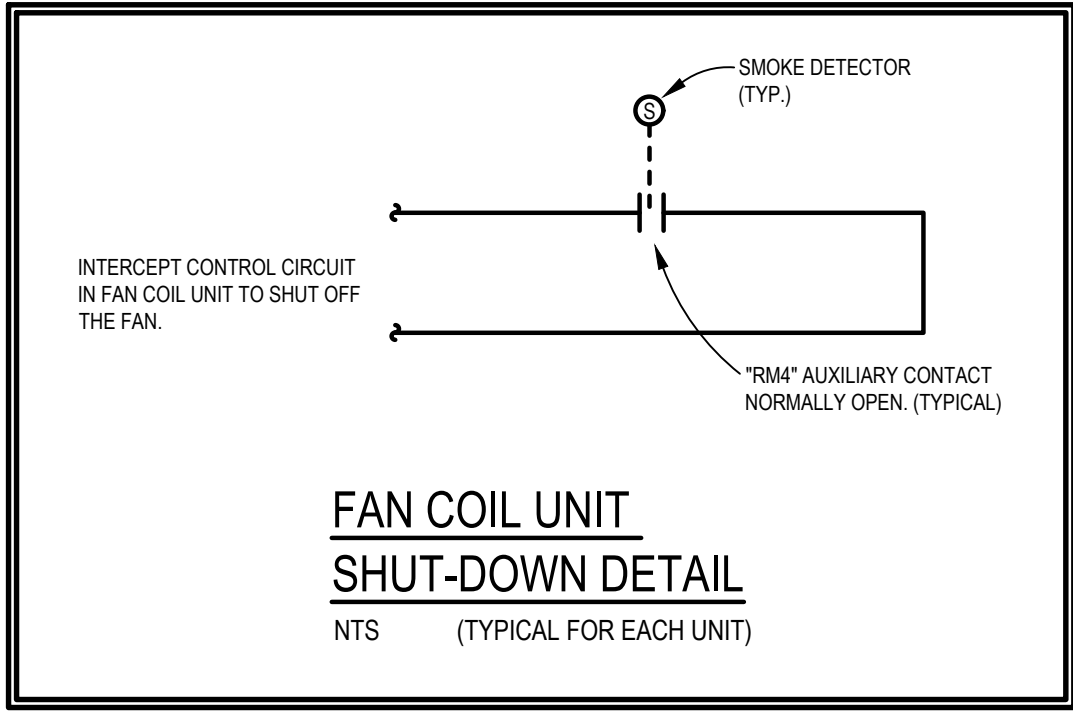
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ALPHA UNIT PANEL				VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN				125 AMP M.L.O.			
MOUNTING: RECESSED				FEEDER: SEE RISER DIAGRAM			
				NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION	
HP CONDENSING UNIT	15/2	1	A	2	25/2	FAN COIL UNIT	
		3	B	4			
		5	A	6			
DRYER	30/2	7	B	8	50/2	RANGE	
		9	A	10			
		11	B	12			
WASHER	20/1*	9	A	10	30/2	WATER HEATER	
MICROWAVE	20/1*	11	B	12			
DISHWASHER	20/1	13	A	14	15/1	LIGHTS/RECEPTS	
REFRIGERATOR	20/1*	15	B	16	15/1	LIGHTS/RECEPTS	
DISPOSAL	20/1	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS	
ERV	15/1	23	B	24	20/1	SMOKE DETECTORS	
SPACE	--	25	A	26	--	SPACE	
SPACE	--	27	B	28	--	SPACE	
SPACE	--	29	A	30	--	SPACE	
* GROUND FAULT BREAKER							
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS							
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS							
TO COMPLY WITH SECTION 210.12 OF NEC							
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS							
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12							
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).							

ALPHA UNIT	AREA (SF):
LOAD TYPE	617
LTG/ RECEPTACLES (DWISF)	1.851
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.35
TOTAL DEMAND	16.64
HVAC HEAT (85%)	3.25
HVAC COOLING (100%)	2.27
NEC LOAD	22.07
$\frac{22.065 \text{ KW} \times 1000}{208 \text{ V}}$	106.1 A

BRAVO UNIT PANEL				VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN				125 AMP M.L.O.			
MOUNTING: RECESSED				FEEDER: SEE RISER DIAGRAM			
				NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION	
HP CONDENSING UNIT	15/2	1	A	2	25/2	FAN COIL UNIT	
		3	B	4			
		5	A	6			
DRYER	30/2	7	B	8	50/2	RANGE	
		9	A	10			
WASHER	20/1*	9	A	10	30/2	WATER HEATER	
MICROWAVE	20/1*	11	B	12	15/1	LIGHTS/RECEPTS	
DISHWASHER	20/1	13	A	14		LIGHTS/RECEPTS	
REFRIGERATOR	20/1*	15	B	16	15/1	RECEPTS	
DISPOSAL	20/1	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	BATHROOM GFI RECEPTS	
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	SMOKE DETECTORS	
ERV	15/1	23	B	24	20/1	SPACE	
SPACE	--	25	A	26	--	SPACE	
SPACE	--	27	B	28	--	SPACE	
SPACE	--	29	A	30	--	SPACE	
* GROUND FAULT BREAKER							
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS							
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS							
TO COMPLY WITH SECTION 210.12 OF NEC							
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS							
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12							
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR							
UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).							

BRAVO UNIT	AREA (SF):
LOAD TYPE	700
LTG/ RECEPTACLES (DWISF)	2.100
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.60
TOTAL DEMAND	16.64
HVAC HEAT (85%)	3.25
HVAC COOLING (100%)	2.27
NEC LOAD	22.17
$\frac{22.165 \text{ KW} \times 1000}{208 \text{ V}}$	106.6 A



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.

1) RECEPTACLES LOCATED MORE THAN 5-12 FEET ABOVE THE FLOOR.

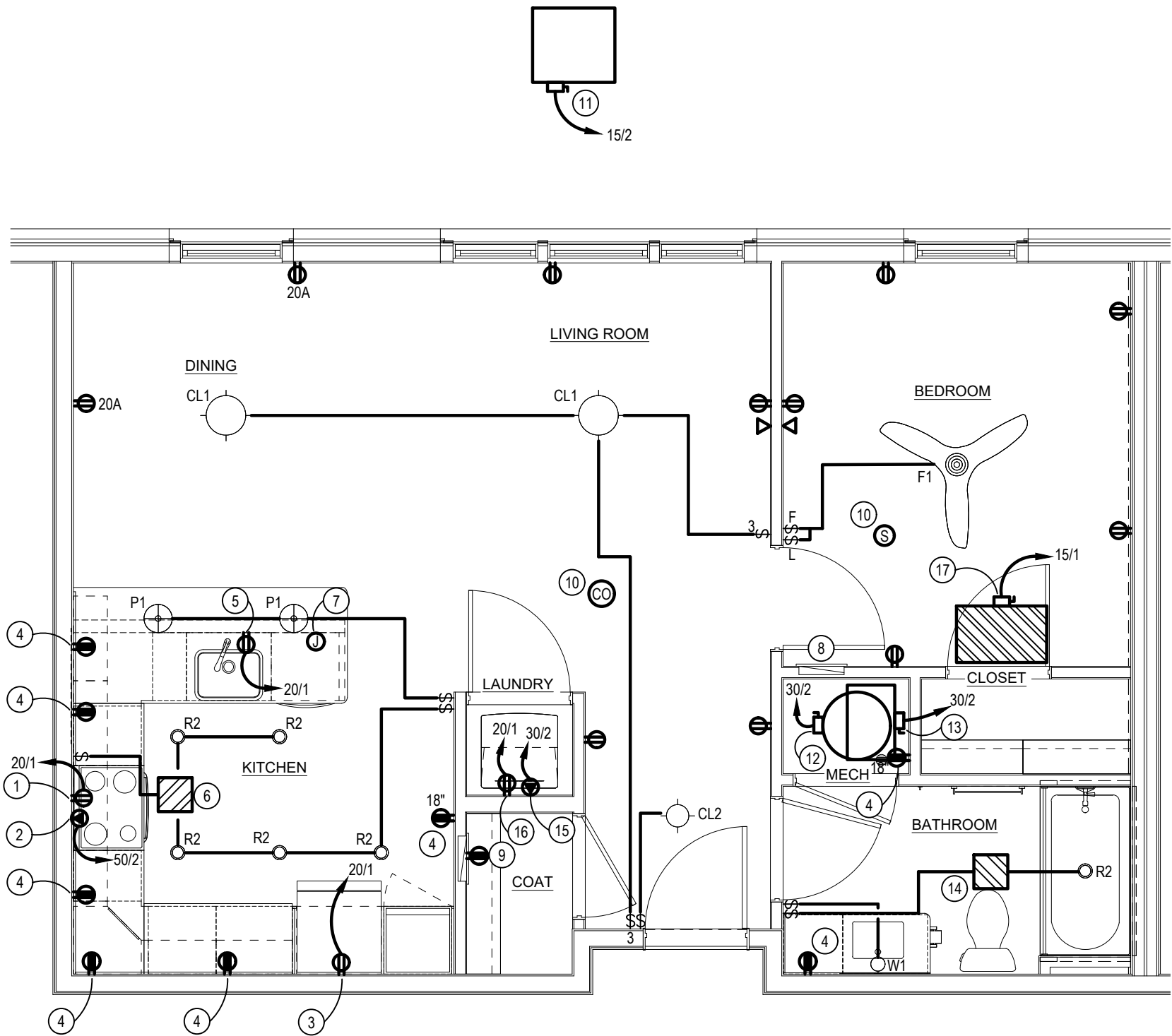
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.

3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

ELECTRICAL CODED NOTES:

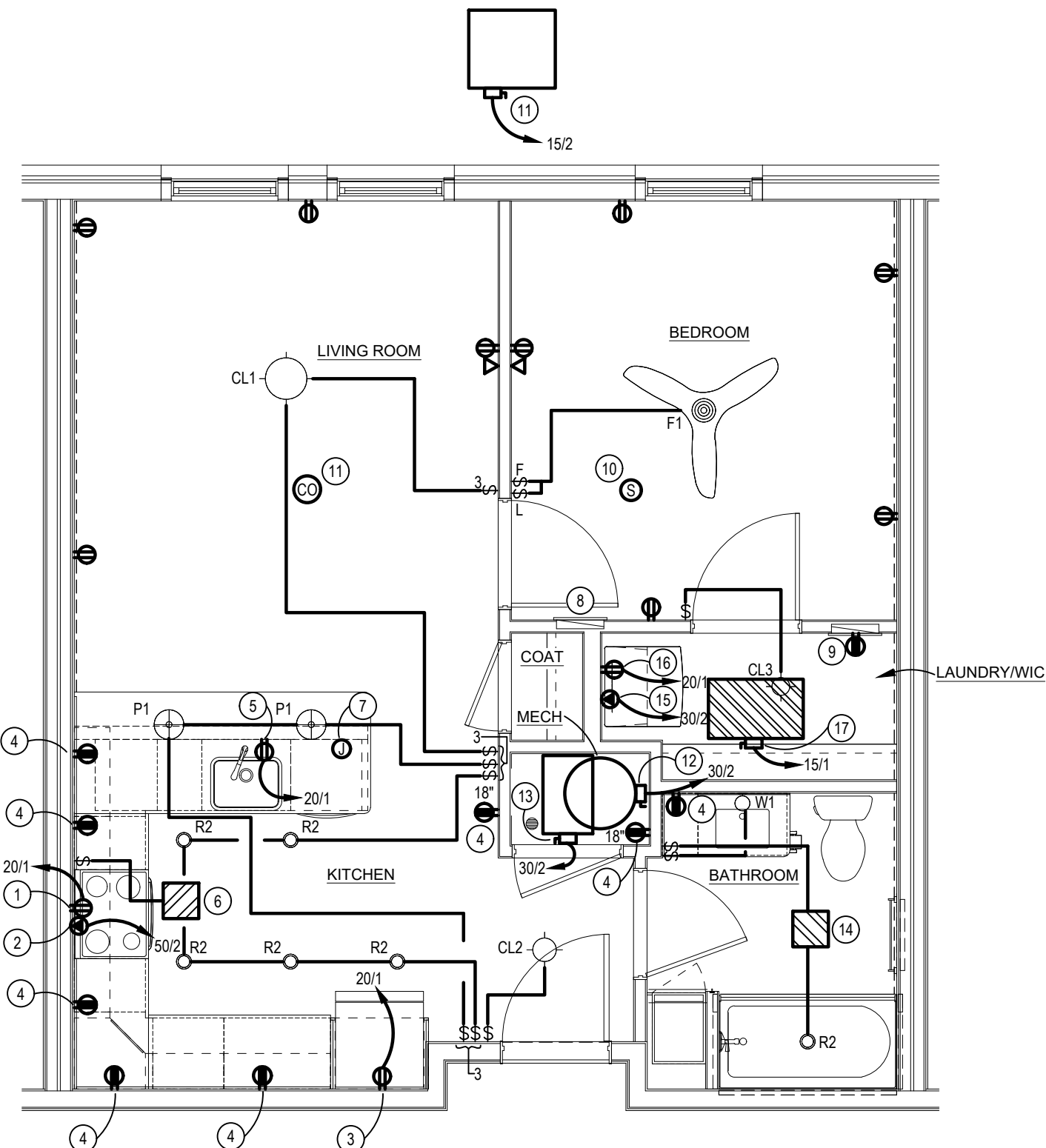
- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY GC AND WIRED BY EC, 120V. MAKE ALL FINAL CONNECTIONS.
- ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 #4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
- REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
- DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
- PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN. 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
- 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.
- UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
- 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.
- 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.
- HEAT PUMP CONDENSING UNIT (HP-A), 208V 1Ø. RUN 2 #12 & #12 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 15A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.
- 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.
- HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-A), 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 25A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.
- 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.
- STACKED TYPE DRYER, 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.
- STACKED TYPE WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- ENERGY RECOVERY VENTILATOR (ERV-A), 120V, 1Ø. RUN (2) #14 AND (1) #14 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 15A-1P BREAKER. MAKE ALL FINAL CONNECTIONS.

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.



BRAVO ELECTRICAL PLAN

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



ALPHA ELECTRICAL PLAN

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

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E301
DWELLING UNIT
ELECTRICAL PLANS

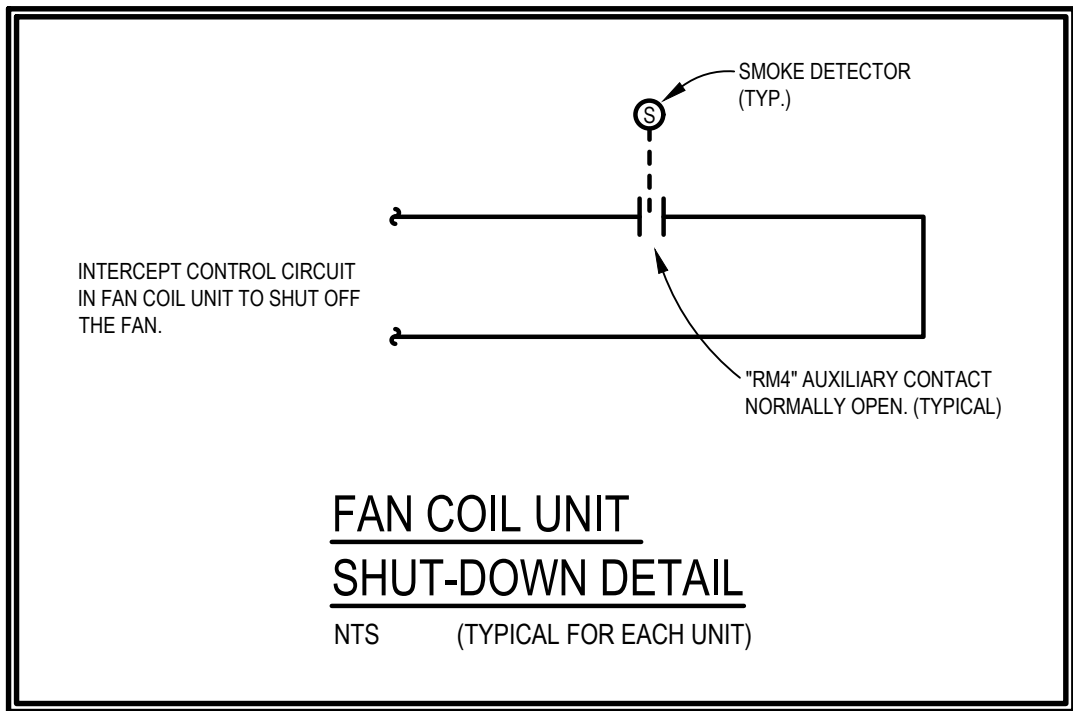
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DELTA UNIT PANEL		VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN		125 AMP M.L.O.			
MOUNTING: RECESSED		FEEDER: SEE RISER DIAGRAM			
		NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P
HP CONDENSING UNIT	202	1	A	2	402
		3	B	4	
		5	A	6	
DRYER	302	7	B	8	502
		9	A	10	
		11	B	12	
WASHER	201*	13	A	14	151
MICROWAVE	201*	15	B	16	151
DISHWASHER	201*	17	A	18	151
REFRIGERATOR	201*	19	B	20	151
DISPOSAL	201	21	A	22	201
APPLIANCE CIRCUIT	151	23	B	24	201
ERV	--	25	A	26	--
SPACE	--	27	B	28	--
SPACE	--	29	A	30	--
* GROUND FAULT BREAKER					
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS					
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS					
TO COMPLY WITH SECTION 210.12 OF NEC					
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS					
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12					
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A)					

DELTA UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SP)	2.475
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.98
TOTAL DEMAND	16.79
HVAC HEAT (65%)	4.91
HVAC COOLING (100%)	2.81
NEC LOAD	24.51
24,506 KW x 1000 =	
208 V	
	117.9 A

