

INNIS ROAD APARTMENTS

2150 INNIS ROAD

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LEED consultant
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Project Summary

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

Green Building Requirements

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

Ohio Housing Finance Agency (OHFA)

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

PROJECT SELECTED SAFE HARBOR (PSSH)

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

BOMA BUILDING SUMMARY			
PROGRAM	GSF		%
COMMON CIRCULATION	6,666 SF		10%
EXTERIOR AREA	3,447 SF		5%
LIVING UNITS	53,378 SF		84%
	63,492 SF		100%

FLOOR AREA DETAILS			
PROGRAM AREA	GSF		%
COMMON AREA CIRCULATION	6,666 SF		10%
LIMITED COMMON AREA	3,447 SF		5%
LOW INCOME UNIT AREA	53,378 SF		84%
NET RENTABLE SQUARE FOOTAGE	63,492 SF		100%

LOW INCOME UNIT AREA			
PROGRAM AREA	GSF		
COMMON AREA CIRCULATION	6,666 SF		
LOW INCOME UNIT AREA	49,191 SF		
	55,858 SF		

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

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

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

westerville, oh

columbus, oh

columbus, oh

columbus, oh

cincinnati, oh



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

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

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SUBMITTED SEPARATELY	

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M104	TANGO ROOF MECHANICAL PLAN
M201	SIERRA 1ST FLOOR MECHANICAL PLAN
M202	SIERRA 2ND FLOOR MECHANICAL PLAN
M203	SIERRA 3RD FLOOR MECHANICAL PLAN
M204	SIERRA ROOF MECHANICAL PLAN
M301	DWELLING UNIT MECHANICAL PLANS
M302	DWELLING UNIT MECHANICAL PLANS
M303	DWELLING UNIT MECHANICAL PLANS
M304	DWELLING UNIT MECHANICAL PLANS
M305	DWELLING UNIT MECHANICAL PLANS
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ELECTRICAL DRAWINGS	
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E104	TANGO ROOF ELECTRICAL PLAN
E201	SIERRA 1ST FLOOR ELECTRICAL PLAN
E202	SIERRA 2ND FLOOR ELECTRICAL PLAN
E203	SIERRA 3RD FLOOR ELECTRICAL PLAN
E204	SIERRA ROOF ELECTRICAL PLAN
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E302	DWELLING UNIT ELECTRICAL PLANS
E303	DWELLING UNIT ELECTRICAL PLANS
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PROJECT LOCATION

the columbus designco

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE
BUILDING #2 - 'TANGO' 3420 HOMEWOOD TERRACE LN.

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

G001
COVER

THE ARRANG

TANGO & SIERRA BUILDING CODE REVIEW

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

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

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

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

OBC CHAPTER 5 - HEIGHT AND AREA
ALLOWABLE BUILDING HEIGHT PER OBC TABLE 504.3:
R2 USE - S13R - TYPE VB CONSTRUCTION: HEIGHT 40'
ALLOWABLE STORIES PER OBC TABLE 504.4:
R2 USE - S13R - TYPE VB CONSTRUCTION: 3 STORIES
ALLOWABLE AREA FACTOR PER OBC TABLE 506.2:
R2 USE - S13R - TYPE VB CONSTRUCTION: **ALLOWABLE AREA - 7,000**
ALLOWABLE AREA WITH FRONTAGE INCREASE (SEE BELOW) = **12,250 SF**

OBC 506.2.1 ALLOWABLE AREA DETERMINATION
[Aa = At + (Ns x If)] = [Aa = 7,000 + (7,000 x .75)] = [Aa = 7,000 + (5,250)] = Aa = 12,250 SF

SIERRA BUILDING TOTAL PERIMETER = 148' + 62' + 148' + 62' = **420 LINEAR FEET**
FRONTAGE PERIMETER (SEE G100) = 148'+62'+148' = 358 LINEAR FEET = **85%**

TANGO BUILDING TOTAL PERIMETER = 204' + 62' + 204' + 62' = **532 LINEAR FEET**
FRONTAGE PERIMETER (SEE G100) = 187'+62'+204' = 453 LINEAR FEET = **85%**

OBC TABLE 506.3.3 FRONTAGE INCREASE FACTOR FOR 85% PERIMETER OPEN SPACE = .75 = IF

BUILDING GSF			
BUILDING	LEVEL	GROSS SQ. FT.	
SIERRA	1ST FLOOR	8,466 SF	
	2ND FLOOR	8,472 SF	
	3RD FLOOR	8,472 SF	
		25,410 SF	
TANGO	1ST FLOOR	11,545 SF	
	2ND FLOOR	11,545 SF	
	3RD FLOOR	11,545 SF	
		34,634 SF	

OBC CHAPTER 6 - TYPES OF CONSTRUCTION

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

TANGO & SIERRA BUILDING CODE REVIEW CONTINUED

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

TABLE 705.5		TYPE OF CONSTRUCTION VB	OCCUPANCY: R, U, A 0 HOUR
FIRE SEPARATION DISTANCE 10 < X < 30			
TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION: SEE A010 FOR VARIOUS CONDITIONS			
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	
10' TO LESS THAN 15'	UNPROTECTED, NONSPRINKLERED	15%	
15' TO LESS THAN 20'	UNPROTECTED, NONSPRINKLERED	25%	
20' TO LESS THAN 25'	UNPROTECTED, NONSPRINKLERED	45%	
25' TO LESS THAN 30'	UNPROTECTED, NONSPRINKLERED	70%	
30' OR GREATER	UNPROTECTED, NONSPRINKLERED	NO LIMIT	

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

OBC CHAPTER 9 - FIRE PROTECTION SYSTEMS

THE R-2 USE AREAS ARE TO HAVE AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.2 BY WAY OF 420.4.

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

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

OBC CHAPTER 10 - MEANS OF EGRESS

OCCUPANT LOAD PER OBC TABLE 1004.1.1 : SEE G003 FOR OCCUPANCY LOADS

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

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

*OBC CODE COMMENTARY STATES THAT FORMAL COMMITTEE INTERPRETATION 21-14 ALLOWS GROUPS OF 4 UNITS ON A STORY TO HAVE ACCESS TO A SINGLE EXIT WITHOUT REQUIRING SEPARATION BY FIRE BARRIERS OR FIRE WALLS.

OBC CHAPTER 11 - ACCESSIBILITY

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

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

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

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

SECTION 1108.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE: WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1108.7.1.1 AND 1108.7.1.2

SECTION 1108.7.1.1 ONE STORY WITH TYPE B UNITS REQUIRED: AT LEAST ONE STORY CONTAINING DWELLING UNITS SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS ON THAT STORY SHALL BE TYPE B UNITS. **-ALL GROUND FLOOR UNITS ARE TYPE B OR TYPE A UNITS. SEE G003**

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 TIE DOWNS, WHICH MIGHT BE NECESSARY TO COMPLETE THE WORK, FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 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.

contract documents

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

project coordination

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

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

required plan submittals

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

- 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

insulation notes

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

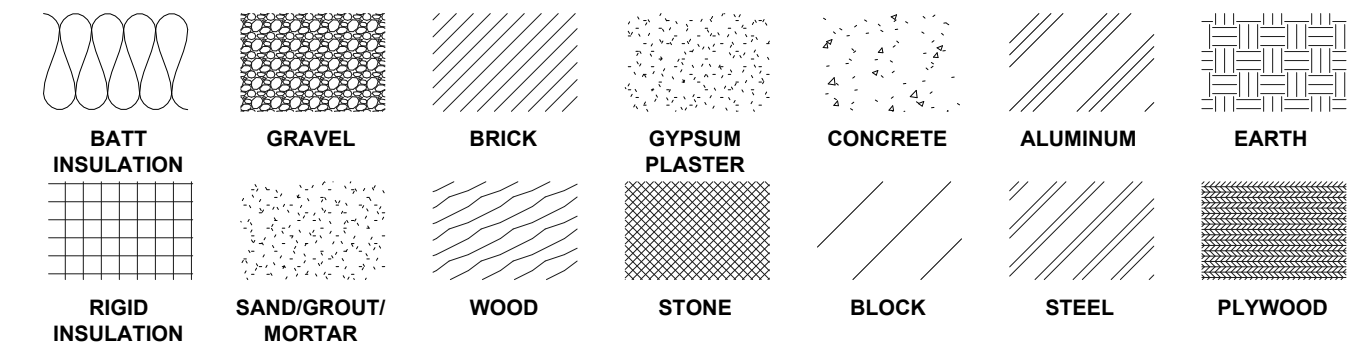
casework notes

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

project blocking

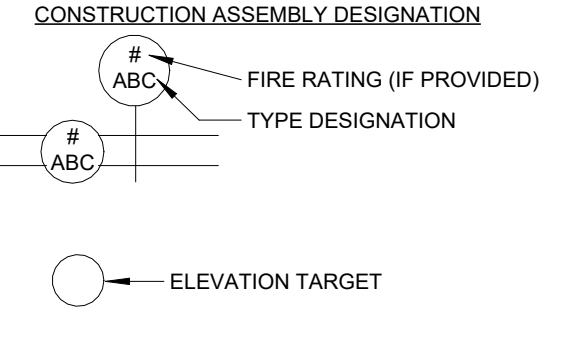
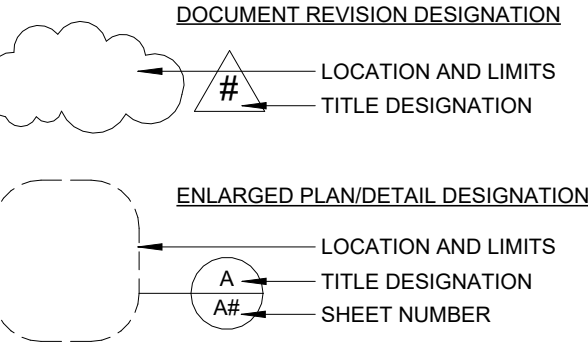
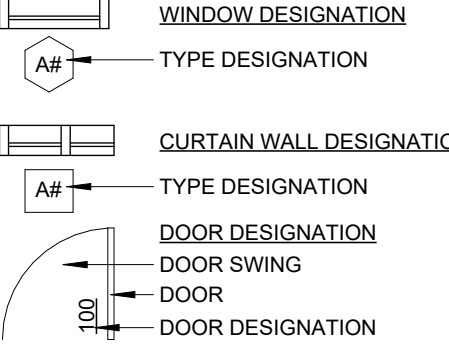
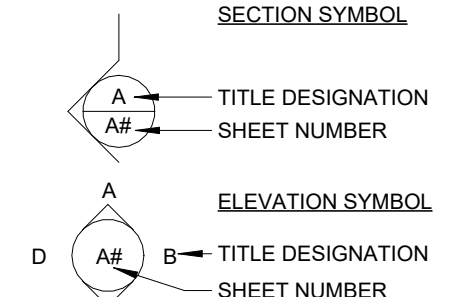
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF ALL TRADES AND SYSTEMS, INCLUDING BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES. THIS ALSO INCLUDES 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



ROOM/DWELLING UNIT DESIGNATION	
NAME	ROOM NAME
xxx	ROOM NUMBER
XX	COLUMN LINE DESIGNATION
XX.XXA	KEYNOTE DESIGNATION

CL	CENTER LINE
PL	PROPERTY LINE
Ø	DIAMETER
#	NUMBER
±	PLUS OR MINUS
⬆	NORTH ARROW



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

PROJECT #: 26104-v17

PERMIT SET

PROJECT DATE: 07.29.2026

G002 BUILDING CODE AND NOTES

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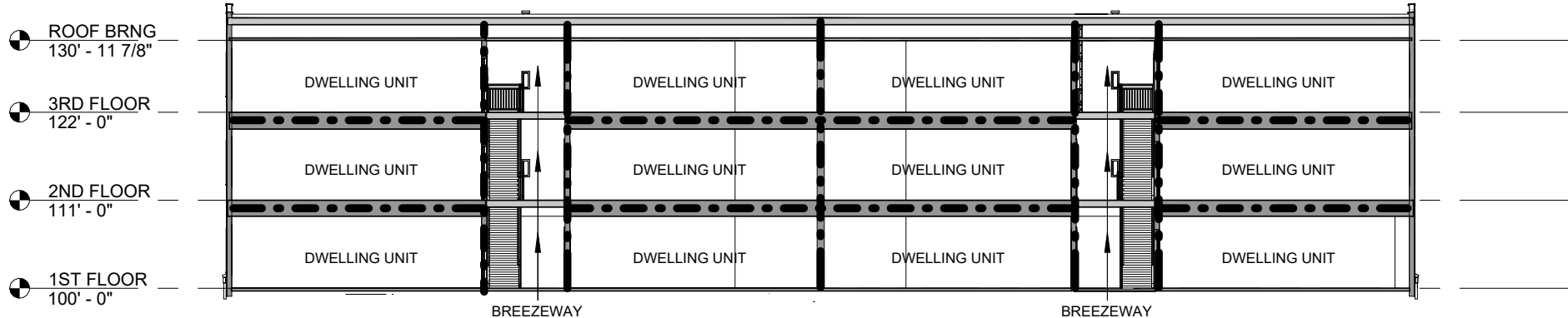
KEYNOTES

BUILDING GSF			
BUILDING	LEVEL	GROSS SQ. FT.	
SIERRA	1ST FLOOR	8,466 SF	
	2ND FLOOR	8,472 SF	
	3RD FLOOR	8,472 SF	
		25,410 SF	
TANGO	1ST FLOOR	11,545 SF	
	2ND FLOOR	11,545 SF	
	3RD FLOOR	11,545 SF	
		34,634 SF	

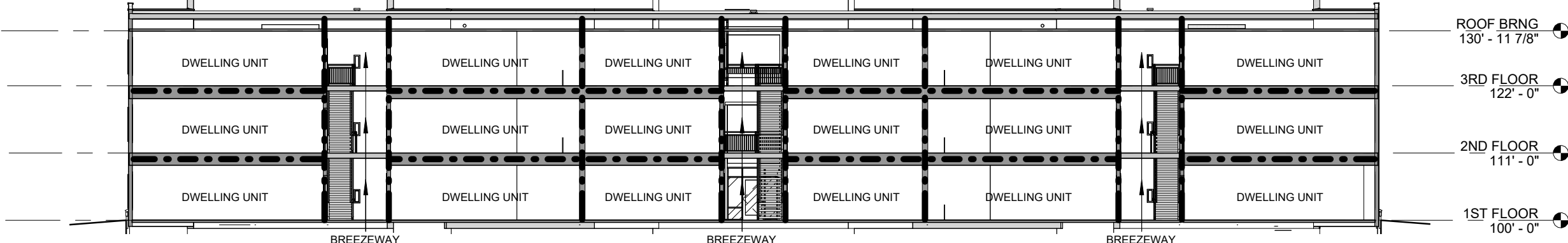
LIFE SAFETY LEGEND	
	MIN. 1 HR RATED ASSEMBLY
	ANSI TYPE 'A' UNITS
	EXIT SIGN - POCHIE INDICATES DIRECTION OF ILLUMINATION

GENERAL NOTES LIFE SAFETY

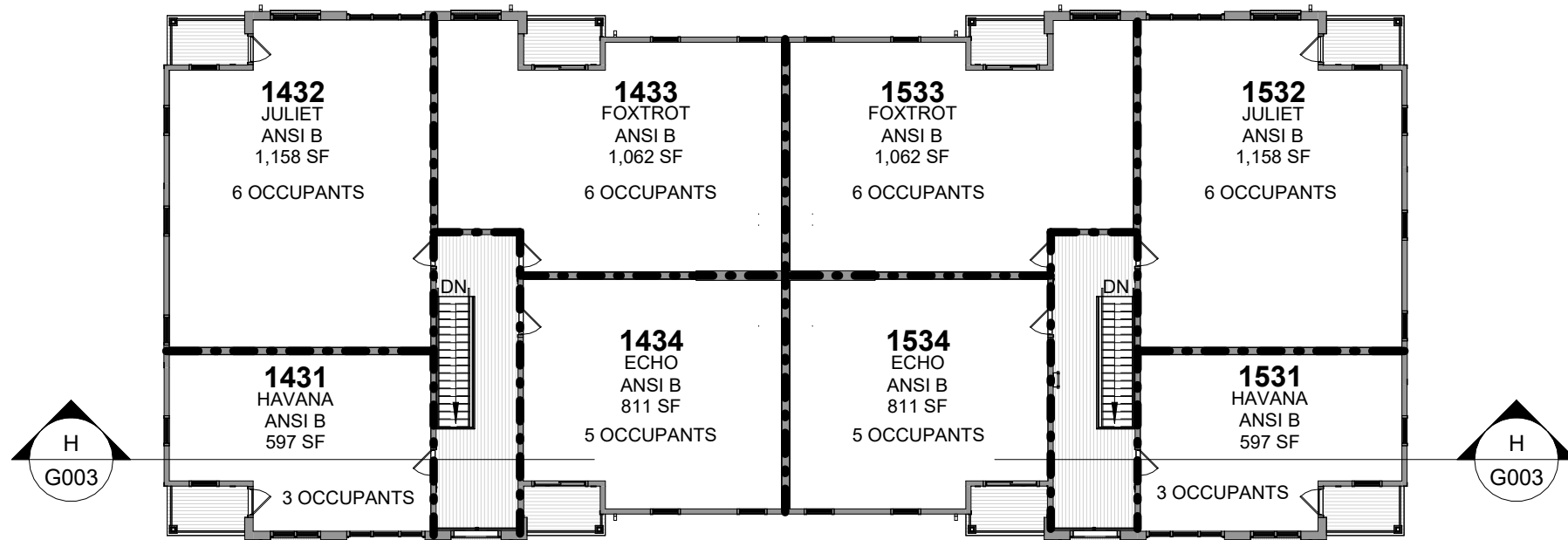
- SEE CONSTRUCTION ASSEMBLY SHEETS FOR INFORMATION ABOUT RATED WALL, FLOOR AND ROOF ASSEMBLIES.
- EXTERIOR WALLS ARE SHOWN AS RATED PER THE REQUIREMENTS OF OBC TABLE 602 ONLY (FIRE SEPARATION DISTANCE). EXTERIOR WALLS MAY BE RATED PER TABLE 601.
- OCCUPANCY LOADS SHOWN FOR ASSEMBLY SPACES ARE TO BE POSTED 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.
- THE MINIMUM CORRIDOR WIDTH SHALL BE 44" PER OBC 1018.2 AND 1005.1. THE CORRIDOR WIDTHS AS DESIGNED EXCEED THIS MINIMUM.
- ALL DWELLING UNITS HAVE A COMMON PATH OF EGRESS TRAVEL LESS THAN 125'-0" PER OBC 1006.2.1 EXCEPTION 1.
- F.E.C. = RATED FIRE EXTINGUISHER CABINET RECESSED IN CORRIDOR WALLS. LOCATE MAX 75' FROM EXIT ACCESS AND MAX 150' BETWEEN EXTINGUISHERS



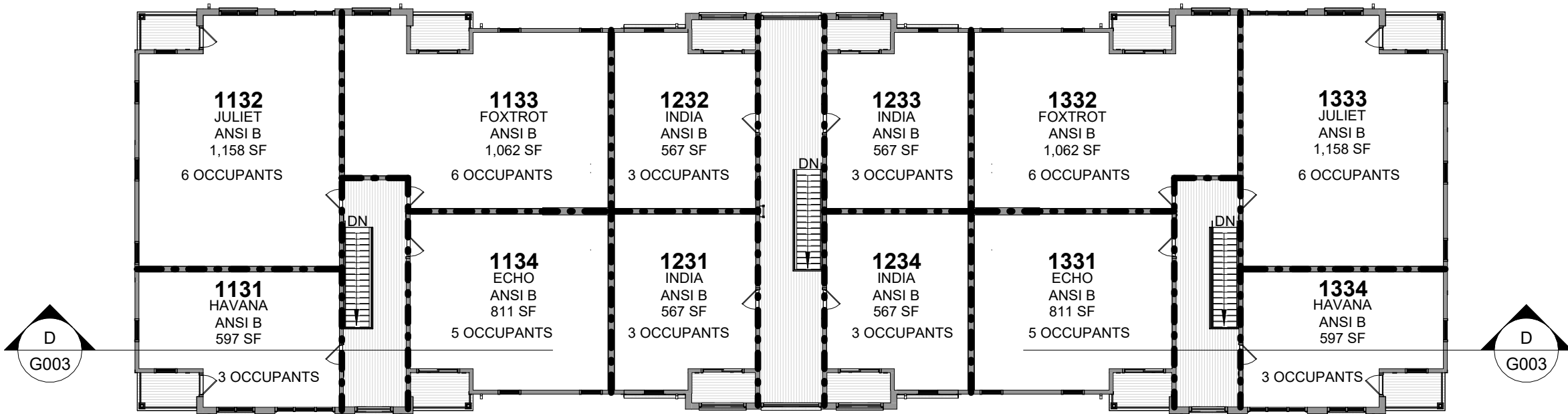
H SIERRA LIFE SAFETY SECTION
1" = 20'-0"



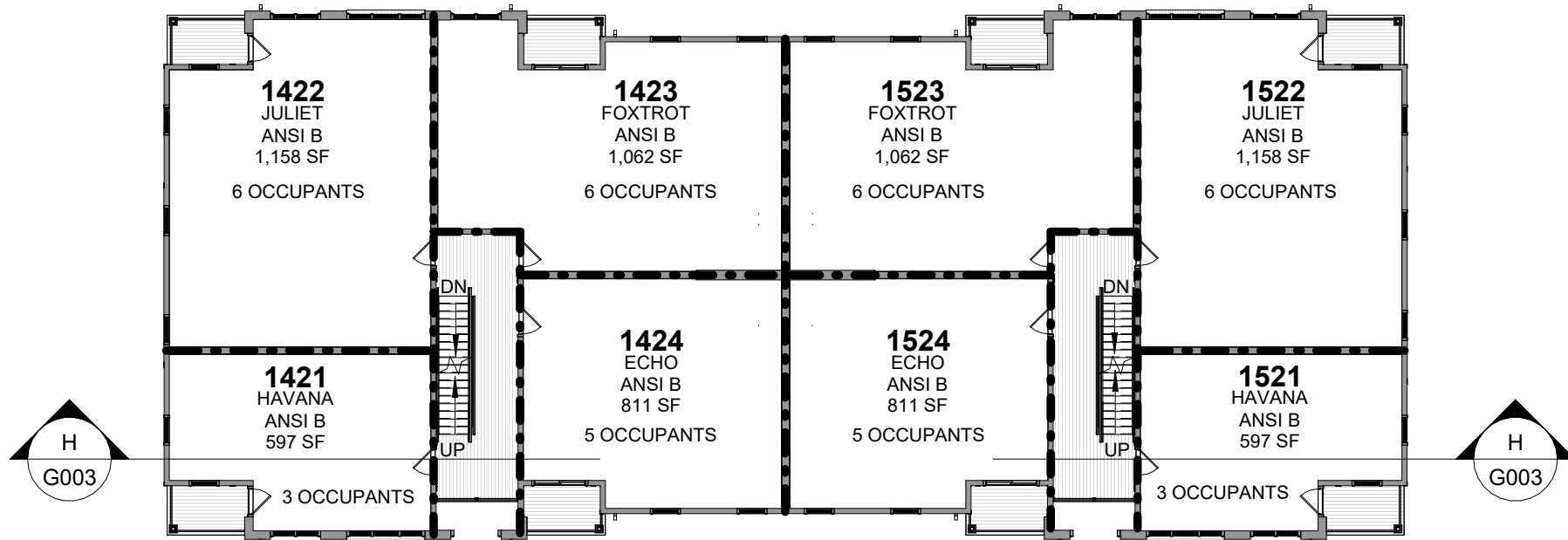
D TANGO LIFE SAFETY SECTION
1" = 20'-0"



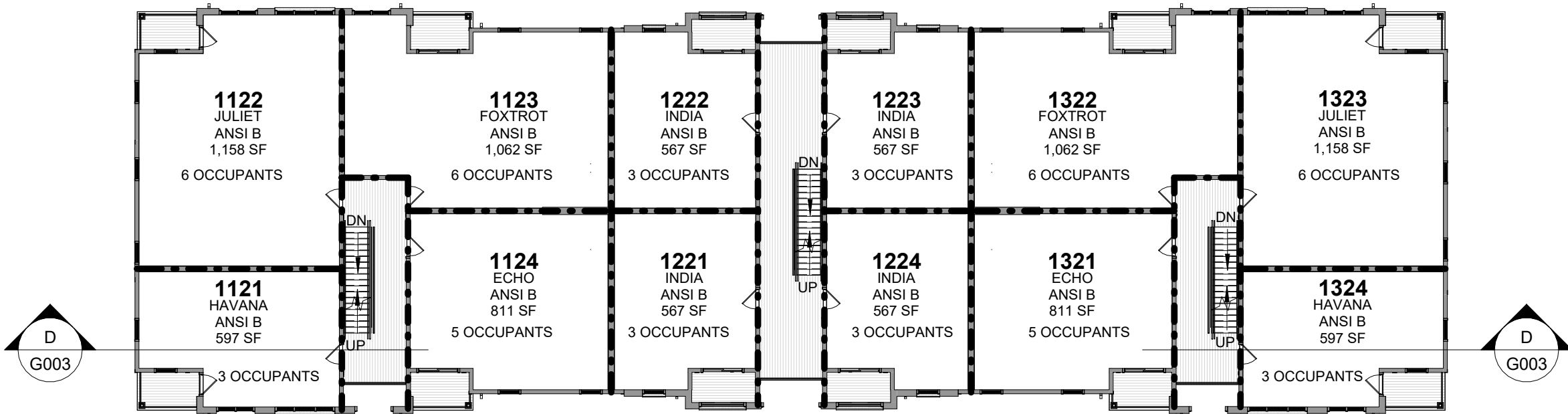
G SIERRA 3RD FLOOR LIFE SAFETY PLAN
1" = 20'-0"



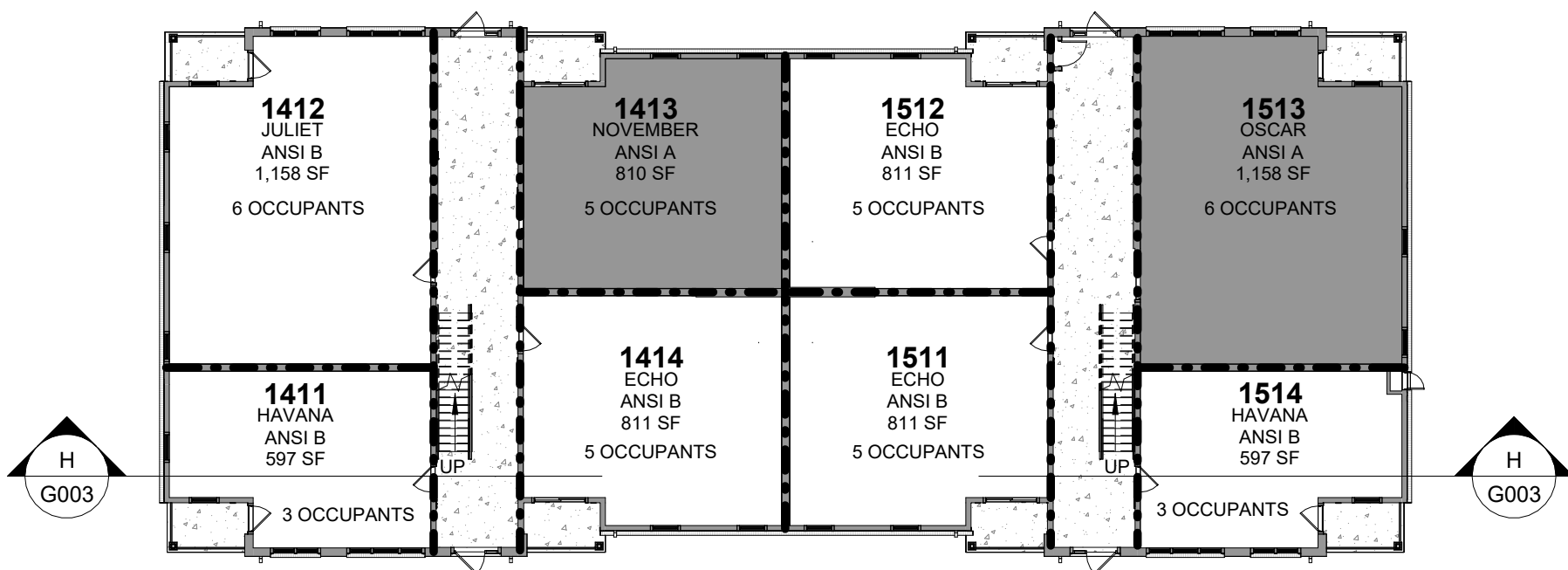
C TANGO 3RD FLOOR LIFE SAFETY PLAN
1" = 20'-0"



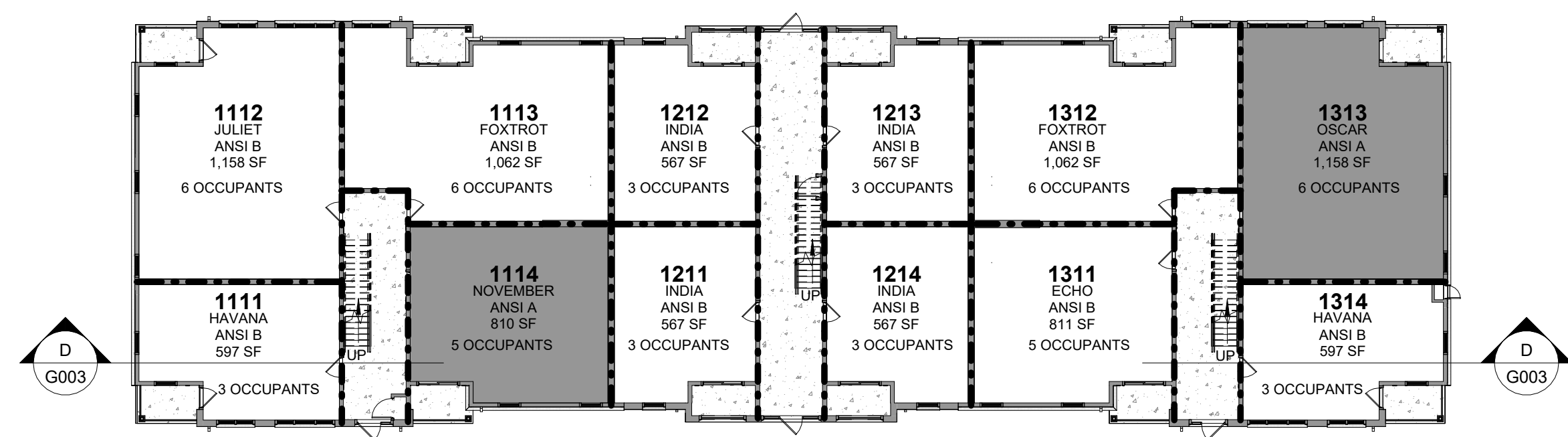
F SIERRA 2ND FLOOR LIFE SAFETY PLAN
1" = 20'-0"



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



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



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





INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

G006
UNIT SUMMARY

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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	0	502 SF
	35	42894 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	0	502 SF
	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	0	502 SF
	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%	

UNIT INDEX						
UNIT NO.	UNIT TYPE	UNIT NAME	CT	MOBILITY TYPE	GSF	NSF
ROMEO						
103	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
104	3 BR - 1 1/2 BA	LIMA	1	ANSI B	1142 SF	1071 SF
108	4 BR - 2 BA	VICTOR	1	ANSI A	1357 SF	1278 SF
109	2 BR - 1 BA	YANKEE	1	ANSI A	825 SF	766 SF
110	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
111	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
112	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
113	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
114	1 BR - 1 BA	ALPHA	1	ANSI B	617 SF	566 SF
115	3 BR - 1 1/2 BA	KILO	1	ANSI B	1172 SF	1100 SF
116	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
117	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
118	1 BR - 1 BA	ZULU	1	ANSI A	673 SF	619 SF
119	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
120	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
			15		12764 SF	11858 SF

201	1 BR - 1 BA	BRAVO	1	ANSI B	700 SF	643 SF
202	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
203	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
204	3 BR - 1 1/2 BA	LIMA	1	ANSI B	1142 SF	1071 SF
205	2 BR - 1 BA	DELTA	1	ANSI B	835 SF	775 SF
206	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
207	2 BR - 1 BA	DELTA	1	ANSI B	835 SF	775 SF
208	4 BR - 2 BA	MARY	1	ANSI B	1357 SF	1277 SF
209	2 BR - 1 BA	YANKEE	1	ANSI A	825 SF	766 SF
210	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
211	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
212	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
213	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
214	1 BR - 1 BA	ALPHA	1	ANSI B	617 SF	566 SF
215	3 BR - 1 1/2 BA	KILO	1	ANSI B	1172 SF	1100 SF
216	2 BR - 1 BA	DELTA	1	ANSI B	825 SF	766 SF
217	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
218	1 BR - 1 BA	ZULU	1	ANSI A	673 SF	619 SF
219	1 BR - 1 BA	ALPHA	1	ANSI B	673 SF	619 SF
220	2 BR - 1 BA	DELTA	1	ANSI B	827 SF	767 SF
221	1 BR - 1 BA	CHARLIE	1	ANSI B	622 SF	565 SF
			21		17406 SF	16148 SF

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	1142 SF	1071 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	1357 SF	1277 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	1172 SF	1100 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
			21		17406 SF	16148 SF

401	1 BR - 1 BA	BRAVO	1	ANSI B	700 SF	64
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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 size/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/intricom 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/intricom 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-mil 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

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 related 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.

The Ohio Housing Finance Agency logo features a red outline map of Ohio with the word "OHIO" written across it in white capital letters.

Housing Finance
Agency

Amenities & Scope of Work Summary

2026 Design and Construction Features Form

Project Name	Initial Road Apartments	Project Number	TSD
--------------	-------------------------	----------------	-----

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 Fee-Driven Space	0	Includes spaces for which residents must pay a fee for use/access (garages, storage, etc.)
Market Rate Unit Area	0	Must include 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	Counseling space, wellness and health clinic, day care centers, etc.
Limited Common Area (Private)	3,447	Exterior spaces with access only through residential 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.

	Ohio Housing Finance Agency Universal Design Information 2026 Design and Construction Features Form																																				
	Project Name Project Number TBD																																				
Universal Design Components																																					
Select all of the below items that will be included in the development. Refer to the Design and Architectural Standards that are effective at the time application. Mandatory items are marked with an R. Please identify "exception" under "page or note" if an exception was requested for the item. Exceptions for mandatory items must include a reason for non-mandatory items. Additionally, specify the architectural page reference, or if it will be covered by a general/universal plan note, mark "Note". Items identified in blue have updates based on the clarifications or simplifications provided in the 2025 DAS FAQs.																																					
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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
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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

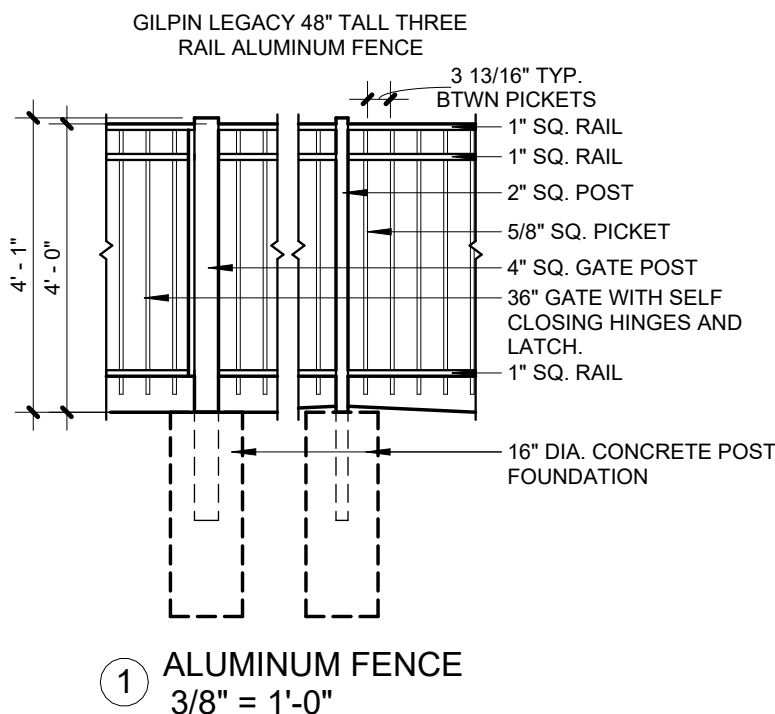
EXISTING PL	PID	010-087436	SF	AC
A	AREA A (APARTMENTS)	223484 SF	5.13	
B	AREA B (FUTURE PHASE)	161456 SF	3.71	
C	AREA C (ANTENNA)	14731 SF	0.34	

PARKING SCHEDULE

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

EV PARKING SCHEDULE

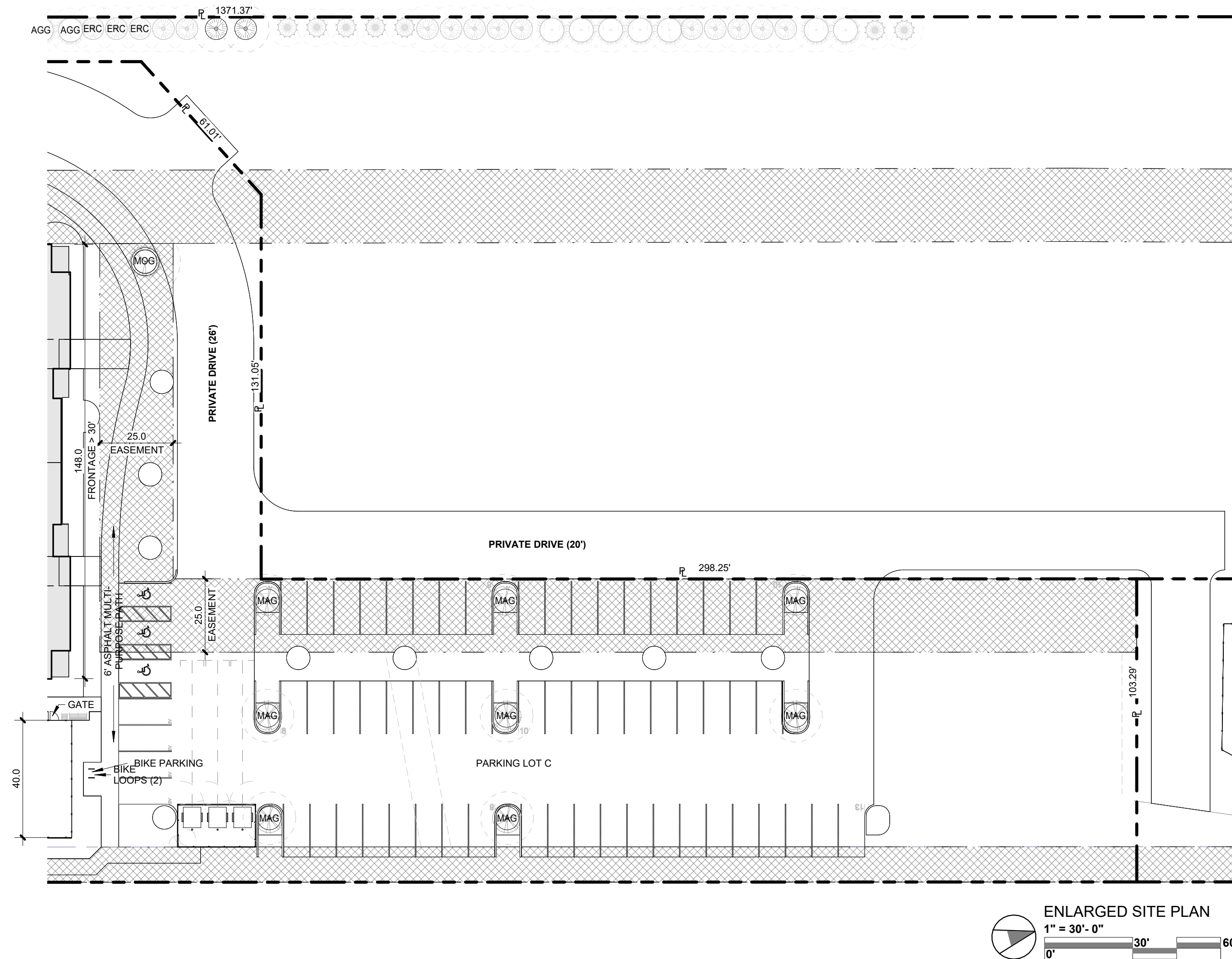
SIZE/TYPER	CNT
9X18 EVSE	4
ACCESSIBLE SPACE EVSE	1
	5
9X18 EV	29
ACCESSIBLE SPACE EV	3
	32
	37



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

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'



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

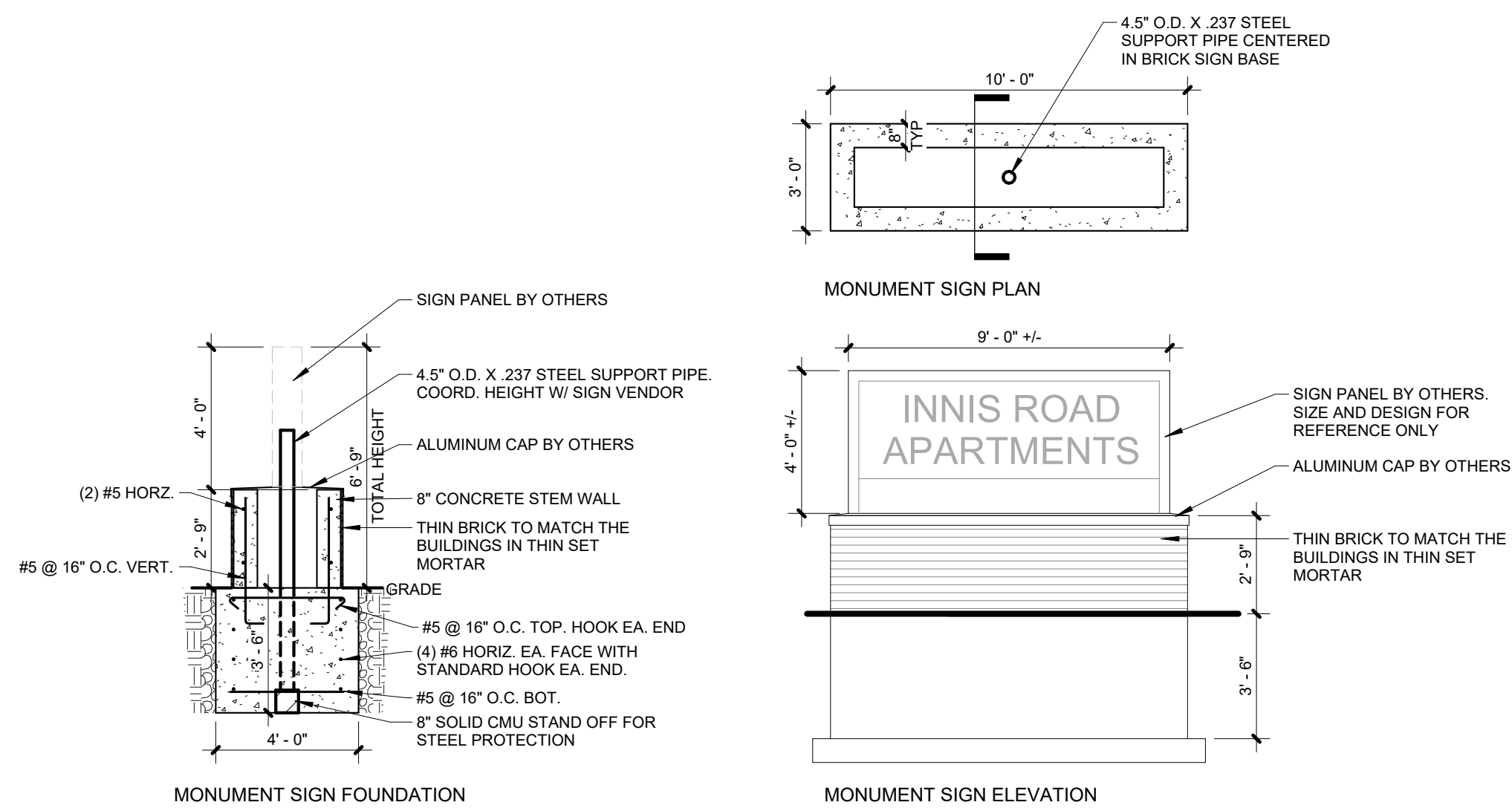
PERMIT SET

PROJECT DATE: 07.29.2026

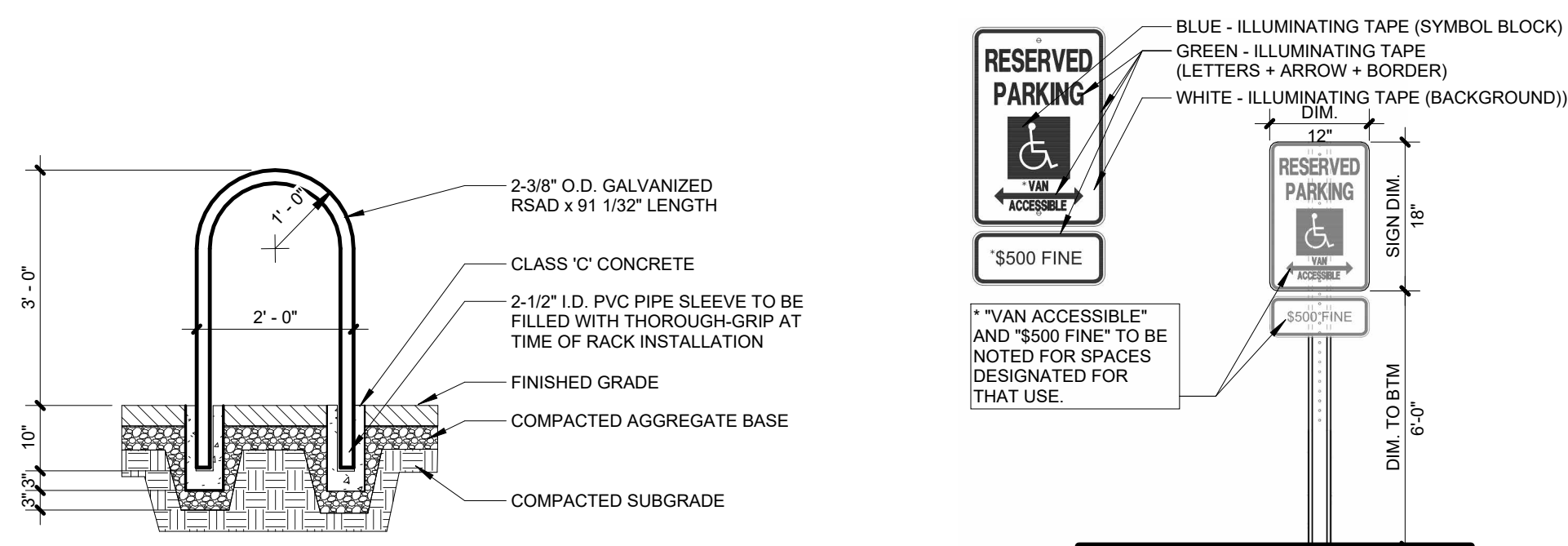
G101

SITE DETAILS

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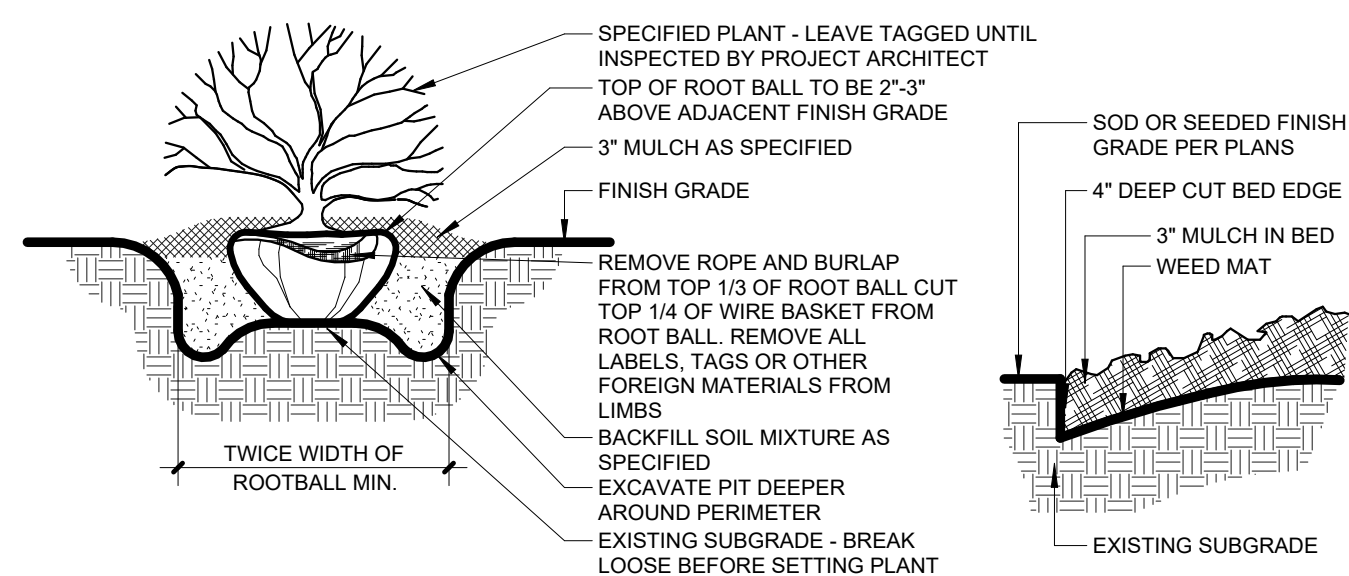


⑨ MONUMENT SIGN DETAILS
1/4" = 1'-0"



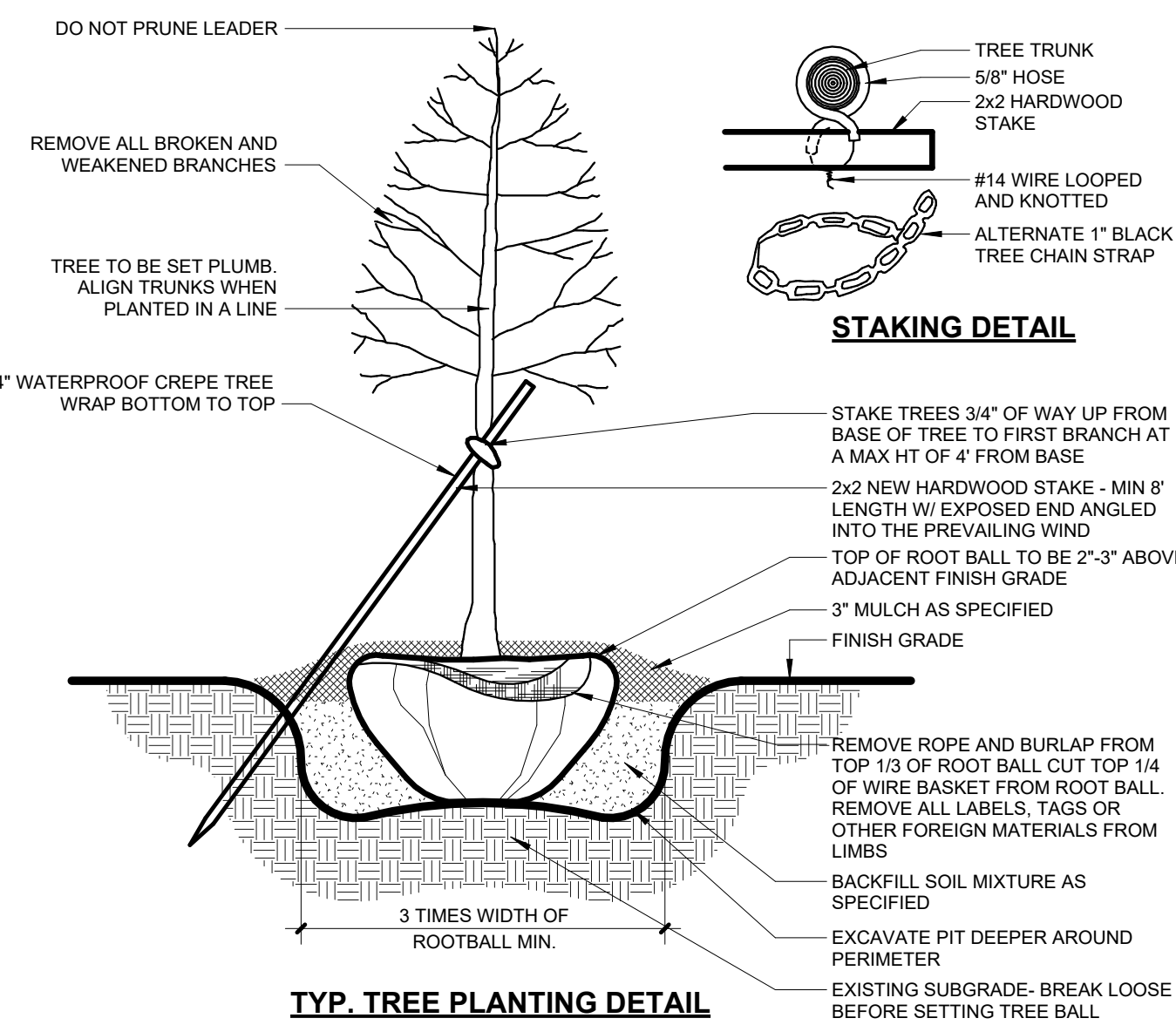
Ⓕ BIKE LOOP DETAIL
1/2" = 1'-0"

⑤ ADA PARKING SIGN
6" = 1'-0"

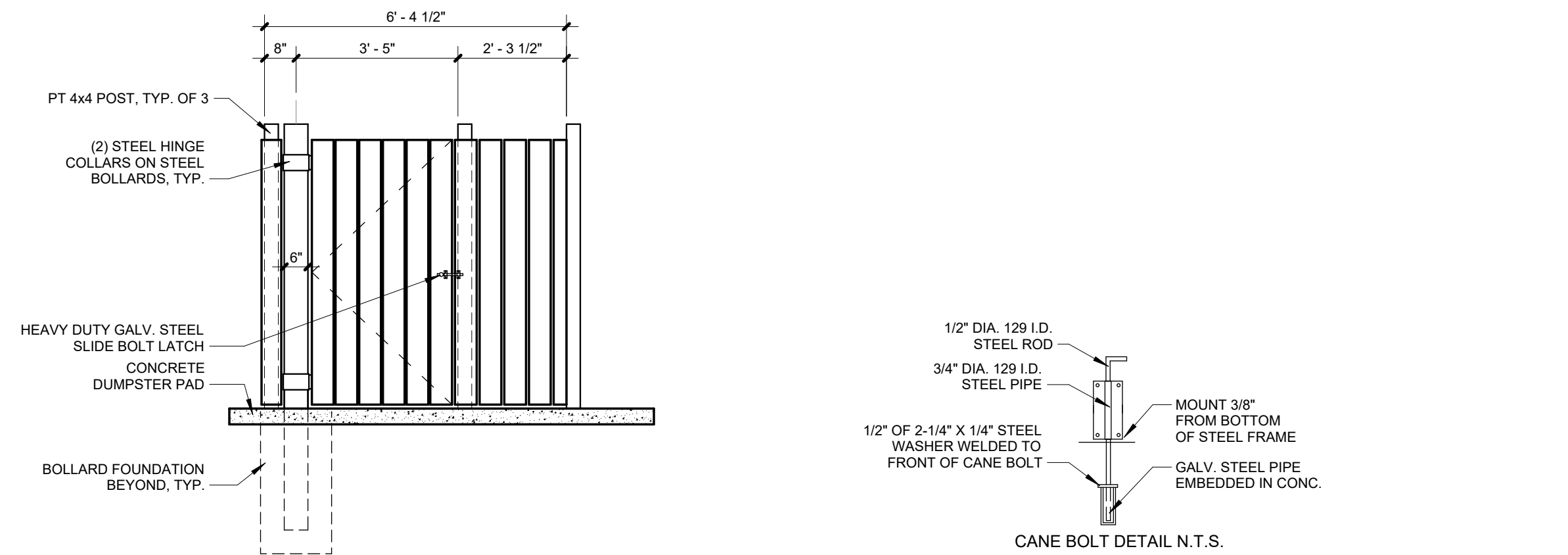


TYP. SHRUB PLANTING DETAIL

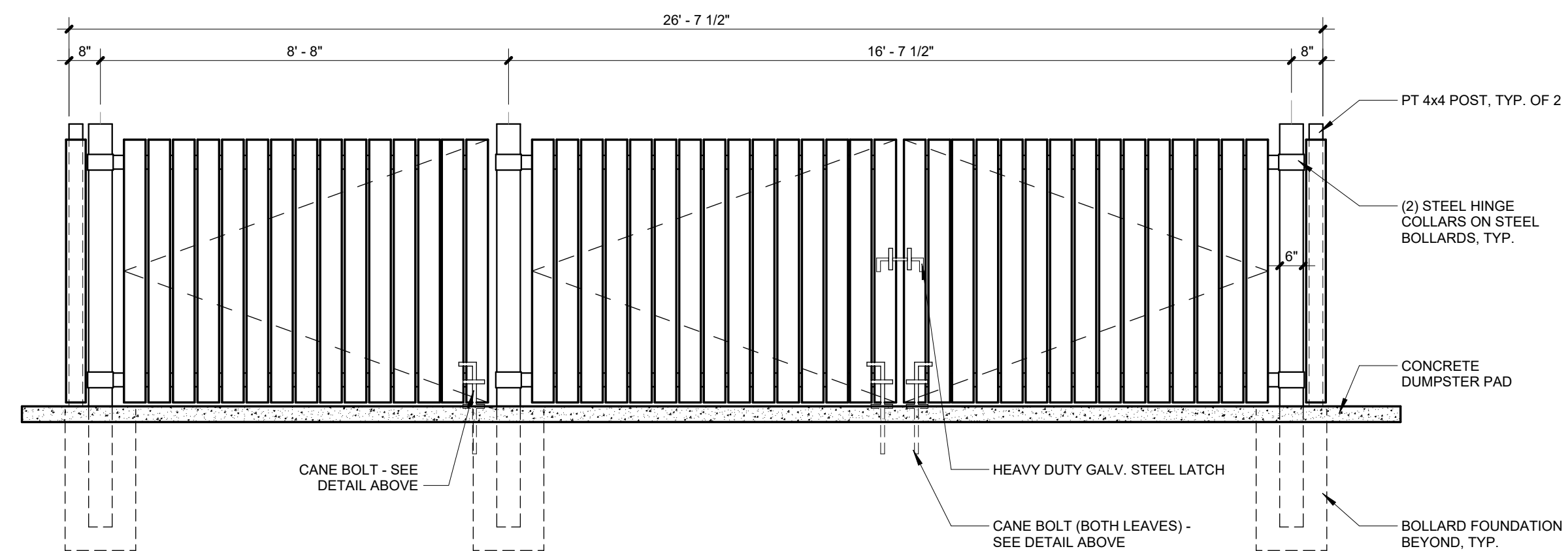
DEEP CUT BED EDGE DETAIL



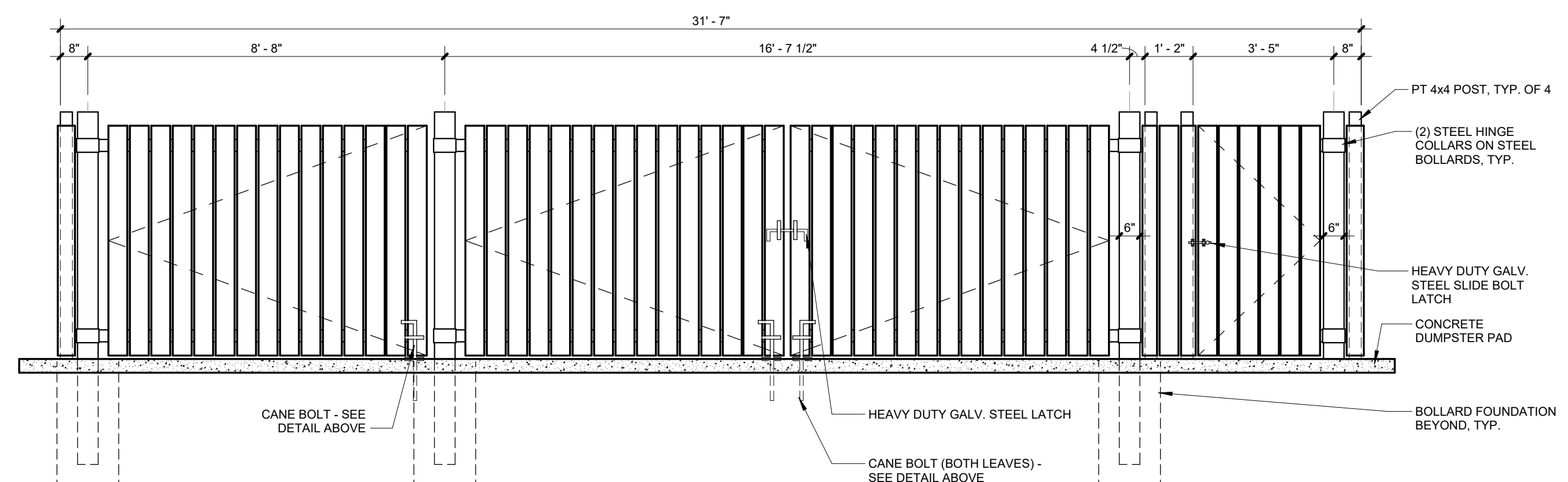
④ PLANTING DETAILS
1" = 1'-0"



NORTH DUMPSTER DOOR ELEVATION

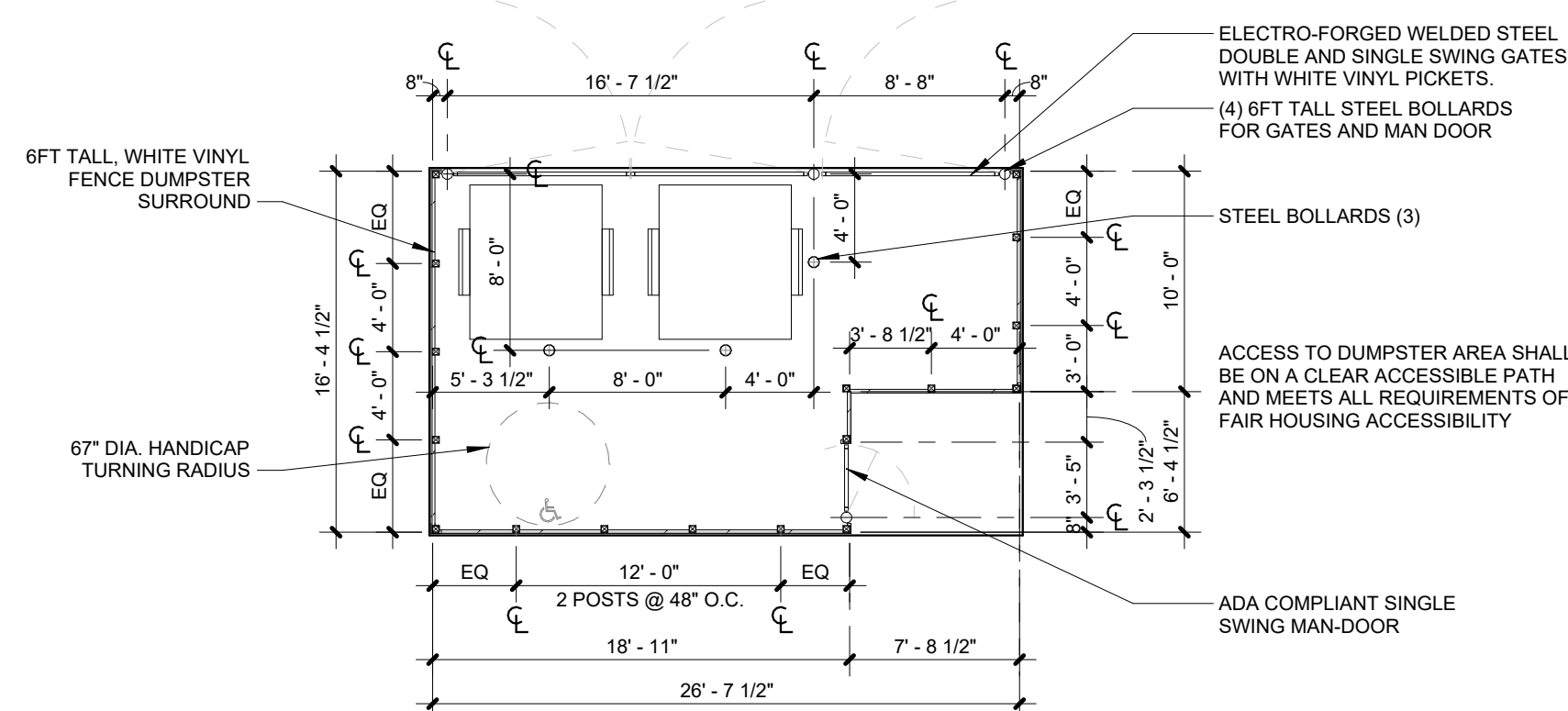


NORTH DUMPSTER GATE ELEVATION

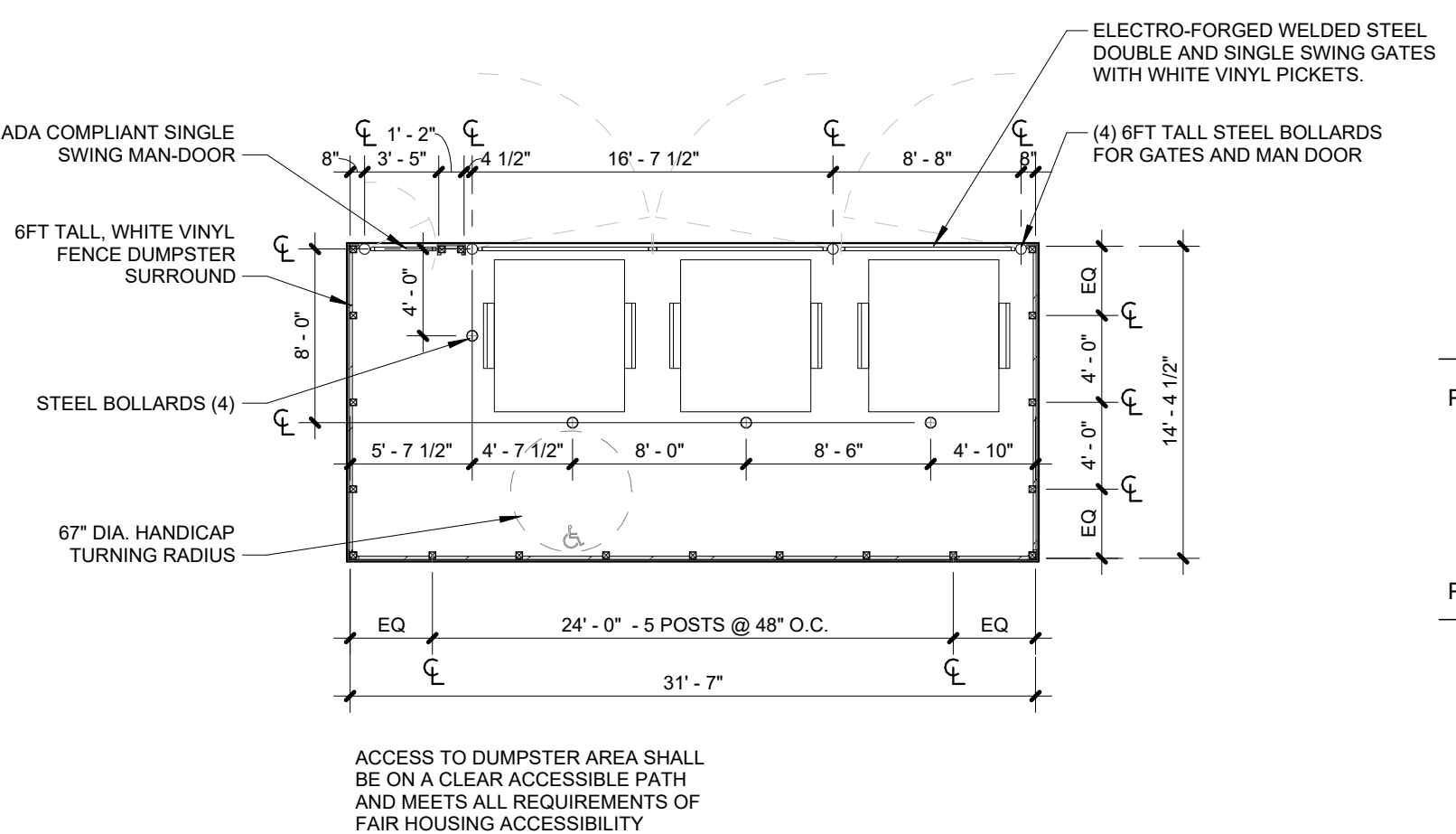


SOUTH DUMPSTER GATE ELEVATION

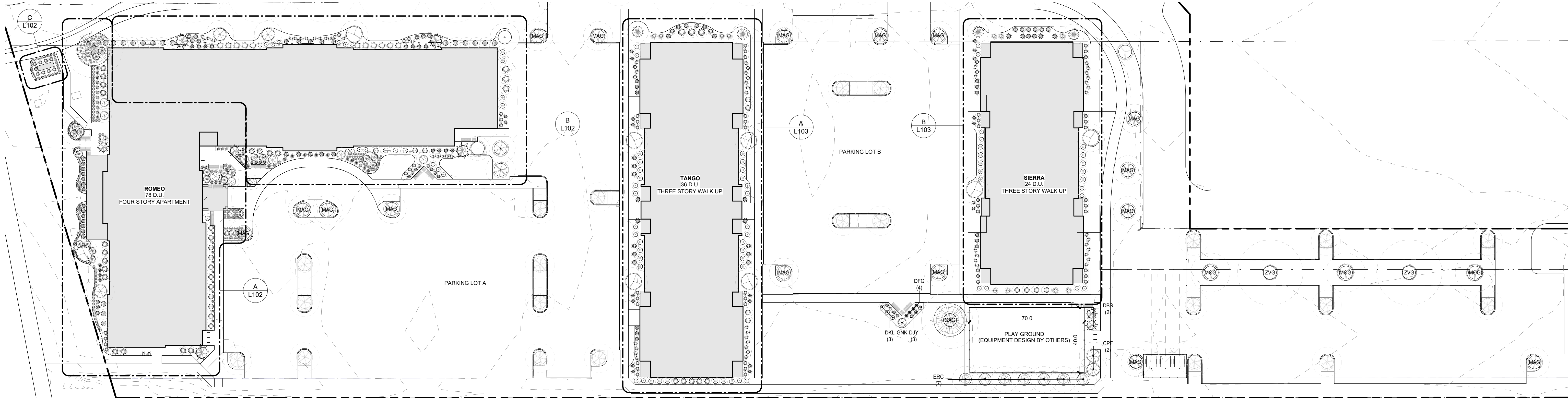
③ DUMPSTER ENCLOSURE WOOD
3/8" = 1'-0"



(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	RAIRIFIRE 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.
- ROTTOTILL 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 — SHADE AREAS (UNDER TREE CANOPY, NORTH-FACING, ETC.)
 - 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

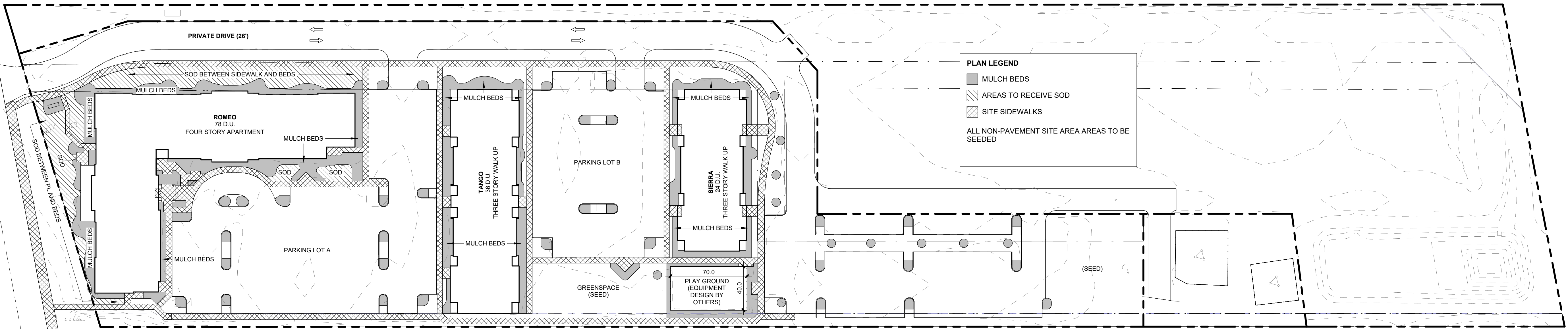
- MULCH PLANTING BEDS WITH SHREDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
- INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING 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 1100 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

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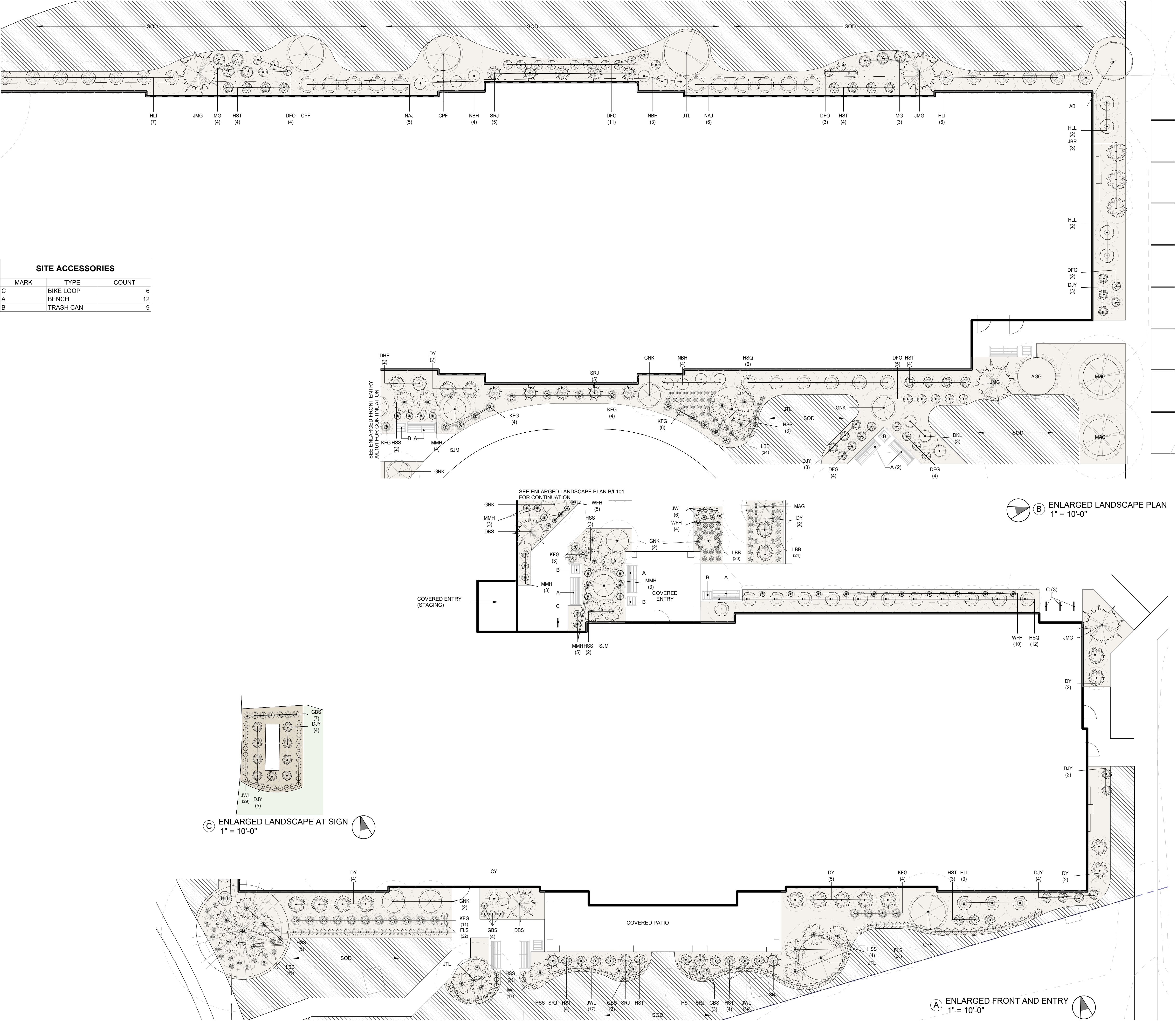
PROJECT DATE: 07.29.2026

L101
LANDSCAPE
DRAWINGS

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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		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
HLL	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 ENGLISH 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



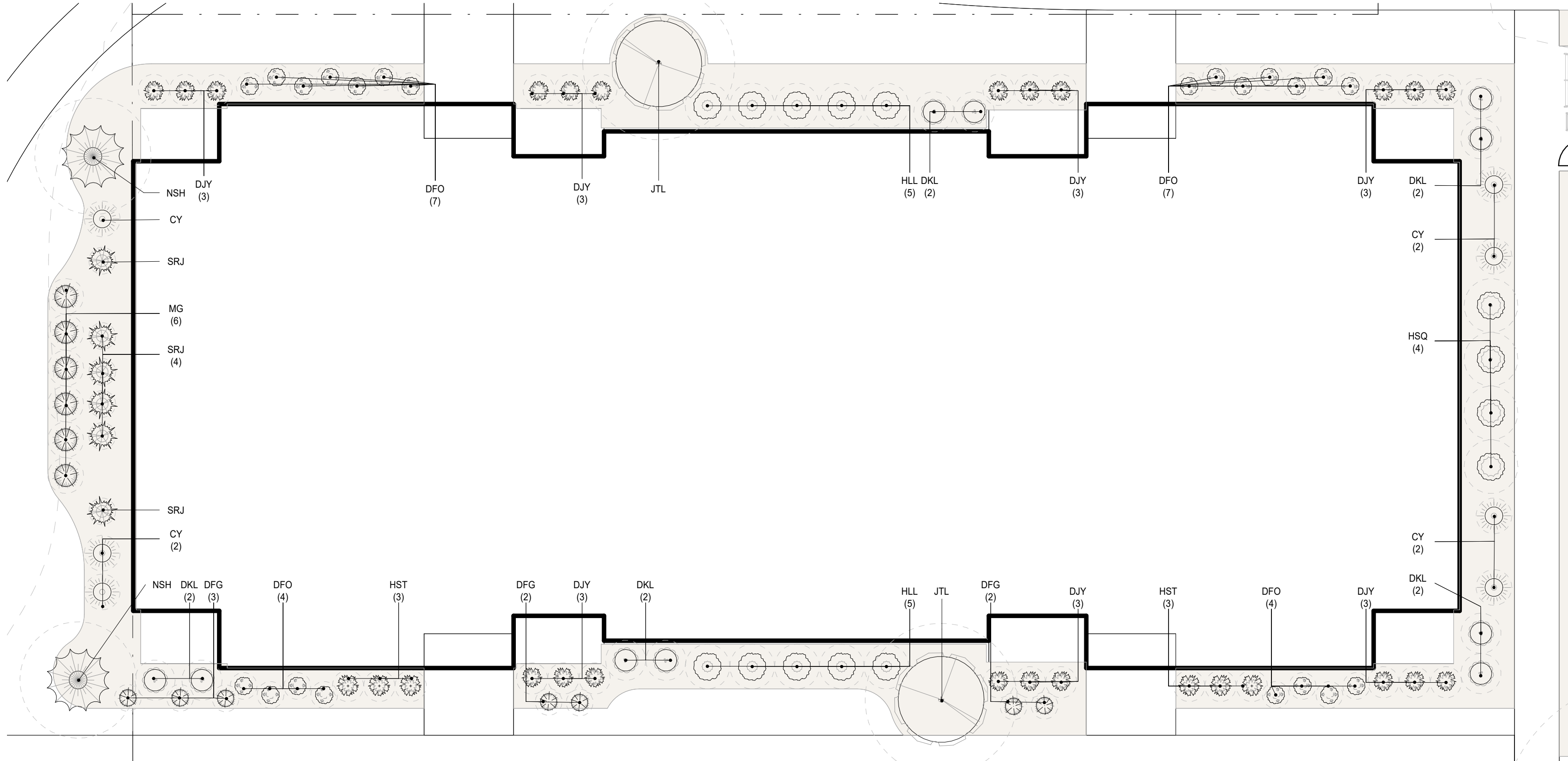


KARRICK RYAN SHERRILL
NO. 17968
EXPIRES 12.31.2026

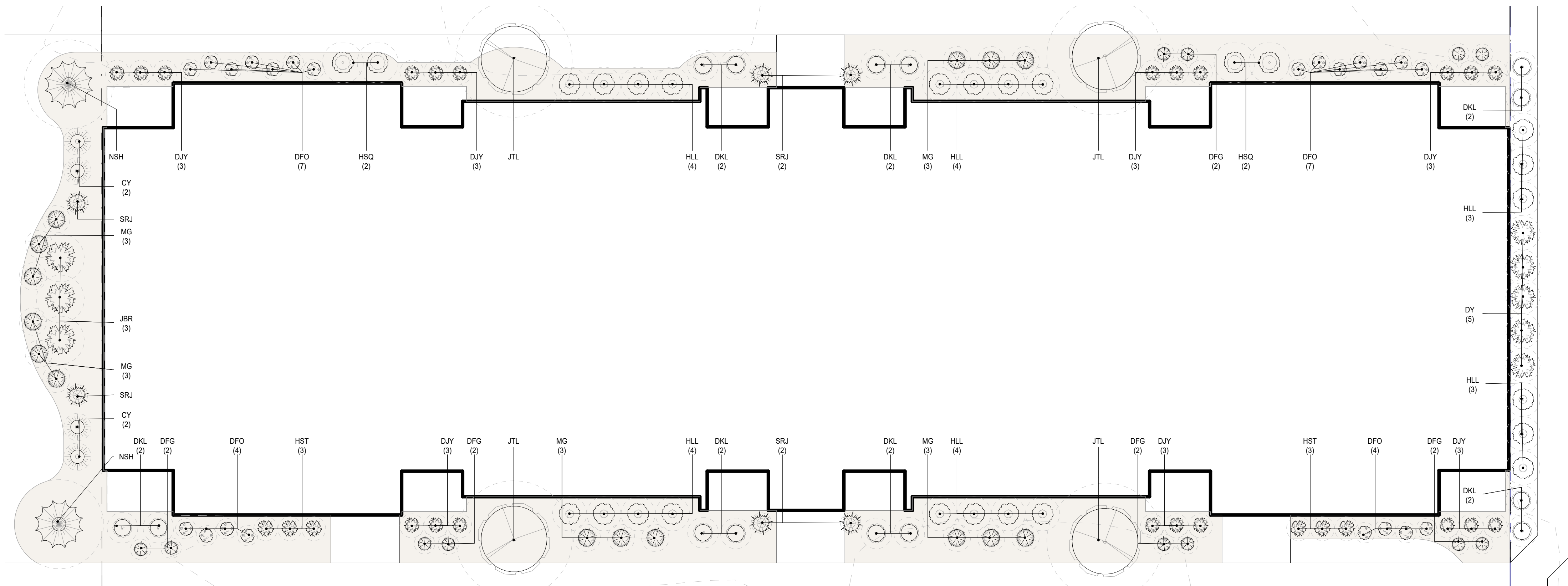
INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATION

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 ((P ₁ OR P ₂)) | 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_s = 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 (P₁) OR SLOPED ROOF SNOW LOAD (P₂) FOR TOTAL SNOW LOADING AT DRIFT CONDITIONS
- COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.
2. FLOOR LOAD.
- | | |
|------------------------------------|--------|
| A. FLOOR FINISH ALLOWANCE | 2 PSF |
| B. 1" GYPCRETE TOPPING | 10 PSF |
| C. MISC PARTITION WALLS | 8 PSF |
| D. FLOOR SHEATHING | 3 PSF |
| E. TRUSS FRAMING | 3 PSF |
| F. CEILING | 3 PSF |
| G. SPRINKLERS | 3 PSF |
| H. DUCTS, LIGHTS, MISC. MECHANICAL | 3 PSF |
| TOTAL LOAD ON FLOOR FRAMING | 35 PSF |
- | | |
|--|-----------|
| I. FLOOR LIVE LOAD | 40 PSF*** |
| J. FIRST FLOOR LIVE LOAD (OUTSIDE OF DWELLING UNITS) | 100 |
| 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, GC_{PI} = +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, S ₁ | = 0.059 |
| E. SITE CLASS | = D |
| F. DESIGN SPECTRAL RESPONSE ACCELERATION FACTOR AT SHORT PERIOD, S _{DS} | = 0.125 |
| G. DESIGN SPECTRAL RESPONSE ACCELERATION FACTOR AT 1 SECOND PERIOD, S ₀₁ | = 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 AT LEAST 12" 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 A117.
- iii. AIR ENTRAINING ADMIXTURE: ASTM C250.
- D. WATER: ASTM C94 AND POTABLE
- E. FINISH OF CONCRETE HANDICAP RAMPS TO CONFORM WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- F. CONTRACTION JOINTS IN SLABS ON GROUND SHALL NOT EXCEED A LENGTH TO WIDTH RATIO OF 1.5:1. SEE PLAN FOR MAXIMUM JOINT SPACING.
- G. CONSTRUCTION JOINTS IN SLABS ON GROUND MAY BE LOCATED AT ANY CONTRACTION JOINT LOCATION. SEE DRAWINGS FOR TYPICAL DETAILS.
- H. PROVIDE 3/4" CHAMFER AT CORNERS OF EXPOSED CONCRETE.
- I. WHERE BRITTLE FLOOR FINISHES ARE TO BE APPLIED TO FLOOR SLABS, COORDINATE CONTRACTION JOINT LOCATIONS WITH FLOOR FINISH JOINT LOCATIONS AND ARCHITECT.
- J. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.
- K. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR VAPOR BARRIER REQUIREMENTS. VAPOR BARRIER, WHERE REQUIRED, SHALL BE PLACED OVER GRANULAR BASE.
3. CONCRETE PLACEMENT
- A. ROUGHENED SURFACES, WHERE INDICATED, SHALL EITHER BE:
- i. ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4" AND BE CLEAN AND FREE OF LAITANCE.:
- ii. FORMED BY EXPANDED METAL LEAVE-IN-PLACE MESH. SUBMIT PRODUCT INFORMATION FOR APPROVAL.
4. PERFORMANCE
- A. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306-1-98 "STANDARD PRACTICE FOR CONCRETE 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: LIGHT BROOM FINISH
- 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, F1 = FLOOR LEVELNESS):
- i. SPECIFIED OVERALL VALUE F1 = 25, F1 = 20
- ii. MINIMUM LOCAL VALUE F1 = 17, F1 = 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 SPICE LENGTHS.
3. DETAILING REQUIREMENTS
- A. AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL WALL STEEL EXCEEDS THIS MINIMUM REQUIREMENT.
- B. REINFORCE ALL INTERIOR SLABS ON GROUND WITH 6 X 6 - W2.1 X W2.1 WELDED WIRE REINFORCEMENT. LOCATE WELDED WIRE REINFORCEMENT CLEAR BELOW TOP OF SLAB.
- C. SEE PLAN FOR INTERIOR SLAB ON GROUND REINFORCEMENT. LOCATE REINFORCEMENT 2" CLEAR BELOW TOP OF SLAB.
4. PERFORMANCE
- A. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR PLACING AND SUPPORTING REINFORCEMENT.
- B. REINFORCING BARS SHALL HAVE CLEAR COVER AS INDICATED ON THE DRAWINGS. WHERE NOT INDICATED, PROVIDE MINIMUM CLEAR COVER PER ACI-318.
- C. REINFORCING BARS SHALL BE FREE OF DIRT AND FORM RELEASE AGENTS.
5. SUBMITTALS
- A. SHOP DRAWINGS FOR REINFORCING STEEL (COMPLY WITH ACI SP-066):

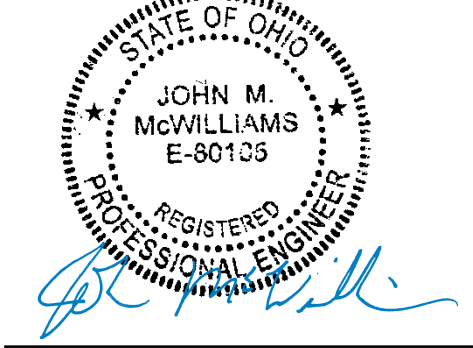
ABBREVIATIONS	
NAME	DESCRIPTION
AFF =	ABOVE FINISHED FLOOR ELEVATION
ARCH =	ARCHITECT
B/ =	BOTTOM OF
BLDG =	BUILDING
BOT =	BOTTOM
BRG =	BEARING
CFS =	COLD-FORMED STEEL
CJ =	CONTRACTION JOINT
CJP =	CONCRETE JOINT PENETRATION
CL =	CENTER LINE
CLR =	CLEAR
CLSM =	CONTROLLED LOW STRENGTH MATERIAL
CMU =	CONCRETE MASONRY UNIT
COL =	COLUMN
CONC =	CONCRETE
CONT =	CONTINUOUS
DEG or ° =	DEGREE
DIA or Ø =	DIAMETER
EA =	EACH
EF =	EACH FACE
EL =	ELEVATION
EMB =	EMBEDMENT
EOD =	EDGE OF DECK
EOS =	EDGE OF SLAB
EQ =	EQUAL
EXIST =	EXISTING
EXP =	EXPANSION
FDN =	FOUNDATION
FS =	FAR SIDE
FTG =	FOOTING
GA =	GAGE
GALV =	GALVANIZED
GT =	GIRDER TRUSS
HORIZ =	HORIZONTAL
JST BRG =	JOIST BEARING
Ld =	TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
Ld-CMU =	TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN GROUTED CMU
Ldc =	COMPRESSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
LDH =	LONG DIMENSION HORIZONTAL
Ldh =	HOOKED BAR TENSION DEVELOPMENT LENGTH OF REINFORCING BAR IN CONCRETE
LDV =	LONG DIMENSION VERTICAL
LLH =	LONG LEG HORIZONTAL
LLV =	LONG LEG VERTICAL
Ls =	LAP SPICE LENGTH OF REINFORCING BAR IN CONCRETE
Ls-CMU =	LAP SPICE LENGTH OF REINFORCING BAR IN GROUTED CMU
Lsc =	COMPRESSION LAP SPICE 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
SSS =	SELF-DRILLING SCREWS
SM =	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
TI =	TOP OF
UNO =	UNLESS NOTED OTHERWISE
VB =	VERTICAL BRACING
VERT =	VERTICAL
VIF =	VERIFY IN FIELD
w/ =	WITH
WP =	WORK POINT

SYMBOL LEGEND		
SYMBOL	DESCRIPTION	REFERENCE
	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	

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Schaefer Project Number: 25-240



07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S001
GENERAL NOTES

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MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602-16), EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
- A. CONCRETE MASONRY: f_m = 2000 PSI AT 28 DAYS.
3. SUBMITTALS SHALL BE MADE FOR THE FOLLOWING:
- A. COLD WEATHER CONSTRUCTION PROCEDURE.
- B. HOT WEATHER CONSTRUCTION PROCEDURE.
- C. MANUFACTURERS LITERATURE FOR:
- i. HORIZONTAL JOINT REINFORCING.
- ii. REINFORCING STEEL POSITIONING.
- iii. MOVEMENT JOINT MATERIALS.
- iv. TIES & ANCHORS.
- D. SHOP DRAWINGS SHOWING:
- i. DETAILS OF STEEL REINFORCING.
- ii. LINTELS.
- E. MANUFACTURERS CERTIFICATE OF COMPLIANCE FOR SPECIFIED:
- i. MASONRY UNIT.
- ii. REINFORCING STEEL.
- F. PROPORTIONS OF MATERIAL IN ACCORDANCE WITH REFERENCED SPECIFICATIONS OF:
- i. MORTAR.
- ii. GROUT.
4. MATERIALS
- A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.
- i. BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.
- ii. ABOVE GRADE: LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.
- B. FACING BRICK: ASTM C216 GRADE SW. COLOR AND SIZE AS NOTED ON THE ARCHITECTURAL DRAWINGS.
- C. MORTAR: ASTM C270
- i. ALL MASONRY UNLESS NOTED OTHERWISE: TYPE S
- ii. ABOVE GRADE VENEER: TYPE N
- D. PORTLAND CEMENT-LIME MORTAR:
- i. PORTLAND CEMENT: TYPE I.
- ii. HYDRATED LIME: TYPE S.
- E. MASONRY CEMENT MORTAR IS PERMITTED.
- F. GROUT: ASTM C476. SLUMP 8" TO 11". MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS.
- G. REINFORCING STEEL: ASTM A615, ASTM A706, OR ASTM A996, 60 KSI YIELD.
- H. HORIZONTAL JOINT REINFORCING FOR SINGLE WYTHE CONCRETE MASONRY: ASTM A951 9 GAGE LADDER TYPE. HOT DIPPED GALVANIZED PER ASTM A153 CLASS B. PLACE HORIZONTAL JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY. LAP HORIZONTAL JOINT REINFORCING 6" MINIMUM. HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS.
- I. BRICK VENEER ANCHORS FOR METAL STUD AND WOOD STUD BACKUP: HOHMANN & BARNARD HB-213 OR WIRE-BOND RJ-711 WITH 3/16" DIAMETER PINTLE. HOT-DIPPED GALVANIZED PER ASTM A153 CLASS B. VERTICAL DISTANCE BETWEEN HORIZONTAL PINTLE WIRE AND CLIP PLATE SHALL NOT EXCEED 1 1/4 INCH. (FLAT CORRUGATED TIES ARE NOT PERMITTED.) PROVIDE BRICK VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24" AND MAXIMUM VERTICAL SPACING OF 16". BRICK VENEER ANCHORS SHALL BE EMBEDDED 2" MINIMUM INTO BRICK.
- i. SCREWS FOR WOOD STUDS ANCHORAGE SHALL BE HEX HEAD WITH NEOPRENE OR EPDM WASHER. MINIMUM #10 SIZE BY 1.5" LONG AND SHALL COMPLY WITH ASME B18.6.1 WITH POLYMER-COATED FINISH.
5. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.
6. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.
7. PROVIDE PREFABRICATED "L" AND "T" SHAPED HORIZONTAL JOINT REINFORCING AT WALL INTERSECTIONS.
8. KEEP AIR SPACE BEHIND VENEER FREE OF MORTAR DROPPINGS.
9. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
10. PROVIDE MOVEMENT (CONTROL AND EXPANSION) JOINTS IN WALLS WHERE INDICATED ON ARCHITECTURAL DRAWINGS. BOND BEAMS SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS UNLESS NOTED OTHERWISE:
- A. MOVEMENT JOINTS IN CONCRETE BLOCK: SASH BLOCK UNIT WITH PREFORMED SHEAR KEY. CAULK BOTH FACES. ALTERNATE DETAILS FOR CONTROL JOINTS MAY BE ACCEPTABLE -- SUBMIT DETAILS FOR APPROVAL.
- B. MOVEMENT JOINTS IN BRICK: 3/8" WIDE CLEAN JOINT FILLED WITH EXPANSION JOINT MATERIAL PER ASTM D1056, CLASS RE 41. CAULK EXTERIOR FACE.
- C. PROVIDE BUILDING PAPER BOND BREAK BELOW LINTEL BEARING ADJACENT TO CONTROL JOINTS.
11. UNLESS NOTED OTHERWISE ON PLANS, UNDER LINTELS, BEARING PLATES, BEAMS, ETC.; FILL CELLS WITH GROUT, 3 COURSES MINIMUM BELOW BEARING.
12. UNLESS NOTED OTHERWISE ON PLANS, LINTELS SHALL HAVE 8" MINIMUM END BEARING.
13. ALL REINFORCING STEEL SHALL BE SUPPORTED AND FASTENED TO APPROVED POSITIONERS LOCATED AT 192 BAR DIAMETERS MAXIMUM SPACING AND WITH A MINIMUM OF TWO POSITIONERS PER GROUT POUR (ONE NEAR THE BOTTOM AND ONE NEAR THE TOP) TO PREVENT DISPLACEMENT DURING THE PLACEMENT OF GROUT.
14. GROUT ALL CELLS BELOW GRADE SOLID.
15. PROVIDE REINFORCING BAR SPLICES AS SPECIFIED IN THE FOLLOWING TABLE. BAR SPLICE COUPLERS MAY BE CONSIDERED AS A SUBSTITUTE, SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

BAR SIZE LAP SPLICE

#4	36"
#5	45"
#6	54"
#7	63"

STRUCTURAL STEEL

1. MATERIALS (UNLESS NOTED OTHERWISE):
- A. L SHAPES: ASTM A572, GRADE 50, F_y = 50 KSI
- B. PLATES AND BARS (THICKNESS ≤ 4 INCHES): ASTM A572, GRADE 50, F_y = 50 KSI
- C. PLATES AND BARS (THICKNESS > 4 INCHES): ASTM A36, F_y = 36 KSI
2. PAINT AND PROTECTION:
- A. MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURE, LOOSE LINTELS, AND RELIEVING ANGLES:
- i. HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. AFTER ERECTION, REPAIR DAMAGED AREAS AND WELDS MADE AFTER GALVANIZING IN ACCORDANCE WITH ASTM A780 WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOD-P-21035 OR MIL-P-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.
- B. MEMBERS ENCASED IN CONCRETE: PROVIDE 3" MINIMUM CONCRETE COVER FOR ALL STEEL BELOW GRADE.