CHARLIE UNIT PANEL		VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN		125 AMP M.L.O.			
MOUNTING: RECESSED		FEEDER: SEE RISER DIAGRAM			
		NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P
HP CONDENSING UNIT	152	1	A	2	252
		3	B	4	
		5	A	6	
DRYER	302	7	B	8	502
		9	A	10	
		11	B	12	
WASHER	201*	13	A	14	151
MICROWAVE	201*	15	B	16	151
DISHWASHER	201*	17	A	18	151
REFRIGERATOR	201*	19	B	20	151
DISPOSAL	201	21	A	22	201
APPLIANCE CIRCUIT	151	23	B	24	201
ERV	--	25	A	26	--
SPACE	--	27	B	28	--
SPACE	--	29	A	30	--
* GROUND FAULT BREAKER					
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS					
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS					
TO COMPLY WITH SECTION 210.12 OF NEC					
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS					
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12					
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A)					

CHARLIE UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SP)	1.896
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.40
TOTAL DEMAND	16.56
HVAC HEAT (65%)	3.26
HVAC COOLING (100%)	2.27
NEC LOAD	22.08
22,084 KW x 1000 =	
208 V	
	106.2 A



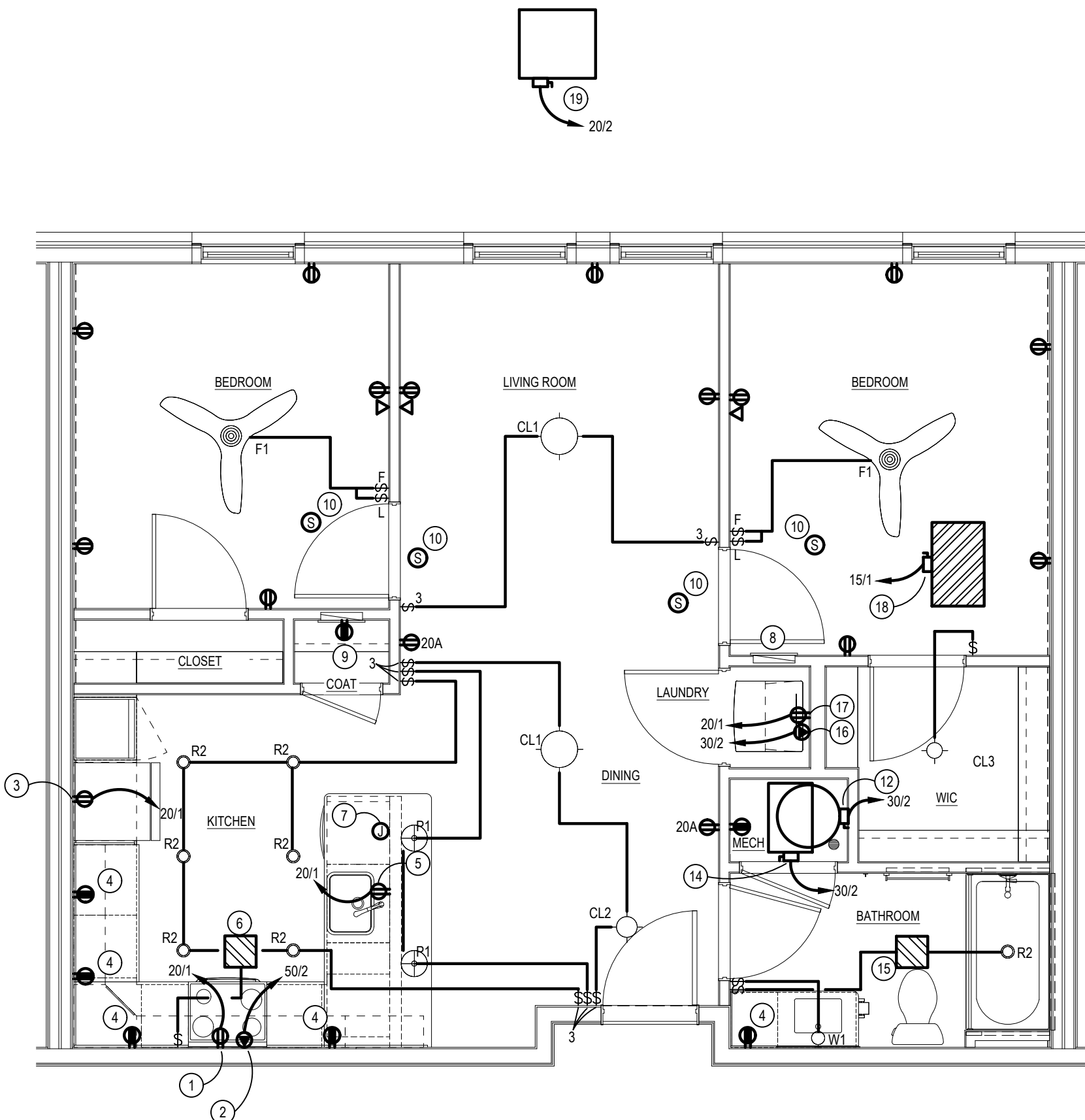
NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-12 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.

3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

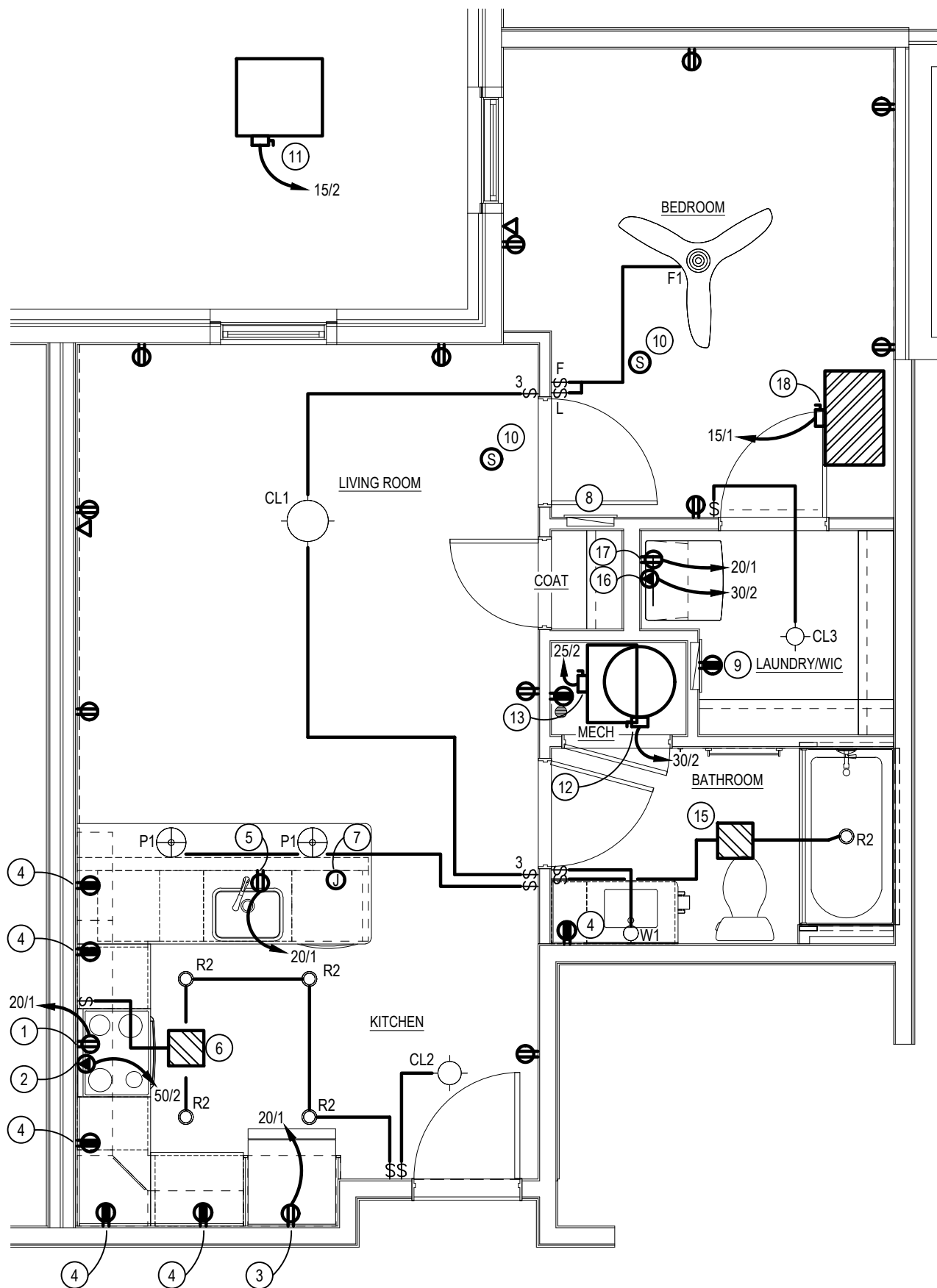
- ELECTRICAL CODED NOTES:**
- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY GC AND WIRED BY EC, 120V. MAKE ALL FINAL CONNECTIONS.
 - ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.) FROM A 50A-2P RANGE OUTLET.
 - REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
 - DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
 - DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
 - PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN, 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
 - 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.
 - UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - 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 15A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.

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.



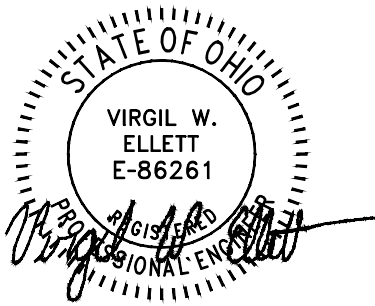
DELTA ELECTRICAL PLAN

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



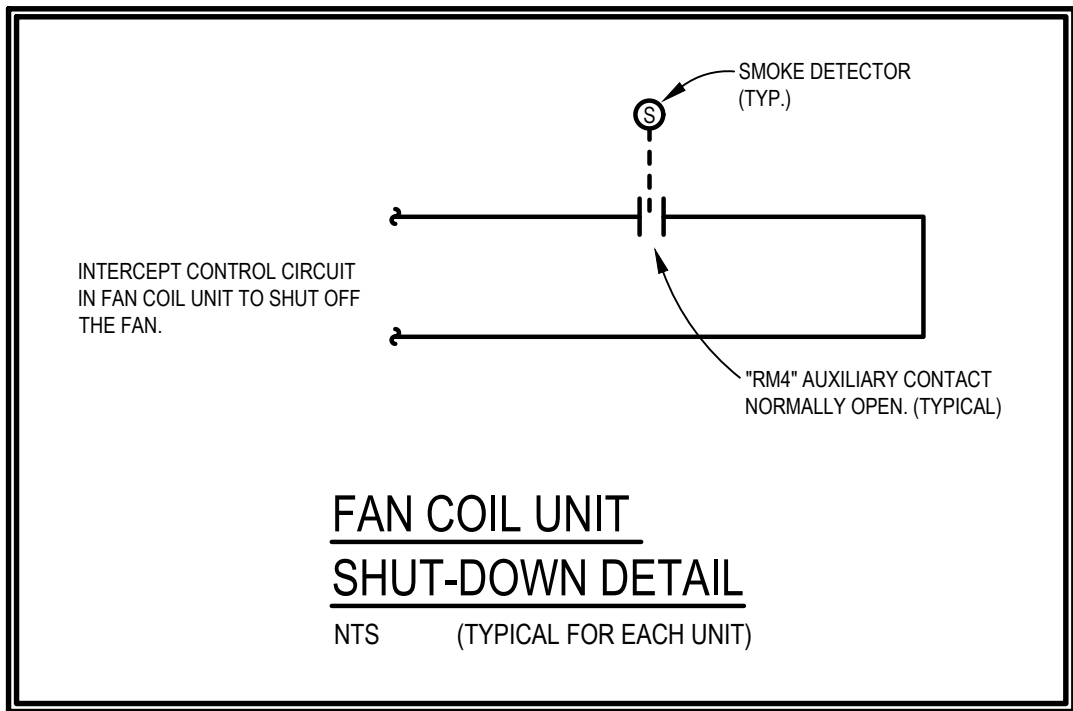
CHARLIE ELECTRICAL PLAN

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



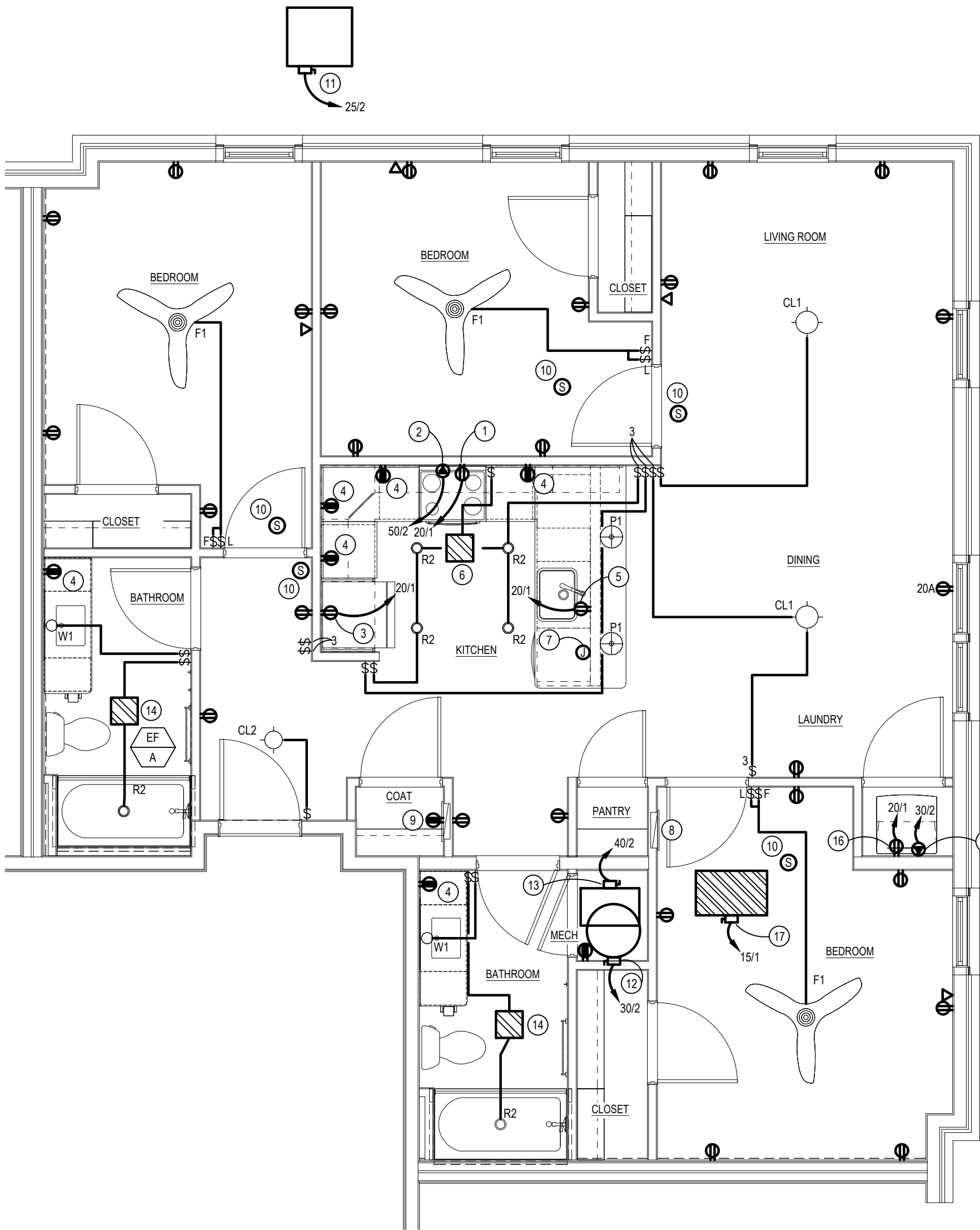
KILLO UNIT/PANEL				VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN				125 AMP M.L.O.			
MOUNTING: RECESSED				FEEDER: SEE RISER DIAGRAM			
				NOTE: 22,000 AIC			
LOAD DESCRIPTION	CBIP	CIRCUIT	PH	CIRCUIT	CBIP	LOAD DESCRIPTION	
HP CONDENSING UNIT	25/2	1	A	2	40/2	FAN COIL UNIT	
		3	B	4			
DRYER	30/2	5	A	6	50/2	RANGE	
		7	B	8			
WASHER	20/1*	9	A	10	30/2	WATER HEATER	
MICROWAVE	20/1*	11	B	12			
DISHWASHER	20/1	13	A	14	15/1	LIGHTS/RECEPTS	
REFRIGERATOR	20/1*	15	B	16	15/1	LIGHTS/RECEPTS	
DISPOSAL	20/1	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS	
ERV	15/1	23	B	24	20/1	SMOKE DETECTORS	
SPACE	--	25	A	26	--	SPACE	
SPACE	--	27	B	28	--	SPACE	
SPACE	--	29	A	30	--	SPACE	
* GROUND FAULT BREAKER							
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS							
2. PROVIDE ABC-FAULT BREAKERS FOR ALL APPLICABLE AREAS							
3. TO COMPLY WITH SECTION 210.12 OF NEC							
4. ALL 20V, 1 PHASE & 20A RECEPTACLES IN DWELLING UNITS							
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 404.22							
5. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).							

KILO UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	3.522
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	28.02
TOTAL DEMAND	17.21
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.39
NEC LOAD	25.64
$\frac{25.642 \text{ KW} \times 1000}{208 \text{ V}}$	123.3 A



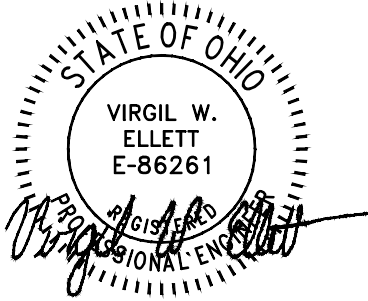
NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.