WOOD - ROUGH CARPENTRY

1. WOOD FRAMING MATERIALS:
- A. DIMENSION LUMBER FRAMING - INTERIOR APPLICATIONS:
- i. 2x4 AND 2x6 (TYPICAL): NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
- ii. 2x8 AND DEEPER (TYPICAL): NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
- iii. 2x4 AND DEEPER (PRESERVATIVE TREATED LUMBER): NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE, AWPA USE CATEGORY UC2.
- iv. 4x4: NO. 1 GRADE OR BETTER SOUTHERN PINE.
- v. 6x6: NO. 2 GRADE OR BETTER SOUTHERN PINE.
- B. DIMENSION FRAMING LUMBER (EXTERIOR APPLICATIONS): AWPA USE CATEGORY UC3B FOR ABOVE GROUND EXTERIOR FRAMING, AWPA USE CATEGORY UC4A FOR GROUND CONTACT.
- i. 2x4 AND DEEPER: NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
- ii. 4x4: NO. 1 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
- iii. 6x6: NO. 2 GRADE OR BETTER PRESERVATIVE TREATED SOUTHERN PINE.
- C. LVL (LAMINATED VENEER LUMBER): WEYERHAUSER "MICROLLAM". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED:
- i. BEAMS:
- F_b = 2600 PSI BENDING
- F_v = 285 PSI HORIZONTAL SHEAR
- F_c = 2500 PSI COMPRESSION PARALLEL TO GRAIN
- F_c⊥ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
- E = 2,000,000 PSI MODULUS OF ELASTICITY
- E_{min} = 1,0156,535 PSI
- ii. COLUMNS:
- F_b = 2400 PSI BENDING
- F_v = 190 PSI HORIZONTAL SHEAR
- F_c = 2500 PSI COMPRESSION PARALLEL TO GRAIN
- F_t = 1,995 PSI TENSION
- F_c⊥ = 645 PSI COMPRESSION PERPENDICULAR TO GRAIN
- E = 1,800,000 PSI MODULUS OF ELASTICITY
- E_{min} = 914,880 PSI
- D. PSL (PARALLEL STRAND LUMBER — INTERIOR APPLICATIONS): WEYERHAUSER "PARALLAM". SUBSTITUTES MEETING THE FOLLOWING MINIMUM PROPERTIES MAY BE CONSIDERED. (BEAM ORIENTATION):
- i. BEAMS:
- F_b = 2900 PSI BENDING
- F_v = 290 PSI HORIZONTAL SHEAR
- F_c = 2900 PSI COMPRESSION PARALLEL TO GRAIN
- F_c⊥ = 625 PSI COMPRESSION PERPENDICULAR TO GRAIN
- E = 2,000,000 PSI MODULUS OF ELASTICITY
- E_{min} = 1,0156,535 PSI
- ii. COLUMNS:
- F_b = 2400 PSI BENDING
- F_v = 190 PSI HORIZONTAL SHEAR
- F_c = 2500 PSI COMPRESSION PARALLEL TO GRAIN
- F_t = 1,995 PSI TENSION
- F_c⊥ = 645 PSI COMPRESSION PERPENDICULAR TO GRAIN
- E = 1,800,000 PSI MODULUS OF ELASTICITY
- E_{min} = 914,880 PSI
2. ANCHORS AND FASTENERS:
- A. ANCHOR RODS: ASTM F1554, GRADE 36 ANCHOR RODS WITH NUTS AND WASHERS, HOT DIP GALVANIZED PER ASTM F2329 OR ASTM A153 (TYPICAL). STAINLESS STEEL OR HOT DIP GALVANIZED ANCHORS ARE NOT REQUIRED FOR INTERIOR APPLICATIONS USING BORATE PRESERVATIVE 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 A153.
- i. PROVIDE STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.
- C. NAILS: ASTM F1667. FOR EXTERIOR APPLICATIONS, PRESERVATIVE TREATED OR FIRE RETARDANT TREATED MATERIALS, HOT DIP GALVANIZE PER ASTM F2329 OR ASTM A153. WHERE PENETRATION WEIGHTS 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

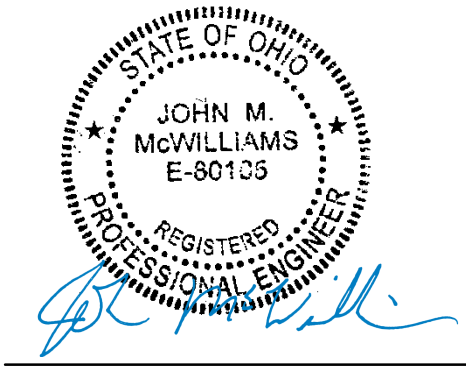
1. ENGAGE A QUALIFIED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE THAT THE PROJECT IS LOCATED IN, TO SERVE AS THE SPECIALTY ENGINEER FOR THE DESIGN OF METAL-PLATE-CONNECTED WOOD TRUSSES.
2. DESIGN LOADS (SEE DESIGN LOAD SECTION OF GENERAL NOTES):
- A. SPECIFIED LOADS ARE UNFACTORED AND SHALL BE FACTORED 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 80 FEET LONG MAY HAVE TEMPORARY BRACING IN ACCORDANCE WITH "BCSI-B1 — GUIDE FOR HANDLING, INSTALLING, AND BRACING OF TRUSSES" BY THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION UNLESS MORE STRINGENT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER.
- i. BRACING SHALL REMAIN IN PLACE TO SERVE AS PART OF THE PERMANENT BRACING SYSTEM DESIGNED BY THE SPECIALTY ENGINEER.
- ii. TEMPORARY BRACING IN THE PLANE OF THE TOP CHORD MAY ONLY BE REMOVED WHEN THE TOP CHORD IS Laterally Braced by the Roof Sheathing.
- B. PERMANENT BRACING:
- i. BOTTOM CHORD SHALL BE DESIGNED AS UNBRACED FOR A LENGTH EQUAL TO THE SPACING BETWEEN BOTTOM CHORD BRACES.
- ii. LAP SPLICE PERMANENT TRUSS BRACING A MINIMUM OF ONE TRUSS SPACE
6. CONNECTIONS AND HARDWARE:
- A. SPECIALTY ENGINEER SHALL DESIGN ALL TRUSS TO TRUSS AND TRUSS TO BEAM CONNECTIONS AND SHALL SPECIFY ALL HANGERS.
- B. FOR ROOF TRUSSES: INSTALL ONE SIMPSON H2.5T HURRICANE TIE AT EACH TRUSS AT EACH BEARING CONDITION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE FASTENING SCHEDULE.
- C. FOR ROOF TRUSSES: TO ACCOMMODATE TRUSS UPLIFT CONDITIONS, INSTALL SIMPSON DTC ROOF TRUSS CLIPS TO BOTTOM CHORD OF ALL ROOF TRUSSES, AND NAILED TO THE TOP PLATE OF ALL PERPENDICULAR NON-LOADBEARING STUD WALLS BELOW. DO NOT PLACE CEILING DRYWALL FASTENERS INTO TRUSSES WITHIN 16 INCHES OF STUD WALLS.
7. AT FLOOR TRUSSES, PROVIDE 2x8 STRONGBACKS @ 10'-0" oc (MAX) APPLIED VERTICALLY TO TRUSS WEBS w/ (4) 0.148" DIA, 3" LONG NAILS. LAP STRONGBACKS (1) TRUSS SPACE (MIN).
8. SUBMITTALS:
- A. PRODUCT DATA FOR EACH TYPE OF PRODUCT.
- B. DELEGATED DESIGN SUBMITTAL, SIGNED AND SEALED BY THE SPECIALTY ENGINEER RESPONSIBLE FOR THEIR PREPARATION, INCLUDING COMPREHENSIVE ANALYSIS DATA AND SHOP DRAWINGS INCLUDING THE FOLLOWING.
- i. ANALYSIS DATA SHOWING SPECIFIED DESIGN LOADS AND PERMANENT BRACING DESIGN ASSUMPTIONS. INCLUDE ALL IMPOSED FORCES ON THE PRIMARY STRUCTURE.
- ii. ERECTION PLAN SHOWING LAYOUT, SPACING, AND SIZES OF ALL WOOD TRUSSES.
- iii. TRUSS ELEVATIONS SHOWING FABRICATION DATA FOR ALL TRUSS FRAMING ELEMENTS AND CLEARLY INDICATING PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION AND BOTTOM CHORD MEMBERS.
- iv. FABRICATION, FASTENING AND ANCHORAGE DETAILS
- v. TEMPORARY ERECTION BRACING REQUIREMENTS AND HANDLING AND ERECTION INSTRUCTIONS.

WOOD - SHEATHING

1. MATERIALS:
- A. FLOOR SHEATHING (TYPICAL): 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE, EXPOSURE 1 CLASSIFICATION.
- B. FLOOR SHEATHING (TYPICAL): 23/32" HUBER ENGINEERED WOODS "ADVANTECH" SPAN RATING 48/24 TONGUE & GROOVE.
- C. ROOF SHEATHING (TYPICAL): 19/32" APA SPAN RATING 40/20 ROOF SHEATHING, EXPOSURE 1 CLASSIFICATION.
- D. EXTERIOR WALL SHEATHING (MAY BE PART OF A CONTINUOUS INSULATION SYSTEM — SEE ARCH FOR ADDITIONAL INFO): 7/16" APA SPAN RATING 24/16 WALL SHEATHING, EXPOSURE 1. SEE SHEAR WALL SCHEDULE FOR SHEATHING AT SHEAR WALLS.
2. SHEATHING INSTALLATION:
- A. NAIL SHEATHING TO WOOD FRAMING WITH 0.131" DIA, 3" LG NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL FASTENING. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING. COORDINATE LONGER NAILS WHERE REQUIRED BY WALL SHEATHING THAT IS PART OF CONTINUOUS INSULATION SYSTEM.
- B. SHEATHING AT ROOF FRAMING: INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN SHEATHING PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.
- C. SHEATHING AT WOOD FLOOR FRAMING:
- i. GLUE SHEATHING TO FLOOR FRAMING PRIOR TO NAILING. ADHESIVE SHALL COMPLY WITH APA AFG-01 OR ASTM D3498 AND BE APPROVED FOR USE WITH THE SPECIFIED SHEATHING PANEL. APPLY ADHESIVE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND COMPLETE NAILING BEFORE ADHESIVES SETS.
- ii. SEAL EDGE OF ALL CUT FLOOR SHEATHING WITH PAINT PRIMER.
- iii. SEAL ALL FLOOR SHEATHING WITH A WATER SEALER IMMEDIATELY AFTER FLOOR SHEATHING HAS BEEN INSTALLED AND PRIOR TO EXPOSURE OF RAIN.

POST INSTALLED ANCHORS

1. INSTALLATION: INSTALL ANCHORS PER EVALUATION REPORT AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
2. CONNECTIONS TO EXISTING REINFORCED CONCRETE OR MASONRY: PRIOR TO DRILLING, VERIFY LOCATIONS OF EXISTING REINFORCING BARS USING A REBAR DETECTOR. NOTIFY ENGINEER PRIOR TO INSTALLATION IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING BARS. DO NOT DRILL THROUGH REINFORCING BARS.
3. TESTING AND INSPECTION: REFER TO EVALUATION REPORTS FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS.
4. SUBSTITUTIONS: SUBSTITUTIONS COMPLYING WITH SPECIFIED ACCEPTANCE CRITERIA MAY BE CONSIDERED. SUBMIT EVALUATION REPORT DEMONSTRATING COMPLIANCE WITH GOVERNING CODE AND SPECIFIED ACCEPTANCE CRITERIA PRIOR TO INSTALLATION.
5. ADHESIVE ANCHORS:
- A. ANCHOR RODS: ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE. SIZE AND EMBEDMENT AS INDICATED ON DRAWINGS.
- B. ADHESIVE IN CONCRETE: SIMPSON STRONG-TIE "AT-XP" (EVALUATION REPORT: IAPMO UES ER-263). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC308 AND ACI 355.4 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.
- C. ADHESIVE IN GROUT FILLED CONCRETE MASONRY: SIMPSON STRONG-TIE "AT-XP" (EVALUATION REPORT: IAPMO UES ER-281). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC508 FOR USE IN GROUT FILLED CONCRETE MASONRY WALLS MAY BE CONSIDERED.
- D. ADHESIVE IN HOLLOW CONCRETE MASONRY: SIMPSON STRONG-TIE "AT-XP" (EVALUATION REPORT: IAPMO UES ER-281). INSTALL WITH SCREEN TUBE(S) AS REQUIRED IN EVALUATION REPORT. SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC58 FOR USE IN HOLLOW CONCRETE MASONRY WALLS MAY BE CONSIDERED.
- E. VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION.
6. EXPANSION ANCHORS:
- A. ANCHORAGE TO CONCRETE: SIMPSON STRONG-TIE "STRONG-BOLT 2" CARBON STEEL, ZINC PLATED (EVALUATION REPORT: ICC-ES ESR-3037). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC193 AND ACI 355.2 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.
- B. ANCHORAGE TO GROUT FILLED CONCRETE MASONRY: SIMPSON STRONG-TIE "STRONG-BOLT 2" (EVALUATION REPORT: IAPMO UES ER-240). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC01 FOR EXPANSION ANCHORS IN MASONRY ELEMENTS MAY BE CONSIDERED.
- C. ANCHORAGE TO HOLLOW CONCRETE MASONRY: HILTI "HLC" SLEEVE ANCHOR SYSTEM. SUBSTITUTES MAY BE CONSIDERED. ANCHORAGE TO HOLLOW CONCRETE MASONRY IS PERMITTED ONLY WHERE SPECIFICALLY INDICATED ON DRAWINGS. UNLESS OTHERWISE NOTED, GROUT CELLS SOLID AND ANCHOR PER "ANCHORAGE TO GROUT FILLED CONCRETE MASONRY".
7. SCREW ANCHORS
- A. ANCHORAGE TO CONCRETE: SIMPSON STRONG-TIE "TITEN HD" (EVALUATION REPORT: ICC-ES ESR-2713). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC193 AND ACI 355.2 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.
- B. ANCHORAGE TO GROUT FILLED CONCRETE MASONRY: SIMPSON STRONG-TIE "TITEN HD" (EVALUATION REPORT: ICC-ES ESR-1056). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC106 (INCLUDING SEISMIC TESTS) FOR SCREW ANCHORS IN MASONRY ELEMENTS MAY BE CONSIDERED.



SPECIAL INSPECTIONS

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

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

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.6 SOILS						
Item	Sub Item /	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/		
1. Bearing Materials	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
2. Excavations	Verify excavations are extended to proper depth and have reached proper material		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
3. Fill Classification	Perform classification and testing of compacted fill materials		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
4. Placement and Fill Compaction	During fill placement, verify use of proper materials and procedure in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill	X			Testing Agency Under supervision of Licensed Geotechnical Engineer	
5. Subgrade	Prior to placement of compacted fill, inspect subgrade and verify that the site has been prepared properly		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.4 MASONRY CONSTRUCTION (LEVEL 2)						
Item	Sub Item /	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/		
Minimum Verification Requirements	Prior to construction, verification of compliance of submittals (TMS 602 Art.1.5)				Schaefer Submittal Review	Required
	Prior to construction, verification of f'm and FAAC, except where specifically exempted by the code (TMS 602 Art.1.4b)				Schaefer Submittal Review	Required
	During Construction, verification of slump flow and Visual Stability Index (VIS) when self-consolidating grout is delivered to the project site. (TMS 602: Art 1.5 &1.6.3)				Testing Agency	Not Required
	During construction, verification of f'm and faac for every 5,000 sq. ft. (TMS 602 Art.1.4b)				Testing Agency	Not Required
	During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout. (TMS 602 Art.1.4b)				Testing Agency	Not Required
1. As masonry construction begins, verify that the following are in compliance:	a. Proportions of Site-Prepared Mortar (TMS 602 Art. 2.1, 2.6A & 2.6C)		X		Testing Agency	
	b. Grade and size of prestressing tendons and anchorages (TMS 602 Art.2.4B & 2.4H)			X	Testing Agency	
	c. Placement of reinforcement, connectors and anchor bolts. (TMS 602 Art.3.4 & 3.6A)		X		Testing Agency	
	d. Prestressing technique (TMS 602 Art.3.6E)			X	Testing Agency	
	e. Properties of thin-bed mortar for AAC masonry (TMS 602 Art.2.1 C.1)			X	Testing Agency	Continuous for the first 5000 sq ft, and Periodic after
	f. Sample panel construction (TMS 602 Art.1.6D)		X		Testing Agency	
2. Prior to Grouting, verify that the following are in compliance:	a. Grout Space: Verify grout space is clean. (TMS 602: Art 3.2D and 3.2F)		X		Testing Agency	
	b. Placement of prestressing tendons and anchorages (TMS 602 Art. 2.4 & 3.6)			X	Testing Agency	
	c. Placement of reinforcement, connectors and anchor bolts. (TMS 602 Art. 3.2E & 3.4)		X		Testing Agency	
	d. Proportions of site-prepared grout and prestressing grout for bonded tendons. (TMS 602 Art. 2.6B & 2.4G.1.b)		X		Testing Agency	
	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	
3. Verify compliance with the following during construction:	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	Testing Agency	
	f. Preparation, construction, and protection of masonry during cold weather (temperature below 40F) or hot weather (temperature above 90F). (TMS 602 Art. 1.8C & 1.8D)		X		Testing Agency	
	g. Application and measurement of prestressing force (TMS 602 Art.3.6 B)			X	Testing Agency	
	h1. Placement of grout is in compliance (TMS 602 Art. 3.5)	X			Testing Agency	
	h2. Placement of prestressing grout for bonded tendons is in compliance (TMS 602 Art. 3.5 & 3.6C)			X	Testing Agency	
	i. Placement of AAC masonry units and construction of thin-bed mortar joints (TMS 602 Art. 3.3B.9 & 3.3F.1.b)			X	Testing Agency	Continuous for the first 5000 sq ft, and Periodic after
	4. Observe preparation of grout specimens, mortar specimens, and/or prisms. (TMS 602: Art 1.4)			X	Testing Agency (compliance with ASTM C1093)	

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.3 CONCRETE CONSTRUCTION						
Item	Sub Item /	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/		
In-Plant Special Inspections (Precast Concrete)	Fabrication and implementation procedures: In addition to special inspections provided on site, provide special inspections indicated below on the premises of fabricator's shop. Verify that the fabricator maintains detailed fabrication and quality control procedures.			X	As Noted Below	Special inspections on the premises of the fabricator's shop are not required provided the fabricator is an <i>Approved Fabricator</i> in accordance with section 1704.2.5.1. Fabricator is required to submit documentation/certification that they are an <i>Approved Fabricator</i> .
1. Reinforcing steel	a. Mild Reinforcing Steel: Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters. Verify welded wire fabric is supported per construction documents. Reference ACI 318: 20, 25.2, 25.3, 26.6-1-26.6-3, and IBC 1908.4.		X		Testing Agency	
	b. Prestress Steel: Inspect size, spacing, cover, and position of prestressing tendons			X	Testing Agency	
2. Welding of Reinforcing Steel	a. Verify weldability of reinforcing bars other than ASTM A706. Reference ACI 318: 26.6.4 and AWS D1.4			X	Testing Agency	
	b. Inspect single pass fillet welds, maximum 5/16"			X	Testing Agency AWS - Certified Welding Inspector	
	c. Inspect all other welds			X	Testing Agency AWS - Certified Welding Inspector	
3. Cast in Place Anchor Rods	Inspect size, position and embedment of cast in place bolts and anchor rods. Inspect concrete placement and consolidation around anchors. Reference ACI 318: 17.8.2		X		Testing Agency	
4. Post Installed Anchors (Anchors installed in Hardened Concrete)	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2.4	X			Testing Agency	Reference evaluation report (identified in project general notes) for additional inspection scope required by manufacturer.
	b. Mechanical anchors and adhesive anchors not defined in 4.a. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2		X		Testing Agency	
5. Mix Design	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		X		Testing Agency	
6. Sampling and Testing of Concrete	At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests as required by construction documents, and determine the temperature of concrete. Reference ASTM C 172, ASTM C31, ACI 318, 26.4.3, 26.4.4	X			Testing Agency	
7. Concrete and Shotcrete Placement	Inspect concrete and shotcrete placement for proper application techniques. Reference ACI 318: 26.5 and IBC 1908.6, 1908.7, and 1908.8. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.	X			Testing Agency	
8. Curing and Protection	Inspect for maintenance of specified curing temperature and techniques. Inspect cold weather and hot weather protection procedures as applicable. Reference ACI 318: 26.5.3-26.5.5		X		Testing Agency	
	a. Application of Prestressing Forces: Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations. Reference ACI 318: 26.10.2			X	Testing Agency	
9. Prestressed (Post-tensioned) Concrete	b. Grouting of Bonded Prestressing Tendons in the Seismic-Force Resisting System: Reference ACI 318: 26.10.1			X	Testing Agency	
	Inspect erection of precast concrete including member configuration, connections, welding and grouting. Reference ACI 318: Ch 26.9			X	Testing Agency	
11. Precast Concrete Diaphragms	For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for: (a) installation of the embedded parts			X	Testing Agency	
	(b) Completion of the continuity of reinforcement across joints.			X	Testing Agency	
	(c) Completion of connections in the field.			X	Testing Agency	
12. Precast Concrete Diaphragms	Inspect erection tolerances of precast concrete diaphragm connections for compliance with ACI 550.5			X		
13. Verification of In-Situ Concrete Strength	Verify concrete strength prior to the removal of shores and forms from beams and structural slabs and prior to the stressing of tendons in post-tensioned concrete. Reference ACI 318: 26.10.2 & 26.11.11.2		X		Testing Agency	
14. Formwork Geometry	Inspect formwork for shape, location and dimensions of the concrete member being formed. Reference ACI 318: 26.11		X		Testing Agency	

the columbus designco

COLUMBUS DESIGN LLC614-636-3075WWW.THECOLUMBUSDESIGNCOMPANY.COMWESTERVILLE OHIO 43081

STATE OF OHIO

JOHN M. McWILLIAMS

E-80135

REGISTERED PROFESSIONAL ENGINEER

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

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Schaefer Project Number: 25-2420

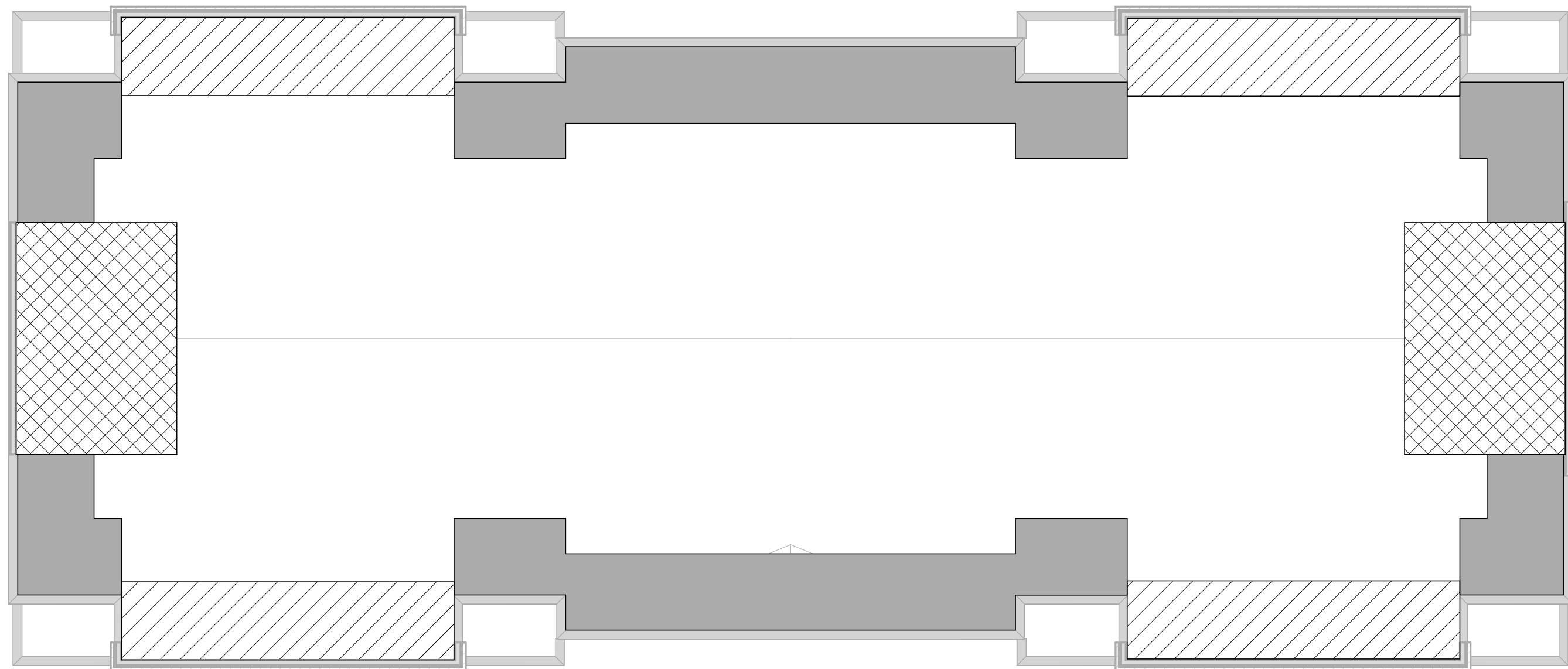
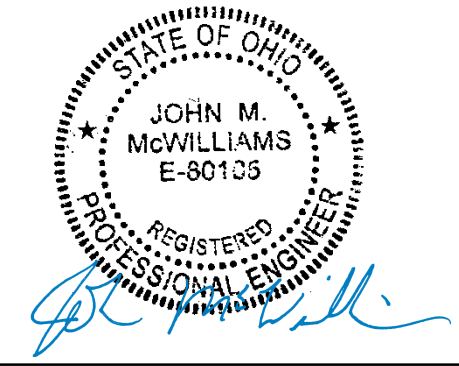
PROJECT #: 26104 V17

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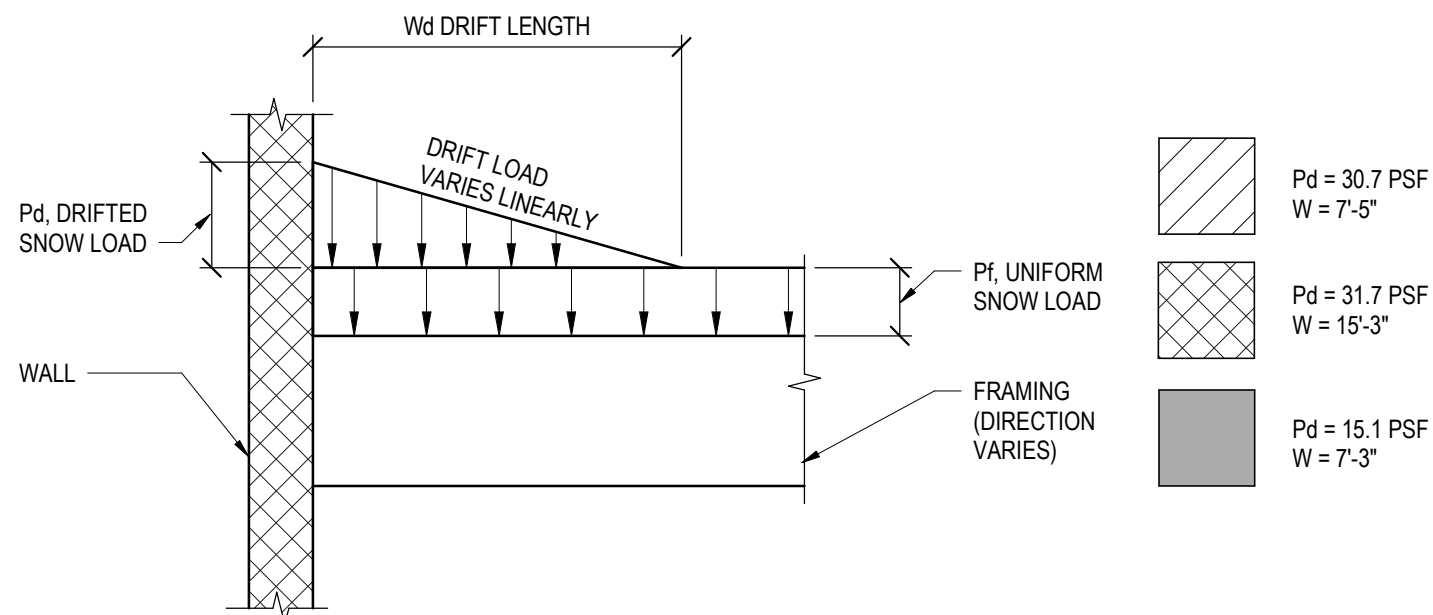
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S003
SPECIAL INSPECTIONS

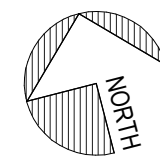
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DRIFTED SNOW LOADING LEGEND:

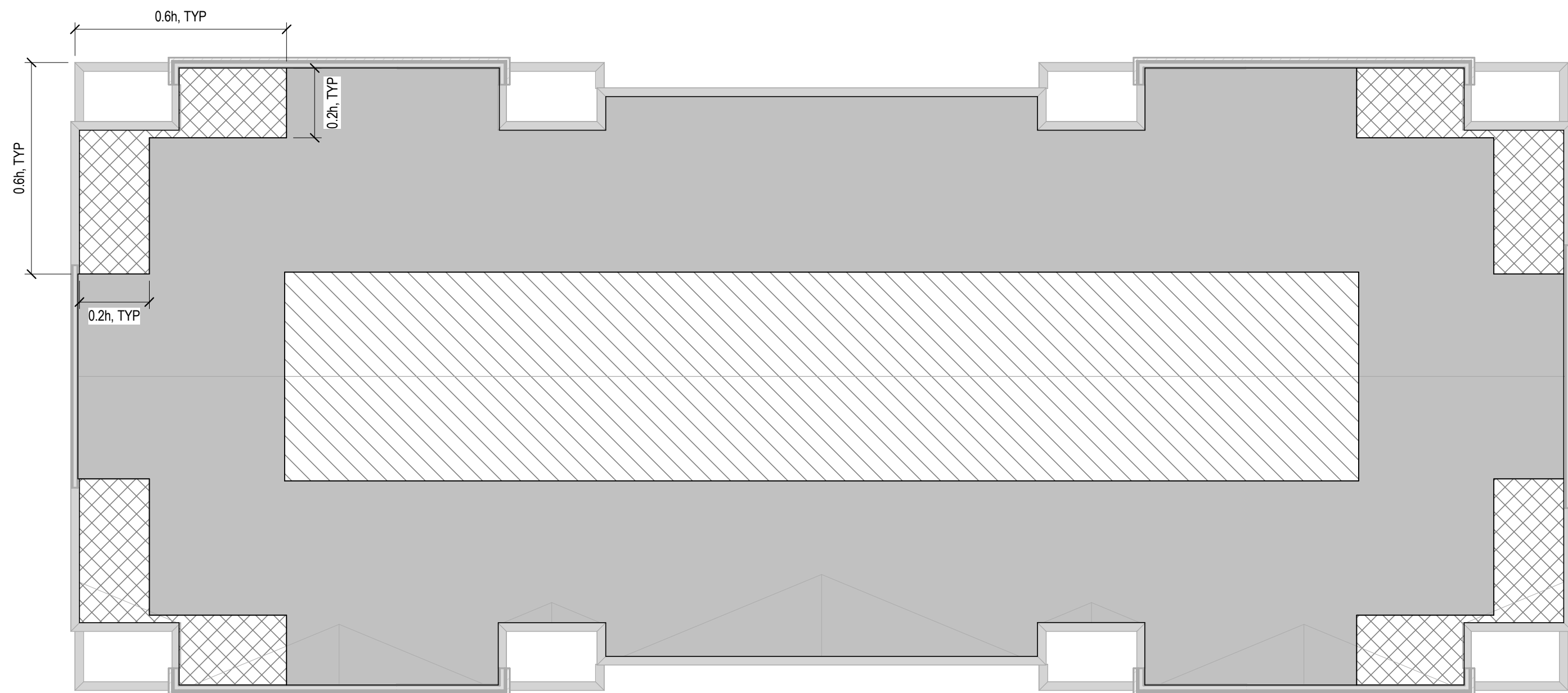


SNOW DRIFT PLAN - SIERRA
3/32" = 1'-0"



ROOF SNOW DRIFT PLAN NOTES:

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



ROOF

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

PARAPET

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

WALL

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

COMPONENT & CLADDING WIND PRESSURE PLAN NOTES:

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

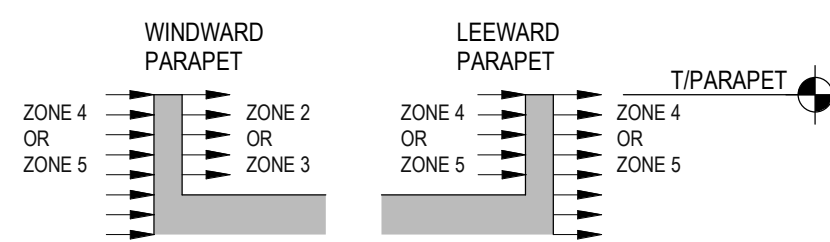


FIGURE 1: PARAPET

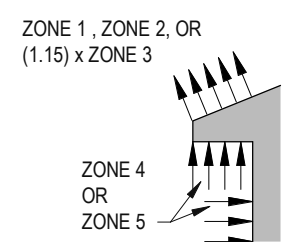
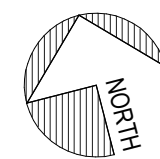
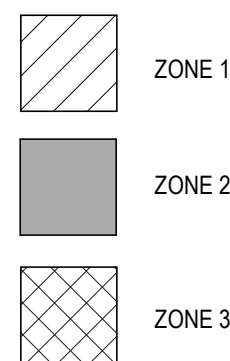


FIGURE 2: OVERHANG

WIND UPLIFT PLAN - SIERRA
3/32" = 1'-0"



WIND LOAD KEY PLAN (h = 33FT)



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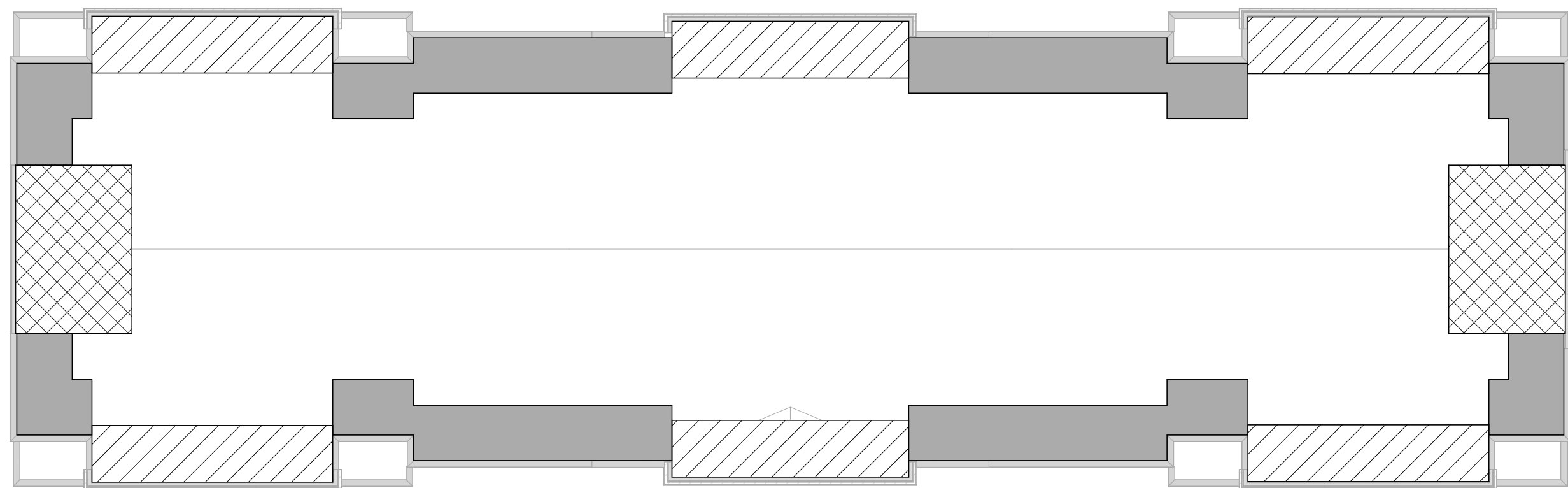
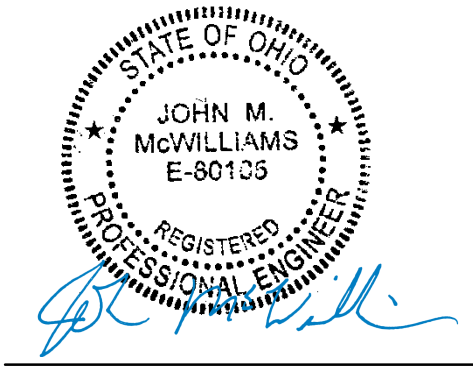
PROJECT DATE: 07/29/2026

S004
LOADING PLANS -
SIERRA

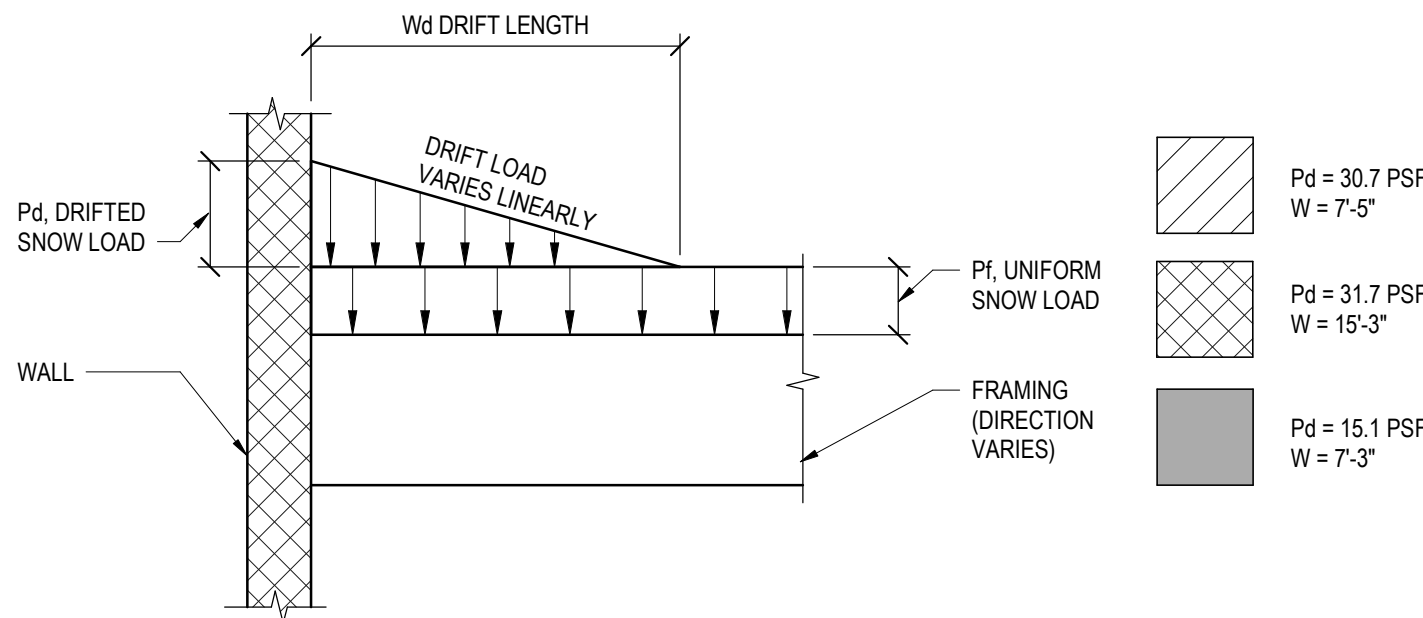
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2150 INNIS ROAD
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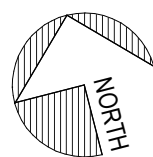
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DRIFTED SNOW LOADING LEGEND:

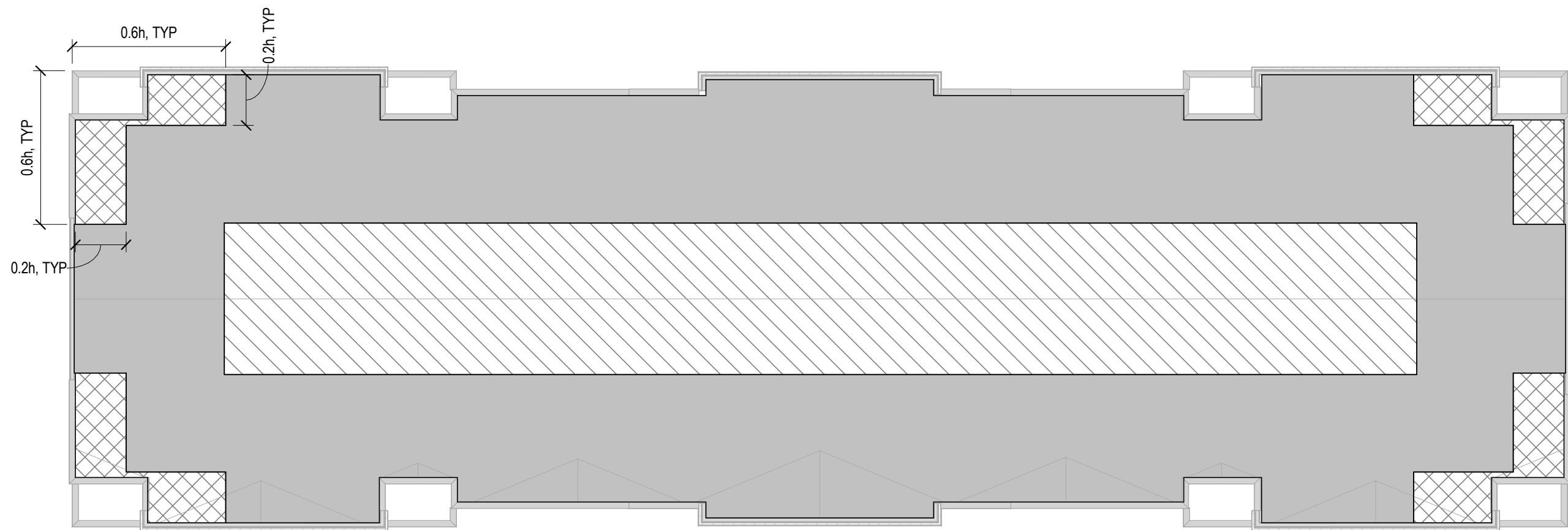


SNOW DRIFT PLAN - TANGO
1/16" = 1'-0"



ROOF SNOW DRIFT PLAN NOTES:

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



ROOF

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

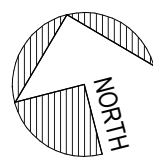
PARAPET

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

WALL

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

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



COMPONENT & CLADDING WIND PRESSURE PLAN NOTES:

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

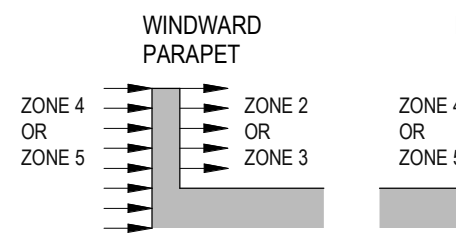


FIGURE 1: PARAPET

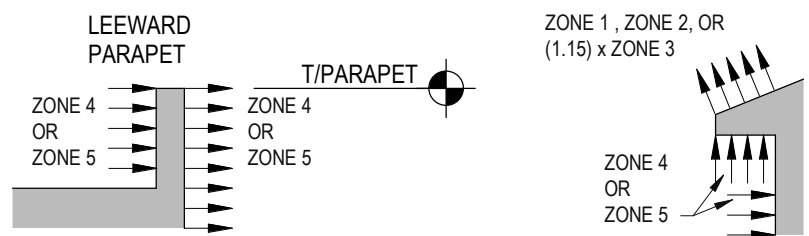
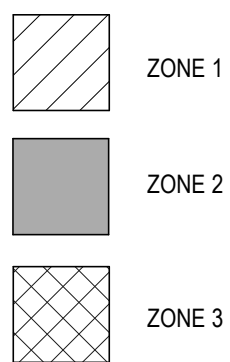


FIGURE 2: OVERHANG

WIND LOAD KEY PLAN (h = 33FT)



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PROJECT #: 26104 V17

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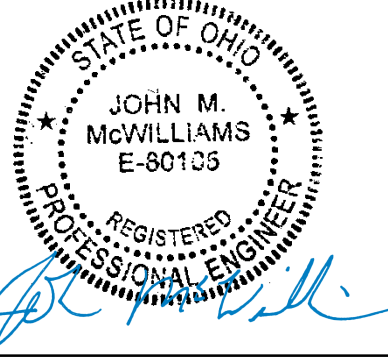
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S005
LOADING PLANS -
TANGO

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

FOOTING SCHEDULE (CONTINUOUS)				
MARK	SIZE		REINFORCING	REMARKS
	WIDTH (B)	THICKNESS (H)		
18	1'-6"	1'-0"	(2) #5 CONT TOP&BOT	
20	2'-0"	1'-0"	(2) #5 CONT BOT	
21	2'-0"	1'-6"	(2) #5 CONT BOT	
22	2'-0"	2'-0"	(2) #5 CONT BOT	

FOUNDATION PLAN NOTES:

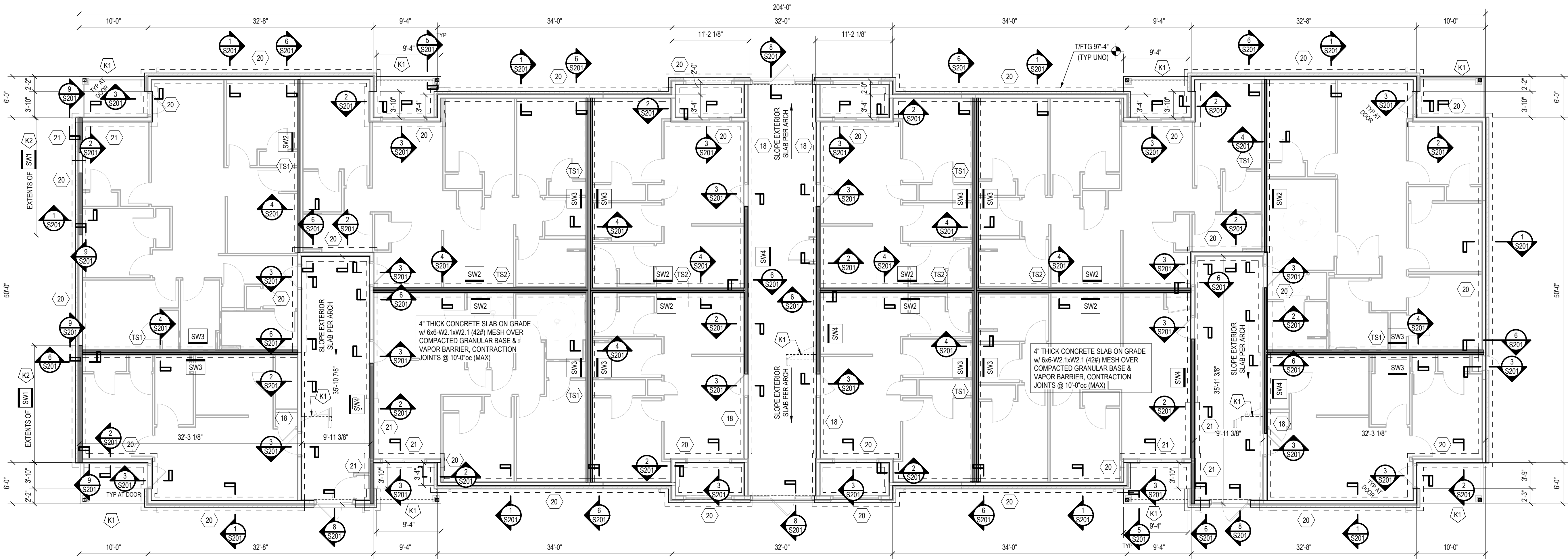
- REFERENCE PLAN ELEVATION 100'-0" = 871.95± (FINISH FLOOR ELEVATION AT MEAN SEA LEVEL). CONFIRM WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
- DOORS ARE SHOWN IN APPROXIMATE LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
- SEE SHEET S001 FOR ABBREVIATIONS & LEGEND (SYMBOLS).
- SLOPE SLAB TO FLOOR DRAINS, COORDINATE WITH ARCHITECTURAL & PLUMBING DRAWINGS.

FOUNDATION PLAN KEYNOTES:

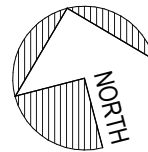
- 8" WIDE FROST WALL REINF W/ #5@12"oc EW
- EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402.

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 FOOTING THAT DOES NOT REQUIRE TOP REINFORCEMENT, EXTEND TOP REINF INTO ADJACENT FOOTING BY Ld AND PROVIDE STD 90 DEG HK AT EACH END.



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



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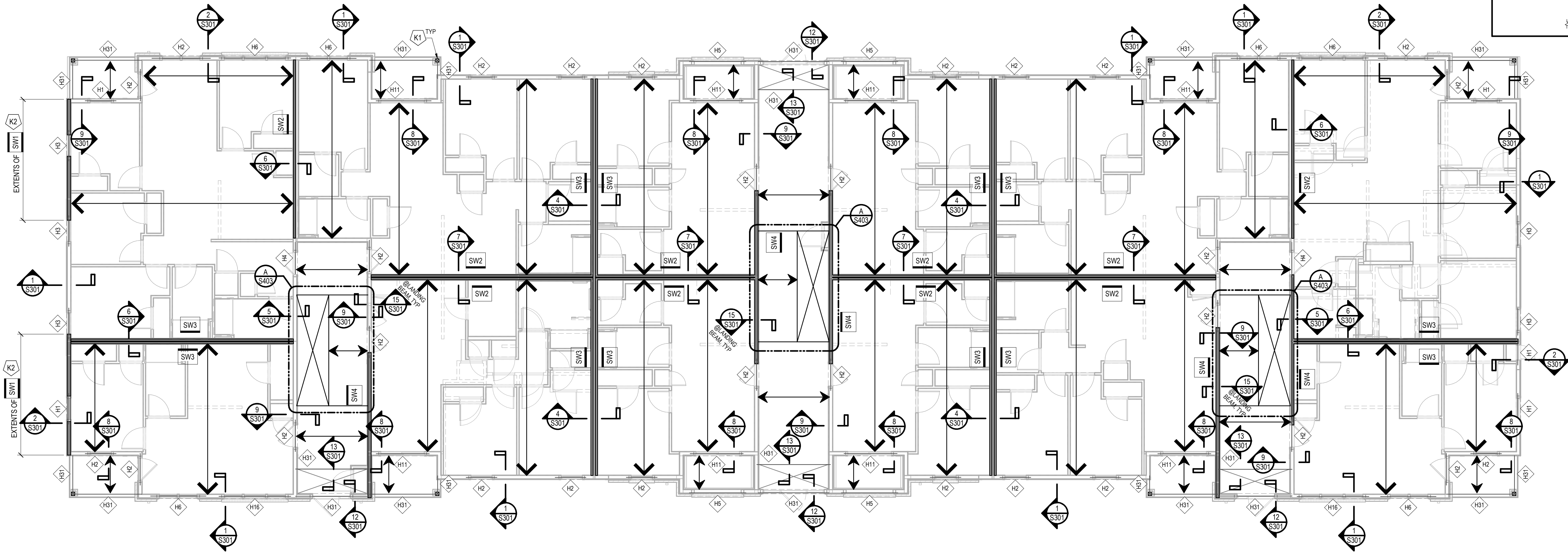
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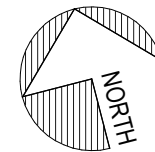
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S101
TANGO FOUNDATION
PLAN

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



WOOD FRAMING PLAN NOTES:

1. T/FLOOR SHEATHING:
A. SECOND FLOOR EL: 110'-11"
B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
A. LAYOUT SHOWN IS FLOOR BELOW.
B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
D. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
B. SHEET S004-S005 LOADING PLANS.
C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

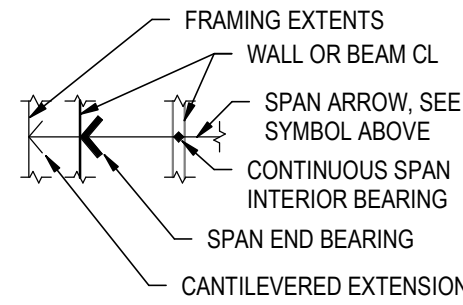
FLOOR FRAMING PLAN KEYNOTES: (K1)

1. 6X6 WOOD POST: FASTEN w/ SIMPSON LCE4 ON 2 SIDES.
2. EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402.

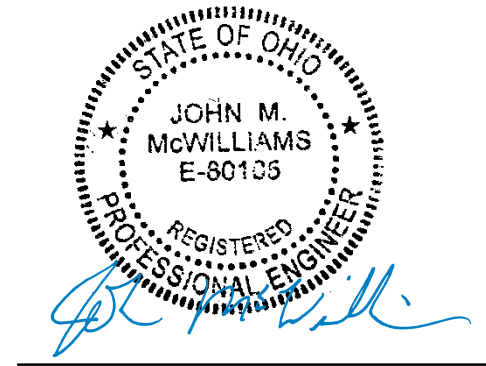
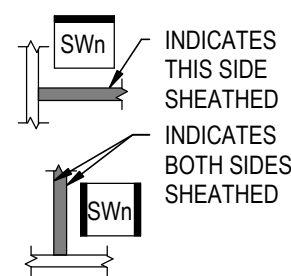
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHERWISE.
	PT 2x10 @ 12"oc MAX w/ LU28/LUC210Z. 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:



WOOD FRAMING PLAN NOTES:

1. T/FLOOR SHEATHING:
A. SECOND FLOOR EL: 110'-11"
B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
A. LAYOUT SHOWN IS FLOOR BELOW.
B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
B. SHEET S004-S005 LOADING PLANS.
C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

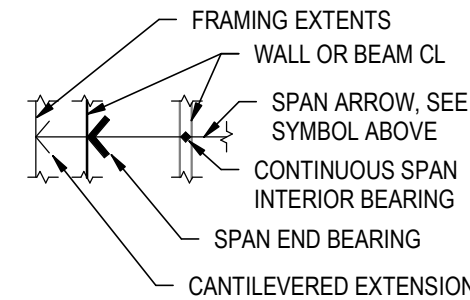
FLOOR FRAMING PLAN KEYNOTES: (K1)

1. 6X6 WOOD POST: FASTEN w/ SIMPSON LCE4 ON 2 SIDES.
2. EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402.

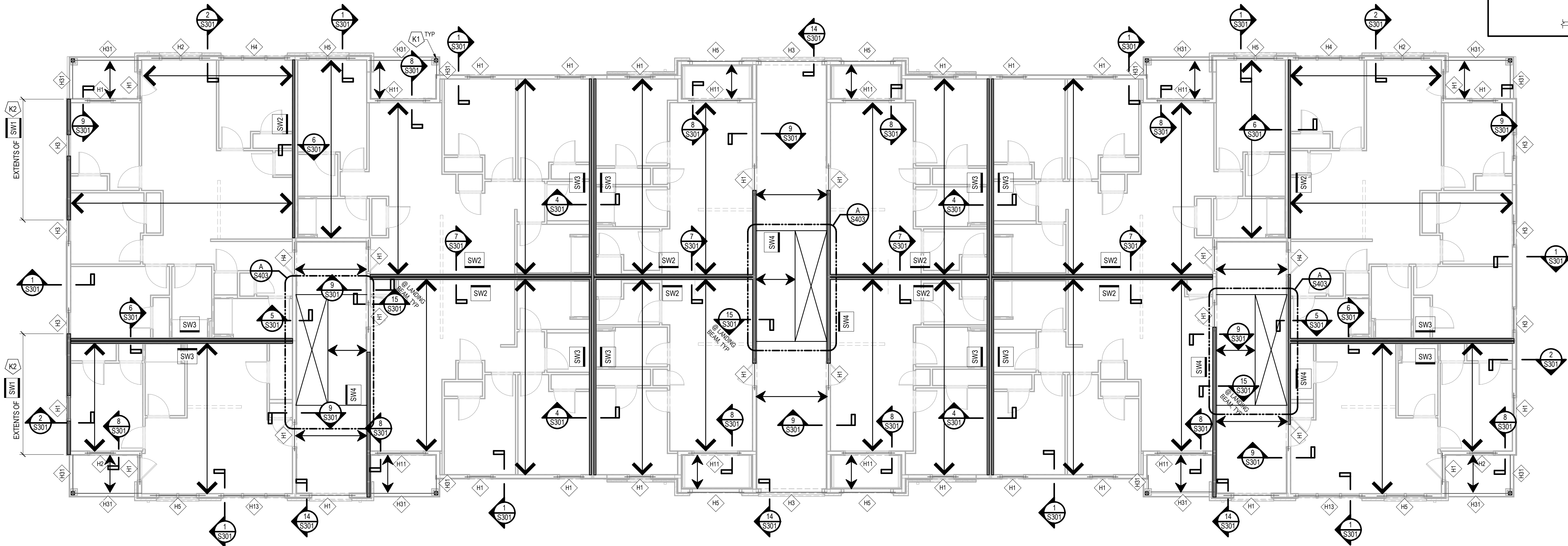
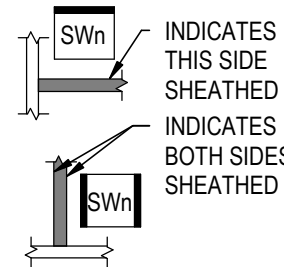
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHERWISE.
	PT 2x10 @ 12"oc MAX w/ LU28/LUC210Z. 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.

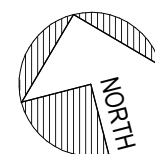
SPAN ARROW VISUAL DESCRIPTION:



SHEATHING SIDE VISUAL DESCRIPTION:



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



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Schaefer Project Number: 25-2420

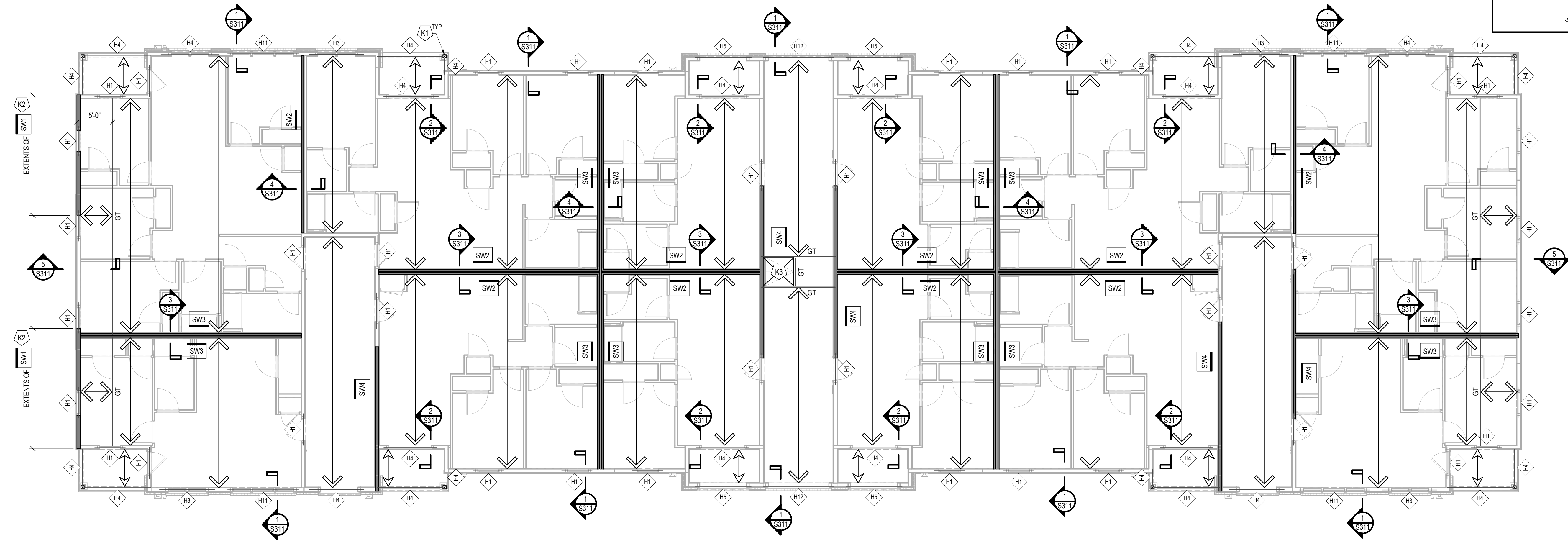
PROJECT #: 26104 V17

PERMIT SET

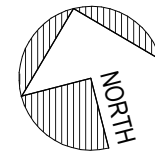
PROJECT DATE: 07/29/2026

S103
TANGO THIRD FLOOR
FRAMING PLAN

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



WOOD FRAMING PLAN NOTES:

- T/FLOOR SHEATHING:
A. SECOND FLOOR EL: 110'-11"
B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-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.
- PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
- 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. SHEET S004-S005 LOADING PLANS.
C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
- 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.

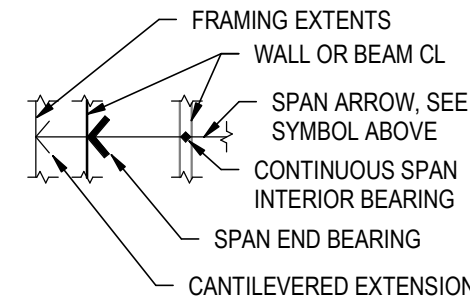
ROOF FRAMING PLAN KEYNOTES: (K1)

- 6X6 WOOD POST: FASTEN w/ SIMPSON LCE4 ON 2 SIDES.
- EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402
- ROOF OPENING, TRUSS DESIGNER TO COORDINATE ROUGH OPENING w/ GC

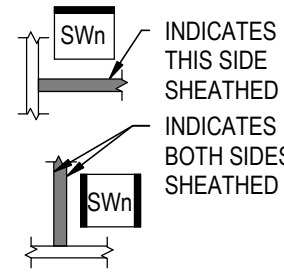
WOOD FRAMING LEGEND:

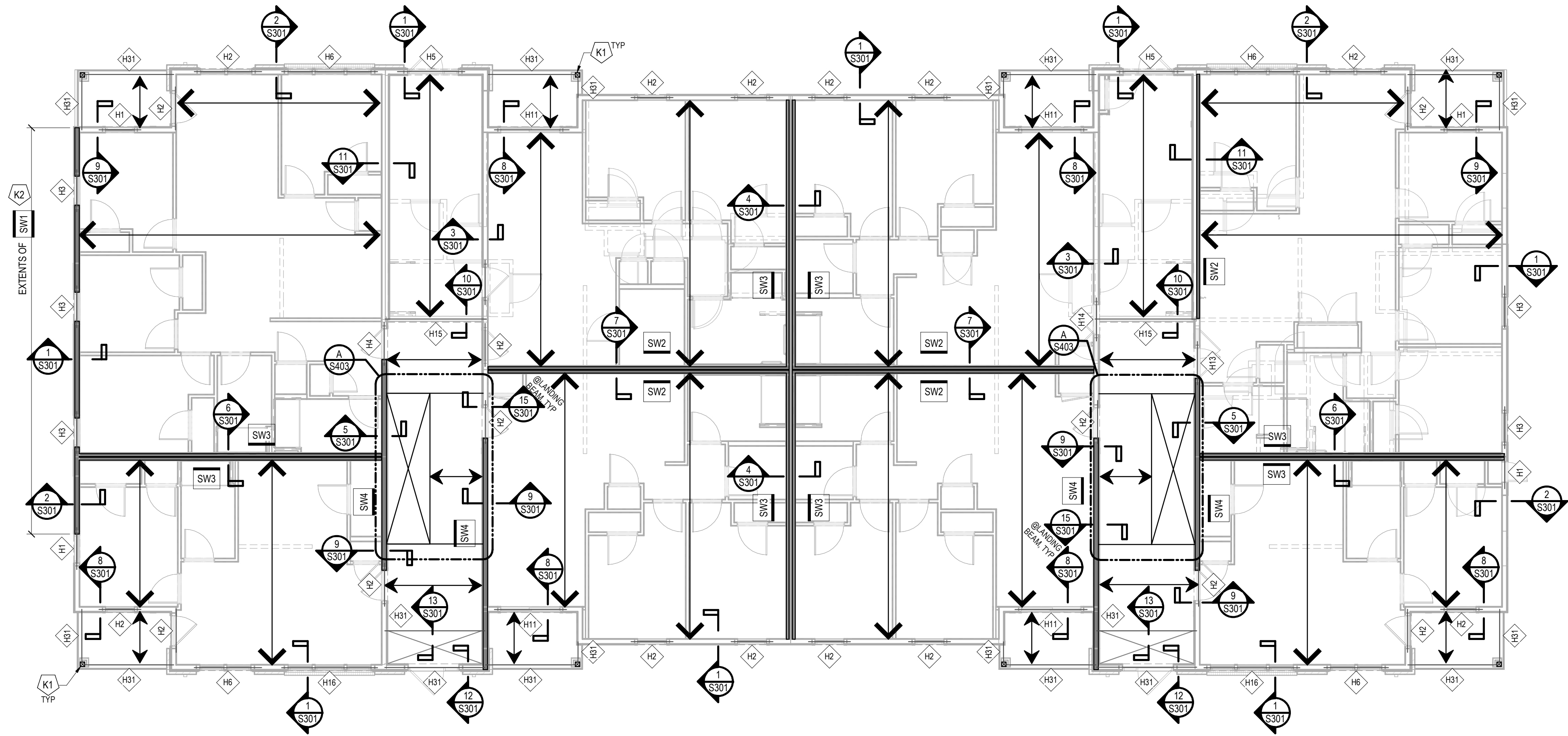
SYMBOL	DESCRIPTION
	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHERWISE.
	PT 2x10 @ 12"oc MAX w/ LU28/LUC210Z. 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:





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

WOOD FRAMING PLAN NOTES:

1. FLOOR SHEATHING:
A. SECOND FLOOR EL: 110'-11"
B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
A. LAYOUT SHOWN IS FLOOR BELOW.
B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
B. SHEET S004-S005 LOADING PLANS.
C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D BY THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

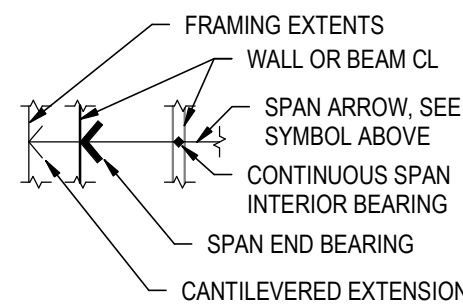
FLOOR FRAMING PLAN KEYNOTES: / Kn

1. 6X6 WOOD POST. FASTEN w/ SIMPSON LCE4 ON 2 SIDES.
2. EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402.

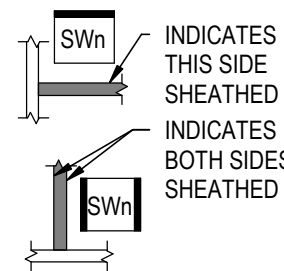
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHERWISE.
	PT 2x10 @ 12"oc MAX w/ LU28/LUC210Z. 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

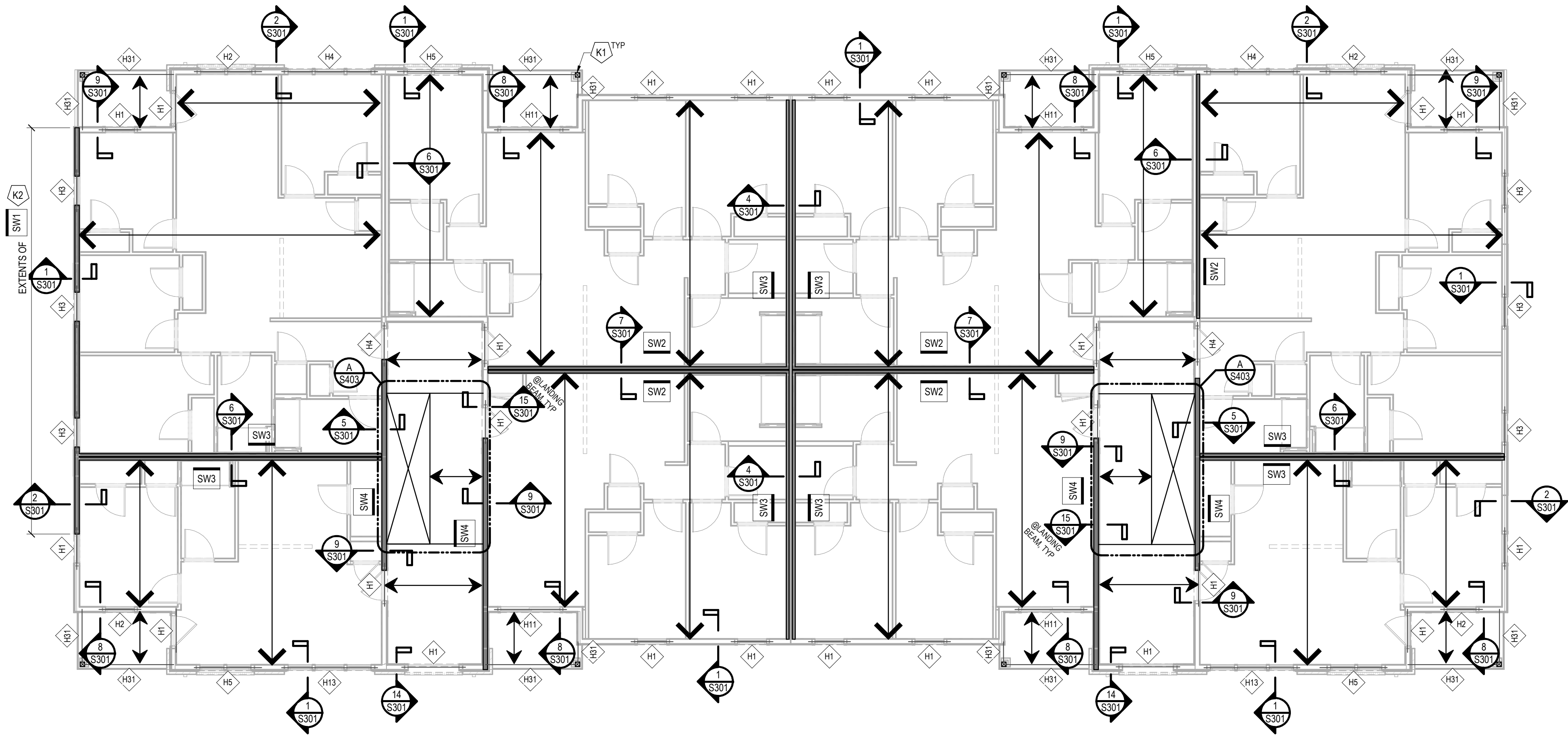
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S112
SIERRA SECOND
FLOOR FRAMING PLAN

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

WOOD FRAMING PLAN NOTES:

1. T/FLOOR SHEATHING:
A. SECOND FLOOR EL: 110'-11"
B. THIRD FLOOR EL: 121'-11"
2. TRUSS BEARING EL: 130'-11 7/8"
3. BACKGROUND ARCHITECTURAL LAYOUT:
A. LAYOUT SHOWN IS FLOOR BELOW.
B. DOORS & WINDOWS ARE SHOWN IN APPROXIMATE LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & ELEVATIONS.
C. DIMENSIONS ARE TO FACE OF STUD OR MASONRY, UNO.
4. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET) CONNECTION TO WALL LOCATION. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB.
5. REFERENCE UPPER LEVEL FLOOR & ROOF FRAMING PLANS & PLAN NOTES FOR ADDITIONAL LOCATIONS OF BEARING STUDS FROM ABOVE. PROVIDE WOOD STUDS & BLOCKING EQUAL TO OR WIDER THAN BEAM/GIRDER, CONTINUOUS TO BEAM/FOUNDATION, UNLESS NOTED OTHERWISE.
6. TRUSS DESIGNER:
A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
B. SHEET S004-S005 LOADING PLANS.
C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHAFT LOCATIONS. PROVIDE GIRDER TRUSSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D BY THE MECHANICAL CONTRACTOR.
7. REFER TO THE FOLLOWING:
A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
B. SHEET S001-S002 WOOD SHEATHING & WOOD STRUCTURE NOTES.
C. SHEET S401 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

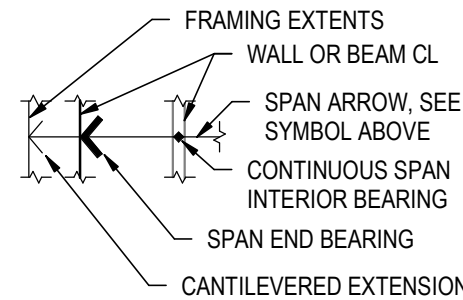
FLOOR FRAMING PLAN KEYNOTES: (Kn)

1. 6X6 WOOD POST. FASTEN w/ SIMPSON LCE4 ON 2 SIDES.
2. EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402.

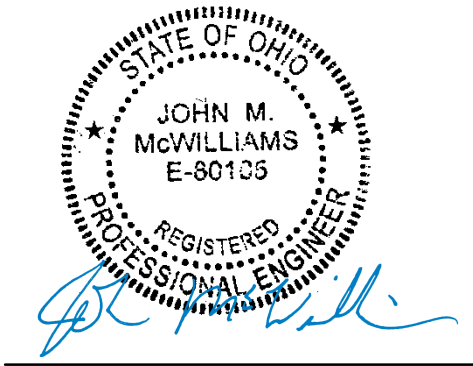
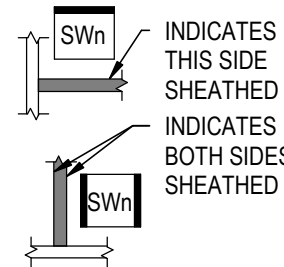
WOOD FRAMING LEGEND:

SYMBOL	DESCRIPTION
	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x10 @ 16"oc MAX w/ LU28/LUC210Z. TYPICAL UNLESS NOTED OTHERWISE.
	PT 2x10 @ 12"oc MAX w/ LU28/LUC210Z. 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

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

S113

SIERRA THIRD FLOOR
FRAMING PLAN

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1. T/FLOOR SHEATHING:
 - A. SECOND FLOOR EL: 110'-11"
 - B. THIRD FLOOR EL: 121'-11"
 - C. TRUSS BEARING EL: 130'-11 7/8"
2. BACKGROUND ARCHITECTURAL LAYOUT:
 - A. LAYOUT SHOWN IS FOR CONCRETE WORK
 - 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.
3. PROVIDE ADDITIONAL (2) 2x6 STUDS IN WALL AT EACH GUARDRAIL (DECK OR JULIET CONNECTION TO WALL LAYOUT. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS. ADDITIONAL STUDS NOT REQUIRED IF CONNECTING TO WINDOW/DOOR OPENING JAMB. 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/FLOOR JOINT UNLESS NOTED OTHERWISE.
4. TRUSS DESIGNER:
 - A. SHEET S001-S002 STRUCTURAL NOTES & DESIGN CRITERIA.
 - B. SHEET S004-S005 LOADING PLANS.
 - C. COORDINATE w/ ARCHITECTURAL & MEP DRAWINGS FOR LIGHTING, VERTICAL PLUMBING, DUCTWORK, & SHEET LOCATIONS. PROVIDE GIRDER BRISSES AS REQUIRED TO FRAME AROUND OPENINGS. COORDINATE ROOFTOP UNIT WEIGHTS, SIZES, LOCATIONS, AND ANY OPENINGS REQ'D w/ THE MECHANICAL CONTRACTOR.
5. REFER TO THE FOLLOWING:
 - A. SHEET S001-S002 STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS (SYMBOLS).
 - B. SHEET S003 WOOD SHEATHING & WOOD STRUCTURE NOTES.
 - C. SHEET S001 WOOD STUD WALL SCHEDULE & TYPICAL DETAILS.
 - D. SHEET S402 WOOD SHEAR WALL SCHEDULE & TYPICAL DETAILS.

1. 6X6 WOOD POST. FASTEN w/ SIMPSON LCE4 ON 2 SIDES.
2. EXTENTS OF SHEARWALL PER SHEARWALL SCHEDULE. PROVIDE HORIZONTAL STRAPS AROUND OPENINGS PER TYPICAL DETAIL ON S402.
3. ROOF OPENING. TRUSS DESIGNER TO COORDINATE ROUGH OPENING w/ GC

SYMBOL	DESCRIPTION
	WOOD FLOOR TRUSSES @ 24"oc MAX: 20 7/8" DEEP AT SECOND FLOOR 22 1/8" DEEP AT THIRD FLOOR TYPICAL UNLESS NOTED OTHERWISE.
	WOOD ROOF TRUSSES @ 24"oc MAX. TYPICAL UNLESS NOTED OTHERWISE.
	2x10 @ 16"oc MAX w/ L120/LUC120. TYPICAL UNLESS NOTED OTHERWISE
	PT 2x10 @ 12"oc MAX w/ L120/LUC120. 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

FRAMING EXTENTS
WALL OR BEAM CL
SPAN ARROW, SEE SYMBOL ABOVE
CONTINUOUS SPAN INTERIOR BEARING
SPAN END BEARING
CANTILEVERED EXTENSION

INDICATES THIS SIDE SHEATHED

INDICATES BOTH SIDES SHEATHED



Schaefer Project Number: 25-242

PERMIT SET

S114

SIERRA ROOF FRAMING 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

S201

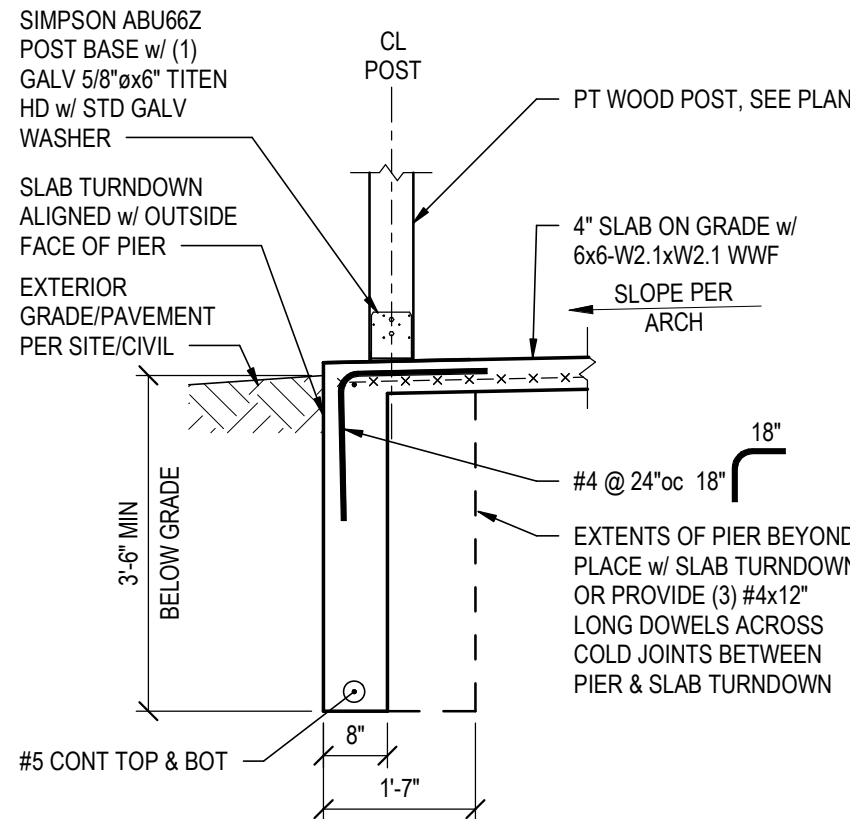
FOUNDATION DETAILS

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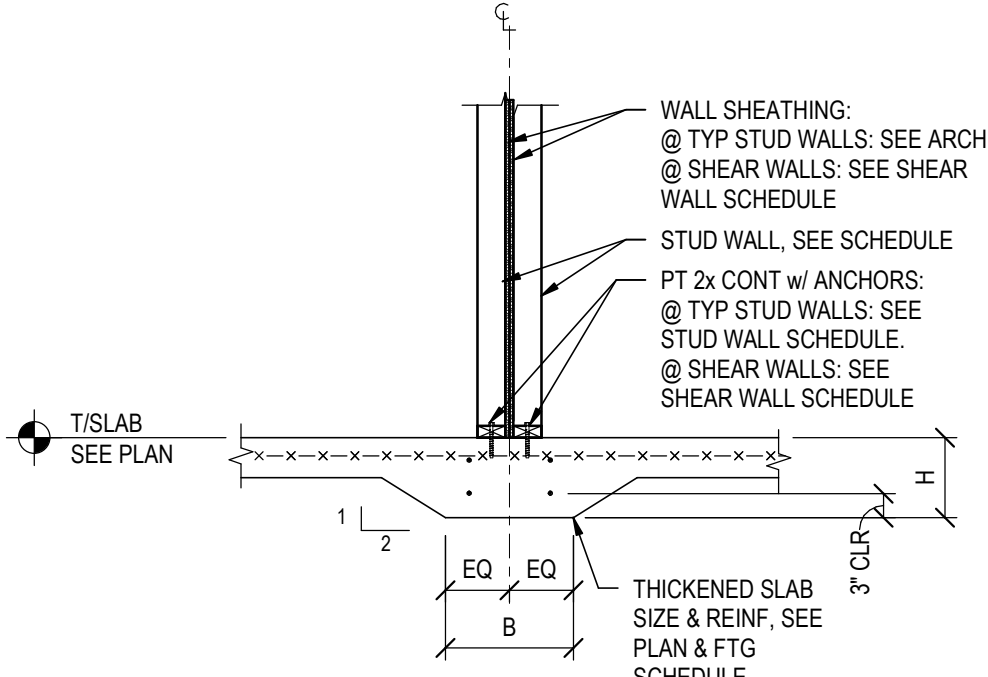
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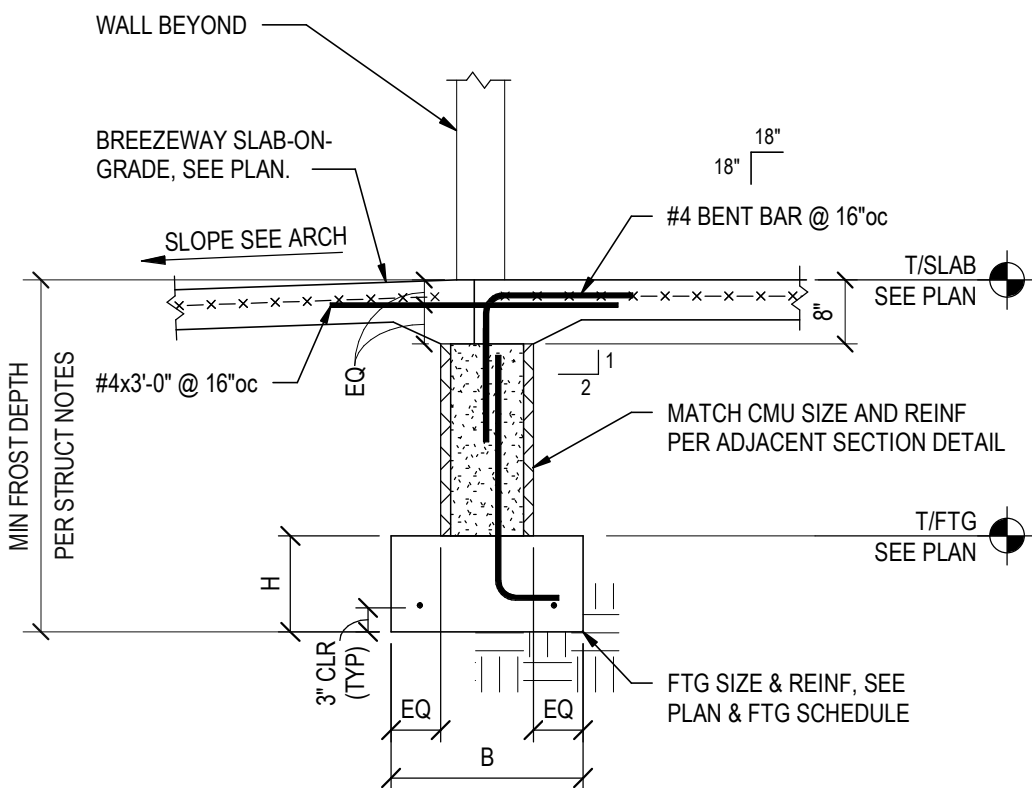
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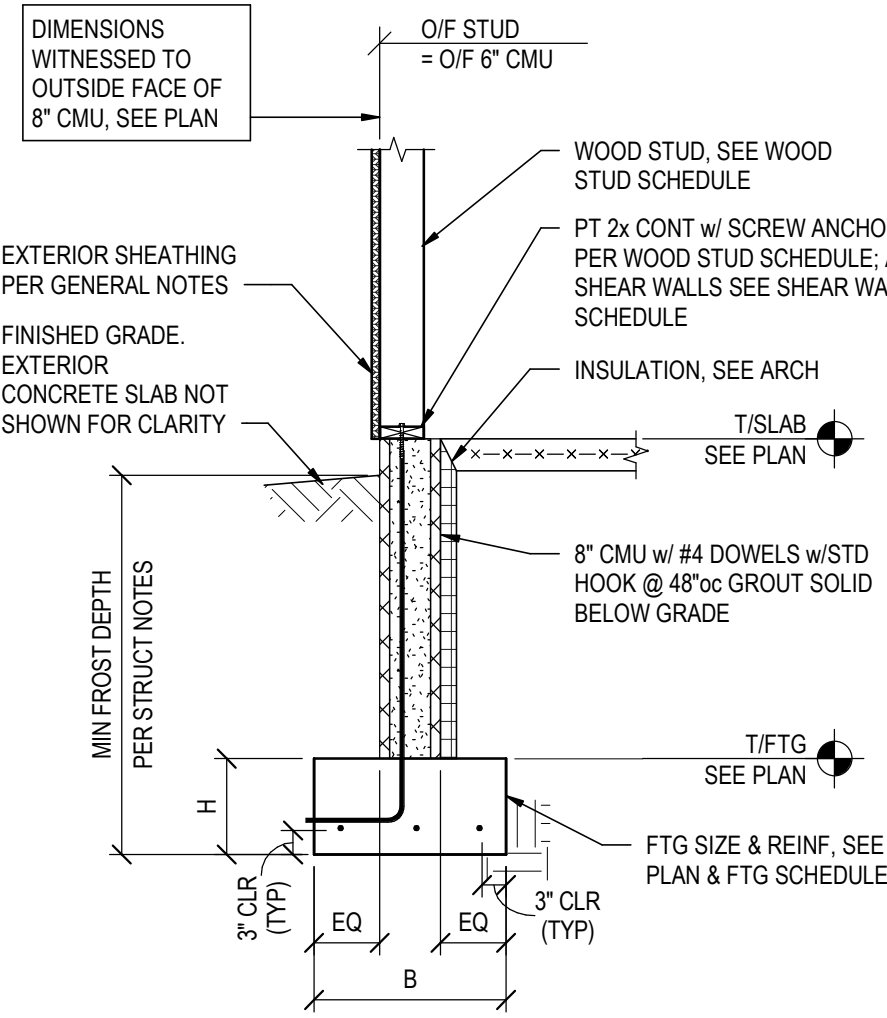
SECTION 5
1/2" = 1'-0" S201



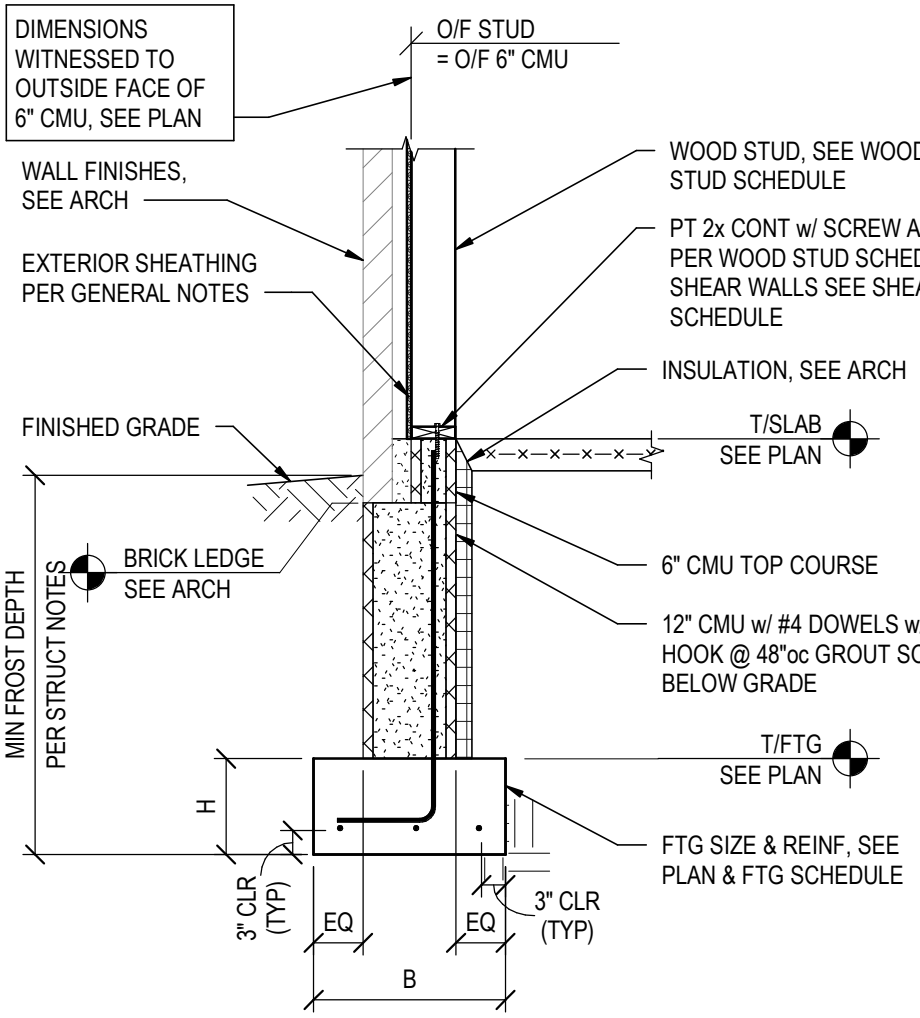
SECTION 4
1/2" = 1'-0" S201



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

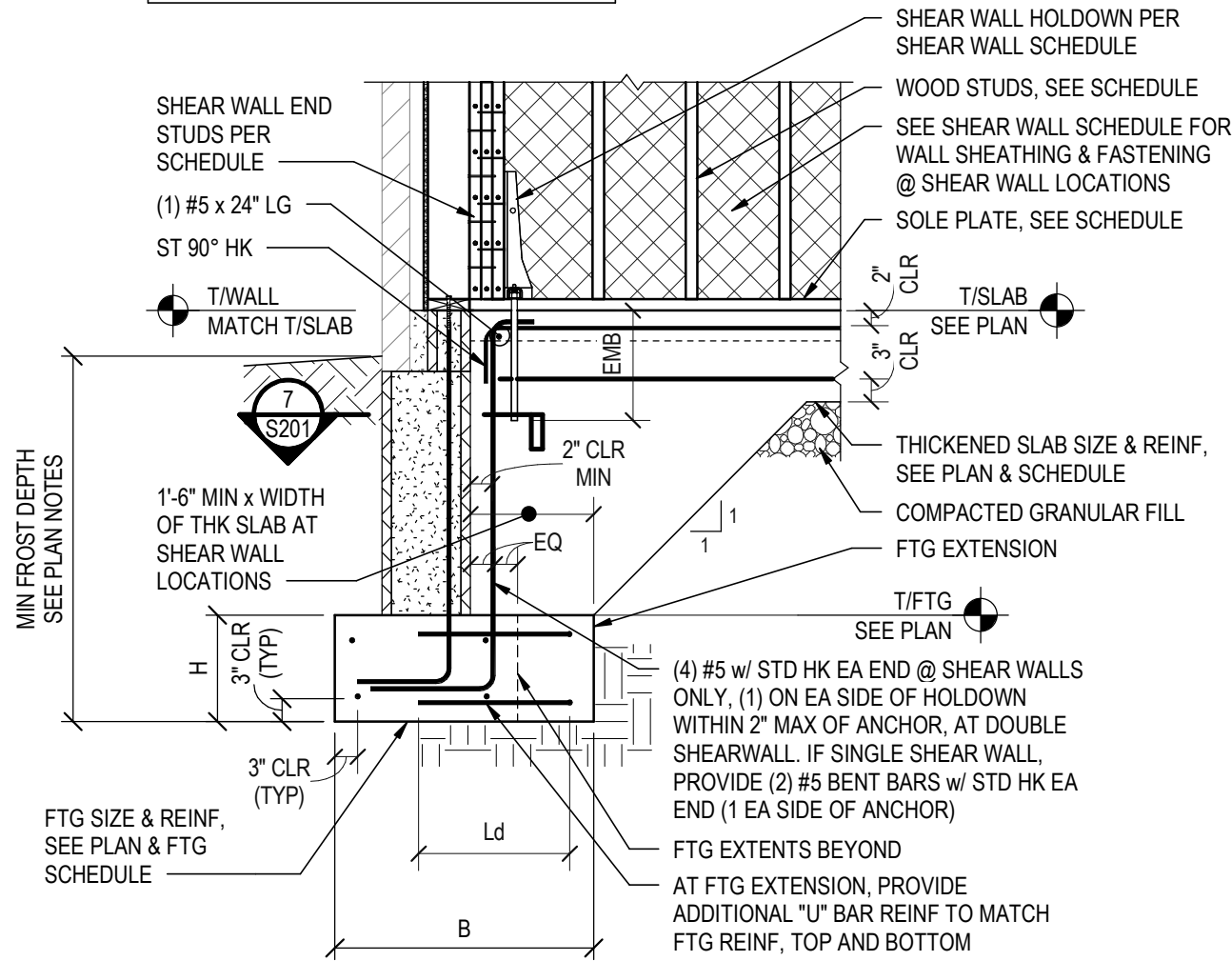


SECTION 2
1/2" = 1'-0" S201



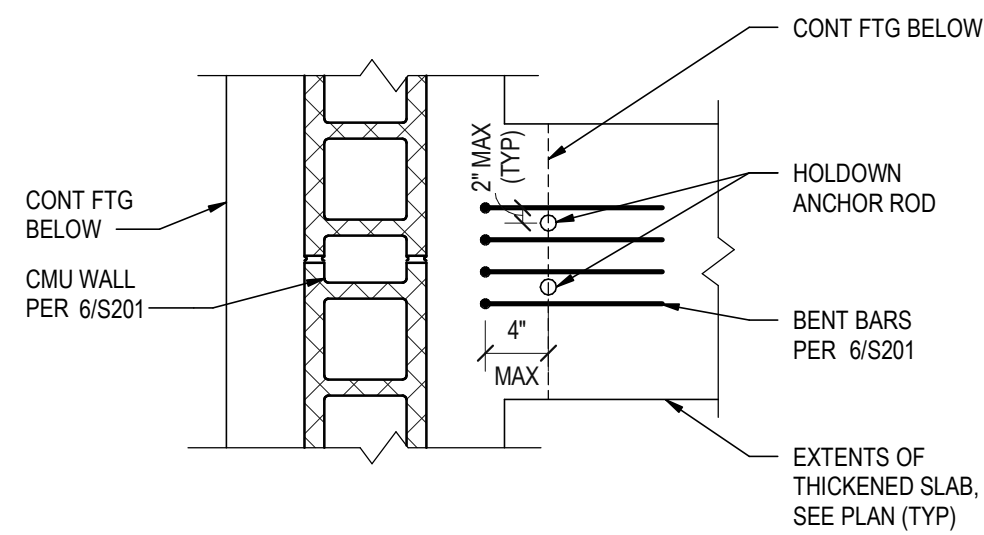
SECTION 1
1/2" = 1'-0" S201

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

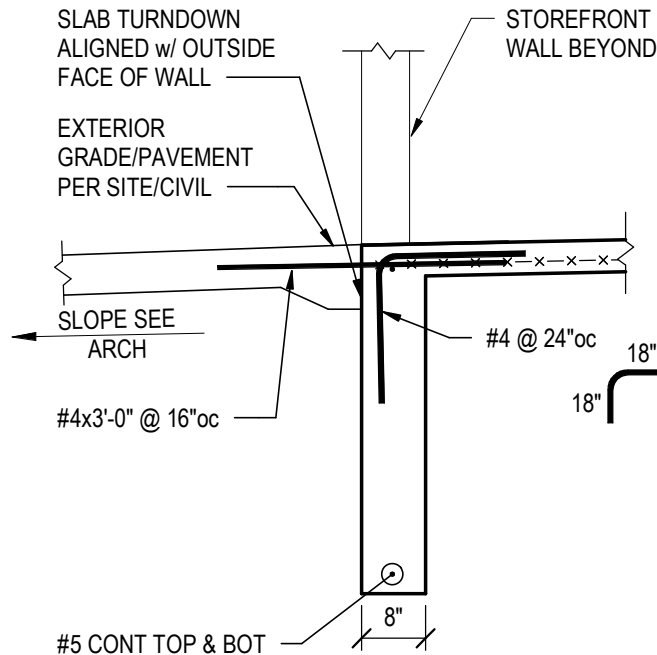


SECTION 6
1/2" = 1'-0" S201

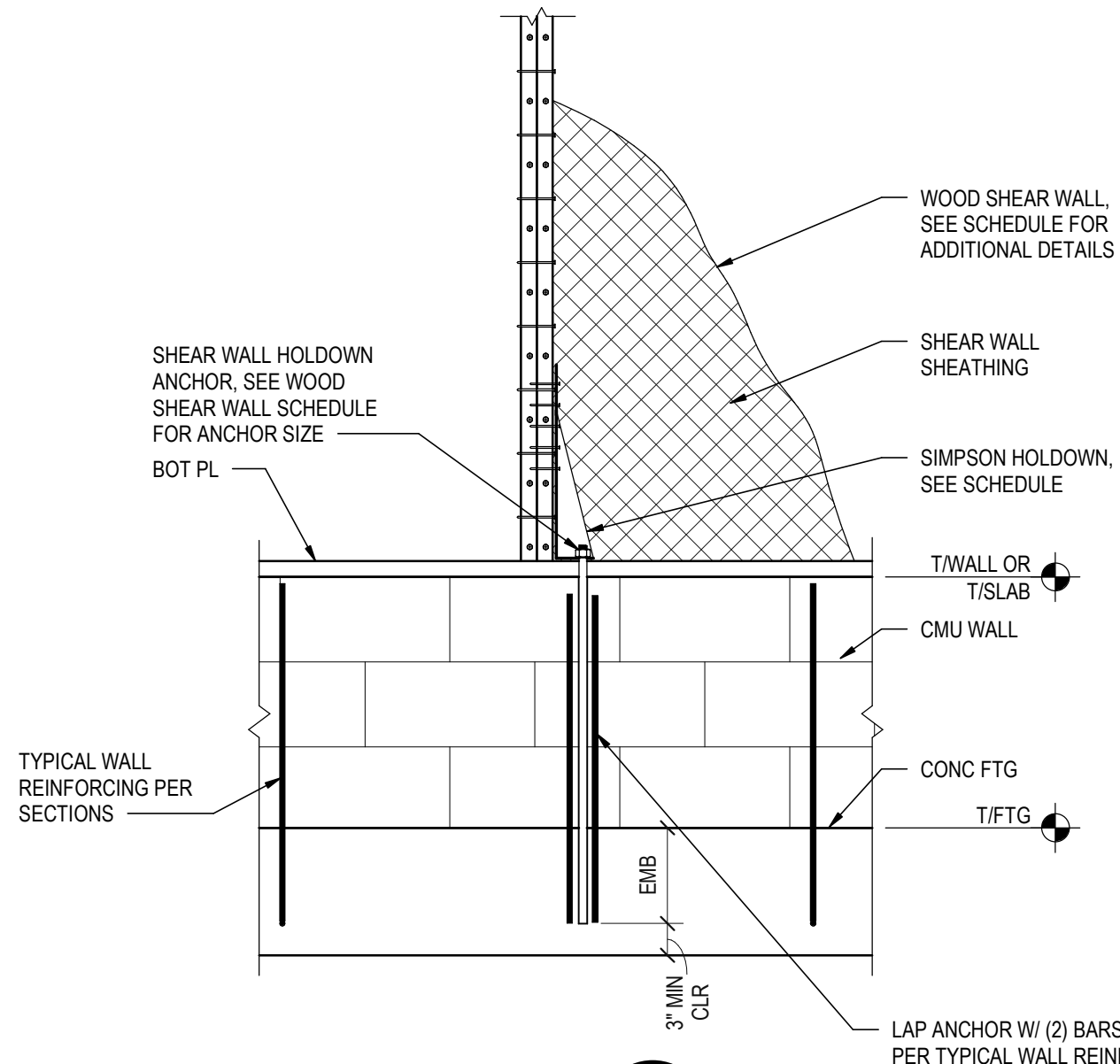
NOTES:
1. ADDITIONAL REINF IN THICKENED SLAB
NOT SHOWN FOR CLARITY
2. DETAIL APPLIES TO DOUBLE SHEAR WALL.
AT SINGLE SHEAR WALL, PROVIDE (1) BENT
BAR EA SIDE OF ANCHOR



SECTION 7
1" = 1'-0" S201



SECTION 8
1/2" = 1'-0" S201

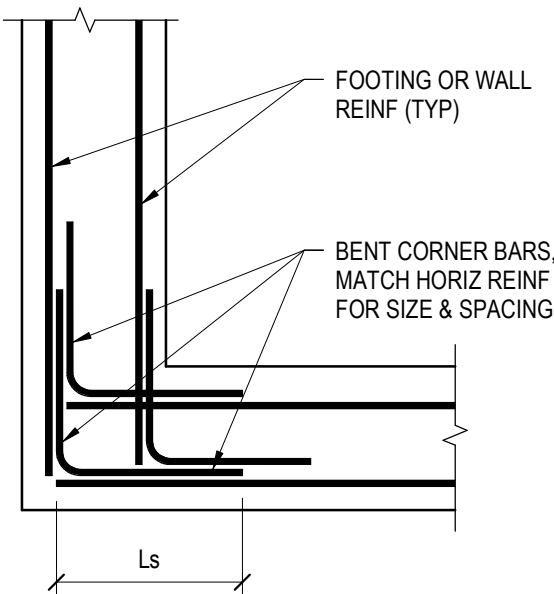


SECTION 9
3/4" = 1'-0" S201

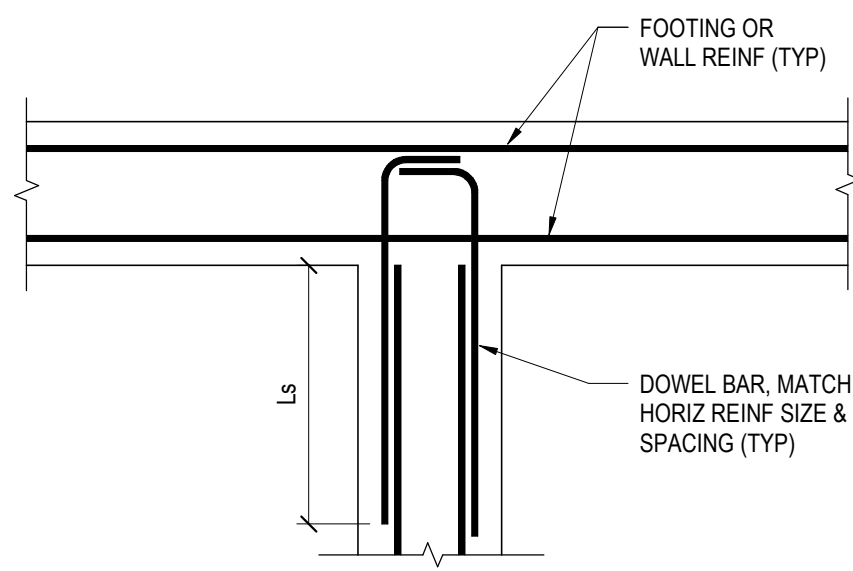
SCHEDULE OF TENSION DEVELOPMENT AND LAP SPLICE LENGTHS											
FOOTINGS (F _c = 3000PSI)						FOUNDATION WALLS (F _c = 4500PSI)					
BAR SIZE	L _d		L _s		L _d _h	BAR SIZE	L _d		L _s		L _d _h
	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS			OTHER BARS	TOP BARS			
	(in)	(in)	(in)	(in)			(in)	(in)			
#3	17	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
<u>LAP AND DEVELOPMENT TABLE CRITERIA:</u> A. GRADE 60 UNCOATED REINFORCING STEEL i. FOR EPOXY COATED: MULTIPLY L _d , L _s BY 1.5; L _d _h BY 1.2 B. NORMAL WEIGHT CONCRETE i. FOR LIGHTWEIGHT CONCRETE: MULTIPLY L _d , L _s , L _d _h BY 1.33 C. CLEAR COVER GREATER THAN db D. MIN 2"db CLEAR SPACING BETWEEN BARS						<u>LAP AND DEVELOPMENT TABLE CRITERIA:</u> A. GRADE 60 UNCOATED REINFORCING STEEL i. FOR EPOXY COATED: MULTIPLY L _d , L _s BY 1.5; L _d _h BY 1.2 B. NORMAL WEIGHT CONCRETE i. FOR LIGHTWEIGHT CONCRETE: MULTIPLY L _d , L _s , L _d _h 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: L _d = 66 BAR DIAMETERS; L _s = 86 BAR DIAMETERS #7 AND LARGER: L _d = 83 BAR DIAMETERS; L _s = 107 BAR DIAMETERS FOR TOP BARS MULTIPLY BY 1.3 MINIMUM L _d AND L _s = 12"						<u>FOR BARS THAT DO NOT MEET THE CLEAR COVER OR CLEAR SPACING INDICATED:</u> #6 AND SMALLER: L _d = 54 BAR DIAMETERS; L _s = 70 BAR DIAMETERS #7 AND LARGER: L _d = 68 BAR DIAMETERS; L _s = 88 BAR DIAMETERS FOR TOP BARS MULTIPLY BY 1.3 MINIMUM L _d AND L _s = 12"					
<u>LAP AND DEVELOPMENT TABLE NOTES & DEFINITIONS:</u> 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, L _s FOR THE LARGER BAR SHALL BE USED G. ALL TENSION SPLICES SHALL BE CLASS B, UNLESS NOTED OTHERWISE H. L _d _h 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 L _d _h 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 L _d _h WITHIN TIES OR STIRRUPS AT s ≤ 3db iii. L _d _h SHALL NOT BE LESS THAN THE LARGER OF 8db OR 6" WITH REDUCTIONS APPLIED											

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 AND GRADE BEAMS	F0	S0	W0	C0	3000	--	--	--	--
B	FOUNDATION WALLS	F2	S0	W0	C1	4500	0.45	6% ±1.5%	--	--
C1	INTERIOR SLABS-ON-GROUND	F0	S0	W0	C0	4000	--	3% MAX	540	--

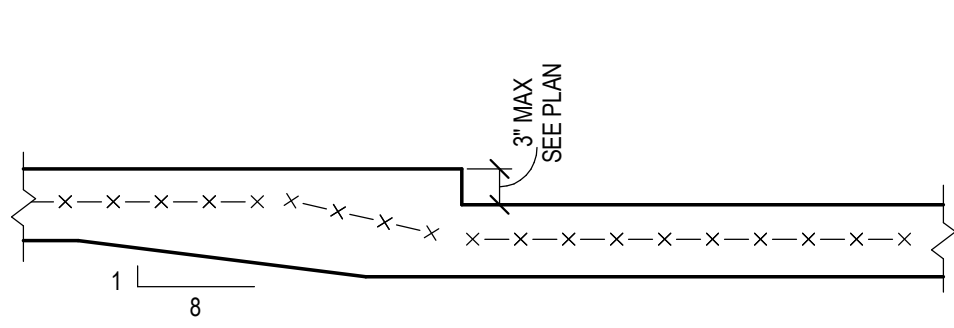
CONCRETE MIXTURE NOTES:
A. PROVIDE MIX DESIGNS IN ACCORDANCE WITH ACI 301-16 FOR SPECIFIED EXPOSURE CLASS AND AGGREGATE.
B. NOMINAL MAX AGGREGATE SIZE = 3/4" UNLESS OTHERWISE NOTED
C. ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS OTHERWISE NOTED



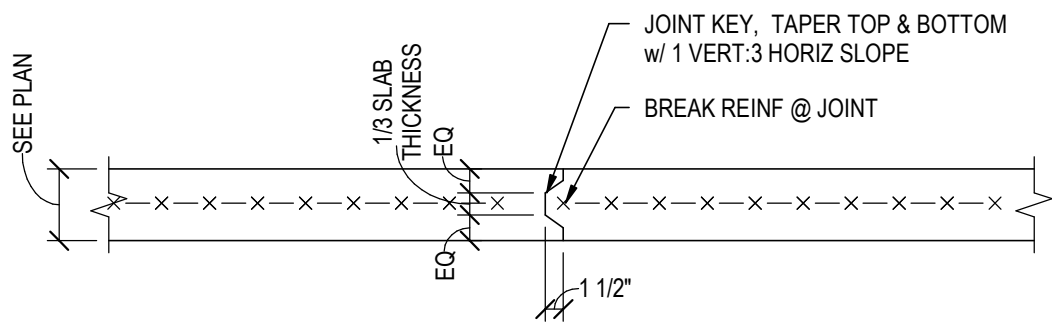
TYPICAL FOOTING/THICKENED SLAB CORNER
DETAIL
NTS



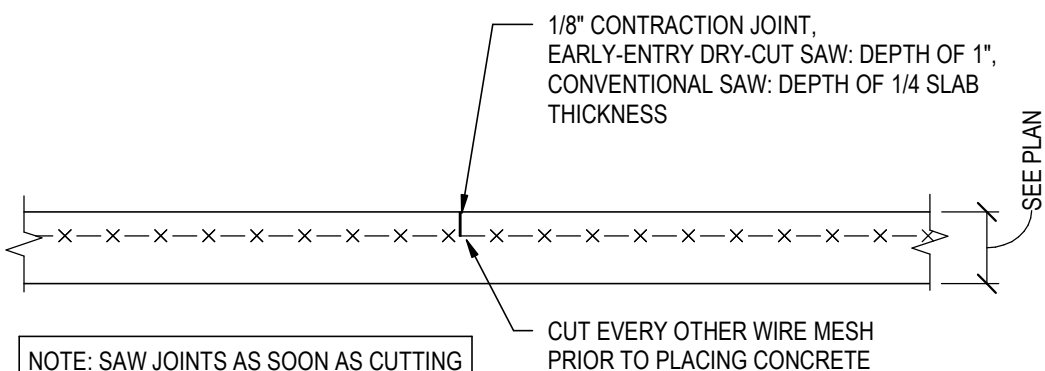
TYPICAL FOOTING/THICKENED SLAB
INTERSECTION DETAIL
NTS



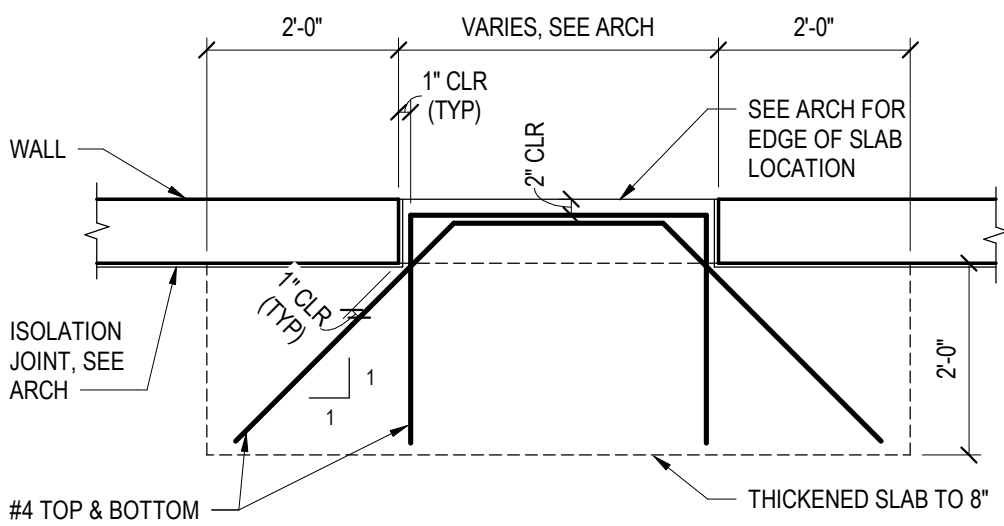
TYPICAL SLAB ON GRADE DEPRESSION ≤ 3"
3/4" = 1'-0"



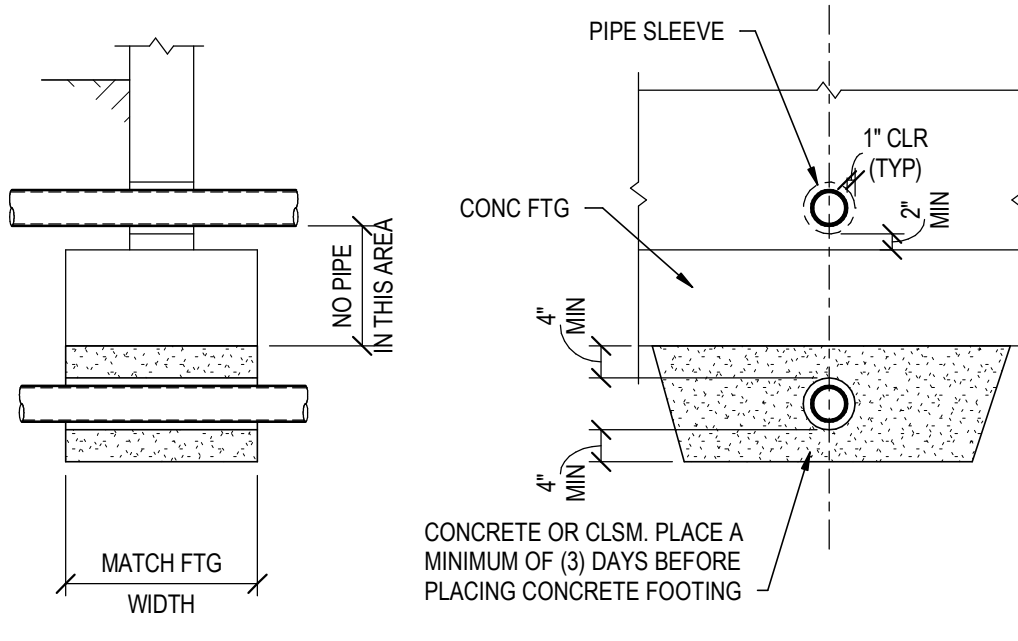
SLAB ON GRADE TYPICAL CONSTRUCTION JOINT
NTS



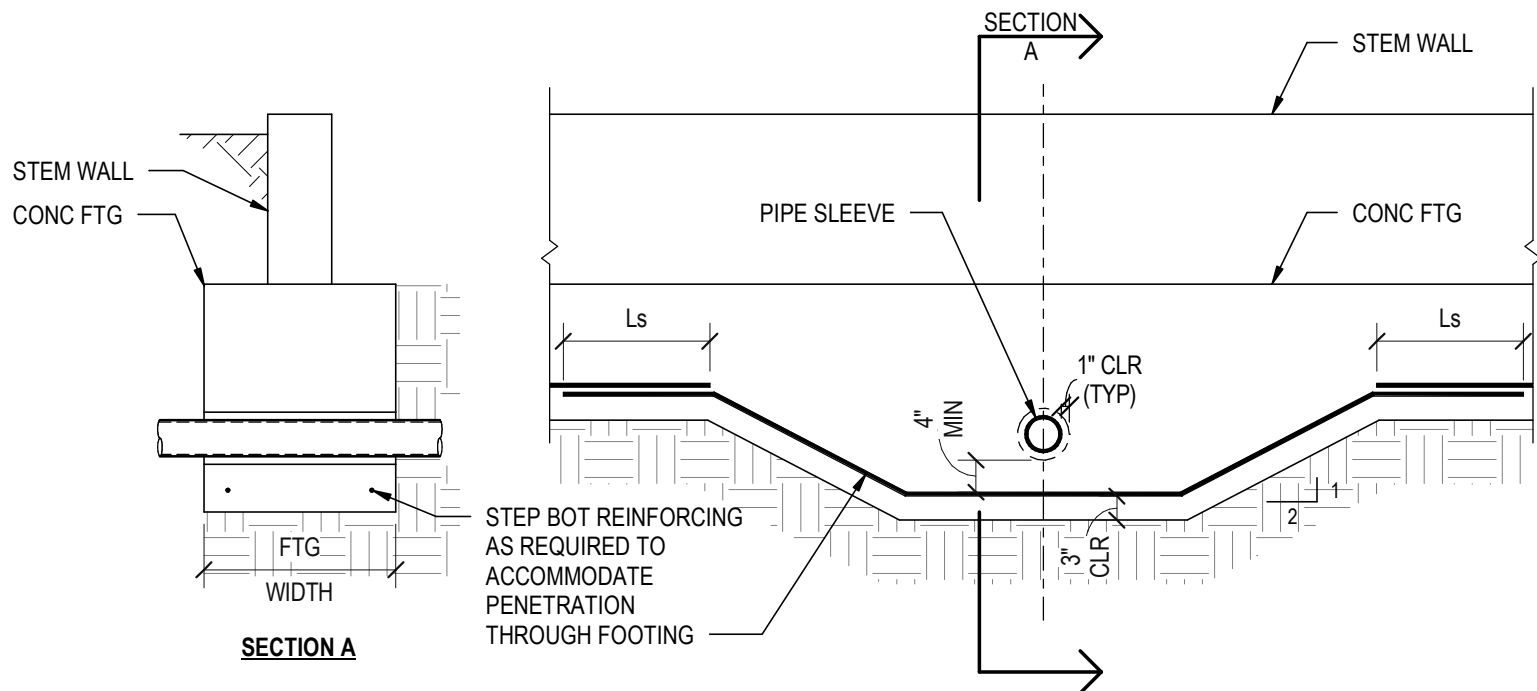
SLAB ON GRADE TYPICAL CONTRACTION JOINT
NTS



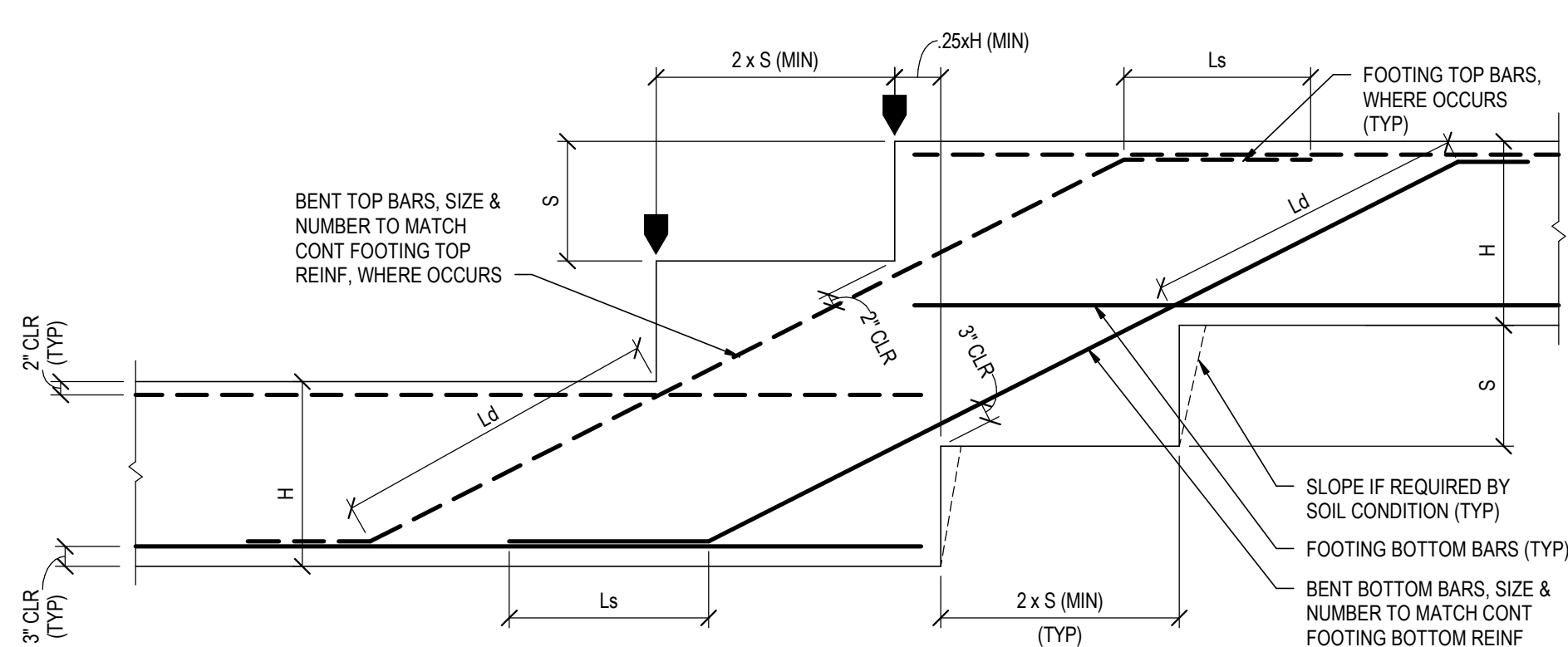
TYPICAL SLAB ON GRADE AT DOOR THRESHOLD
NTS



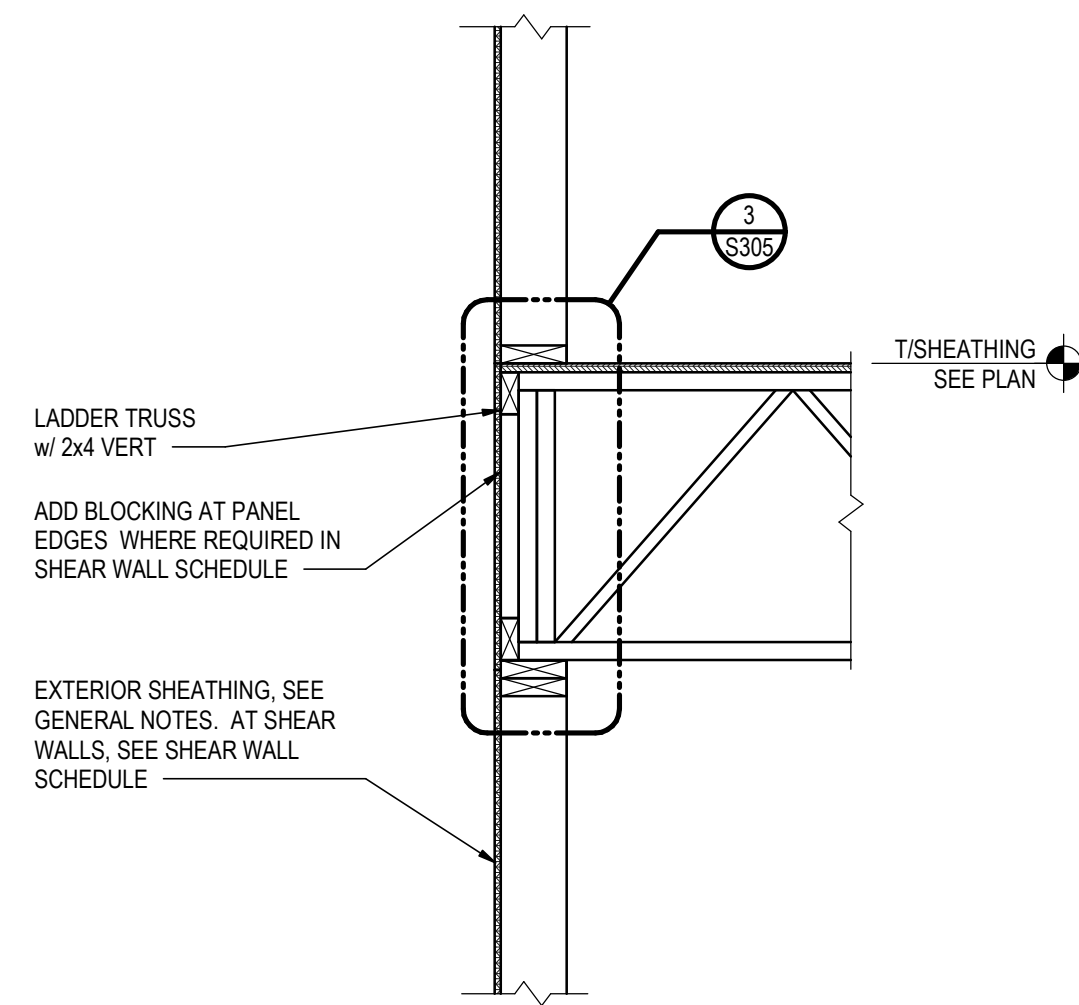
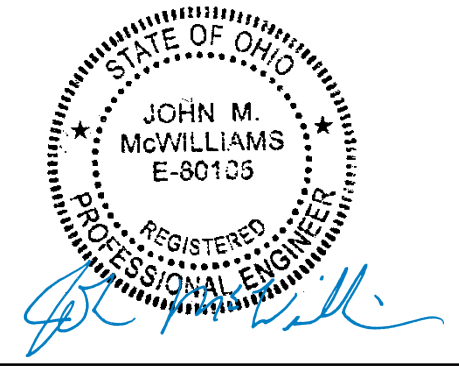
TYPICAL PIPE SLEEVE THROUGH STRIP FOOTING
1/2" = 1'-0"



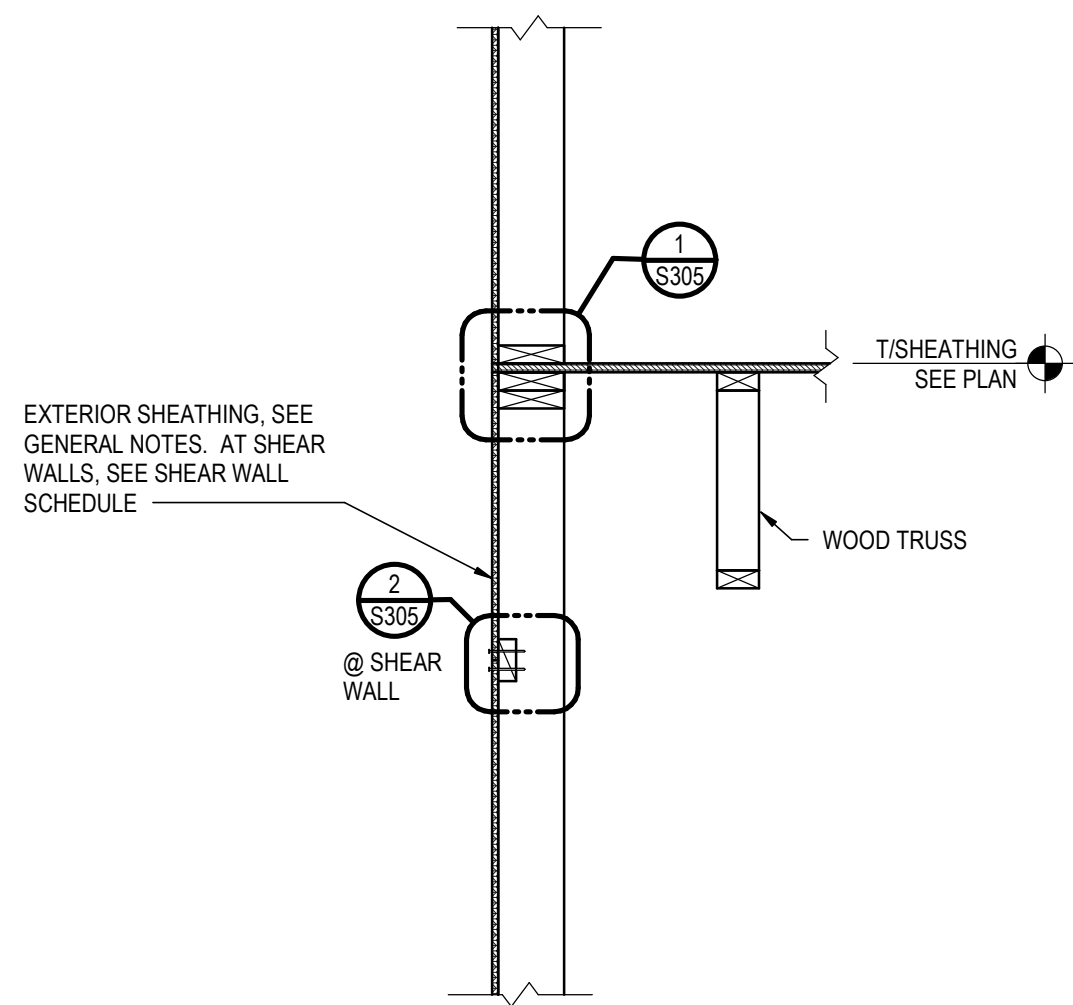
ALTERNATE PIPE SLEEVE
THROUGH STRIP FOOTING
1/2" = 1'-0"



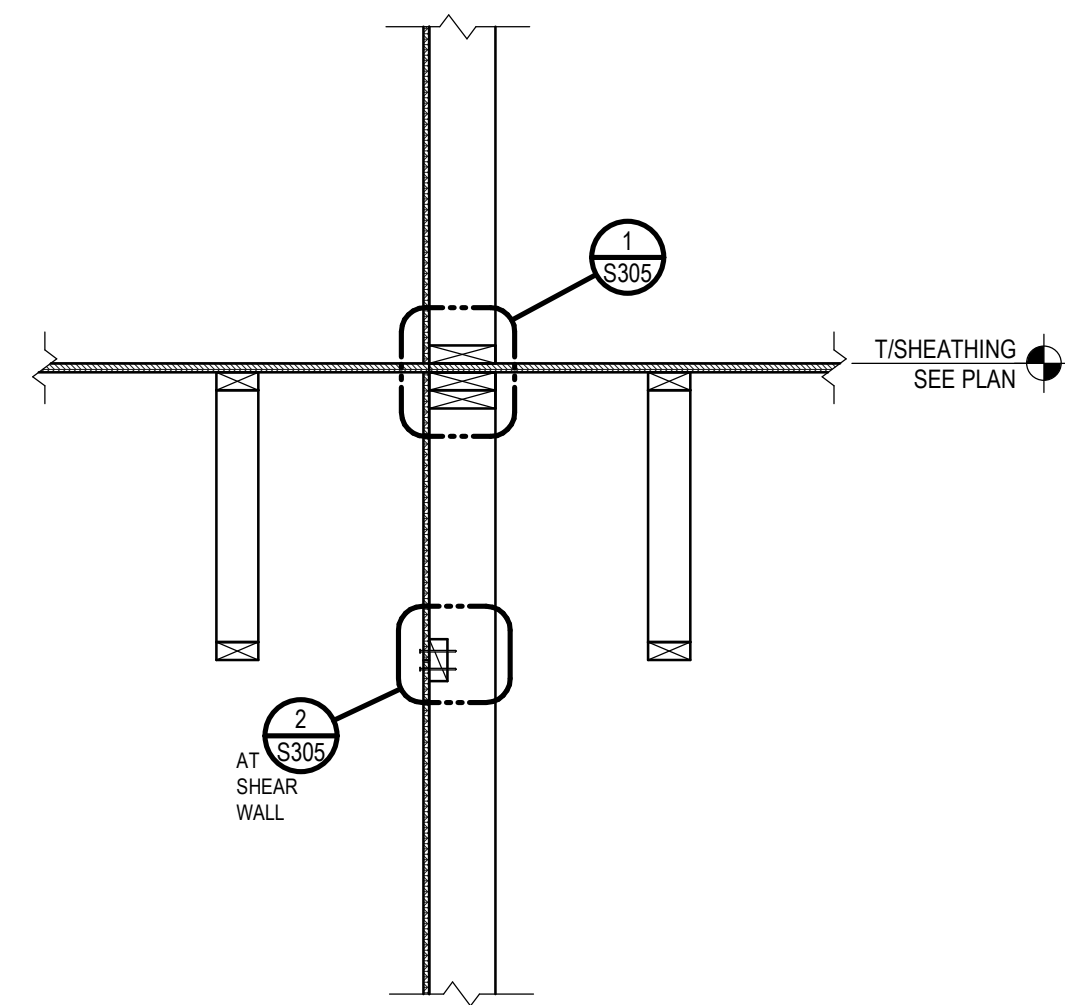
TYPICAL STEP IN FOOTING
1/2" = 1'-0"



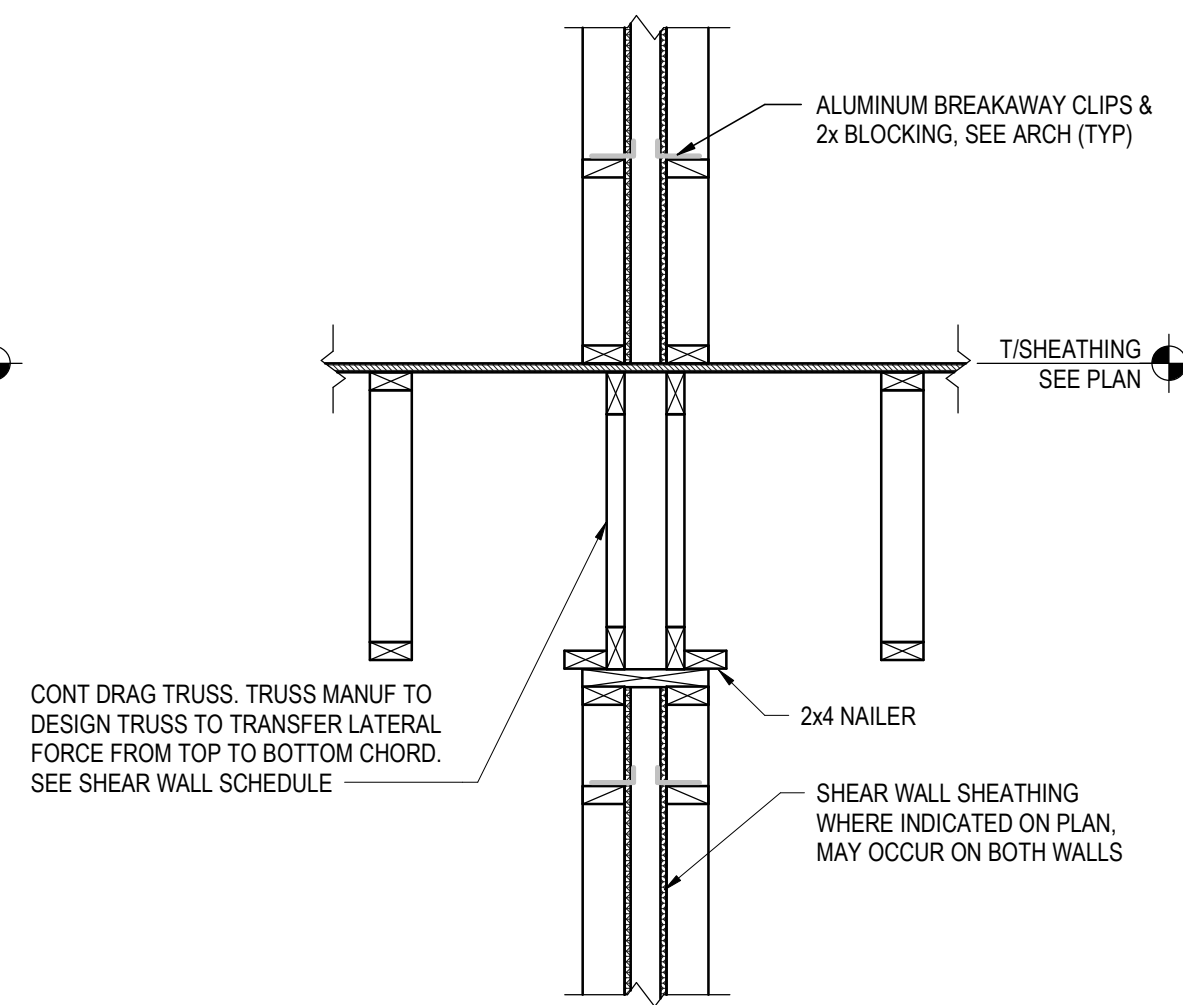
SECTION 1
3/4" = 1'-0" S301



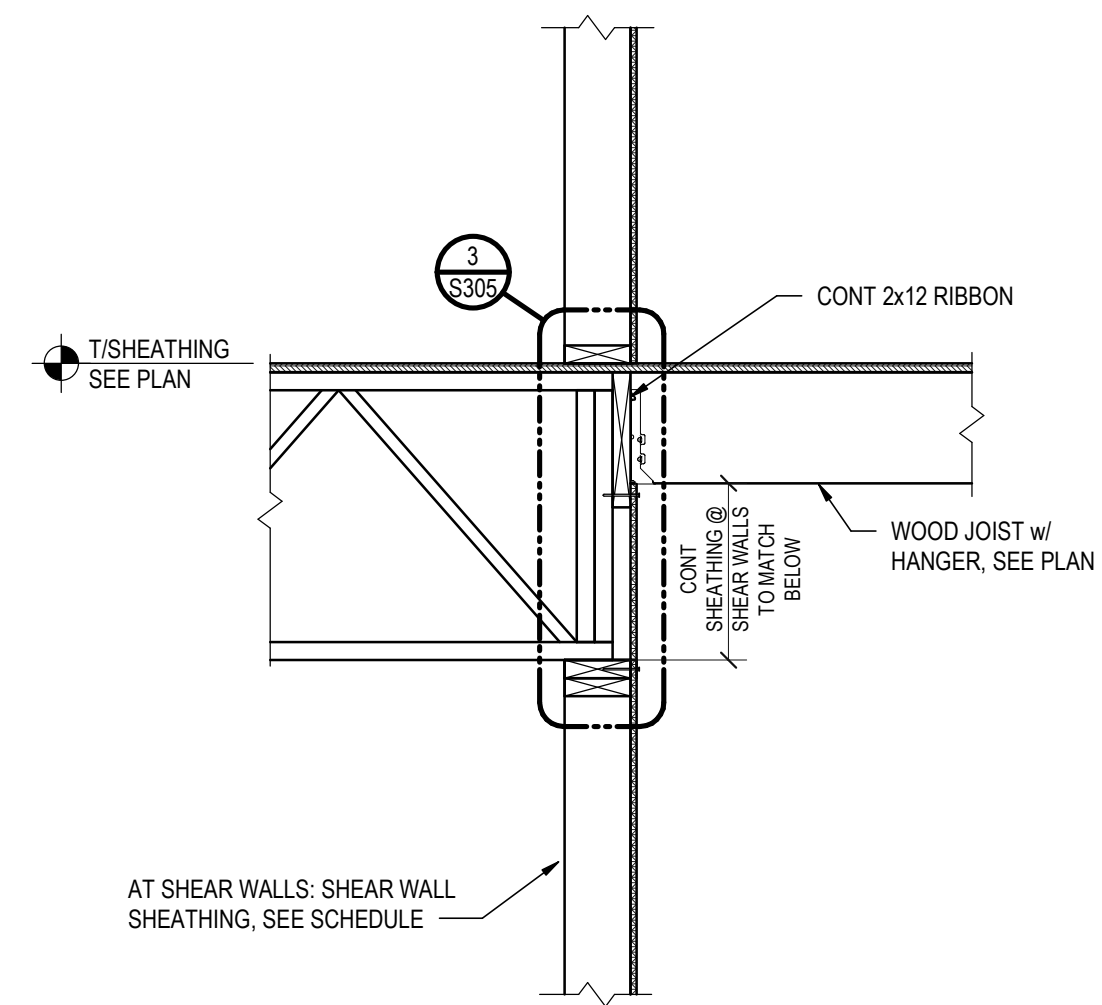
SECTION 2
3/4" = 1'-0" S301



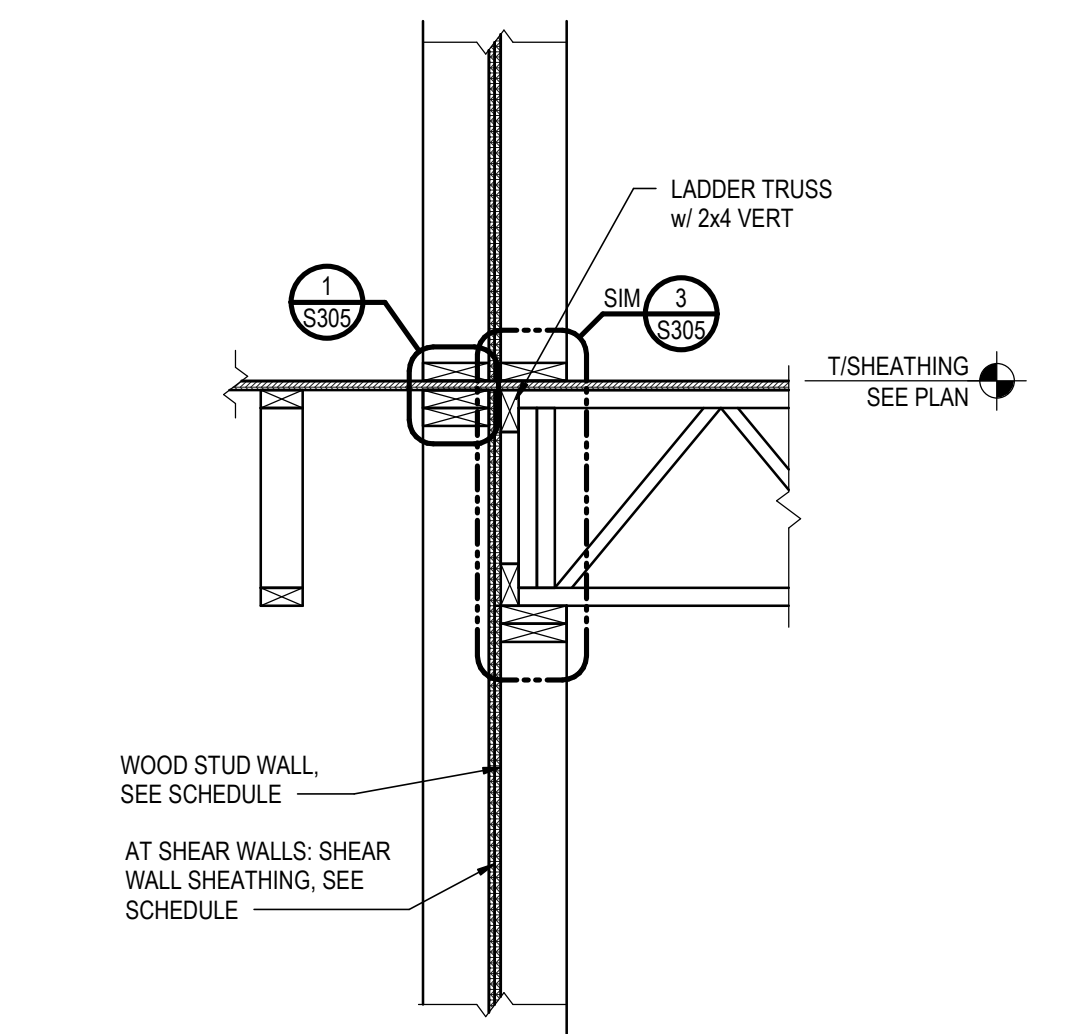
SECTION 3
3/4" = 1'-0" S301



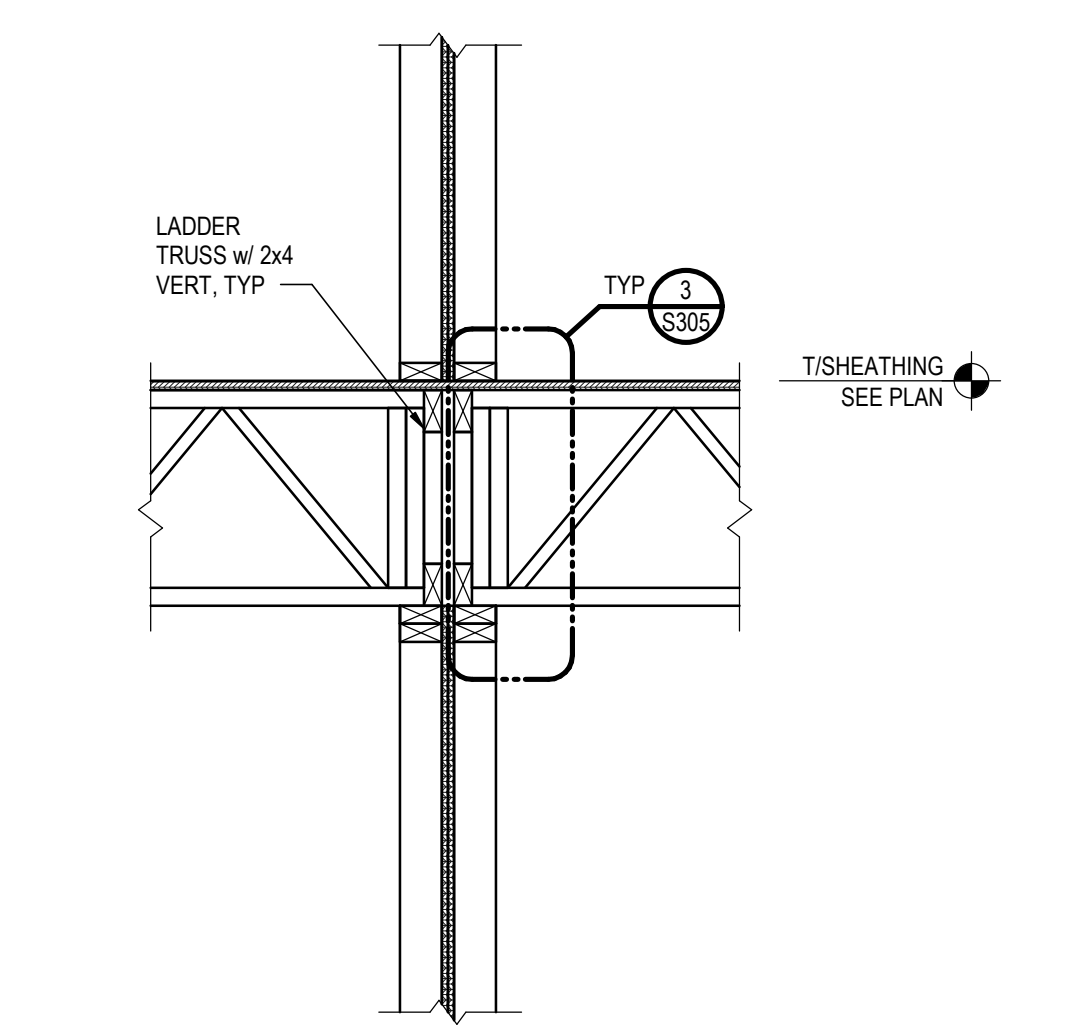
SECTION 4
3/4" = 1'-0" S301



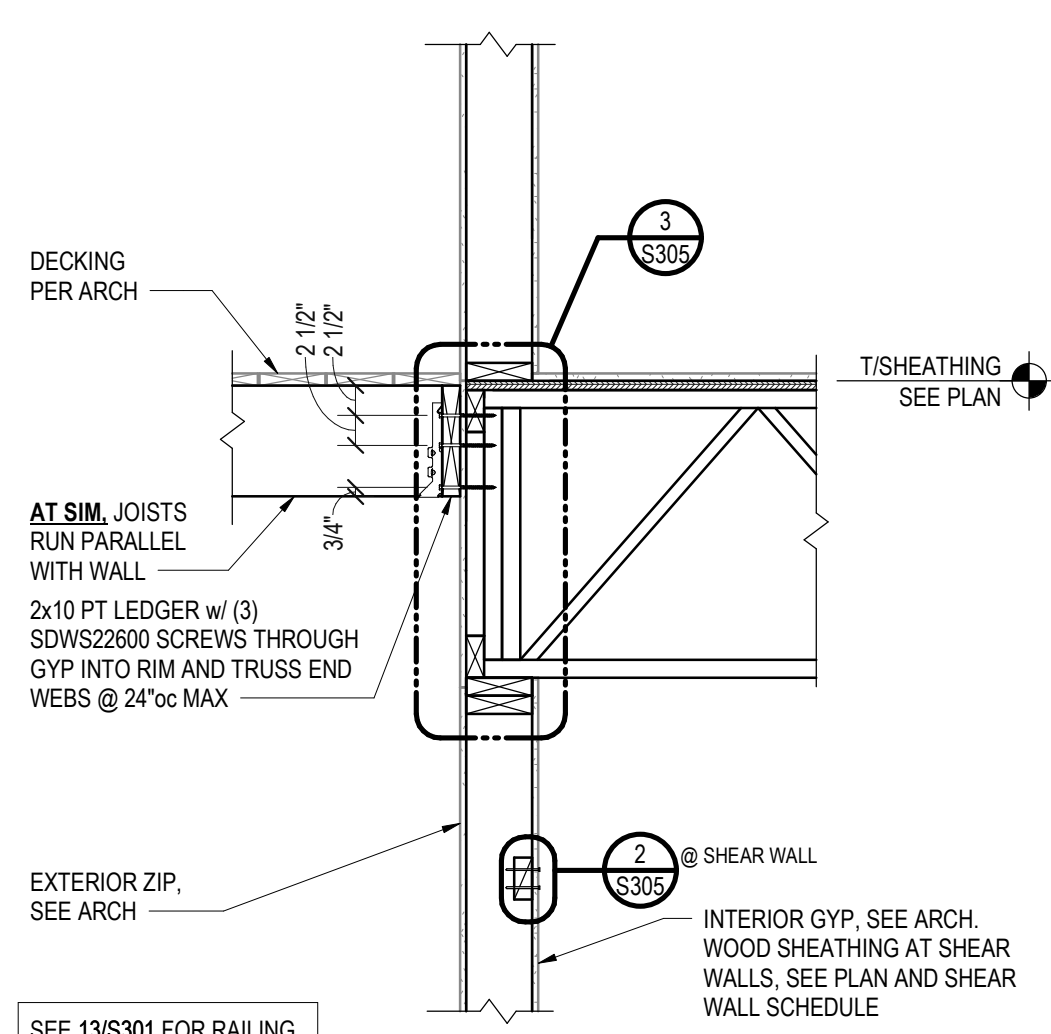
SECTION 5
3/4" = 1'-0" S301



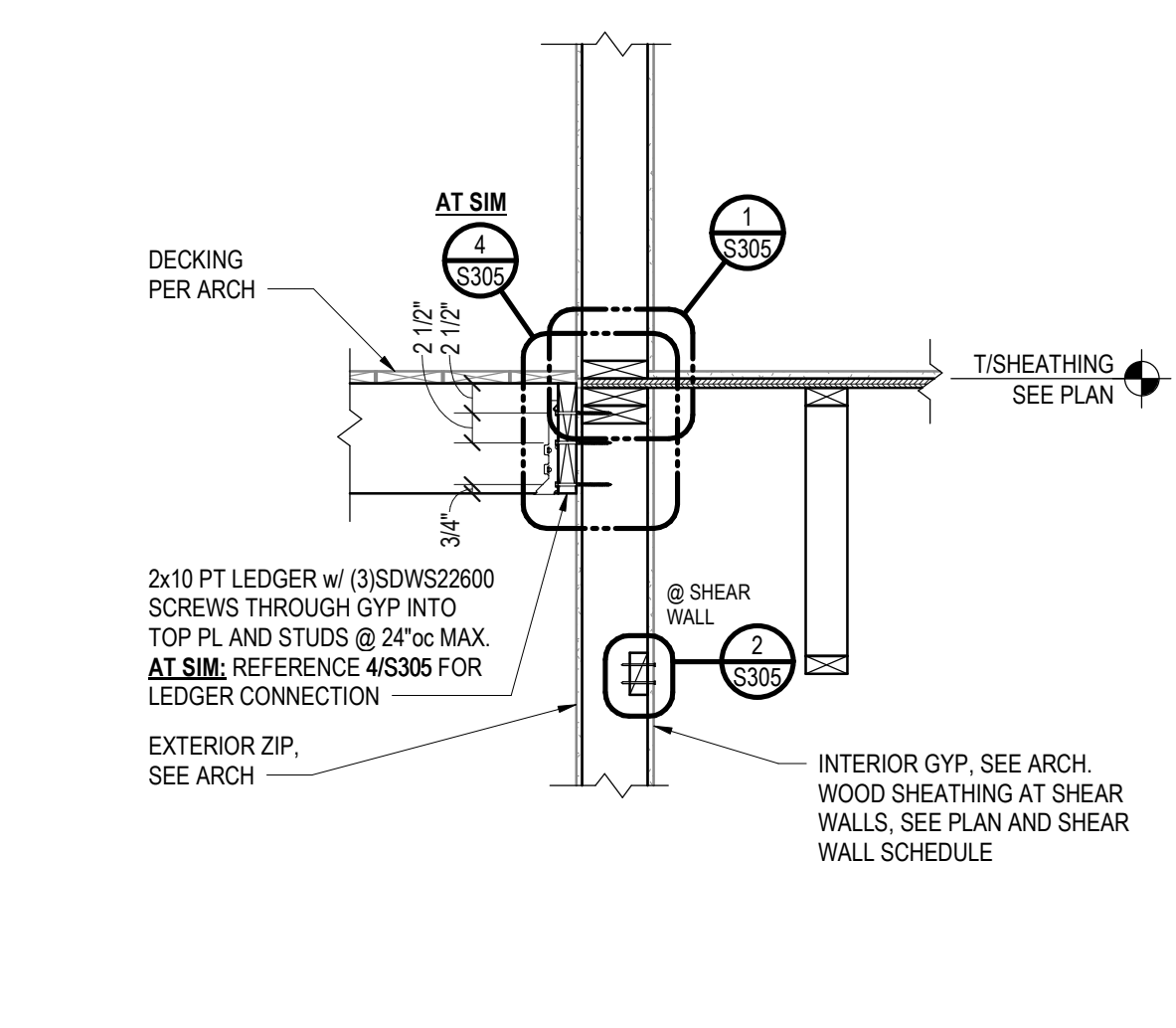
SECTION 6
3/4" = 1'-0" S301



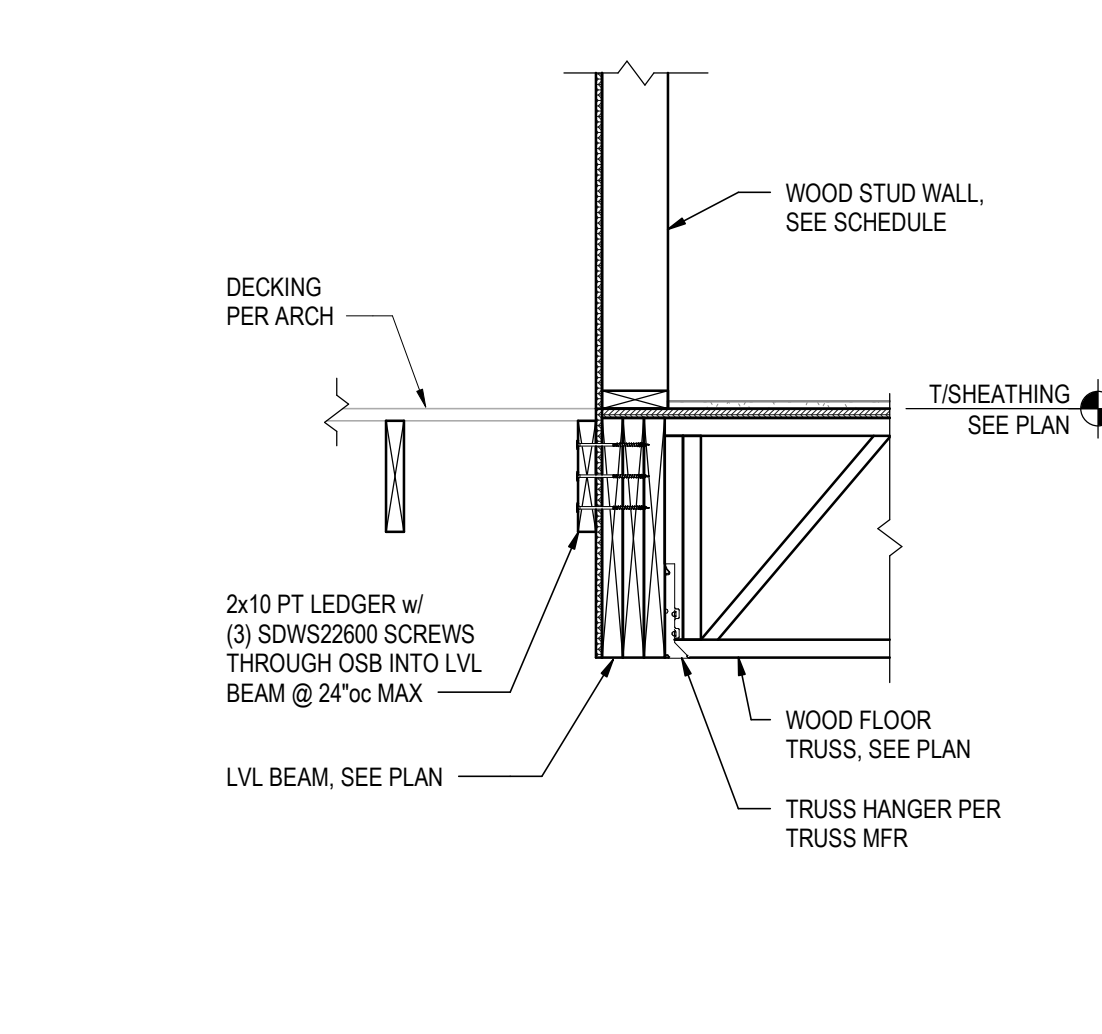
SECTION 7
3/4" = 1'-0" S301



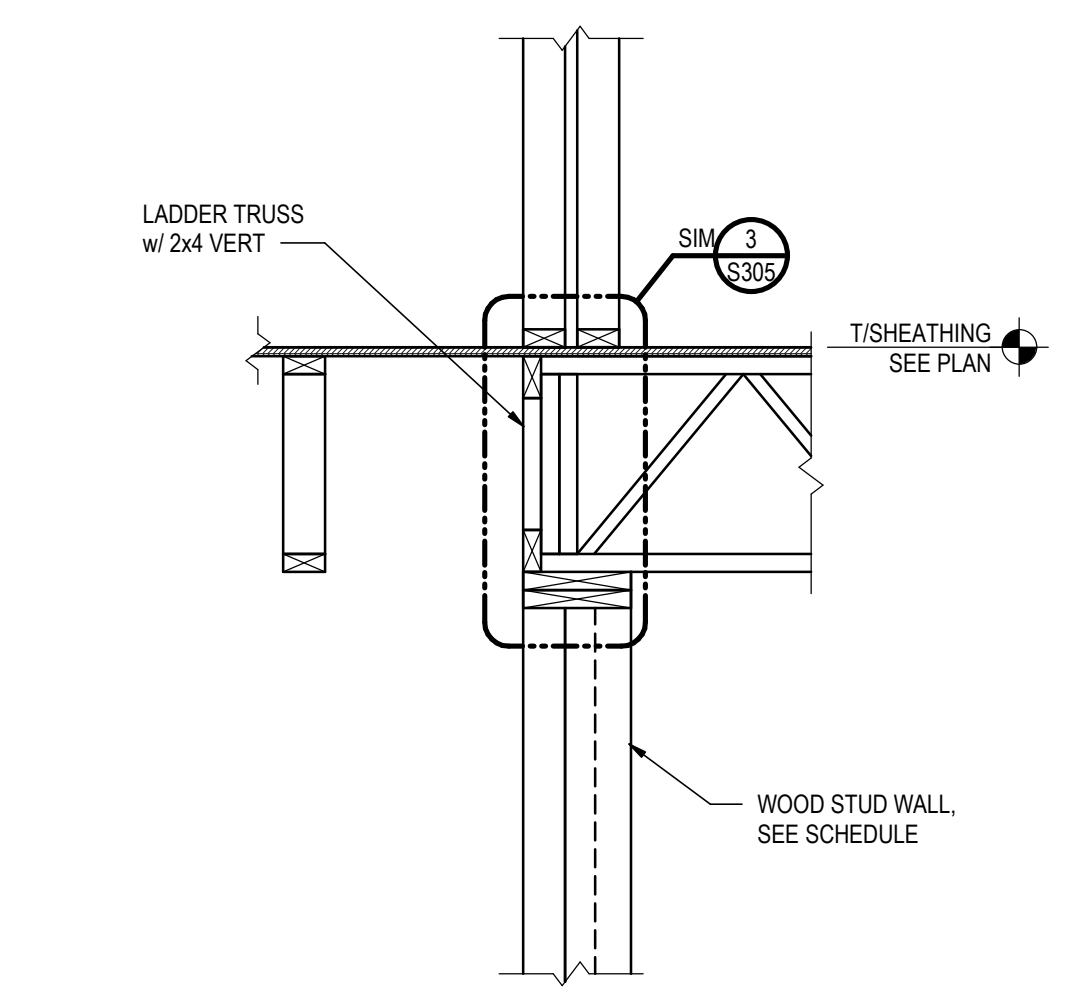
SECTION 8
3/4" = 1'-0" S301



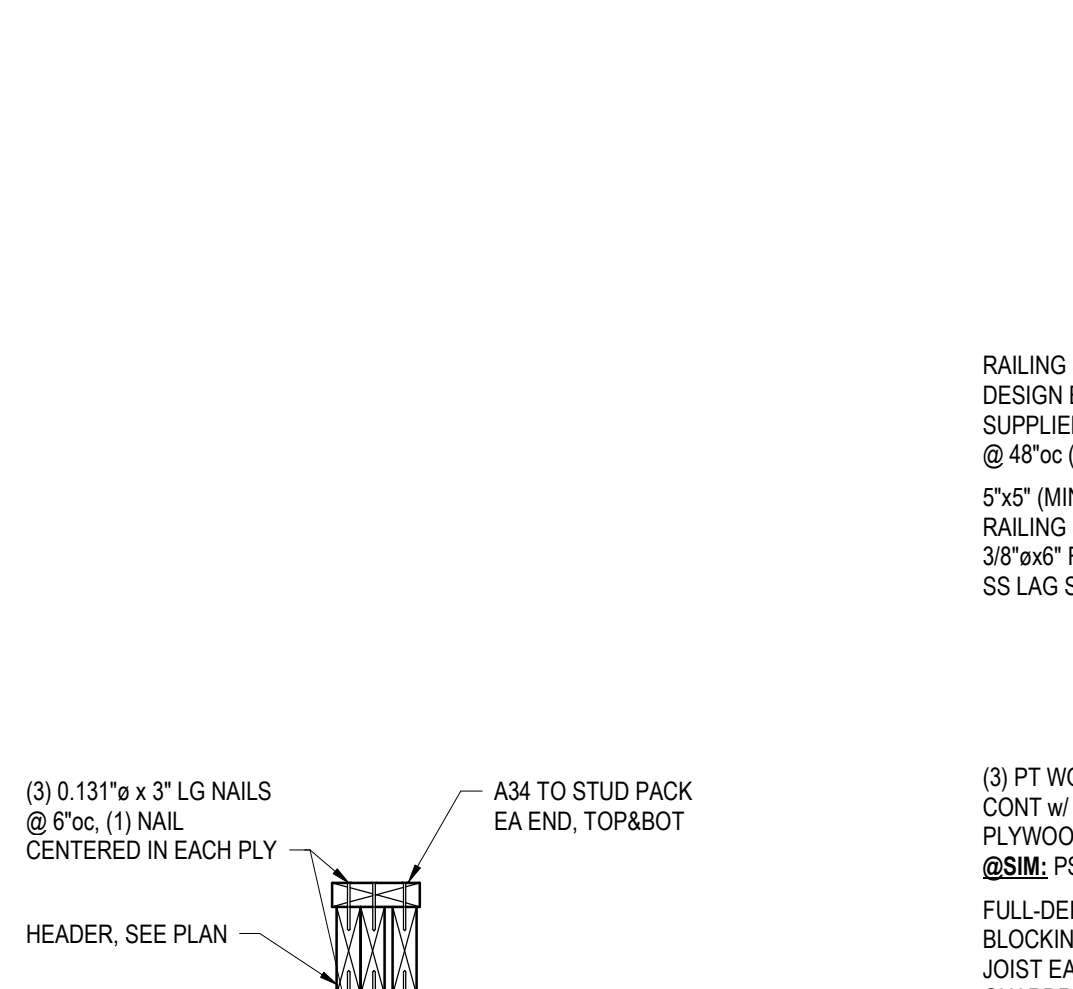
SECTION 9
3/4" = 1'-0" S301



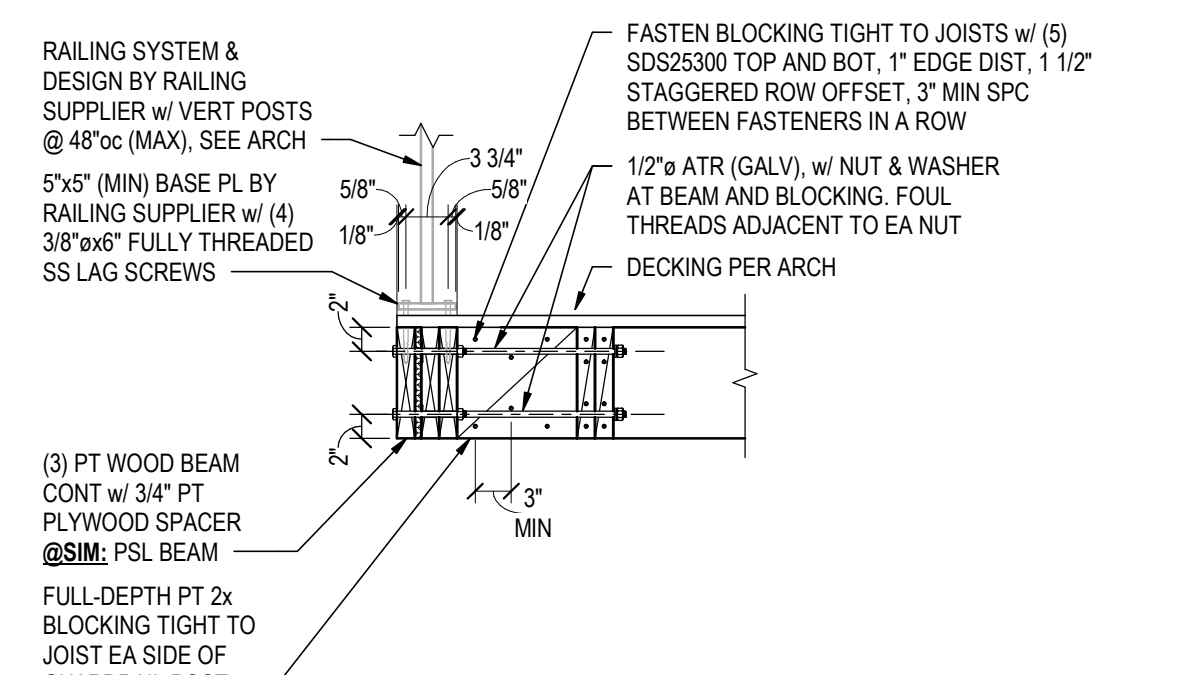
SECTION 10
3/4" = 1'-0" S301



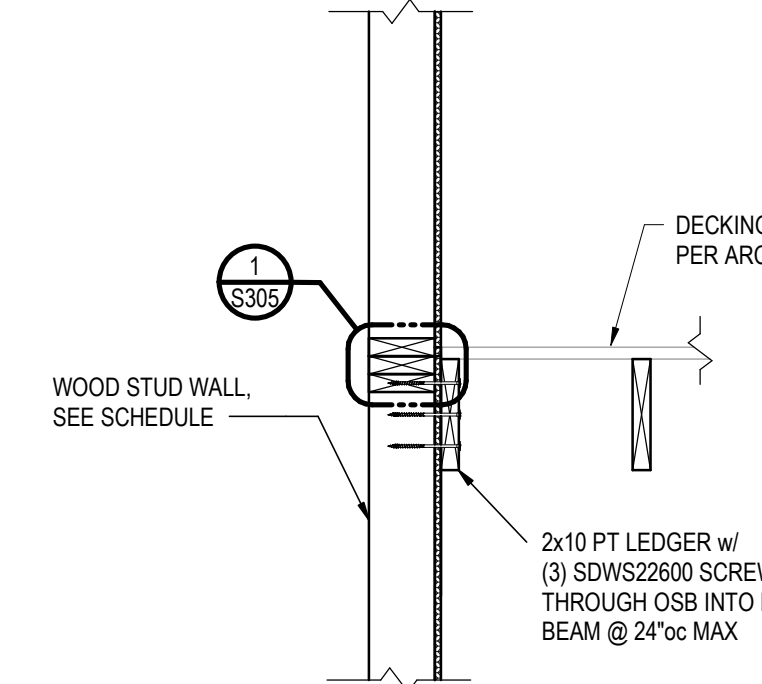
SECTION 11
3/4" = 1'-0" S301



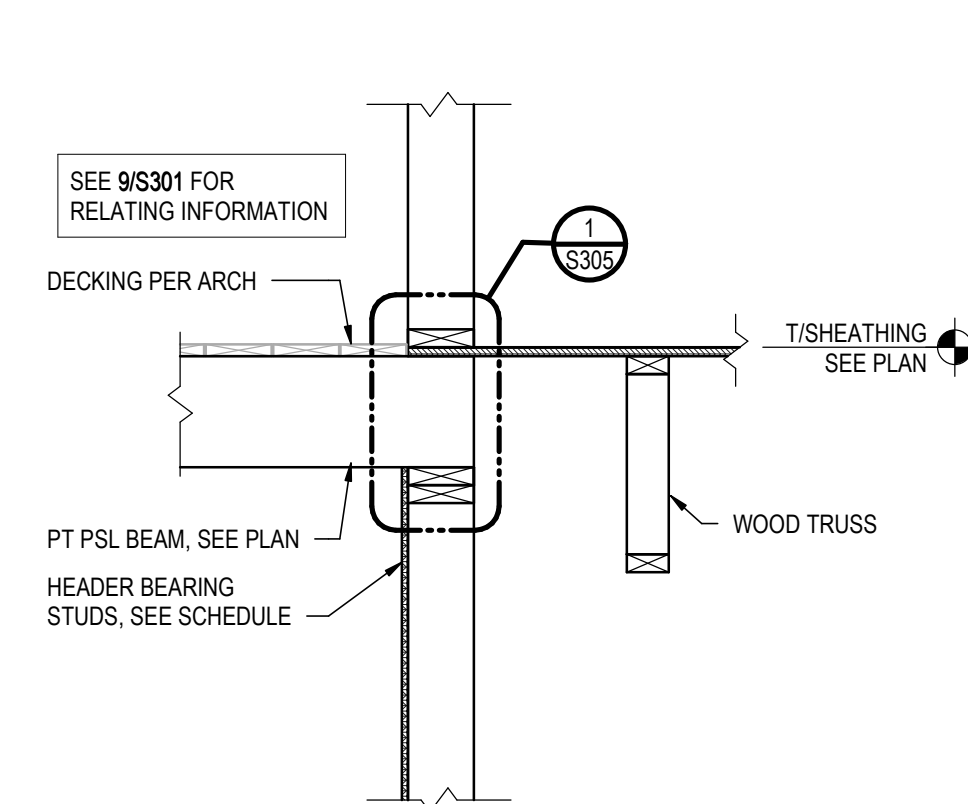
SECTION 12
NTS S301



TYPICAL BEAM RESTRAINT DETAIL AT GUARDRAIL
3/4" = 1'-0" S301



SECTION 14
3/4" = 1'-0" S301



SECTION 15
3/4" = 1'-0" S301

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PROJECT #: 26104 V17

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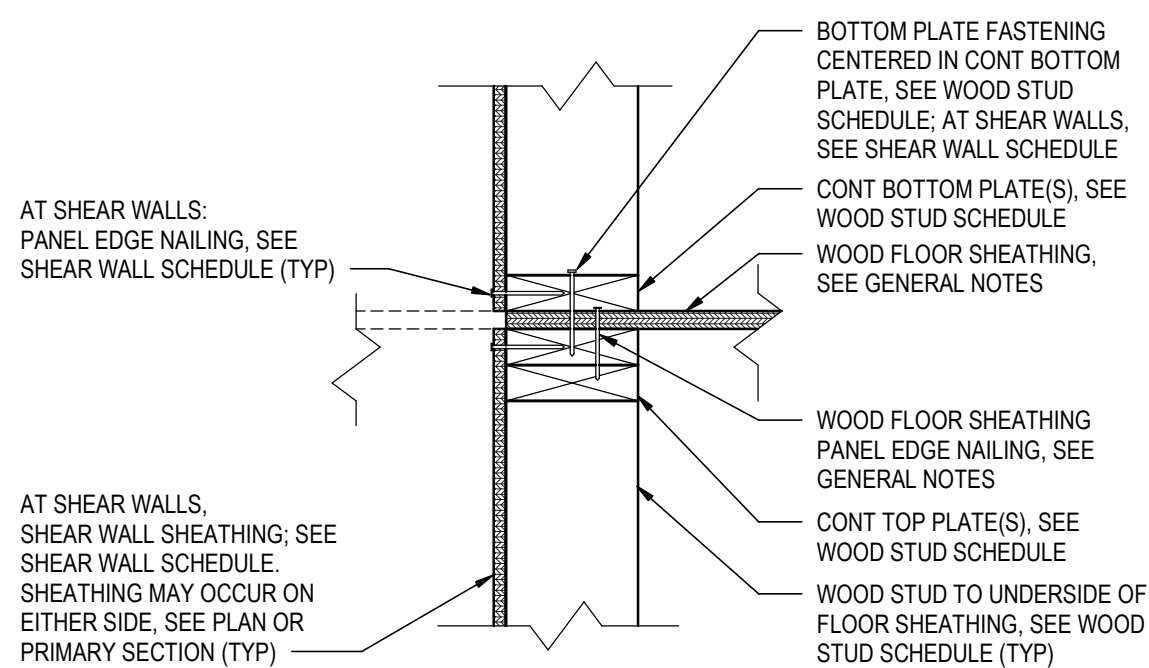
PROJECT DATE: 07/29/2026

S301
FLOOR FRAMING
DETAILS

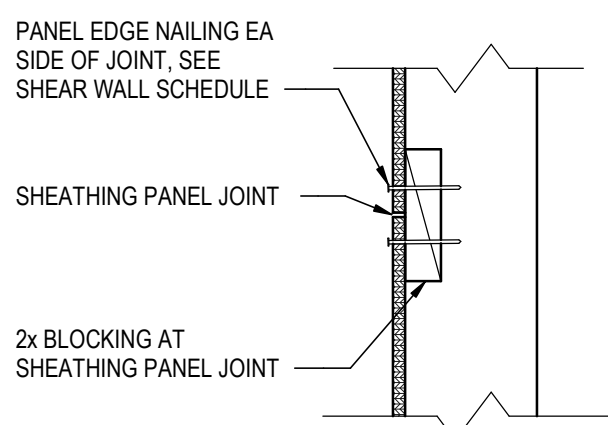
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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

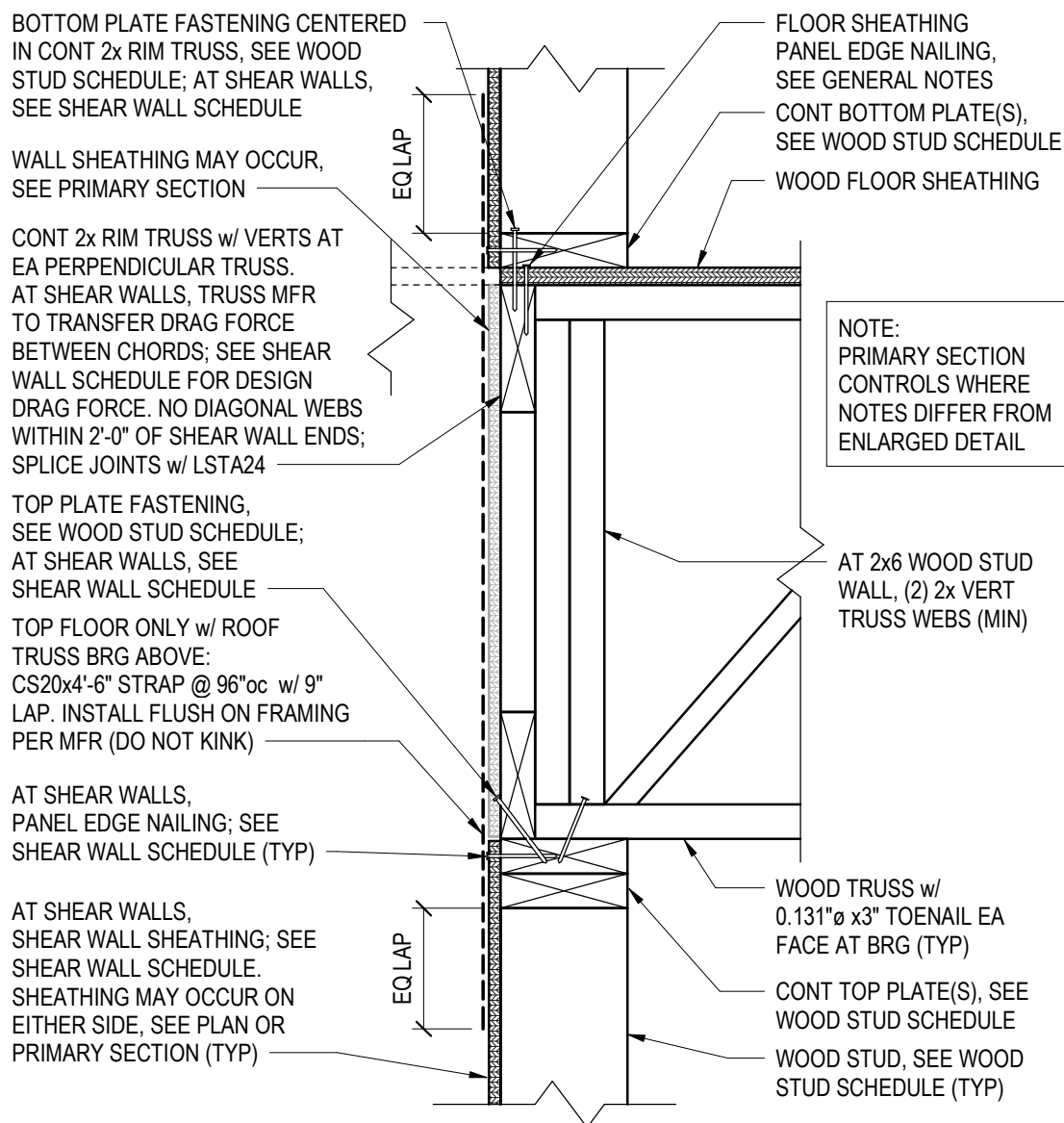
07/29/2026 PERMIT SET



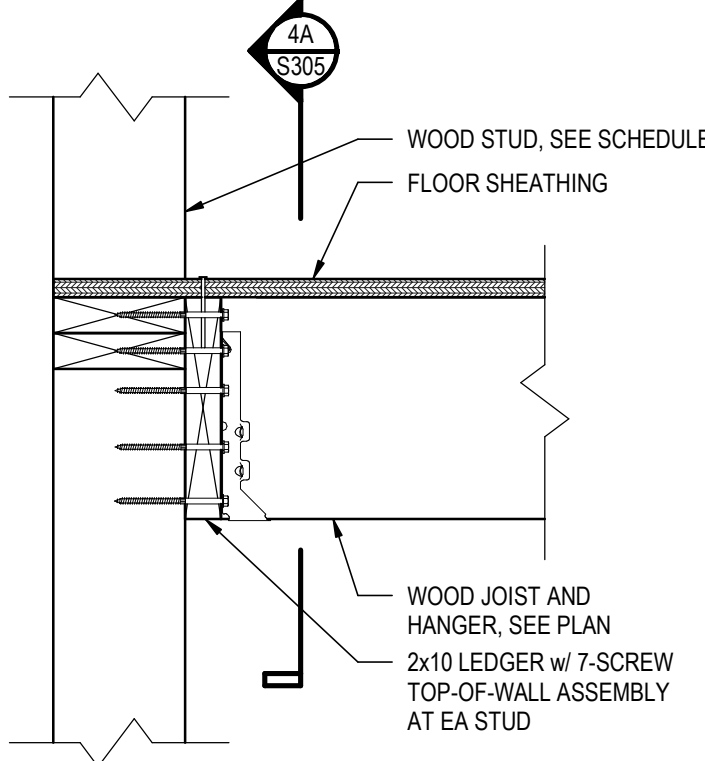
DETAIL 1
1 1/2" = 1'-0"



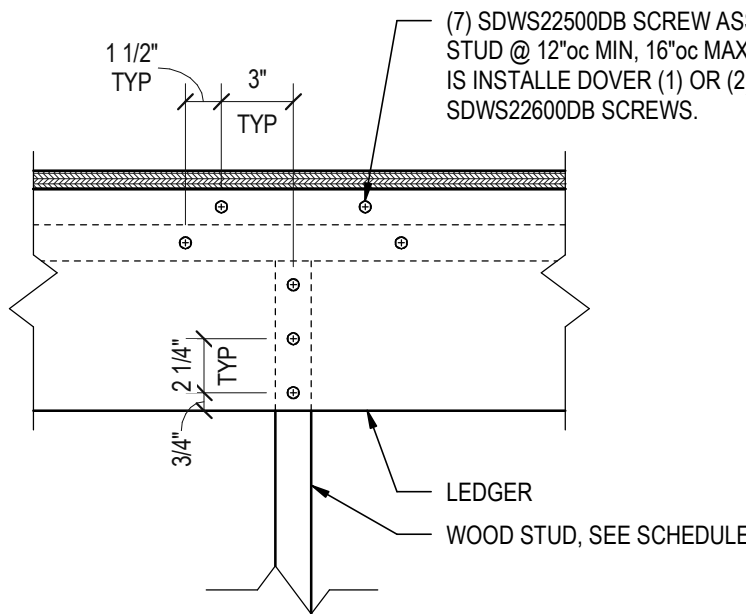
DETAIL 2
1 1/2" = 1'-0"



DETAIL 3
1 1/2" = 1'-0"