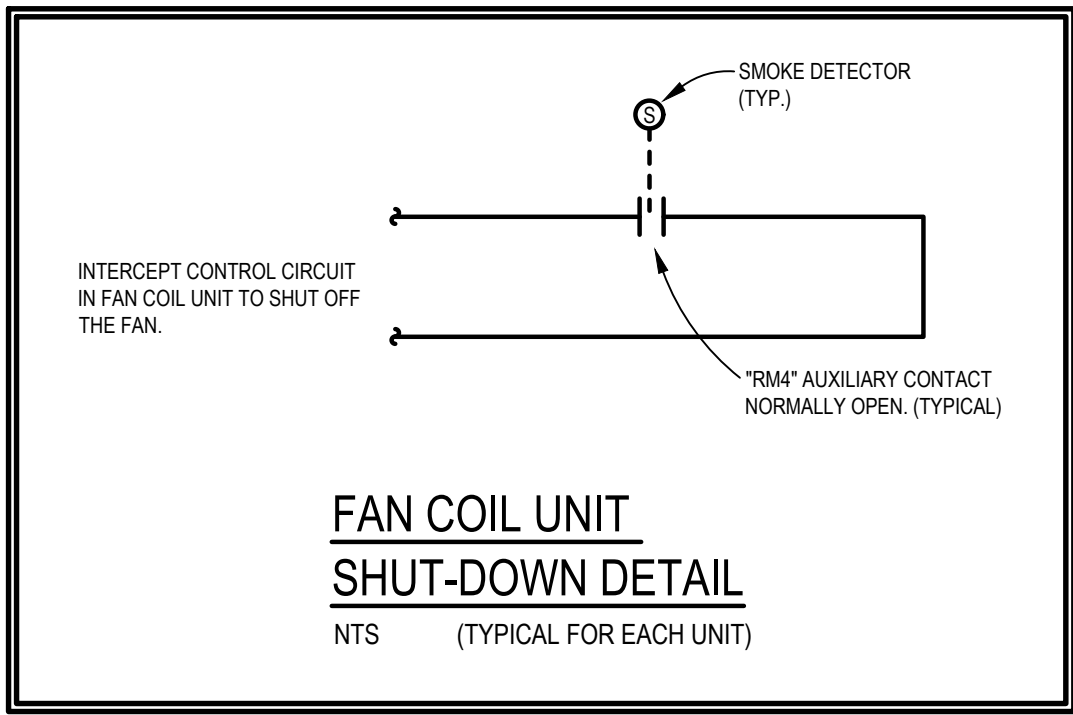
- ELECTRICAL CODED NOTES:**
- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY GC AND WIRED BY EC, 120V. MAKE ALL FINAL CONNECTIONS.
 - ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
 - REFRIGERATOR, 120 VOLT. @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
 - DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
 - DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
 - PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN. 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
 - 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.
 - UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - HEAT PUMP CONDENSING UNIT (HP-C), 208V 1Ø. RUN 2 #12 & #12 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.

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.



LIMA UNIT PANEL LOCATION: AS SHOWN ON FLOOR PLAN MOUNTING: RECESSED				VOLTAGE: 120/208V, 1 PHASE, 3 WIRE 125 AMP M.L.O. FEEDER: SEE RISER DIAGRAM NOTE: 22,000 AIC			
LOAD DESCRIPTION	CBP	CIRCUIT	PH	CIRCUIT	CBP	LOAD DESCRIPTION	
HP CONDENSING UNIT	25/2	1	A	2	40/2	FAN COIL UNIT	
		3	B	4			
DRYER	30/2	5	A	6	50/2	RANGE	
		7	B	8			
WASHER	20/1*	9	A	10	30/2	WATER HEATER	
MICROWAVE	20/1*	11	B	12			
DISHWASHER	20/1	13	A	14	15/1	LIGHTS/RECEPTS	
REFRIGERATOR	20/1*	15	B	16	15/1	LIGHTS/RECEPTS	
DISPOSAL	20/1	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS	
ERV	15/1	23	B	24	20/1	SMOKE DETECTORS	
SPACE	-	25	A	26	-	SPACE	
SPACE	-	27	B	28	-	SPACE	
SPACE	-	29	A	30	-	SPACE	
* GROUND FAULT BREAKER							
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS							
2. PROVIDE ABC-FAULT BREAKER FOR ALL APPLICABLE AREAS							
TO COMPLY WITH SECTION 210.12 OF NEC							
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS							
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12							
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR							
UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A)							

LIMA UNIT	AREA (SF):
	1142
LOAD TYPE	VALUE (KW)
LTG RECEPTACLES (3W/SF)	3.426
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	27.93
TOTAL DEMAND	17.17
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.39
NEC LOAD	25.60
$\frac{25.603 \text{ KW} \times 1000}{208 \text{ V}} =$	
	123.1 A

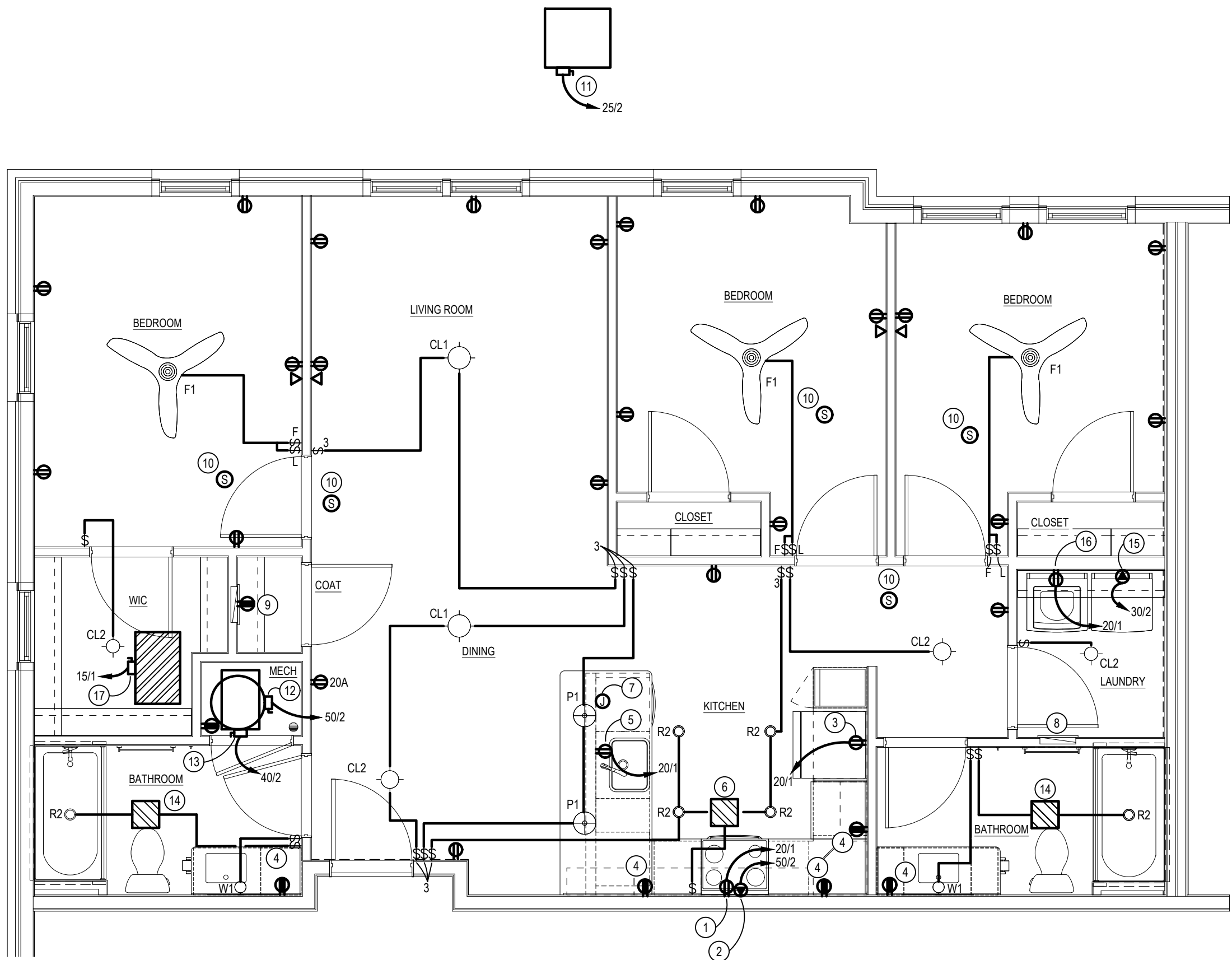


NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

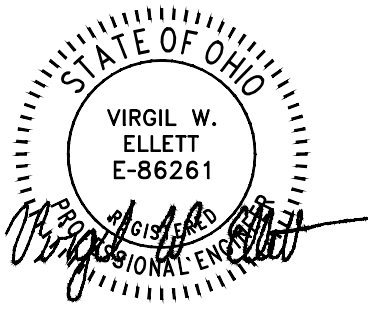
- ELECTRICAL CODED NOTES:**
- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY GC AND WIRED BY EC, 120V. MAKE ALL FINAL CONNECTIONS.
 - ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 #4 ALUMINUM AND #10 GRD.) FROM A 50A-2P RANGE OUTLET.
 - REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
 - DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
 - DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
 - PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN, 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
 - 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.
 - UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - 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.

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.



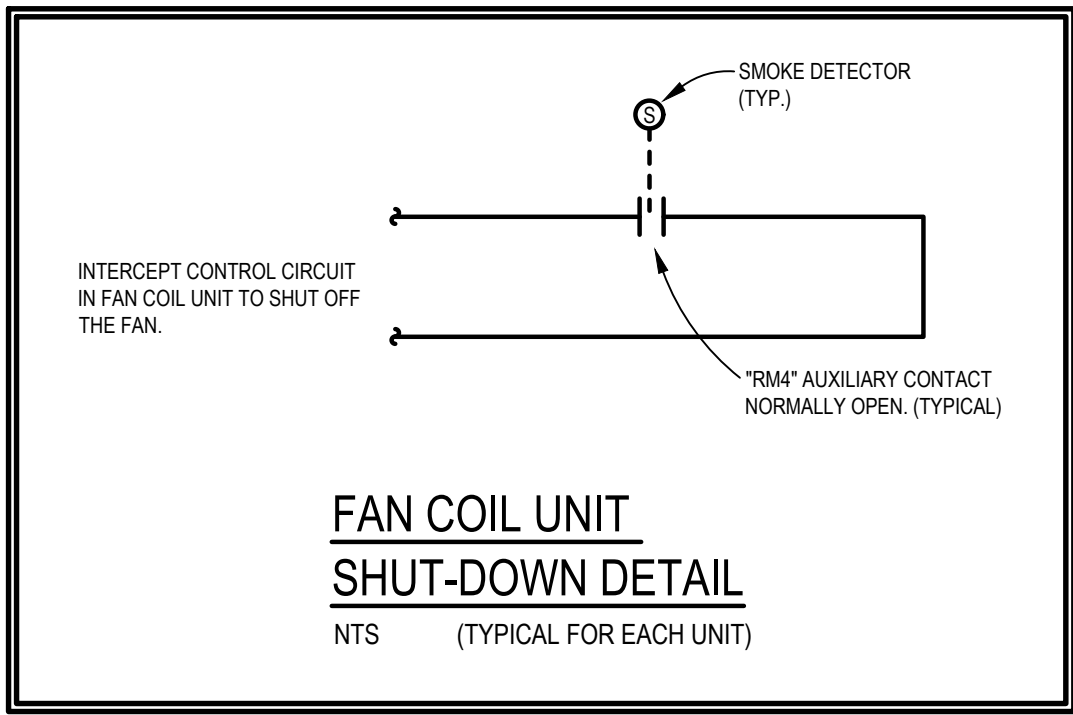
LIMA ELECTRICAL PLAN

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



MARY UNIT PANEL LOCATION: AS SHOWN ON FLOOR PLAN MOUNTING: RECESSED			VOLTAGE: 120/208V, 1 PHASE, 3 WIRE 125 AMP M.L.O. FEEDER: SEE RISER DIAGRAM NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION
HP CONDENSING UNIT	30/2	1	A	2	40/2	FAN COIL UNIT
		3	B	4		
		5	A	6		
DRYER	30/2	7	B	8	50/2	RANGE
		9	A	10		
		11	B	12		
WASHER	20/1*	13	A	14	30/2	WATER HEATER
MICROWAVE	20/1*	13	B	12		
DISHWASHER	20/1*	11	A	14	15/1	LIGHTS/RECEPTS
REFRIGERATOR	20/1*	15	B	16	15/1	LIGHTS/RECEPTS
DISPOSAL	20/1	17	A	18	15/1	RECEPTS
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	RECEPTS
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS
ERV	15/1	23	B	24	20/1	SMOKE DETECTORS
SPACE	--	25	A	26	--	SPACE
SPACE	--	27	B	28	--	SPACE
SPACE	--	29	A	30	--	SPACE
* GROUND FAULT BREAKER						
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS						
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS						
TO COMPLY WITH SECTION 210.12 OF NEC						
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS						
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 408.12						
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR						
UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A)						

MARY UNIT	AREA (SF)
LOAD TYPE	1357
LTG/ RECEPTACLES (3W/SF)	4.071
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	7.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.5
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	27.17
TOTAL DEMAND	16.87
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.99
NEC LOAD	25.90
$\frac{25.905 \text{ KW} \times 1000}{208 \text{ V}}$	124.6 A

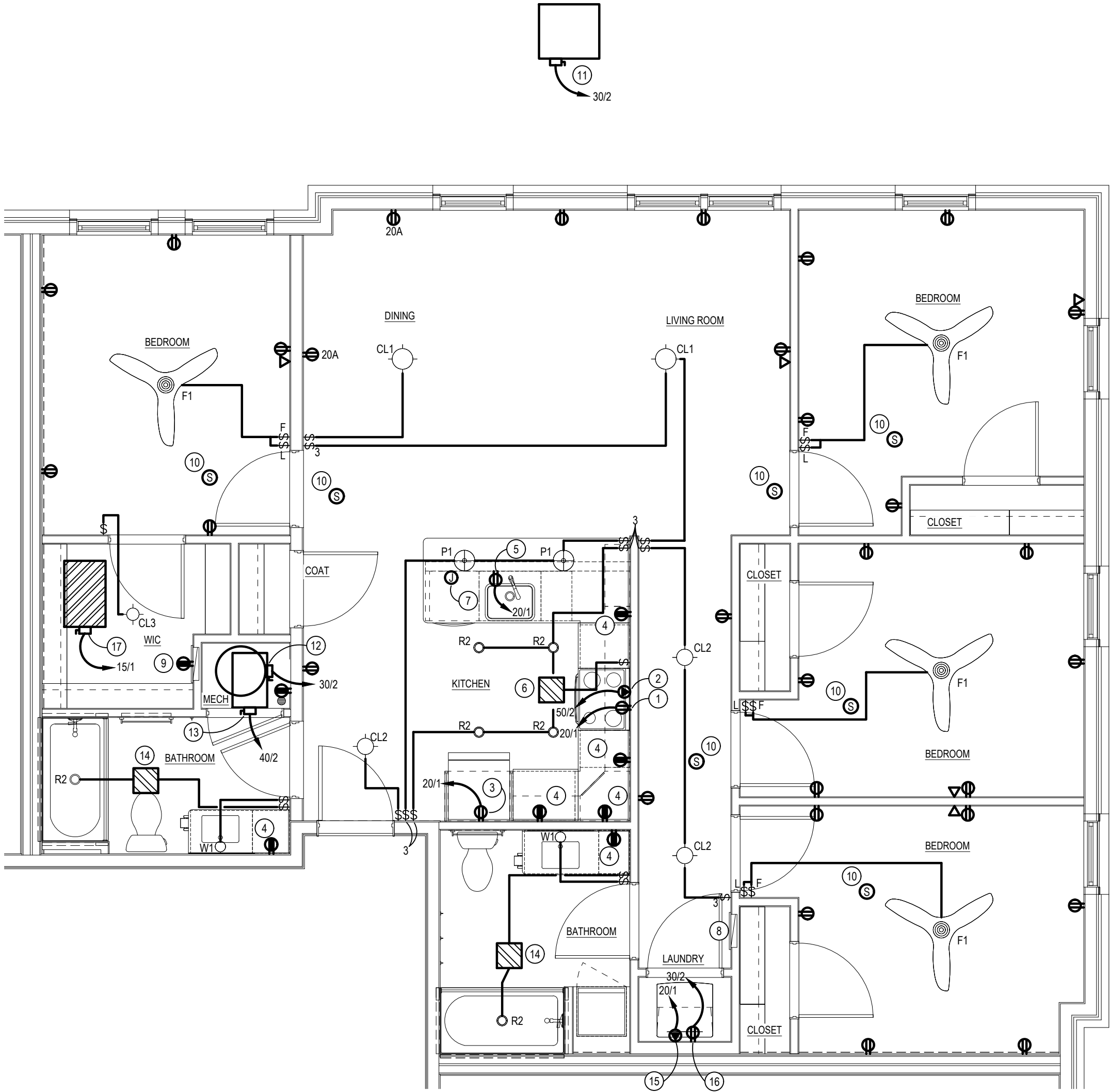


NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

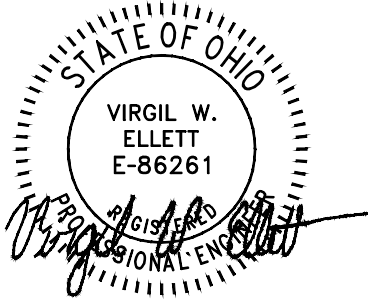
NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

- ELECTRICAL CODED NOTES:**
- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY GC AND WIRED BY EC, 120V. MAKE ALL FINAL CONNECTIONS.
 - ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
 - REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
 - DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
 - DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
 - PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN, 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
 - 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.
 - UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - HEAT PUMP CONDENSING UNIT (HP-D), 208V 1Ø. RUN 2 #10 & #10 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 30A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.