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



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

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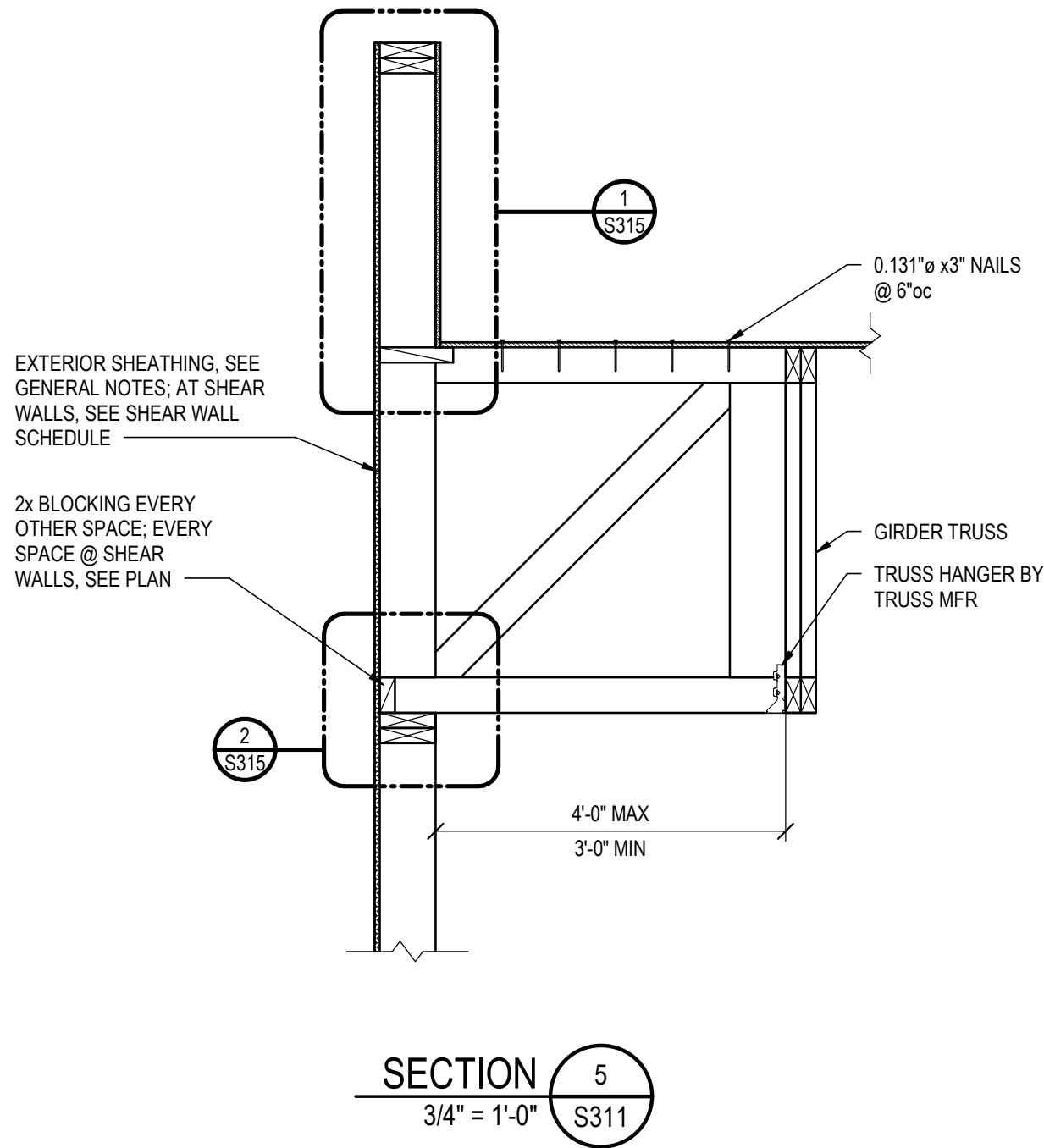
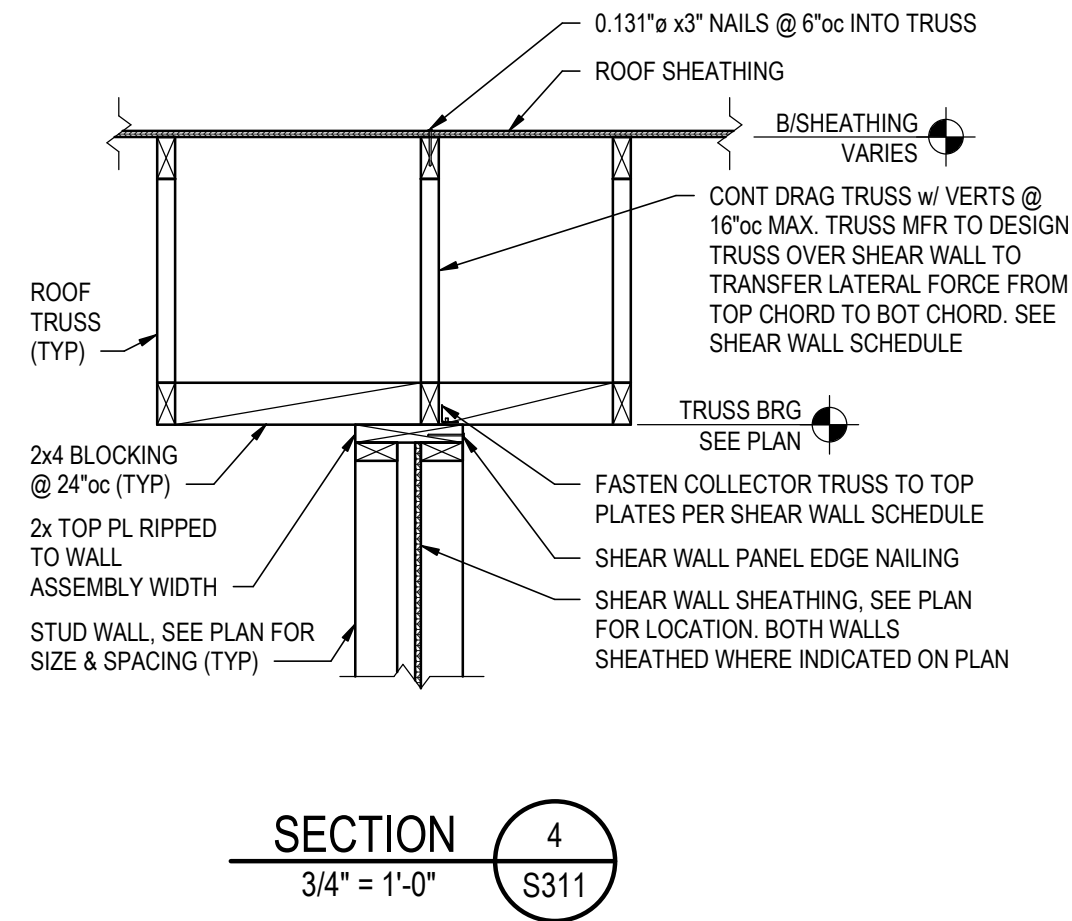
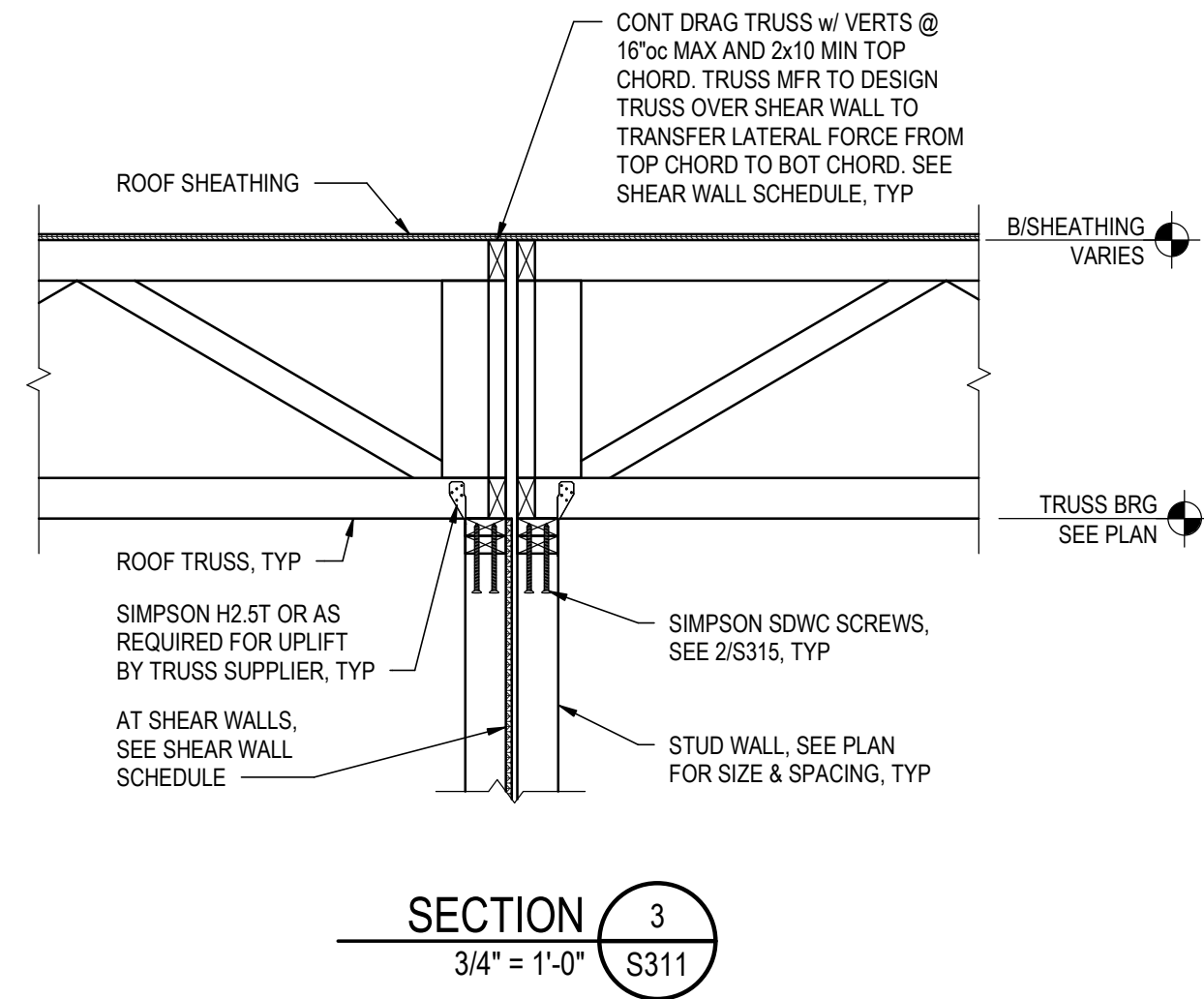
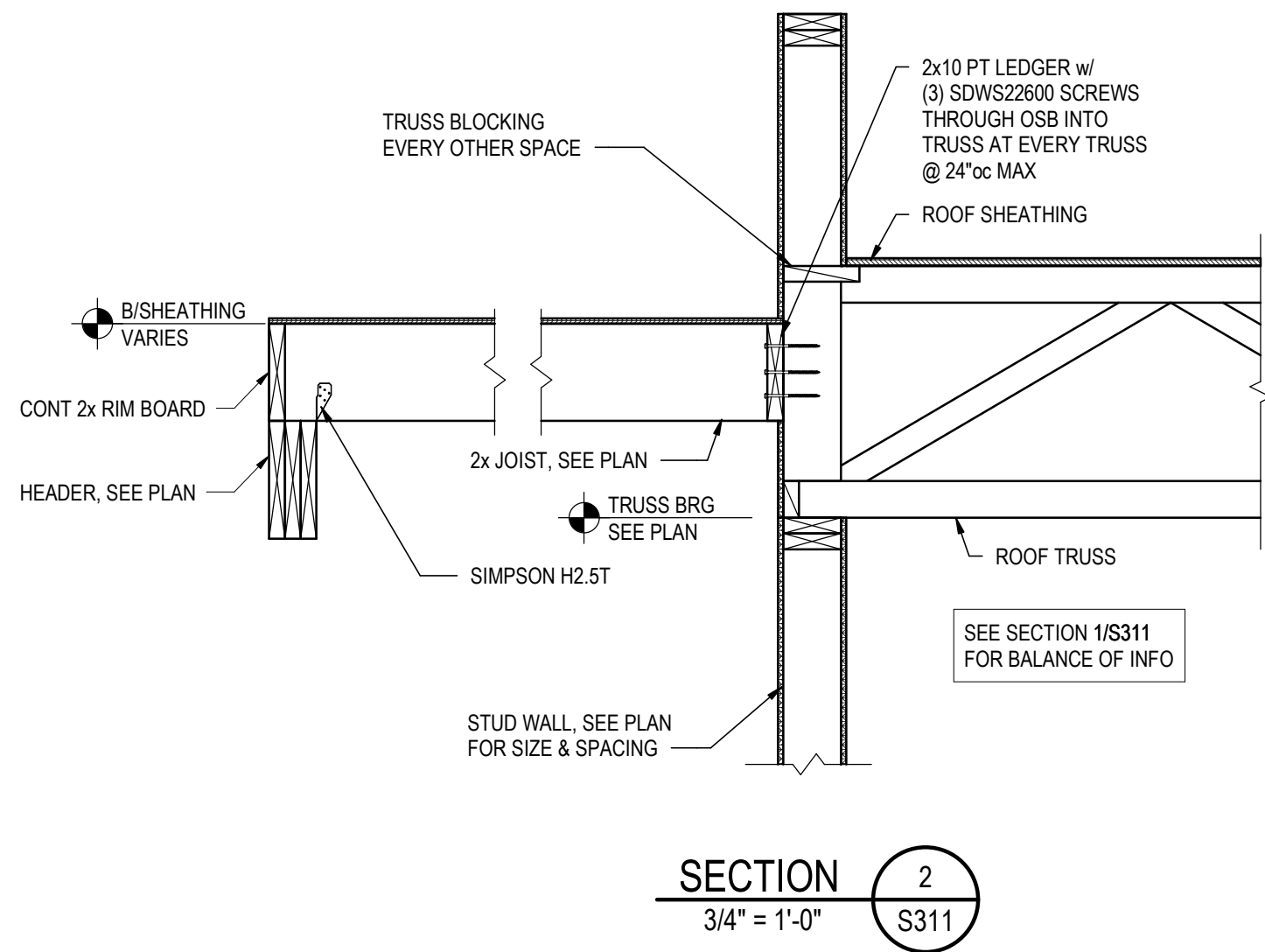
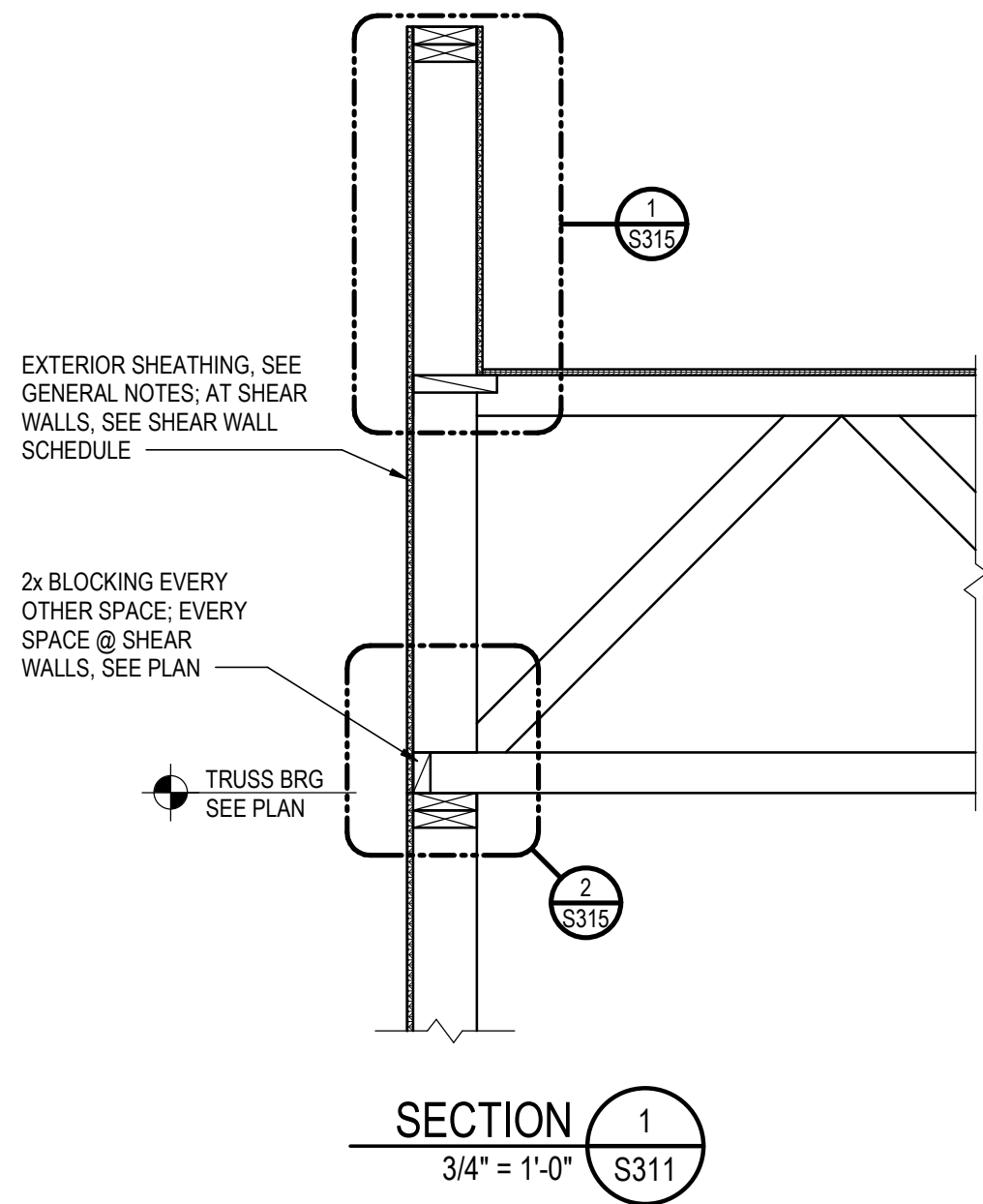
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S305
TYPICAL FLOOR
FRAMING DETAILS

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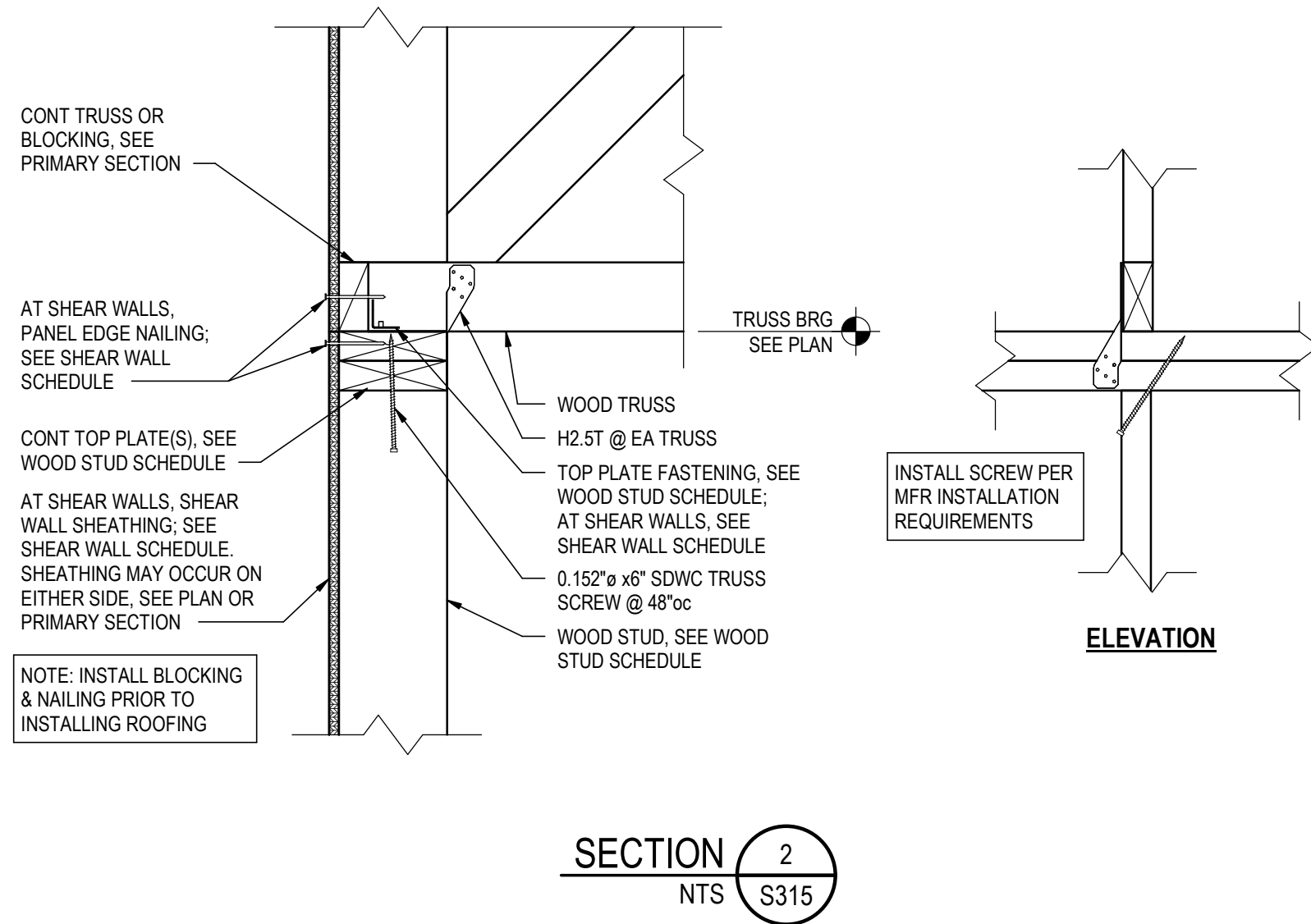
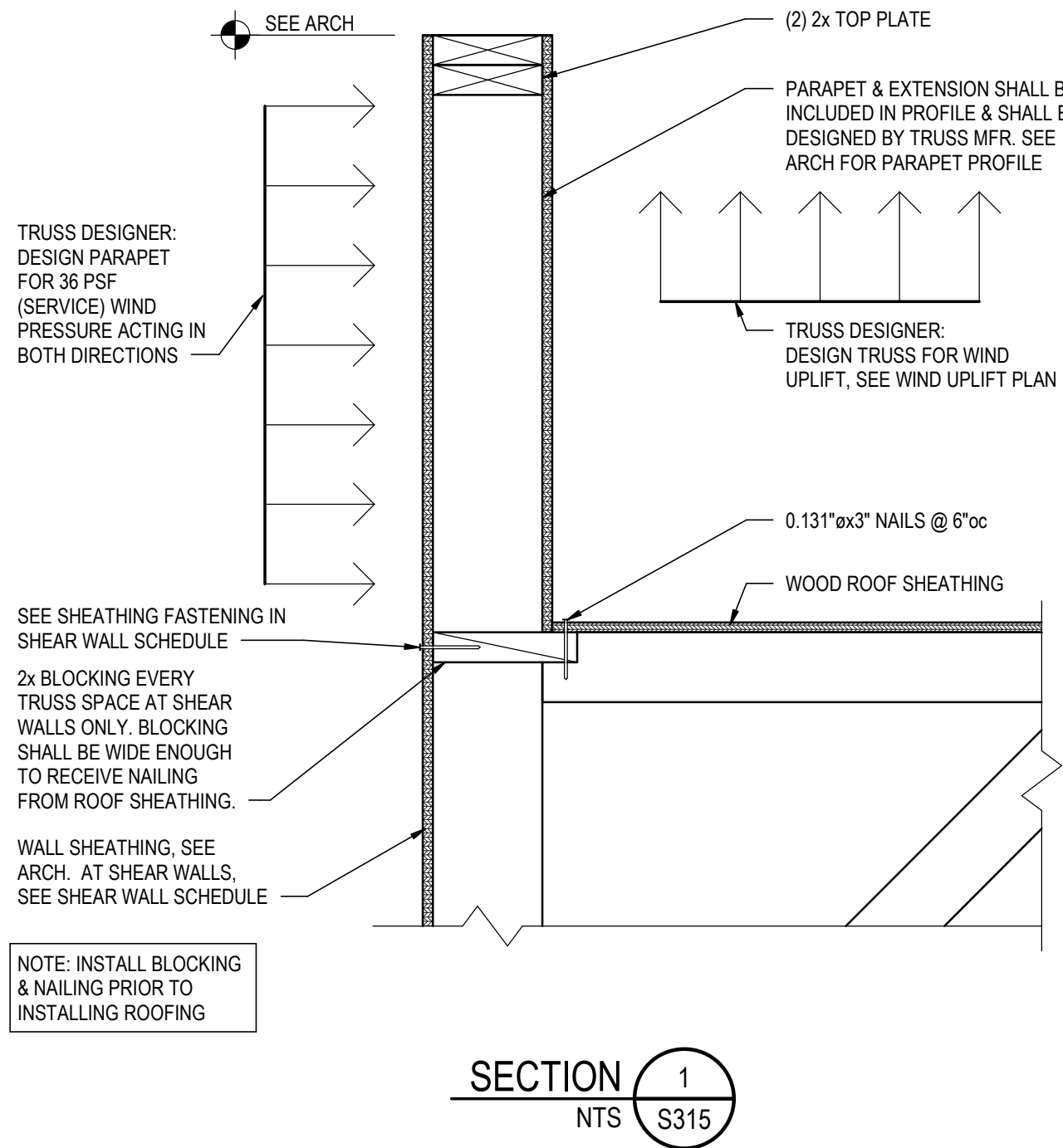
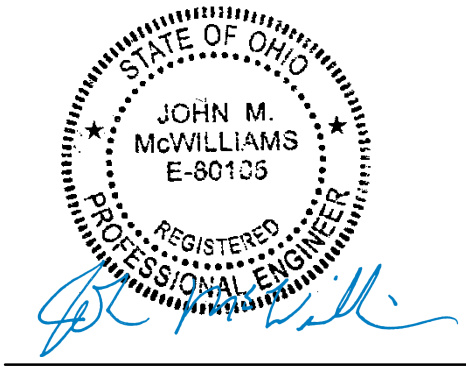
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S311
ROOF FRAMING
DETAILS

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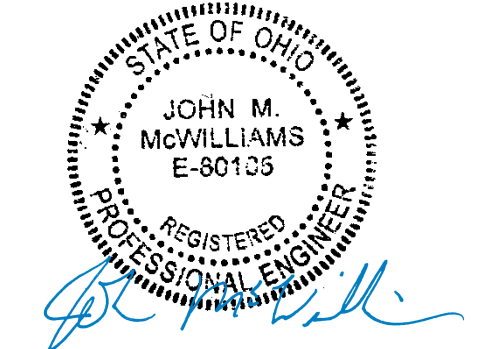
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S315
TYPICAL ROOF
FRAMING DETAILS

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OPENING WIDTH UP TO	HEADER END STUD SCHEDULE	
	EXTERIOR	INTERIOR
3'-3"	1	1
6'-3"	2	-
10'-0"	2	-

BRICK LINTEL SCHEDULE (SUPPORTING 8FT OR LESS OF BRICK)	
MAX CLEAR OPENING	LINTEL SIZE
4'-0"	L3 1/2x3 1/2x5/16
6'-0"	L5x3 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.

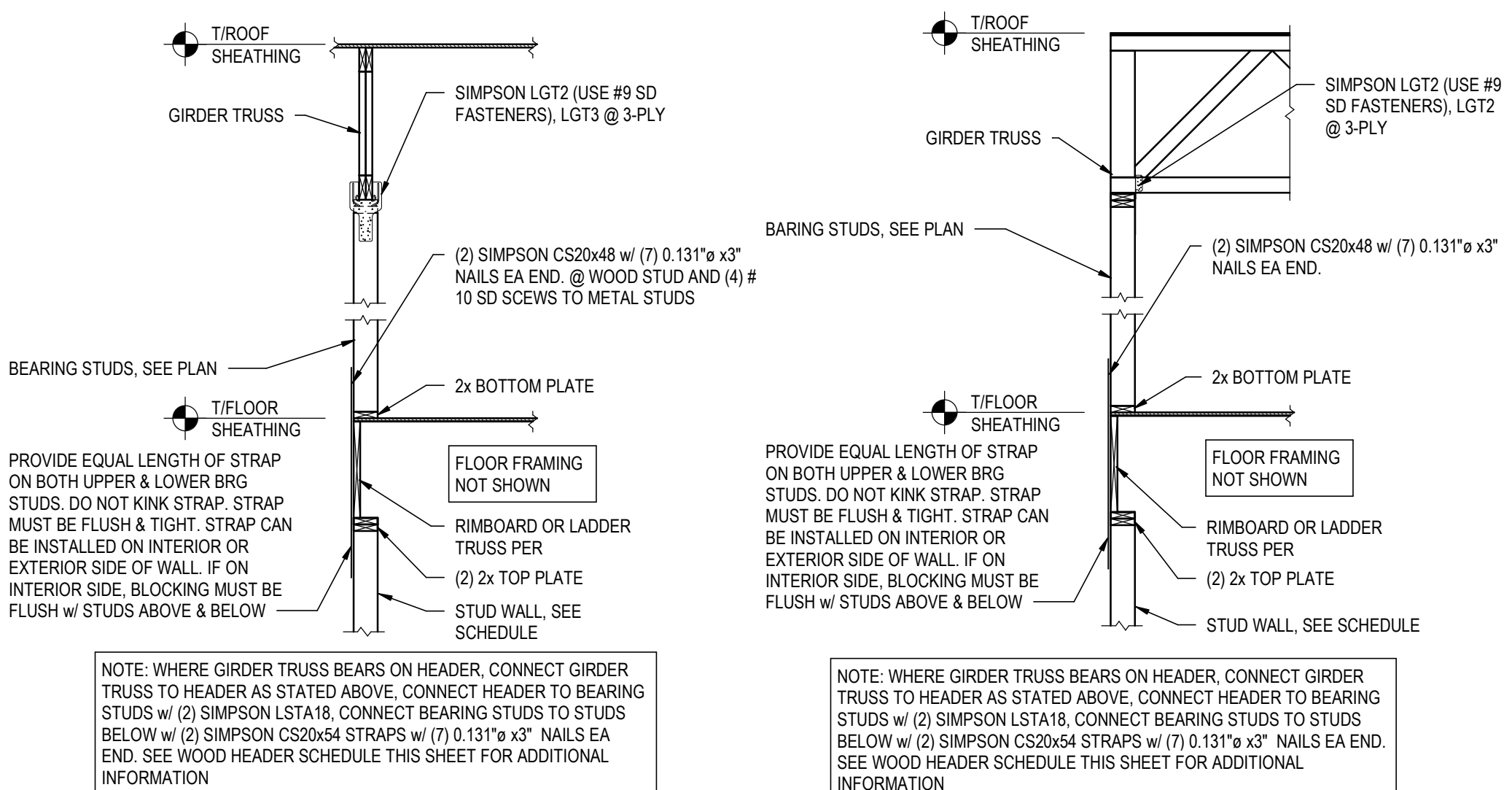
WOOD BEAM SCHEDULE		
MARK	BEAM SIZE	NOTES
B1	5 1/4x16 PSL PLUS	-

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

WOOD STUD SCHEDULE					
TYPE/LOCATION	EXTERIOR (FRAMING NOT BRG ON WALL) 1	EXTERIOR (FRAMING BRG ON WALL) 1	INTERIOR DEMISING, 2x4 (EACH SIDE @ DOUBLE WALLS)	INTERIOR DEMISING, 2x6 (EACH SIDE @ DOUBLE WALLS)	EXTERIOR (FRAMING BRG ON WALL) 1
3RD FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	(1) 2x6 @ 16"oc	-
2ND FLR	(1) 2x6 @ 16"oc	(1) 2x6 @ 16"oc	(1) 2x4 @ 16"oc	(1) 2x6 @ 16"oc	-
1ST FLR	(1) 2x6 @ 16"oc	(2) 2x6 @ 16"oc	(2) 2x4 @ 16"oc	(1) 2x6 @ 16"oc	(1) 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
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
WALL BASE ANCHORAGE TO CONCRETE SLAB 2	5/8"ø x 6" TITEN HD @ 48"oc	5/8"ø x 6" TITEN HD @ 48"oc	(2) PAF @ 24"oc	(2) PAF @ 24"oc	(2) PAF @ 24"oc

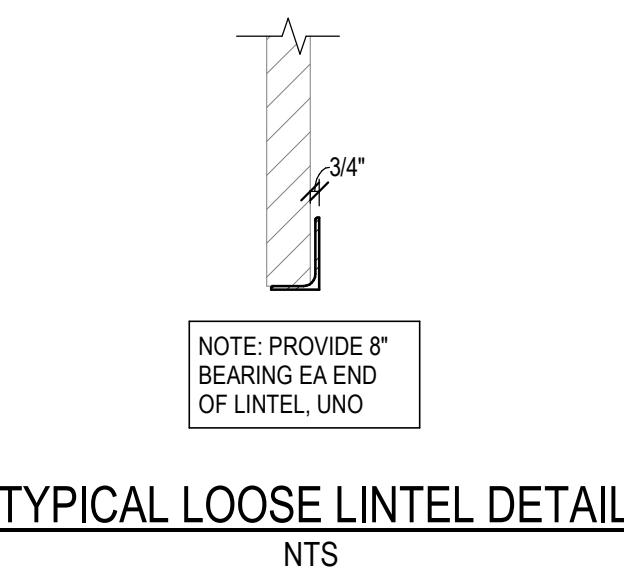
NOTES:
1. SEE REFERENCED SECTIONS ON PLAN FOR BOTTOM AND TOP PLATE FASTENING REQUIREMENTS.
2. AT SHEAR WALLS SEE SHEAR WALL SCHEDULE FOR REQUIREMENTS.
3. PROVIDE (1) 2x BOTTOM PLATE & (2) 2x TOP PLATES. PLATE MATERIAL SHALL MATCH STUD MATERIAL.
4. REFER TO ARCHITECTURAL FLOOR PLANS AND STRUCTURAL FRAMING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

WOOD HEADER SCHEDULE						
MARK	HEADER SIZE	BRG STUDS, EACH END				NOTES
		BRG STUD SIZE	1ST FLR	2ND FLR	3RD FLR	
2x HEADER (1-10)						
H1	(2) 2x6	2x6	1	1	1	LSTA9 EA FACE, EA END @ ROOF ONLY
H2	(2) 2x6	2x6	2	2	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H3	(2) 2x8	2x6	2	2	1	LSTA9 EA FACE, EA END @ ROOF ONLY
H4	(2) 2x10	2x6	3	2	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H5	(2) 2x12	2x6	3	2	-	
H6	(3) 2x8	2x6	3	-	-	
LVL HEADER (11-20)						
H11	(2) 1 3/4"x7 1/4" LVL	2x6	3	2	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H12	(2) 1 3/4"x9 1/4" LVL	2x6	-	-	2	LSTA9 EA FACE, EA END @ ROOF ONLY
H13	(2) 1 3/4"x11 1/4" LVL	2x6	4	3	-	
H14	(2) 1 3/4"x14" LVL	2x6	4	-	-	
H15	(3) 1 3/4"x20" LVL	2x6	4	-	-	
H16	(3) 1 3/4"x7 1/4" LVL	2x6	4	-	2	LSTA9 EA FACE, EA END @ ROOF ONLY
PT HEADER (31-40)						
H31	(3) 2x10 PT	2x6	1	1	1	

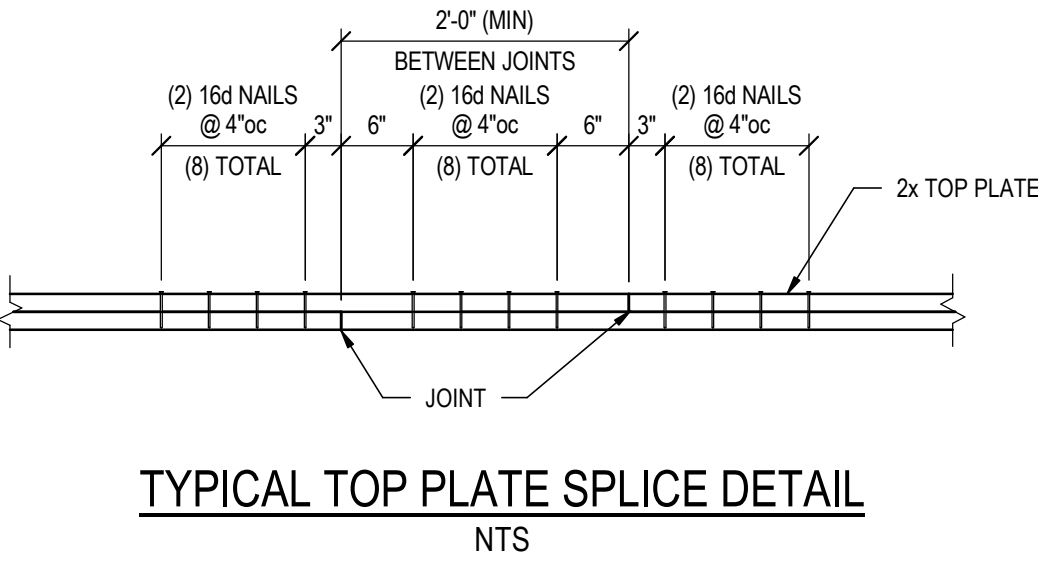


TYPICAL HOLDOWN AT PARALLEL GIRDER TRUSS
NTS

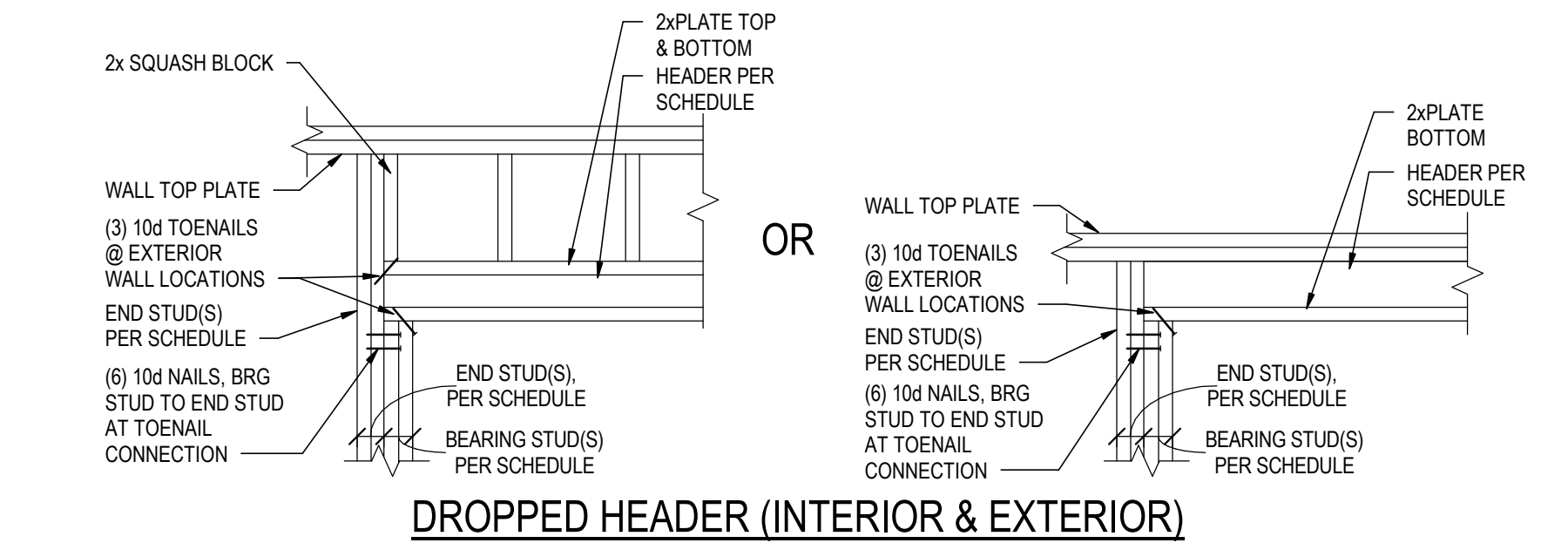
TYPICAL HOLDOWN AT PERPENDICULAR GIRDER TRUSS
NTS



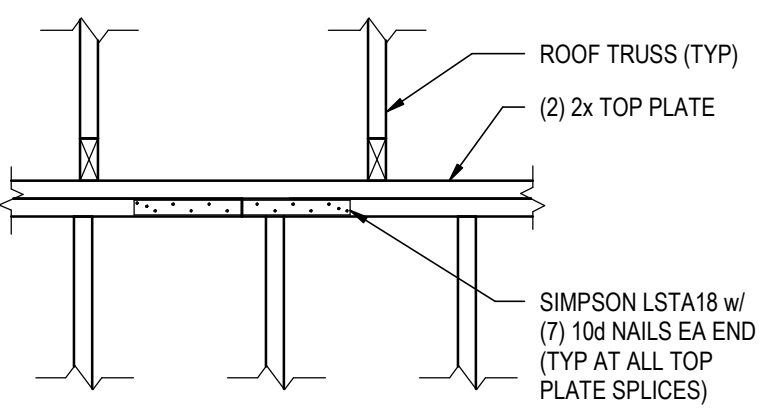
TYPICAL LOOSE LINTEL DETAIL
NTS



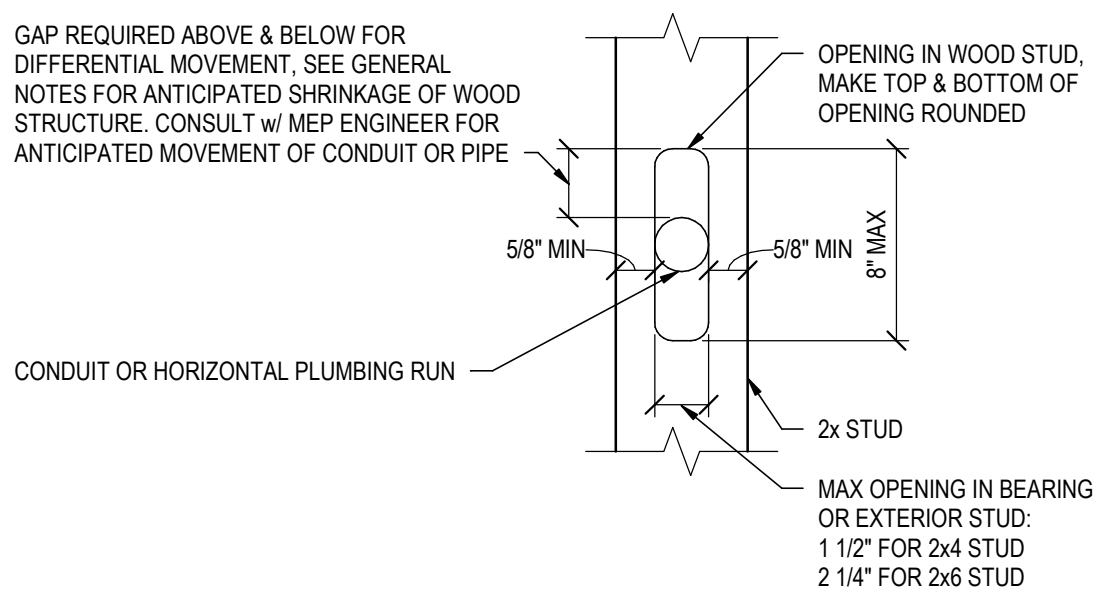
TYPICAL TOP PLATE SPLICE DETAIL
NTS



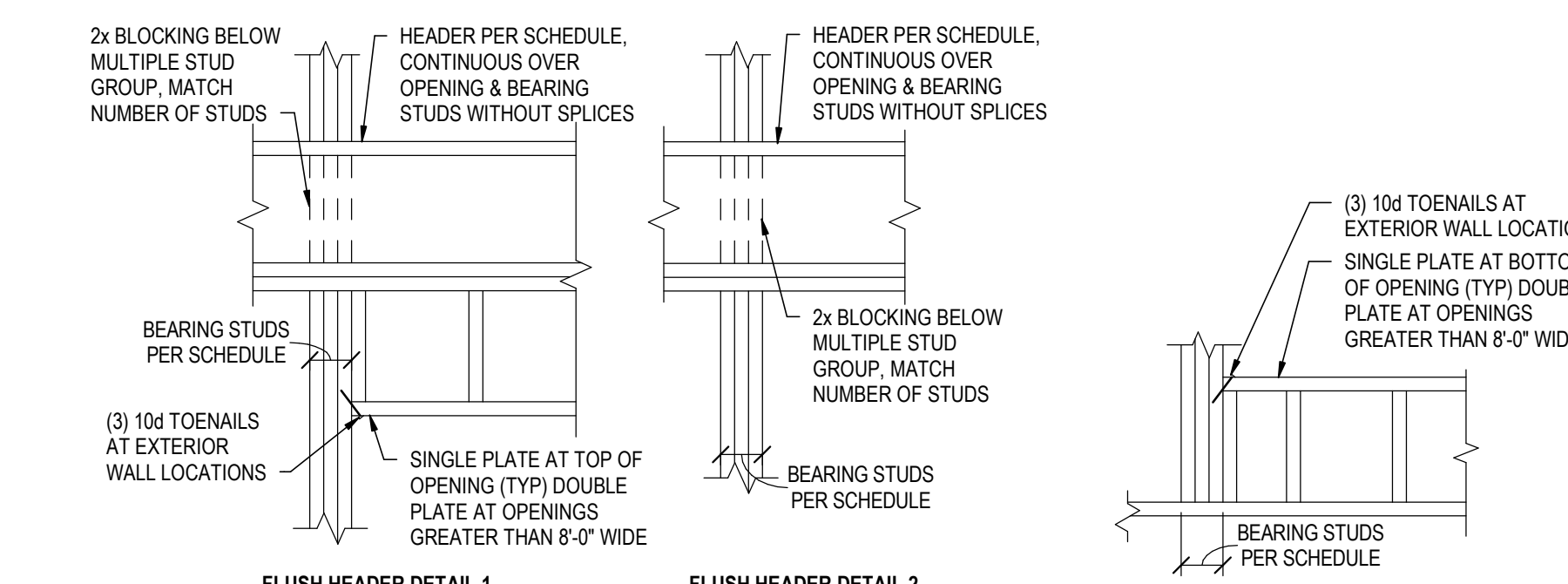
DROPPED HEADER (INTERIOR & EXTERIOR)



TYPICAL TOP PLATE SPLICE DETAIL
NTS

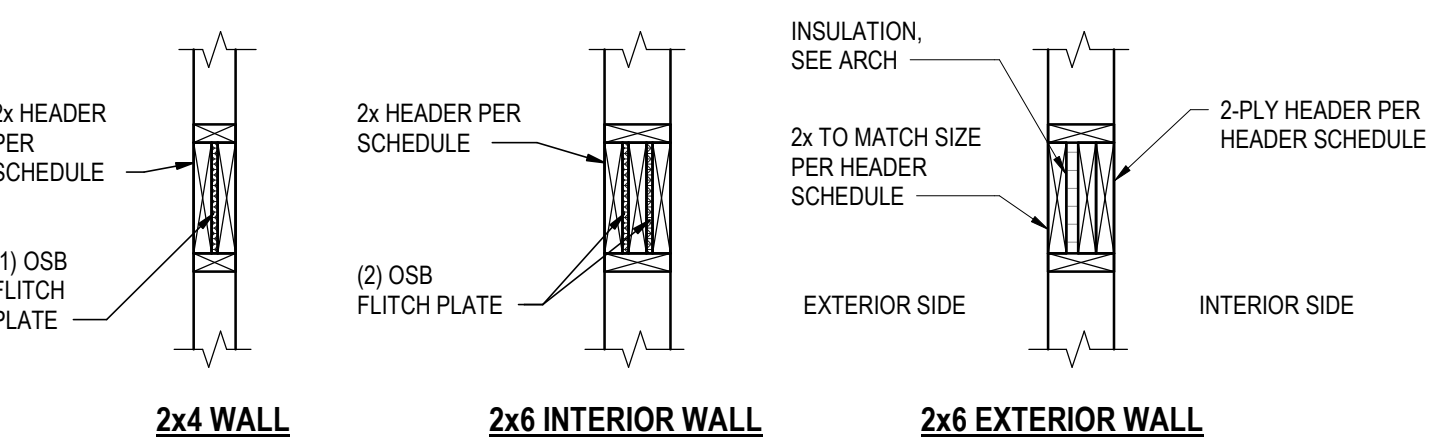


TYPICAL HORIZONTAL PENETRATION THRU WOOD STUDS
NTS



FLUSH HEADER

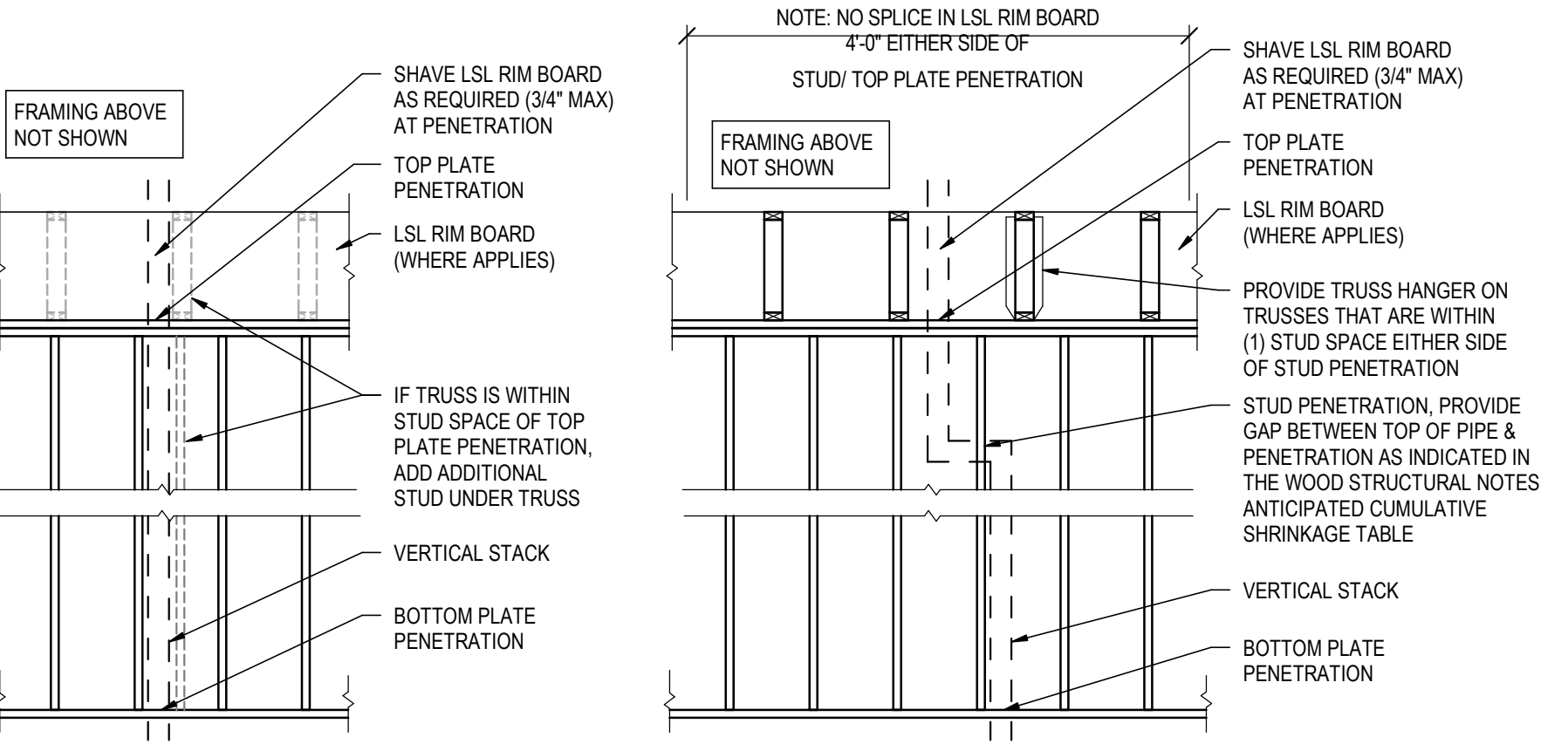
WINDOW SILL DETAIL



TYPICAL DROPPED 2x HEADER CONSTRUCTION DETAIL
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TYPICAL CRIPPLE/CRUSH BLOCKING @ STUD PACKS & POSTS
NTS

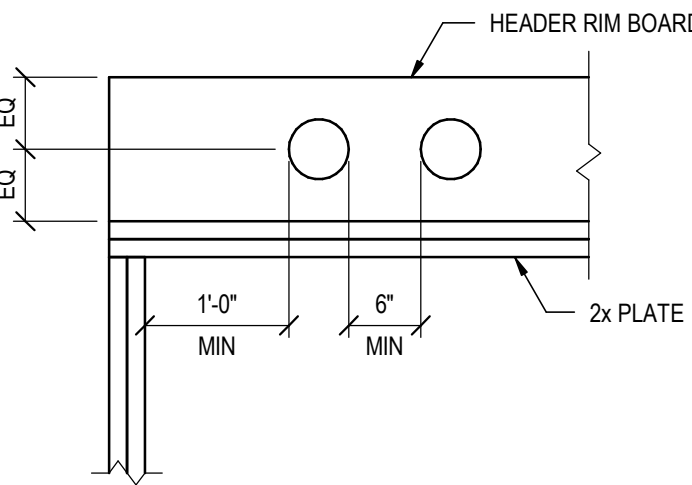
HOLDOWN AT GIRDER TRUSS BEARING STUD DETAIL
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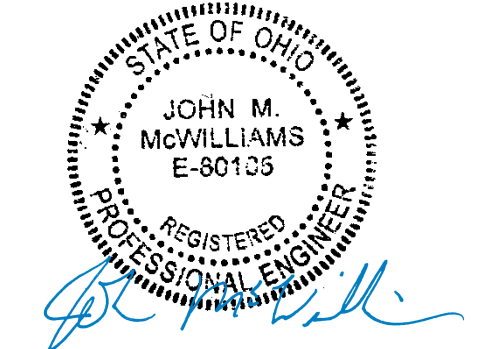
VERTICAL STACK

90° BEND IN VERTICAL STACK

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

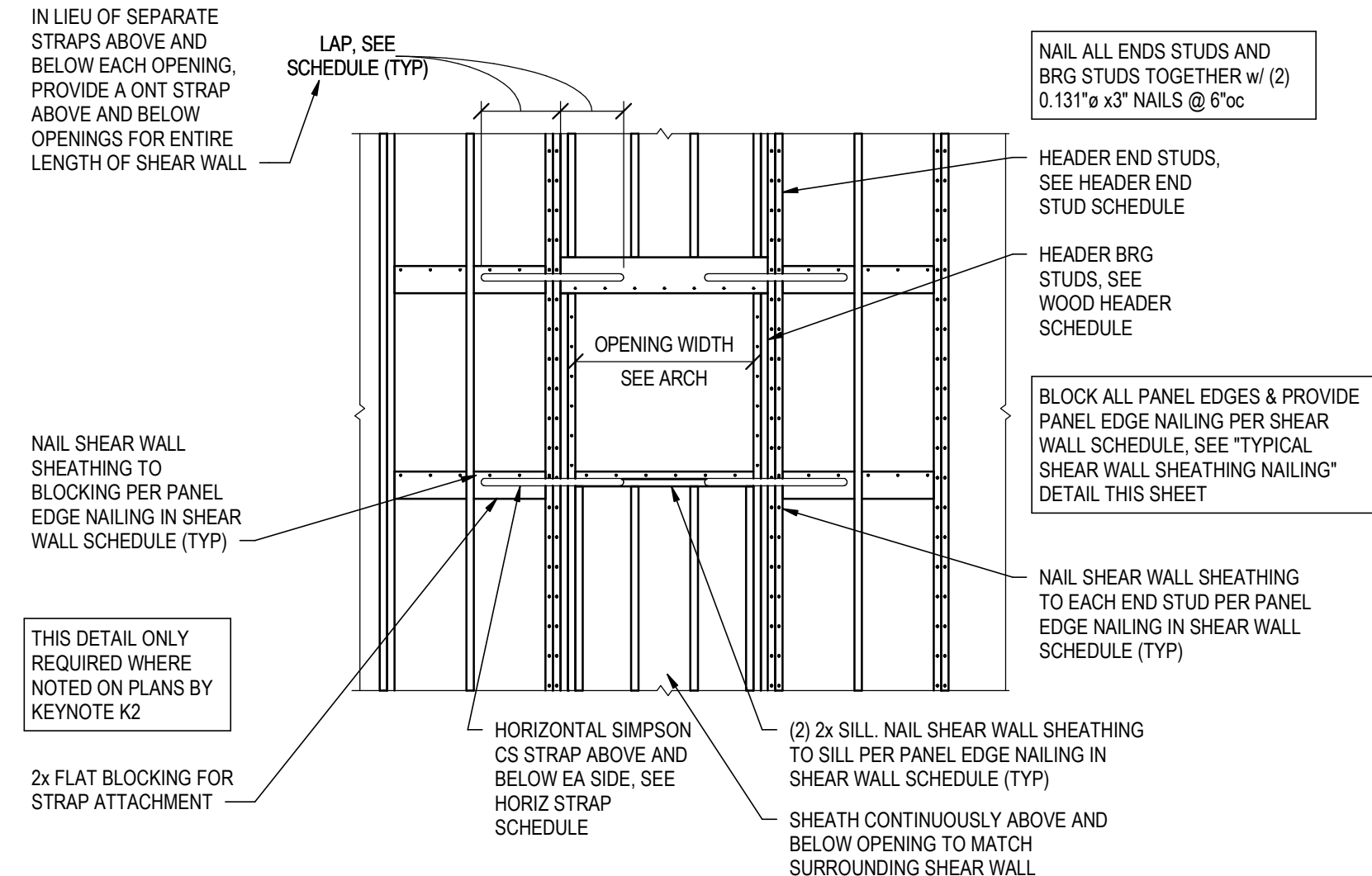
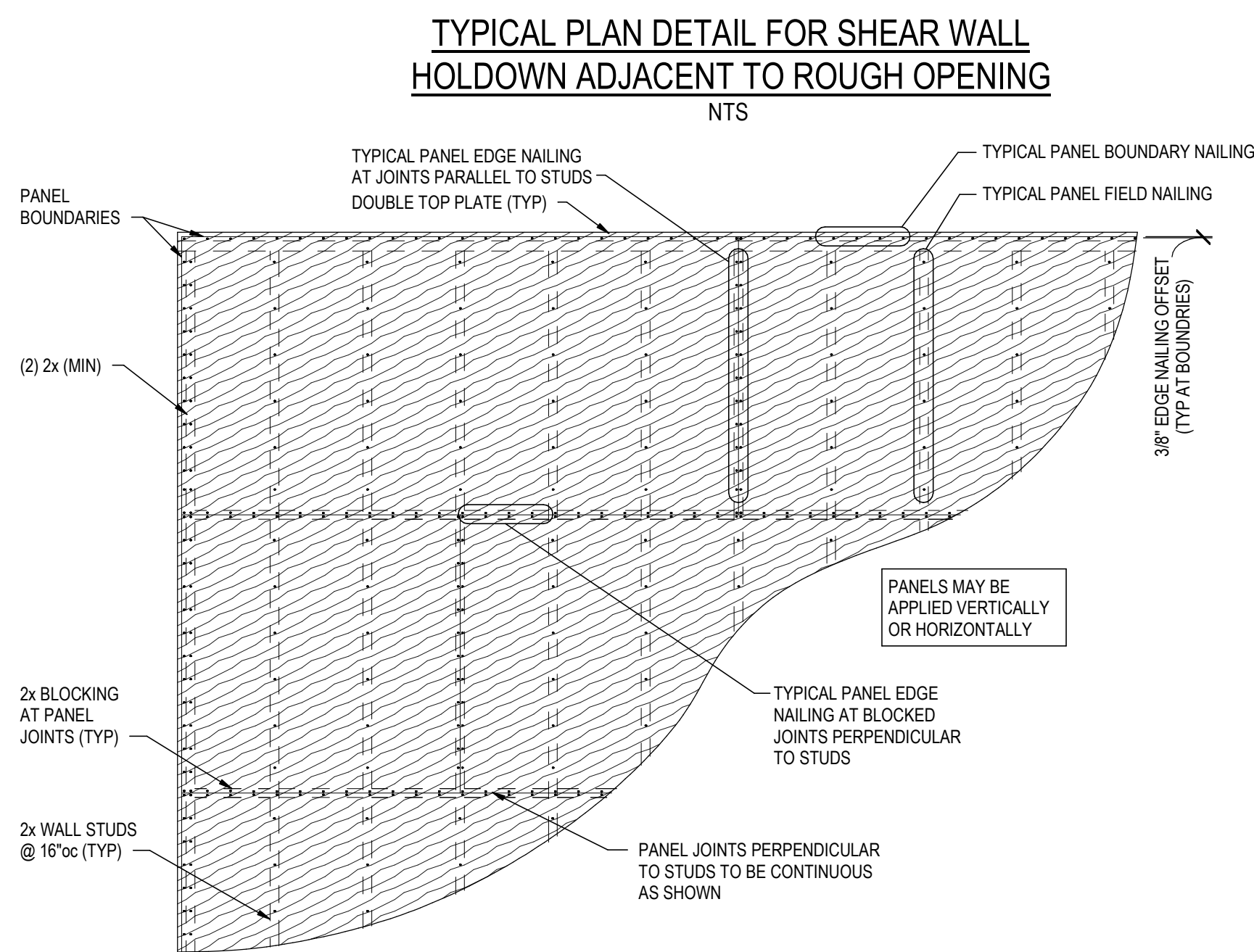
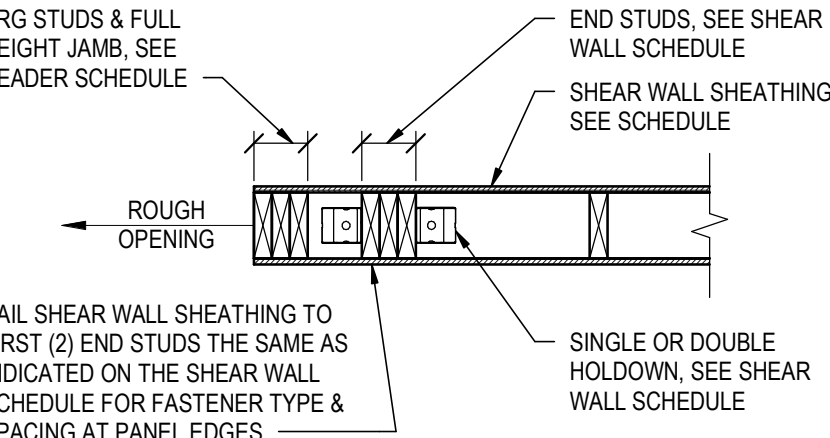


TYPICAL FLUSH HEADER PENETRATION DETAIL
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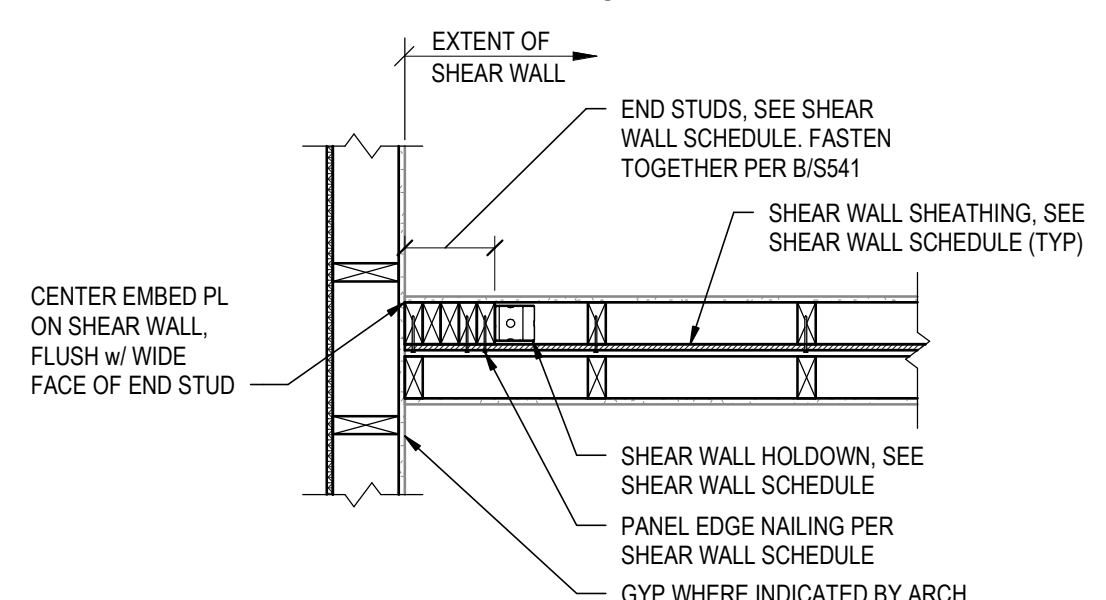
WOOD SHEAR WALL SCHEDULE													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
SHEAR WALL MARK	LEVEL	SHEATHING TYPE	BLOCKED PANEL EDGES	WALL PANEL EDGE FASTENING	WALL PANEL FIELD FASTENING	MAX WALL STUD SPACING	TOP PL FASTENING	BOTTOM PL FASTENING	ROOF/FLOOR SHEATHING FASTENING @ SHEAR WALL ELEMENT	SIMPSON TYPE	HOLDOWN	END STUDS	TRUSS DRAG FORCE, PLF (ASD)
SW1	3RD	7/16" OSB ONE SIDE	YES	0.131"x3" @ 3'oc	0.131"x3" @ 6'oc	16"oc	0.131"x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(1) 2x6	336
	2ND	7/16" OSB ONE SIDE	YES	0.131"x3" @ 3'oc	0.131"x3" @ 6'oc	16"oc	0.131"x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(1) 2x6	336
	2ND	5/8" GYPSUM ONE SIDE (INTERIOR FACE)	YES	0.092"x1-7/8" @ 7'oc	0.092"x1-7/8" @ 7'oc	16"oc	0.131"x3" TOENAILS @ 8" oc	SDWS22500DB @ 36" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(1) 2x6	145
	1ST	7/16" OSB ONE SIDE (EXTERIOR FACE)	YES	0.131"x3" @ 3'oc	0.131"x3" @ 6'oc	16"oc	0.131"x3" TOENAILS @ 4" oc	5/8"x6" @ 24" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	1/2" ROD x 4" EMBED	(1) 2x6	336
	1ST	5/8" GYPSUM ONE SIDE (INTERIOR FACE)	YES	0.092"x1-7/8" @ 7'oc	0.092"x1-7/8" @ 7'oc	16"oc	0.131"x3" TOENAILS @ 8" oc	5/8"x6" @ 48" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	1/2" ROD x 4" EMBED	(1) 2x6	145
	3RD	5/8" GYPSUM ONE SIDE	YES	0.092"x1-7/8" @ 7'oc	0.092"x1-7/8" @ 7'oc	16"oc	0.131"x3" TOENAILS @ 8" oc	SDWS22500DB @ 36" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(2) 2x4 OR (2) 2x6	145
SW2	2ND	7/16" OSB ONE SIDE	YES	0.131"x3" @ 6'oc	0.131"x3" @ 12"oc	16"oc	0.131"x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"x3"NAILS @ 6"oc	NOT REQUIRED	-	(4) 2x4 OR (4) 2x6	336
	1ST	7/16" OSB ONE SIDE	YES	0.131"x3" @ 6'oc	0.131"x3" @ 12"oc	16"oc	0.131"x3" TOENAILS @ 4" oc	5/8"x6" @ 24" oc	0.131"x3"NAILS @ 6"oc	NOT REQUIRED	NOT REQUIRED	(5) 2x4 OR (5) 2x6	336
	3RD	5/8" GYPSUM ONE SIDE	YES	0.092"x1-7/8" @ 7'oc	0.092"x1-7/8" @ 7'oc	16"oc	0.131"x3" TOENAILS @ 8" oc	SDWS22500DB @ 36" oc	0.131"x3"NAILS @ 6"oc	HDUE5-SDS3 w/ 5/8" ROD	-	(2) 2x4	145
SW3	2ND	5/8" GYPSUM ONE SIDE	YES	0.092"x1-7/8" @ 7'oc	0.092"x1-7/8" @ 7'oc	16"oc	0.131"x3" TOENAILS @ 8" oc	SDWS22500DB @ 36" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(4) 2x4	145
	1ST	5/8" GYPSUM ONE SIDE	YES	0.092"x1-7/8" @ 4'oc	0.092"x1-7/8" @ 4'oc	16"oc	0.131"x3" TOENAILS @ 7" oc	5/8"x6" @ 48" oc	0.131"x3"NAILS @ 6"oc	DTT22-SDS2.5 w/ 1/2" ROD	1/2" ROD x 4" EMBED	(5) 2x4	175
	3RD	5/8" GYPSUM ONE SIDE	YES	0.092"x1-7/8" @ 7'oc	0.092"x1-7/8" @ 7'oc	16"oc	0.131"x3" TOENAILS @ 8" oc	SDWS22500DB @ 36" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(1) 2x6	145
SW4	2ND	7/16" OSB ONE SIDE	YES	0.131"x3" @ 6'oc	0.131"x3" @ 12"oc	16"oc	0.131"x3" TOENAILS @ 4" oc	SDWS22500DB @ 16" oc	0.131"x3"NAILS @ 6"oc	DTT22 w/ 1/2" ROD	-	(1) 2x6	336
	1ST	7/16" OSB ONE SIDE	YES	0.131"x3" @ 4'oc	0.131"x3" @ 12"oc	16"oc	SIMPSON A34 @ 10" oc	5/8"x6" @ 16" oc	0.131"x3"NAILS @ 6"oc	HDUE5-SDS3 w/ 5/8" ROD	5/8" ROD x 5" EMBED	(2) 2x6	490

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

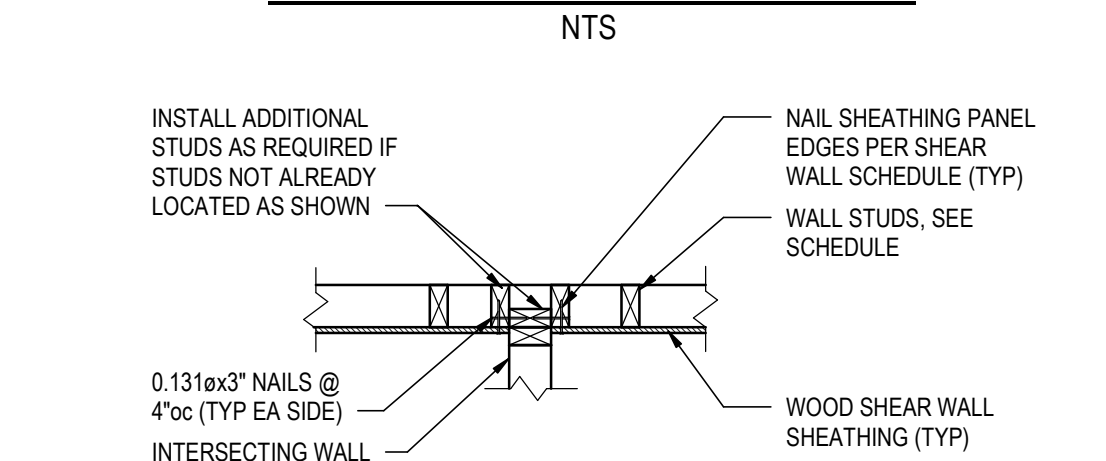


HORIZ STRAP SCHEDULE			
SHEAR WALL MARK	HORIZ STRAP	MIN LAP	NAILS EA END OF STRAP
SW1	CS20	16"	(30) 0.131"x2 1/2" NAILS

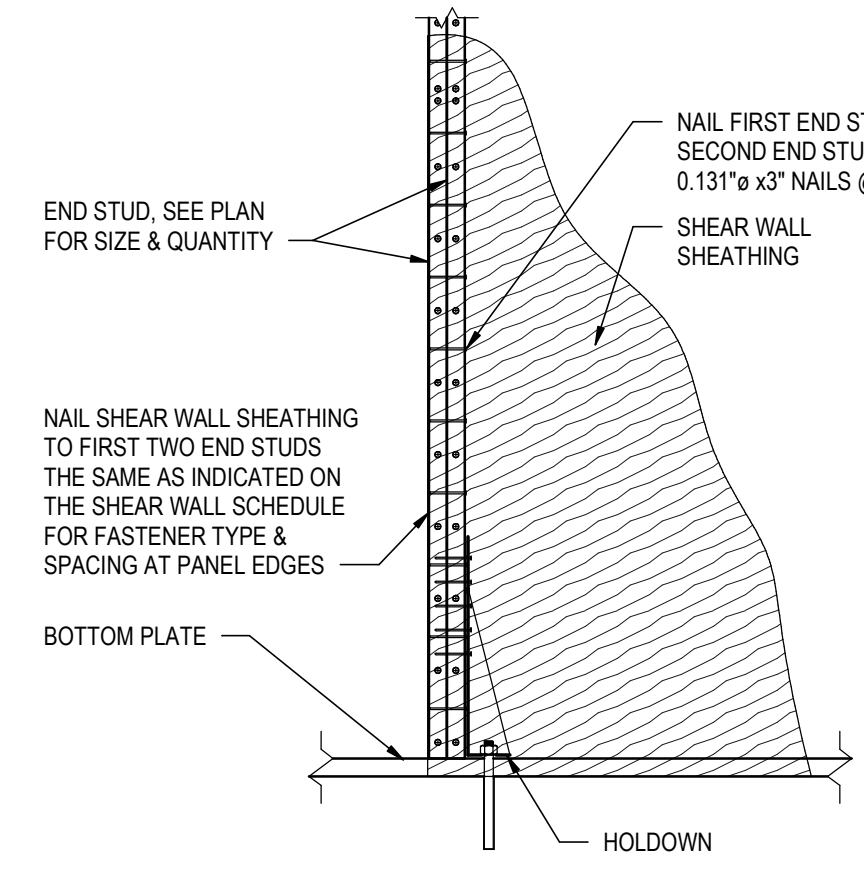
SHEAR WALL FORCE TRANSFER DETAIL



TYPICAL PLAN DETAIL FOR DEMISING WALL SHEAR WALL w/ 2x4 END STUDS

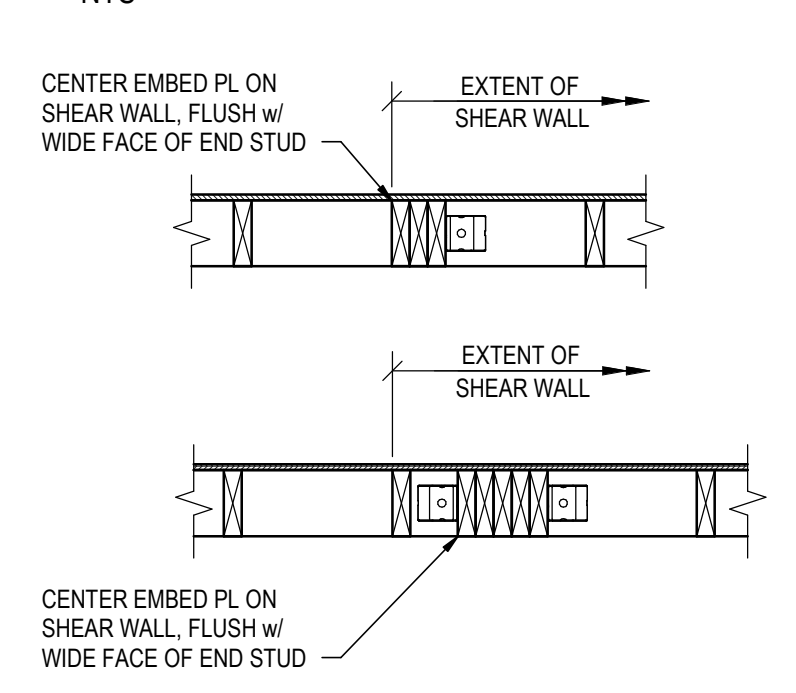


TYPICAL SHEAR WALL SHEATHING INTERRUPTION



TYPICAL HOLDOWN AT SHEAR WALL END STUD DETAIL

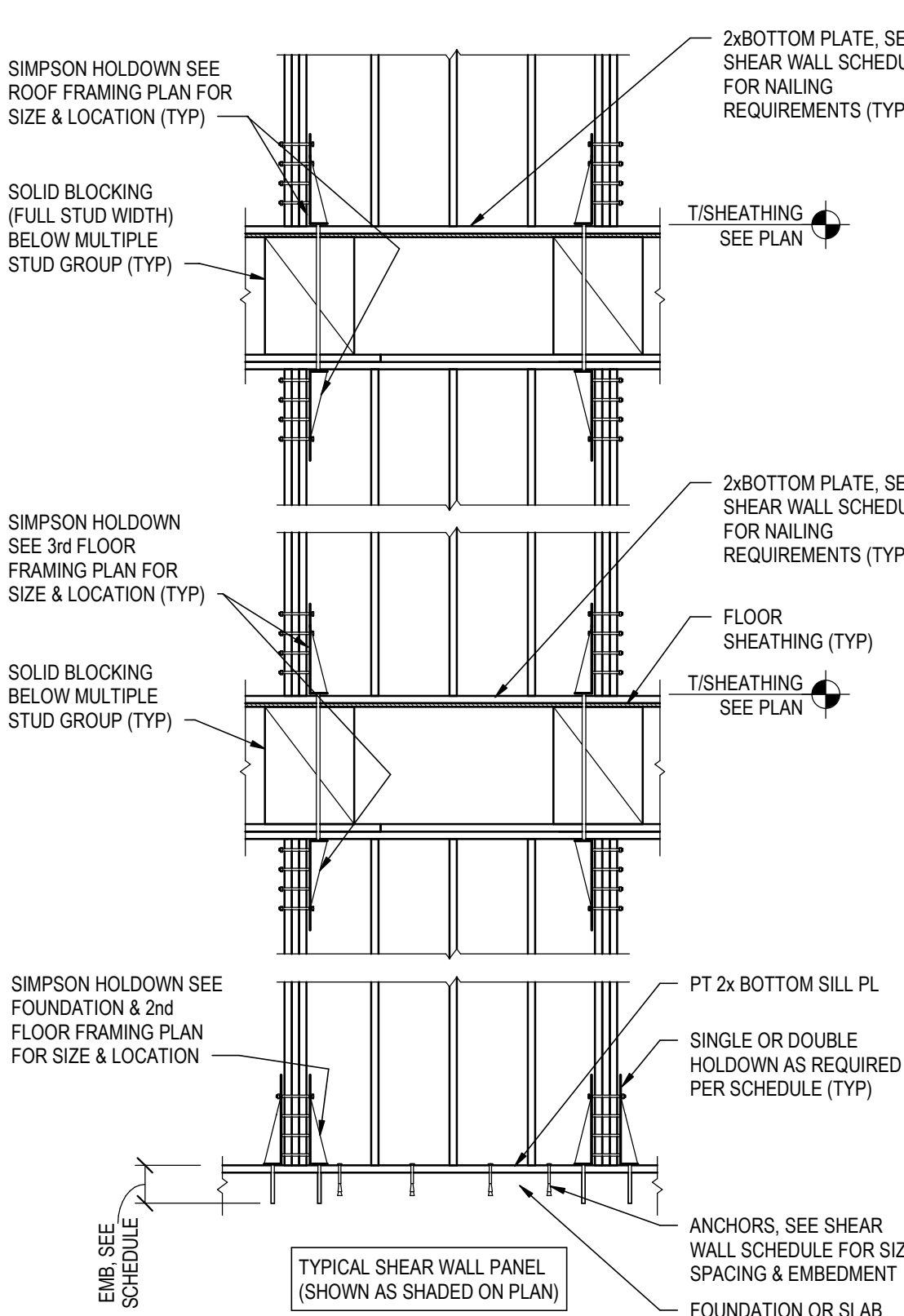
SHEAR WALL SHEATHING NAILING DETAIL



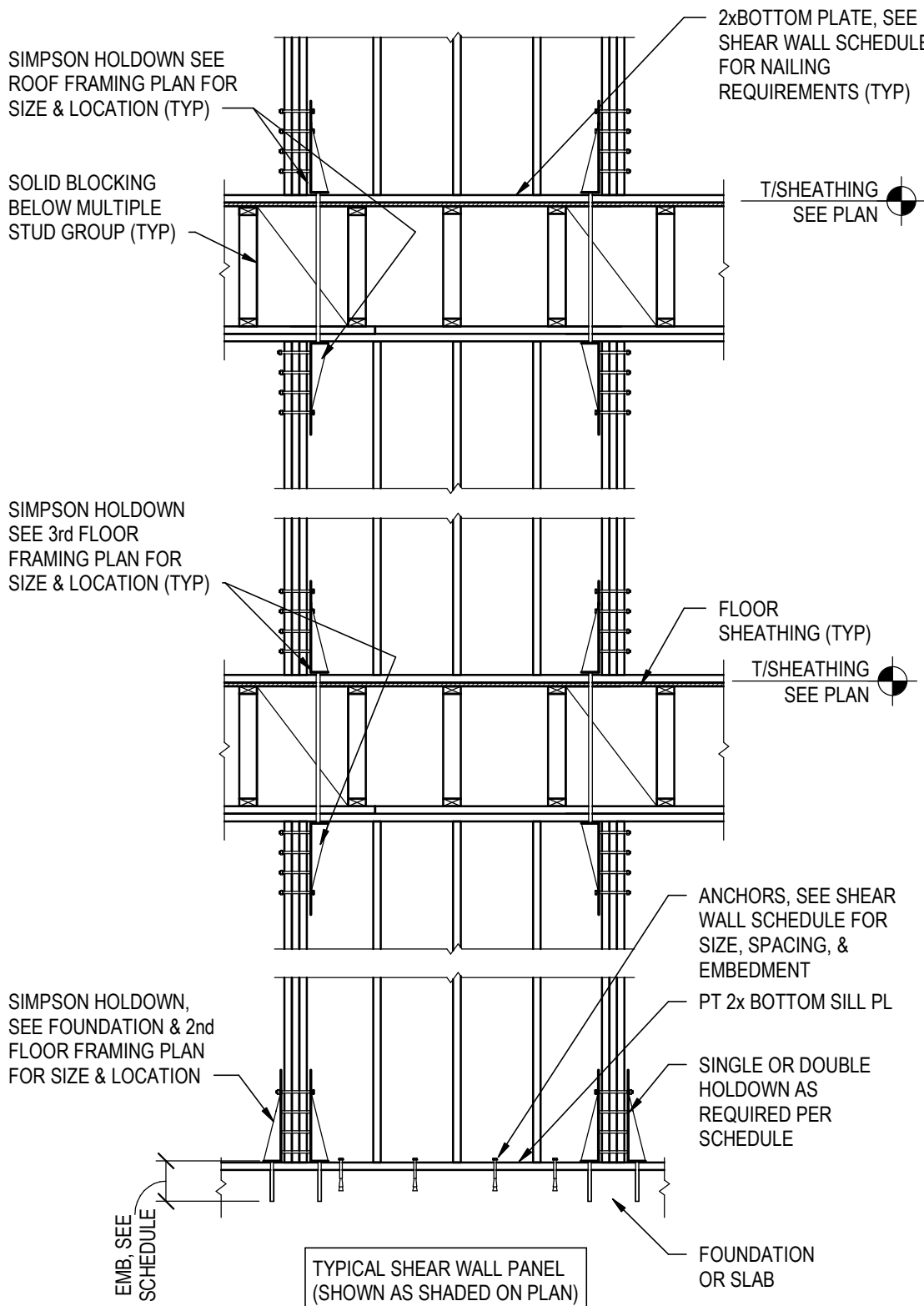
DETAIL 5
3/4" = 1'-0" S402

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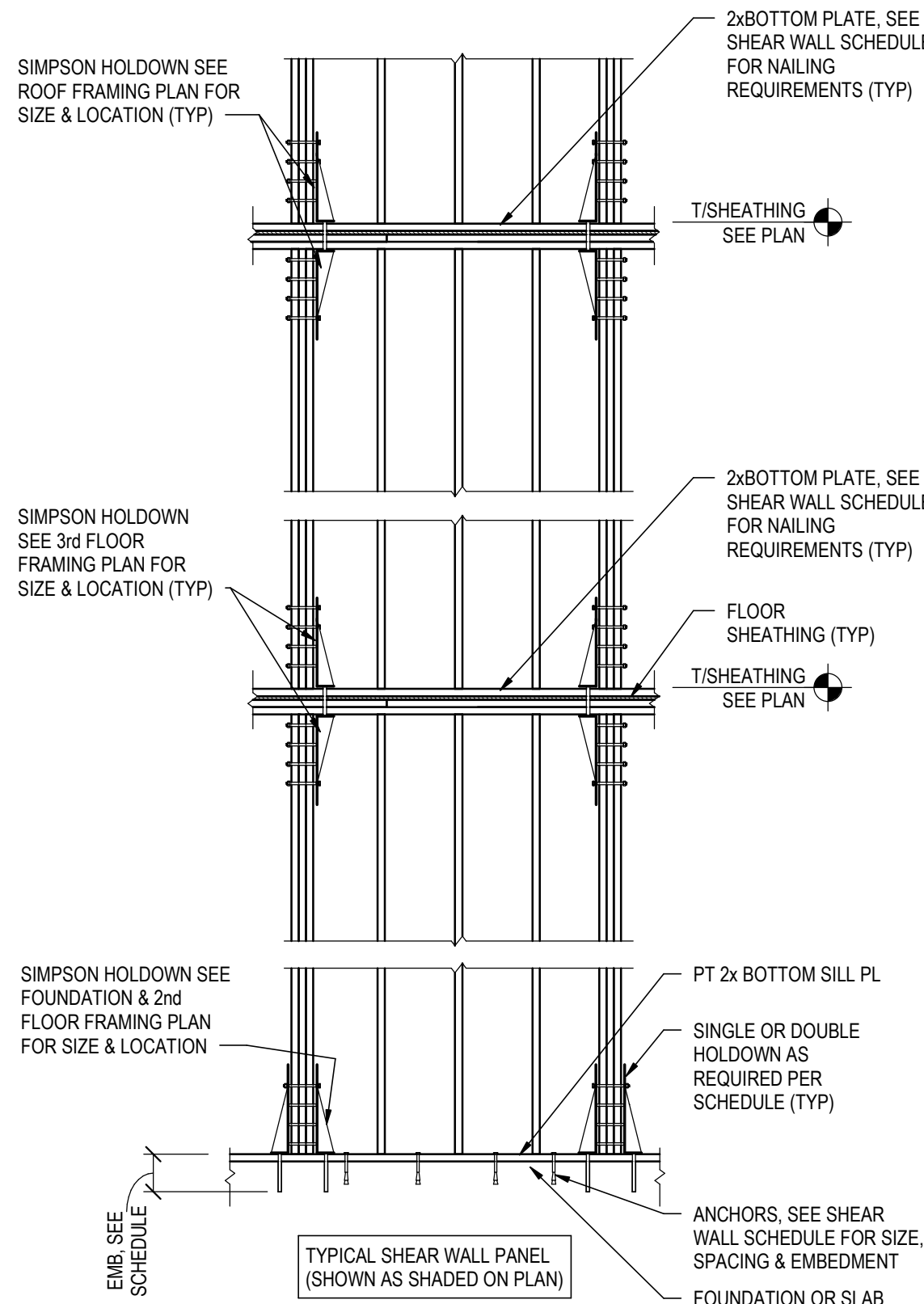
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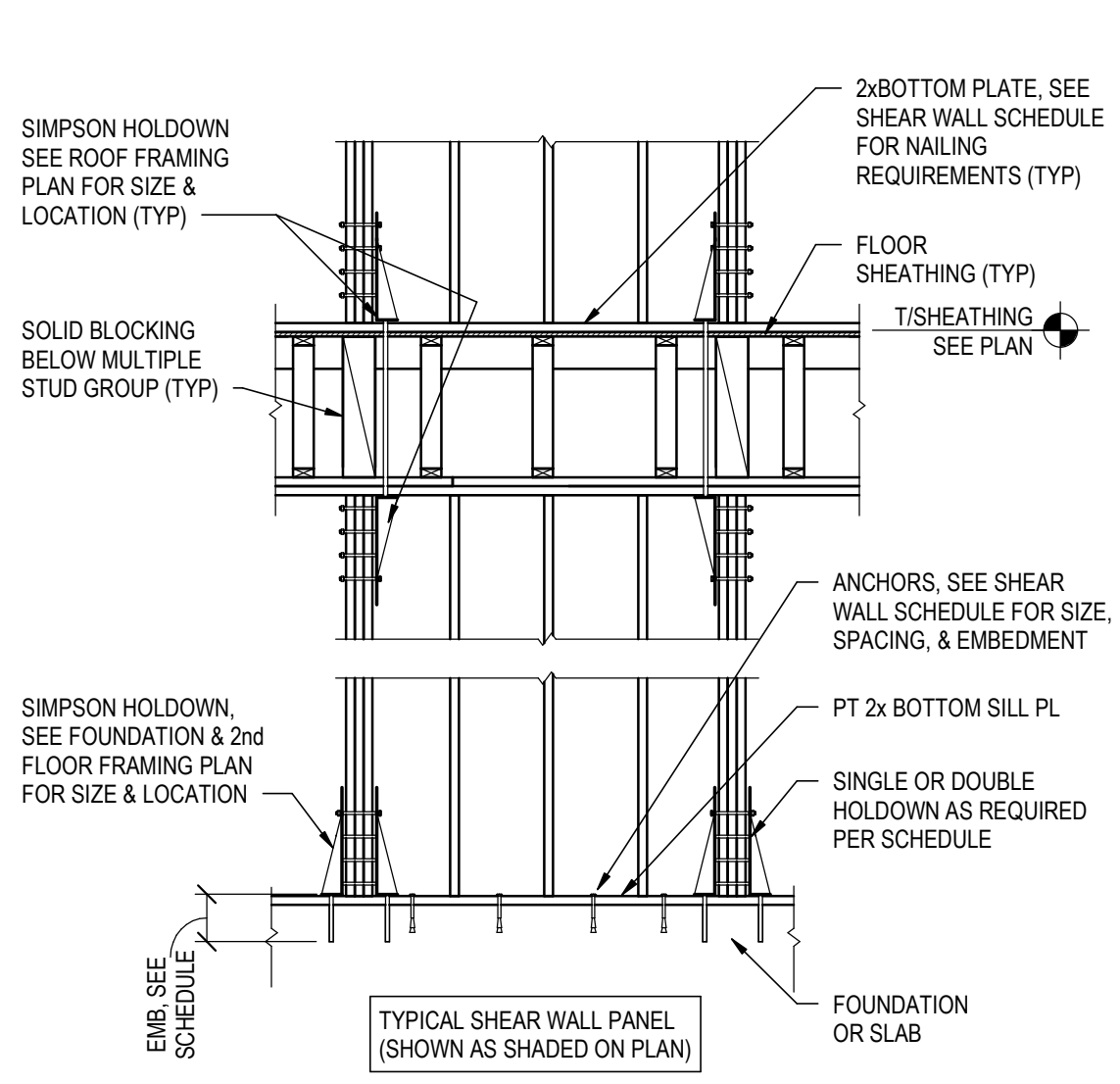
SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PARALLEL TO FLOOR FRAMING



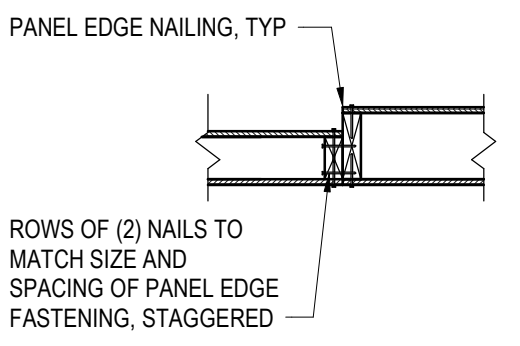
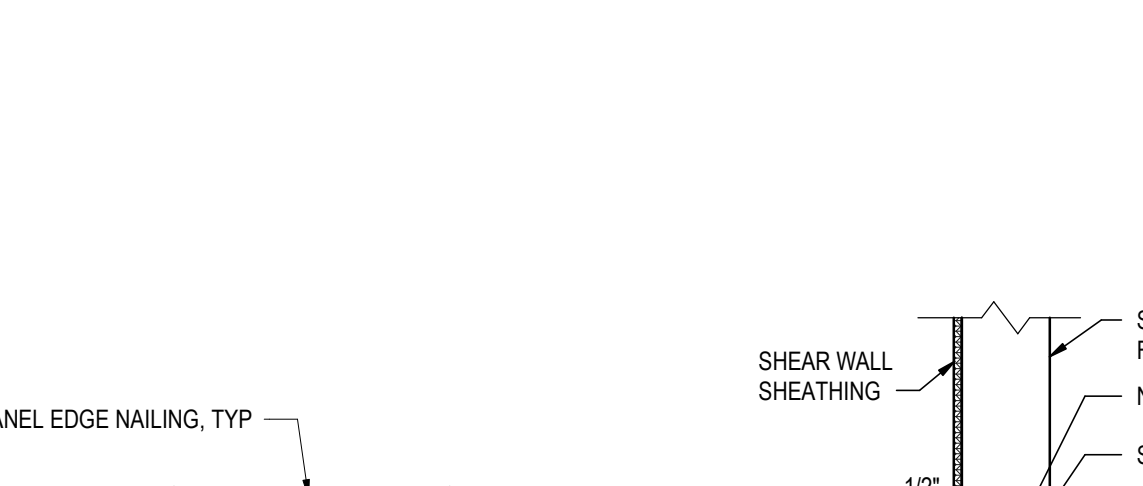
SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PERPENDICULAR TO FLOOR FRAMING



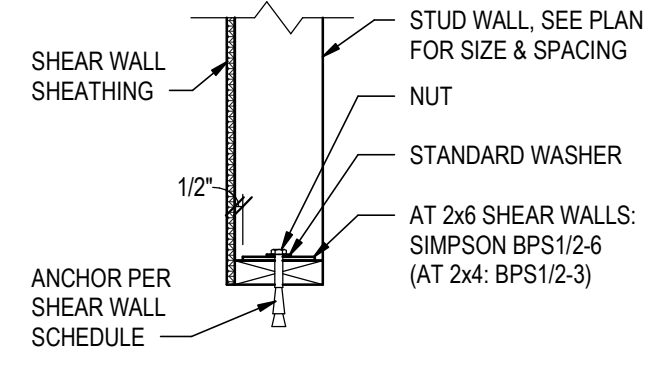
SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PARALLEL TO FLOOR FRAMING



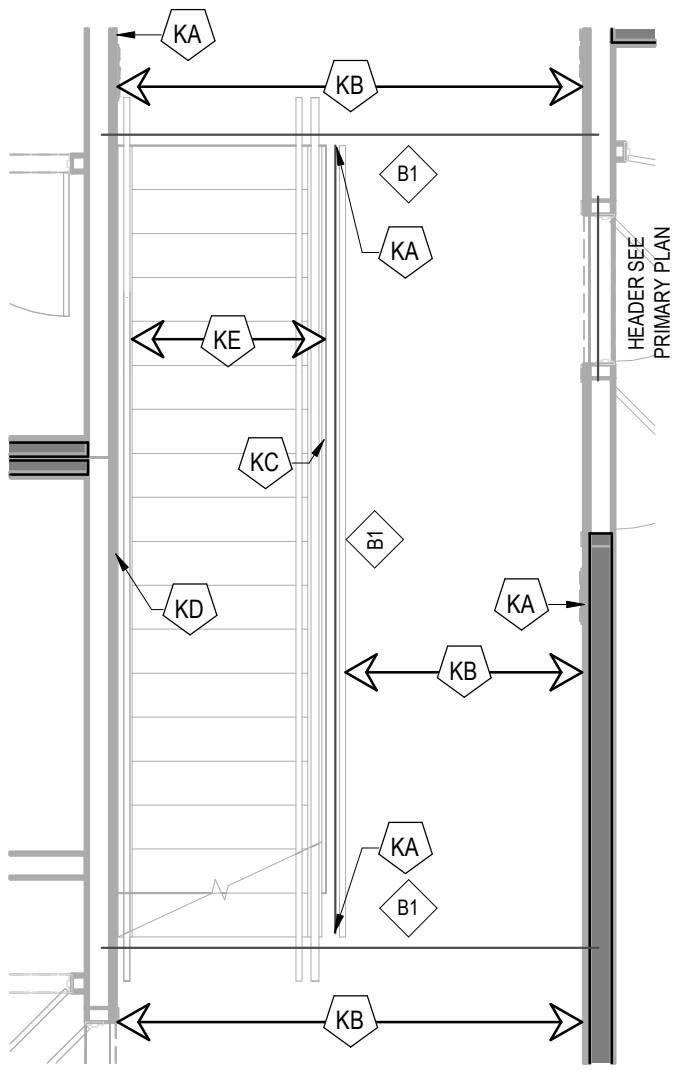
SHEAR WALL DETAIL WITH SIMPSON HOLDOWN PERPENDICULAR TO FLOOR FRAMING



STITCHED 2x4 TO 2x6 MEMBER TRANSITION DETAIL @ SHEAR WALLS



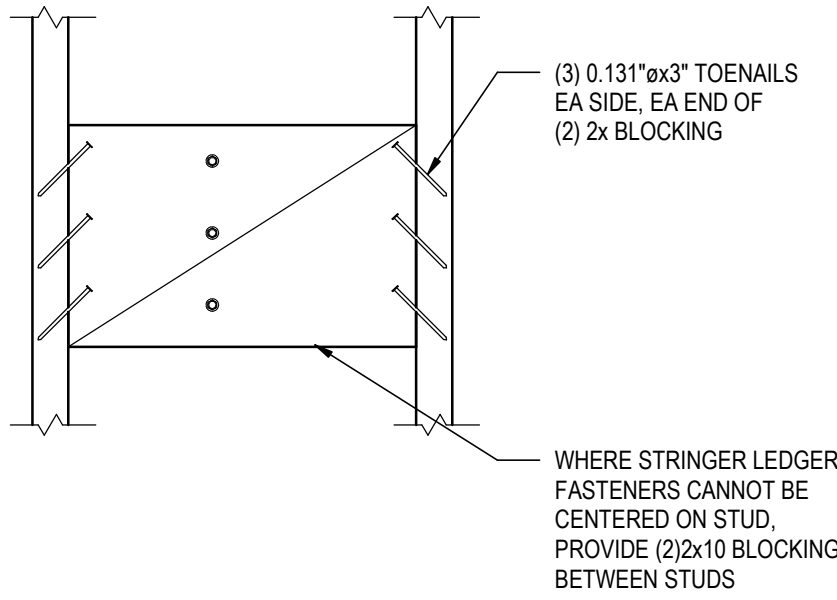
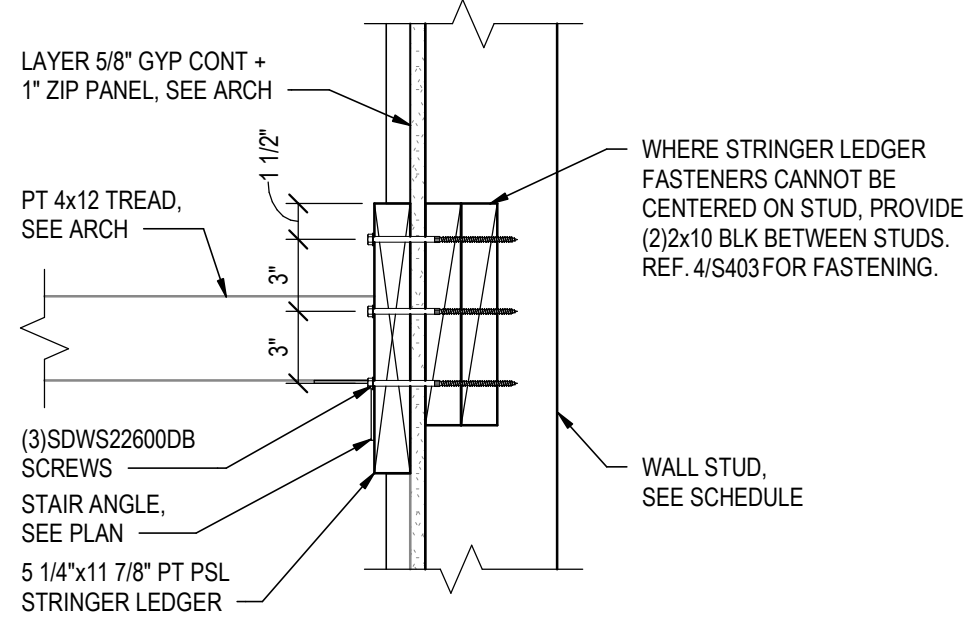
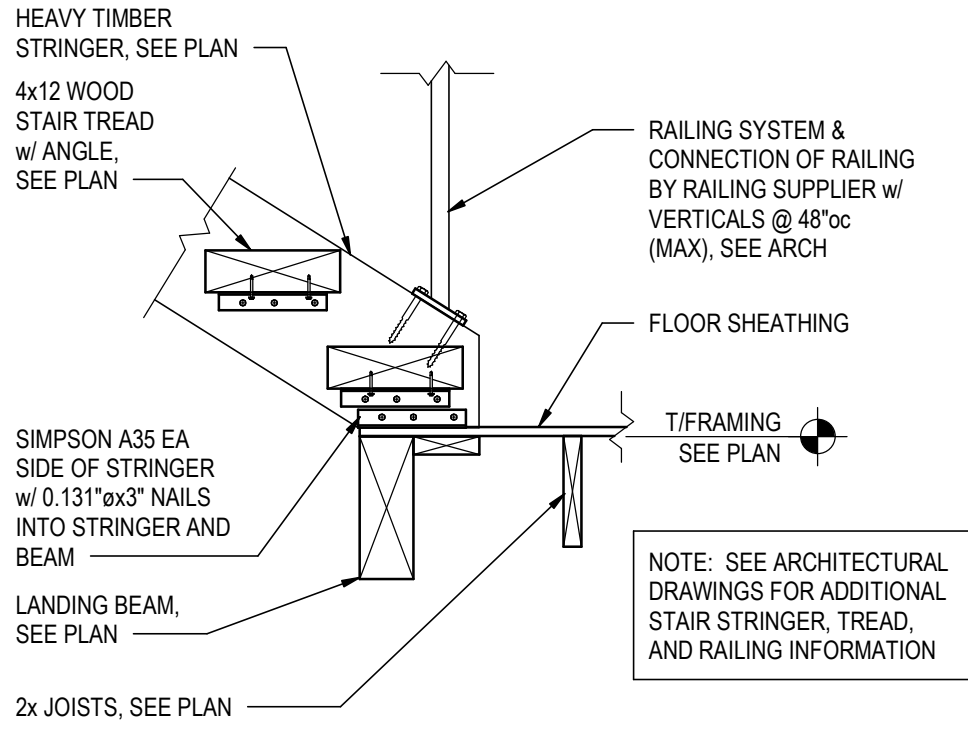
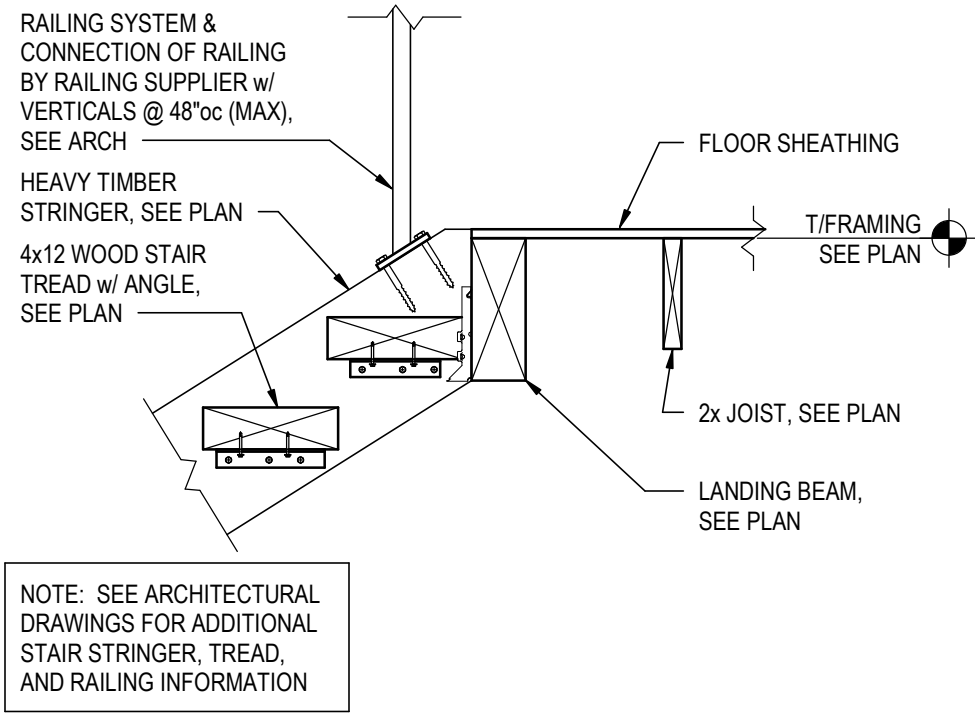
TYPICAL SHEAR WALL PLATE WASHER DETAIL



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

STAIR FRAMING KEYNOTES:

- KA HANGER INTO SIDE OF BEAMS w/ SIMPSON HB5.50/16
KB 2x10 PT JOISTS @ 12" oc w/ LUS210-2HUS210 EA END.
KC 5 1/4"x11 7/8" PT PSL STRINGER, ALIGN UNDER GUARDRAIL POSTS, SEE ARCH. AT HIGH END, BA612Z SLD32 TOP FLANGE HANGER ON LANDING BEAM, AT LOW END, BEAR OVER LANDING BEAM BELOW w/ SIMPSON A35 EA SIDE. SEE 1/S403 & 2/S403
KD 5 1/4"x11 7/8" PT PSL STRINGER, LEDGER, FASTEN THROUGH GYP INTO STUDS OR BLOCKING BETWEEN STUDS PER 3/S403.
KE PT 4x12 TREADS, SEE ARCH. SUPPORT w/ SIMPSON TA9Z TREAD ANGLE w/ (2) 1/4"Ø x 1 1/2" SDS SCREWS INTO STRINGER.