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.

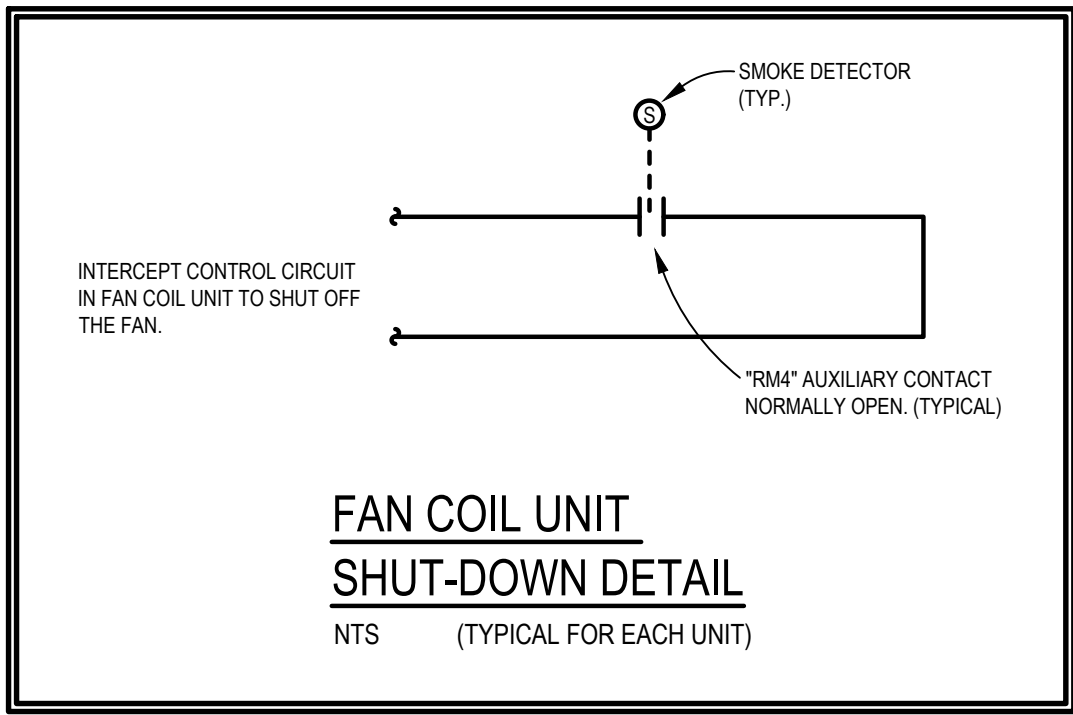


MARY ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



VICTOR UNIT PANEL				VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN				125 AMP M.L.O.			
MOUNTING: RECESSED				FEEDER: SEE RISER DIAGRAM			
				NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION	
HP CONDENSING UNIT	30/2	1	A	2	40/2	FAN COIL UNIT	
		3	B	4			
		7	B	8			
DRYER	30/2	5	A	6	50/2	RANGE	
		9	A	10			
		11	B	12			
WASHER	20/1*	9	A	10	30/2	WATER HEATER	
MICROWAVE	20/1*	11	B	12			
DISHWASHER	20/1	13	A	14			
REFRIGERATOR	20/1*	15	B	16	15/1	LIGHTS/RECEPTS	
DISPOSAL	20/1	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS	
ERV	15/1	23	B	24	20/1	SMOKE DETECTORS	
SPACE	-	25	A	26	-	SPACE	
SPACE	-	27	B	28	-	SPACE	
SPACE	-	29	A	30	-	SPACE	
* GROUND FAULT BREAKER							
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS							
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS							
TO COMPLY WITH SECTION 210.12 OF NEC							
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS							
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12							
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR							
UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).							

VICTOR UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	4.01
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	7.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.5
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	27.17
TOTAL DEMAND	16.87
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.99
NEC LOAD	25.90
$25.905 \text{ KW} \times \frac{1000}{208 \text{ V}} =$	
124.6 A	



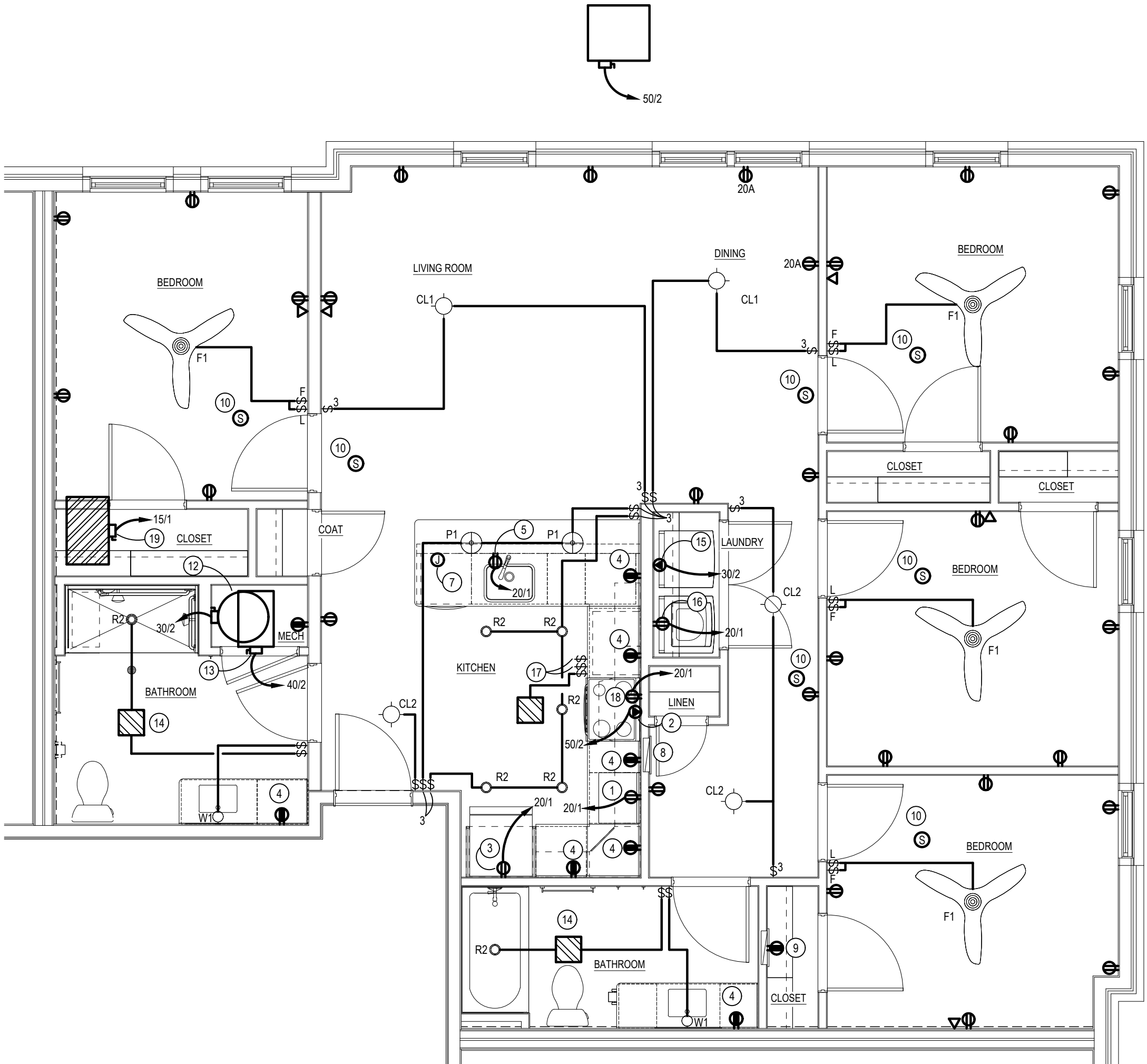
NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

ELECTRICAL CODED NOTES:

- MICROWAVE ON COUNTER. 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
- ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
- REFRIGERATOR, 120 VOLT. @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
- DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
- PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN. 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
- 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.
- UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
- 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.
- 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.
- HEAT PUMP CONDENSING UNIT (HP-D), 208V 1Ø. RUN 2 #10 & #10 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 30A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.

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.



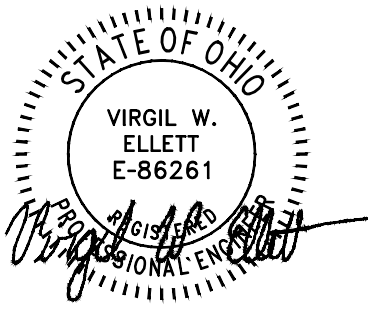
NOTE: E.C. SHALL PROVIDE THE FOLLOWING ITEMS TO HAVE ON AVAILABLE ON SITE TO CREATE A SENSORY UNIT, UPON THE NEED FOR (2) UNITS (APPLIES TO UNIT TYPES YANKEE AND ZULU)

- SMOKE ALARM WITH STROBE LIGHTS
- TALKING DIGITAL THERMOSTAT
- AUDIBLE AND STROBE DOORBELL SYSTEM
- CONTRASTING ELECTRIC DEVICE COVER PLATES.

NOTE:
E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR EACH UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).

VICTOR ELECTRICAL PLAN

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



07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E306
DWELLING UNIT
ELECTRICAL PLANS

THE ARRANGEMENTS DEPICTED HEREIN ARE THE
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ALL RIGHTS RESERVED © 2026

WILLIAM UNIT PANEL				VOLTAGE: 120/208V, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN				125 AMP M.L.O.			
MOUNTING: RECESSED				FEEDER: SEE RISER DIAGRAM			
				NOTE: 22,000 AIC			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION	
HP CONDENSING UNIT	20/2	1	A	2	40/2	FAN COIL UNIT	
		3	B	4			
		7	B	8			
DRYER	30/2	5	A	6	50/2	RANGE	
		7	B	8			
WASHER	20/1*	9	A	10	30/2	WATER HEATER	
MICROWAVE	20/1*	11	B	12			
DISHWASHER	20/1	13	A	14			
REFRIGERATOR	20/1*	15	B	16	19/1	LIGHTS/RECEPTS	
DISPOSAL	20/1	17	A	18	19/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	19/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS	
ERV	19/1	23	B	24	20/1	SMOKE DETECTORS	
SPACE	--	25	A	26	--	SPACE	
SPACE	--	27	B	28	--	SPACE	
SPACE	--	29	A	30	--	SPACE	

* GROUND FAULT BREAKER

1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS

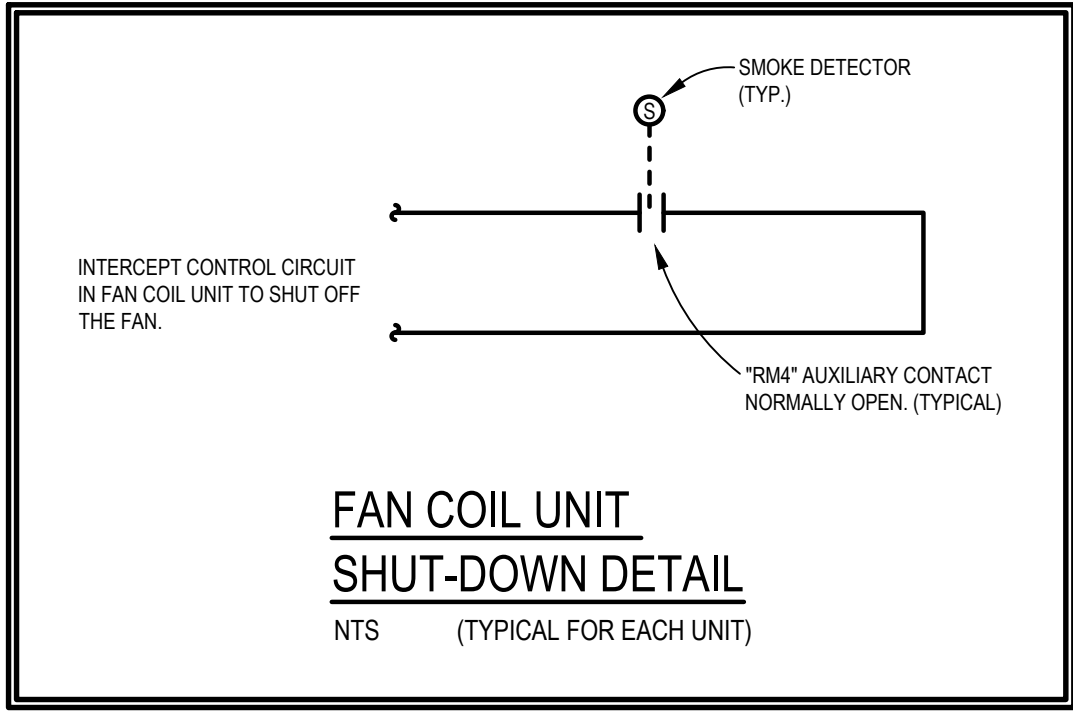
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS TO COMPLY WITH SECTION 210.12 OF NEC

3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS

SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12

4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).

WILLIAM UNIT	AREA (SF):
	1143
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	3.429
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	27.93
TOTAL DEMAND	17.17
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.39
NEC LOAD	25.60
$\frac{25.605 \text{ KW} \times 1000}{208 \text{ V}} =$	
	123.1 A



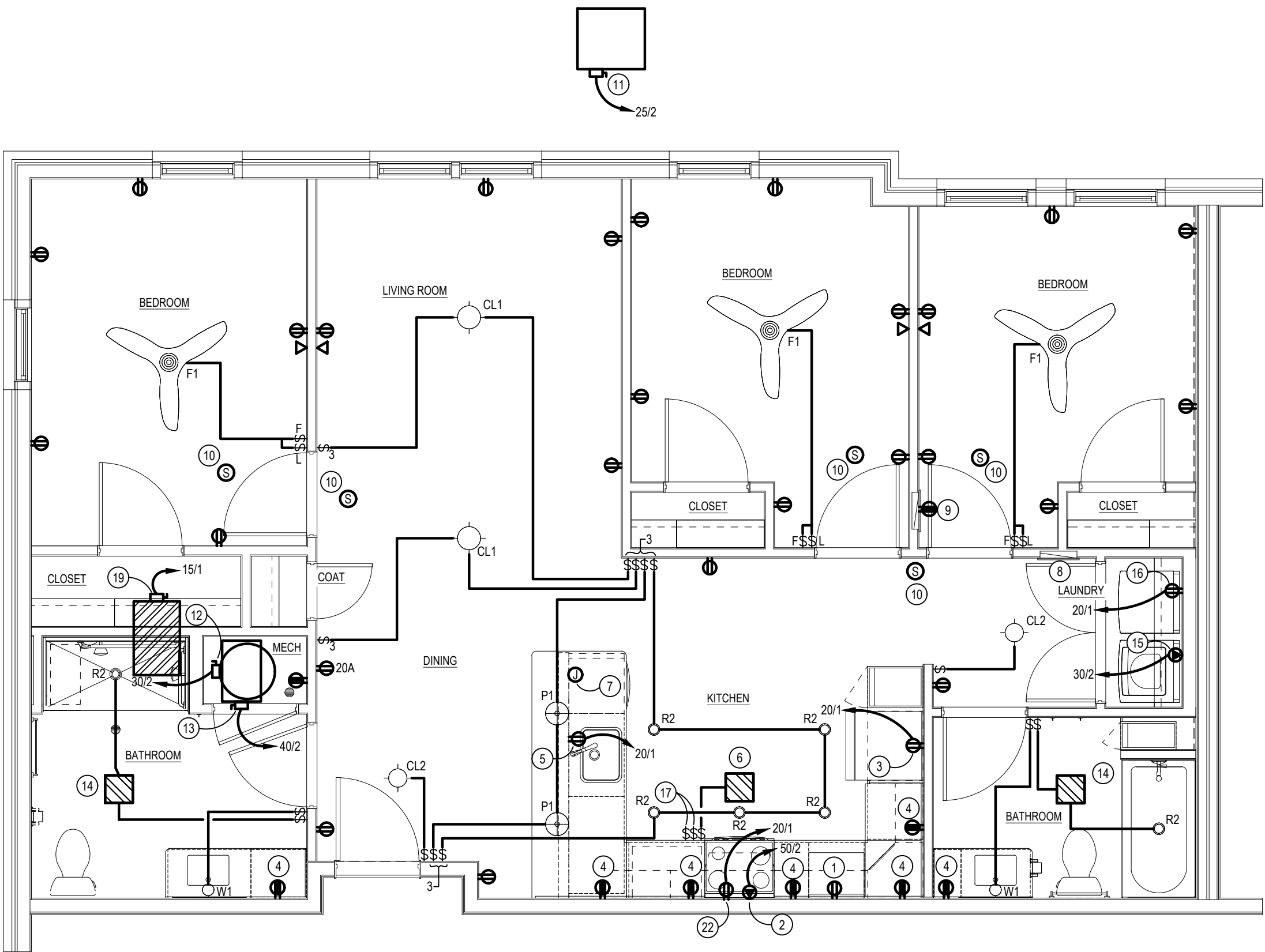
NOTE:
NEC 406.12(1) TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT.

NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

ELECTRICAL CODED NOTES:

- MICROWAVE ON COUNTER. 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
- ELECTRIC RANGE, 208V, 1PH. RUN 2 #6 COPPER AND #10 GRD. (OR 2 # 4 ALUMINUM AND #10 GRD.)FROM A 50A-2P RANGE OUTLET.
- REFRIGERATOR, 120 VOLT. @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED.
- DISHWASHER, 120V, 1PH. PROVIDE DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE.
- PROVIDE SWITCH & POWER FOR KITCHEN EXHAUST FAN. 36W, 120V-1PH. VERIFY EXACT LOCATION OF FAN & SWITCH PRIOR TO INSTALLATION.
- 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.
- UNIT PANELBOARD, RECESSED. PROVIDE CIRCUIT DIRECTORY. VERIFY EXACT LOCATION, PROVIDE ALL REQUIRED CLEARANCES. SEE ELECTRICAL RISER FOR ADDITIONAL INFORMATION.
- 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.
- 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.
- 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.