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Schaefer Project Number: 25-2400

PROJECT #: 26104 V17

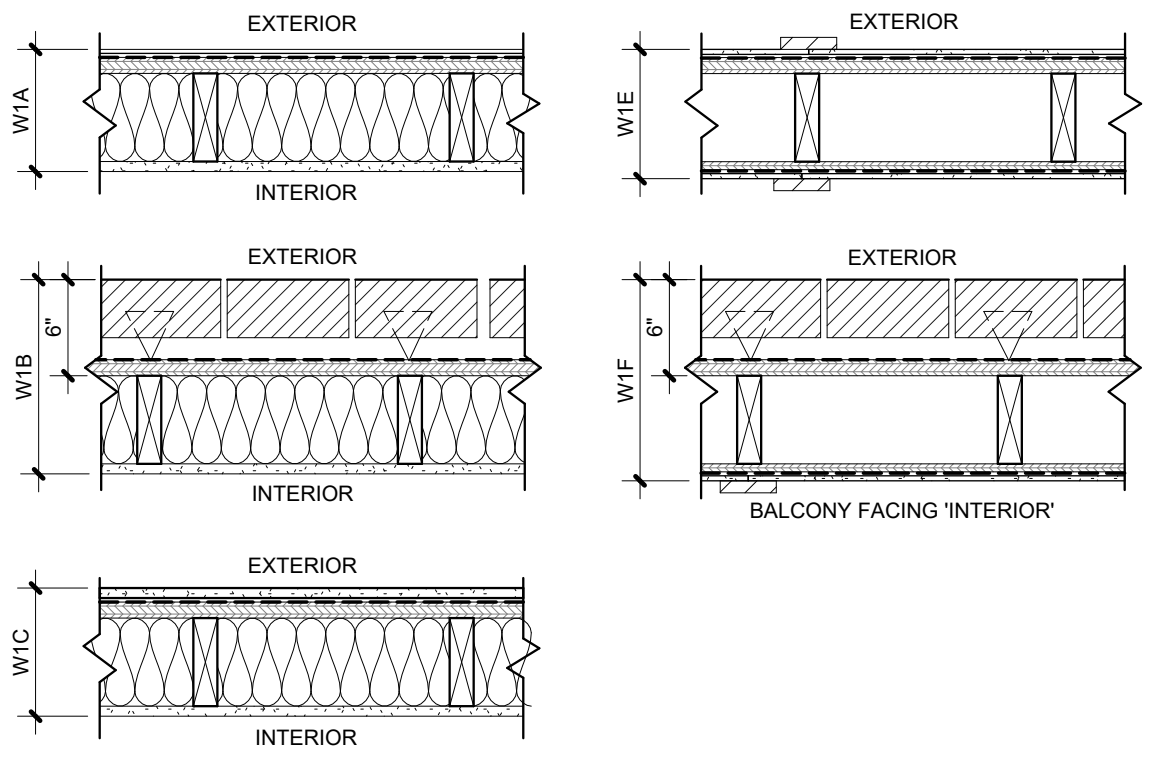
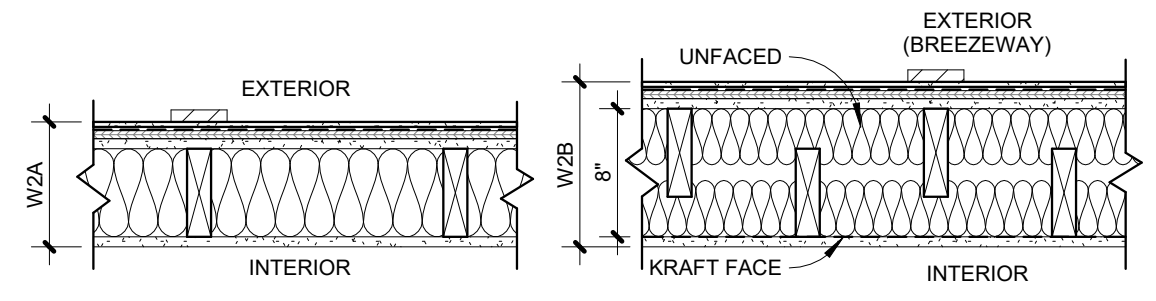
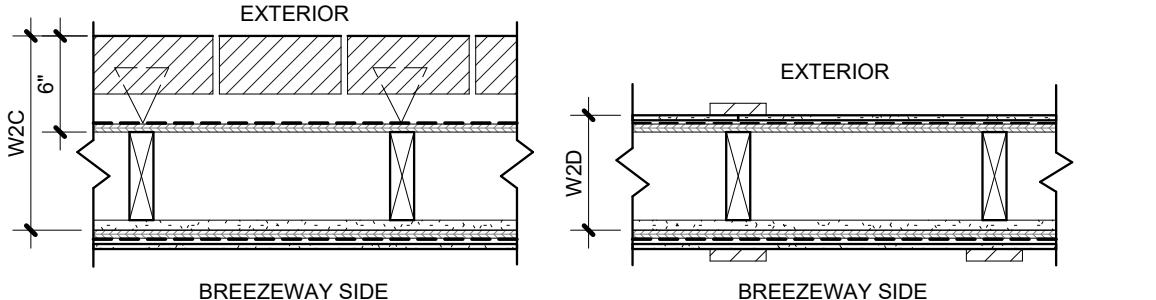
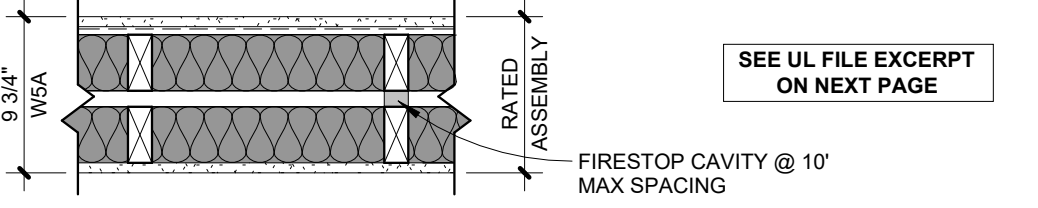
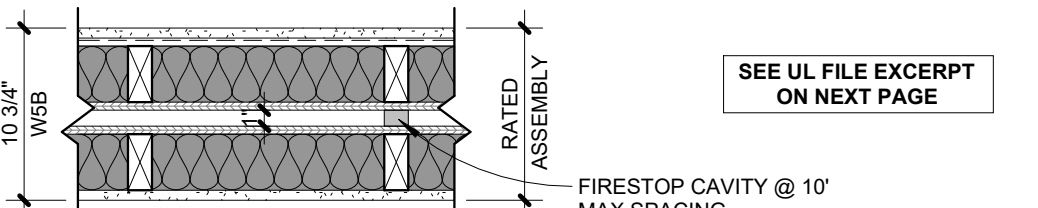
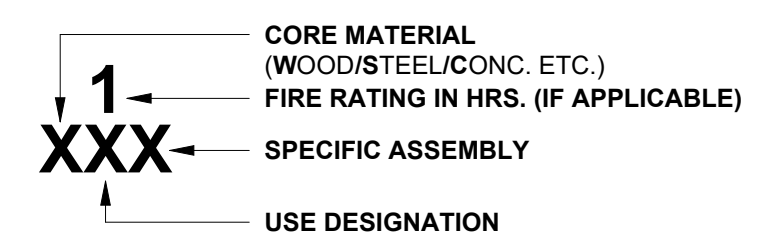
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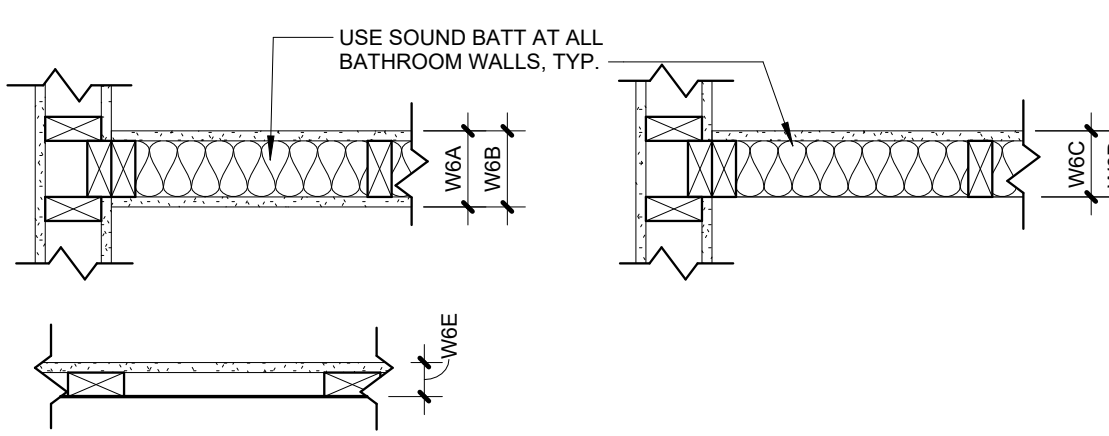
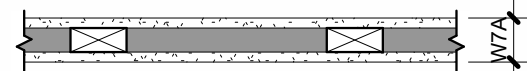
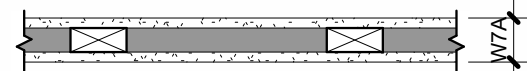
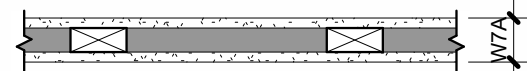
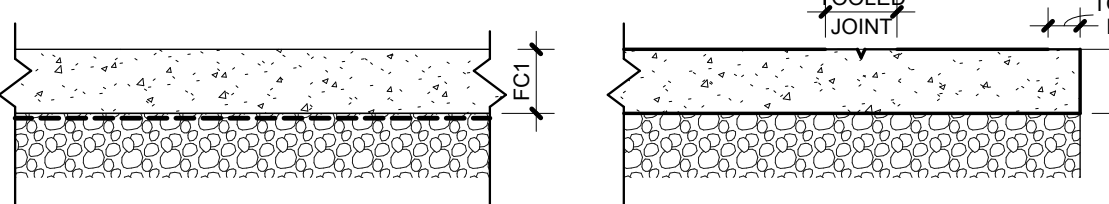
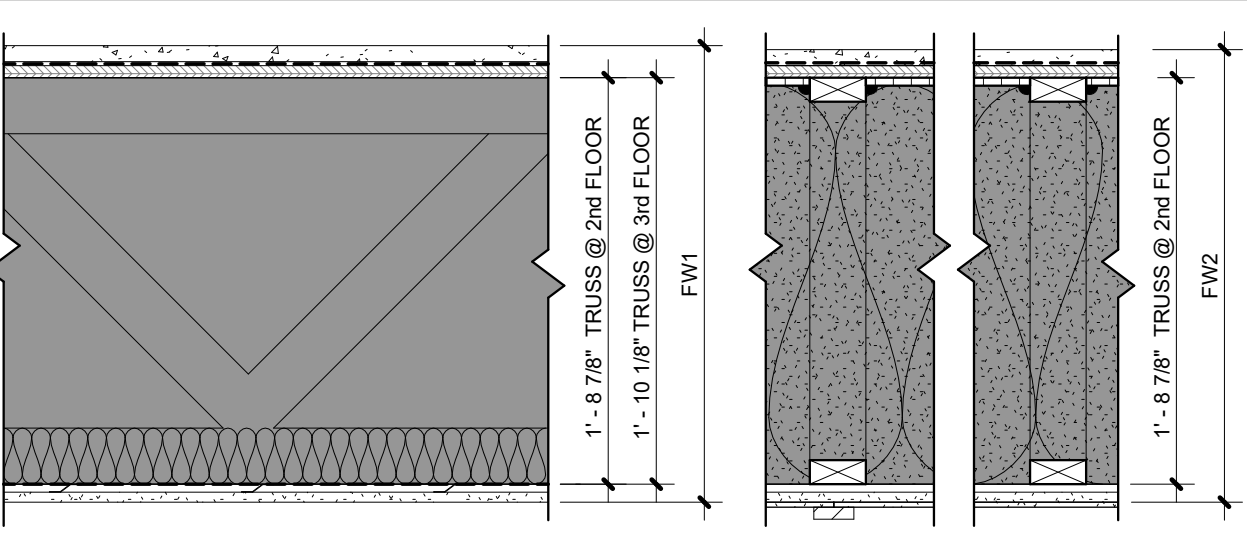
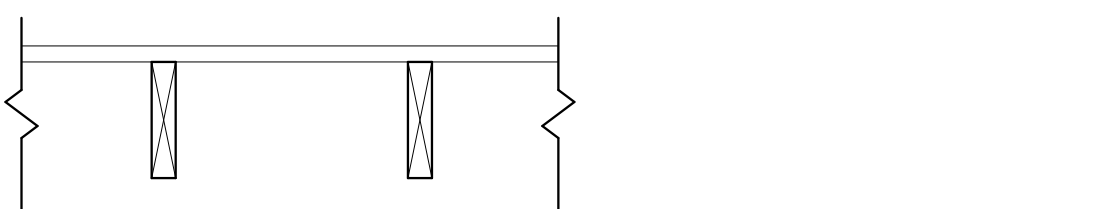
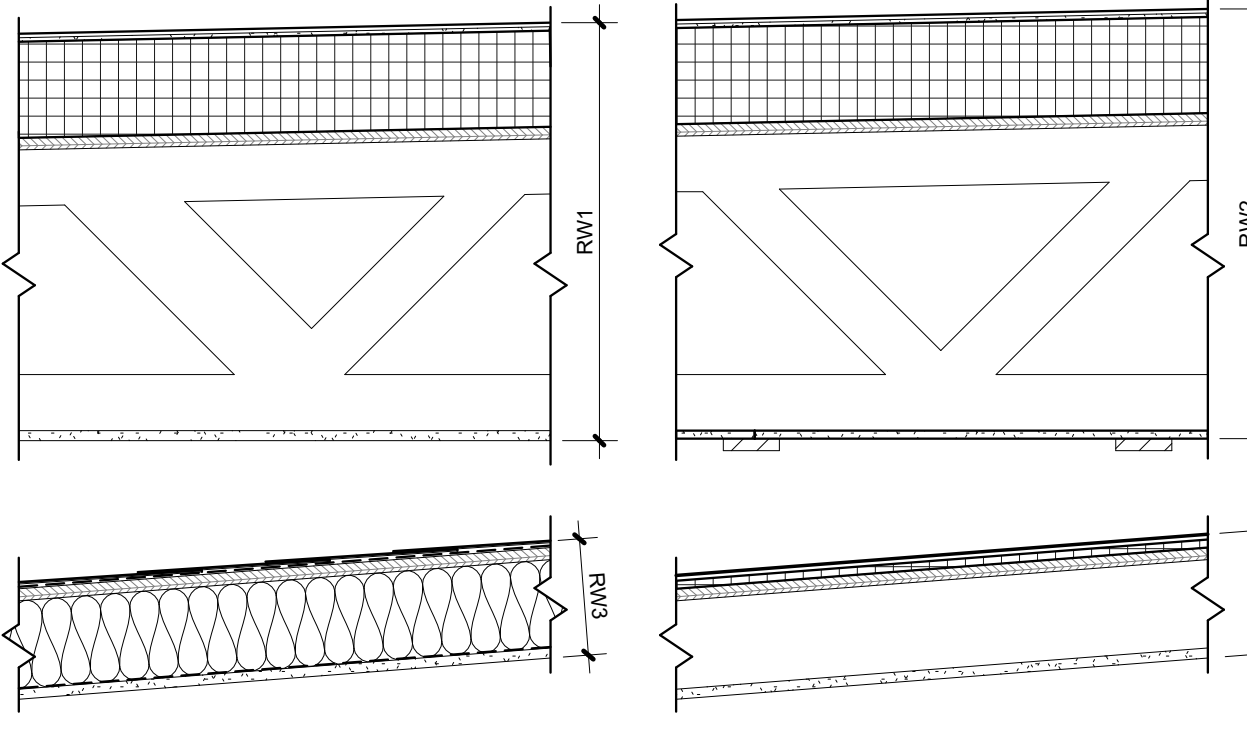
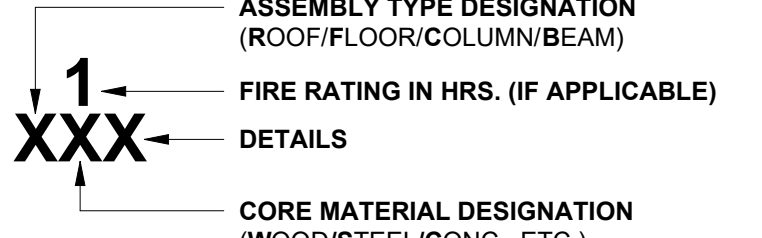
PROJECT DATE: 07/29/2026

S403

STAIR AND BALCONY
FRAMING PLAN

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	DESIGNATION	DESCRIPTION	DETAILS / LISTED ASSEMBLY DESCRIPTION	
WALL ASSEMBLIES	EXTERIOR WALLS (PROTECTED FROM INTERIOR ONLY)	W1A W1B W1C W1D EXTERIOR WALLS (EXTERIOR EXPOSURE BOTH SIDES)	WALL STRUCTURE AND INSULATION: W1A, W1B, W1C, W1D - 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. W1E, W1F - 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE, AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL - LATERALLY BRACED WITH SHEATHING - NO INSULATION. INTERIOR SHEATHING: A, B, C, D - 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. SHEATHING FOR BOTH SIDES OF WALL: E, F - 1/2" STRUCTURAL 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 TO BE ATTACHED THROUGH SHEATHING TO STUDS. - SEE EXTERIOR CLADDING ITEM D BELOW FOR DETAILS OF BALCONY/BREEZEWAY SIDE EXTERIOR CLADDING. EXTERIOR SHEATHING: A, B, C, D - MIN R3.6 1" STRUCTURAL INSULATED PANEL SHEATHING WITH INTEGRAL AIR AND WEATHER BARRIER. INSTALL PROPRIETARY FLASHING TAPE/SEAM TAPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE WATER-RESISTIVE, AIR BARRIER SYSTEM. EXTERIOR CLADDING: A - HORIZONTALLY ORIENTED FIBER CEMENT LAP SIDING W/ 5" EXPOSURE. PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. EXTERIOR LIGHTS, VENTS, EQUIPMENT, METERS, ETC ARE TO BE SECURELY MOUNTED TO FIBER CEMENT TRIM BLOCKS. ALL SIDING TO TRIMBLOCK JOINTS SHALL BE CAULKED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. B, F - 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. STRICTLY ADHERE TO BRICK MANUFACTURER'S INSTALLATION INSTRUCTIONS. C - HORIZONTALLY ORIENTED FIBER CEMENT SQUARE CHANNEL SIDING W/ 9" EXPOSURE. PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. EXTERIOR LIGHTS, VENTS, EQUIPMENT, METERS, ETC ARE TO BE SECURELY MOUNTED TO FIBER CEMENT TRIM BLOCKS. ALL SIDING TO TRIMBLOCK JOINTS SHALL BE CAULKED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. D, E - FIBER CEMENT PANELS - SEE EXTERIOR ELEVATION SHEETS. FIBER CEMENT PANEL SYSTEM 5/16" MATERIAL THICKNESS (DESIGN INTENT: JAMES HARDIE - VERTICAL SIDING PANELS) PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS, AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. - SEE ELEVATIONS. STRICTLY ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. *NOTE: NAILING PATTERN DESCRIBED IS A MINIMUM REQUIREMENT TO MEET THE GA/UL RATING. COORDINATE NAILING PATTERNS WITH THE STRUCTURAL. SHEER WALL REQUIREMENTS.	
	RATED EXTERIOR WALLS	W2A W2B RATING: 1 HR GA WP 8105	WALL STRUCTURE AND INSULATION: W2A - 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE, AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL - LATERALLY BRACED WITH SHEATHING - 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION: FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES. W2B - TWO ROWS OF STAGGERED 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE. TOTAL FRAMING CAVITY THICKNESS IS 8". RIP TOP AND BOTTOM PLATES TO FIT AND EFFECTIVELY FIRESTOP AT TOP AND BOTTOM OF WALL - LATERALLY BRACE WITH SHEATHING - (2) LAYERS 3 1/2" THICK R-15 HD. INSULATION. USE KRAFT FACED BATT INSULATION FACE STAPLED TO STUDS ON INTERIOR SIDE AND UNFACED INSULATION FRICTION FIT BETWEEN STUDS ON EXTERIOR SIDE - INSTALL IN ALL CAVITIES. INTERIOR SHEATHING: A, B - 5/8" THICK PROPRIETARY TYPE X GYPSUM SHEATHING APPLIED VERTICALLY OR HORIZONTALLY TO INTERIOR WALL FACE WITH 1 7/8" LONG 6D COATED NAILS AT 7" O.C. AT ALL PANEL SUPPORTS. EXTERIOR SHEATHING: A, B - 1/2" STRUCTURAL 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. STRUCTURAL PANEL INSTALLED OVER EXTERIOR RATED 5/8" THICK TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO EXTERIOR WALL FACE WITH 1 3/4" LONG GALVANIZED NAILS AT 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES EXTERIOR CLADDING: A, B - FIBER CEMENT PANELS - SEE EXTERIOR ELEVATION SHEETS FOR BASIS OF DESIGN AND COLORS. FIBER CEMENT PANEL SYSTEM 5/16" MATERIAL THICKNESS (DESIGN INTENT: JAMES HARDIE - VERTICAL SIDING PANELS) PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS, AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. - SEE ELEVATIONS. STRICTLY ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. *NOTE: NAILING PATTERN DESCRIBED IS A MINIMUM REQUIREMENT TO MEET THE GA/UL RATING. COORDINATE NAILING PATTERNS WITH THE STRUCTURAL. SHEER WALL REQUIREMENTS.	
RATED EXTERIOR WALLS (EXTERIOR EXPOSURE BOTH SIDES)	W2C W2D RATING: 1 HR GA WP 8105	WALL STRUCTURE AND INSULATION: W2C, W2D - 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE, AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL - LATERALLY BRACED WITH SHEATHING - NO INSULATION. BREEZEWAY SIDE SHEATHING: C, D - 1/2" STRUCTURAL 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. STRUCTURAL PANEL INSTALLED OVER EXTERIOR RATED 5/8" THICK TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO EXTERIOR WALL FACE WITH 1 3/4" LONG GALVANIZED NAILS AT 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES EXTERIOR SIDE SHEATHING: C, D - MIN R3.6 1" STRUCTURAL INSULATED PANEL SHEATHING WITH INTEGRAL AIR AND WEATHER BARRIER. INSTALL PROPRIETARY FLASHING TAPE/SEAM TAPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE WATER-RESISTIVE, AIR BARRIER SYSTEM. EXTERIOR CLADDING: C - 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. STRICTLY ADHERE TO BRICK MANUFACTURER'S INSTALLATION INSTRUCTIONS. D - 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) PROVIDE FIBER CEMENT TRIMS AT ALL WINDOWS, DOORS, CORNERS, AND WHERE SHOWN ON THE ELEVATIONS OR IN EXTERIOR DETAILS. - SEE ELEVATIONS. STRICTLY ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. *NOTE: NAILING PATTERN DESCRIBED IS A MINIMUM REQUIREMENT TO MEET THE GA/UL RATING. COORDINATE NAILING PATTERNS WITH THE STRUCTURAL. SHEER WALL REQUIREMENTS.		
TENANT SEPARATION WALL	W5A RATING: 1HR UL U-341 STC: 50-54	WALL STRUCTURE AND INSULATION: W5 - DOUBLE ROW OF 2x4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES SPACED 1" APART (SUBSTITUTE 2x6 AT PLUMBING LOCATIONS ON (1) OR BOTH SIDE WHERE SHOWN IN PLAN). - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. 3-1/2" GLASS FIBER INSULATION: FRICTION FIT BETWEEN STUDS - INSTALL IN ALL CAVITIES. STEEL FRAMING MEMBERS (ONE SIDE): A - No. 25 MSG GALVANIZED STEEL RESILIENT CHANNELS SPACED 24" O.C. PERPENDICULAR TO STUDS. SECURE CHANNELS TO STUDS WITH No. 8 x 2-1/2" COARSE DRYWALL SCREWS. OVERLAP CHANNELS 6" AT ENDS AND FASTEN WITH No. 8 1/8 x 1 1/2" PHILIPS MODIFIED TRUSS SCREWS SPACED 2 1/2" FROM THE CENTER OF THE OVERLAP. TAG ARROW INDICATED SIDE TO RECEIVE RESILIENT CHANNEL. SHEATHING (BOTH SIDES): A - 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO FRAMING ON EACH SIDE WITH 1-7/8" LONG No. 6 BULGE HEAD DRYWALL SCREWS AT 7" OC AT STUDS AND BEARING PLATES. JOINTS STAGGERED 16" ON OPPOSITE SIDES. ADD SHEAR PANELS TO ASSEMBLY PER STRUCTURAL SHEAR WALL SCHEDULE. REPLACE FASTENERS PER SHEAR SCHEDULE - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECT OR ENGINEER.		
TENANT SEPARATION WALL	W5B RATING: 1HR UL U-341 STC: 50-54	WALL STRUCTURE AND INSULATION: W5 - DOUBLE ROW OF 2x4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES SPACED 2" APART (SUBSTITUTE 2x6 AT PLUMBING LOCATIONS ON (1) OR BOTH SIDE WHERE SHOWN IN PLAN). - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. STRUCTURAL WOOD PANELS INSTALLED ON THE INTERIOR FACE OF EACH ROW OF STUDS PER THE STRUCTURAL DRAWINGS. 3-1/2" GLASS FIBER INSULATION: FRICTION FIT BETWEEN STUDS - INSTALL IN ALL CAVITIES. STEEL FRAMING MEMBERS (ONE SIDE): A - No. 25 MSG GALVANIZED STEEL RESILIENT CHANNELS SPACED 24" O.C. PERPENDICULAR TO STUDS. SECURE CHANNELS TO STUDS WITH No. 8 x 2-1/2" COARSE DRYWALL SCREWS. OVERLAP CHANNELS 6" AT ENDS AND FASTEN WITH No. 8 1/8 x 1 1/2" PHILIPS MODIFIED TRUSS SCREWS SPACED 2 1/2" FROM THE CENTER OF THE OVERLAP. TAG ARROW INDICATED SIDE TO RECEIVE RESILIENT CHANNEL. SHEATHING (BOTH SIDES): A - 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO FRAMING ON EACH SIDE WITH 1-7/8" LONG No. 6 BULGE HEAD DRYWALL SCREWS AT 7" OC AT STUDS AND BEARING PLATES. JOINTS STAGGERED 16" ON OPPOSITE SIDES. ADD SHEAR PANELS TO ASSEMBLY PER STRUCTURAL SHEAR WALL SCHEDULE. REPLACE FASTENERS PER SHEAR SCHEDULE - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECT OR ENGINEER.		
WALL ASSEMBLY LEGEND		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.		

	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.																				
	SEPARATION WALL W7A RATING: 1HR GA # WP3640	WALL STRUCTURE AND INSULATION: W7 - 2x4 WOOD LADDER TRUSS w/ VERTICAL WEBS AT 24" O.C. MAX FRAMED ON THE FLAT w/ 6d CEMENT COATED NAILS, 1 7/8" LONG WITH 1/4" AT 7" O.C. SHEATHING (BOTH SIDES): A - 5/8" EXTERIOR RATED TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF STUDS WITH 6d CEMENT COATED NAILS, 1 7/8" LONG WITH 1/4" AT 7" O.C. HORIZONTAL JOINTS STAGGERED NOT LESS THAN 12" ON OPPOSITE SIDES.	<table><tr><th colspan="3">WALLS AND INTERIOR PARTITIONS, WOOD FRAMED</th></tr><tr><th>GA FILE NO. WP 3640</th><th>GENERIC</th><th>1 HOUR FIRE</th></tr><tr><td colspan="3">GYPSUM WALLBOARD, WOOD STUDS</td></tr><tr><td colspan="3">One layer 1/4" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of either 2 x 3 or 2 x 4 wood studs, turned flanges, 24" o.c. with 6d cement-coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Horizontal joints staggered not less than 12" on opposite sides. (NLB)</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">Thickness: 27/8" Approx. Weight: 7 psf Fire Test: UL 9-12-96, UL Design U338</td></tr></table>	WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			GA FILE NO. WP 3640	GENERIC	1 HOUR FIRE	GYPSUM WALLBOARD, WOOD STUDS			One layer 1/4" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of either 2 x 3 or 2 x 4 wood studs, turned flanges, 24" o.c. with 6d cement-coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Horizontal joints staggered not less than 12" on opposite sides. (NLB)						Thickness: 27/8" Approx. Weight: 7 psf Fire Test: UL 9-12-96, UL Design U338			
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SEPARATION WALL W7B	WALL STRUCTURE AND INSULATION: W4 - 2x4 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MIN. OF ONE BOTTOM PLATE, AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL - Laterally Braced with Sheathing. INTERIOR SHEATHING: A (BOTH SIDES) - SINGLE LAYER OF ANY CLASS 1/2" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY TO ONE SIDE OF STUDS - ALL SEAMS TAPED AND FINISHED. REFER TO STRUCTURAL DRAWINGS FOR FASTENER AT SHEARWALL PANEL. NO EXCEPTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECT AND ENGINEER.	<table><tr><th>GA FILE NO. WP 3614</th><th>GENERIC</th><th>1 HOUR FIRE</th><th>30 to 34 STC SOUND</th></tr><tr><td colspan="4">GYPSUM WALLBOARD, WOOD STUDS</td></tr><tr><td colspan="4">One layer 1/4" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" type W drywall screws 12" o.c. Joints staggered 16" on opposite sides. (LOAD-BEARING)</td></tr><tr><td colspan="4"></td></tr><tr><td colspan="4">Thickness: 41/4" Approx. Weight: 7 psf Fire Test: SWR6 01-4511-619[1], 3-94 Sound Test: See WP 3520 (CISG NG-249FT, 7-2-65)</td></tr></table>	GA FILE NO. WP 3614	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND	GYPSUM WALLBOARD, WOOD STUDS				One layer 1/4" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" type W drywall screws 12" o.c. Joints staggered 16" on opposite sides. (LOAD-BEARING)								Thickness: 41/4" Approx. Weight: 7 psf Fire Test: SWR6 01-4511-619[1], 3-94 Sound Test: See WP 3520 (CISG NG-249FT, 7-2-65)			
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FLOOR ASSEMBLIES	SLAB ON GRADE FC1 FC2 RATING: NONE REQUIRED	FLOOR STRUCTURE: 1 - CONCRETE SLAB ON GRADE AS DESCRIBED IN THE STRUCTURAL DRAWINGS OVER 15 MIL VAPOR BARRIER 2 - EXTERIOR CONCRETE PATIO SLAB ON GRADE - SLOPE TO DRAIN AWAY FROM PATIO DOOR INSULATION: 1 - SEE EXTERIOR WALL SECTION FOR EXTENTS OF SLAB INSULATION FLOOR SURFACE: 1 - SEE FINISH PLANS FOR AREAS TO RECEIVE SURFACE IMPROVEMENTS 2 - LIGHT BROOM TEXTURE WITH HAND TOOLED JOINTS AND SMOOTH TROWEL PERIMETER FINISH.																				
	FLOOR/CEILING FW1 FW2 RATING: 1 HR UL #L528 STC: 51 & IIC: 511-54 FOR SIMILAR ASSEMBLIES	FLOOR STRUCTURE: FW - PRE-ENGINEERED WOOD TRUSSES: 4x2 OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX PER THE STRUCTURAL DRAWINGS INSULATION: 1 - 3-1/2" SOUND BATT INSULATION 2 - 1/2" THICKNESS FOIL FACED POLYISOCYANURATE RIGID FOAM BOARD ADHERED TO UNDERSIDE OF FLOOR SHEATHING WITH THE FOIL SIDE FACING UP. SEAL PANEL EDGES TO TRUSSES w/ CLOSED-CELL POLYURETHANE EXPANDING FOAM SEALANT. FILL REMAINING CAVITY WITH BLOWN CELLULOSE INSULATION USING THE "NET AND BLOW" METHOD FOR SUPPORT. SHEATHING AND FLOOR SURFACE: 1, 2 - 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 FLOORINGS 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. 2 - BASE LAYER: 1/2" GALVANIZED 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 EXTERIOR GRADE (PAPERLESS) GYPSUM BOARD w/ CORROSION-RESISTANT SCREWS 12" O.C. & MIN. 1 1/2" FROM SIDE AND END JOINTS. FINISH LAYER: 1/4" FIBER CEMENT SOFFIT PANELS NAILED TO FRAMING ABOVE WITH MIN. 2" 44 ZINC PLATED COMMON NAILS @ 8" O.C. ON EDGES AND 24" O.C. @ INTERMEDIATE FRAMING. COVER SEAMS WITH FIBER CEMENT TRIM - SEE CEILING PLANS.																				
	FLOOR/CEILING FW3 RATING: NONE	FLOOR STRUCTURE: FW - PRESERVATIVE TREATED 2x10 WOOD JOISTS AT 16" O.C. SHEATHING AND FLOOR SURFACE: 2 - 5/4" x 5 1/2" COMPOSITE DECKING MATERIAL WITH CONCEALED FASTENER SYSTEM AND NON-FLUTED BOTTOMS - TIMBERTECH EDGE AS BASIS OF DESIGN CEILING ASSEMBLY: 2 - NONE																				
ROOF ASSEMBLIES	ROOF RW1 RW2 RW3 RW4 RATING: NONE	STRUCTURE: RW1, RW2 - PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX - SEE STRUCTURAL DRAWINGS RW3, RW4 - 2x RAFTERS @ 24" O.C. MAX - SEE STRUCTURAL DRAWINGS SHEATHING: 1, 2, 3 - 5/8" APA RATED EXTERIOR GRADE SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 10D SHANK NAILS - SPACED 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS. INSULATION: 1, 2 - MIN. R-35 EXTRUDED POLYSTYRENE OR POLYISOCYANURATE INSULATION MECHANICALLY FASTED TO ROOF SHEATHING PER INSULATION MANUFACTURER'S INSTALLATION INSTRUCTIONS. 3 - 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION: FACE STAPLE TO RAFTERS - INSTALL IN ALL CAVITIES. 4 - NONE DRAINAGE PLANE: 1, 2, 3, 4 - CLASS C 60 MIL MIN. WHITE MEMBRANE ROOFING ON MIN. 1/2" PROTECTION BOARD. (TPO OR EPDM ARE BOTH ACCEPTABLE. PROVIDE SUBMITTAL FOR INTENDED PRODUCT.) CEILING ASSEMBLY: 1 - (1) LAYER 5/8" GYP. BD. APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES W/ 1-1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. PROVIDE 4 MIL VAPOR BARRIER ON UNDERSIDE OF TRUSSES 2, 3, 4 - 1/2" SAG RESISTANT EXTERIOR GYPSUM WALL BOARD APPLIED TO THE FRAMING WITH 1-1/4" TYPE 'W' OR 'S' CORROSION-RESISTANT DRYWALL SCREWS. COVER JOINTS WITH 1x4 FIBER CEMENT TRIM BOARDS - SEE BREEZEWAY CEILING PLANS.																				
		ORC 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 ORC 718.3 DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OF BLANKETS OR MINERAL WOOL OR GLASS FIBER. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.																				
	STRUCTURE ASSEMBLY LEGEND		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.																			

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WWW.THECOLUMBUSDESIGNCOMPANY.COM
WESTERVILLE OHIO 43081

STATE OF OHIO
KARRICK RYAN SHERRILL
2017968
REGISTERED ARCHITECT

KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNNF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104-117

PERMIT SET

PROJECT DATE: 07.29.2026

A011

CONSTRUCTION ASSEMBLIES

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COLUMBUS DESIGN LLC 614-636-3075
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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 stars. Inside the ring, the name "KARRICK RYAN SHERRILL" is written in a larger font, with the number "2017968" below it.

KARRICK RYAN SHERRILL
NO. 17086
EXPIRES 12.31.2026



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

A013
CONSTRUCTION
ASSEMBLIES

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

FC 2404

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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System No. F-C-2404

FC 2404

3. Through Penetrants — One nonmetallic pipe or conduit installed concentrically within opening. Annular space between penetrant and periphery of opening to be min 1/16 in. (1.6 mm). Penetrant to be rigidly supported on both sides of wall. The following types and sizes of penetrants may be used:

- A. Polyvinyl Chloride (PVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
- B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 4 in. (102mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

4. Firestop System — The details of the firestop system shall be as follows:

- A. Firestop Device* — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to the top of the top plate using two anchor tabs provided. The anchor tabs are secured using 3/4 in. (19 mm) wood screws and washers.
- 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 — CP643N Firestop Collar.
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

WL 7059

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 (122 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 385 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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System No. W-L-7059

WL 7059

2. Steel Duct — Nom 24 in. by 12 in. (610 by 305 mm) (or smaller) No. 24 gauge (or heavier) steel duct to be installed eccentrically within the framed opening. The annular space shall be min 1 in. (25 mm) to max 1-3/4 in. (45 mm) Steel duct to be rigidly supported on both sides of wall assembly.

3. Batts and Blankets* — Max 1-1/2 in. (38 mm) thick glass fiber batt or blanket (min 3/4 pcf or 12 kg/m³) jacketed on the outside with a foil-scrim-kraft facing. Longitudinal and transverse joints sealed with aluminum foil tape. During the installation of the fill material, the batt or blanket shall be compressed 50% such that the annular space within the firestop system shall be min 1/4 in. (6 mm) to max 1 in. (25 mm). See Batts and Blankets - (BKNV) category in the Building Materials Directory for names of manufacturers. Any batt or blanket meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index 50 or less may be used.

4. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. or 1-1/4 in. (16 or 32 mm) thickness of fill material applied within annulus, flush with both surfaces of wall for 1 or 2 hr walls, respectively. If voids develop after the fill materials cures, the voids shall be sealed with additional fill material.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

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

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System No. C-AJ-1154

CAJ 1154

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).

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) steel electrical metallic tubing or steel conduit.
- C. Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
- D. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.

3. Firestop System — The firestop system shall consist of the following:

- A. Packing Material* — Mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall to accommodate the required thickness of fill material. As an option to the above, backer rod and/or formed plastic backer material may be used.
- B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus. Flush with top surface of floor or with both surfaces of wall. At the point contact location between pipe and concrete, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor and on both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

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

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

WL 2284

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.

Product/Designation	Pipe Diameter (in.)	Number of Layers	Nom. Wrap Strip Width (in.)
CP648-E-W251*	1-1/2 and 2	1	1
CP648-E-W451-3/4*	1-1/2, 2 and 3	1	1-3/4

A. Fill, Void or Cavity Material*. Wrap Strip — (As an alternate to the wrap strip in item 3) — One layer of intumescent wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP648-E W251* or CP648-E W451-3/4* Firestop Wrap Strip

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

WL 8110

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 in the individual U300, U400, V400 or W400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:

- A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
- B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening 5 in. (127 mm).

The hourly F, FH Rating of the firestop system is dependent upon the hourly rating of the wall in which it is installed.

2. Air Conditioning (AC) Line Sets — AC line set consists of max two pipes or tubes (item 2A), tubing insulation (item 2B) and a thermostat cable (item 2C). The AC line sets shall be rigidly supported on both sides of the wall assembly.

- A. Metallic Penetrants — A max of two pipes or tubes to be installed in each AC line set. The following types and sizes of through penetrants may be used:
 - 1. Steel Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
 - 2. Iron Pipe — Nom 3/4 in. (19 mm) diam (or smaller) cast or ductile iron pipe.
 - 3. Copper Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.
 - 4. Copper Tube — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tube.
- B. Tube Insulation — Plastic* — Nom 1 in. (25 mm) thick acrylonitrile butadiene styrene/polyvinyl chloride (ABPVC) 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).
- C. Cable — One 4 pair No. 18 AWG (or smaller) thermostat cable with polyvinyl chloride (PVC) insulation and jacket materials may be installed with each AC line set.

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System No. W-L-8110

WL 8110

3. Firestop Device* — Firestop device consists of a corrugated steel tube with flanges and gasketing material. Device slid into wall such that ends project an equal distance from the approximate centerline of the wall assembly. Device flanges are spun clockwise onto device threads, over gasketing material butting tightly to both sides of wall. The annular space between the device and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. (25 mm).

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-SL 5K 4" Firestop Sleeve

4. Fill, Void or Cavity Material*. Plug — Nom 4 in. (102 mm) plug sized for the firestop device (item 3) friction fit within the sleeve flush with the end of the sleeve on both sides of the wall assembly. Plug cut to fit around the line set and installed 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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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

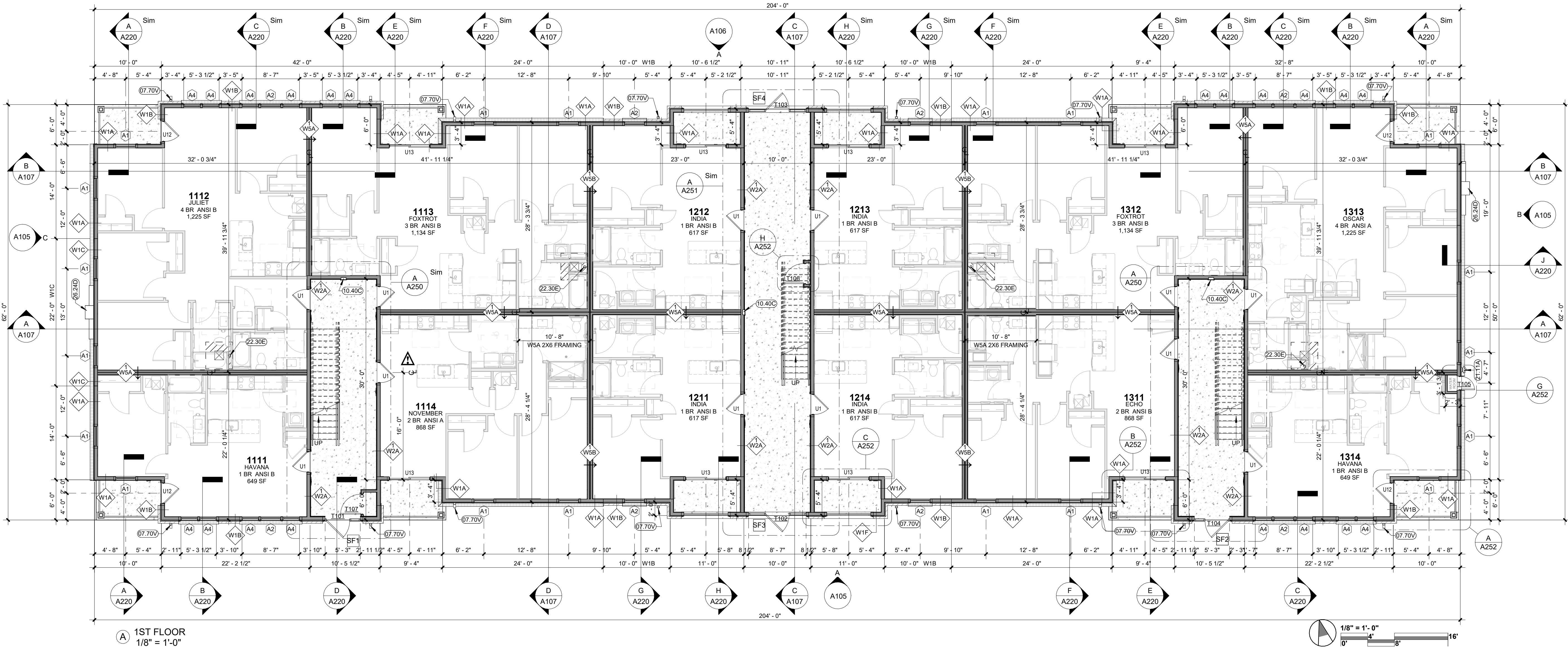
1. REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
3. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE BUILDING/SPACE PRIOR TO COMMENCING WORK (INCLUDING SITE WORK AND GRADE LEVELS) AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
5. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY ARCHITECT DURING A ROUGH INSTALL WALK PRIOR TO WIRING, CONNECTING ETC.
6. PROVIDE PRESSURE TREATED SILL PLATES IN TWO ROWS OF ACOUSTIC SEALANT ON ALL BEARING WALLS AND PARTITIONS LOCATED ON CONCRETE/CMU STEM WALLS OR SLABS.
7. NOT USED
8. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INTERIOR SHEATHING OF EXTERIOR WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
9. PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS IN THE EXTERIOR ENVELOPE
11. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
12. TUBS/SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE- INSULATED AND BOARDED BEFORE BEING BUILT AGAINST
13. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS FIXTURE SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND AGAIN AT THE COMPLETION OF ROUGH FRAMING.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OWNER SELECTED FINISHES AND FIXTURES AND SHALL BE RESPONSIBLE FOR PROPER INSTALLATION PER THE COMPONENT MANUFACTURERS INSTALLATION INSTRUCTIONS

KEYNOTES

- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (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 A251 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



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

A101
TANGO 1ST FLOOR
PLAN

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GENERAL NOTES: DIMENSIONS

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

GENERAL NOTES FLOOR PLANS

- 1. REFER TO SHEET 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 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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KEYNOTES

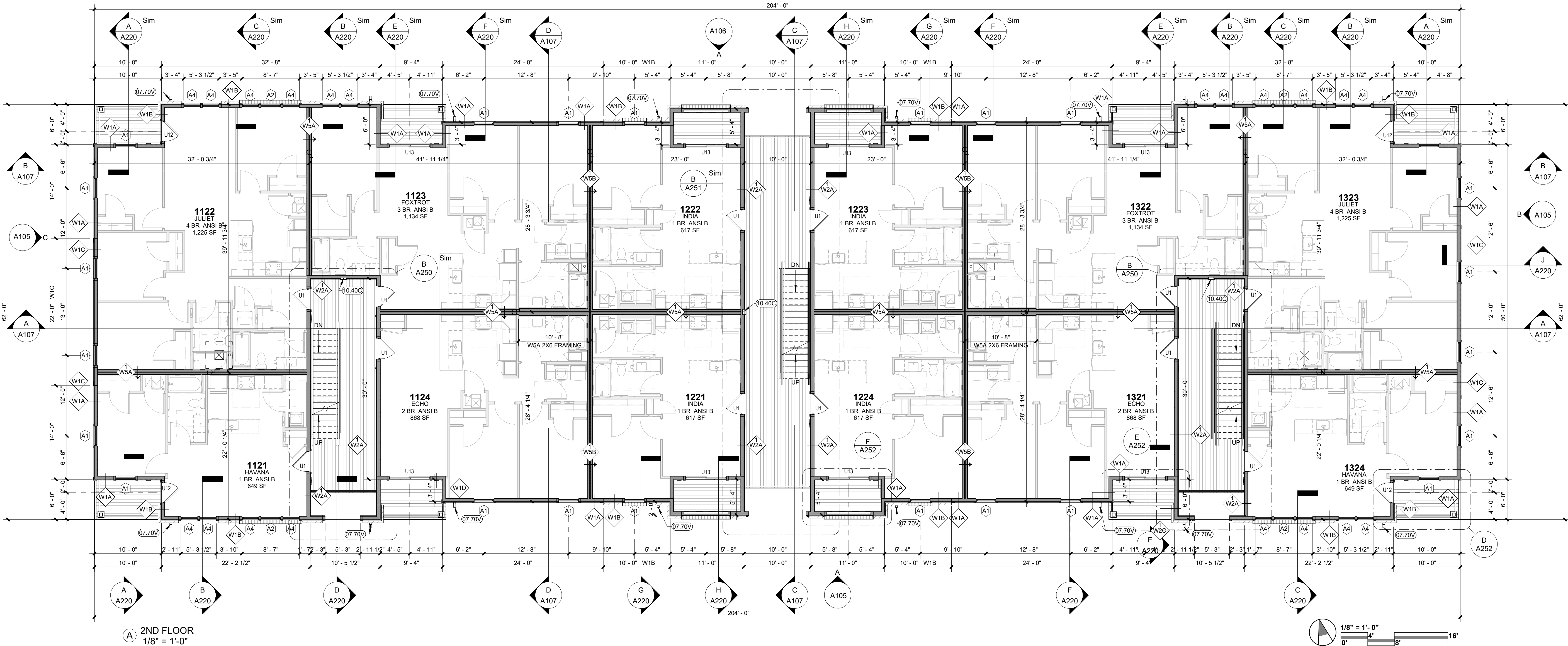
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WESTERVILLE OHIO 43081



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

A102
TANGO 2ND FLOOR
PLAN

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GENERAL NOTES: DIMENSIONS

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

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- 1. REFER TO SHEET G002 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS
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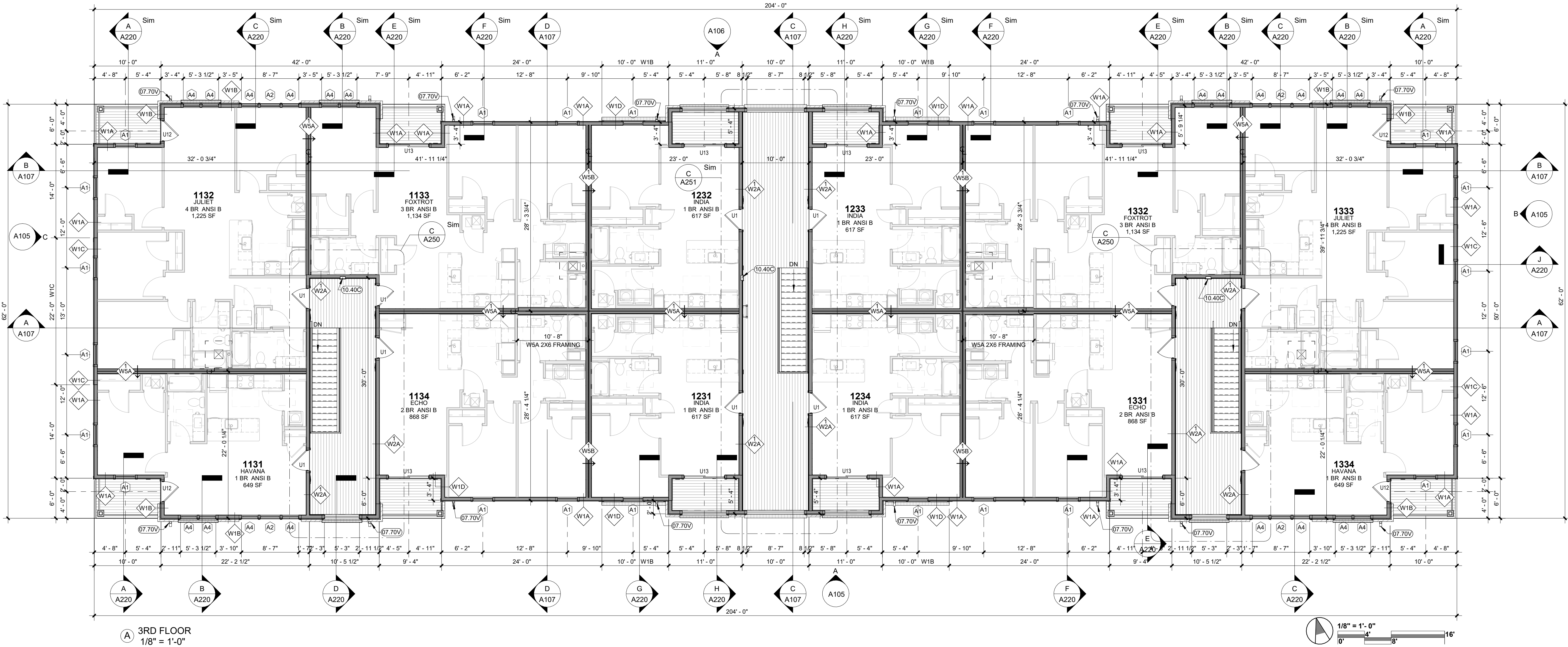
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WESTERVILLE OHIO 43081



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

A103
TANGO 3RD FLOOR
PLAN

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GENERAL NOTES: DIMENSIONS

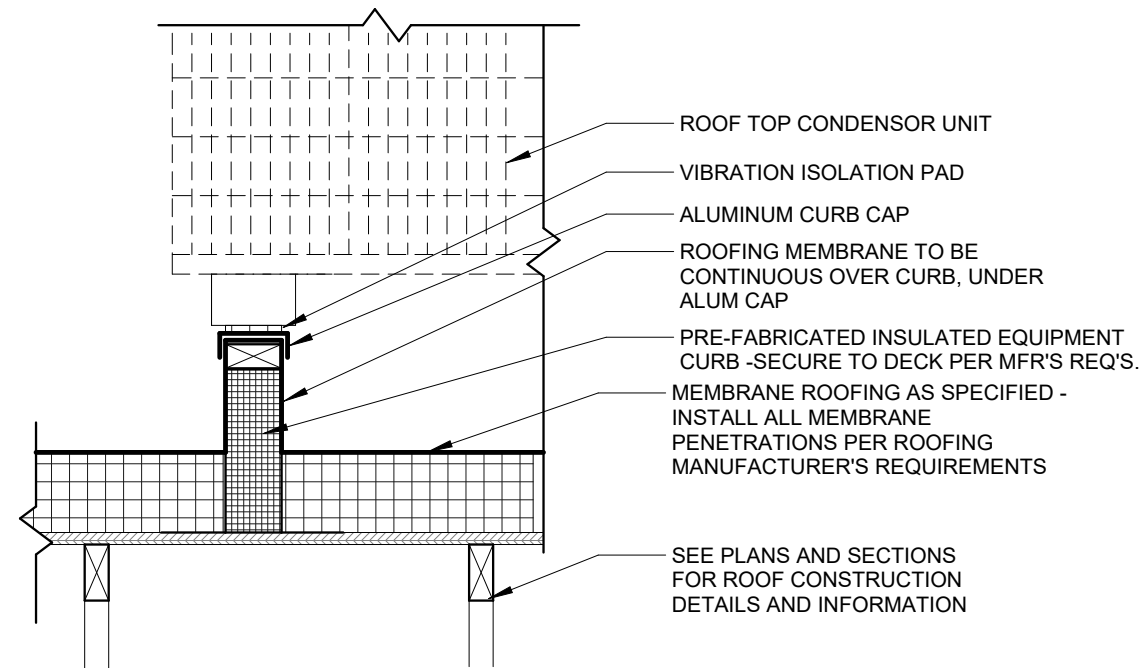
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GENERAL NOTES ROOF PLANS

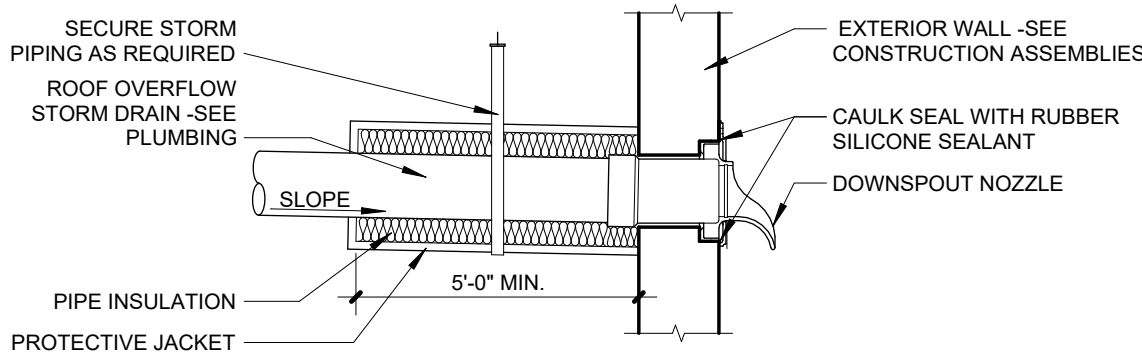
1. ALL CURBS, VENT STACKS AND ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOFING MATERIAL COLOR. PROVIDE ROOFING MANUFACTURER'S STANDARD DETAILS UNLESS OTHERWISE NOTED.
2. ALL GUTTERS, DOWNSPOUTS, FLASHINGS, LOUVERS AND SCREENS ARE TO BE FABRICATED PER ARCHITECTURAL METAL SHEET METAL MANUAL AS PUBLISHED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

KEYNOTES

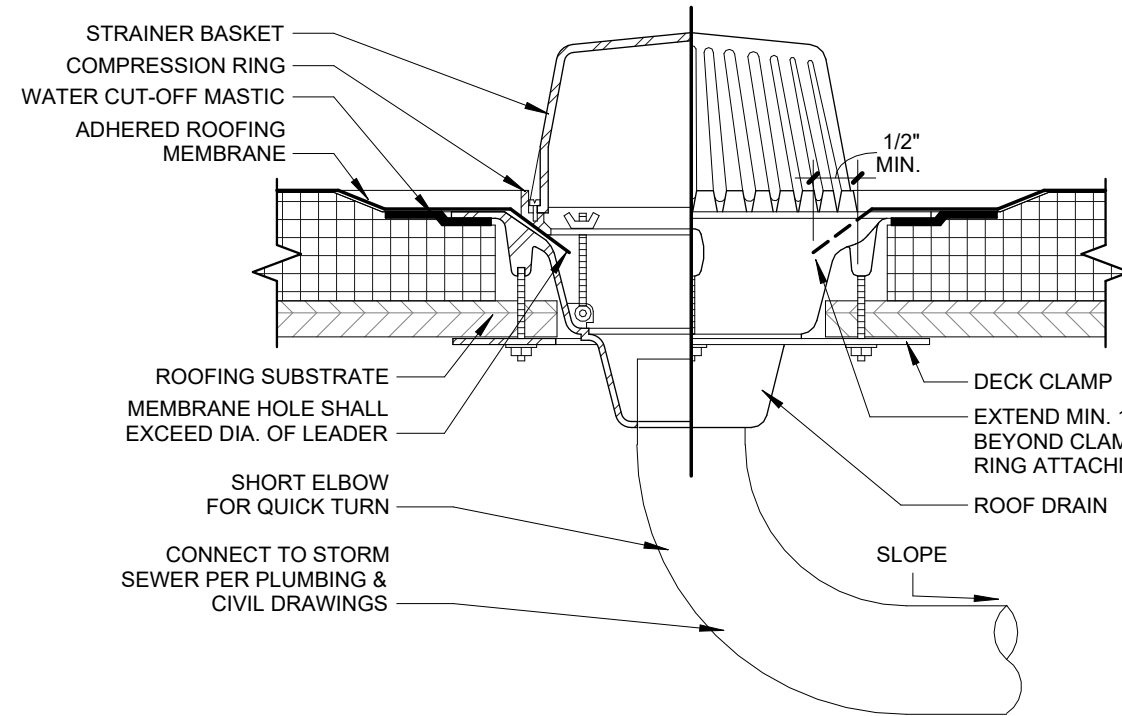
- 06.10T LOCATION OF DRAFTSTOPPING/FIRE WALL/FIRE PARTITION TIGHT TO UNDERSIDE OF DECK
- 07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A104
- 07.70L PASSIVE ROOF VENT WITH FREE VENTING AREA OF 150 SQ INCHES -FAMCO JV14CL AS BASIS OF DESIGN
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A114
- 22.14C ROOF OVERFLOW INLET - DASHED LINE SHOWS LEADER TO OVERFLOW OUTLET
- 22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A104
- 23.80A RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A104 & MECHANICAL DRAWINGS



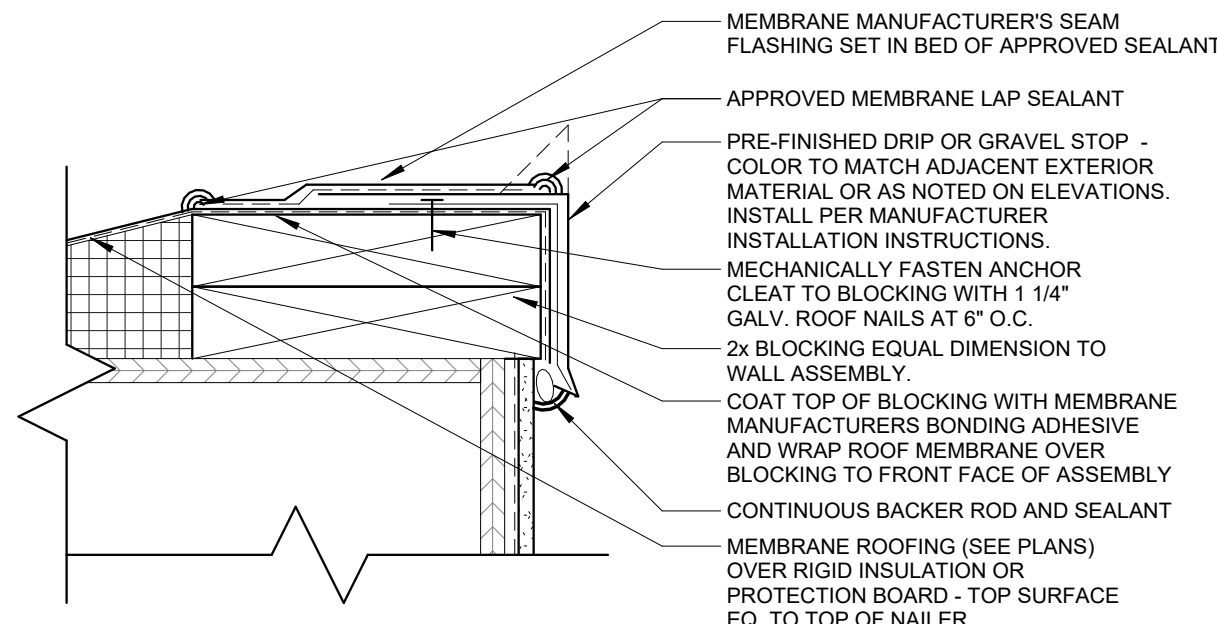
E MECH. CURB
1" = 1'-0"



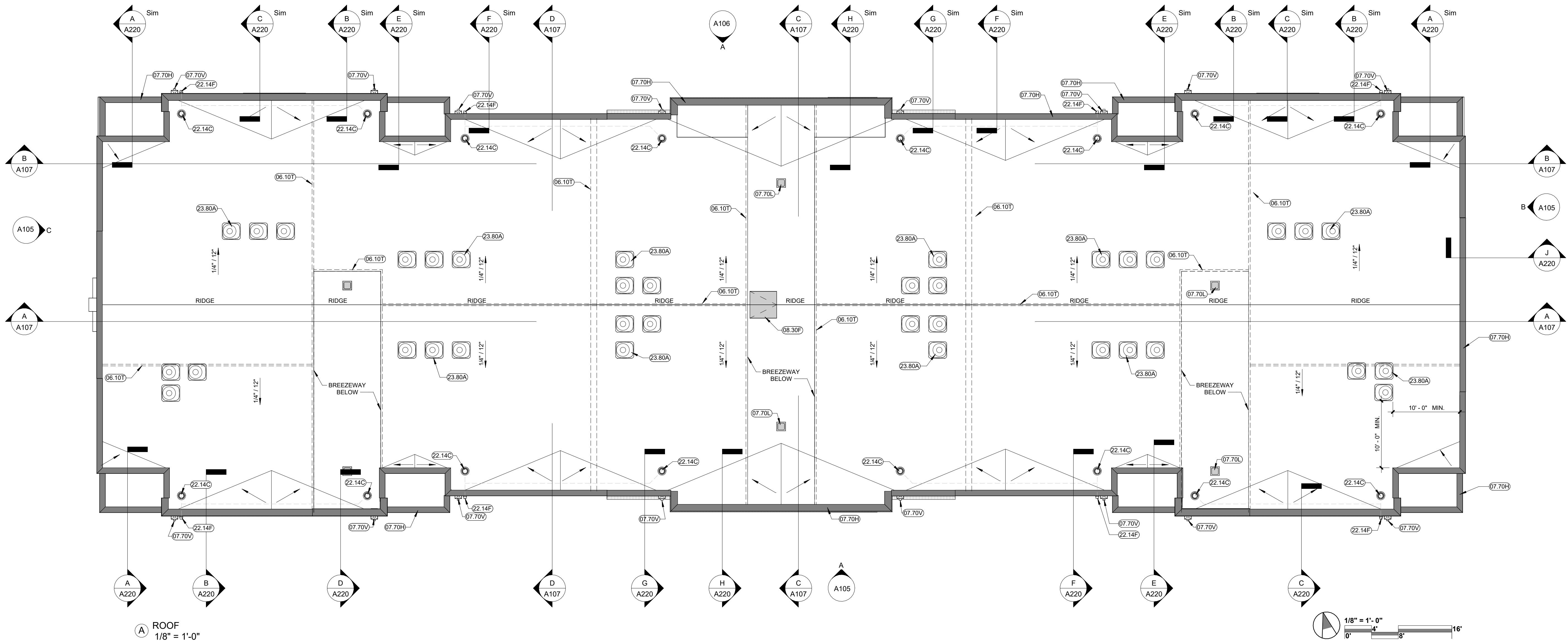
D ROOF OVERFLOW DRAIN OUTLET
DETAIL
1" = 1'-0"



C ROOF DRAIN AND OVERFLOW
3" = 1'-0"



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



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

BASIS OF DESIGN

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

INSTALLATION NOTES

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

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

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

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 PENETRATION 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 PENETRATION 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.

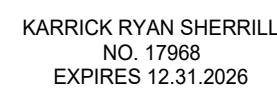
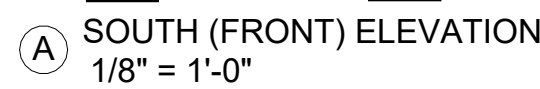
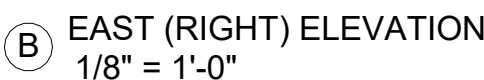
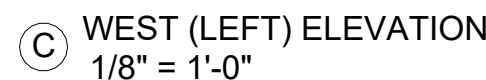
04.20A BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND

- | | |
|--------|---|
| 04.20A | BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND |
| 04.20C | BRICK ROWLOCK SILL/BAND COURSE |
| 04.20D | BRICK SOLDIER HEADER COURSE |
| 04.20E | BRICK SOLDIER BAND COURSE |
| 04.20H | BRICK HEADER COURSE BAND |
| 05.50K | PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR |
| 07.40A | FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS |
| | LEGEND |
| 07.40B | FIBER CEMENT SQUARE CHANNEL SIDING -SEE EXTERIOR MATERIALS LEGEND |
| 07.40C | FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR |
| | MATERIALS LEGEND |
| 07.40D | 1x6 FIBER CEMENT CORNER TRIM |
| 07.40F | 1x8 FIBER CEMENT TRIM |
| 07.40G | 1x6 FIBER CEMENT TRIM |
| 07.70H | ROOF DRIP EDGE - SEE DETAIL ON SHEET A104 |
| 07.70V | PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM |
| | SYSTEM PER PLUMBING DRAWINGS |
| 21.11A | FIRE DEPARTMENT CONNECTION -SEE PLUMBING DRAWINGS |
| 22.14F | ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A104 |
| 26.24D | SURFACE MOUNTED ELECTRIC METER(S) AND EQUIPMENT - SEE ELECTRICAL |
| | DRAWINGS |
| 26.56A | EXTERIOR-RATED SCOSCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - |
| | SEE ELECTRICAL DRAWINGS |
| 26.56E | EXTERIOR WALL PACK LIGHT -SEE ELECTRICAL DRAWINGS |

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. PERMIT TO CONSTRUCT DETAIL TEXTURE 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 FRESH VENTILATION AREA FOR EACH SPACE. CHANGING THE SIZE, OPERATION, OR LIMIT OF OPENING OF THE SPECIFIED WINDOWS WOULD RESULT IN THE REQUIREMENT TO ADD MECHANICAL VENTILATION TO THE EFFECTED SPACES
4. CERTAIN CABLE ENDINGS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

A. SITE

- 1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOoled JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
- B. MASONRY CLADDING
 - 1 MODULAR FIELD BRICK WITH SOLDIER, HEADER, AND ROWLOCK COURSE ACCENTS - T.B.D.
- C. FIBER CEMENT CLADDING - JAMES HARDIE
 - 1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
 - 2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
 - 3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE
- D. CLADDING COMPONENTS
 - 1 STRUCTURAL SEATING WITH PERMANENTLY FUSED INTEGRAL WATER-RESISTIVE BARRIER AND PROPRIETARY SEAM TAPE
 - 2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM 2 FLASHING- DO NOT CAULK GAP
- E. WINDOW AND BUILDING TRIMS
 - 1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
 - 2 TYP. EXT. CEILINGS: EXTERIOR GYPSUM BOARD PANELS WITH FIBER CEMENT TRIMS
 - 3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
- F. EXTERIOR DOORS
 - 1 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS SMOOTH PRIMED WOOD
 - 2 ~~PATIO SLIDING DOORS~~ PATIO SLIDING DOORS - MASONITE EXTERIOR -
 - 2 PATIO SLIDING DOORS - MASONITE EXTERIOR -
- F. ROOFING AND GUTTERS
 - 1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION



WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

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- 2 FRAMES/OPERATION - SINGE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - SANDSTONE EXTERIOR (CLOUD INTERIOR) - SEE WINDOW SCHEDULE AND ELEVATIONS
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- 4 PROVIDE WHITE LOCKS AND WINDOW STOPS WHERE NOTED ON SCHEDULE

INSTALLATION NOTES

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

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

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

GENERAL NOTES: ENVELOPE SEALING

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

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

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

KEYNOTES

- 04.20A BRICK VENEER FIELD COLOR -SEE EXTERIOR MATERIALS LEGEND
- 04.20C BRICK ROWLOCK SILL/BAND COURSE
- 04.20D BRICK SOLDIER HEADER COURSE
- 04.20E BRICK SOLDIER BAND COURSE
- 04.20H BRICK HEADER COURSE BAND
- 07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS LEGEND
- 07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR MATERIALS LEGEND
- 07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A104
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A104
- 26.56A EXTERIOR-RATED SCENCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS

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
- 4. CERTAIN GABLE END LOUVERS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

EXTERIOR MATERIALS: BASIS OF DESIGN

- A. SITE
 - 1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED JOINTS, AND SMOOTH TROWEL PERIMETER FINISH
- B. MASONRY CLADDING
 - 1 MODULAR FIELD BRICK WITH SOLDIER, HEADER, AND ROWLOCK COURSE ACCENTS - T.B.D.
- C. FIBER CEMENT CLADDING - JAMES HARDIE
 - 1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
 - 2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
 - 3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE
- D. CLADDING COMPONENTS
 - 1 STRUCTURAL SHEATING WITH PERMANENTLY FUSED INTEGRAL WATER-RESISTIVE BARRIER AND PROPRIETARY SEAM TAPE
 - 2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM Z FLASHING - DO NOT CAULK GAP
- E. WINDOW AND BUILDING TRIMS
 - 1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
 - 2 TYP. EXT. CEILINGS: EXTERIOR GYPSUM BOARD PANELS WITH FIBER CEMENT TRIMS
 - 3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS
- F. EXTERIOR DOORS
 - 1 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS -SMOOTH PRIMED WOOD
 - 2 PATIO SLIDING DOORS - MASONITE EXTERIOR -
 - 2 PATIO SLIDING DOORS - MASONITE EXTERIOR -
- F. ROOFING AND GUTTERS
 - 1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION

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WESTERVILLE OHIO 43081



KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

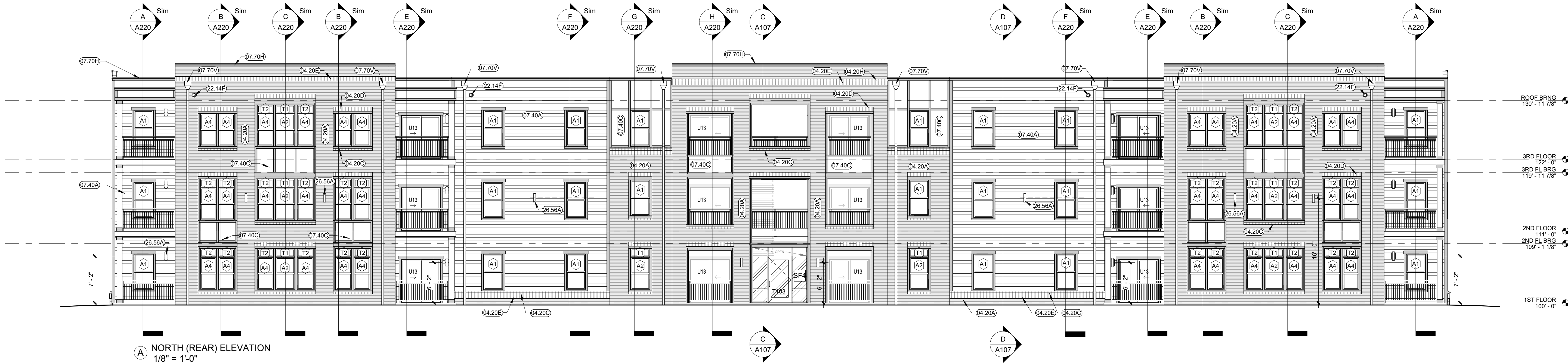
PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A106
TANGO EXTERIOR
ELEVATIONS

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ALL RIGHTS RESERVED © 2026



KEYNOTES

- 05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN-SEE A250'S FOR DETAILS
- 05.50Q METAL LADDER FOR ROOF ACCESS - SEE DETAIL ON SHEET A103
- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A114
- 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 A251 FOR DETAIL
- 26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



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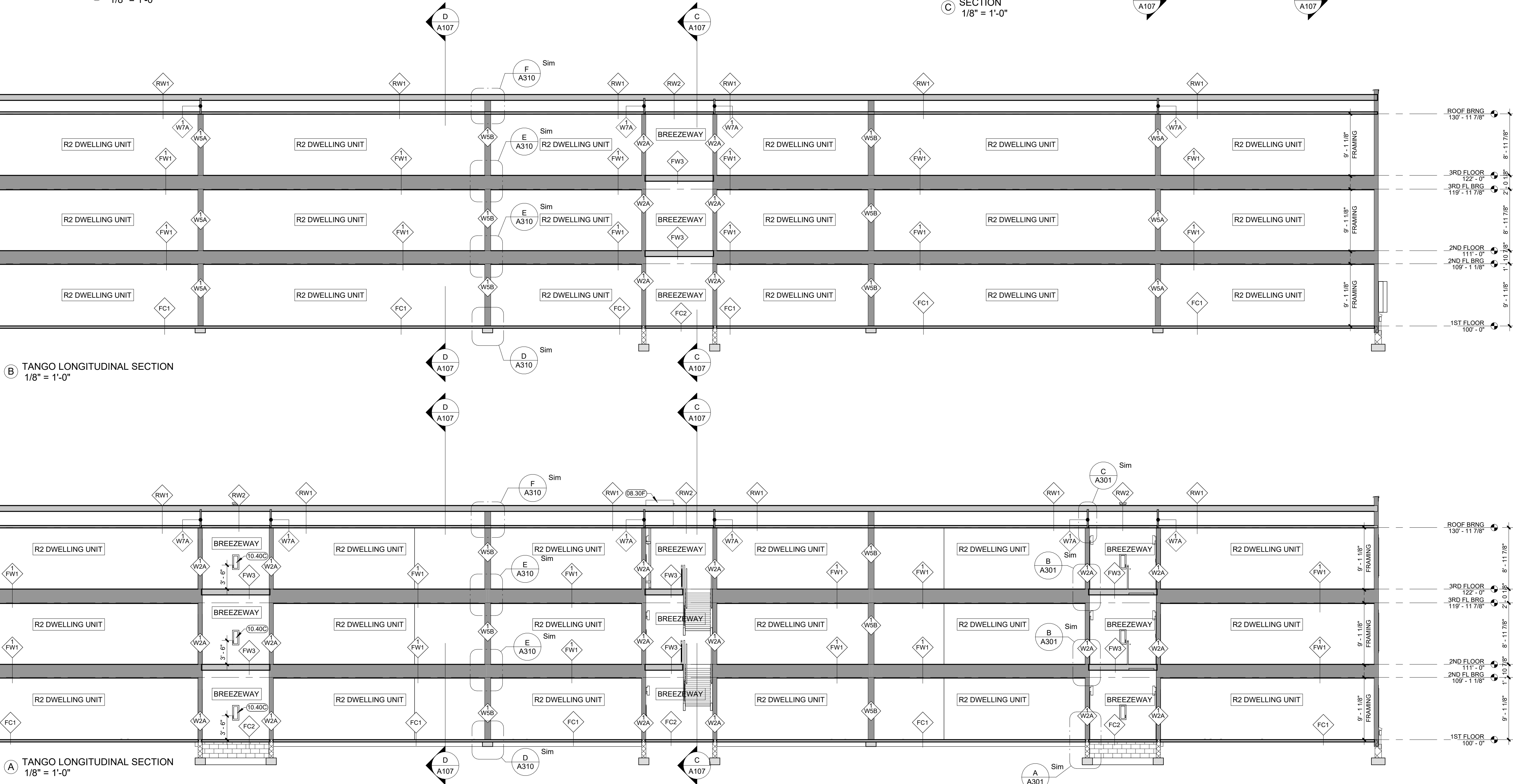
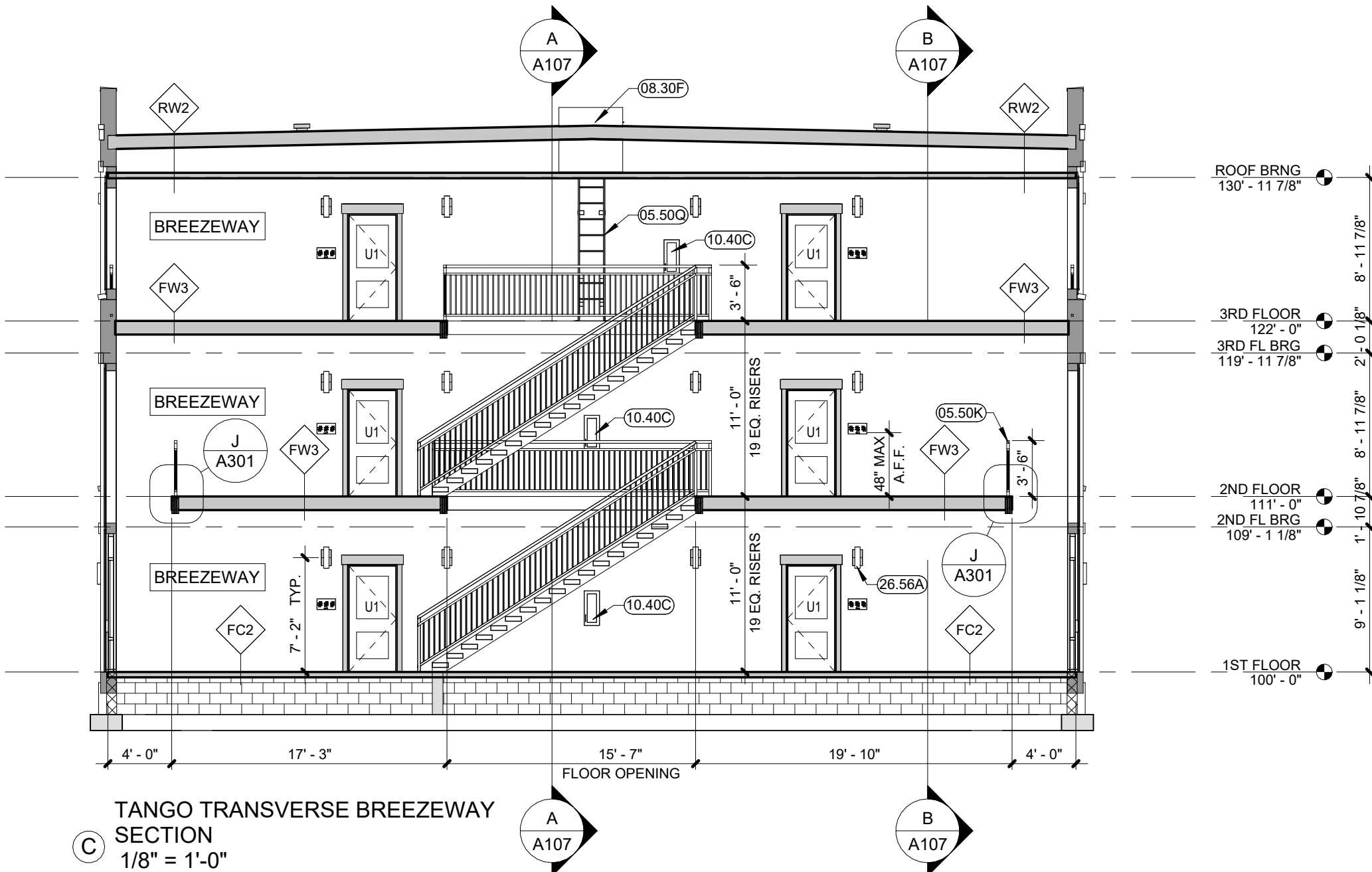
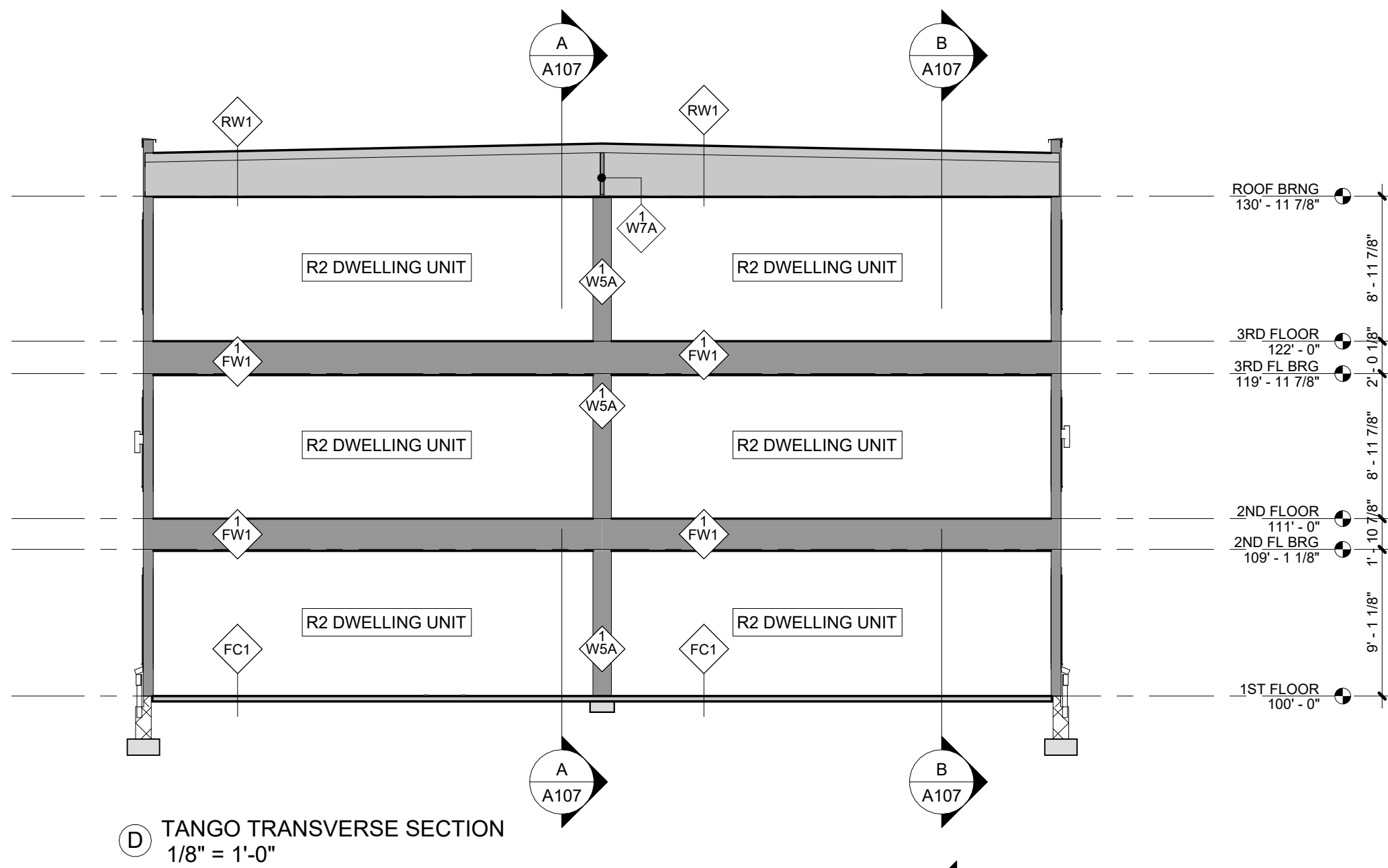
PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A107
TANGO BUILDING
SECTIONS

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GENERAL NOTES: DIMENSIONS

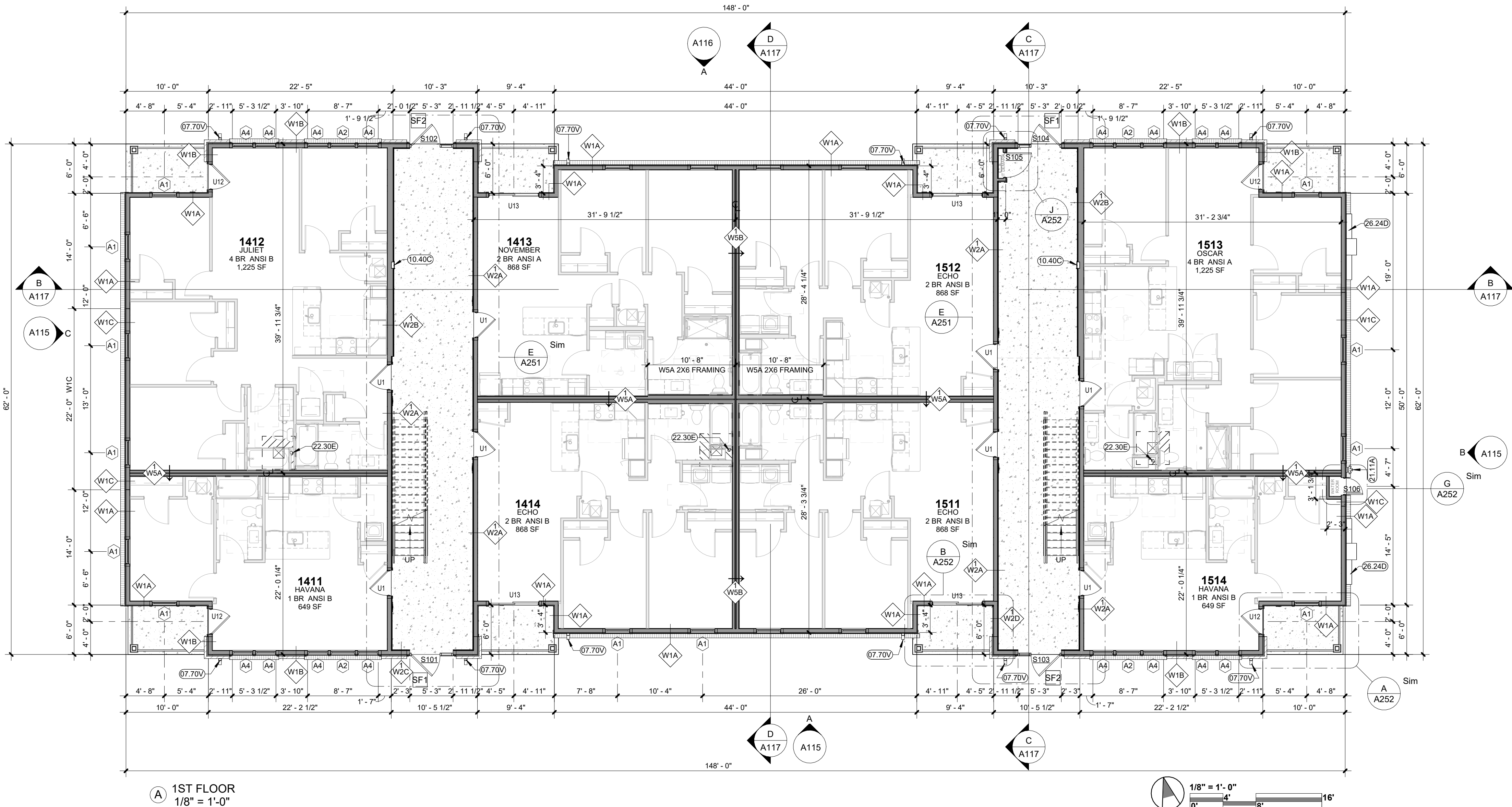
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3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING OR MASONRY AND ARE ALIGNED WITH THE EXTERIOR FACE OF FOUNDATION / STEM WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DWELLING UNIT SEPARATION WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL 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 MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
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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.
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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 A251 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



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

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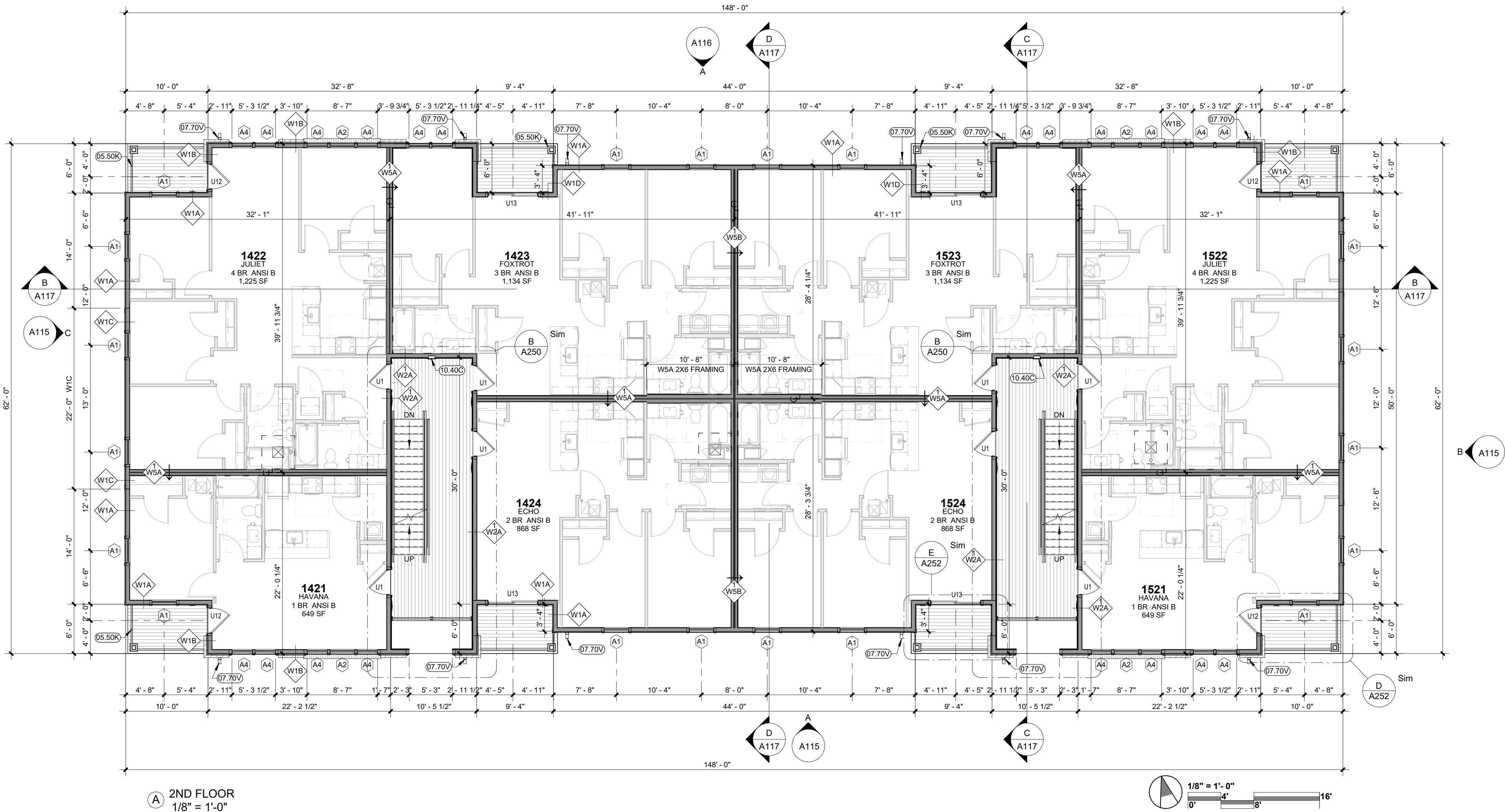
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KARRICK RYAN SHERRILL
NO. 17969
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GENERAL NOTES: DIMENSIONS

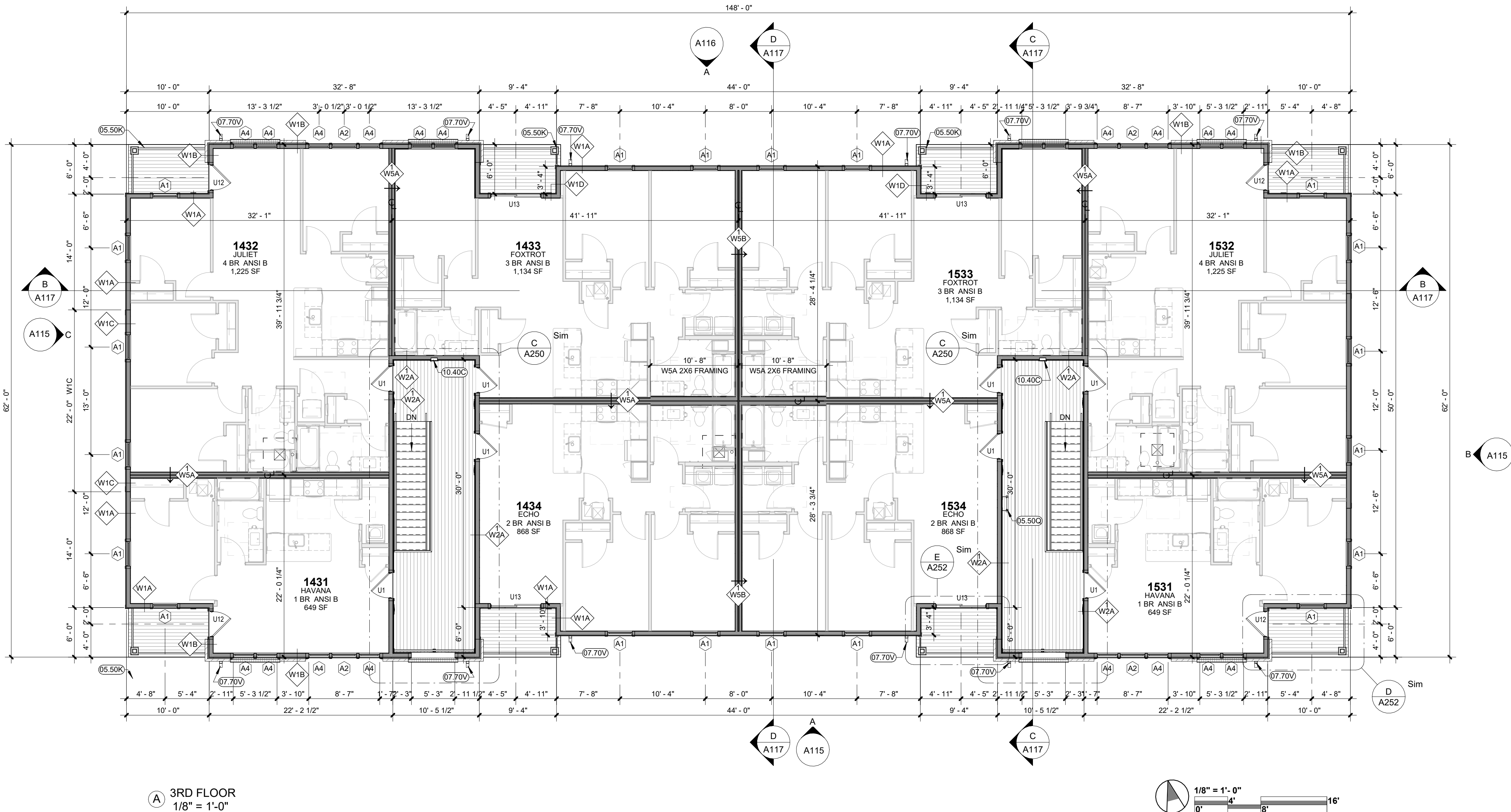
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GENERAL NOTES ROOF PLANS

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

KEYNOTES

- 06.10T LOCATION OF DRAFTSTOPPING/FIRE WALL/FIRE PARTITION TIGHT TO UNDERSIDE OF DECK
- 07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A104
- 07.70L PASSIVE ROOF VENT WITH FREE VENTING AREA OF 150 SQ INCHES -FAMCO JV14CL AS BASIS OF DESIGN
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A114
- 22.14C ROOF OVERFLOW INLET - DASHED LINE SHOWS LEADER TO OVERFLOW OUTLET
- 22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A104
- 23.80A RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A104 & MECHANICAL DRAWINGS

the columbus
designco

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



KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

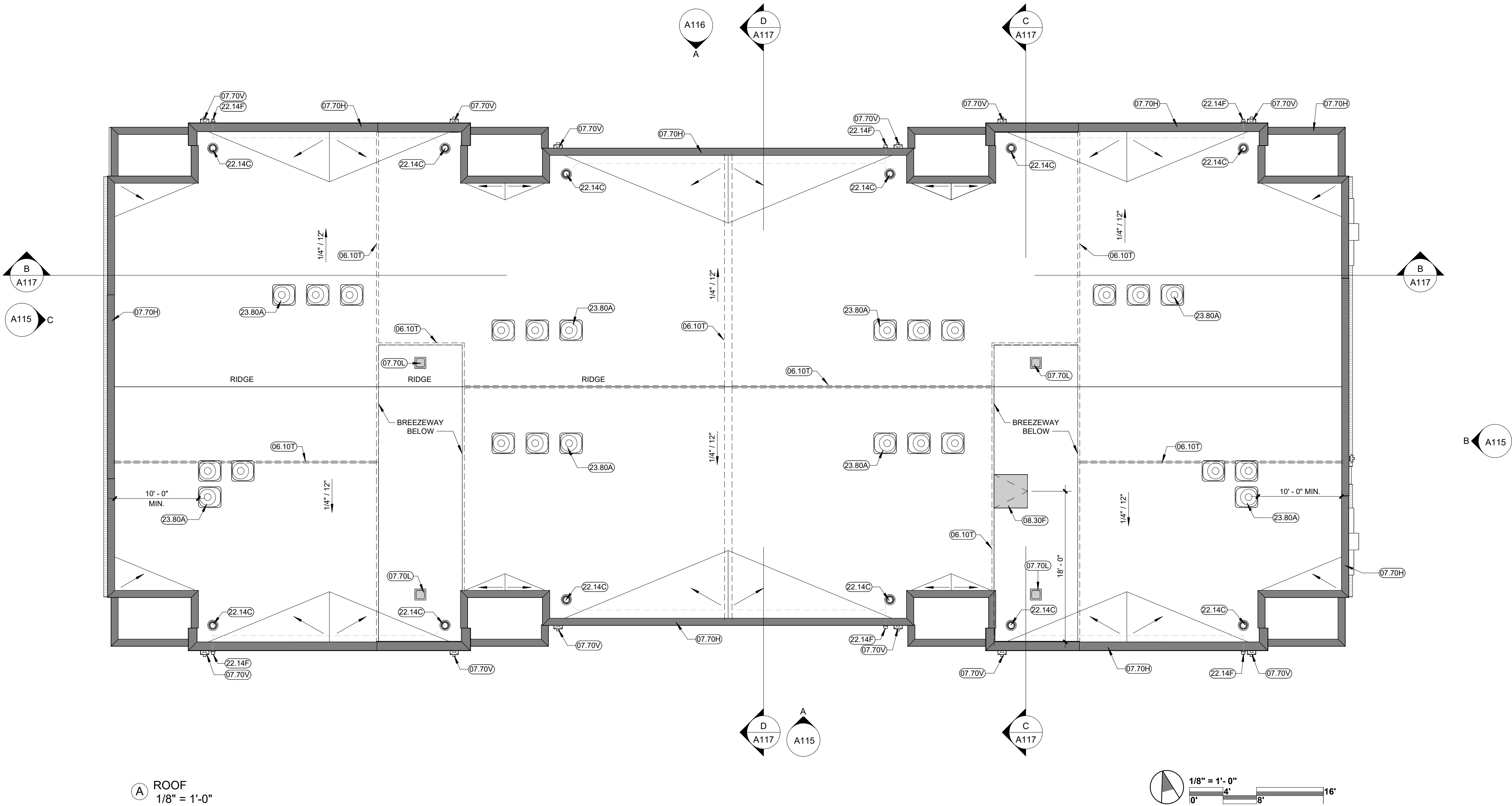
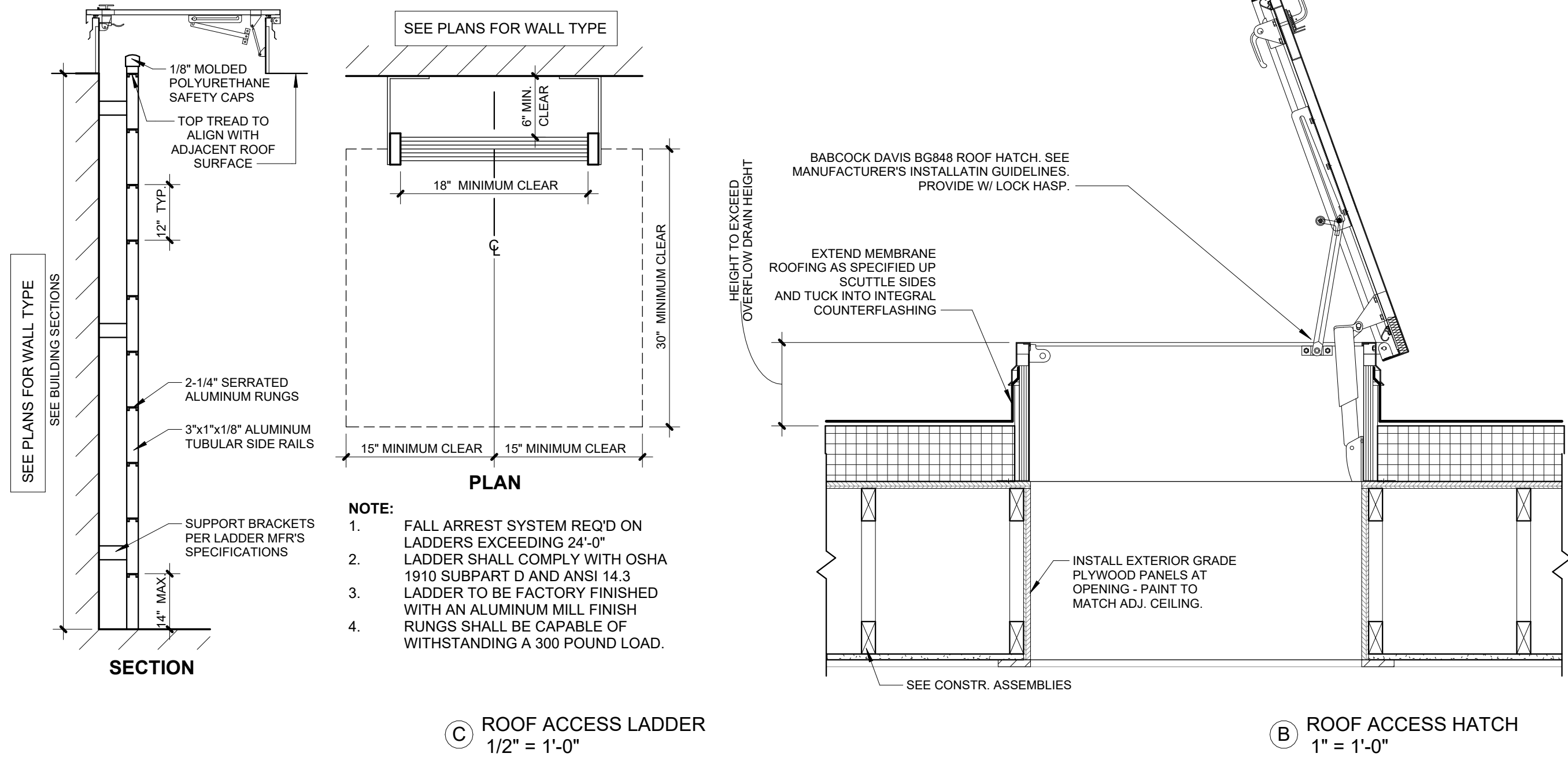
PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A114
SIERRA ROOF PLAN

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WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

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

INSTALLATION NOTES

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

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

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

GENERAL NOTES: ENVELOPE SEALING

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

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

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

KEYNOTES

- 04.20A BRICK VENEER FIELD COLOR - SEE EXTERIOR MATERIALS LEGEND
- 04.20C BRICK ROWLOCK SILL/BAND COURSE
- 04.20D BRICK SOLDIER HEADER COURSE
- 04.20E BRICK SOLDIER BAND COURSE
- 05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR DETAILS
- 07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS - SEE EXTERIOR MATERIALS LEGEND
- 07.40B FIBER CEMENT SQUARE CHANNEL SIDING - SEE EXTERIOR MATERIALS LEGEND
- 07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS - SEE EXTERIOR MATERIALS LEGEND
- 07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A104
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 21.11A FIRE DEPARTMENT CONNECTION - SEE PLUMBING DRAWINGS
- 22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A104
- 26.24D SURFACE MOUNTED ELECTRIC METER(S) AND EQUIPMENT - SEE ELECTRICAL DRAWINGS
- 26.56A EXTERIOR-RATED SCONCE - SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS
- 26.56E EXTERIOR WALL PACK LIGHT - SEE ELECTRICAL DRAWINGS

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
- 4. CERTAIN GABLE END LOUVERS ARE ALSO KITCHEN, DRYER, OR BATHROOM EXHAUST VENTS. COORDINATE WITH MECHANICAL DRAWINGS

EXTERIOR MATERIALS: BASIS OF DESIGN

A. SITE

- 1 FRONT SIDEWALK AND STAIRS - CAST IN PLACE CONCRETE W/ LIGHT BROOM TEXTURE, HAND TOOLED JOINTS, AND SMOOTH TROWEL PERIMETER FINISH

B. MASONRY CLADDING

- 1 MODULAR FIELD BRICK WITH SOLDIER, HEADER, AND ROWLOCK COURSE ACCENTS - T.B.D.

C. FIBER CEMENT CLADDING - JAMES HARDIE

- 1 HORIZONTALLY INSTALLED SMOOTH FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
- 2 SMOOTH FINISHED HARDIE VERTICAL SIDING PANEL
- 3 ARTISAN SQUARE CHANNEL SIDING W/ 9" EXPOSURE

D. CLADDING COMPONENTS

- 1 STRUCTURAL SHEATING WITH PERMANENTLY FUSED INTEGRAL WATER-RESISTIVE BARRIER AND PROPRIETARY SEAM TAPE
- 2 HORIZONTAL JOINT FLASHING - PREFINISHED TO MATCH SURROUNDING MATERIAL OR PAINT READY STEEL OR ALUMINUM Z FLASHING - DO NOT CAULK GAP

E. WINDOW AND BUILDING TRIMS

- 1 FASCIA: 3/4" THICKNESS FIBER CEMENT TRIM WITH SMOOTH TEXTURE INSTALLED OVER SUBFASCIA
- 2 TYP. EXT. CEILINGS: EXTERIOR GYPSUM BOARD PANELS WITH FIBER CEMENT TRIMS
- 3 3/4" THICKNESS PRIMED SMOOTH FIBER CEMENT WINDOW, DOOR, CORNER, AND STORYBOARD TRIMS

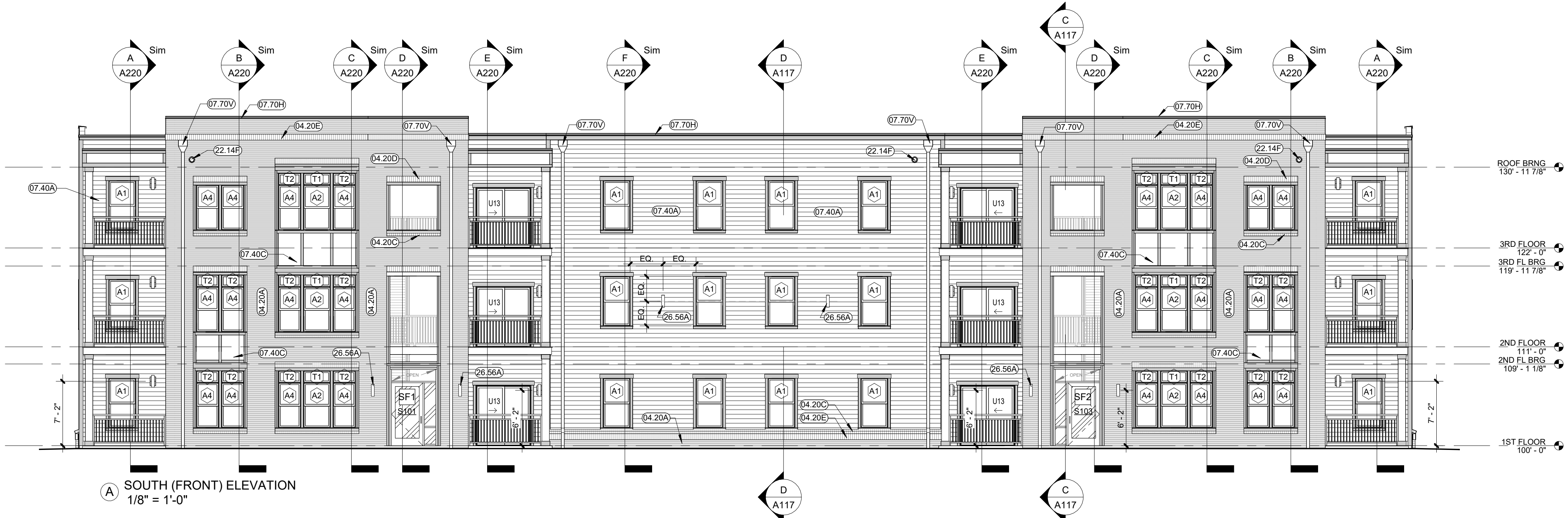
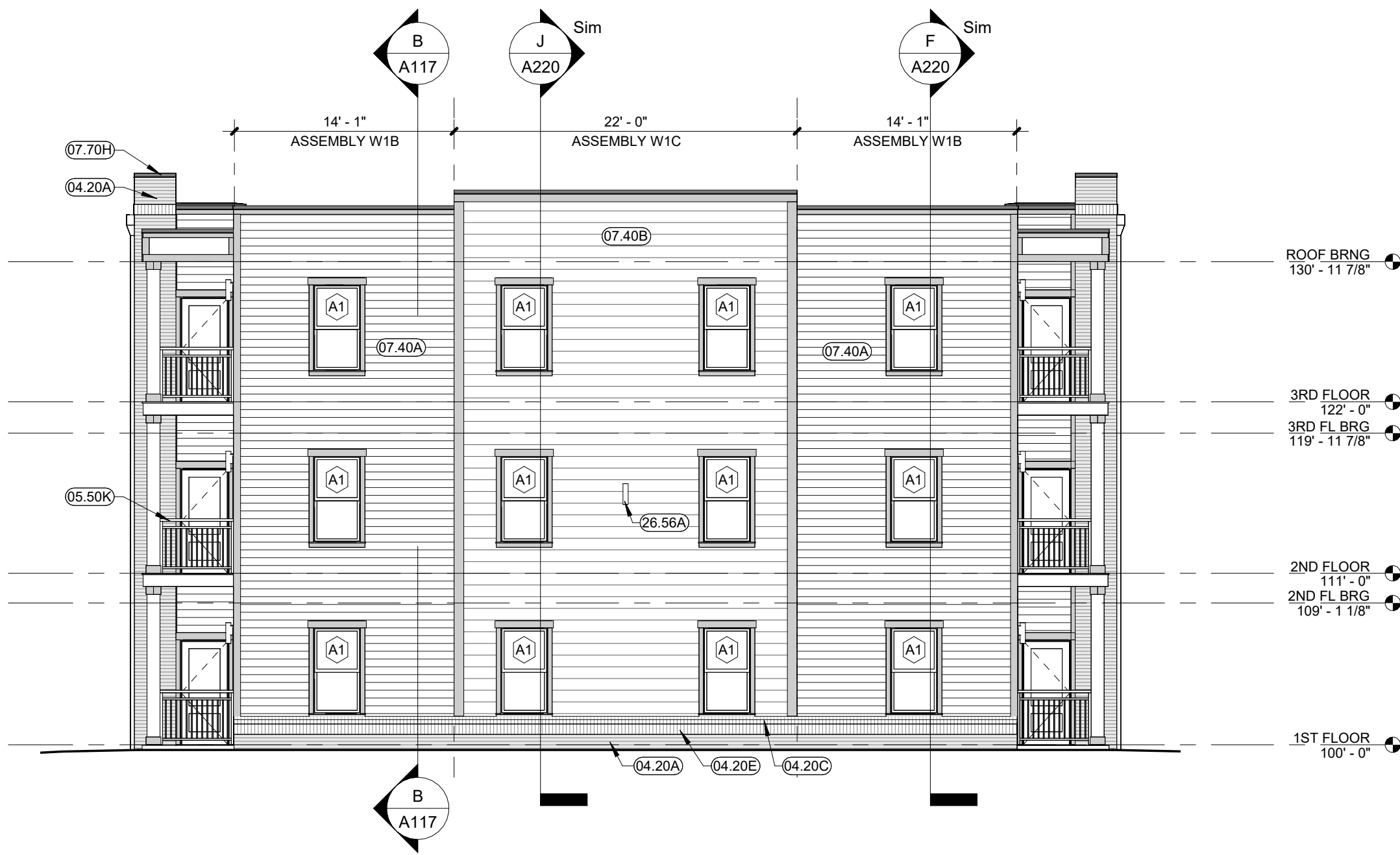
F. EXTERIOR DOORS

- 1 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS
- 2 PATIO SLIDING DOORS - MASONITE EXTERIOR -

G. PATIO SLIDING DOORS - MASONITE EXTERIOR -

F. ROOFING AND GUTTERS

- 1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION



WINDOWS: BASIS OF DESIGN

- BASIS OF DESIGN
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 - 2 FRAMES/OPERATION - SINGE/DOUBLE HUNG, AND FIXED/CASEMENT - COLOR - SANDSTONE 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
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KEYNOTES

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- 04.20C BRICK ROWLOCK SILL/BAND COURSE
- 04.20E BRICK SOLDIER BAND COURSE
- 05.70B GALVANIZED BENT METAL 'L' BRACKET - BLACK
- 07.40A FIBER CEMENT LAP SIDING W/ ASSOCIATED TRIMS -SEE EXTERIOR MATERIALS LEGEND
- 07.40C FIBER CEMENT SMOOTH PANEL WITH SMOOTH FIBER CEMENT TRIMS -SEE EXTERIOR MATERIALS LEGEND
- 07.40D 1x6 FIBER CEMENT CORNER TRIM
- 07.40E 1x4 FIBER CEMENT TRIM
- 07.40G 1x6 FIBER CEMENT TRIM
- 07.70H ROOF DRIP EDGE - SEE DETAIL ON SHEET A104
- 07.70V PRE-FINISHED ALUMINUM SCUPPER BOX AND DOWNSPOUT (DS) TIE INTO STORM SYSTEM PER PLUMBING DRAWINGS
- 22.14F ROOF OVERFLOW OUTLET - SEE PLUMBING DRAWINGS AND DETAIL ON SHEET A104
- 26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS

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- F. EXTERIOR DOORS
- 1 ENTRY DOORS - MASONITE EXTERIOR - 2 PANEL 20 MIN RATED FIBERGLASS -SMOOTH PRIMED WOOD
 - 2 PATIO SLIDING DOORS - MASONITE EXTERIOR -
 - 2 PATIO SLIDING DOORS - MASONITE EXTERIOR -
- F. ROOFING AND GUTTERS
- 1 CLASS C 60 MIL. WHITE MEMBRANE ROOFING OVER 1/4" PROTECTION BOARD ON RIGID INSULATION

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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

A116
SIERRA EXTERIOR
ELEVATIONS

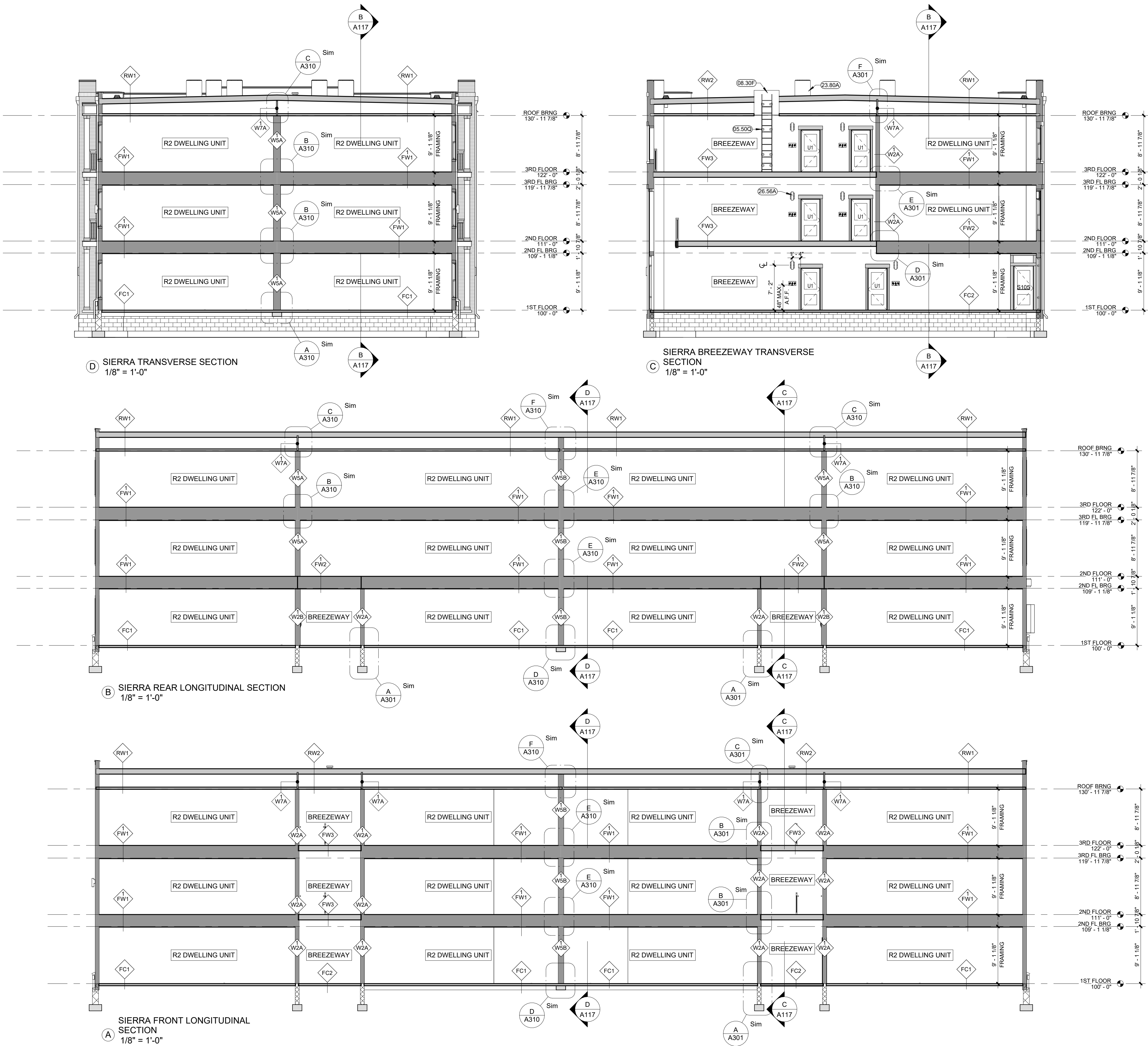
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KEYNOTES

- 05.50Q METAL LADDER FOR ROOF ACCESS - SEE DETAIL ON SHEET A103
08.30F ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A114
23.80A RESIDENTIAL ROOF TOP AC CONDENSING UNIT -SEE CURB DETAIL ON A104 & MECHANICAL DRAWINGS
26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



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A117
SIERRA BUILDING
SECTIONS

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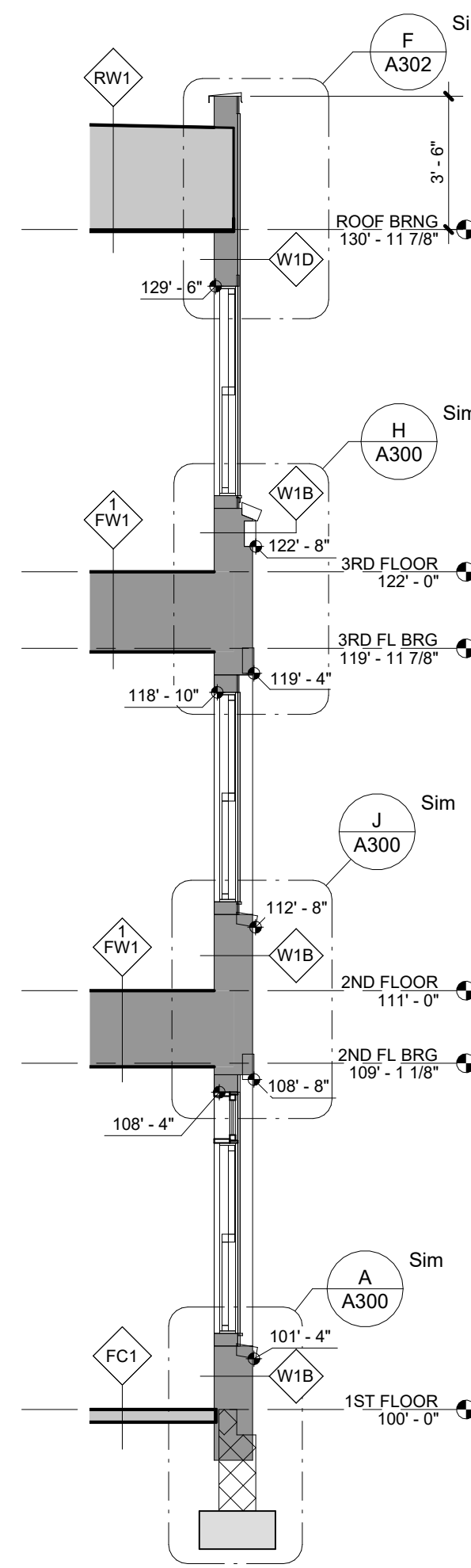
A220
EXTERIOR WALL
SECTIONS

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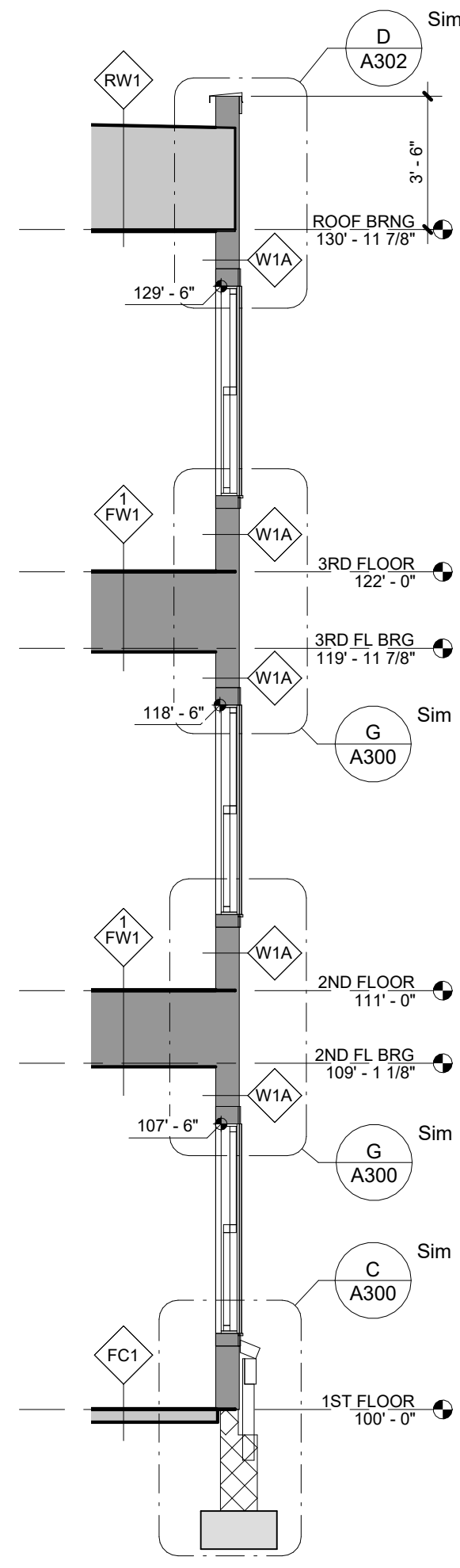


J EXT. WALL SECTION
1/4" = 1'-0"

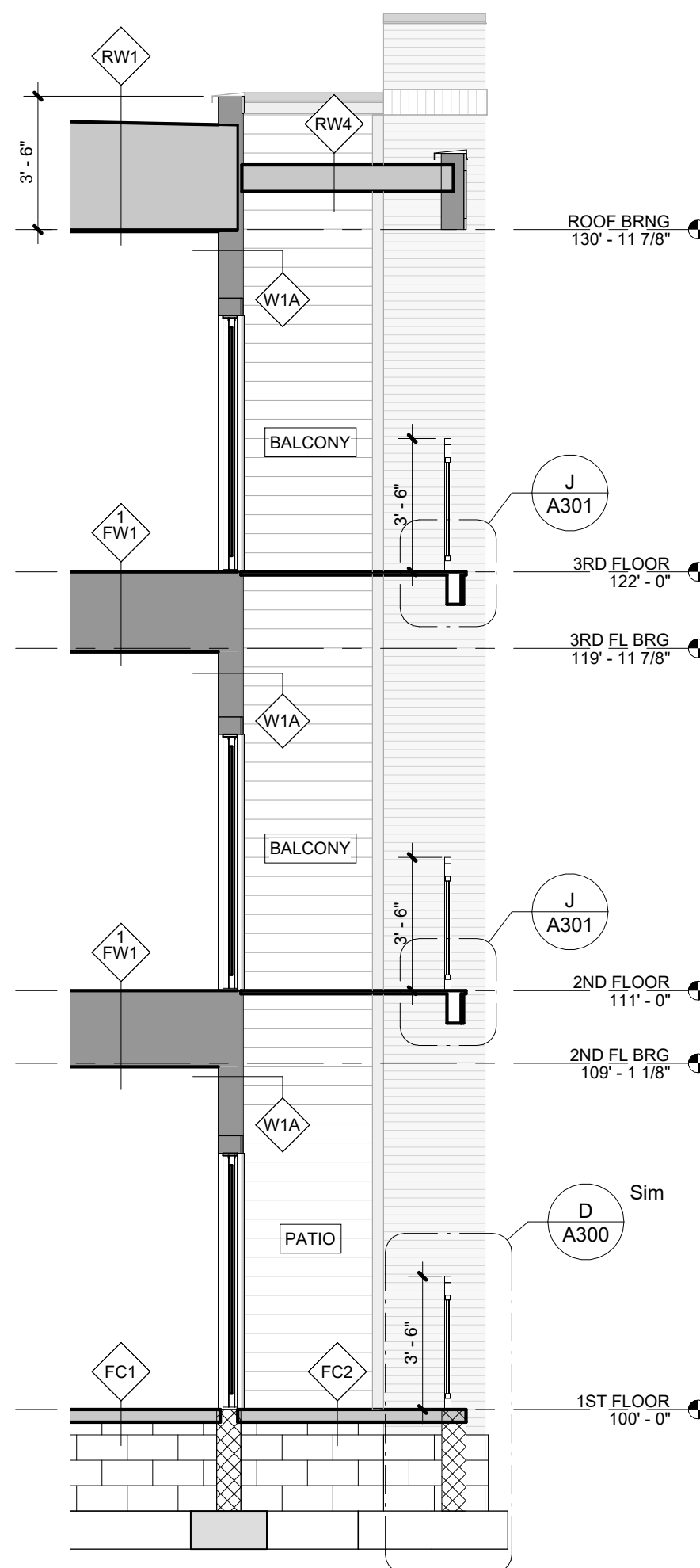
H RECESSED BALCONY SECTION
1/4" = 1'-0"



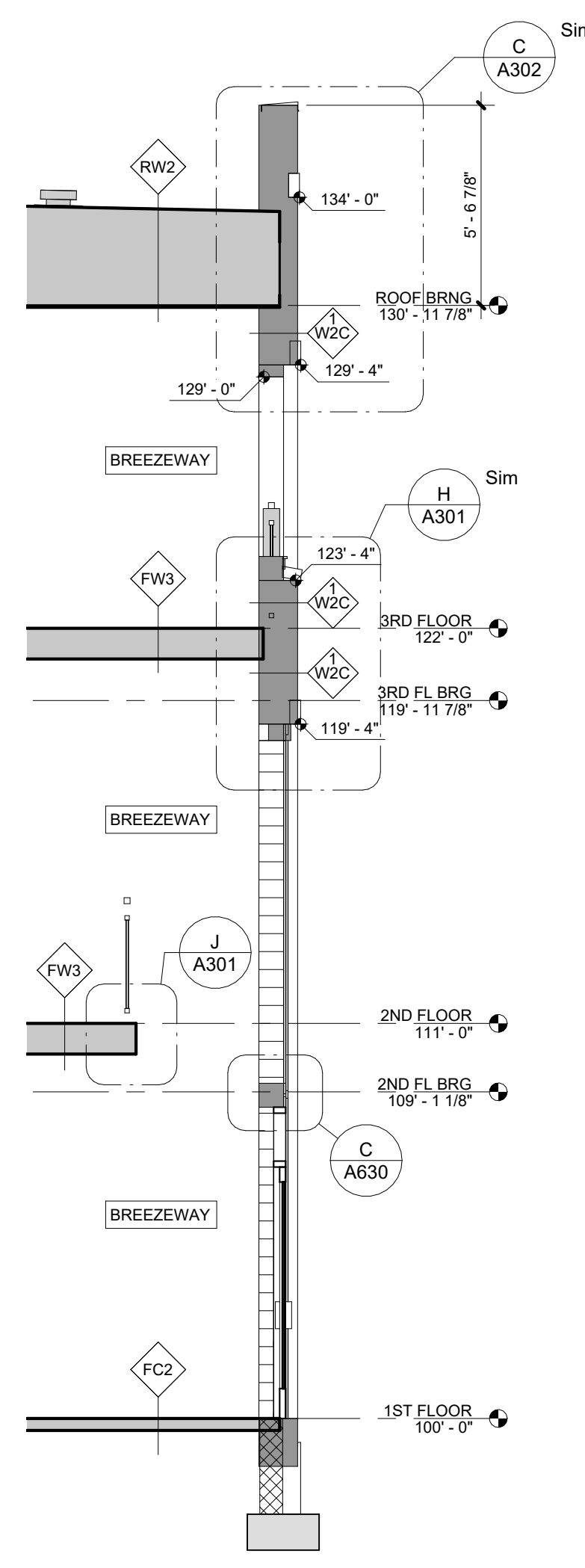
G EXT. WALL SECTION
1/4" = 1'-0"



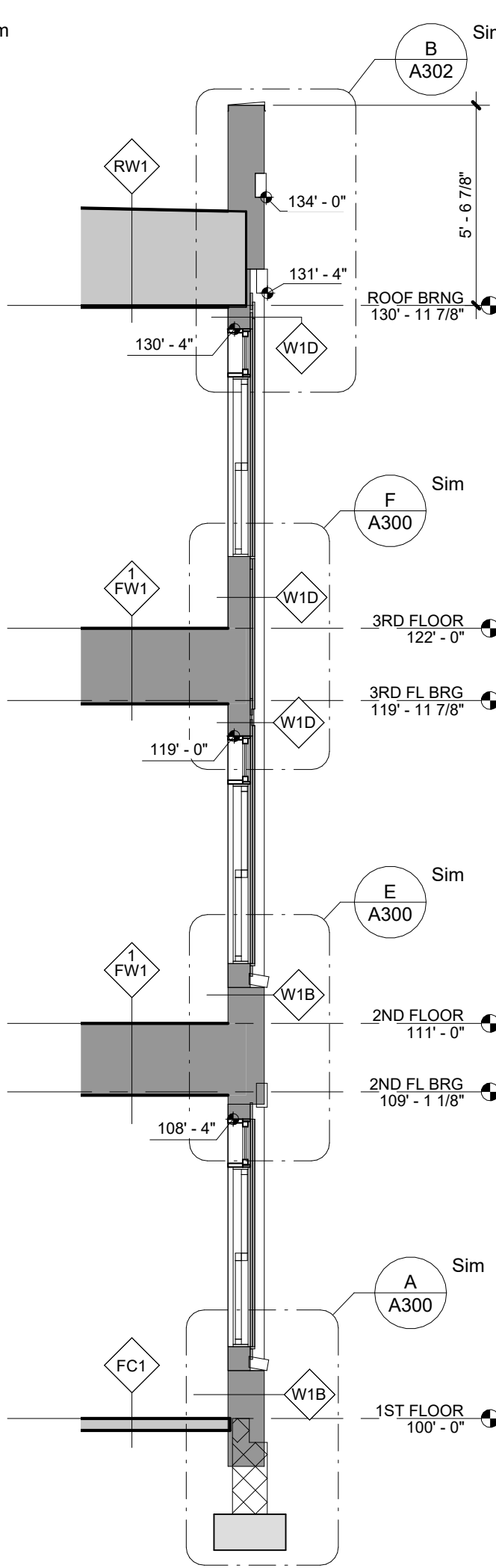
F EXT. WALL SECTION
1/4" = 1'-0"



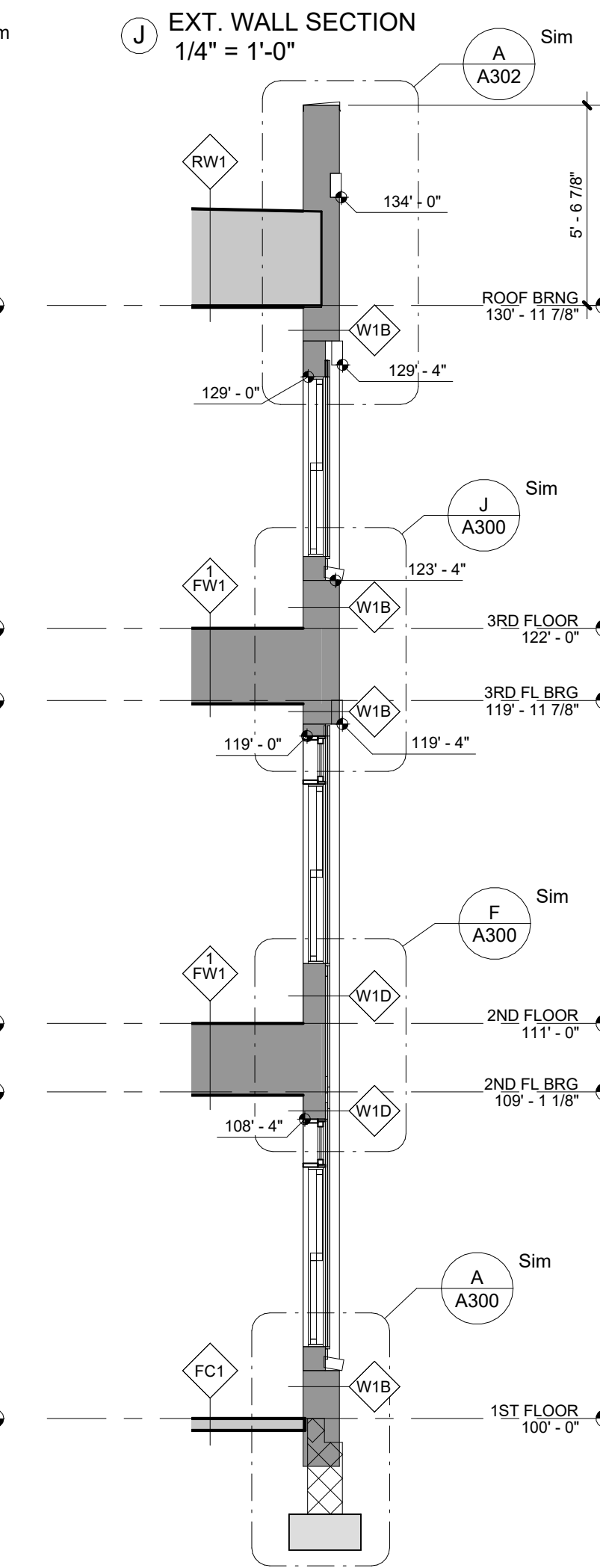
E BALCONY SECTION
1/4" = 1'-0"



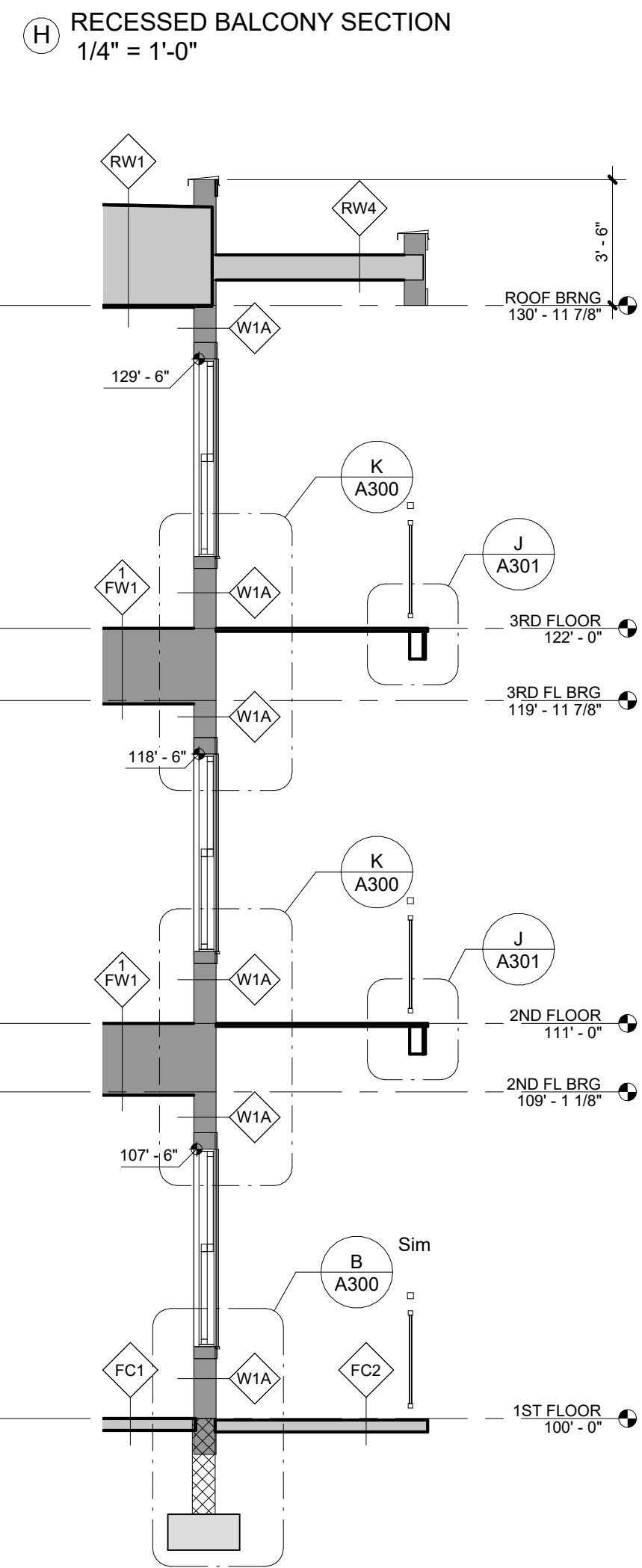
D EXT. SECTION @ BREEZEWAY ENTRY
1/4" = 1'-0"



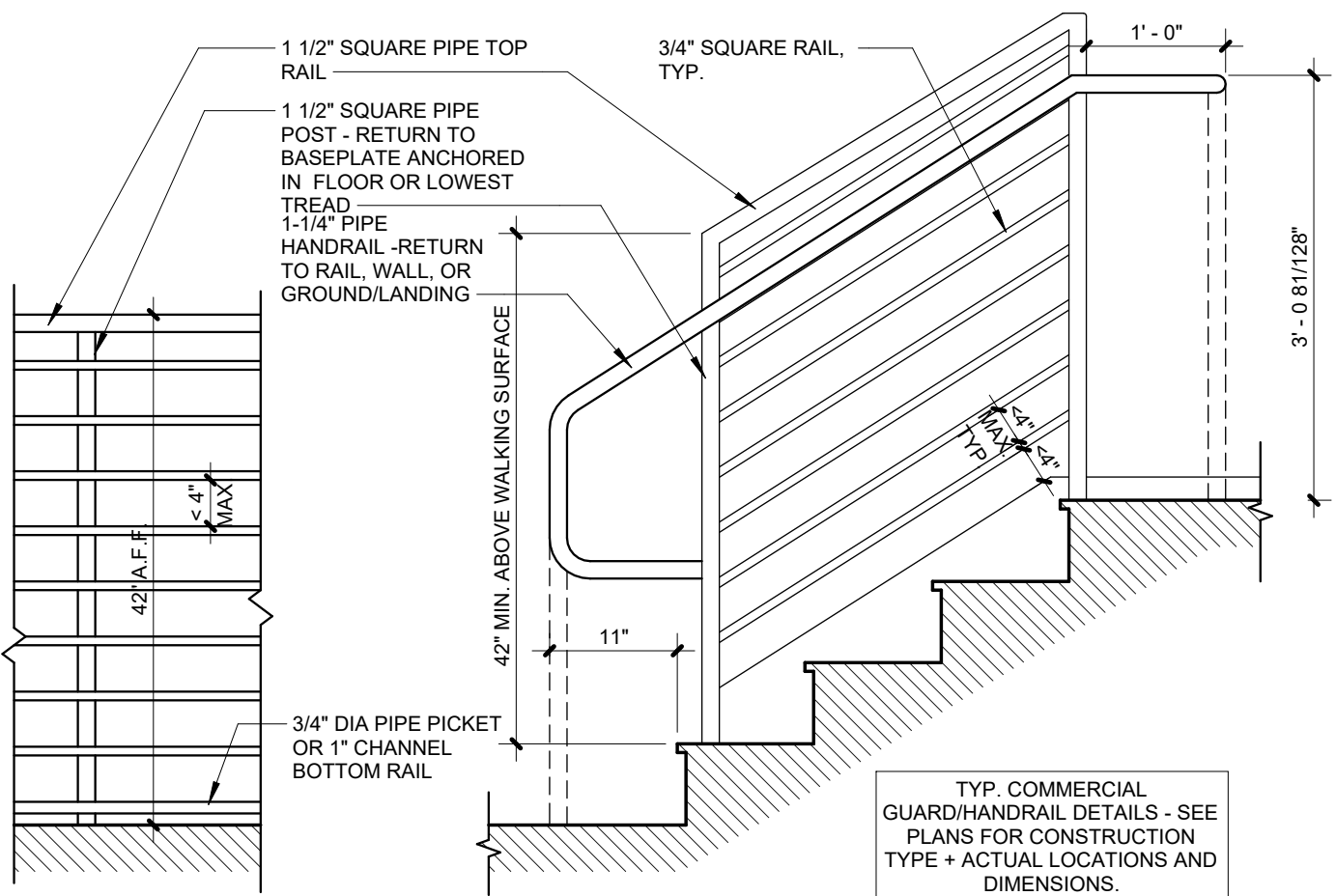
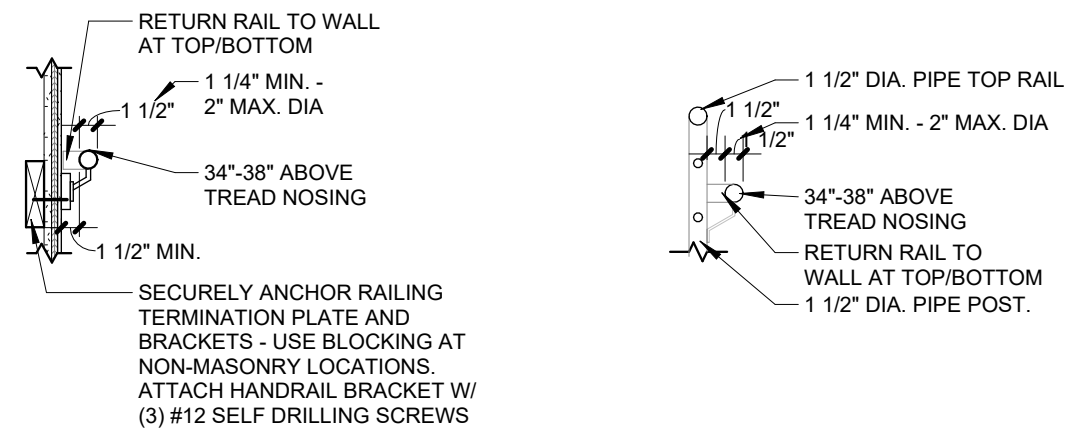
C EXT. WALL SECTION
1/4" = 1'-0"



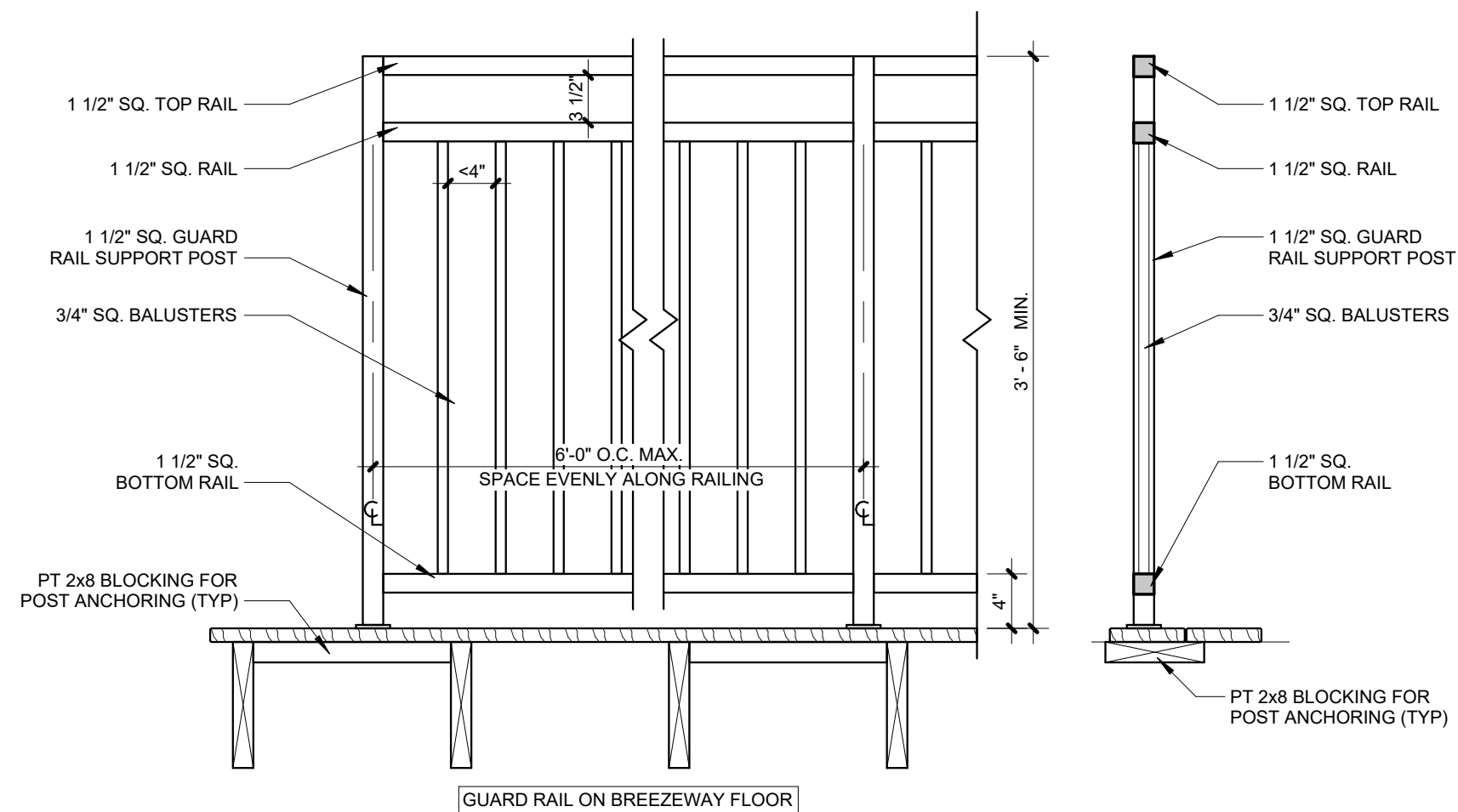
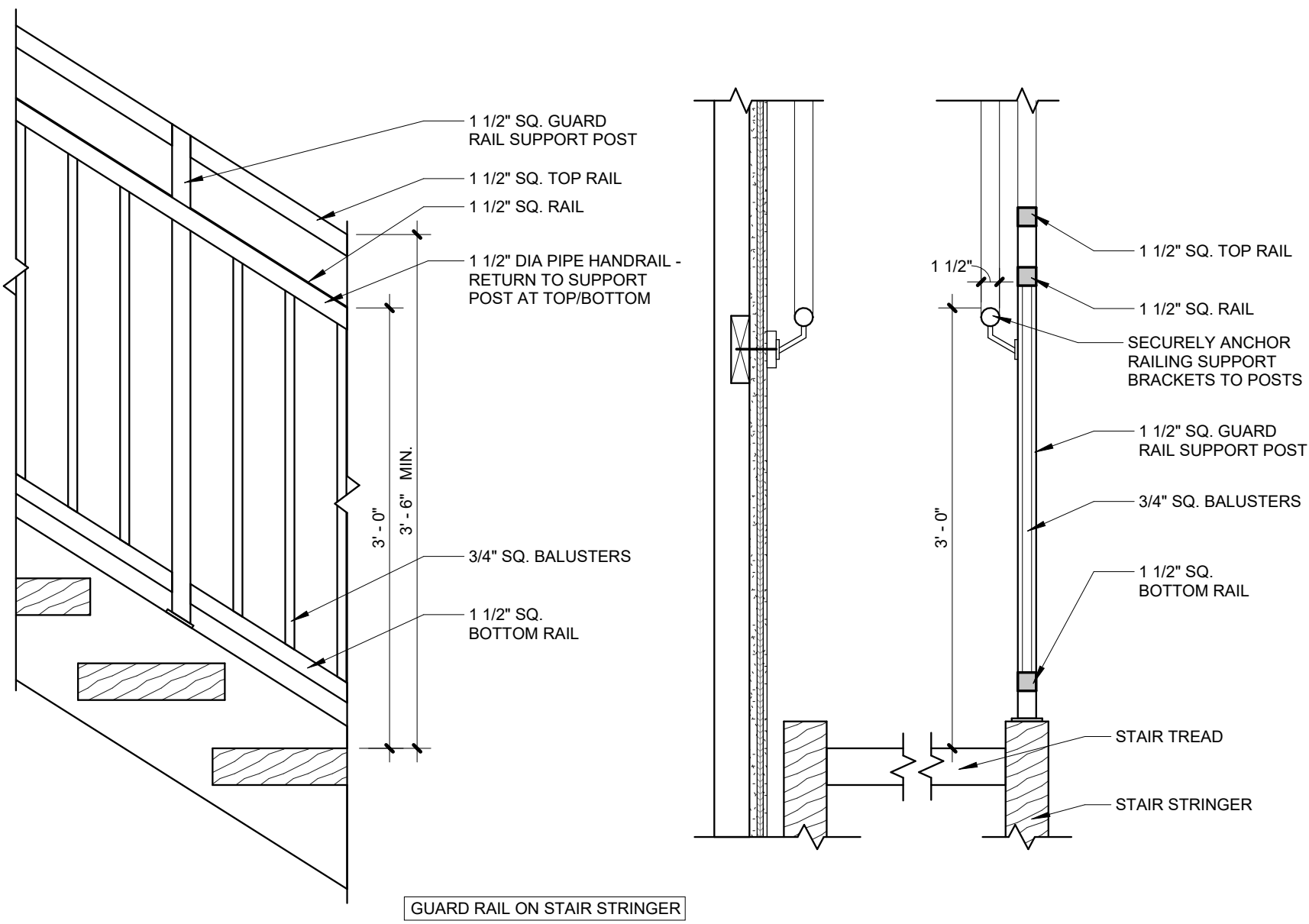
B 05_BRICK & FC SIDE PANEL
1/4" = 1'-0"



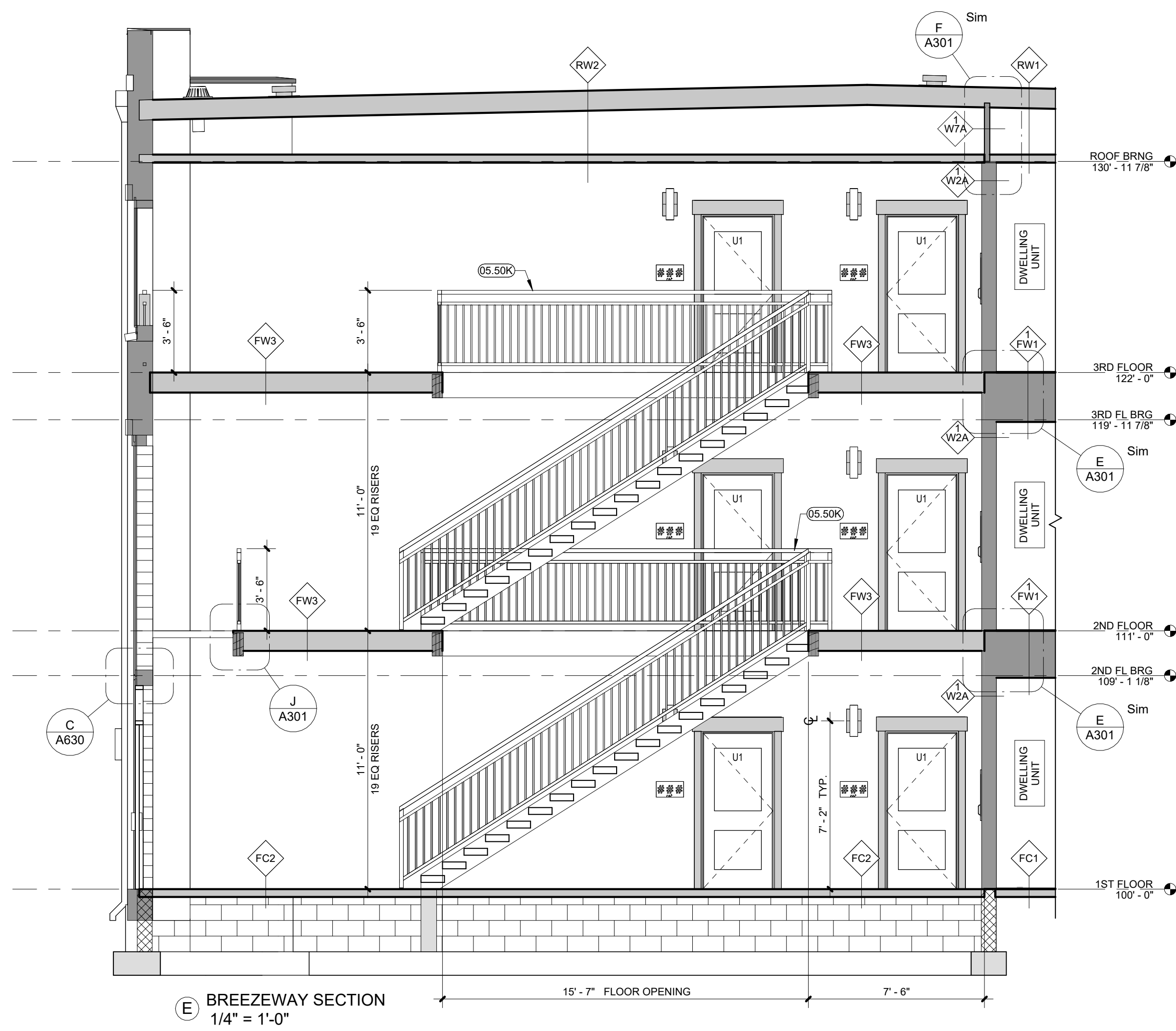
A 05_BALCONY OPEN @ WINDOW
1/4" = 1'-0"



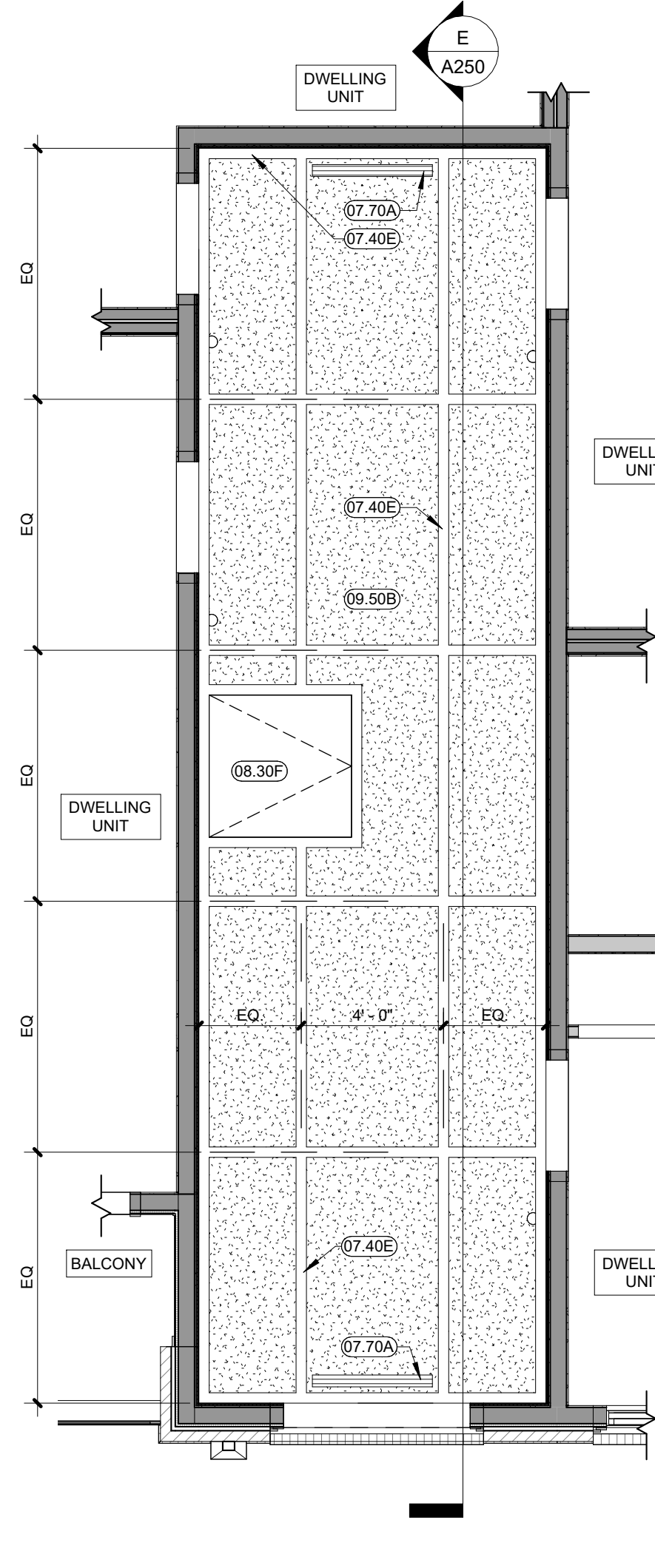
G GUARDRAIL/HANDRAIL DETAILS
3/4" = 1'-0"



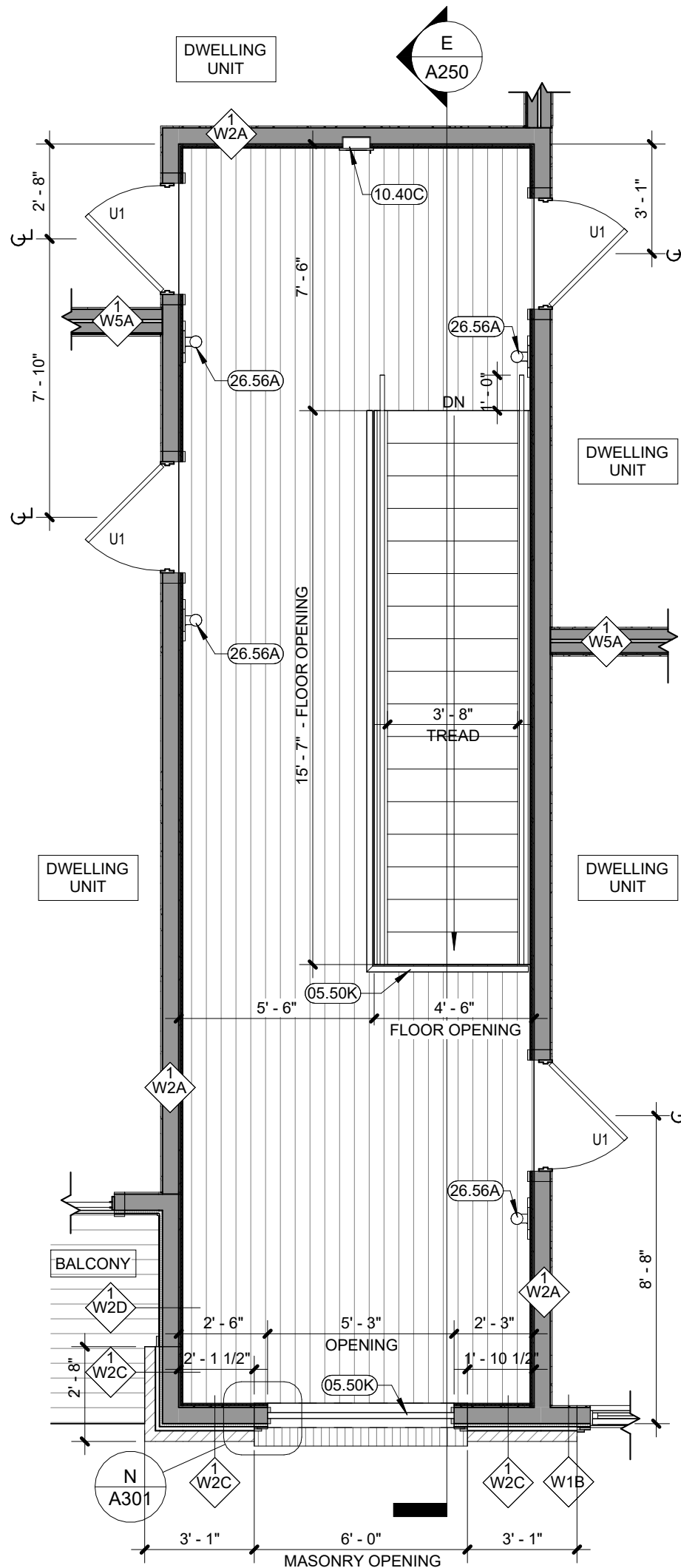
F STAIR GUARDRAIL DETAIL
1" = 1'-0"



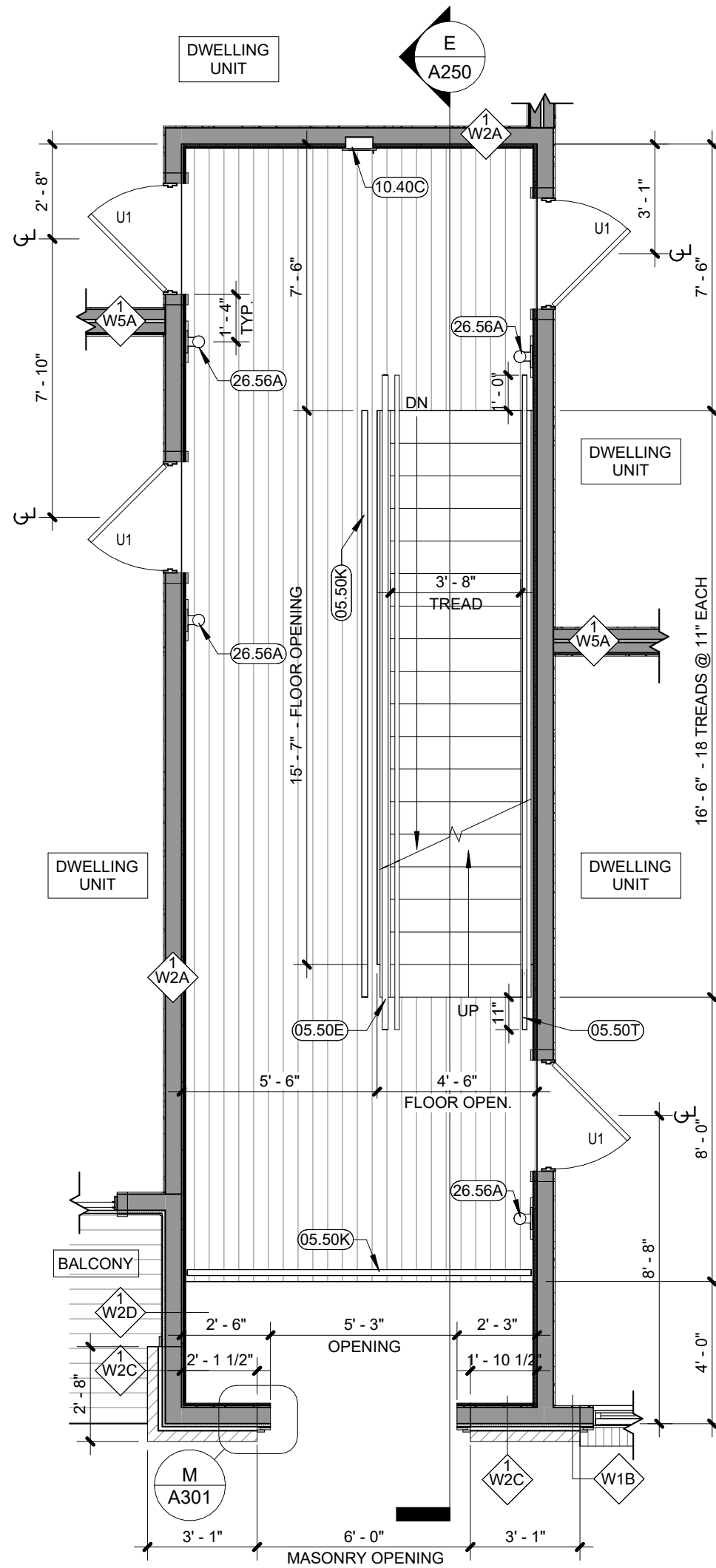
E BREEZEWAY SECTION
1/4" = 1'-0"



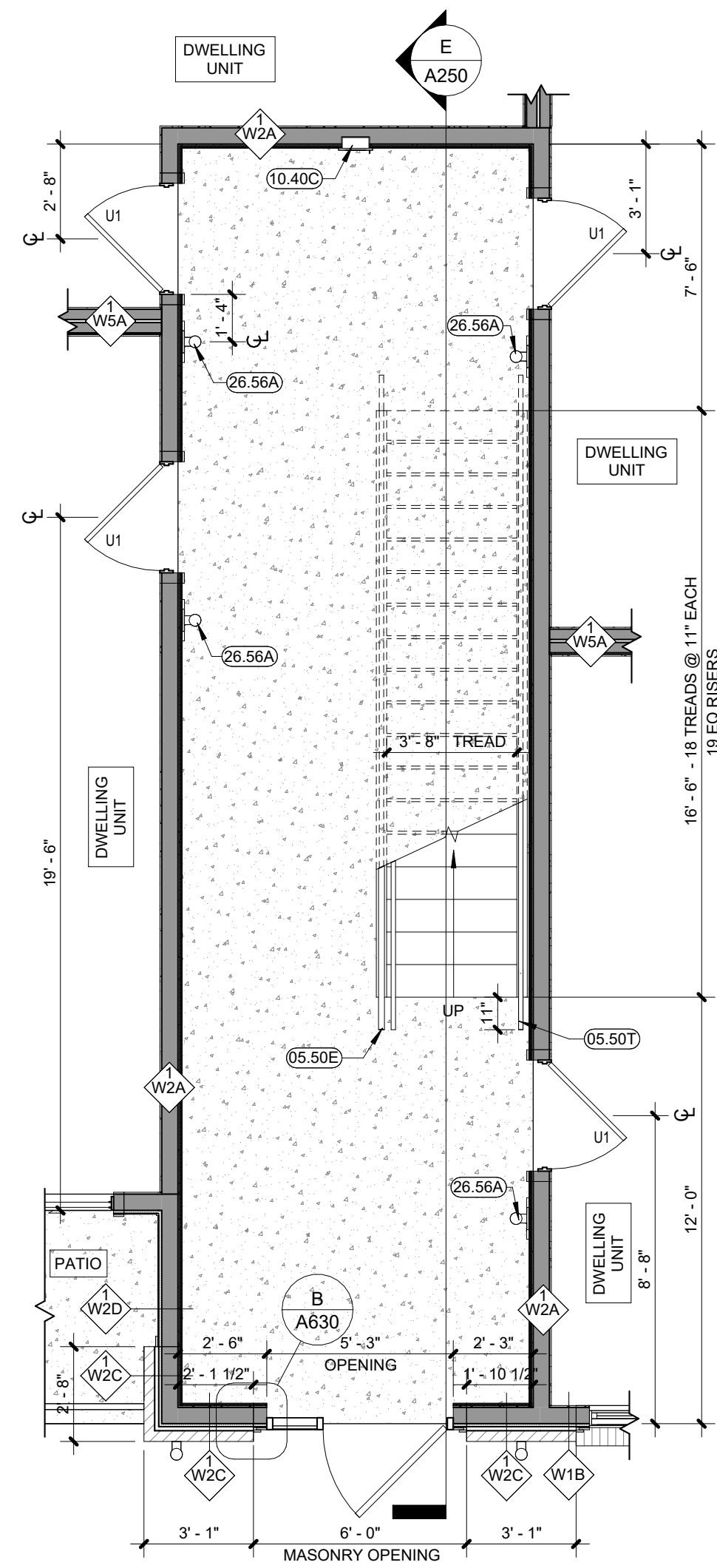
D BREEZEWAY 3RD FLOOR CEILING PLAN
1/4" = 1'-0"



BREEZEWAY 3RD FLOOR ENLARGED PLAN
C 1/4" = 1'-0"



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



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

KEYNOTES

- 05.50E PRE-FINISHED 42" HIGH ALUMINUM GUARDRAIL WITH INTEGRAL HANDRAIL AT 36" A.F.F./TREADS - SEE A250'S FOR DETAILS
- 05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN. - SEE A250'S FOR DETAILS
- 05.50T WALL MOUNTED 1 1/2" DIA PRE-FINISHED ALUMINUM HAND RAILING; MOUNT 36" A.F.F./TREADS. - SEE A250'S FOR DETAILS
- 07.40E 1x4 FIBER CEMENT TRIM
- 07.70A 4" LINEAR SOFFIT VENT COLORED TO MATCH ADJACENT SOFFIT - MIN 120 SQ. IN. VENT AREA
- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A114
- 09.50B SAG RESISTANT EXTERIOR GYPSUM CEILING
- 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 A251 FOR DETAIL
- 26.56A EXTERIOR-RATED SCONCE - SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



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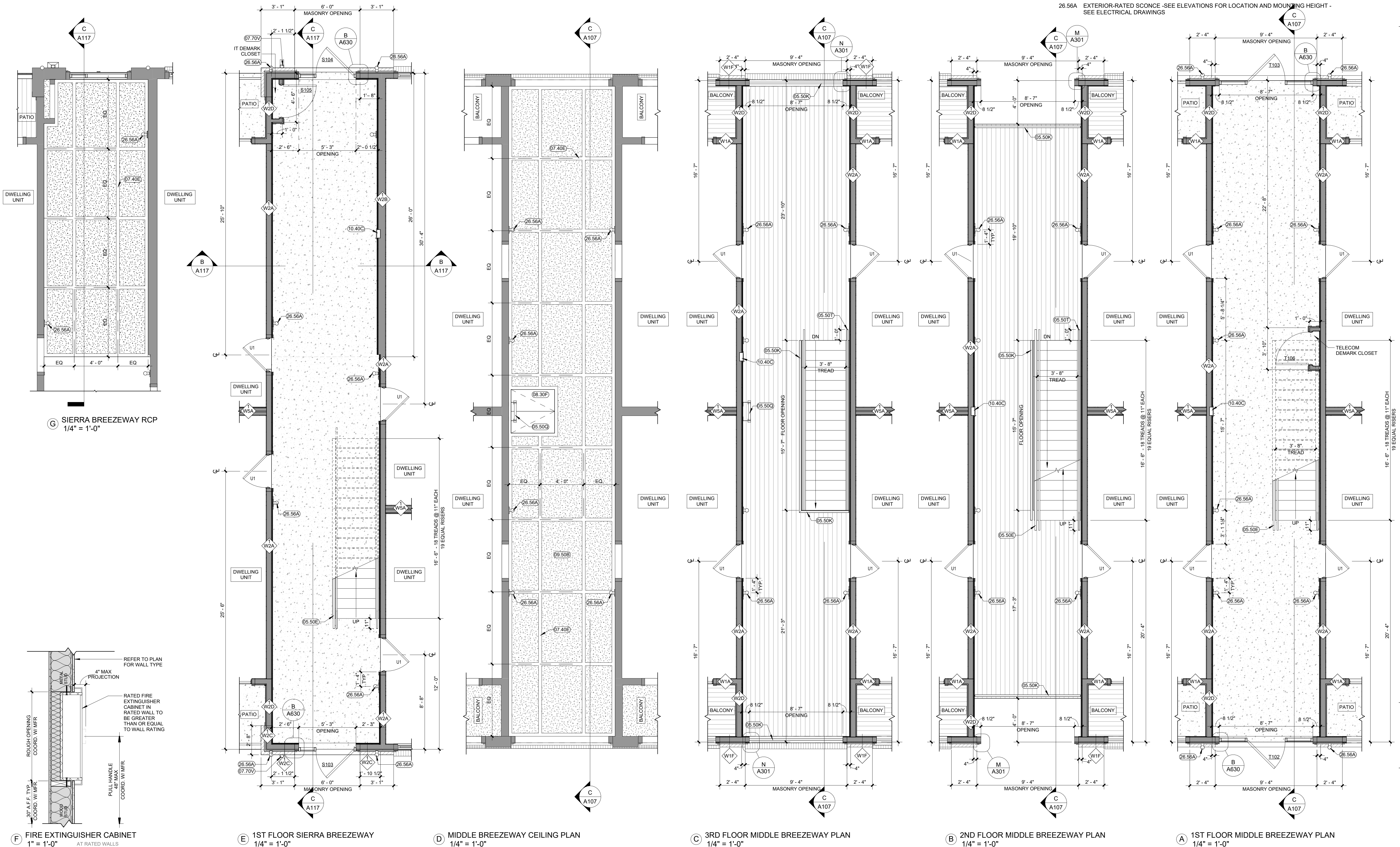
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A251
BREEZEWAY PLANS

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KEYNOTES

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- 08.30F ROOF ACCESS HATCH (48" X 48") - SEE DETAIL ON SHEET A114
- 09.50B SAG RESISTANT EXTERIOR GYPSUM CEILING
- 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 A251 FOR DETAIL
- 26.56A EXTERIOR-RATED SCONCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



KEYNOTES

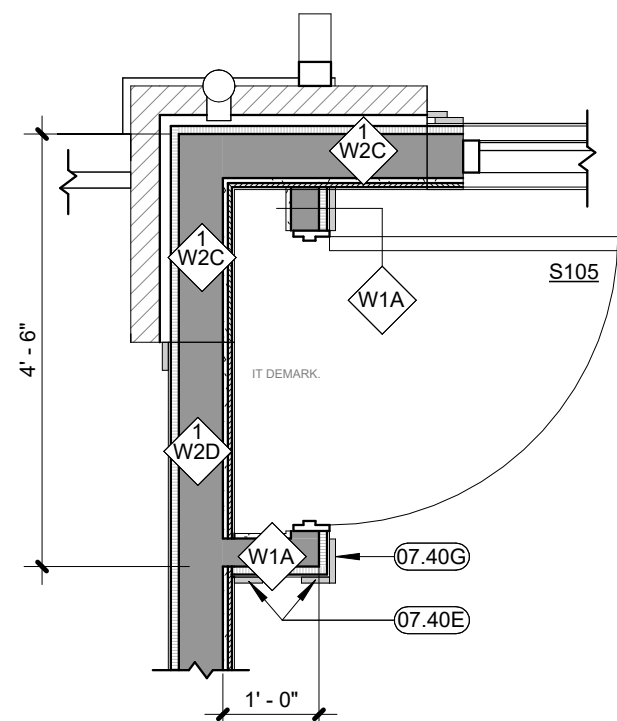
- 05.50K PRE-FINISHED ALUMINUM GUARDRAIL, TOP RAIL AT 42" A.F.F. MIN.-SEE A250'S FOR DETAILS
- 07.40D 1x6 FIBER CEMENT CORNER TRIM
- 07.40E 1x4 FIBER CEMENT TRIM
- 07.40G 1x6 FIBER CEMENT TRIM
- 21.11A FIRE DEPARTMENT CONNECTION -SEE PLUMBING DRAWINGS
- 26.56A EXTERIOR-RATED SCNCE -SEE ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT - SEE ELECTRICAL DRAWINGS



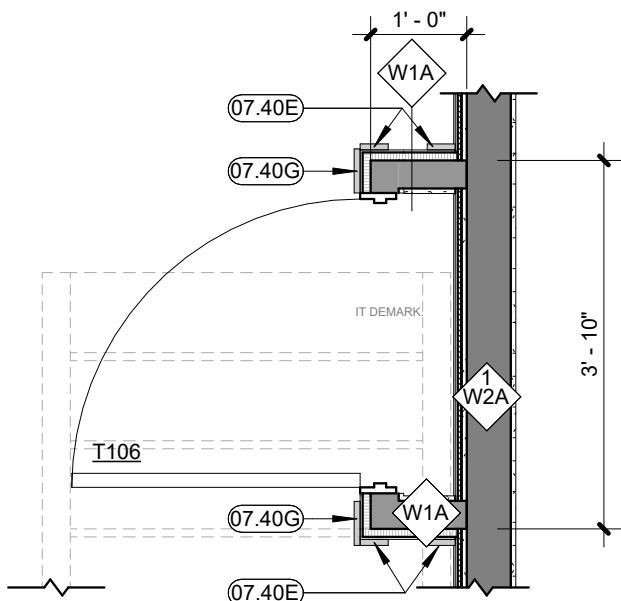
KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

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2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

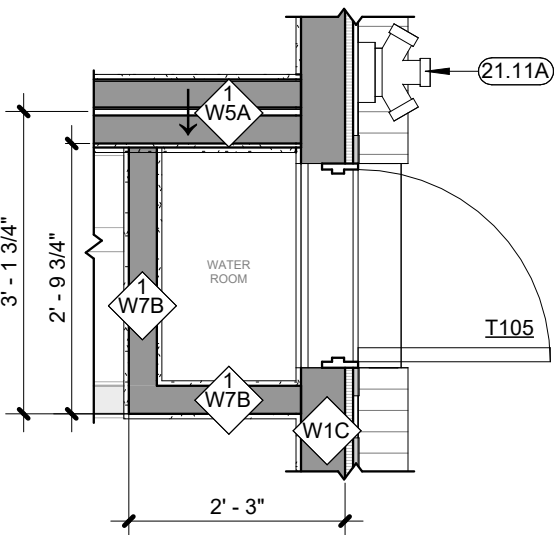
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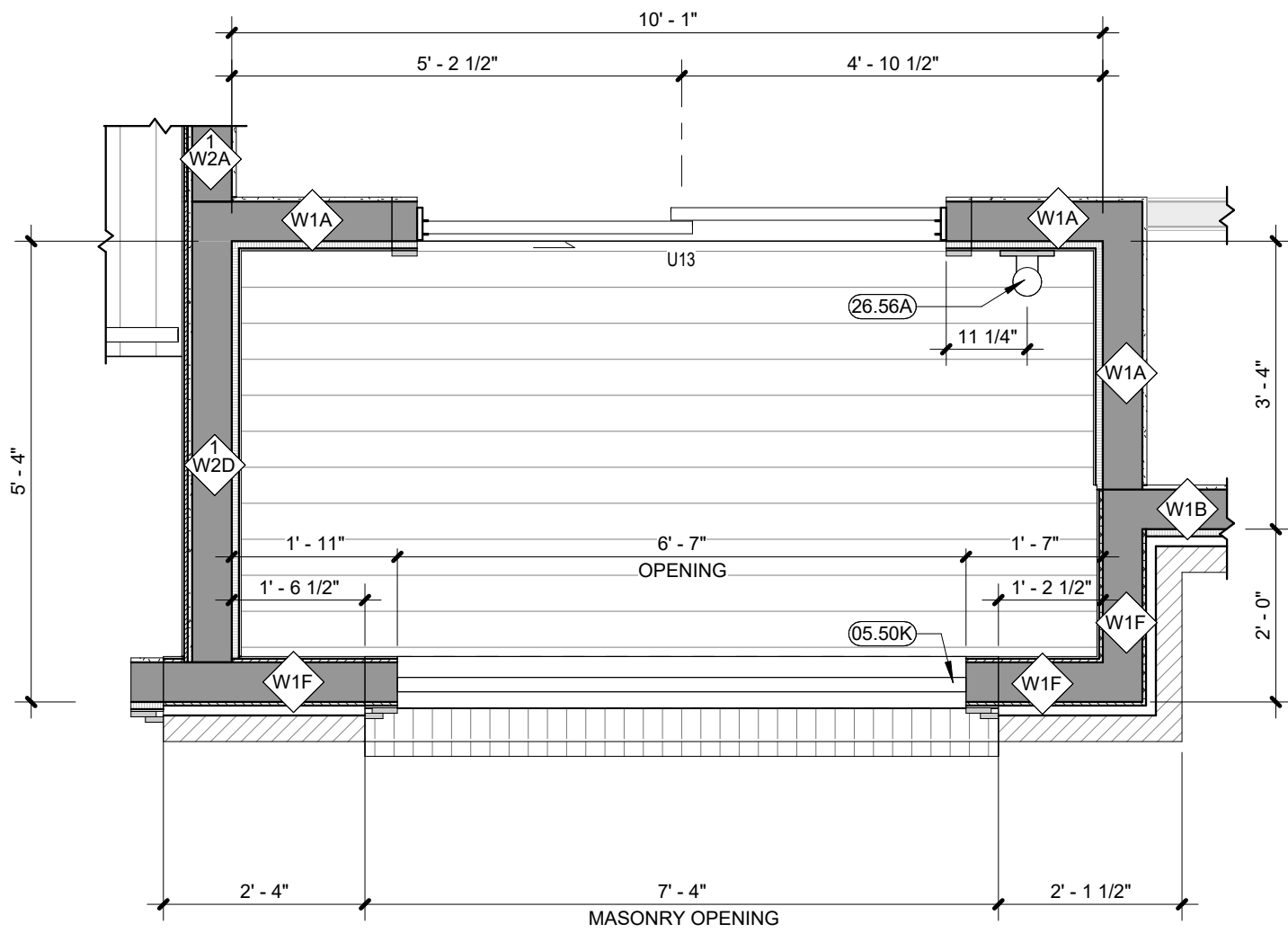
J SIERRA IT ROOM
1/2" = 1'-0"