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.



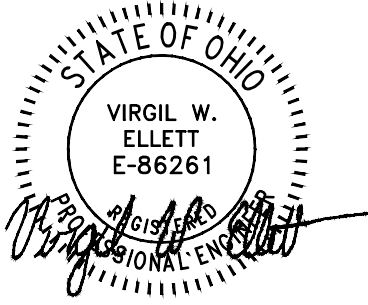
NOTE: E.C. SHALL PROVIDE THE FOLLOWING ITEMS TO HAVE ON AVAILABLE ON SITE TO CREATE A SENSORY UNIT, UPON THE NEED FOR (2) UNITS (APPLIES TO UNIT TYPES YANKEE AND ZULU)

- SMOKE ALARM WITH STROBE LIGHTS
- TALKING DIGITAL THERMOSTAT
- AUDIBLE AND STROBE DOORBELL SYSTEM
- CONTRASTING ELECTRIC DEVICE COVER PLATES.

NOTE:
E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR EACH UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).

WILLIAM ELECTRICAL PLAN

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



07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E307
DWELLING UNIT
ELECTRICAL PLANS

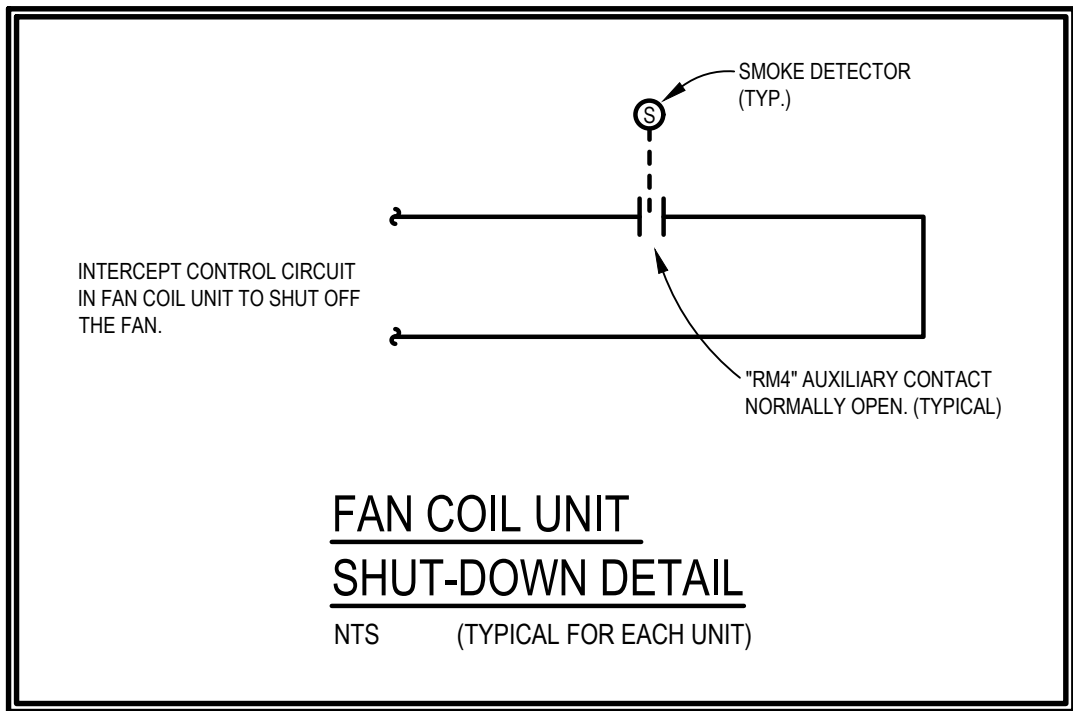
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ZULU UNIT PANEL			VOLTAGE: 120/208V, 1 PHASE, 3 WIRE		
LOCATION: AS SHOWN ON FLOOR PLAN			125 AMP M.L.O.		
MOUNTING: RECESSED			FEEDER: SEE RISER DIAGRAM		
			NOTE: 22,000 AIC		
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P
HP CONDENSING UNIT	15/2	1	A	2	25/2
		3	B	4	
DRYER	20/2	5	A	6	50/2
		7	B	8	
WASHER	20/1*	9	A	10	30/2
MICROWAVE	20/1*	11	B	12	
DISHWASHER	20/1*	13	A	14	15/1
REFRIGERATOR	20/1*	15	B	16	15/1
DISPOSAL	20/1*	17	A	18	15/1
APPLIANCE CIRCUIT	20/1	19	B	20	15/1
APPLIANCE CIRCUIT	20/1	21	A	22	20/1
ERV	15/1	23	B	24	20/1
SPACE	--	25	A	26	--
SPACE	--	27	B	28	--
SPACE	--	29	A	30	--
* GROUND FAULT BREAKER					
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS					
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS					
TO COMPLY WITH SECTION 210.12 OF NEC					
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS					
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12					
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR					
UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).					

ZULU UNIT	AREA (SF)
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	2.019
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.52
TOTAL DEMAND	16.91
HVAC HEAT (65%)	3.26
HVAC COOLING (100%)	2.27
NEC LOAD	22.13
$\frac{22.13 \text{ KW} \times 1000}{208 \text{ V}} =$	
	106.5 A

YANKEE UNIT PANEL			VOLTAGE: 120/208V, 1 PHASE, 3 WIRE		
LOCATION: AS SHOWN ON FLOOR PLAN			125 AMP M.L.O.		
MOUNTING: RECESSED			FEEDER: SEE RISER DIAGRAM		
			NOTE: 22,000 AIC		
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P
HP CONDENSING UNIT	20/2	1	A	2	40/2
		3	B	4	
DRYER	30/2	5	A	6	50/2
		7	B	8	
WASHER	20/1*	9	A	10	30/2
MICROWAVE	20/1*	11	B	12	
DISHWASHER	20/1*	13	A	14	15/1
REFRIGERATOR	20/1*	15	B	16	15/1
DISPOSAL	20/1	17	A	18	15/1
APPLIANCE CIRCUIT	20/1	19	B	20	15/1
APPLIANCE CIRCUIT	20/1	21	A	22	20/1
ERV	15/1	23	B	24	20/1
SPACE	--	25	A	26	--
SPACE	--	27	B	28	--
SPACE	--	29	A	30	--
* GROUND FAULT BREAKER					
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS					
2. PROVIDE ARC-FAULT BREAKER FOR ALL APPLICABLE AREAS					
TO COMPLY WITH SECTION 210.12 OF NEC					
3. ALL 120V, 1 PHASE 15A & 20A RECEPTACLES IN DWELLING UNITS					
SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER NEC 406.12					
4. E.C. SHALL FURNISH AND INSTALL A SURGE-PROTECTIVE DEVICE FOR					
UNIT PANEL TO SATISFY THE REQUIREMENTS OF NEC 215.18(A).					

YANKEE UNIT	AREA (SF)
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	2.475
DISPOSAL	0.5
DISHWASHER	1.0
RANGE	8.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE	0.9
REFRIGERATOR	0.6
RANGE HOOD	0.0
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.96
TOTAL DEMAND	16.79
HVAC HEAT (65%)	4.91
HVAC COOLING (100%)	2.81
NEC LOAD	24.51
$\frac{24.506 \text{ KW} \times 1000}{208 \text{ V}} =$	
	117.9 A



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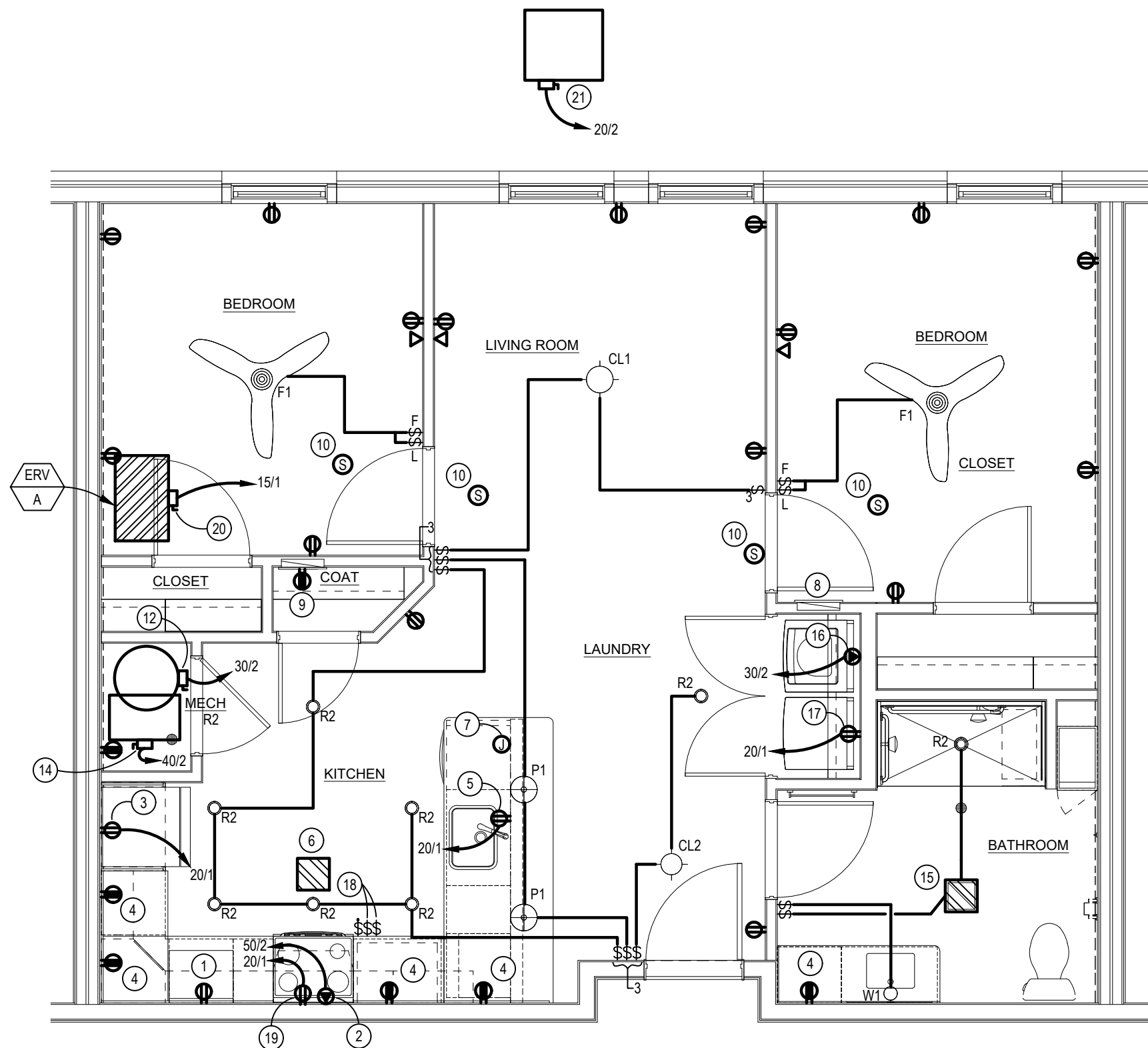
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER AND THAT IS CORE-AND-PLUG CONNECTED.

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- HEAT PUMP CONDENSING UNIT (HP-A), 208V 1Ø. RUN 2 #12 & #12 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 15A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.

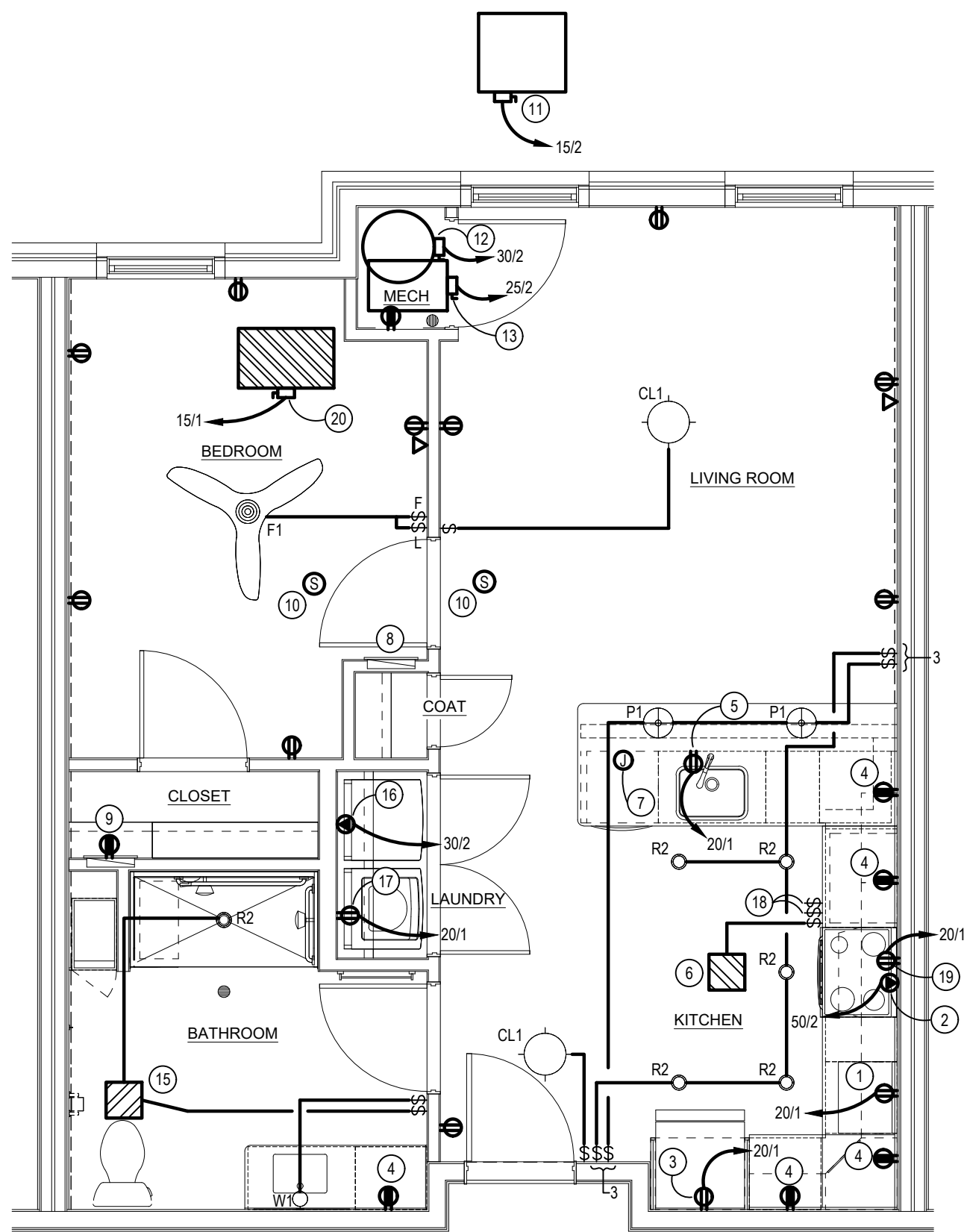
- ELECTRIC WATER HEATER, (2) 4500W (NON-SIMULTANEOUS) ELEMENTS, 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM A 30A/2P DISCONNECT TO A 30A/2P BREAKER. MAKE ALL FINAL CONNECTIONS.
- HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-A), 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 25A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.
- HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-B), 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 40A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.
- 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.
- DRYER, 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.
- WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- EXHAUST HOOD & LIGHT SWITCHES. CONTROL SHALL BE WITHIN AN ACCESSIBLE REACH RANGE IN ACCORDANCE WITH CURRENT ANSI REQUIREMENTS.
- 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.
- ENERGY RECOVERY VENTILATOR (ERV-A), 120V, 1Ø. RUN (2) #14 AND (1) #14 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 15A-1P BREAKER. MAKE ALL FINAL CONNECTIONS.
- HEAT PUMP CONDENSING UNIT (HP-B), 208V 1Ø. RUN 2 #12 & #12 GRD FROM A 20A-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.

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.



YANKEE ELECTRICAL PLAN

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



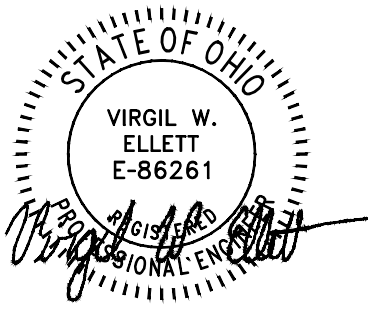
ZULU ELECTRICAL PLAN

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- SMOKE ALARM WITH STROBE LIGHTS
- TALKING DIGITAL THERMOSTAT
- AUDIBLE AND STROBE DOORBELL SYSTEM
- CONTRASTING ELECTRIC DEVICE COVER PLATES.

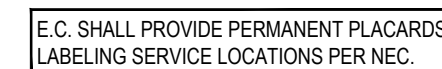
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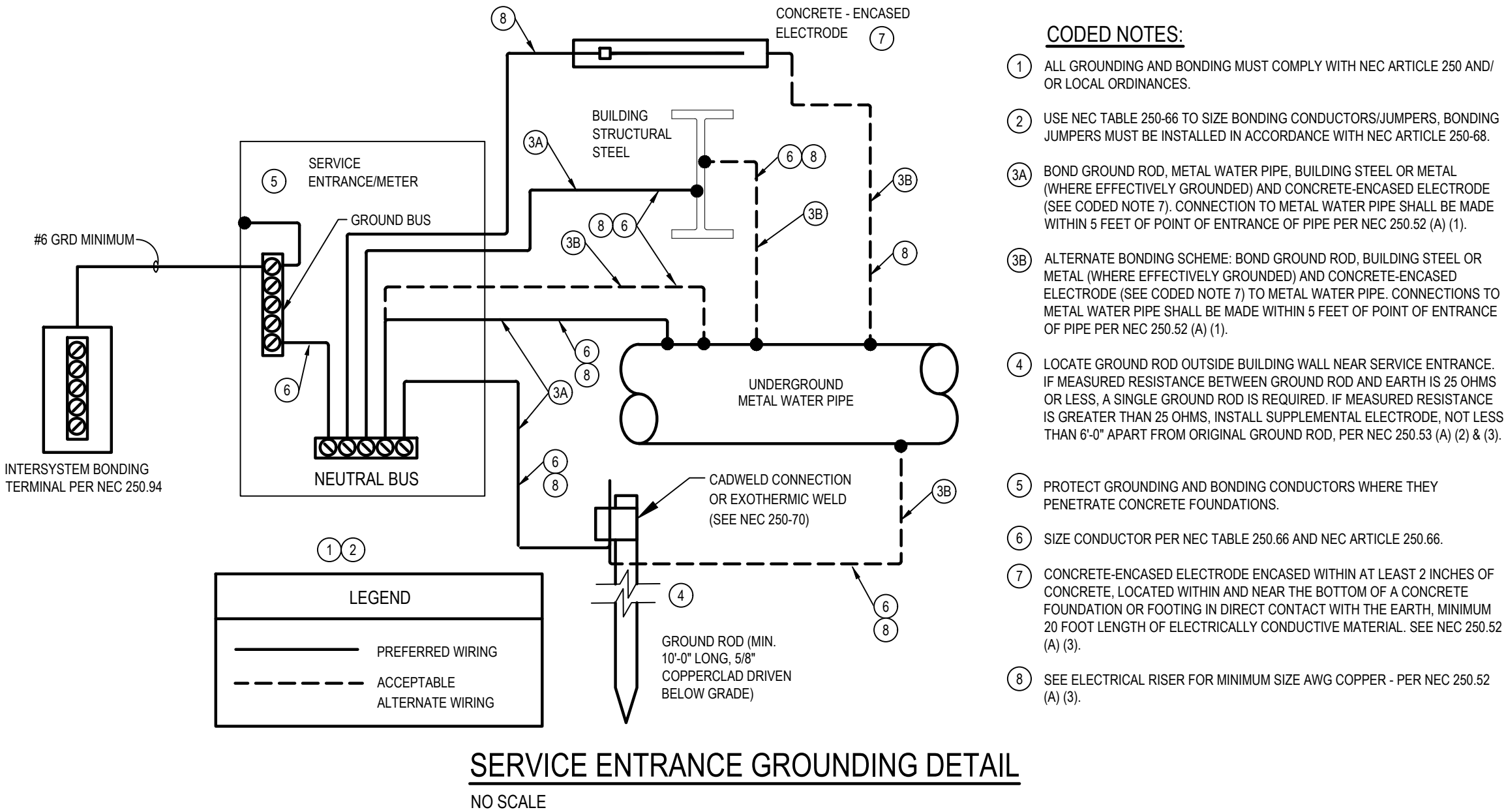


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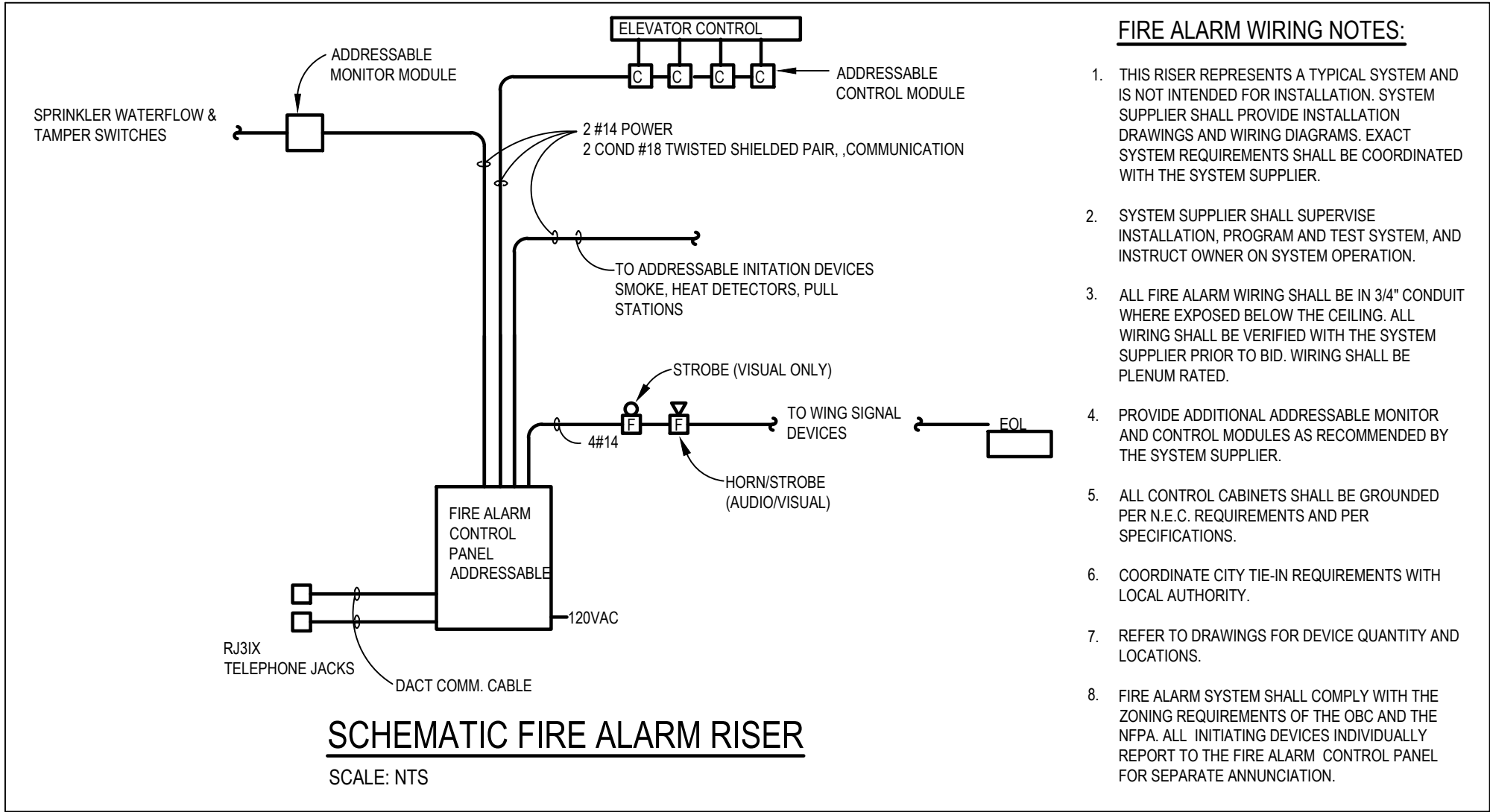
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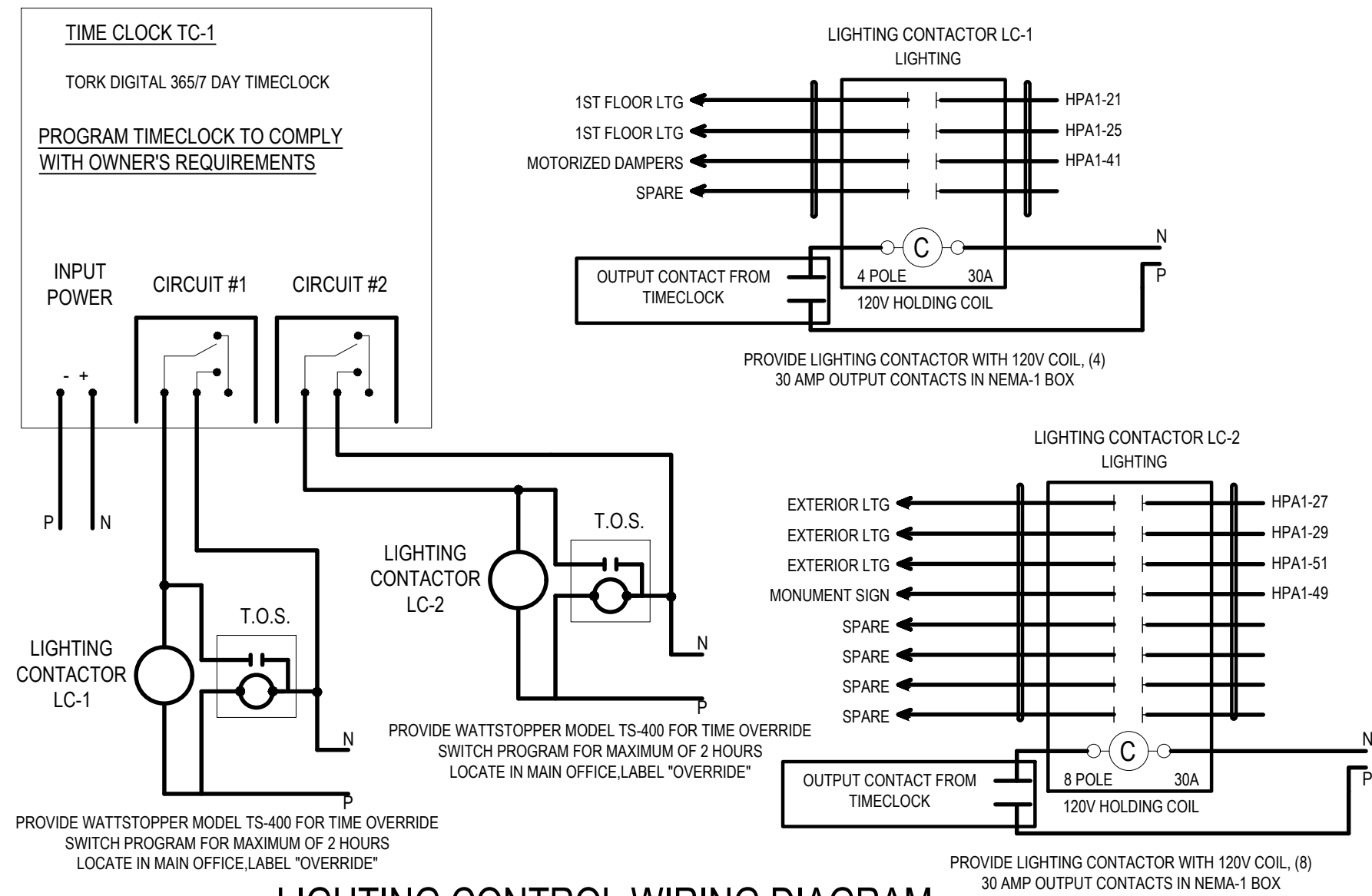
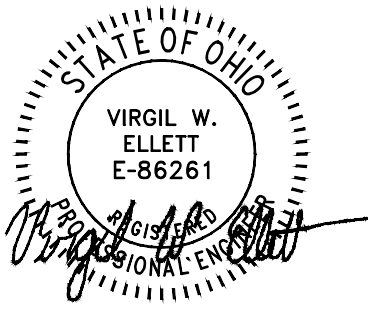
ELECTRICAL LEGEND			
ELECTRICAL LEGEND NOTES: 1. MOUNTING HEIGHTS INDICATED ARE TO THE TOP OF THE DEVICE OR FIXTURE. 2. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON THE FLOOR PLANS. 3. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION ON EXACT DEVICE AND FIXTURE LOCATIONS, MOUNTING 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
	THREE-WAY SWITCH @48" A.F.F., 20A, 120V		DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER @20" A.F.F.; 20A, 125V
	OCCUPANCY SENSOR WALL MOUNTED @48" A.F.F.		DUPLEX RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE COVER @18" A.F.F. OR A.F.G. 20A, 125V
	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.
	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		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		COMBINATION OCCUPANCY DIMMER(ON)/SENSOR(OFF) @48" AFF
	EMERGENCY REMOTE HEAD FOR EXIT DISCHARGE		DIMMER SWITCH @48" AFF
	DATA DROP FOR CAMERA LOCATION. VERIFY EXACT LOCATION WITH SECURITY CONSULTANT		



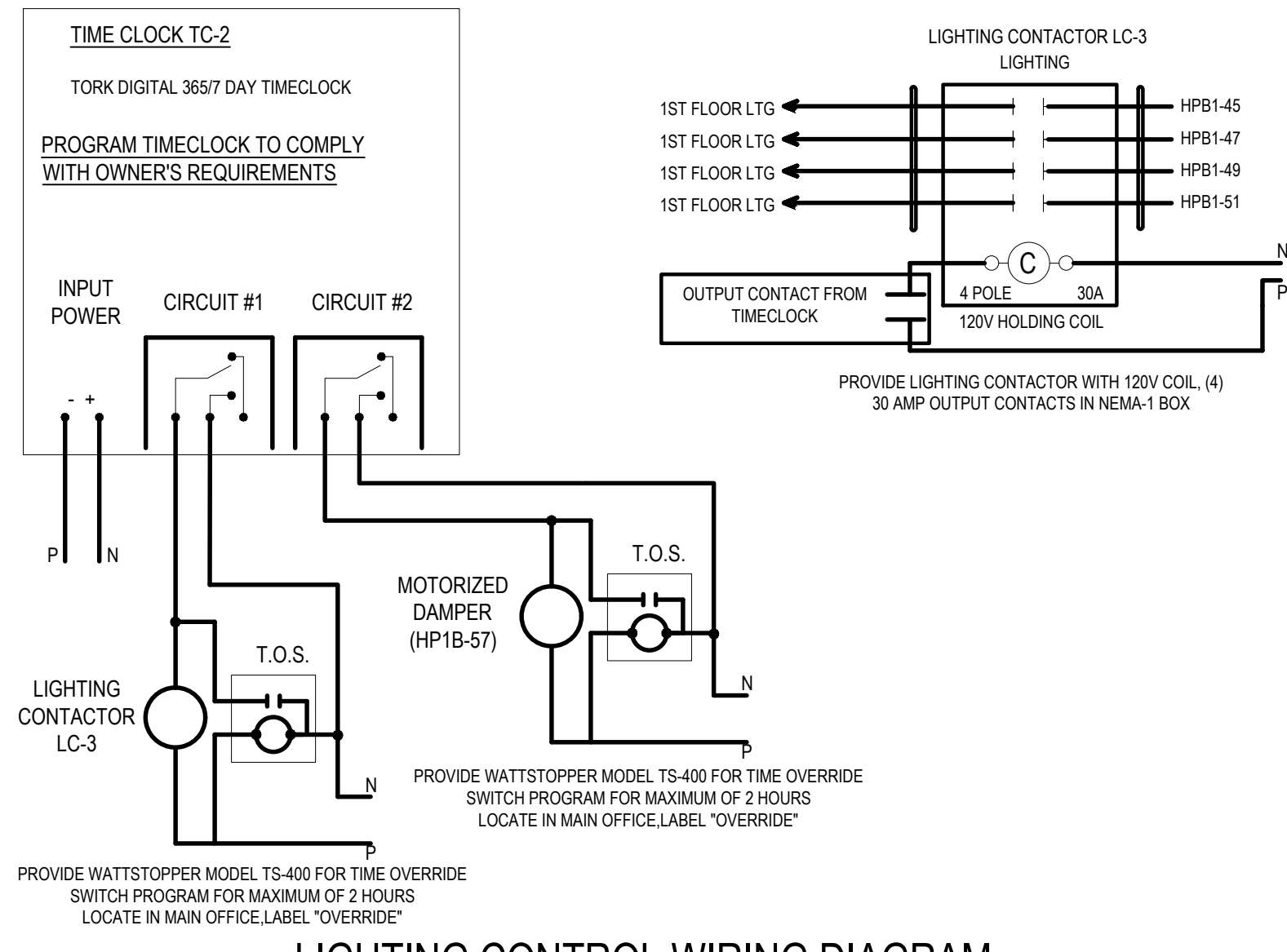
LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER (AS BASIS OF DESIGN)
R1	6" RECESSED LED CAN, WET LOCATION LISTED, WHITE FINISH (COMMON SPACE)	120	12.5W LED 850 LUM 3000K	CEILING ON FLUSH BOX	KICHLER 43855WHLED30T
CL1	UNIT LED LIVING ROOM LIGHT (UNIT)	120	(1) 17W LED 3633 LUM 3000K	CEILING SURFACE	PROGRESS P3612-093K9
CL2	LED SURFACE MOUNT FIXTURE (COMMON SPACE)	120	72W LED 3500K	CEILING SURFACE	G LIGHTING GL-3507-L55-WL
CL3	LED SURFACE MOUNT FIXTURE (COMMON SPACE)	120	30W LED 3500K	CEILING SURFACE	SELECTED BY OWNER
P1	LINEAR DECORATIVE CHANDELIER	120	60W LED	CHANDELIER. MOUNT @ 5'-10" AFF	SAVOY HOUSE #622920295997-METALREP
P2	MEDIUM DECORATIVE CHANDELIER	120	120W LED	CHANDELIER. MOUNT @ 7'-6" AFF	KUZZO LIGHTING ALORA #CH309024UBCG-URBAN BRONZE
S1	4' WALL MOUNTED LED	120	21W LED 3900 LUM 3500K	CEILING SURFACE	DAY-BRITE BY SIGNIFY FSS-4-30L-835-UNV-DIM
S2	2' LED STRIP (COMMON SPACE)	120	22W LED 2500 LUM 3000K	CEILING SURFACE	LITHONIA ZL1D-L24SMR-2500LM-FST-MVOLT-30K-80CRI-WH
W1	LED VANITY LIGHT (UNIT)	120	30W LED	WALL AB. MIRROR	PROGRESS LIGHTING P3001S3-009
W2	EXTERIOR LED WALL SCONCE	120	LED LUM 4000K	WALL MOUNTED	LITHONIA LIGHTING LDN6CYL-30/07-L06-AR-LSS-MVOLT-GZ10-WM-WL-08L
W3	4' ELEV. PIT LIGHT, VAPORTITE LED (COMMON SPACE)	120	33W LED 4000K 3500 LUM	ELEV. PIT WALL @24" A.F.F	LITHONIA XMVL-L48-3500LM-MVOLT-40K-80CRI
P1	DECORATIVE LED PENDANT (UNIT)	120	60W A19 LAMP	PENDANT MOUNT	G LIGHTING GL-2520-IN1-W-BLK-STEM-BC-24
P2	DECORATIVE LED PENDANT (COMMON SPACE)	120	20W LED 3500K	PENDANT MOUNT	SELECTED BY OWNER
P3	DECORATIVE SCONCE	120	40W LED	PENDANT MOUNT @ 5'-6" AFF	VISUAL COMFORT #ARN-206SHAB-MATTE BLACK/WHITE COTTON FABRIC
F1	FAN W/ LED LIGHT KIT (COMMON AREAS)	120	(4) 15W LED 3000K	CEILING	SELECTED BY OWNER
EXEM	SELF-CONTAINED EMERGENCY COMBINATION EXIT/EGRESS LIGHT, WHITE HOUSING, LED EXIT SINGLE FACE	120	LED FURN. W/ UNIT	UNIVERSAL	LITHONIA QUANTUM SERIES
EM	SELF-CONTAINED EMERGENCY EGRESS LIGHT	120	LED FURN. W/ UNIT	WALL @90"	LITHONIA EU2L
EMR	EXIT DISCHARGE EMERGENCY REMOTE HEAD, TWIN LAMP, POWERED FROM EXEM	6V	LED FURN. W/ UNIT	EXT. WALL AB. DOOR	LITHONIA ELA-T-QWP-LP309
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.					