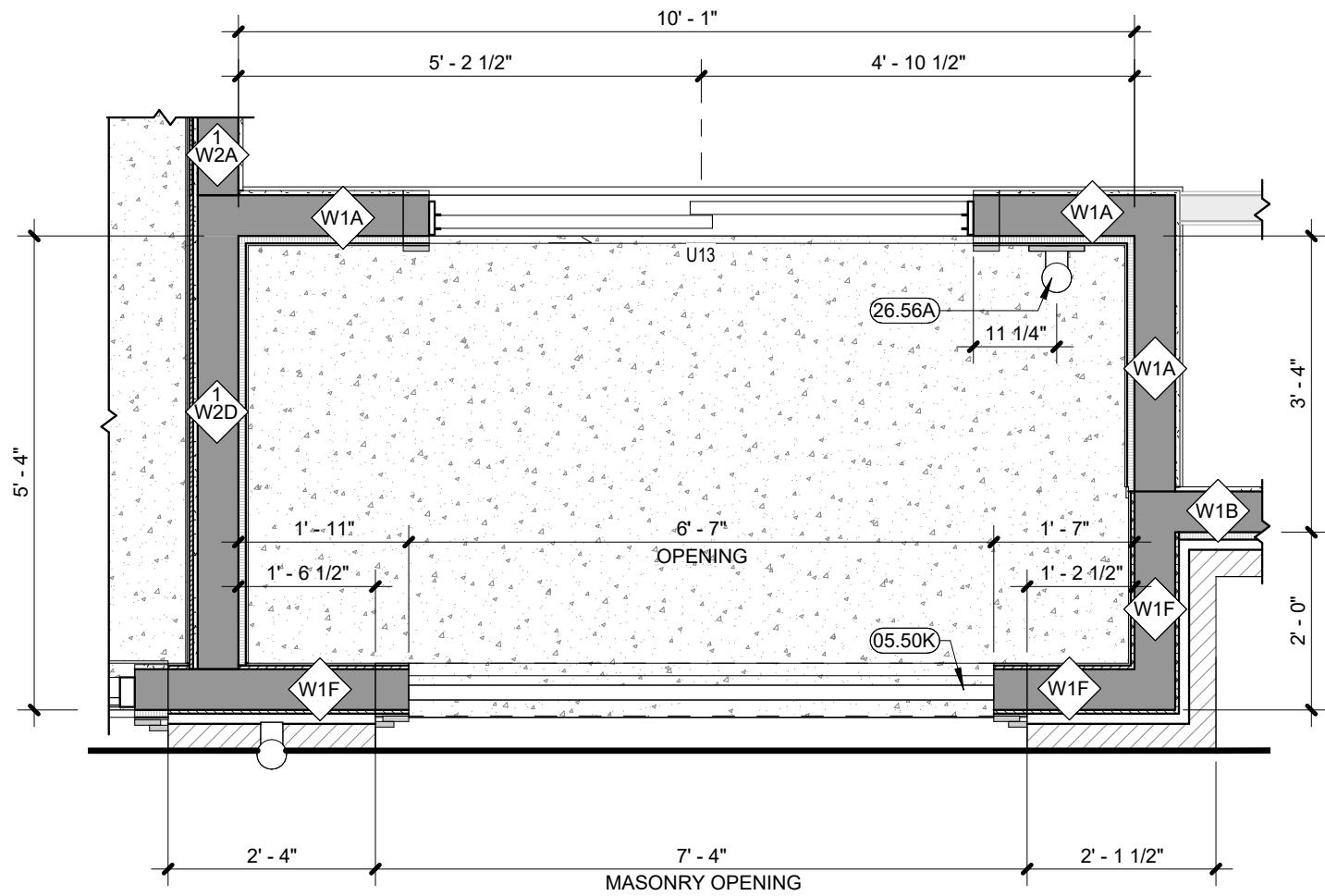
H TANGO IT ROOM
1/2" = 1'-0"



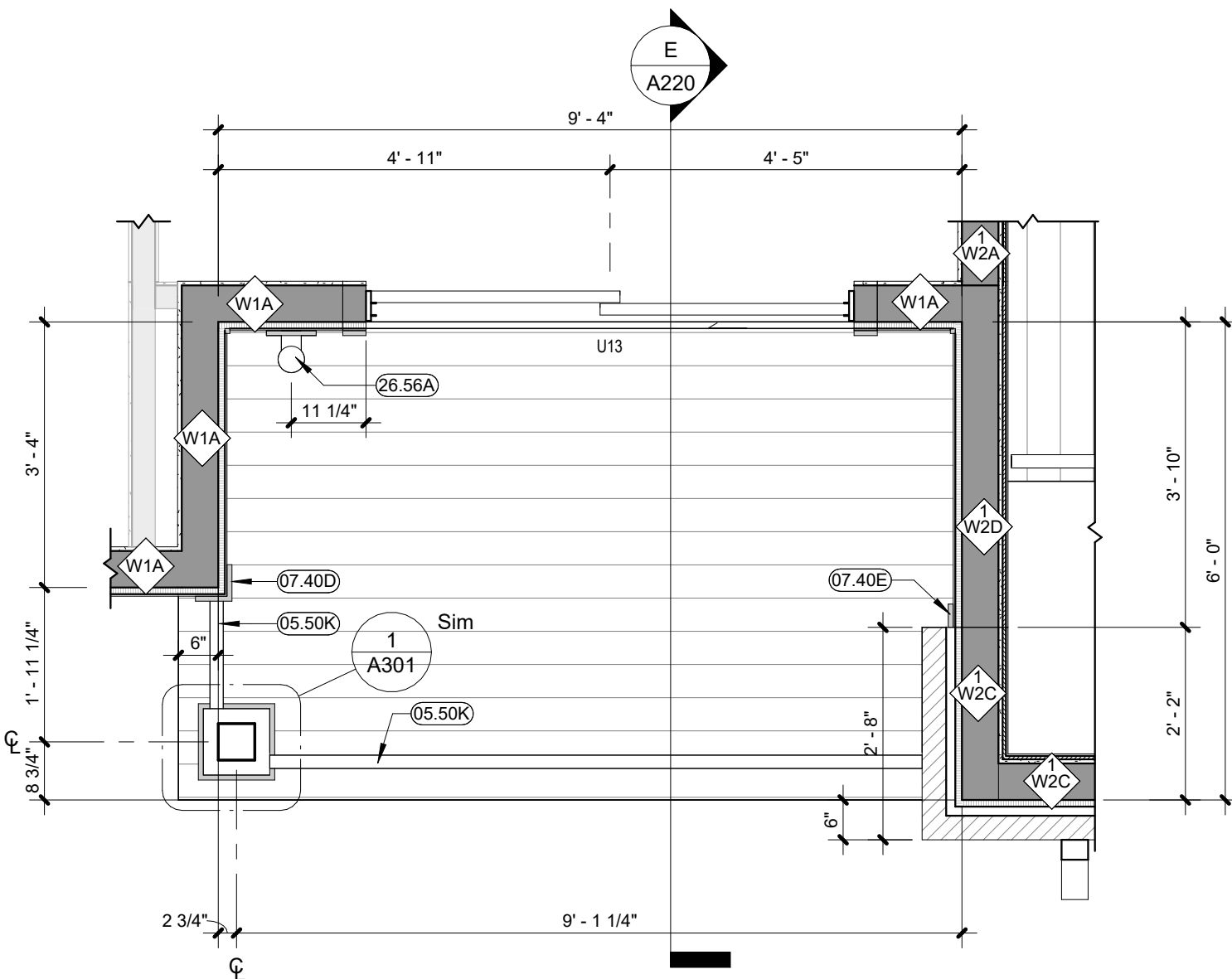
G TANGO & SIERRA WATER ROOM
1/2" = 1'-0"



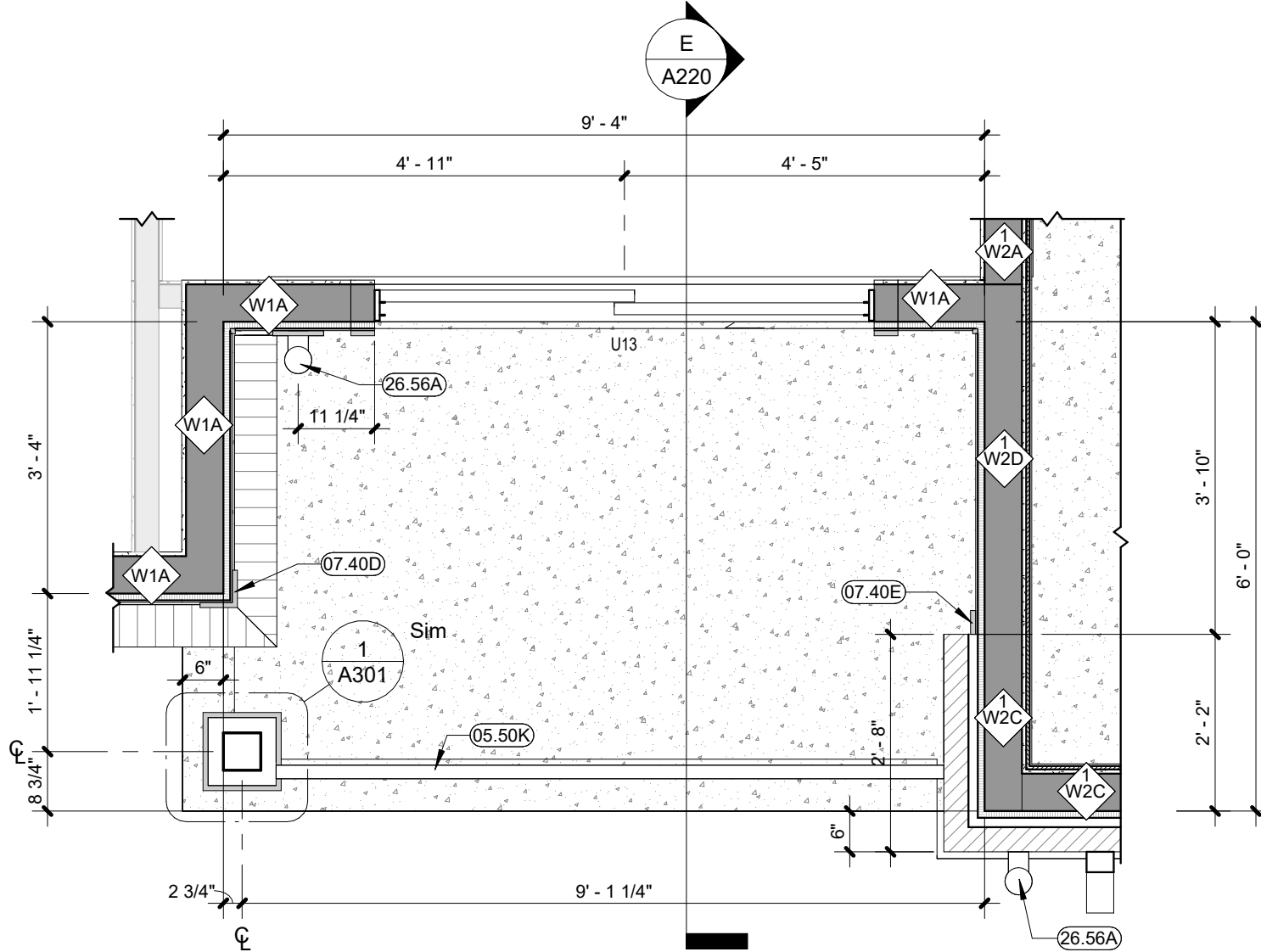
F 2ND/3RD FLOOR RECESSED BALCONY
1/2" = 1'-0"



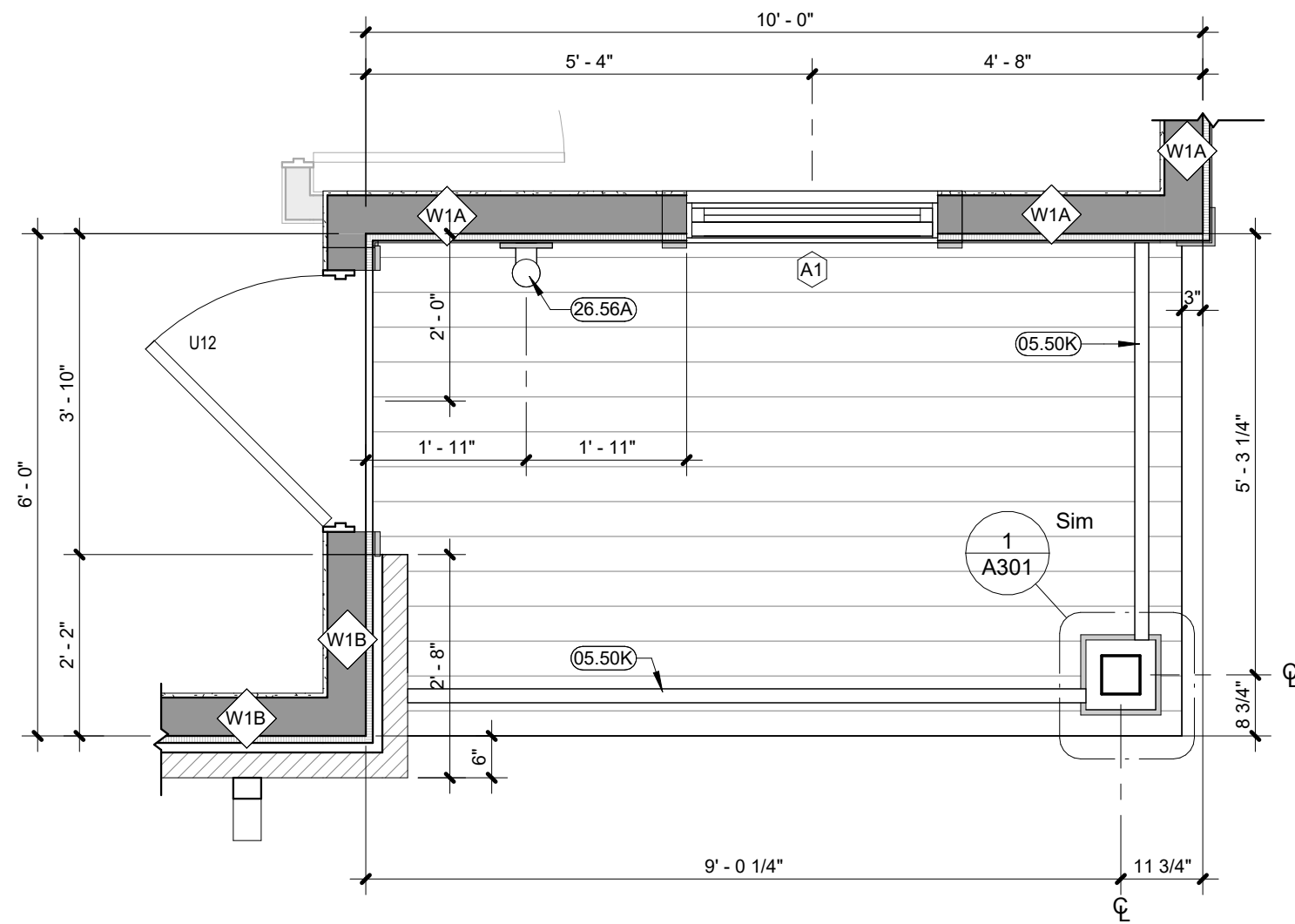
C 1ST FLOOR RECESSED BALCONY
1/2" = 1'-0"



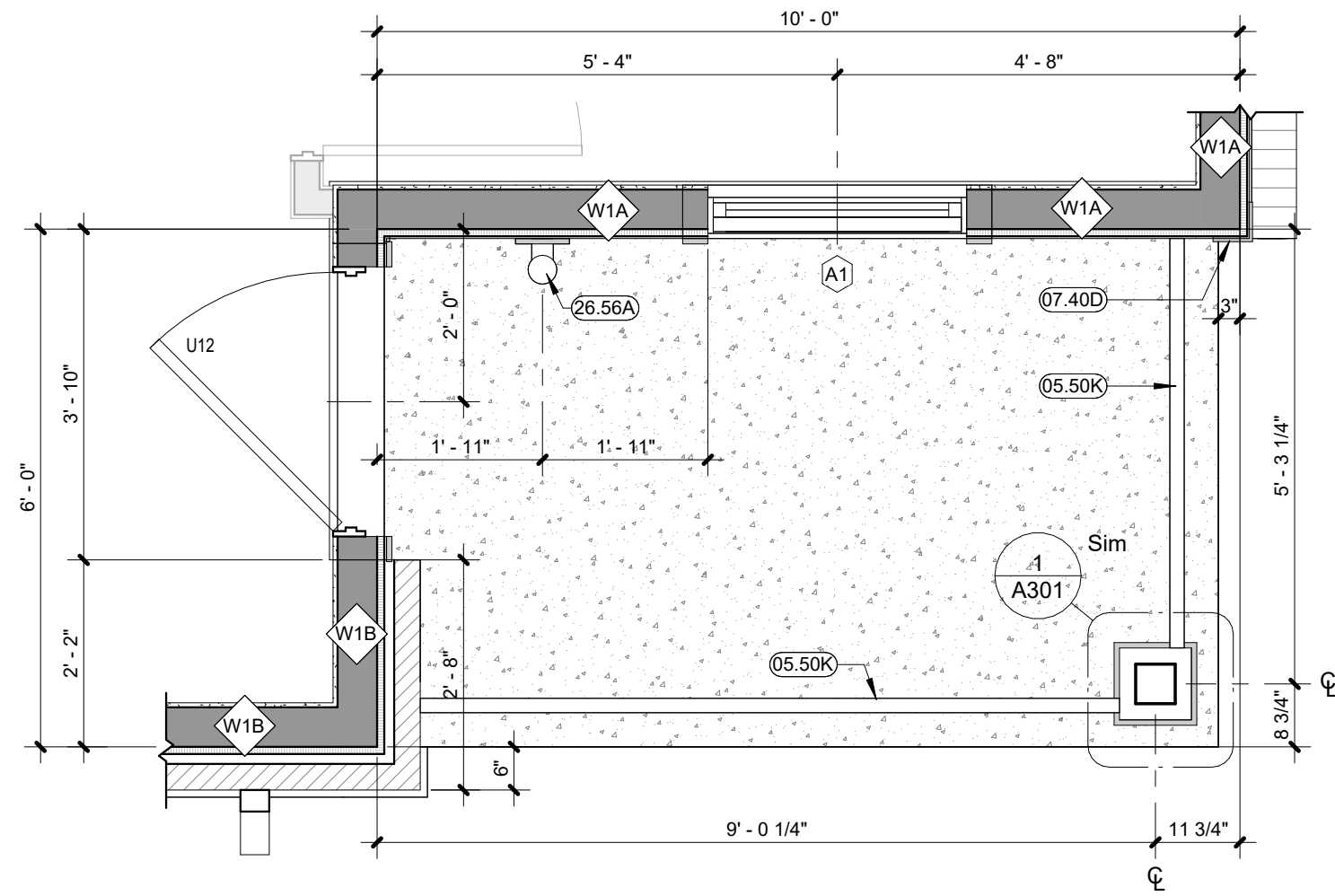
E 2ND/3RD FLOOR SEMI-RECESSED BALCONY
1/2" = 1'-0"



B 1ST FLOOR SEMI-RECESSED BALCONY
1/2" = 1'-0"



D 2ND/3RD FLOOR CORNER BALCONY
1/2" = 1'-0"



A 1ST FLOOR CORNER BALCONY
1/2" = 1'-0"

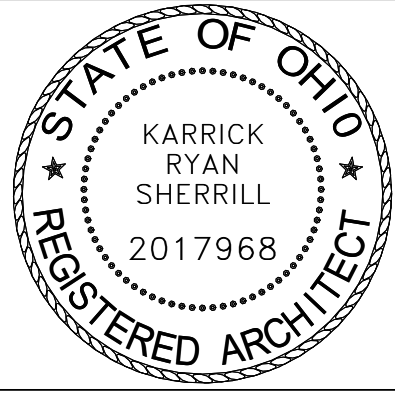
PROJECT #: 26104 v17

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PROJECT DATE: 07.29.2026

A252
ENLARGED FLOOR
PLANS

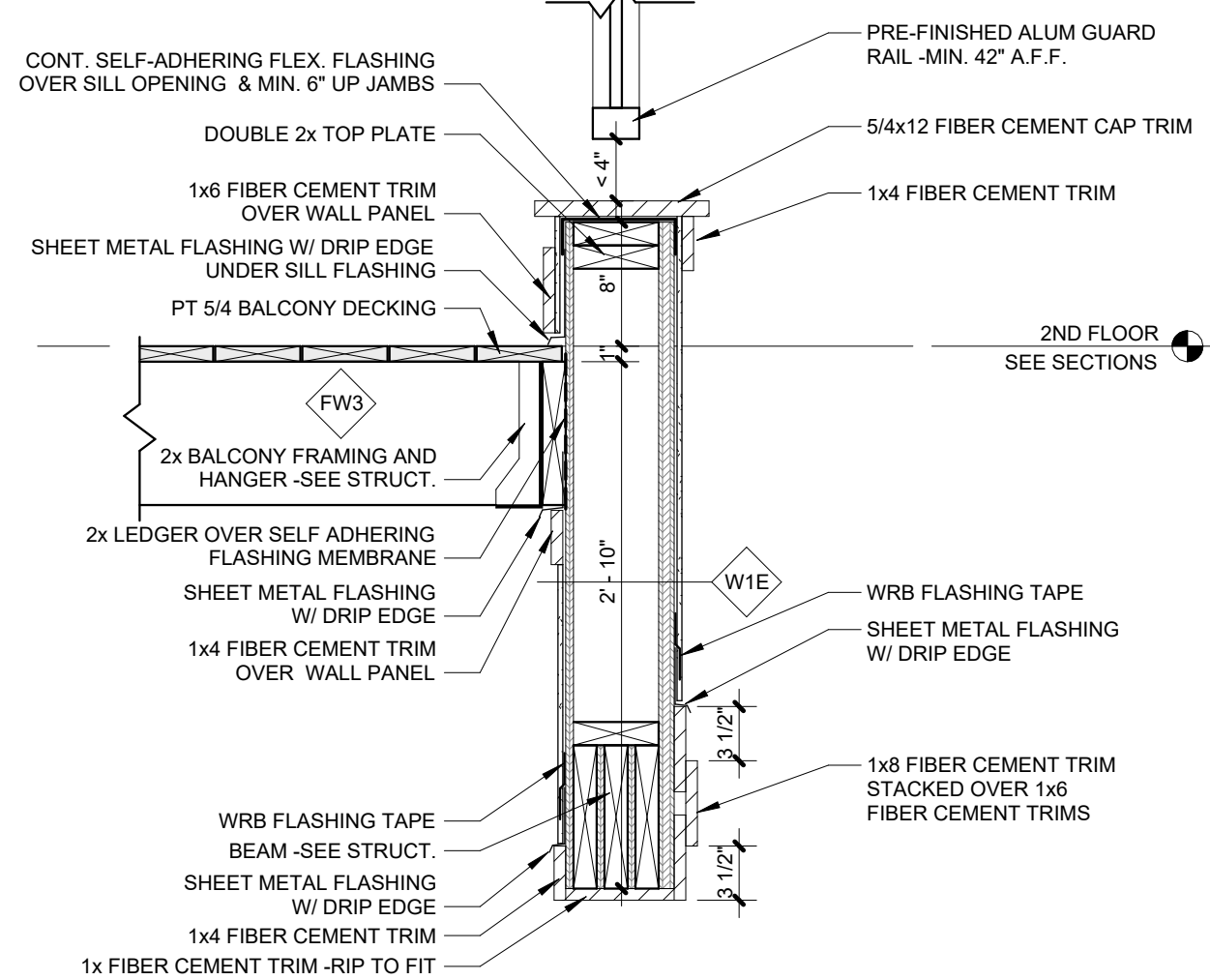
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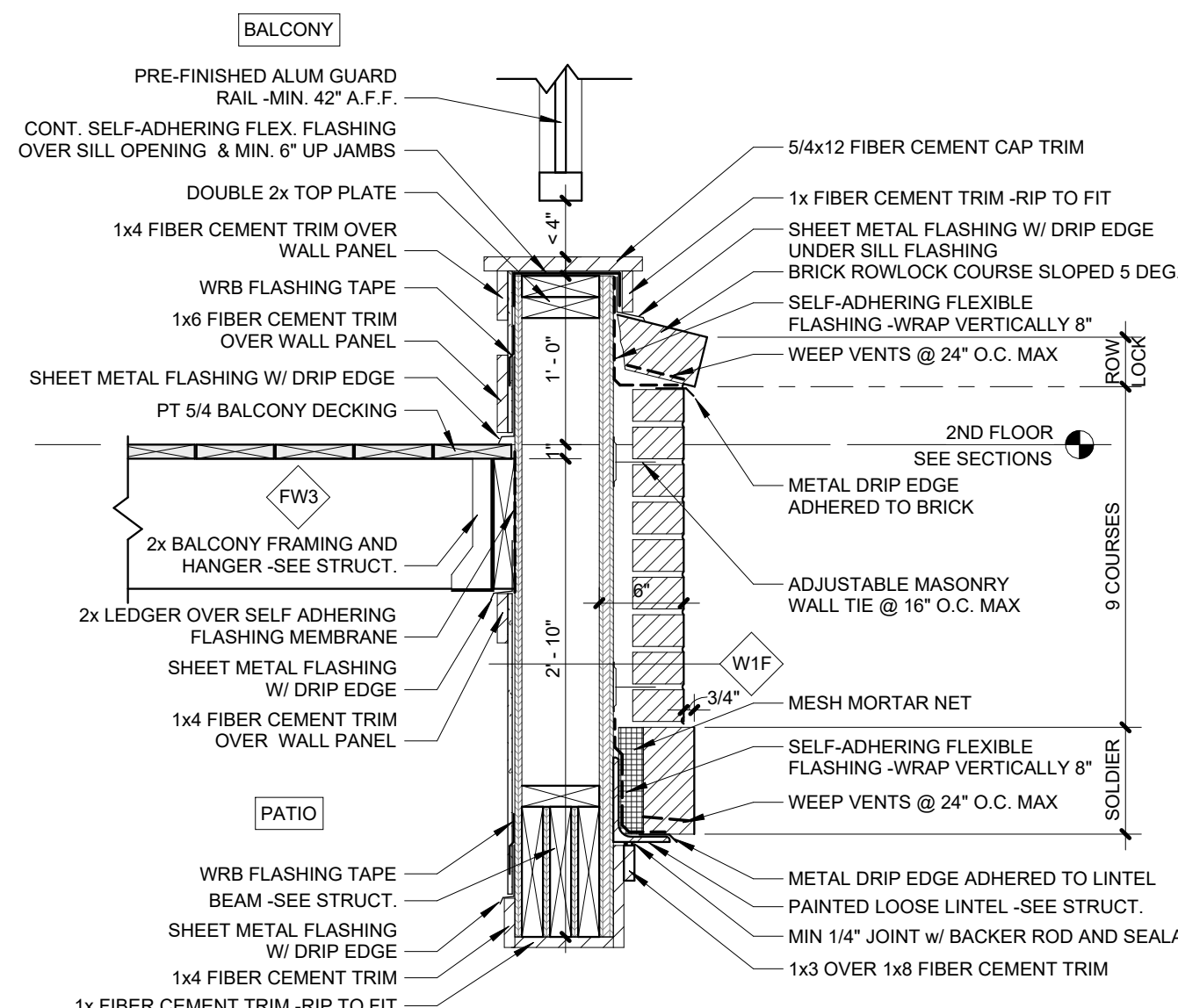
KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

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2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

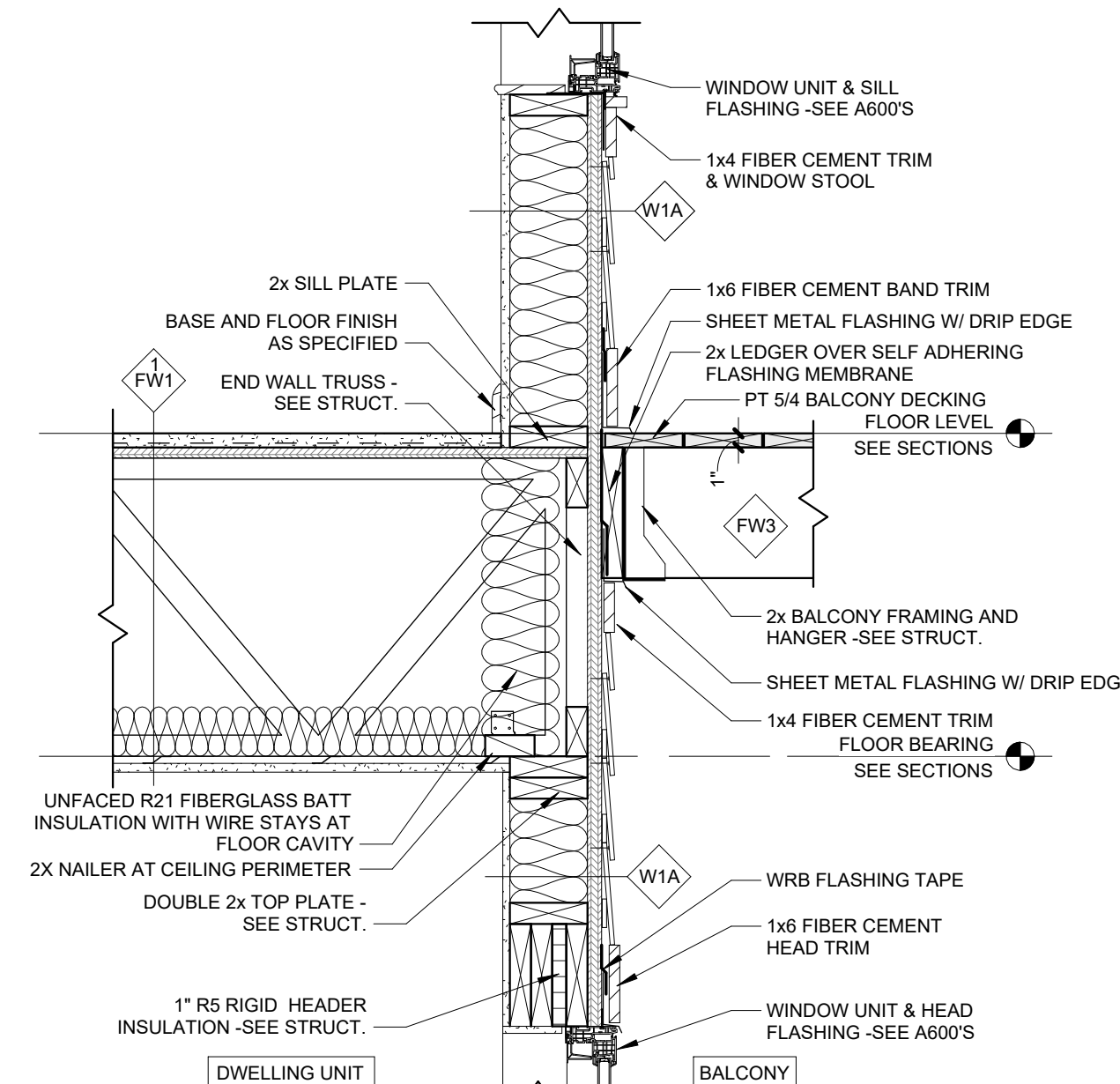
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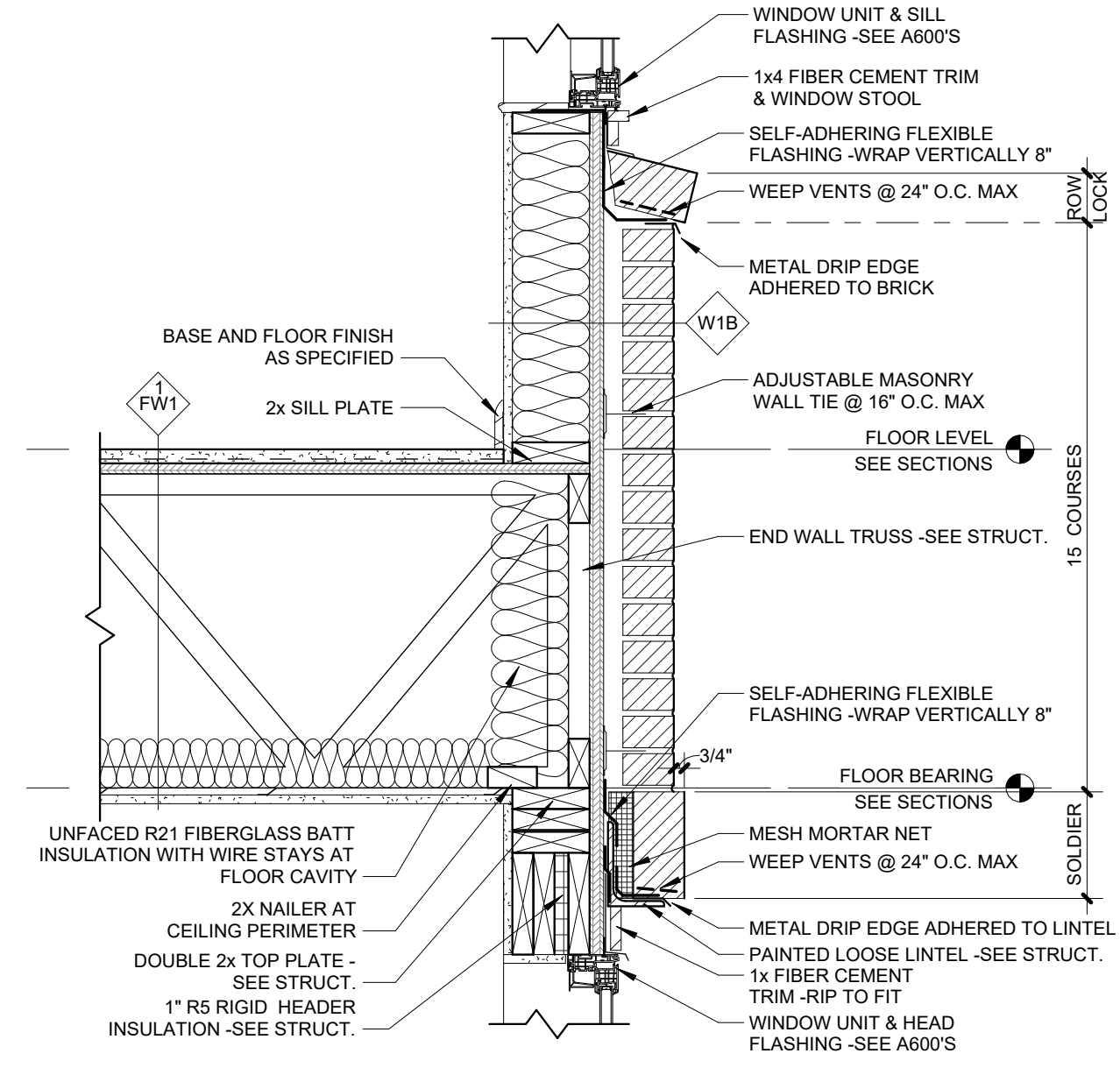
M 3RD FLOOR BALCONY FC PANEL
1" = 1'-0"



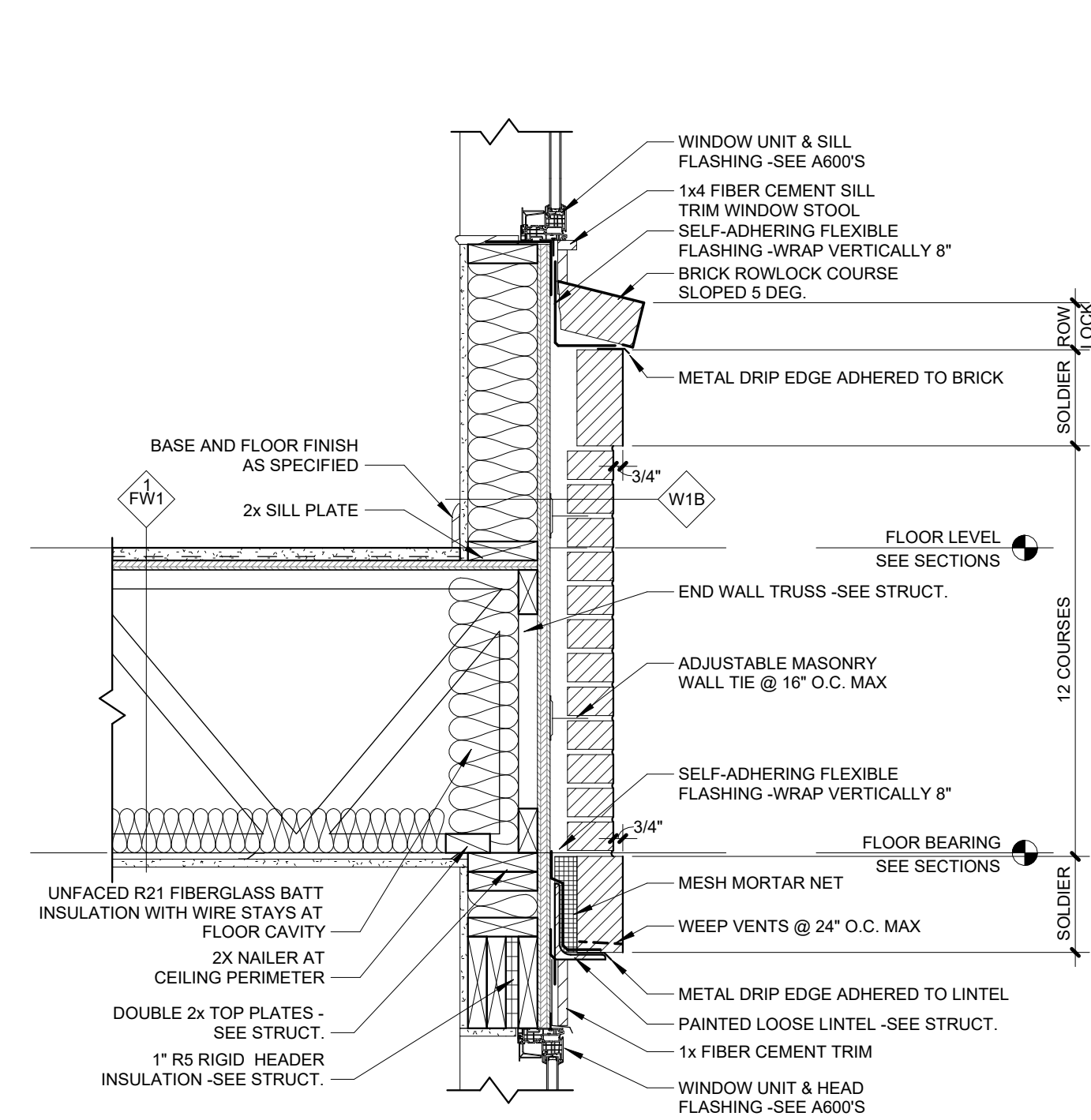
L 2ND FLOOR BALCONY BRICK VENEER
1" = 1'-0"



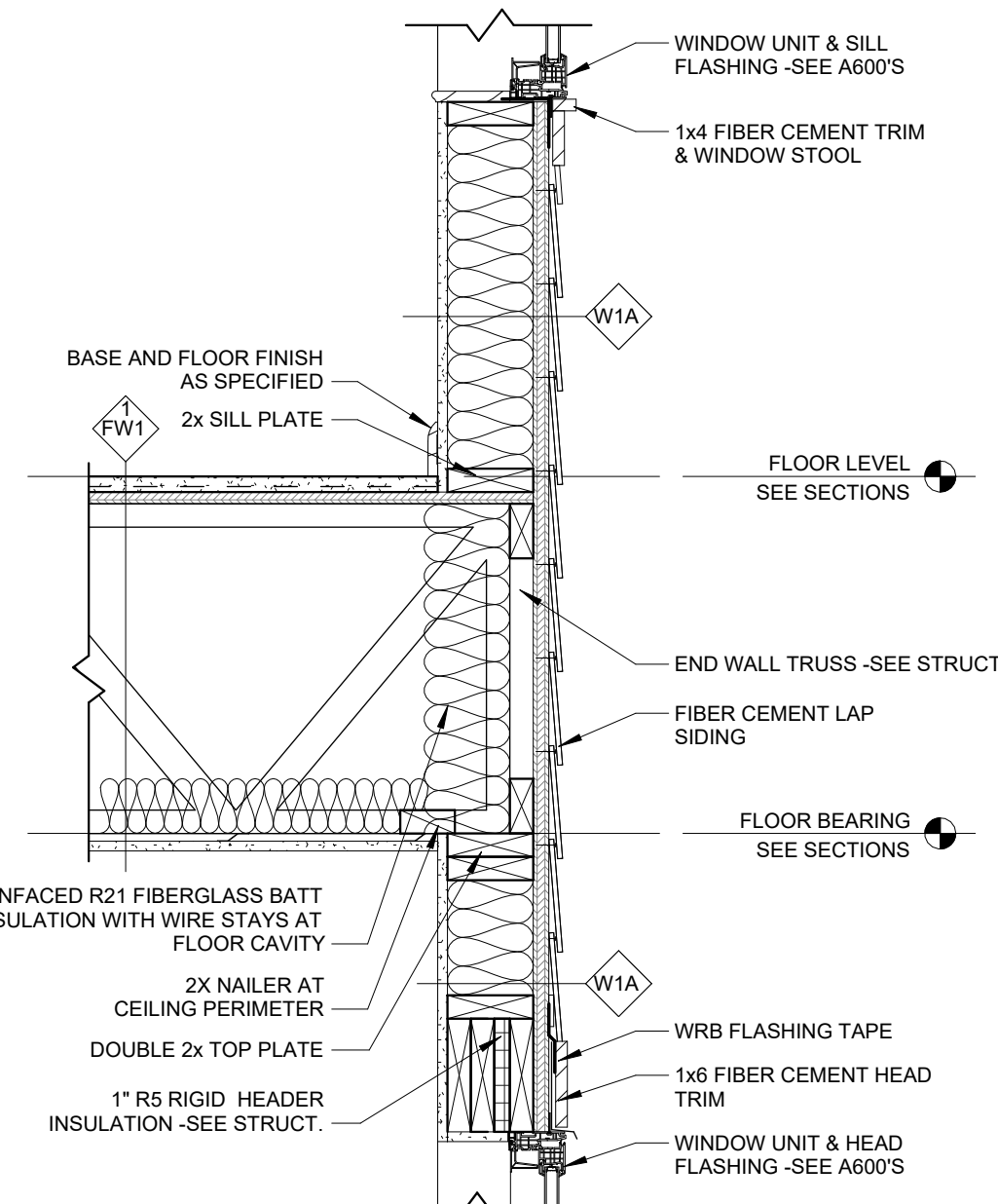
K EXTERIOR WALL AT BALCONY
1" = 1'-0"



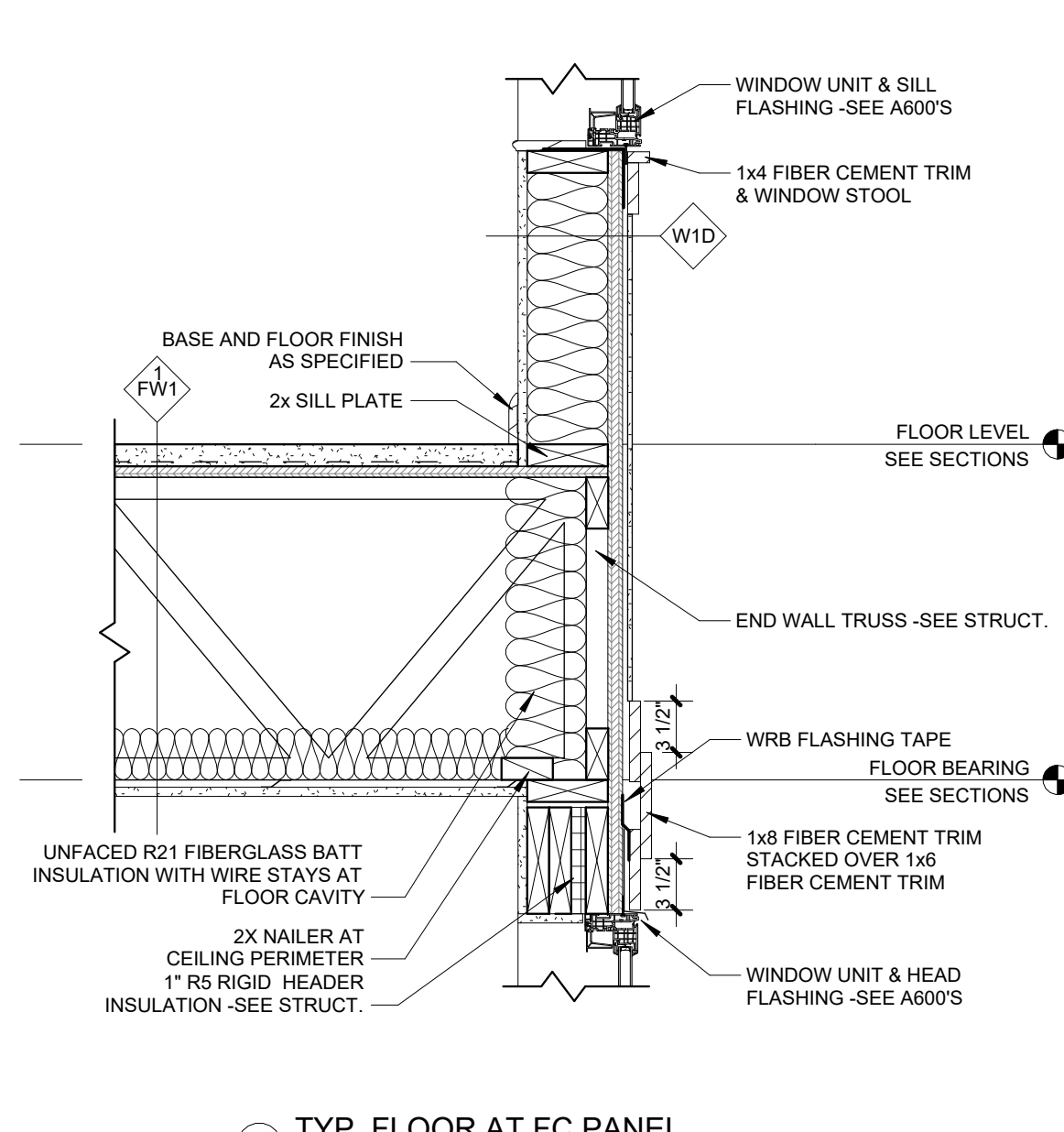
J TYP. FLOOR AT BRICK VENEER
1" = 1'-0"



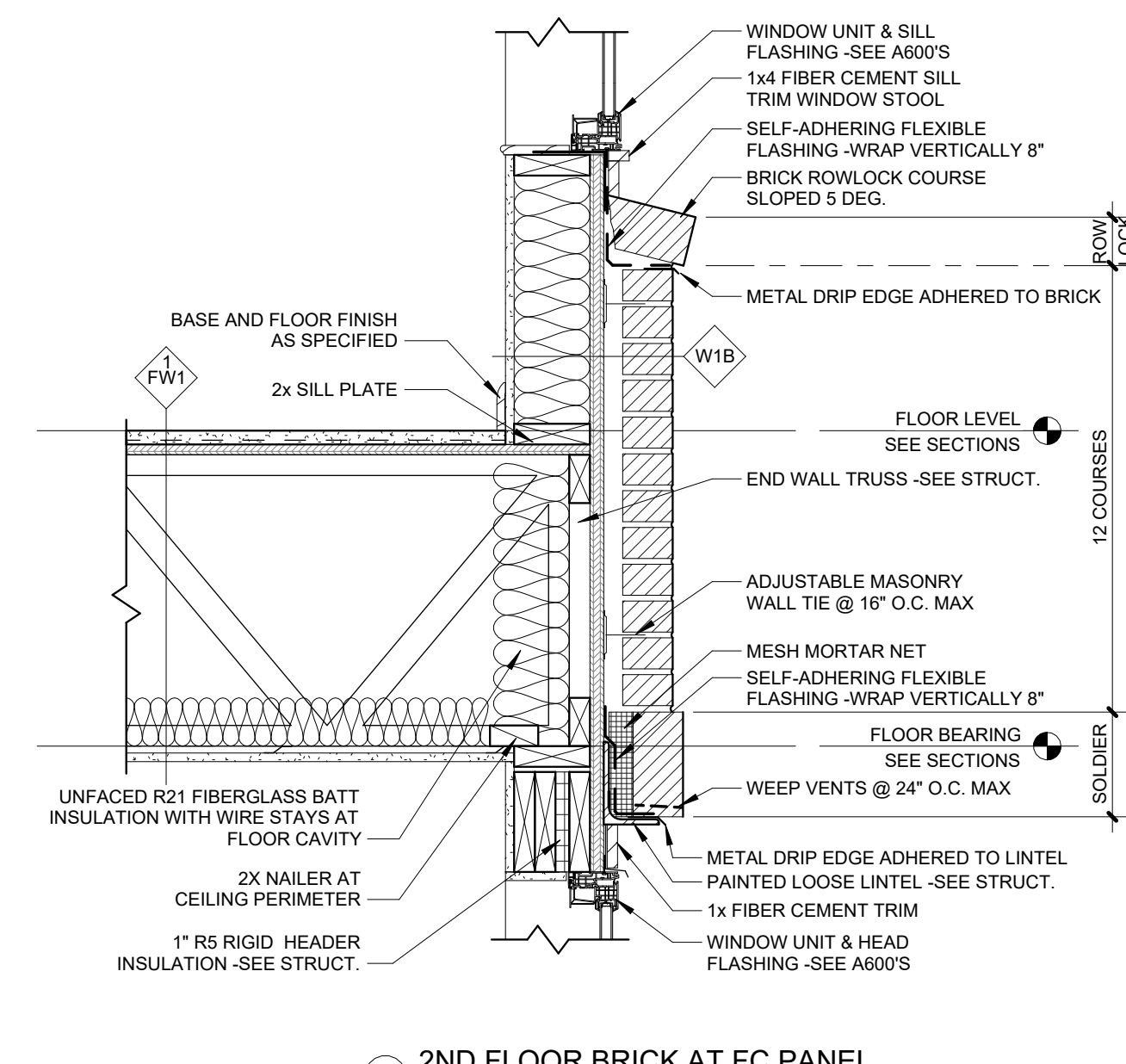
H BRICK TO F.C. PANEL TRANSITION
1" = 1'-0"



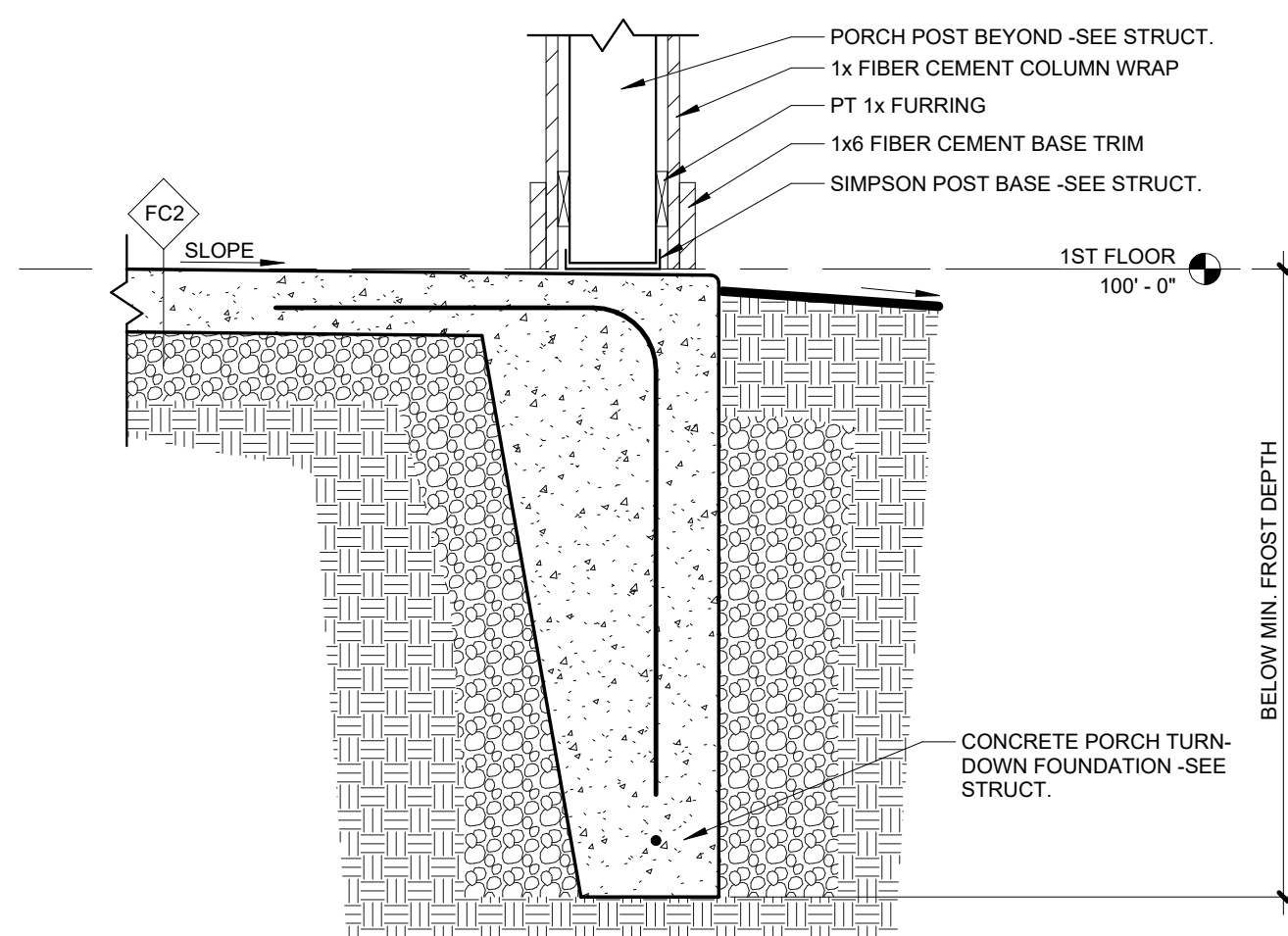
G TYP. FLOOR AT LAP SIDING
1" = 1'-0"



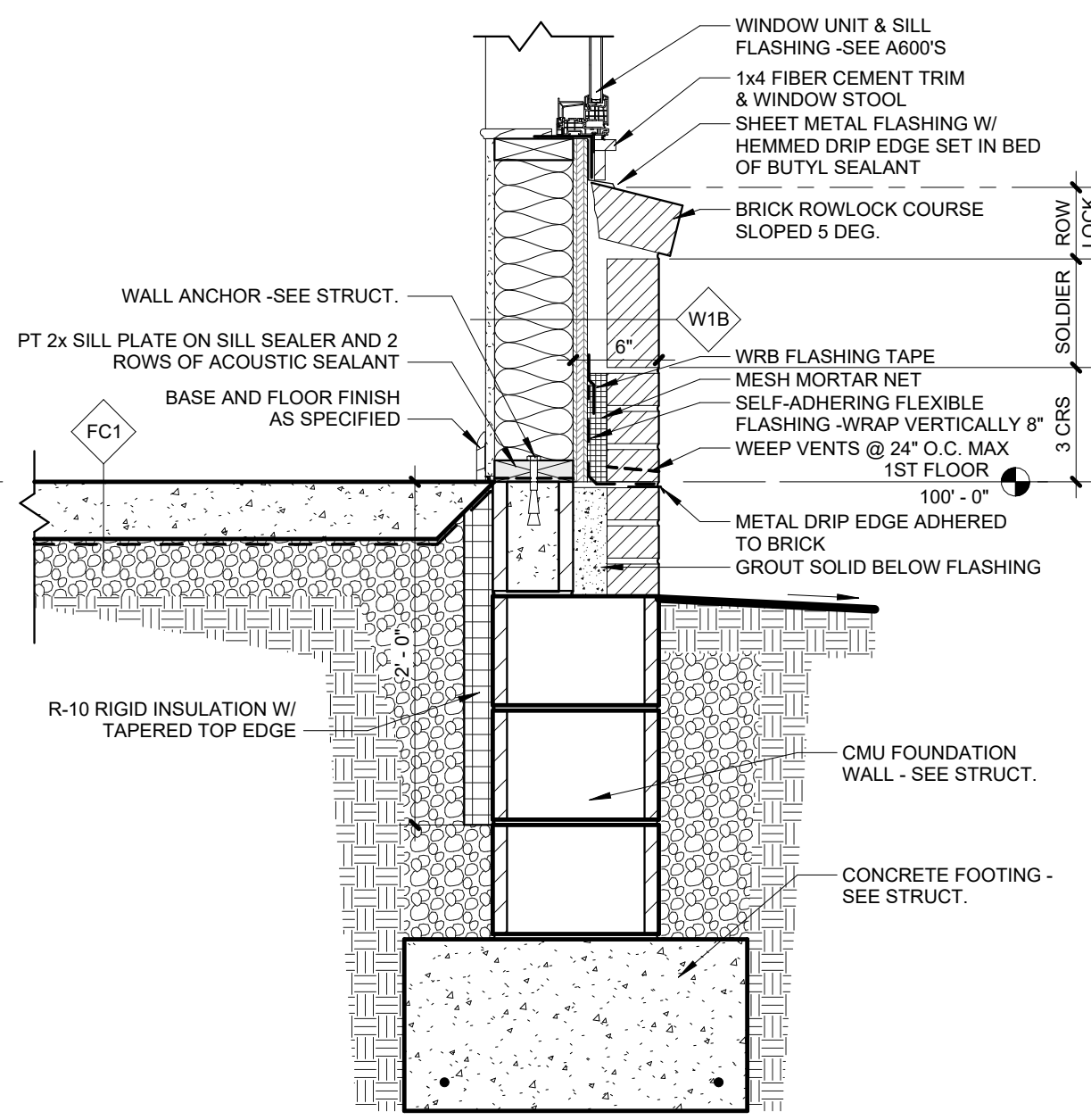
F TYP. FLOOR AT FC PANEL
1" = 1'-0"



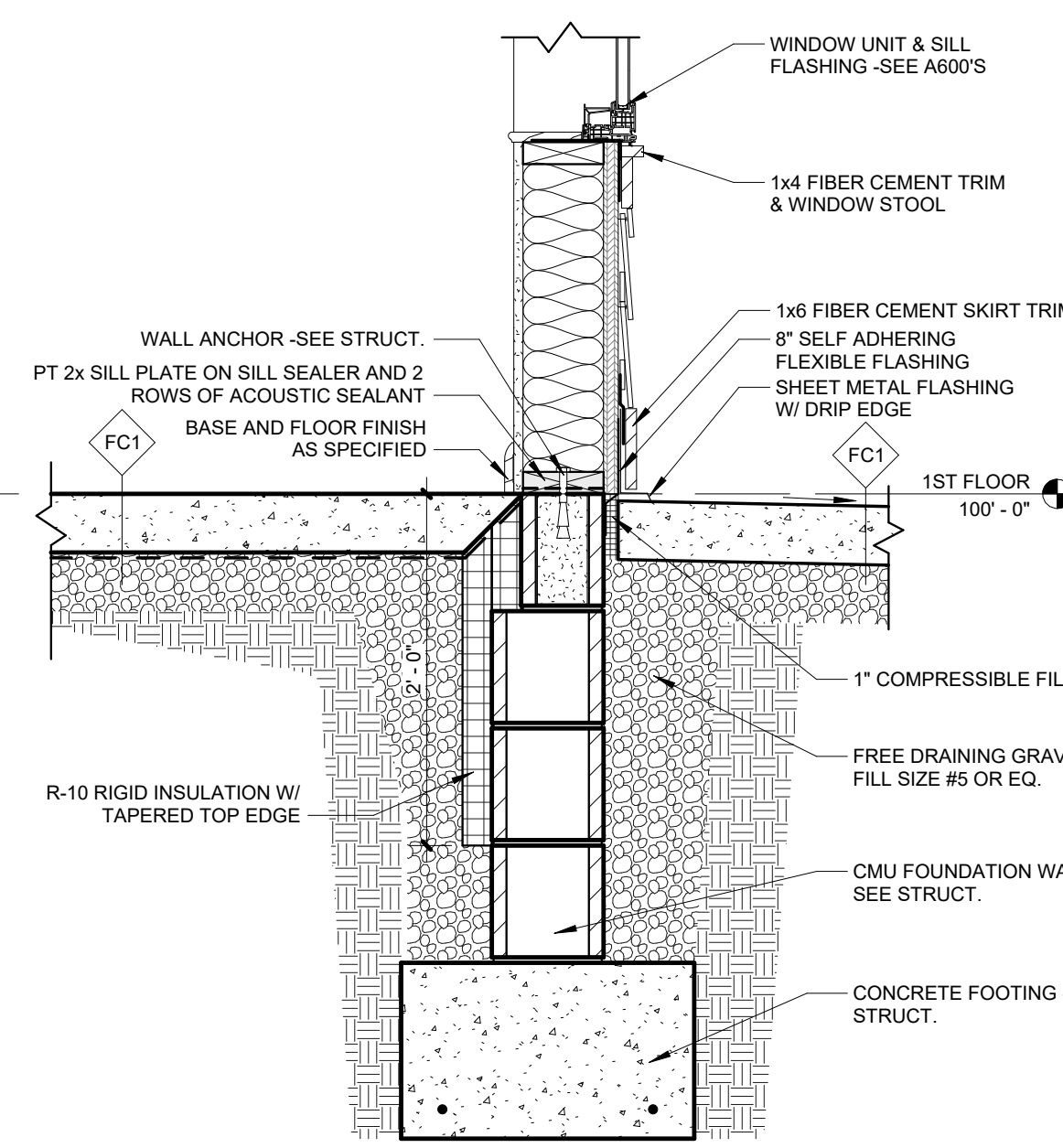
E 2ND FLOOR BRICK AT FC PANEL
1" = 1'-0"



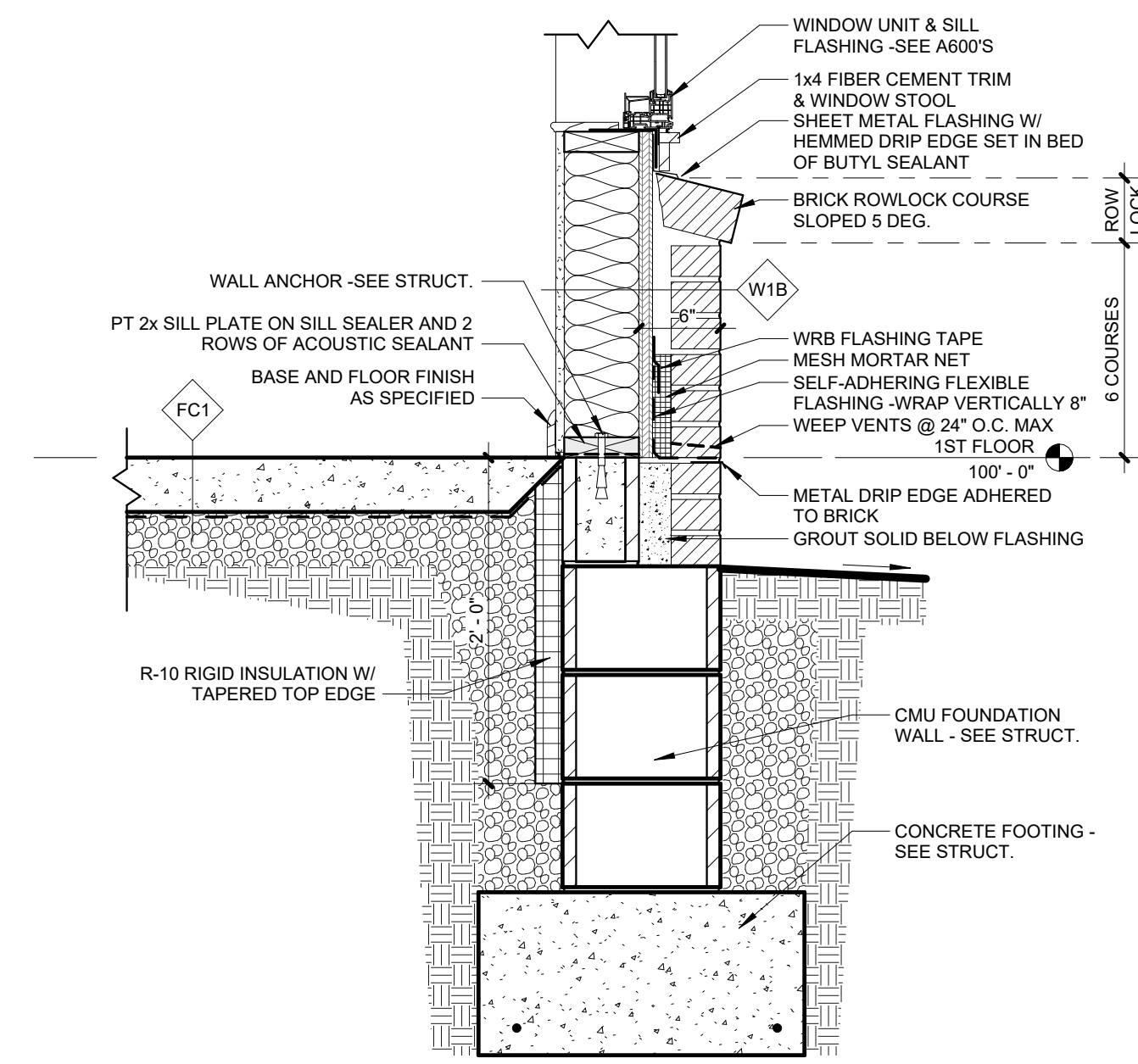
D FND. AT CONC. PORCH
1" = 1'-0"



C FND. AT BRICK WATERTABLE
1" = 1'-0"



B FND. AT COMPOSITE WALL PANELING
1" = 1'-0"



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

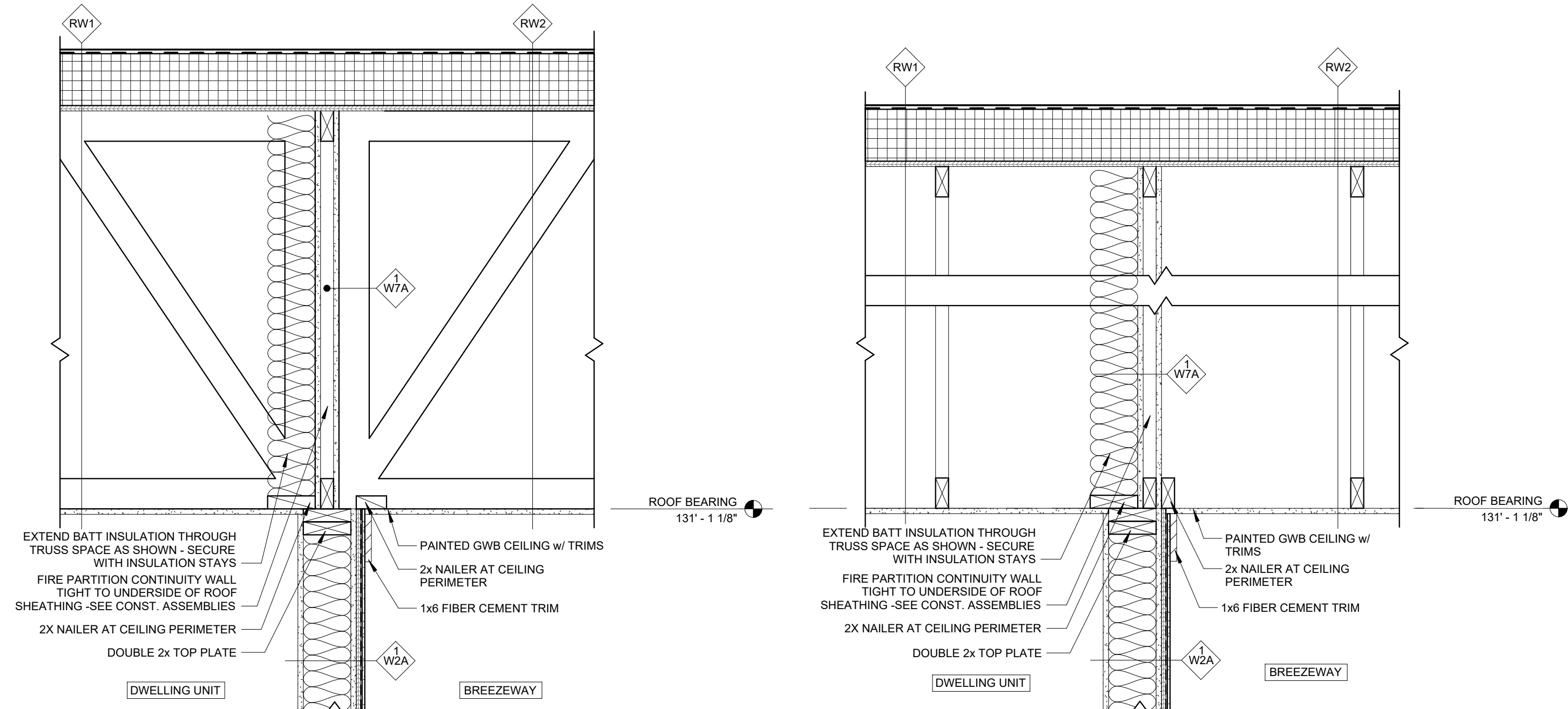
PROJECT #: 26104 v17

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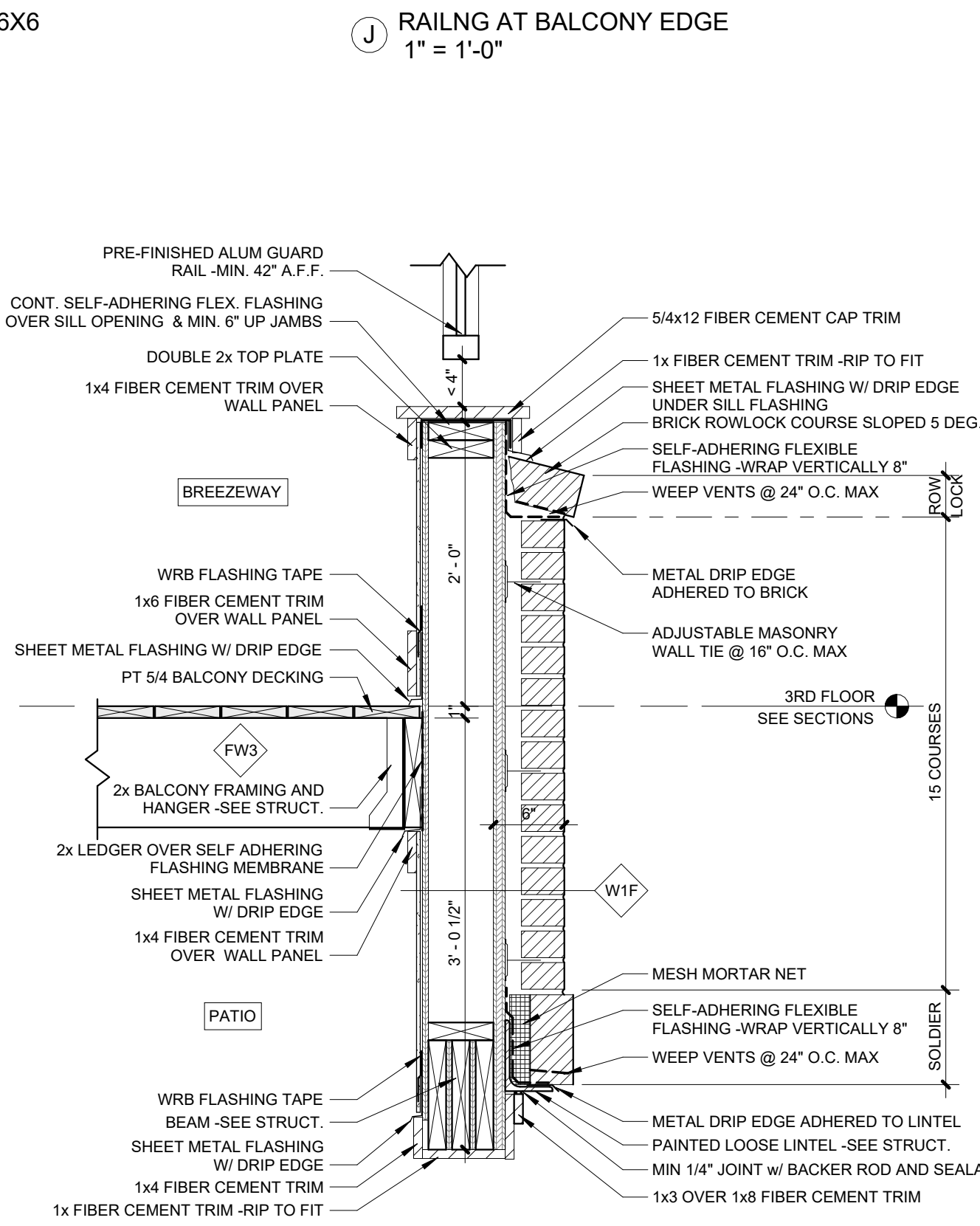
PROJECT DATE: 07.29.2026

A300
EXTERIOR SECTION
DETAILS

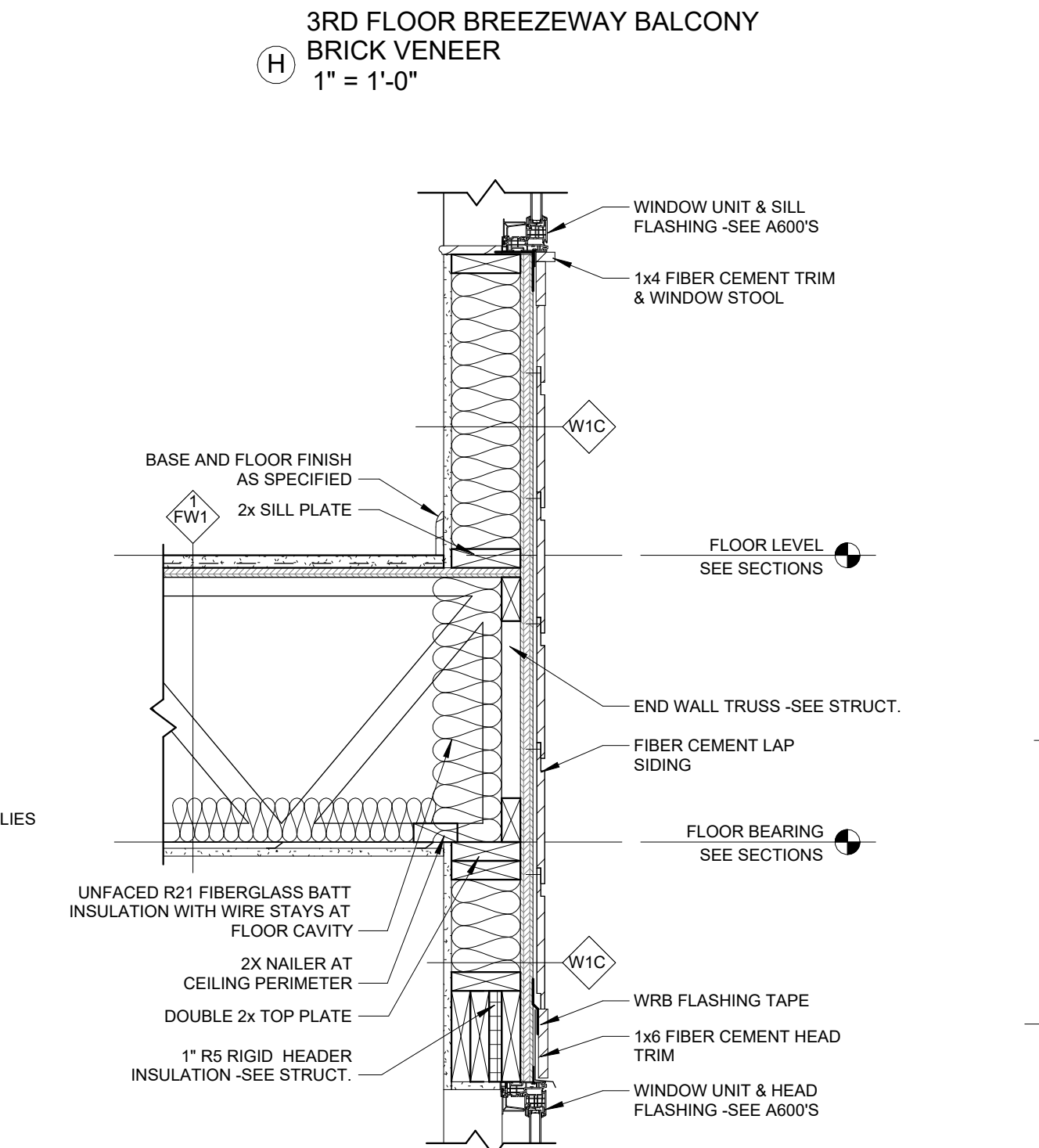
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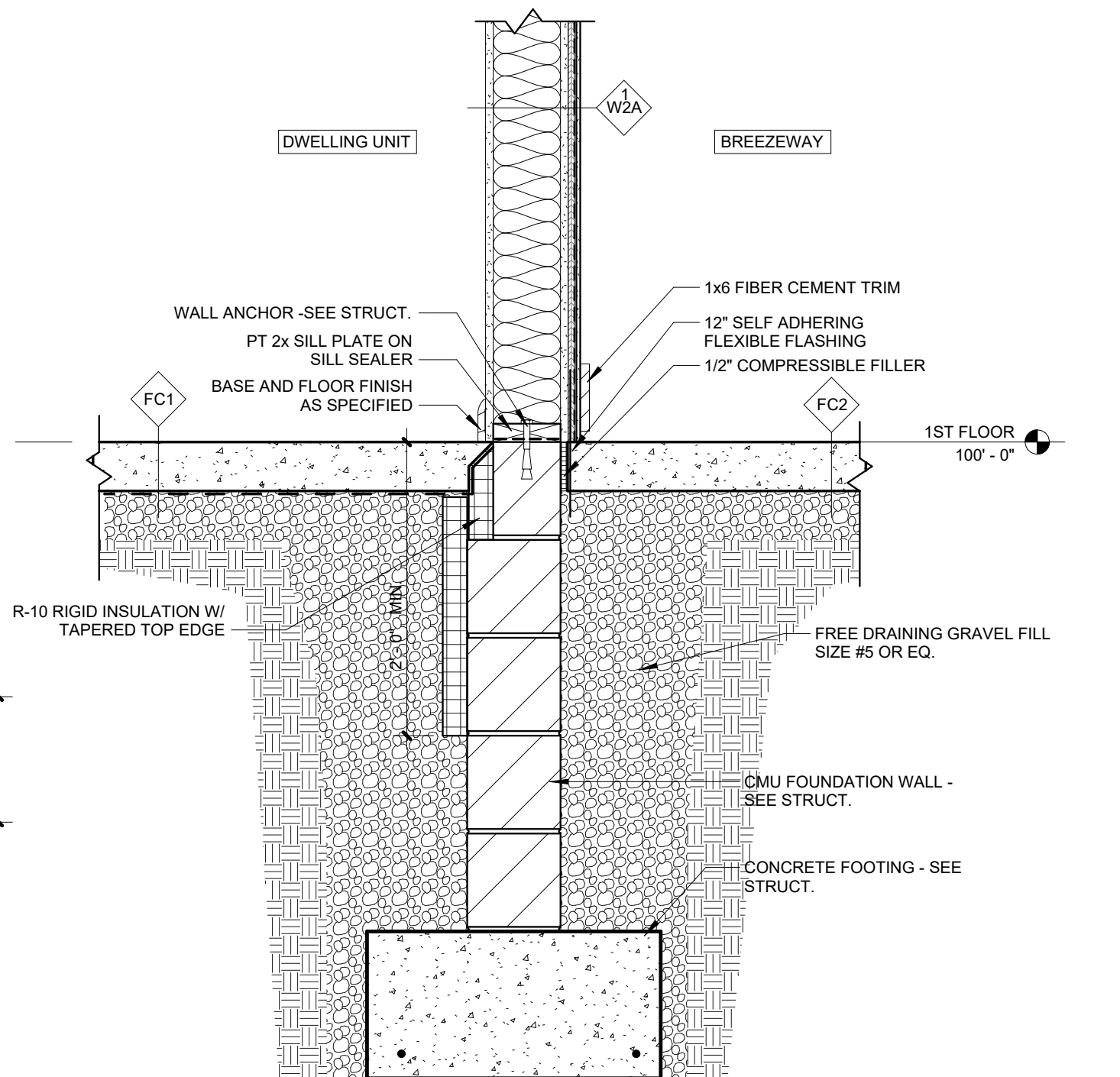
③ BREEZEWAY WALL AT ROOF
1" = 1'-0"



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



(D) FLOOR LEVEL AT BREEZEWAY
1" = 1'-0"

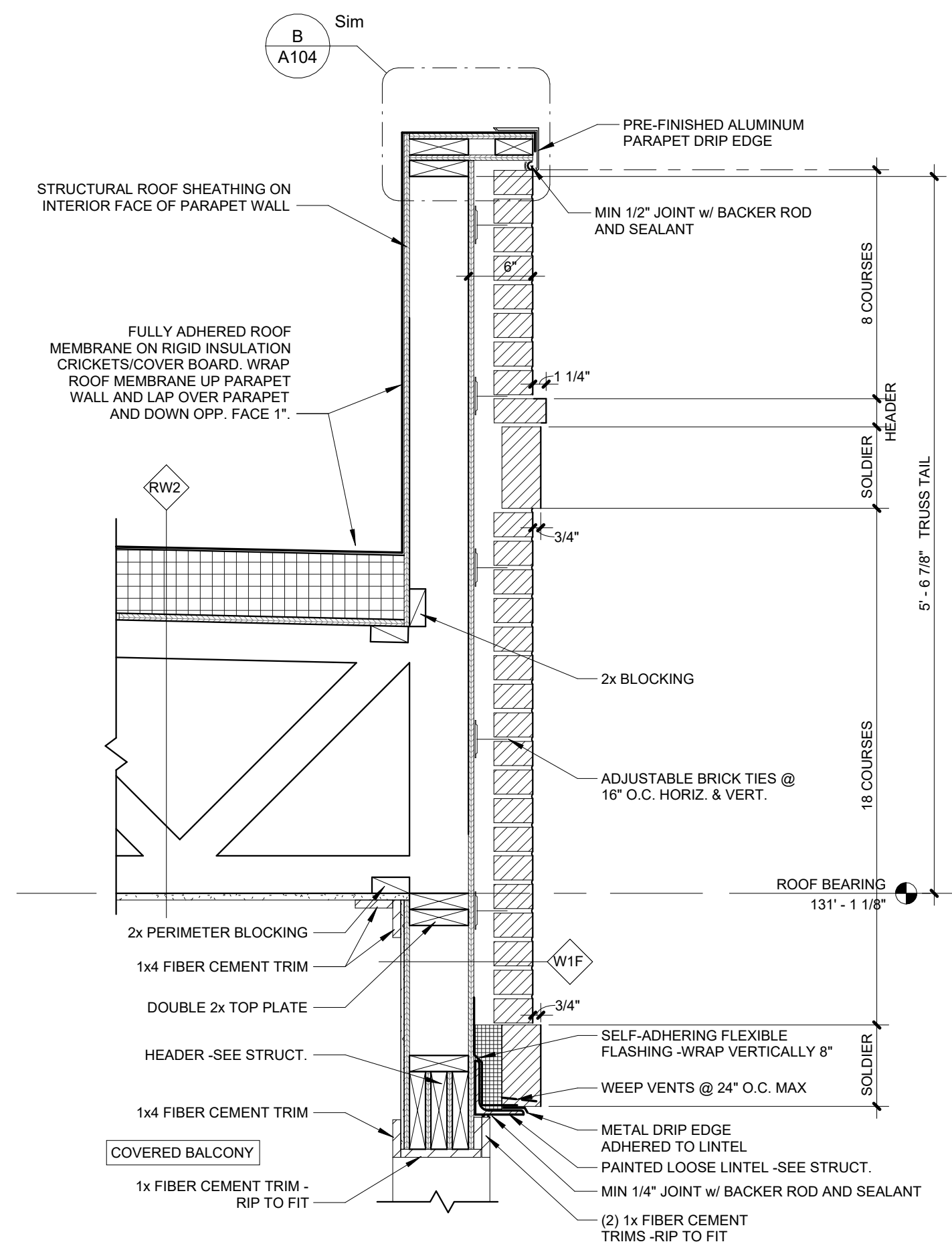


(A) FND. AT BREEZEWAY WALL
1" = 1'-0"

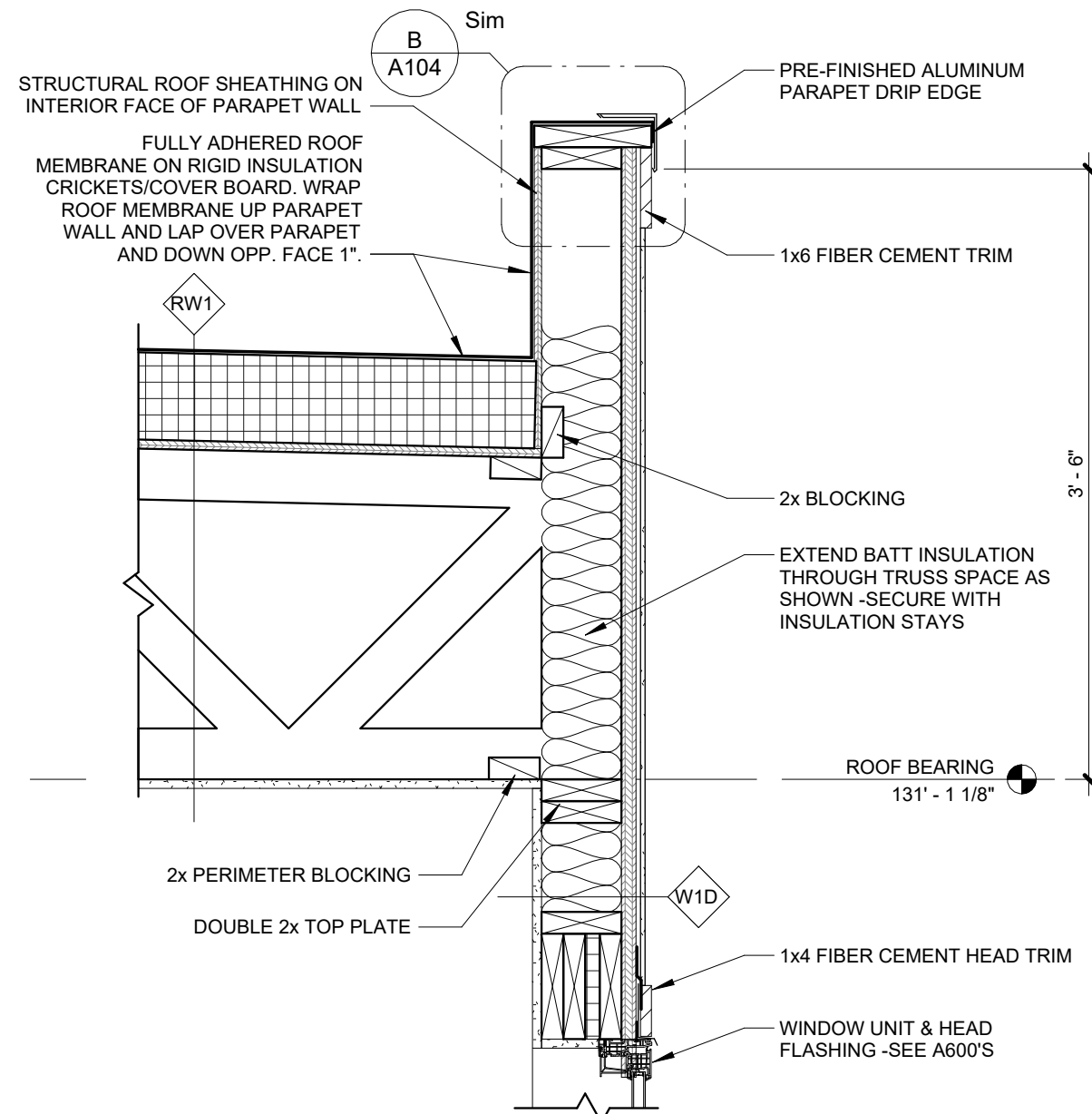


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NO. 17969
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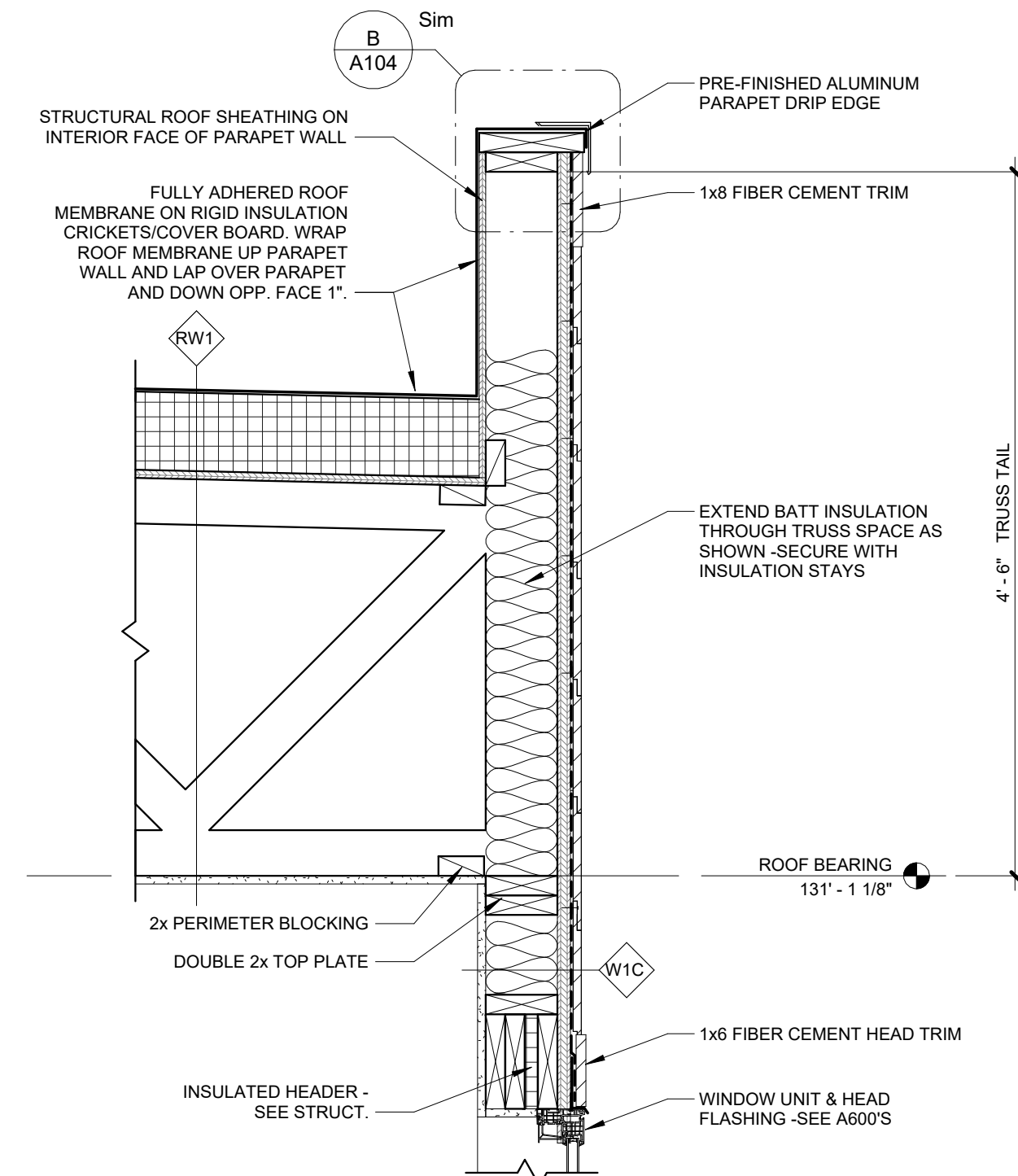
INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE



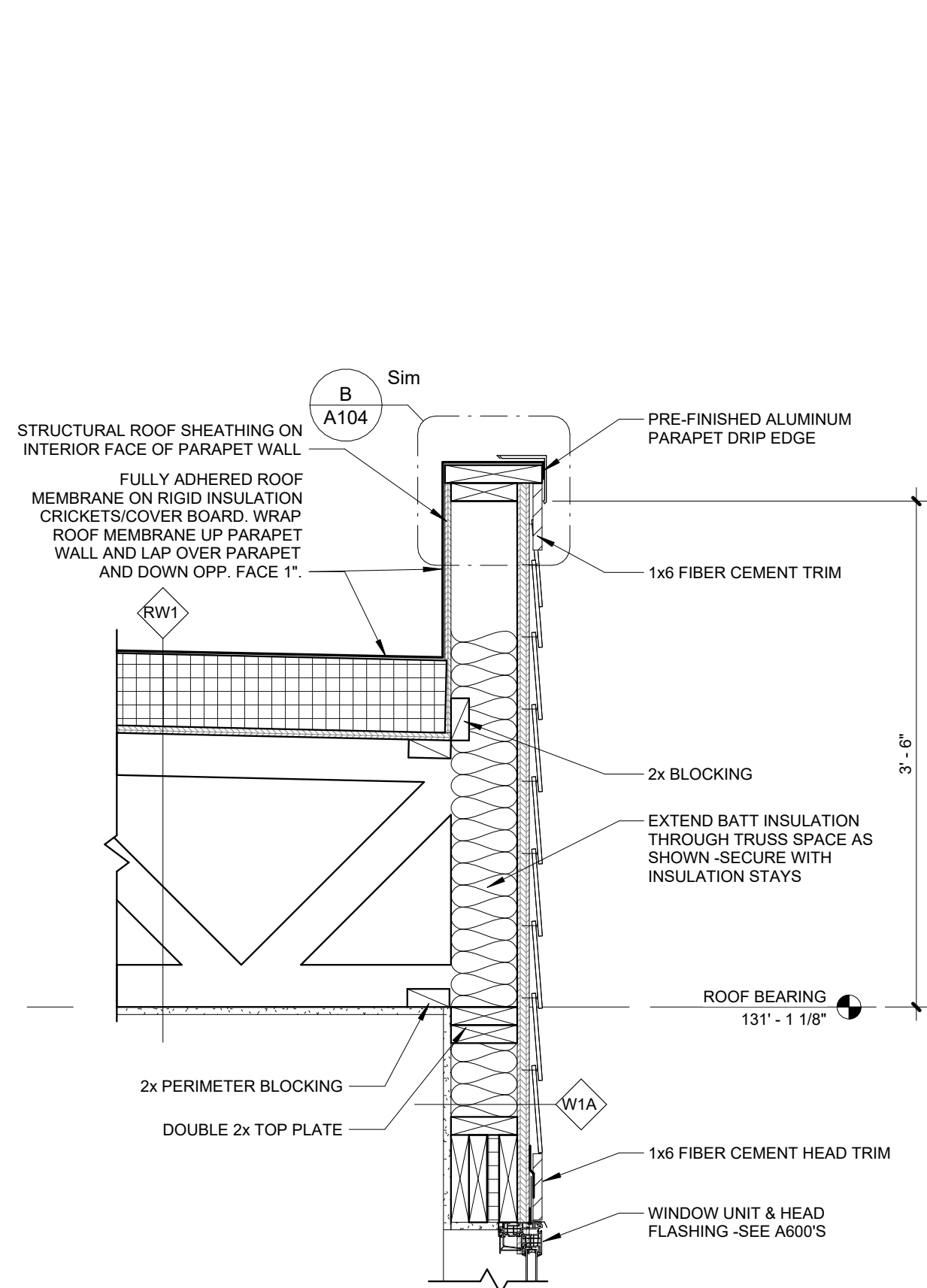
G PARAPET AT BRICK VENEER BALCONY
1" = 1'-0"