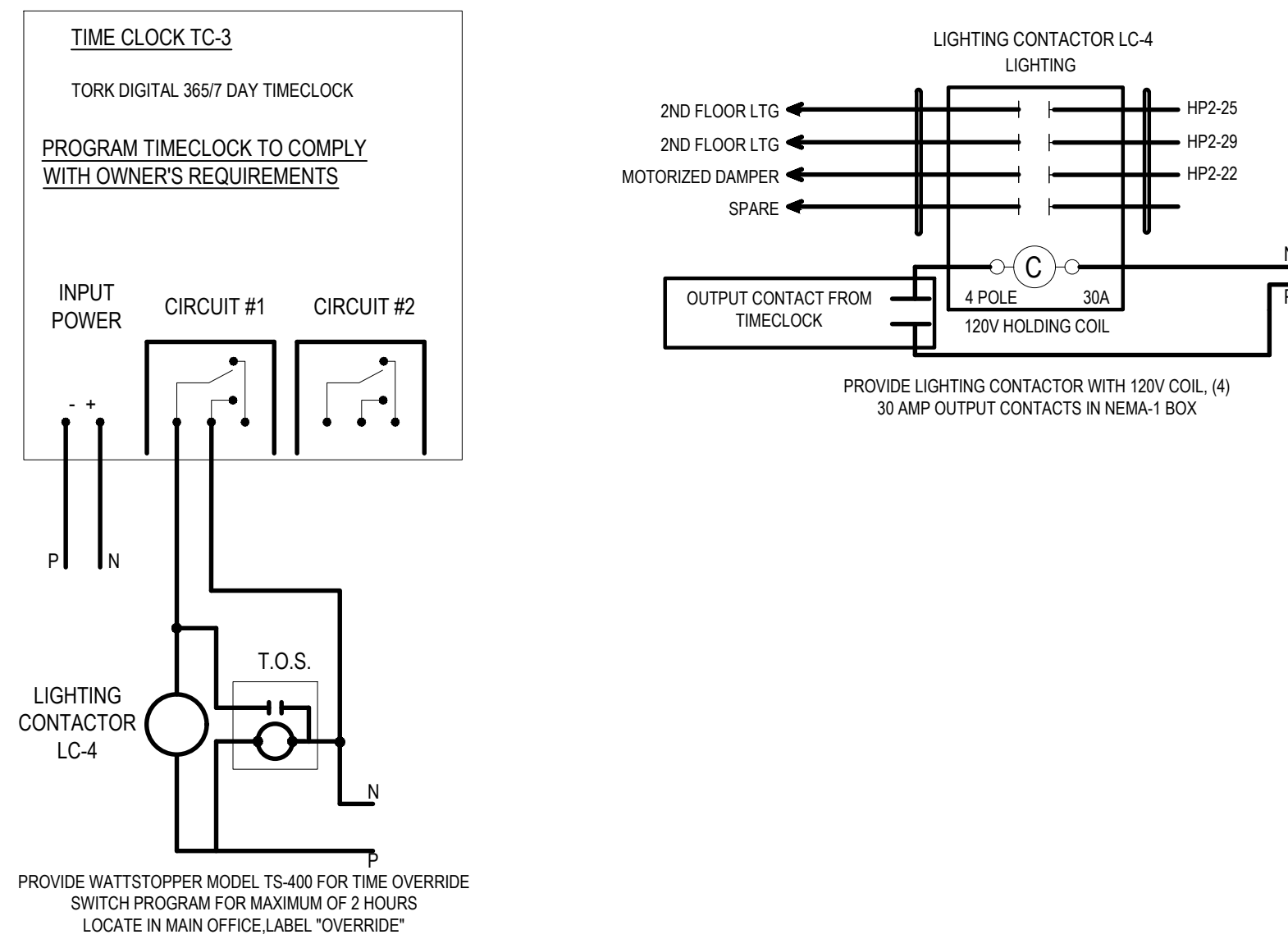
FIRE ALARM LEGEND			
FIRE ALARM LEGEND NOTES: 1. MOUNTING HEIGHTS INDICATED ARE TO THE CENTER OF THE DEVICE OR FIXTURE. 2. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON THE FLOOR PLANS. 3. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION ON EXACT DEVICE AND FIXTURE LOCATIONS, MOUNTING HEIGHTS AND COORDINATION WITH ARCHITECTURAL HARDWARE AND FIXTURES. 4. NOT ALL SYMBOLS APPLY.			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FIRE ALARM SYSTEM MANUAL PULL STATION @48" A.F.F. ADDRESSABLE.		FIRE ALARM CONTROL PANEL @6'-0" TO TOP
	FIRE ALARM SYSTEM VISUAL ONLY SIGNAL DEVICE, (STROBE) @80" A.F.F.		FIRE ALARM REMOTE ANNUNCIATOR PANEL
	FIRE ALARM SYSTEM COMBINATION AUDIO/VISUAL SIGNAL DEVICE (HORN/STROBE)@80" A.F.F.		FIRE ALARM SYSTEM PHOTOELECTRIC SMOKE DETECTOR WITH PROBE, DUCT MOUNTED, ADDRESSABLE
	FIRE ALARM SYSTEM PHOTOELECTRIC SMOKE DETECTOR CEILING MOUNTED, ADDRESSABLE		REMOTE TEST STATION FOR DUCT MOUNTED SMOKE DETECTOR @64" A.F.F.
	FIRE SUPPRESSION SYSTEM TAMPER SWITCH FURN. AND INSTALLED BY FIRE PROTECTION CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. PROVIDE ADDRESSABLE MONITOR MODULE		FIRE SUPPRESSION SYSTEM WATERFLOW SWITCH FURN. AND INSTALLED BY FIRE PROTECTION CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. PROVIDE ADDRESSABLE MONITOR MODULE



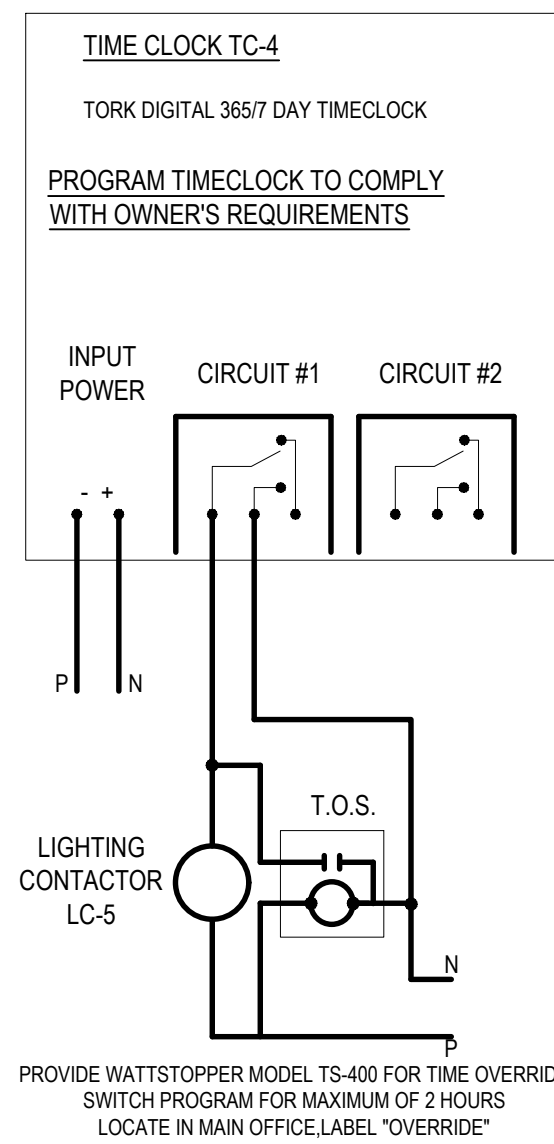
LIGHTING CONTROL WIRING DIAGRAM
(AUTOMATIC SHUT-OFF)



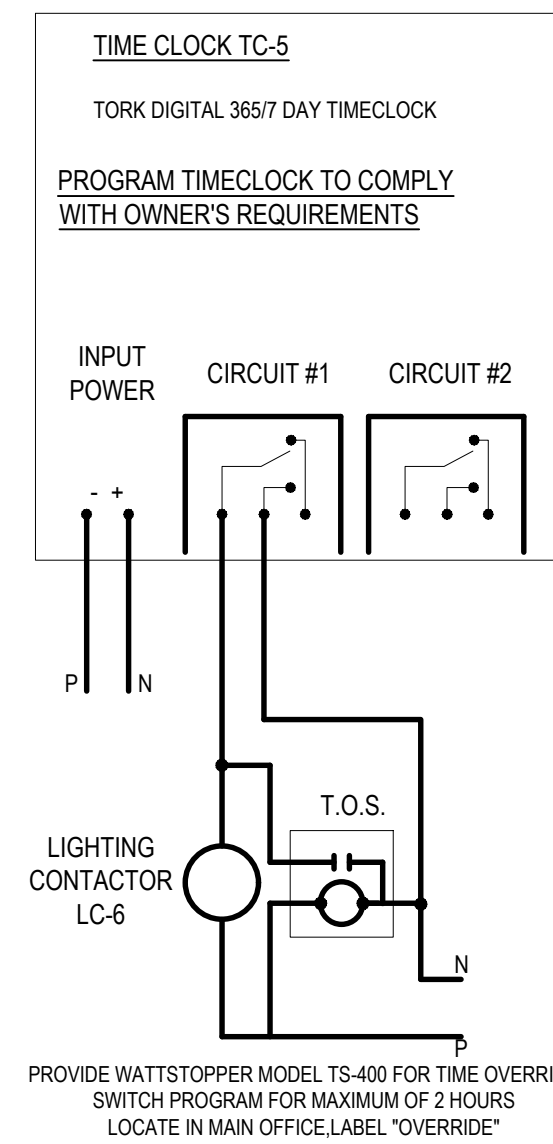
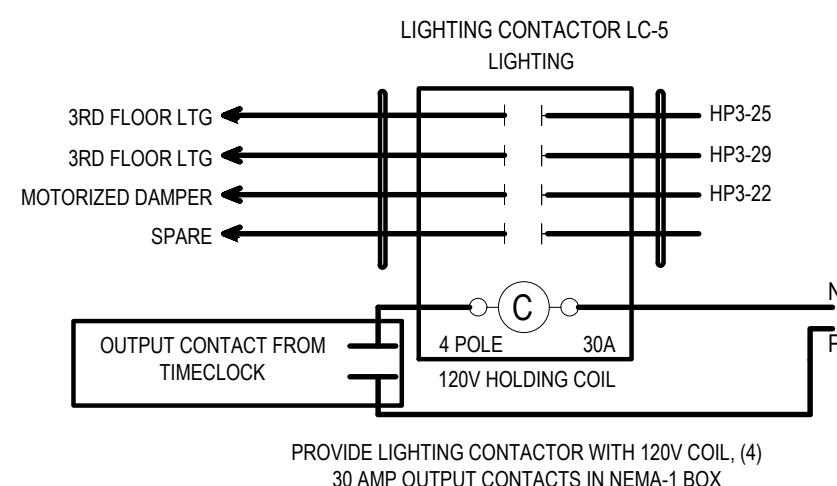
LIGHTING CONTROL WIRING DIAGRAM
(AUTOMATIC SHUT-OFF)



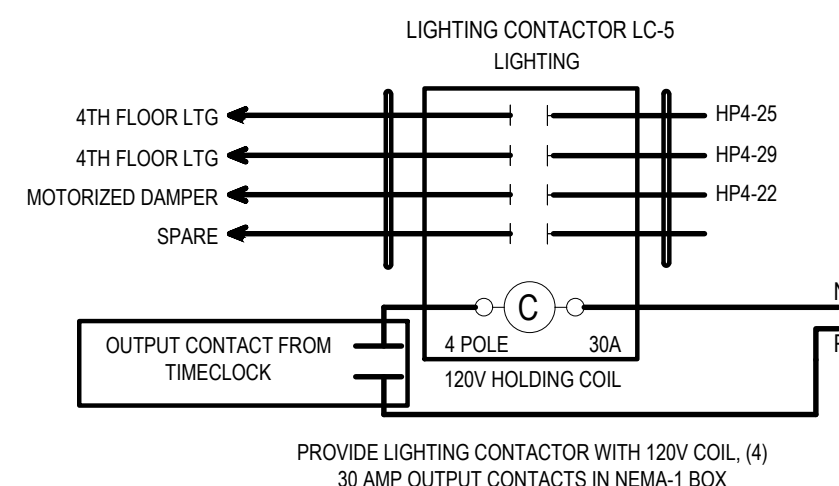
LIGHTING CONTROL WIRING DIAGRAM
(AUTOMATIC SHUT-OFF)

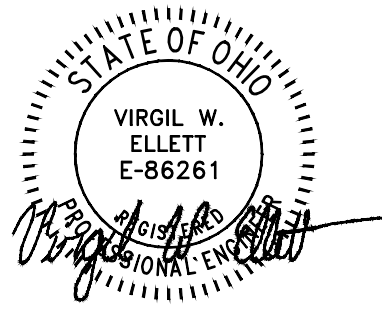


LIGHTING CONTROL WIRING DIAGRAM
(AUTOMATIC SHUT-OFF)



LIGHTING CONTROL WIRING DIAGRAM
(AUTOMATIC SHUT-OFF)



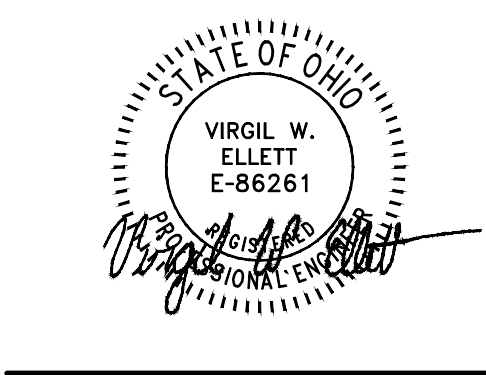


Panel ID: MDP Voltage: 208 / 120 Panel Type: I-LINE Location: COMMS 123 Phase: 3 Encl. Type: NEMA-1 Mounting: SURFACE Wire: 4 AIC: 65K AIC Main Type: MCB Bus Amperage: 1200 Amps											
All phases to be balanced to within 7% using actual connected loads.											
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT SIZE	CKT OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT SIZE	CKT OPTION
1	*	HP1A	200/3		12.100	12.100	A	25.587	25.587	400/3	
3	*	--	--		14.230	14.230	B	28.592	28.592	--	
5	*	--	--		18.206	18.206	C	24.288	24.288	--	
7	*	HP2	200/3		14.152	14.152	A	14.332	14.332	200/3	
9	*	--	--		20.383	20.383	B	20.383	20.383	--	
11	*	--	--		15.530	15.530	A			--	
13	*	HP4	400/3		32.102	32.102	A	5.040	5.040	60/3	
15	*	--	--		37.613	37.613	B	5.040	5.040	--	
17	*	--	--		32.317	32.317	C	5.040	5.040	--	
19	2	WH-3	90/3		8.000	8.000	A	5.520	5.520	70/3	
21	2	----	----		8.000	8.000	B	5.520	5.520	--	
23	2	----	----		8.000	8.000	C	5.520	5.520	--	
25		SPACE			0.000	0.000	A	0.000	0.000		
27		SPACE			0.000	0.000	B	0.000	0.000		
29		SPACE			0.000	0.000	C	0.000	0.000		
31		SPACE			0.000	0.000	A	0.000	0.000		
33		SPACE			0.000	0.000	B	0.000	0.000		
35		SPACE			0.000	0.000	C	0.000	0.000		
37		SPACE			0.000	0.000	A	0.000	0.000		
39		SPACE			0.000	0.000	B	0.000	0.000		
Actual Load Panel Summary			N.E.C. Load Panel Summary			Breaker Options (If Used):			* - SEE RISER FOR WIRE SIZE		
Phase A: 116.8 KVA			Phase A: 116.8 KVA			973.6 AMPS					
Phase B: 139.8 KVA			Phase B: 139.8 KVA			1164.7 AMPS					
Phase C: 124.4 KVA			Phase C: 124.4 KVA			1036.9 AMPS					
Total: 381.0 KVA			Total: 381.0 KVA			1057.6 AMPS					

Panel ID: HP3 Voltage: 208 / 120 Panel Type: NQOD OR EQUAL Location: STORAGE 304 Phase: 3 Encl. Type: NEMA-1 Mounting: SURFACE Wire: 4 AIC: 22K AIC Main Type: SEE RISER Bus Amperage: 200 Amps											
All phases to be balanced to within 7% using actual connected loads.											
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT SIZE	CKT OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT SIZE	CKT OPTION
1	12	CORRIDOR RECEP	20/1		0.720	0.720	A	0.540	0.540	20/1	
3	12	CORRIDOR RECEP	20/1		0.720	0.720	B	0.900	0.900	20/1	
5	12	WASHER	20/1	GF	1.500	1.500	C	1.500	1.500	GF	
7	12	WASHER	20/1	GF	1.500	1.500	A	0.360	0.360	20/1	
9	10	DRYER	30/2	GF	2.000	2.000	B	6.150	6.150	80/2	
11	10	--	--	--	2.000	2.000	C	6.150	6.150	--	
13	10	DRYER	30/2	GF	2.000	2.000	A	6.150	6.150	80/2	
15	10	--	--	--	2.000	2.000	B	6.150	6.150	--	
17	10	DRYER	30/2	GF	2.000	2.000	C	0.180	0.180	20/1	
19	10	--	--	--	2.000	2.000	A	0.400	0.400	20/1	
21	10	DRYER	30/2	GF	2.000	2.000	B	0.200	0.200	TC	
23	10	--	--	--	2.000	2.000	C	0.000	0.000	20/1	
25	12	LIGHTING	20/1	LC	0.462	0.462	A	0.000	0.000	20/1	
27	12	LIGHTING	20/1	LC	0.063	0.063	B	0.000	0.000	20/1	
29	12	LIGHTING	20/1	LC	0.200	0.200	C	0.000	0.000	20/1	
31	12	NIGHT LIGHTS	20/1		0.200	0.200	A	0.000	0.000	20/1	
33	12	NIGHT LIGHTS	20/1		0.200	0.200	B	0.000	0.000	20/1	
35		SPACE	20/1		0.000	0.000	C	0.000	0.000	20/1	
37		SPACE	20/1		0.000	0.000	A	0.000	0.000	20/1	
39		SPACE	20/1		0.000	0.000	B	0.000	0.000	20/1	
41		SPACE	20/1		0.000	0.000	C	0.000	0.000	20/1	
Actual Load Panel Summary			N.E.C. Load Panel Summary			Breaker Options (If Used):			GF - GROUND FAULT BREAKER TC - WIRE THROUGH TIMELOCK LC - WIRE THROUGH LIGHTING CONTACTOR		
Phase A: 14.3 KVA			Phase A: 14.3 KVA			119.4 AMPS					
Phase B: 20.4 KVA			Phase B: 20.4 KVA			169.9 AMPS					
Phase C: 15.5 KVA			Phase C: 15.5 KVA			129.4 AMPS					
Total: 50.2 KVA			Total: 50.2 KVA			139.5 AMPS					

Panel ID: HP2 Voltage: 208 / 120 Panel Type: NQOD OR EQUAL Location: STORAGE 204 Phase: 3 Encl. Type: NEMA-1 Mounting: SURFACE Wire: 4 AIC: 22K AIC Main Type: SEE RISER Bus Amperage: 200 Amps											
All phases to be balanced to within 7% using actual connected loads.											
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT SIZE	CKT OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT SIZE	CKT OPTION
1	12	CORRIDOR RECEP	20/1		0.720	0.720	A	0.360	0.360	20/1	
3	12	CORRIDOR RECEP	20/1		0.720	0.720	B	0.900	0.900	20/1	
5	12	WASHER	20/1	GF	1.500	1.500	C	1.500	1.500	GF	
7	12	WASHER	20/1	GF	1.500	1.500	A	0.360	0.360	20/1	
9	10	DRYER	30/2	GF	2.000	2.000	B	6.150	6.150	80/2	
11	10	--	--	--	2.000	2.000	C	6.150	6.150	--	
13	10	DRYER	30/2	GF	2.000	2.000	A	6.150	6.150	80/2	
15	10	--	--	--	2.000	2.000	B	6.150	6.150	--	
17	10	DRYER	30/2	GF	2.000	2.000	C	0.180	0.180	20/1	
19	10	--	--	--	2.000	2.000	A	0.400	0.400	20/1	
21	10	DRYER	30/2	GF	2.000	2.000	B	0.200	0.200	TC	
23	10	--	--	--	2.000	2.000	C	0.000	0.000	20/1	
25	12	LIGHTING	20/1	LC	0.462	0.462	A	0.000	0.000	20/1	
27	12	LIGHTING	20/1	LC	0.063	0.063	B	0.000	0.000	20/1	
29	12	LIGHTING	20/1	LC	0.200	0.200	C	0.000	0.000	20/1	
31	12	NIGHT LIGHTS	20/1		0.200	0.200	A	0.000	0.000	20/1	
33	12	NIGHT LIGHTS	20/1		0.200	0.200	B	0.000	0.000	20/1	
35		SPACE	20/1		0.000	0.000	C	0.000	0.000	20/1	
37		SPACE	20/1		0.000	0.000	A	0.000	0.000	20/1	
39		SPACE	20/1		0.000	0.000	B	0.000	0.000	20/1	
41		SPACE	20/1		0.000	0.000	C	0.000	0.000	20/1	
Actual Load Panel Summary			N.E.C. Load Panel Summary			Breaker Options (If Used):			GF - GROUND FAULT BREAKER TC - WIRE THROUGH TIMELOCK LC - WIRE THROUGH LIGHTING CONTACTOR		
Phase A: 14.2 KVA			Phase A: 14.2 KVA			117.9 AMPS					
Phase B: 20.4 KVA			Phase B: 20.4 KVA			169.9 AMPS					
Phase C: 15.5 KVA			Phase C: 15.5 KVA			129.4 AMPS					
Total: 50.1 KVA			Total: 50.1 KVA			139.0 AMPS					

Panel ID: HP4					Voltage: 208 / 120		Panel Type: NQOD OR EQUAL				
Location: STORAGE 404					Phase: 3		Encl. Type: NEMA-1				
Mounting: SURFACE					Wire: 4		AIC: 22K AIC				
Main Type: SEE RISER					Bus Amperage: 200 Amps						
All phases to be balanced to within 7% using actual connected loads.											
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT SIZE	CKT OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT OPTION	CKT SIZE
1	12	CORRIDOR RECEP	20/1		0.720	0.720	A	0.360	0.360	20/1	2
3	12	CORRIDOR RECEP	20/1		0.720	0.720	B	0.900	0.900	20/1	4
5	12	WASHER	20/1	GF	1.500	1.500	C	1.500	1.500	GF	6
7	12	WASHER	20/1	GF	1.500	1.500	A	0.360	0.360	20/1	8
9	10	DRYER	30/2	GF	2.000	2.000	B	6.150	6.150	80/2	10
11	10	--	--	--	2.000	2.000	C	6.150	6.150	--	12
13	10	DRYER	30/2	GF	2.000	2.000	A	6.150	6.150	80/2	14
15	10	--	--	--	2.000	2.000	B	6.150	6.150	--	16
17	10	DRYER	30/2	GF	2.000	2.000	C	0.180	0.180	20/1	18
19	10	--	--	--	2.000	2.000	A	0.400	0.400	20/1	20
21	10	DRYER	30/2	GF	2.000	2.000	B	0.200	0.200	TC	22
23	10	--	--	--	2.000	2.000	C	0.360	0.360	20/1	24
25	12	LIGHTING	20/1	LC	0.462	0.462	A	0.200	0.200	20/1	26
27	12	LIGHTING	20/1		0.063	0.063	B	0.200	0.200	20/1	28
29	12	LIGHTING	20/1	LC	0.200	0.200	C	0.720	0.720	20/1	30
31	12	NIGHT LIGHTS	20/1		0.200	0.200	A	0.720	0.720	20/1	32
33	12	NIGHT LIGHTS	20/1		0.200	0.200	B	2.446	2.446	50/2	34
35	12	--HP-1	20/2		1.123	1.123	C	2.446	2.446	--	36
37	12	--	--	--	1.600	1.600	A	2.446	2.446	50/2	38
39	10	HP-2	30/2		1.600	1.600	B	2.446	2.446	--	40
41	10	--	--	--	1.600	1.600	C	2.446	2.446	50/2	42
43	10	HP-3	30/2		1.600	1.600	A	2.446	2.446	--	44
45	10	--	--	--	1.600	1.600	B	0.000	0.000	20/1	46
47	10	HP-4	30/2		1.600	1.600	C	0.000	0.000	20/1	48
49	10	--	--	--	1.600	1.600	A	0.000	0.000	20/1	50
51	10	HP-5	30/2		1.600	1.600	B	0.000	0.000	20/1	52
53	10	--	--	--	1.600	1.600	C	0.000	0.000	20/1	54
55	6	HP-6	50/2		2.446	2.446	A	0.000	0.000	20/1	56
57	6	--	--	--	2.446	2.446	B	0.000	0.000	20/1	58
59	6	HP-7	50/2		2.446	2.446	C	0.000	0.000	20/1	60
61	6	--	--	--	2.446	2.446	A	0.000	0.000	20/1	62
63	6	HP-8	50/2		2.446	2.446	B	0.000	0.000		64
65	6	--	--	--	2.446	2.446	A	0.000	0.000		66
67	6	HP-9	50/2		2.446	2.446	A	0.000	0.000		68
69	6	--	--	--	2.446	2.446	B	0.000	0.000		70
71		SPACE			0.000	0.000	C	0.000	0.000		72
Actual Load Panel Summary					N.E.C. Load Panel Summary					Breaker Options (If Used):	
Phase A: 32.1 KVA					Phase A: 32.1 KVA					GF - GROUND FAULT BREAKER	
Phase B: 37.6 KVA					Phase B: 37.6 KVA					TC - WIRE THROUGH TIMECLOCK	
Phase C: 32.3 KVA					Phase C: 32.3 KVA					LC - WIRE THROUGH LIGHTING CONTACTOR	
Total: 102.0 KVA					Total: 102.0 KVA					283.2 AMPS	



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 COMPLEMENTARY 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 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; PITTSBURGH, 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 DIAGRAMATIC 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 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 JOINED 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 TAPE 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 KEYS LOCK; ALL LOCKS SHALL BE KEYS TO OPEN. ALL FIXTURES SHALL BE KEYS TO OPEN. 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 BREAKERS 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 NOOD 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 OPEN CIRCUITS AND SHALL SOUND A "TROUBLE" SIGNAL IF ANY OF THESE CONDITIONS ARE DETECTED. IN THE EVENT OF AN ALARM SIGNAL BEING RECEIVED ALL AUDIBLE AND VISUAL SIGNALS SHALL BE ACTIVATED, ALL SMOKE DOORS SHALL CLOSE, ALL AIR HANDLING UNITS SHALL SHUT DOWN AND THE DIGITAL COMMUNICATOR SHALL BE ACTIVATED. AN ALARM SILENCE SWITCH ON THE MAIN CONTROL PANEL SHALL PROVIDE AUDIBLE ALARMS WHILE VISUAL ALARMS CONTINUE TO OPERATE. SHOULD A SECOND ALARM SIGNAL BE RECEIVED AFTER THE AUDIBLE ALARMS HAVE BEEN SILENCED THEY SHALL AUTOMATICALLY RESOUND. A SYSTEM ALARM CONDITION SHALL BE CLEARED ONLY BY A RESET SWITCH AT THE MAIN CONTROL PANEL.

C. INSTALLATION: THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70 (NEC), NFPA 72 AND NFPA 101 AS APPLICABLE. ALL WIRING SHALL BE COLOR CODED, TERMINATED ON TERMINAL STRIPS AND INSTALLED IN CONDUIT. MINIMUM CONDUCTOR SIZE SHALL BE #14 AWG; STRANDED CONDUCTORS SHALL BE USED. LOCATIONS OF EQUIPMENT SHALL BE AS SHOWN ON PLANS. THE CONTRACTOR SHALL LEAVE THE SYSTEM FULLY TESTED AND IN FIRST CLASS OPERATING CONDITION. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL FURNISH A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S REPRESENTATIVE STATING THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S ACCEPTED PROCEDURES AND HAS BEEN THOROUGHLY TESTED AND SHOWN TO BE FULLY OPERATIONAL. THE CONTRACTOR SHALL GUARANTEE THE ENTIRE SYSTEM AGAINST FAULTY PRODUCTS AND/OR INSTALLATION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

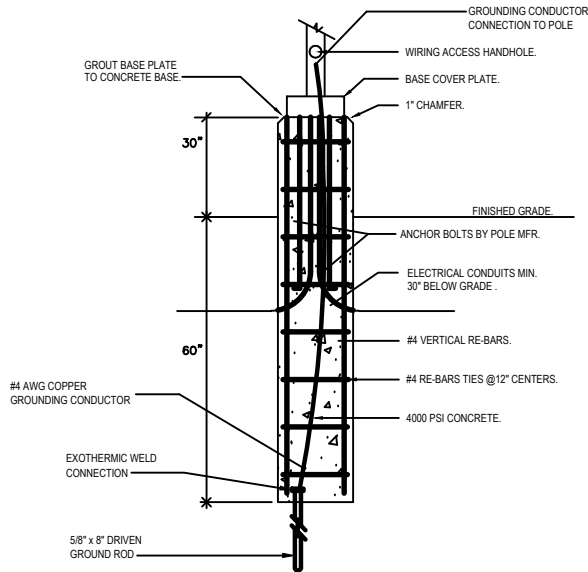


LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
PL1	EXTERIOR LED SINGLE FACE POLE LIGHT	120	73W LED 6809 LUM 40K	LIGHT BASE POLE MOUNTED	LITHONIA #RSX1-LED-P2-40K-R3-HS
PL2	EXTERIOR LED TRIPLE FACE POLE LIGHT	120	218.9W LED 10000 LUM 40K	LIGHT BASE POLE MOUNTED	LITHONIA #RSX1-LED-P2-40K-R3-HS
NOTES: 1. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.					

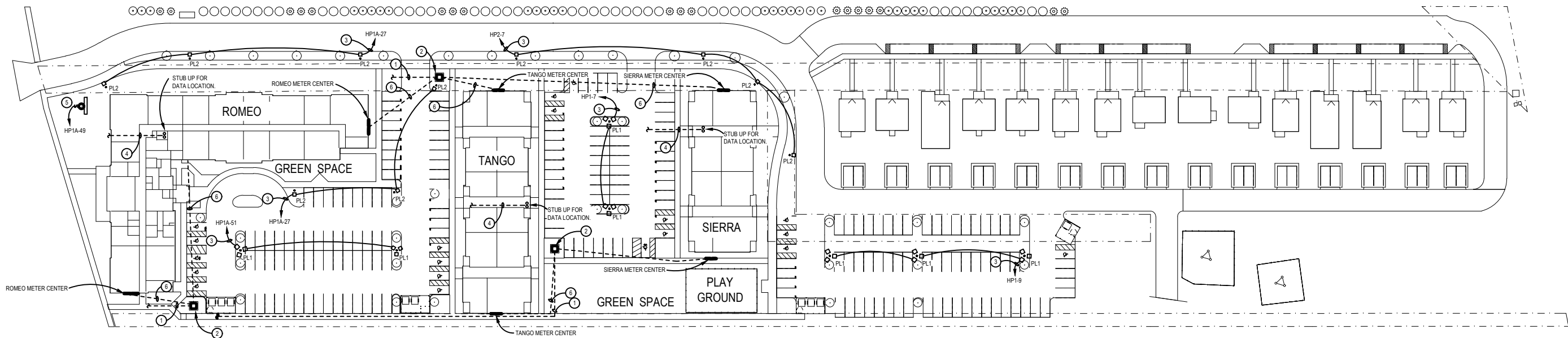
PL1 & PL2 HEIGHT; 22'-6" POLE ON A 30" POLE
BASE. FIXTURE HEIGHT IS 20' TOTAL.

SITE PLAN CODED NOTES

- PRIMARY CONDUITS BY E.C. COORDINATE WITH LOCAL UTILITY CO. FOR EXACT REQUIREMENTS. ROUTE TO LOCAL SECTIONALIZING CABINET. (2) 5" CONDUITS.
- PROPOSED UTILITY COMPANY TRANSFORMER LOCATION. E.C. SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUITS. COORDINATE ALL REQUIREMENTS AND SCOPE OF WORK WITH UTILITY COMPANY IN FIELD PRIOR TO BEGINNING WORK.
- E.C. SHALL ROUTE THROUGH LIGHTING CONTACTOR CONTROLLED BY TIME CLOCK, PHOTOCELL.
- ROUTE (2) 4" C WITH PULLSTRING FROM DATA LOCATION TO UTILITY COMPANY PICK-UP POINT. VERIFY EXACT LOCATION WITH OWNER AND UTILITY COMPANY IN FIELD PRIOR TO BEGINNING WORK.
- MONUMENT SIGN, 120V 1Ø. E.C. SHALL PROVIDE JUNCTION BOX WITH INTEGRAL SWITCH. ROUTE THROUGH PHOTOCELL. VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
- SEE RISER DIAGRAM ON SHEET E401 FOR SECONDARY CONDUITS.



POLE BASE DETAIL
NOT TO SCALE



ELECTRICAL SITE PLAN

SCALE: 1" = 50'-0"