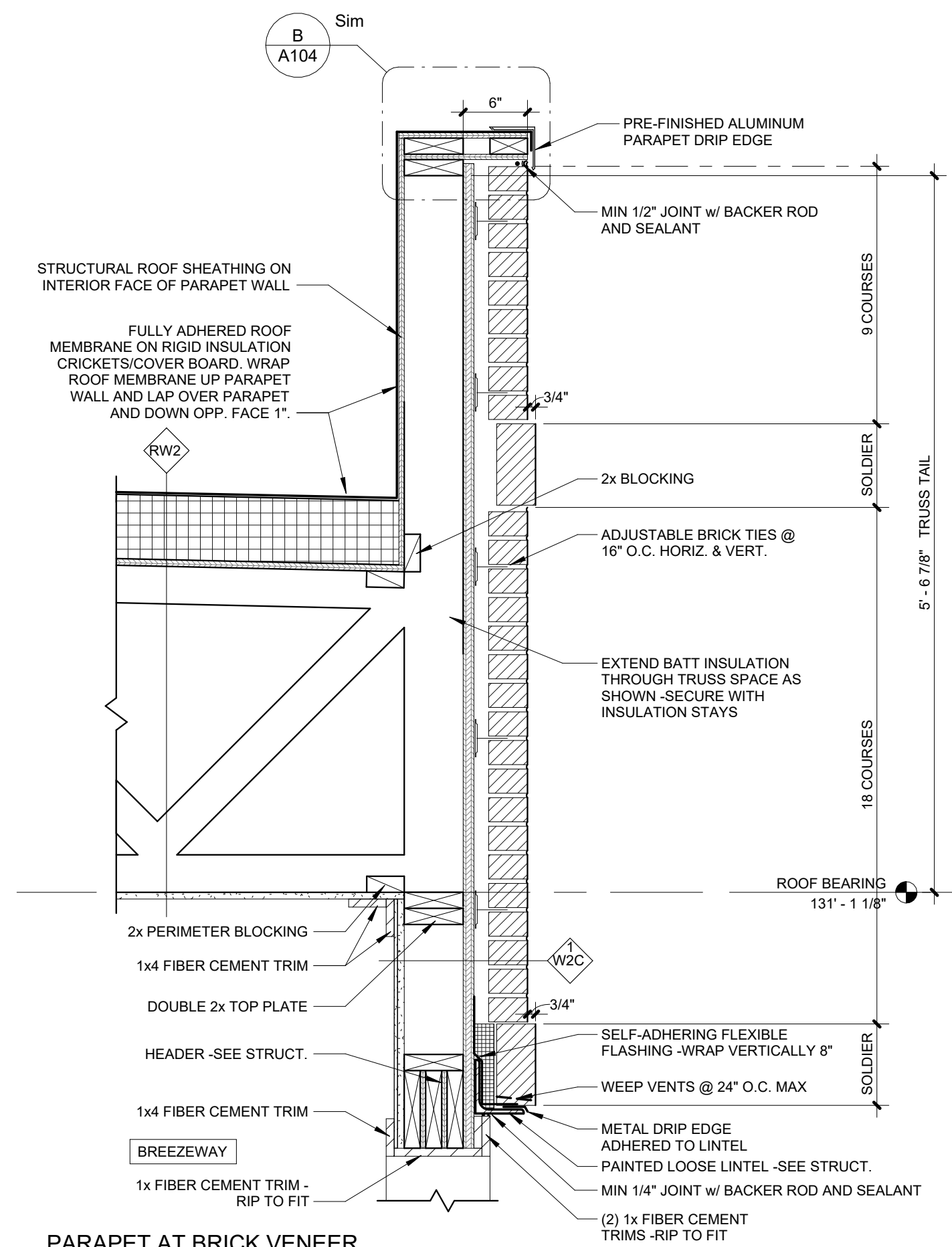
F PARAPET AT FC PANELS
1" = 1'-0"



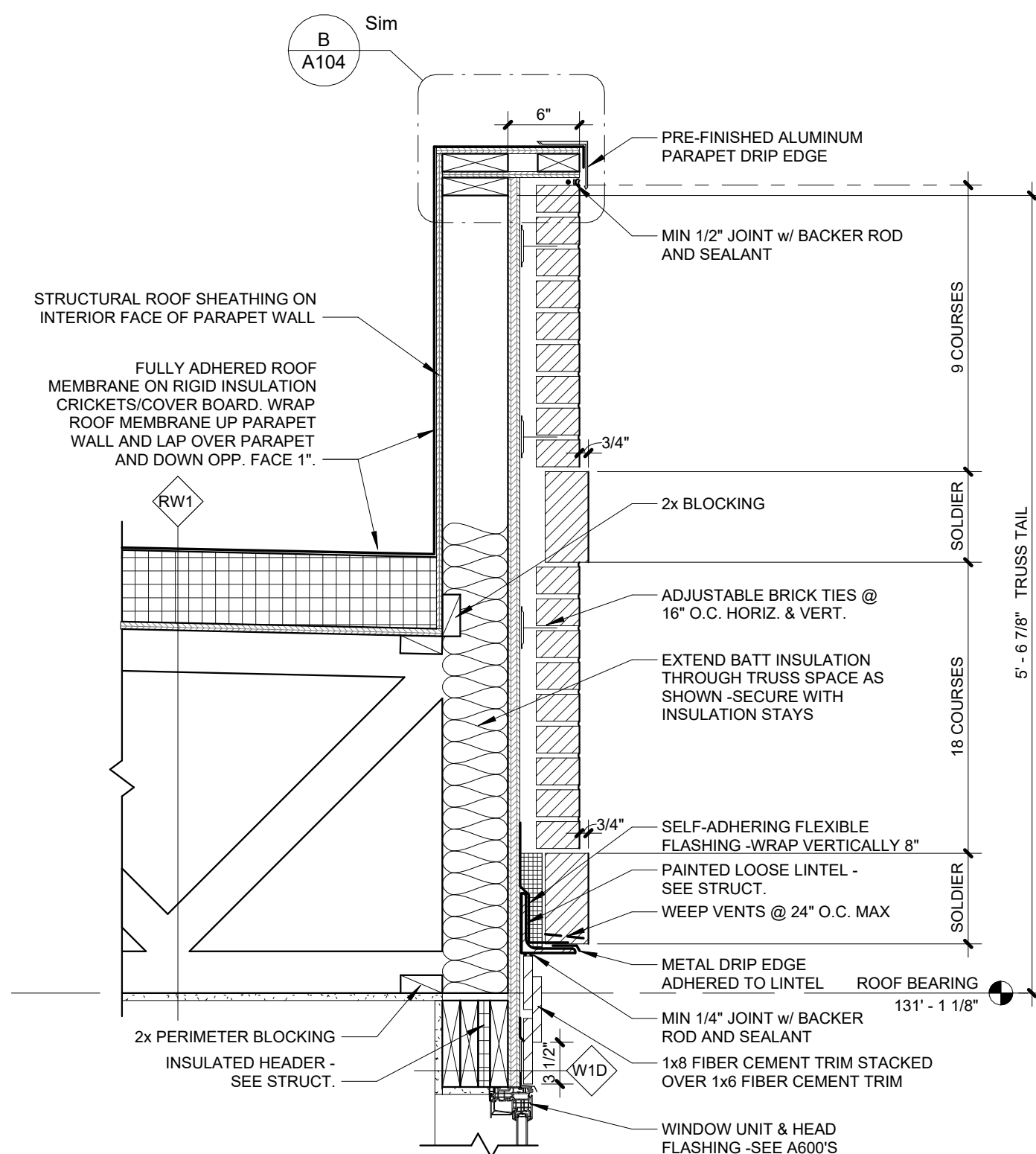
E PARAPET AT CHANNEL SIDING - RAISED
1" = 1'-0"



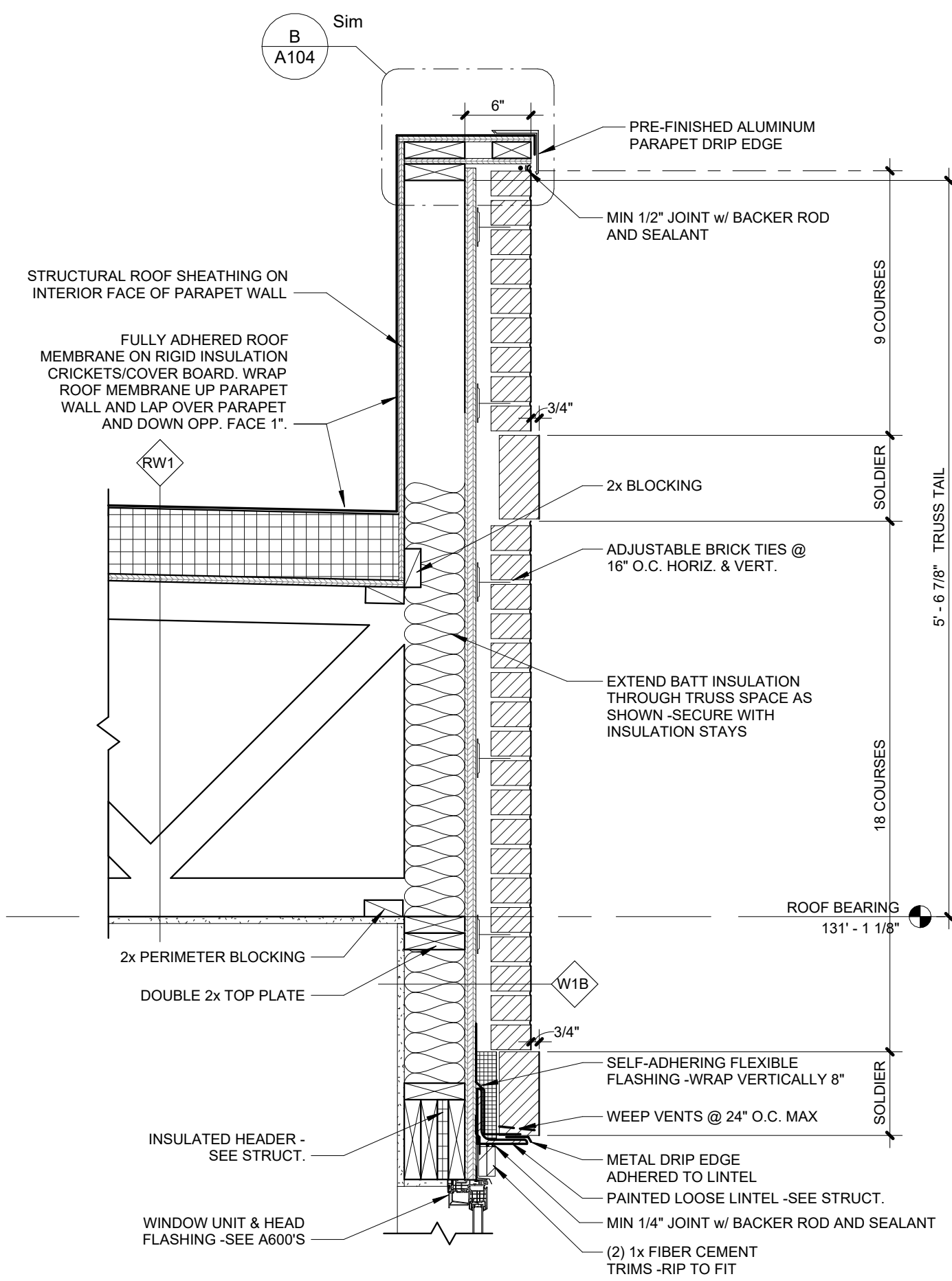
D PARAPET AT FC SIDING
1" = 1'-0"



C PARAPET AT BRICK VENEER BREEZEWAY
1" = 1'-0"



B PARAPET AT BRICK VENEER 2
1" = 1'-0"



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

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A302
EXTERIOR SECTION
DETAILS

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

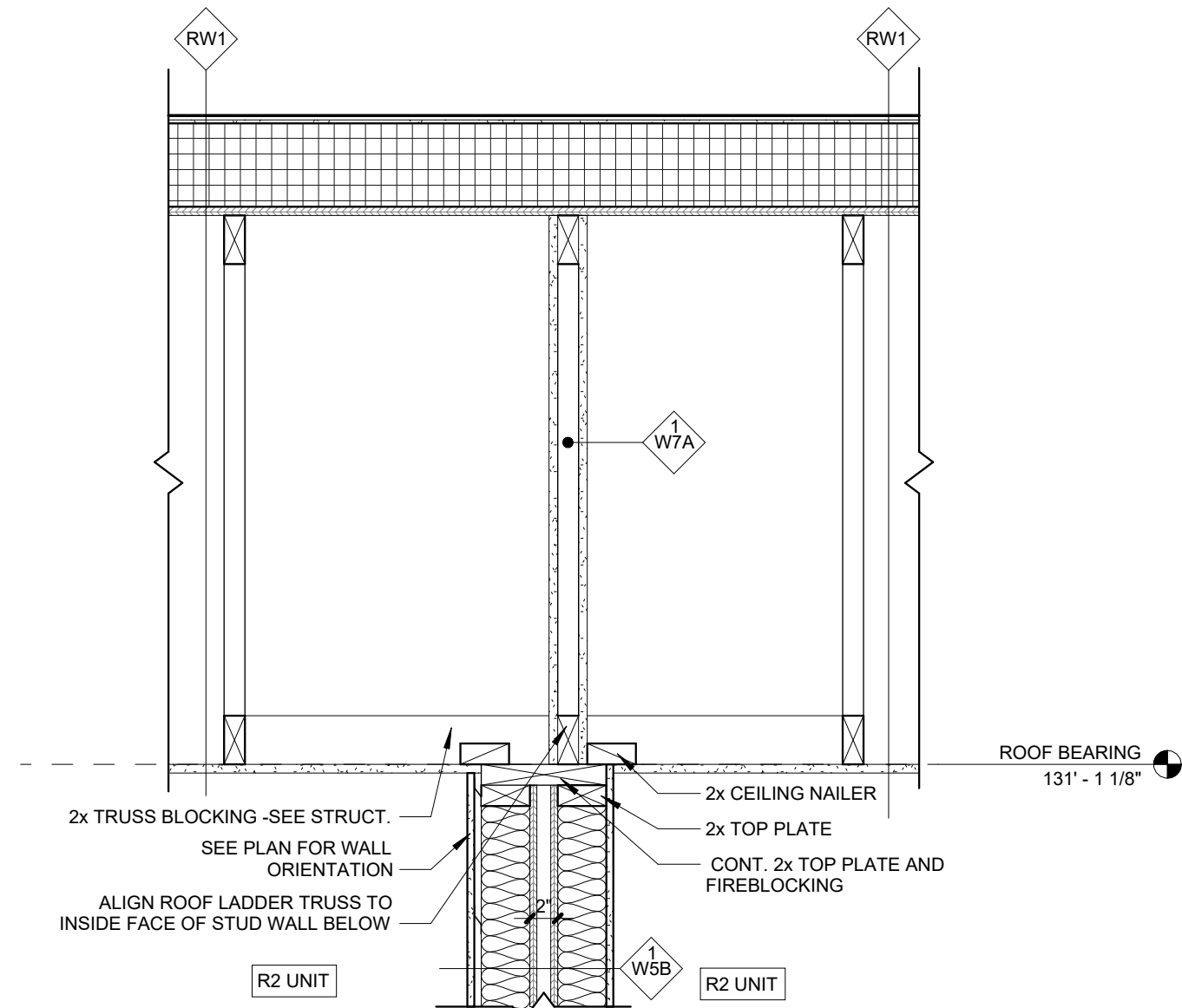
PROJECT #: 26104 v17

PERMIT SET

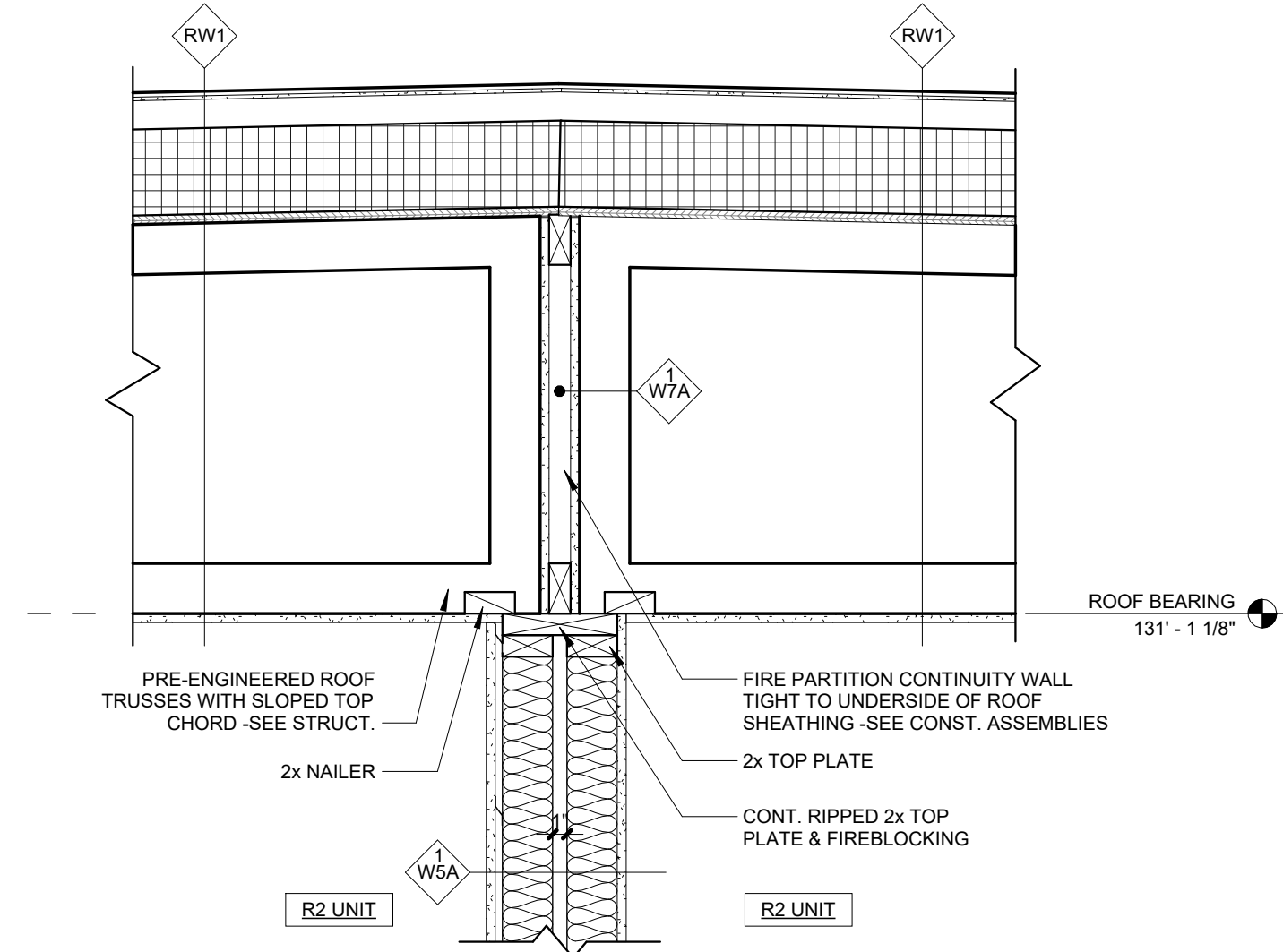
PROJECT DATE: 07.29.2026

A310
INTERIOR SECTION
DETAILS

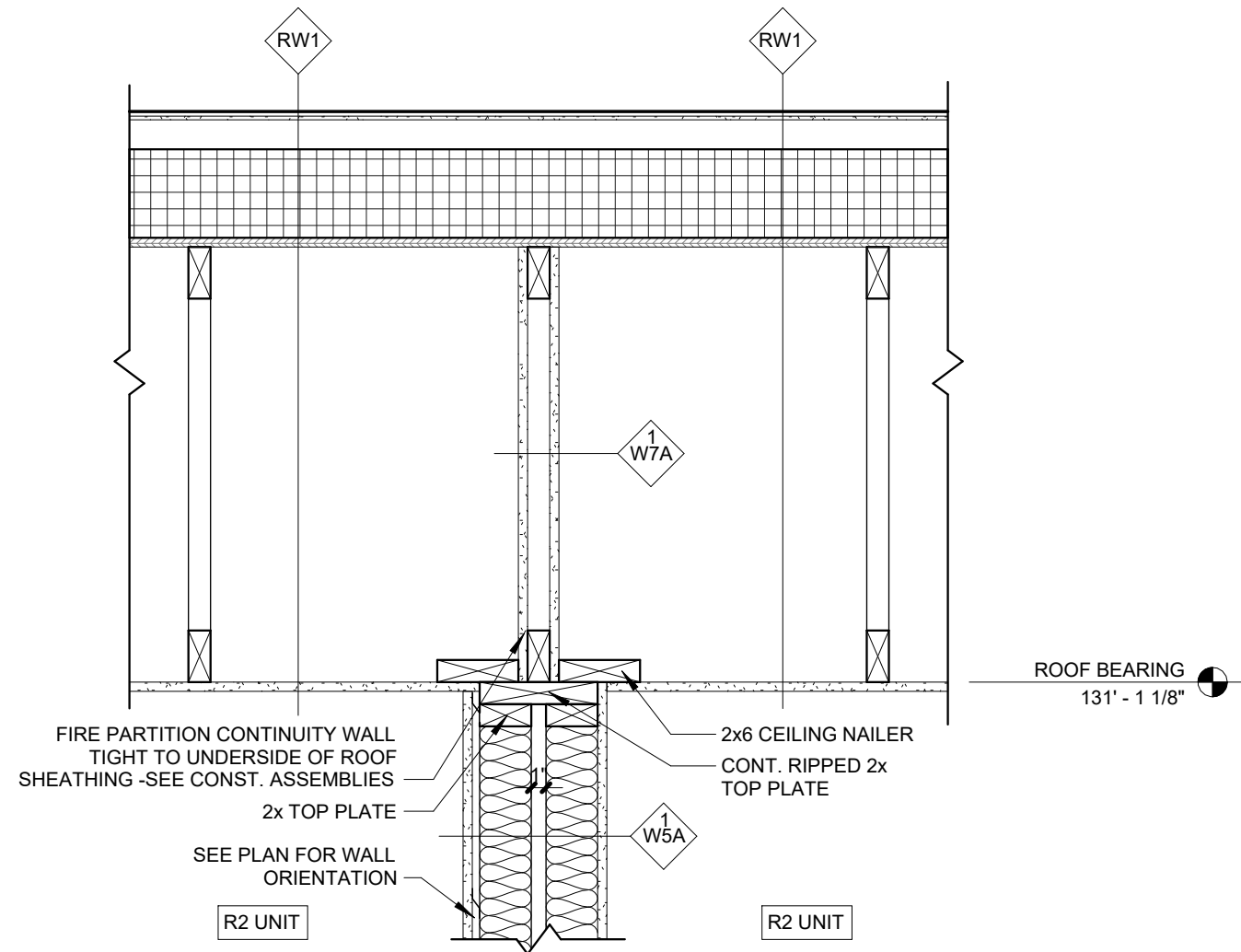
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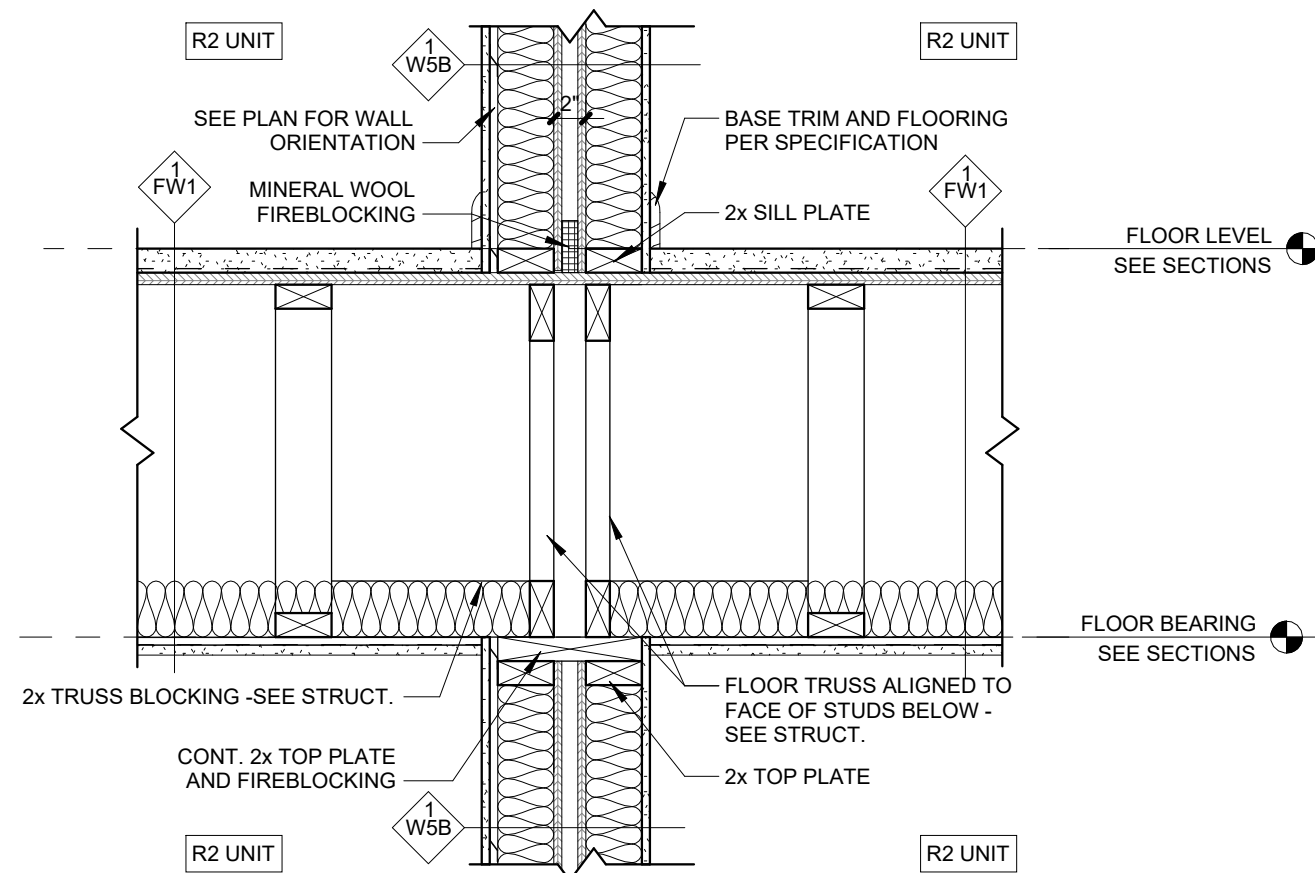
F WALL W5B AT ROOF
1" = 1'-0"



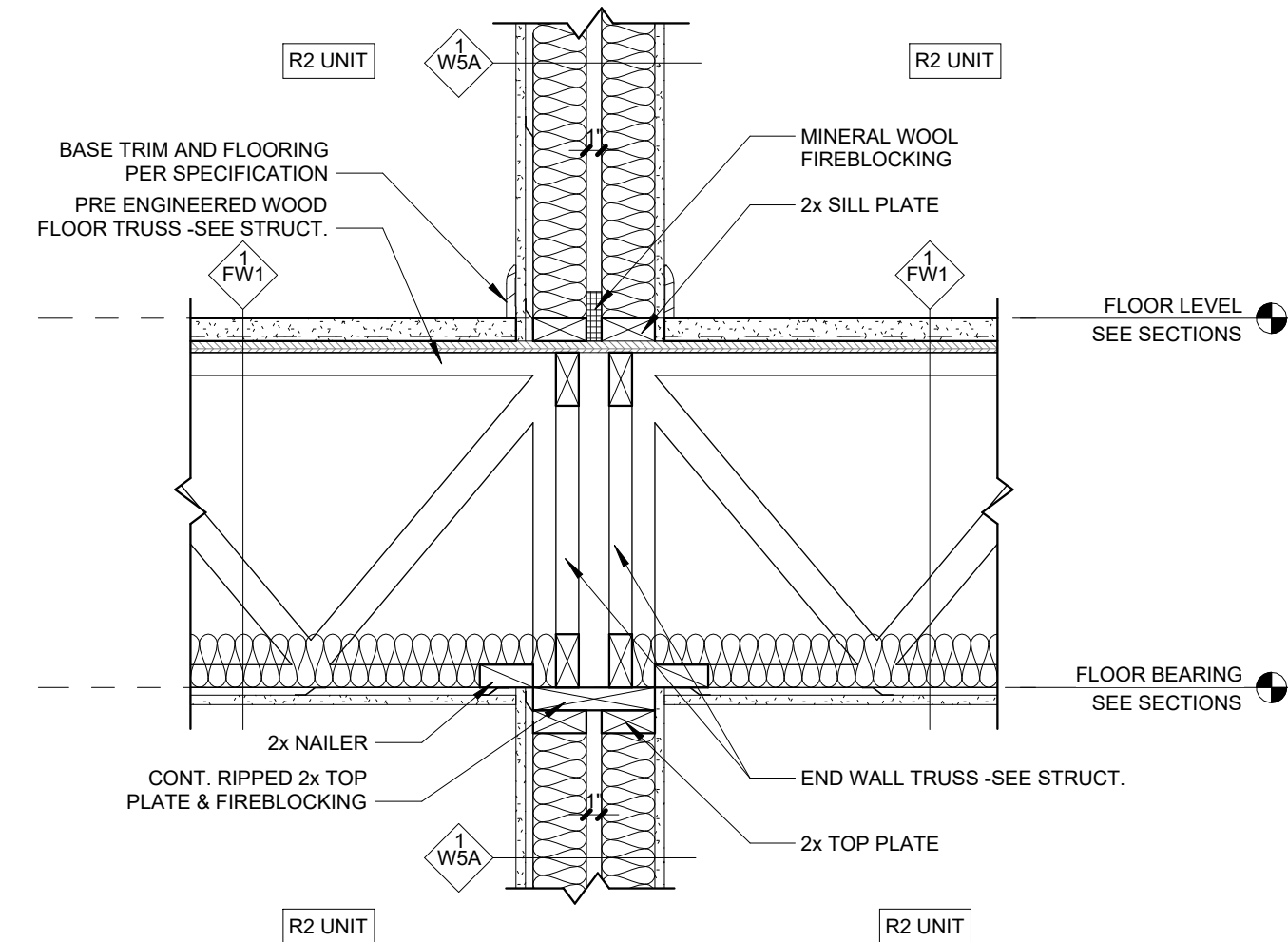
C DEMISING WALL AT TRUSS ROOF
1" = 1'-0"



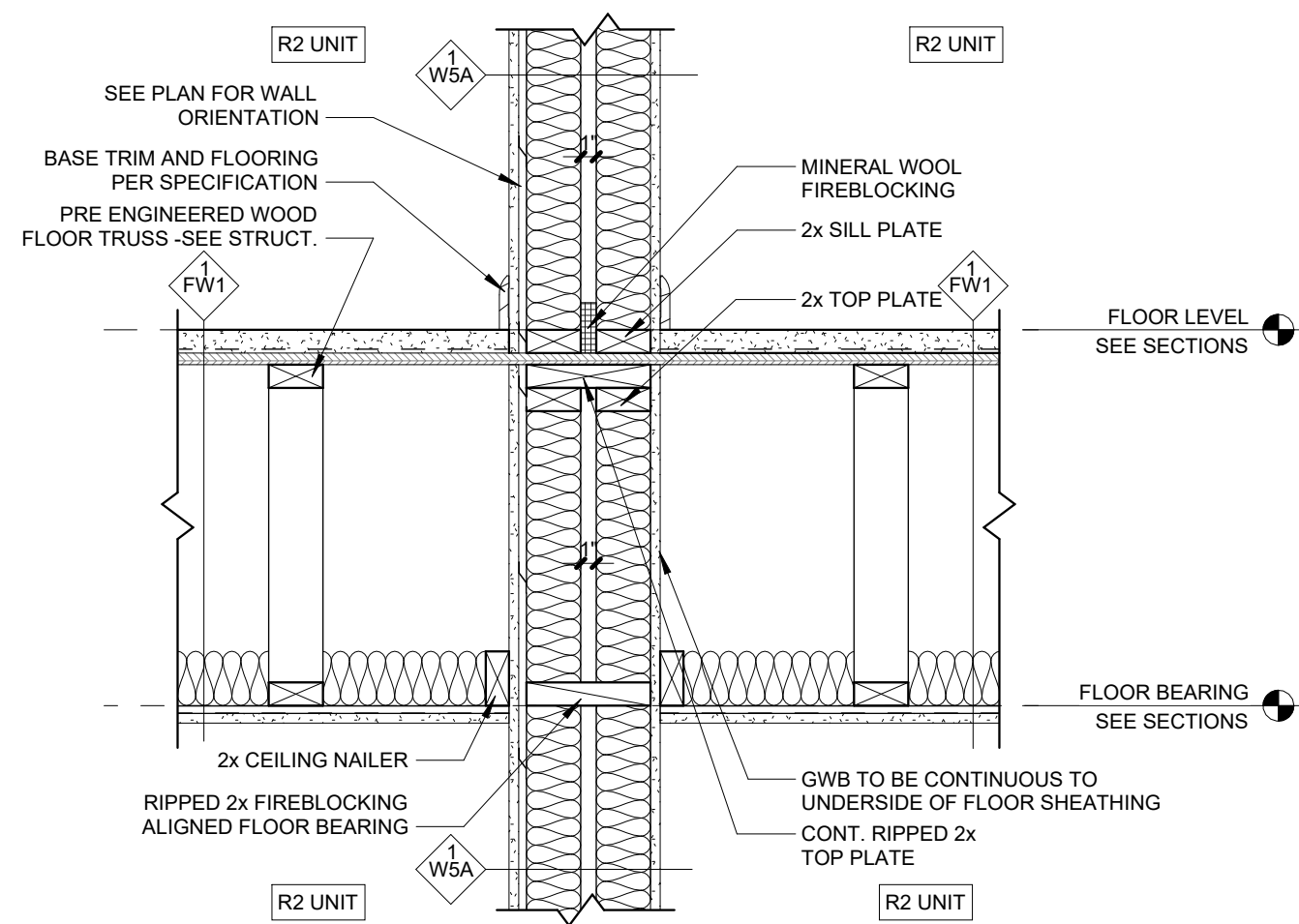
H DEMISING WALL PARALLEL TO ROOF
TRUSSES
1" = 1'-0"



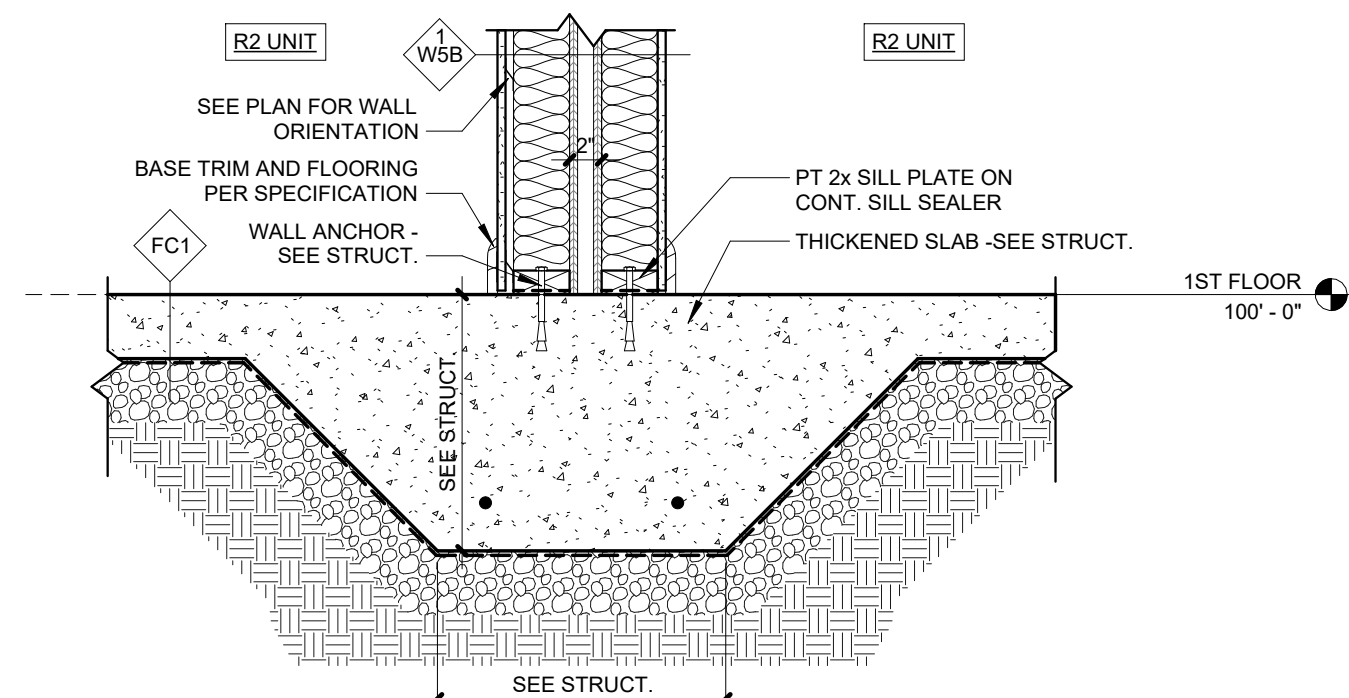
E WALL W5B AT FLOOR INTERSECTIONS
1" = 1'-0"



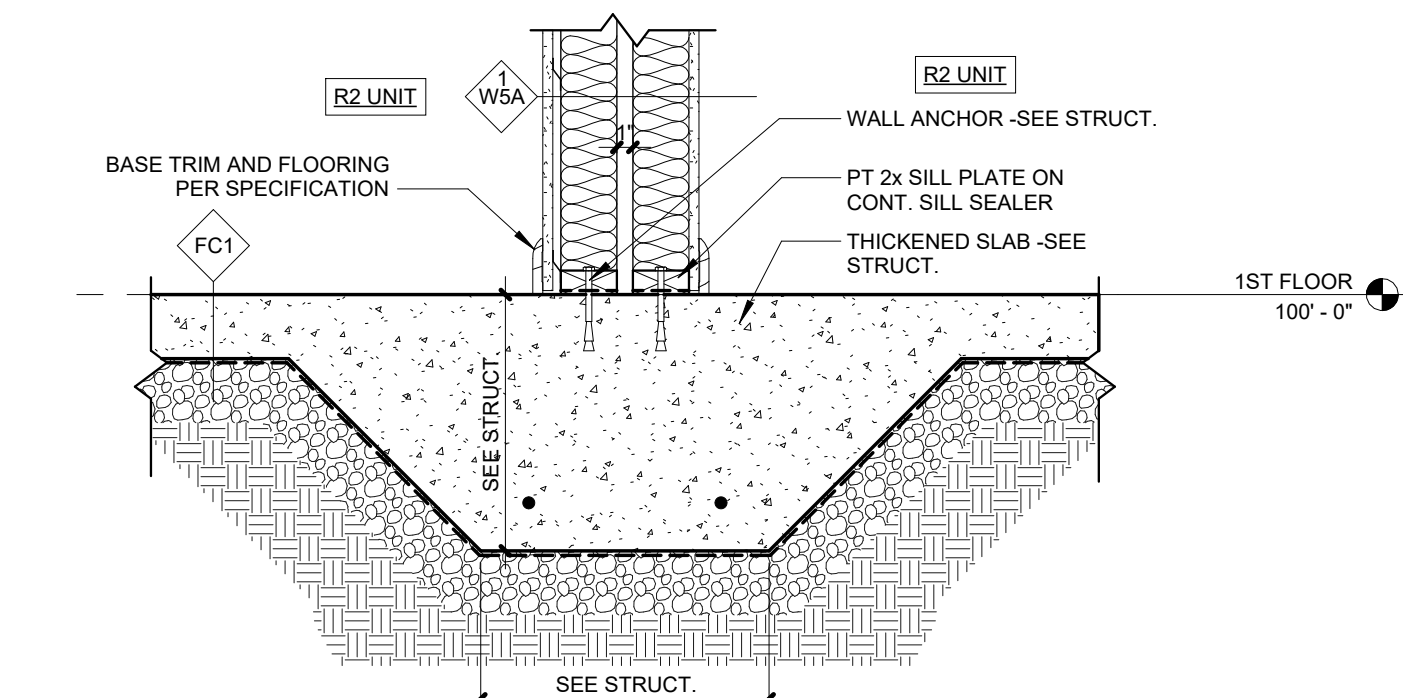
B DEMISING WALL AT WD TRUSS FLOOR
PERP.
1" = 1'-0"



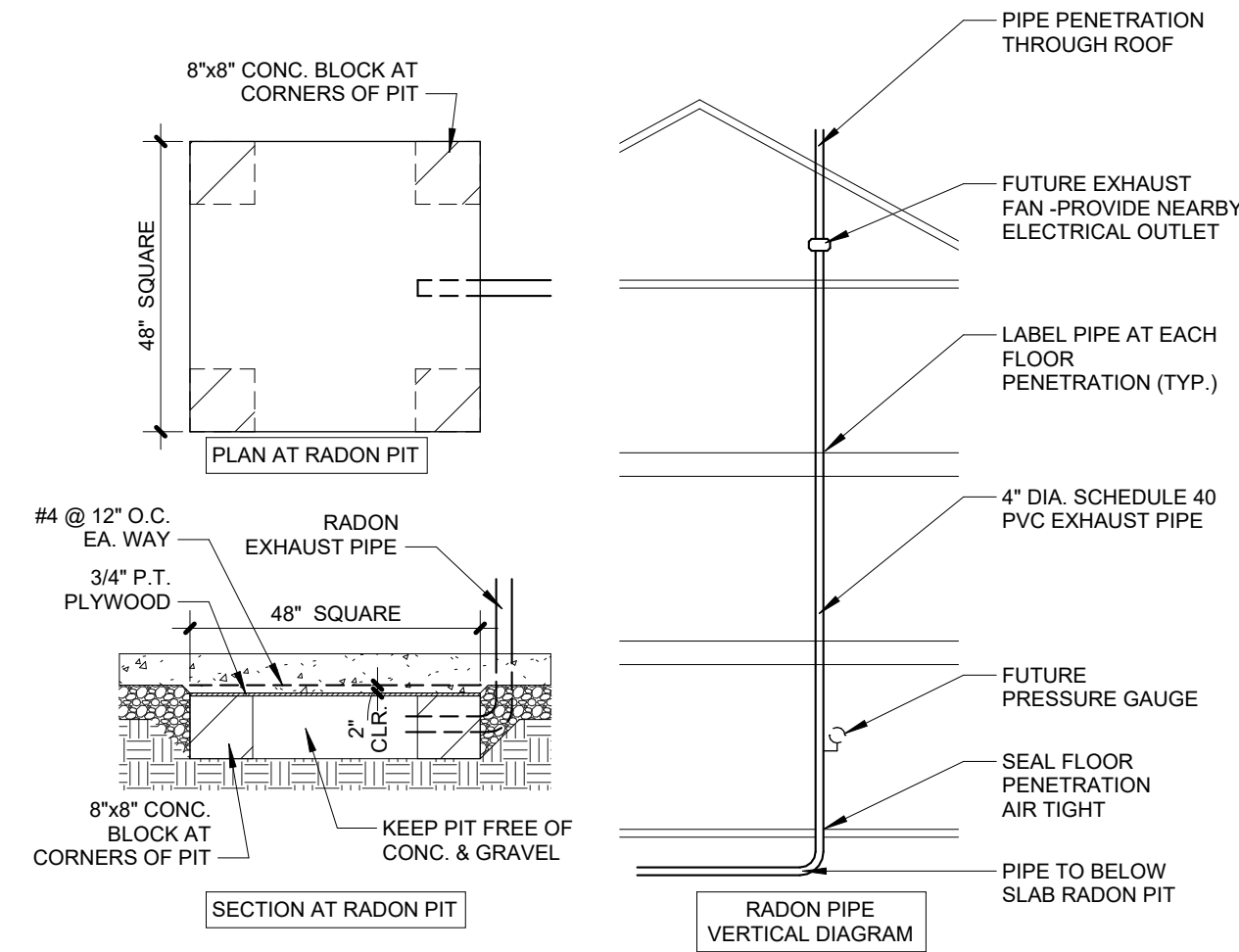
G DEMISING WALL AT WD TRUSS FLOOR
PARALLEL
1" = 1'-0"



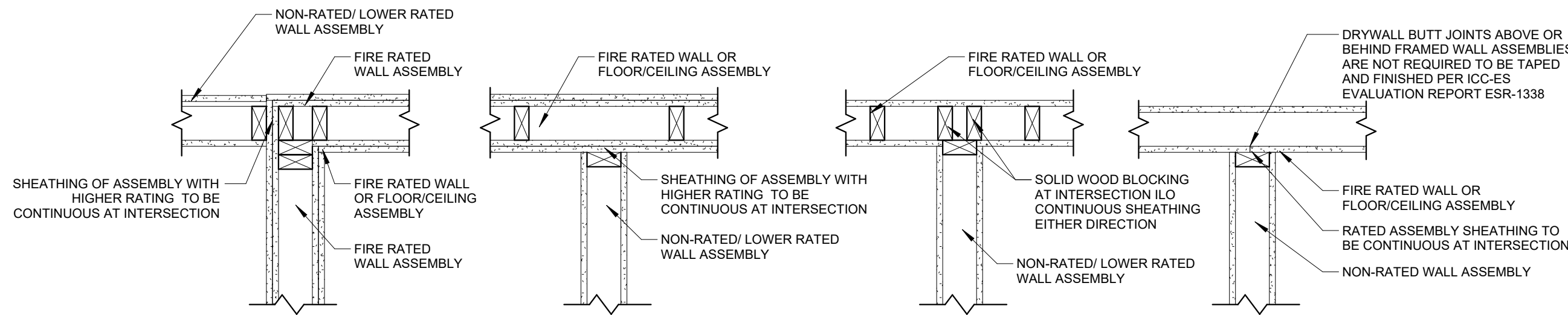
D WALL W5B AT THICKENED SLAB
1" = 1'-0"



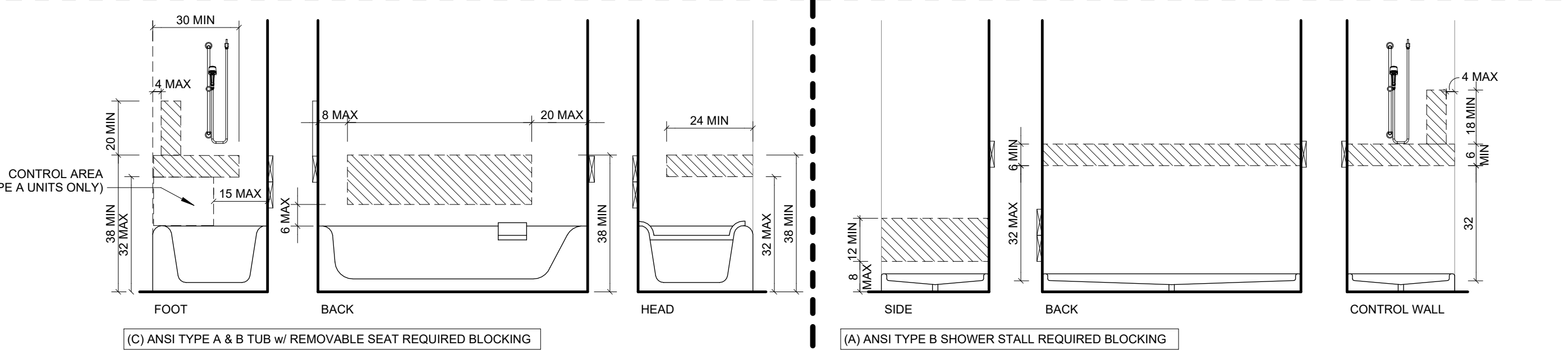
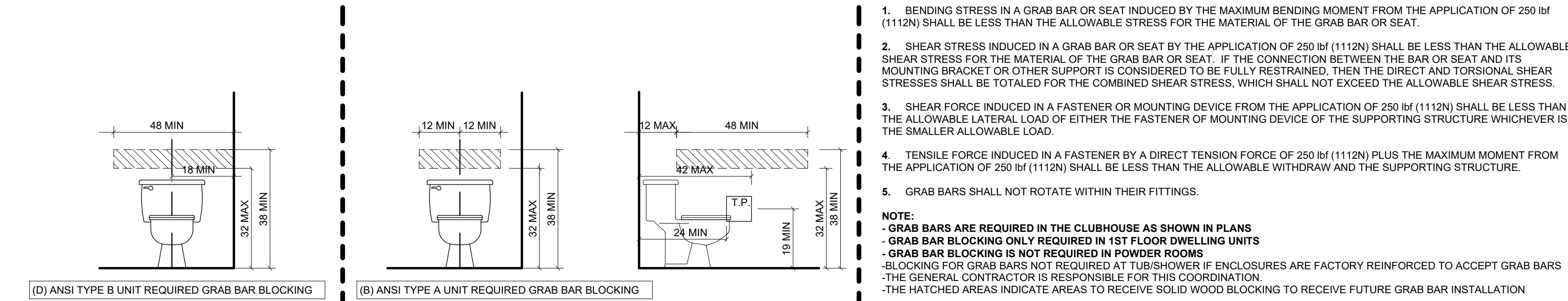
A DEMISING WALL AT THICKENED SLAB
1" = 1'-0"



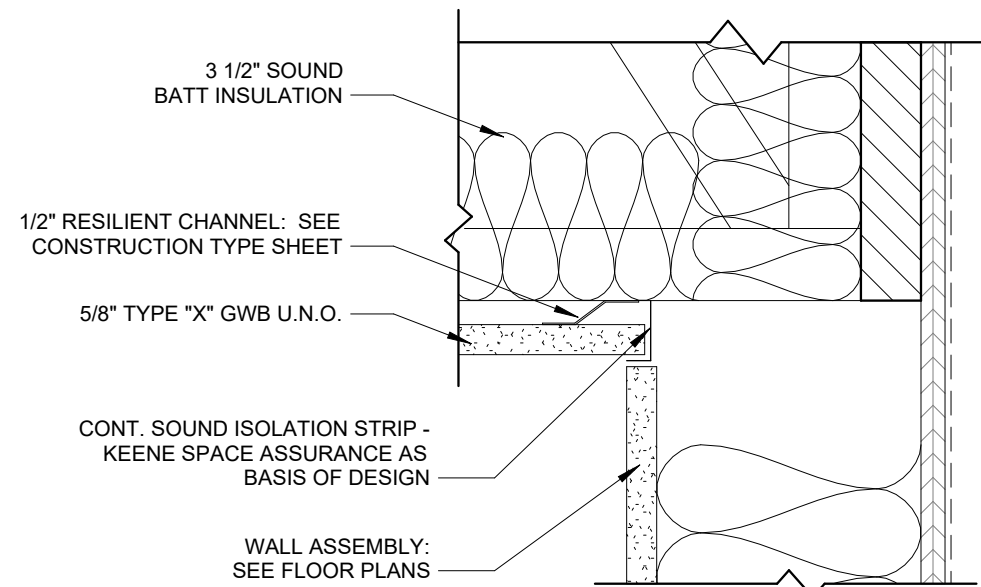
D RADON VENT DETAILS
1/4" = 1'-0"



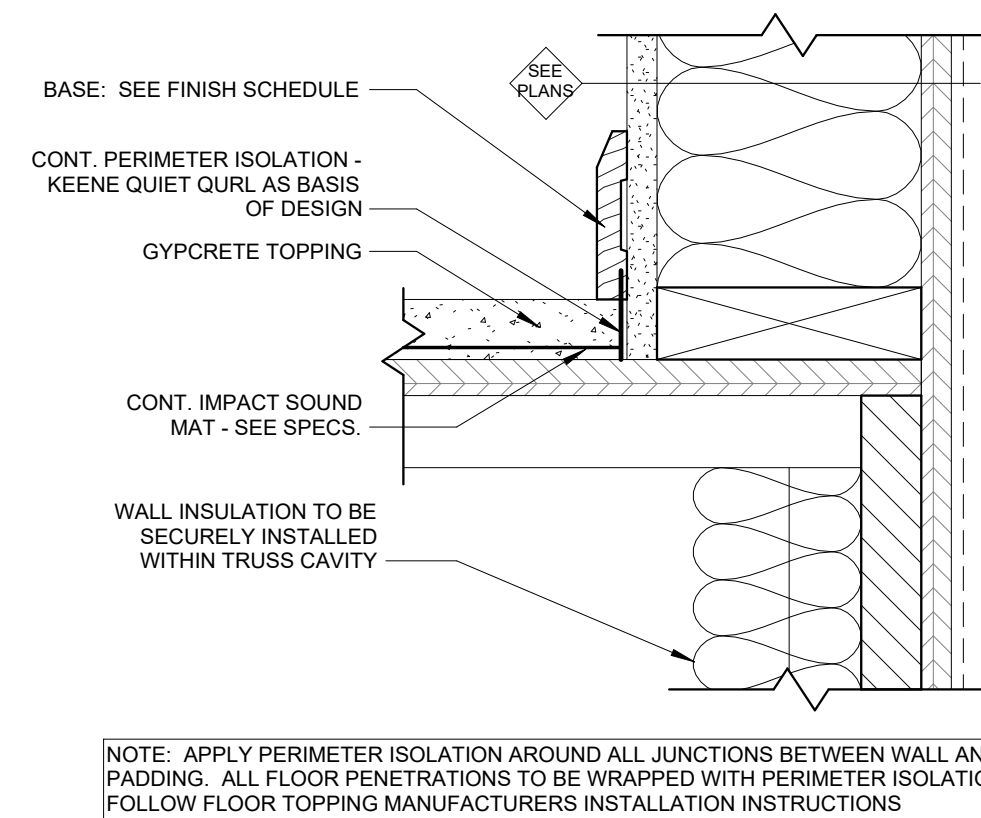
C TYPICAL RATED WALL INTERSECTIONS
1" = 1'-0"



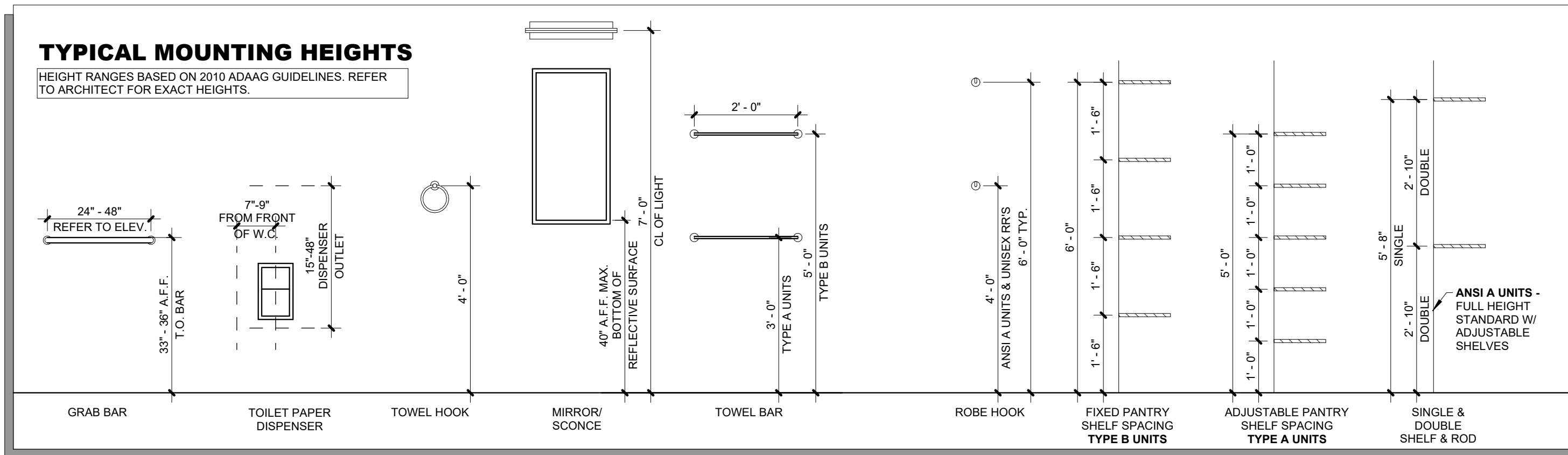
B GRAB BAR BLOCKING
1" = 1'-0"



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



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



A MOUNTING HEIGHTS
1/2" = 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 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 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 53120 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. THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT
- I. SMOKE ALARM WITH STROBE LIGHTS
- J. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- K. AUDIBLE AND STROBE DOORBELL SYSTEM
- L. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- M. CONTRASTING ELECTRIC DEVICE COVER PLATES
- N. TACTILE MARKING PAINT

SENSORY IMPAIRED UNITS

- A. SMOKE ALARM WITH STROBE LIGHTS
- B. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- C. AUDIBLE AND STROBE DOORBELL SYSTEM
- 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
- 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
- 11.31A 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
- 22.40M 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).

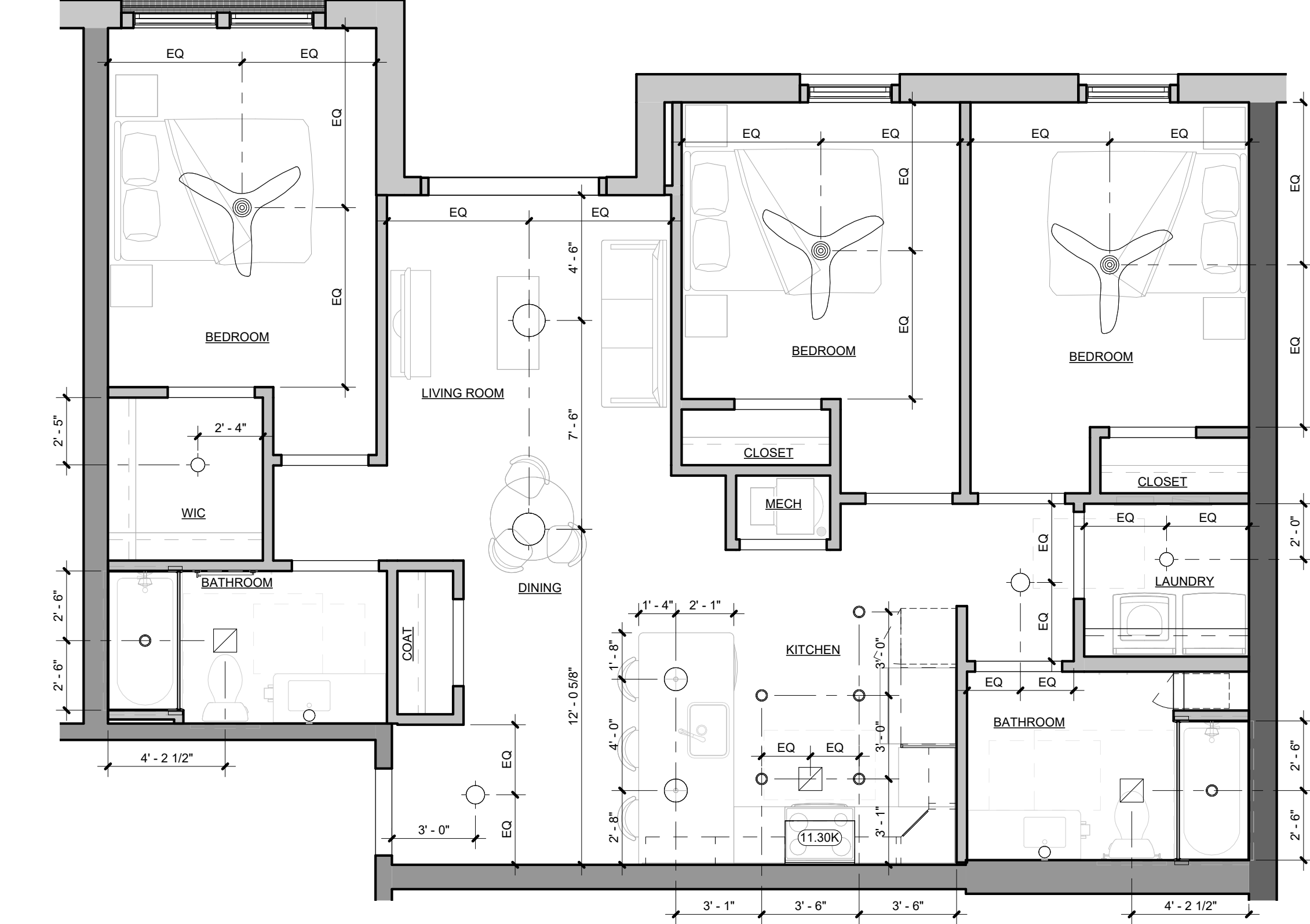
GENERAL NOTES: ENVELOPE SEALING

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:

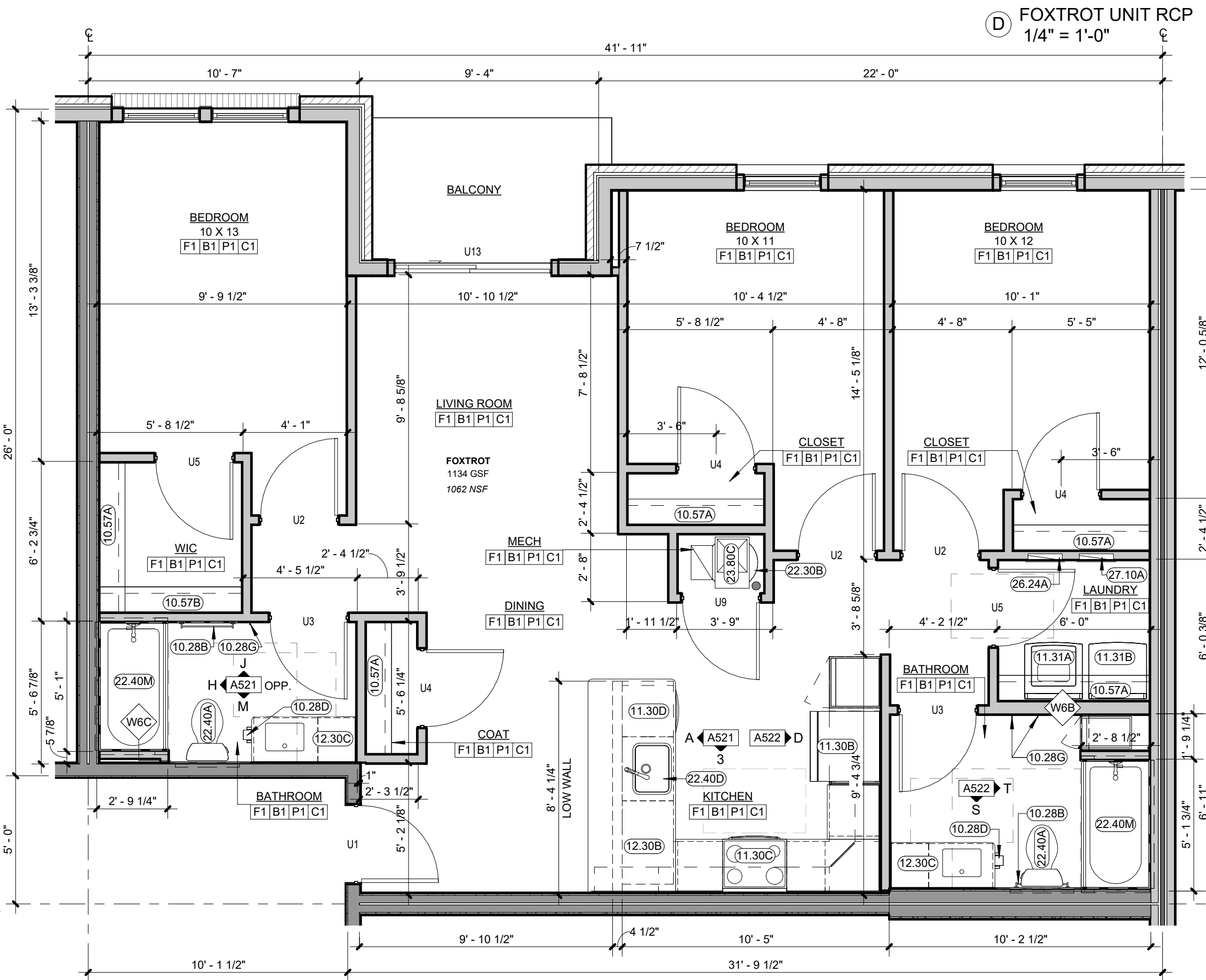
- A JOINTS AROUND FENESTRATION AND DOOR FRAMES.
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 - C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
 - D SITE-BUILT FENESTRATION AND DOORS.
 - E BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
 - F JOINTS, SEAMS, AND PENETRATIONS 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

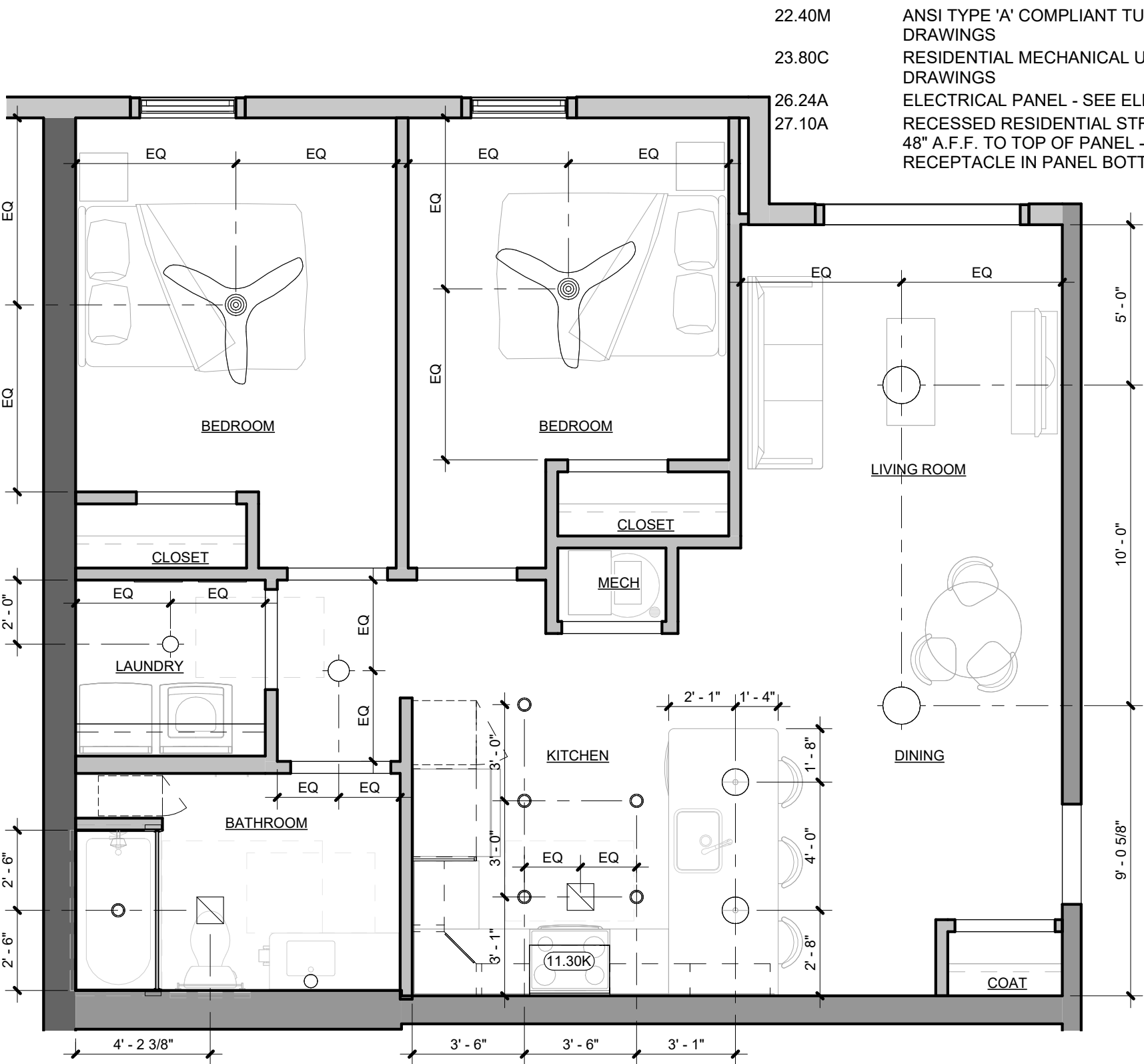
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2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS 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.
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7. ALL MASONRY DIMENSIONS ARE NOMINAL.
8. ALL INTERIOR STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.



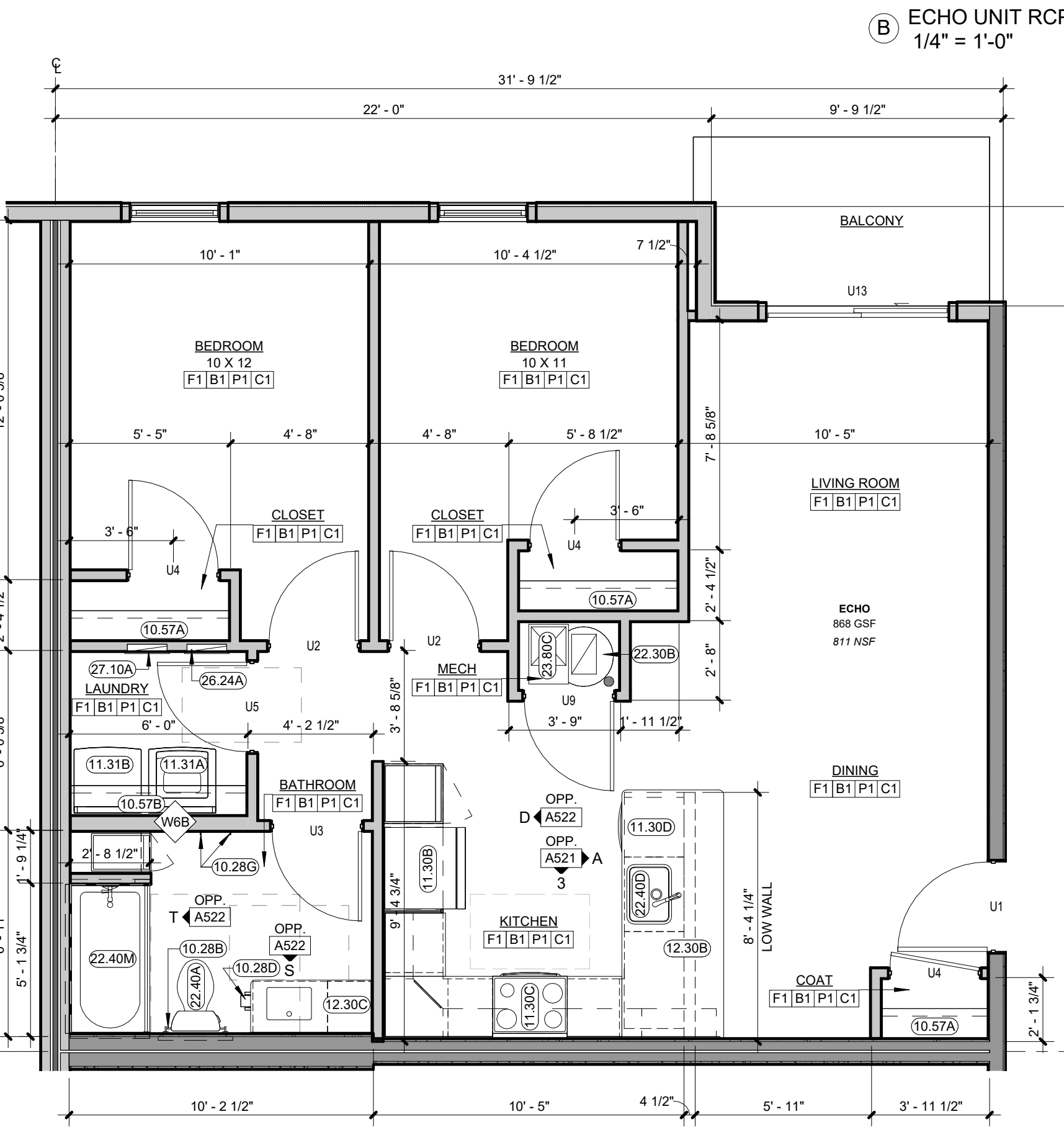
D FOXOTROT UNIT RCP
1/4" = 1'-0"



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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

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

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 THERMOSTATICALLY CONTROLLED ELECTRICALLY OPERATED VALVES.
- 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.

THE FOLLOWING ITEMS WILL BE AVAILABLE ONSITE TO CREATE SENSORY UNITS IN 2% OF THE TOTAL BUILDING UNITS, UPON THE REQUEST OF THE TENANT:

- | | |
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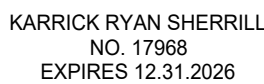
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 - B JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
 - C OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
 - D SITE-BUILT FENESTRATION AND DOORS.
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 - F JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
 - G ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
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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

A502

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 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 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
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 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.
- N. ALL DWELLING UNIT WINDOWS TO RECEIVE MINI BLINDS

SYSTEMS AND SECURITY

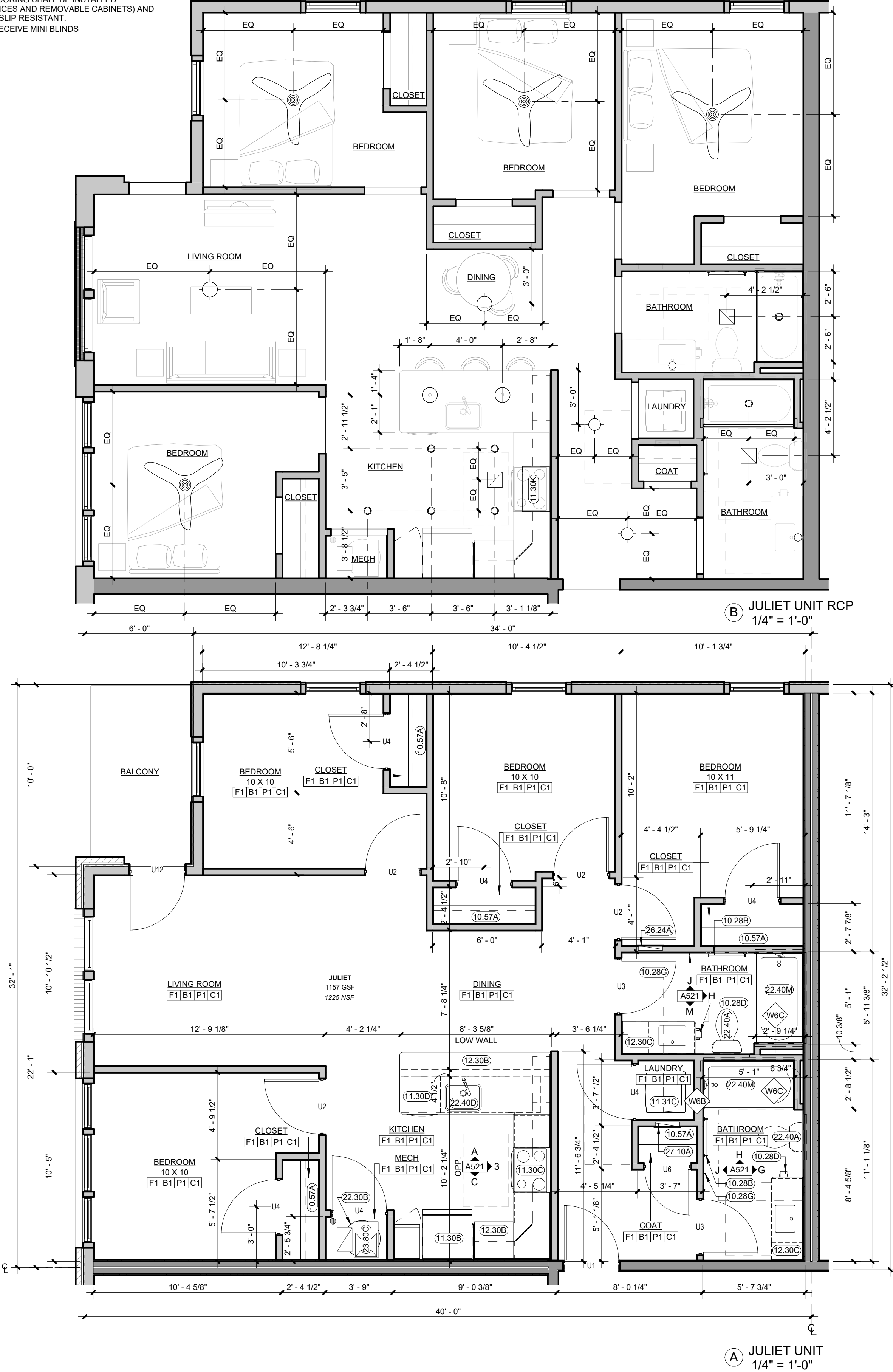
- A. DWELLING UNIT HOT WATER WILL BE SUPPLIED BY ENERGY EFFICIENT INDIVIDUAL WATER HEATERS.
- B. UNIT HEATING AND COOLING BY ENERGY EFFICIENT CONVENTIONAL HEAT PUMP SYSTEMS, INCLUDING THERMOSTAT WITH ACCESSIBLE DISPLAY.
- C. SMOKE ALARMS ARE HARD WIRED WITH CARBON MONOXIDE DETECTION.
- D. UNITS ARE FULLY 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:
- A. SMOKE ALARM WITH STROBE LIGHTS
- B. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- C. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- D. CONTRASTING ELECTRIC DEVICE COVER PLATES
- E. TACTILE MARKING PAINT

KEYNOTES

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- 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
- 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
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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.



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
 - 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 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
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 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

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.
- A. SMOKE ALARM WITH STROBE LIGHTS
- B. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- C. AUDIBLE AND STROBE DOORBELL SYSTEM
- 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

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- C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
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- G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

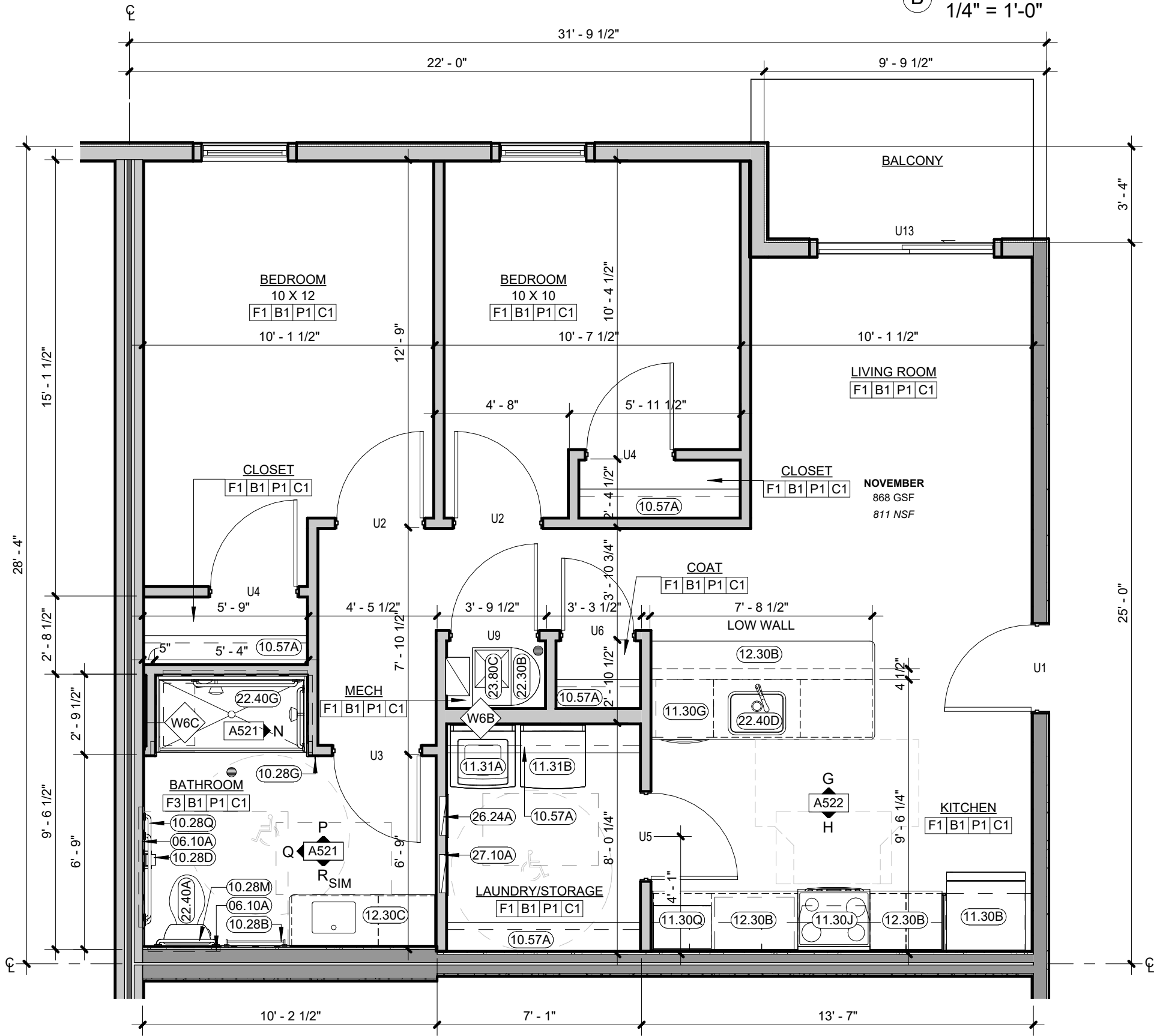
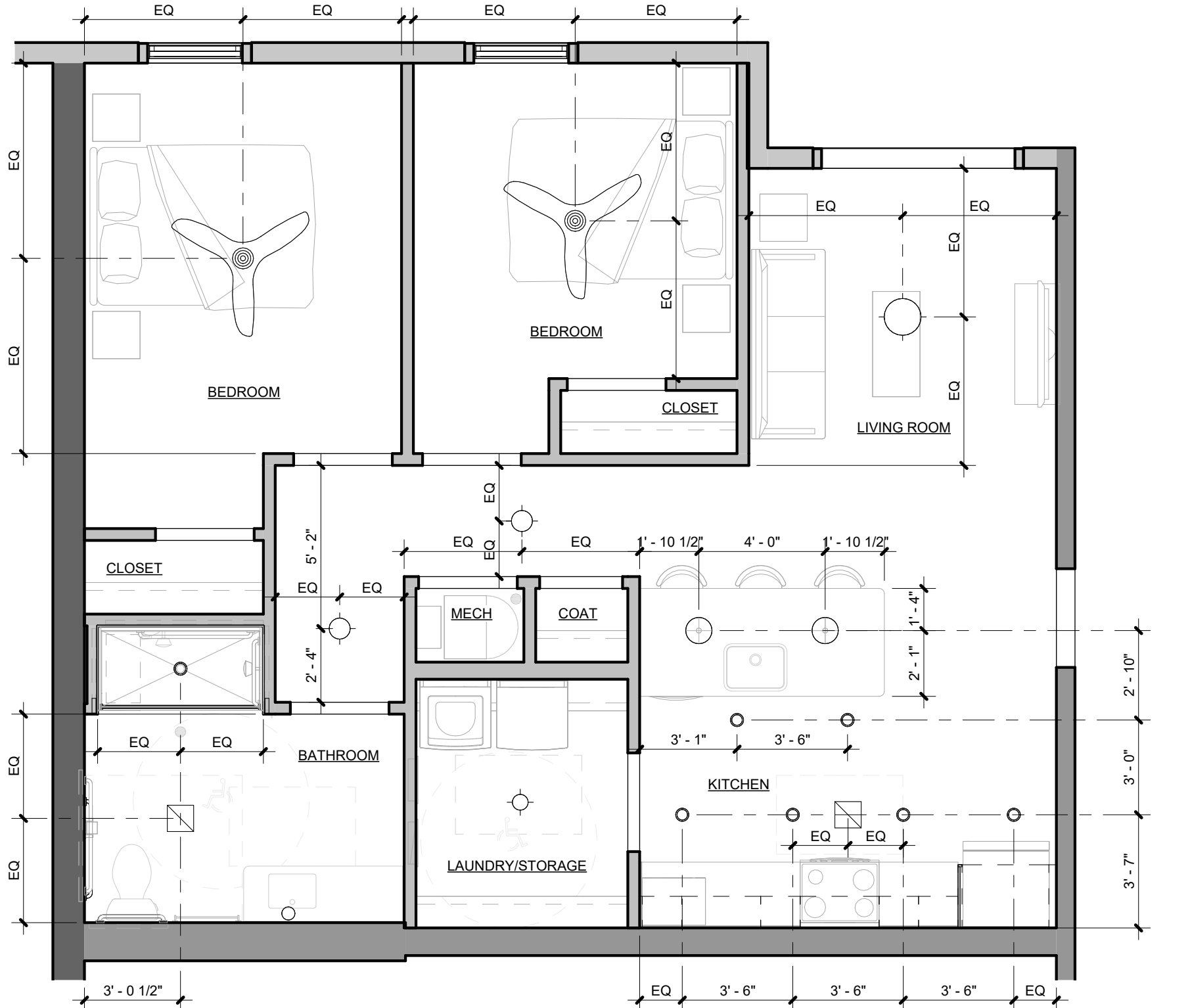
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KEYNOTES

- 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
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- 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
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- 22.40G ROLL IN SHOWER WITH BUILT-IN ACCESSORIES - SEE PLUMBING DRAWINGS
- 23.80C RESIDENTIAL MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
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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

A504
DWELLING UNIT
PLANS

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- H. ADDITIONAL FUNCTIONALITY IS ADDED TO DESIGNATED TYPE A UNITS:
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 - 2 ADJUSTABLE HEIGHT SHOWER HEADS AND SHOWER CONTROLS LOCATED NEAR THE OPEN SIDE OF THE FIXTURE
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 - 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. 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. 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" CHARCOAL 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:

- A. SMOKE ALARM WITH STROBE LIGHTS
- B. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- C. PROVIDE 1 DEVICE FOR EACH BEDROOM, BATHROOM, AND COMMON SPACE WITHIN THE DWELLING UNIT
- D. CONTRASTING ELECTRIC DEVICE COVER PLATES
- E. 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
- 11.30B 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
- 11.30N REMOTE SWITCHES FOR RANGE HOOD AT ANSI TYPE 'A' UNITS - SEE ELECTRICAL DRAWINGS
- 11.30Q COUNTERTOP MICROWAVE - SEE A800 EQUIPMENT LEGEND
- 11.30S REMOTE GARBAGE DISPOSER SWITCH AT ANSI TYPE 'A' UNITS - SEE ELECTRICAL DRAWINGS
- 11.31A LAUNDRY WASHER HOOK-UP ONLY - SEE PLUMBING DRAWINGS
- 11.31B LAUNDRY DRYER HOOK-UP ONLY - SEE MECHANICAL & ELECTRICAL DRAWINGS
- 12.30A FINISHED END PANEL
- 12.30B COUNTERTOP - SEE A800 MATERIAL LEGEND
- 12.30C VANITY COUNTERTOP, 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).

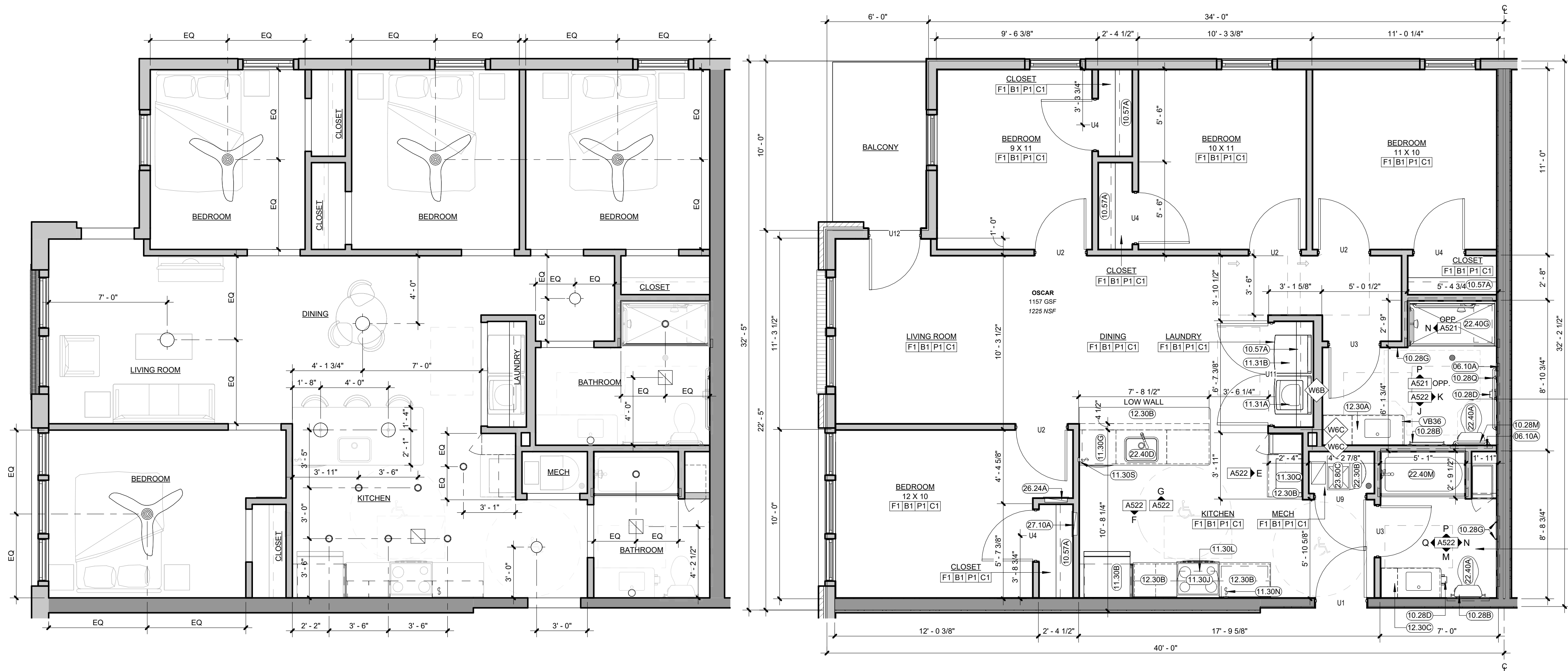
GENERAL NOTES: ENVELOPE SEALING

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.



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

OSCAR 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

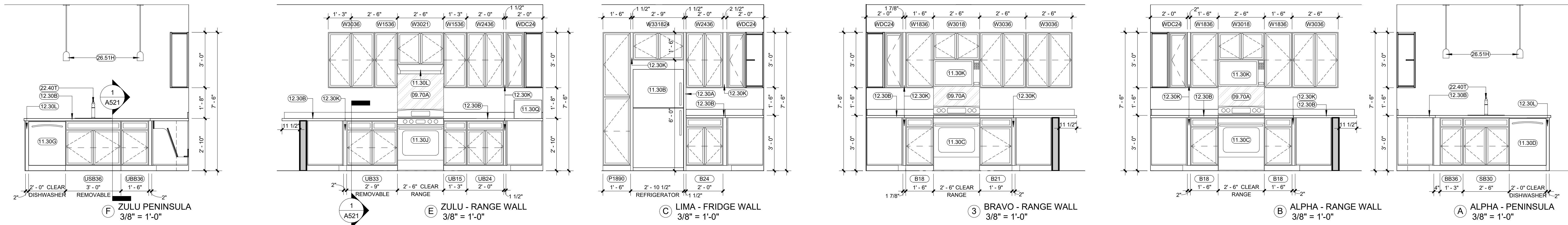
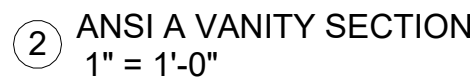
PERMIT SET

PROJECT DATE: 07.29.2026

A505
DWELLING UNIT
PLANS

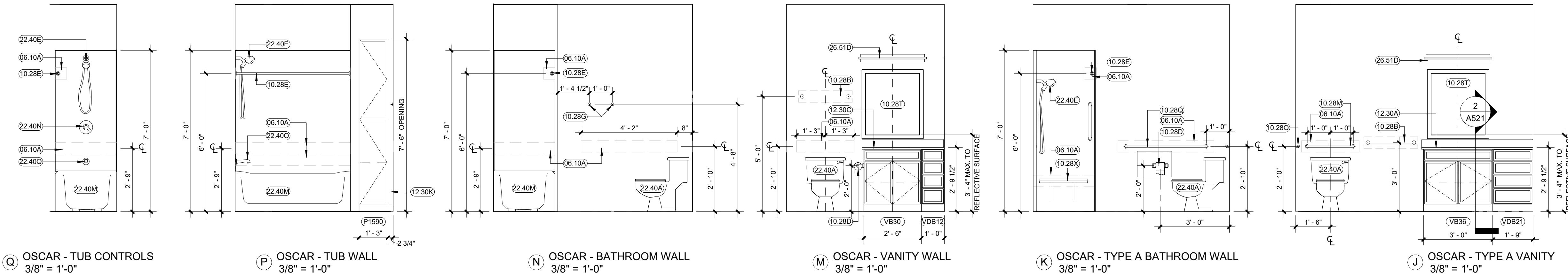
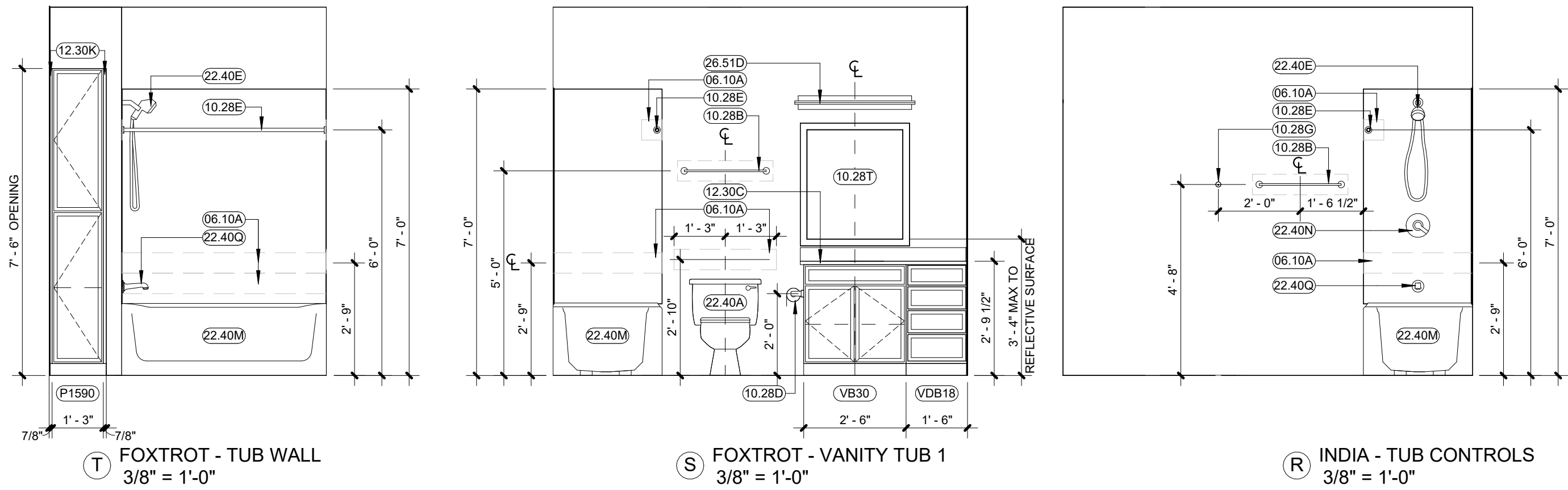
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09.70A	STAINLESS STEEL BACKSPASH PANEL
10.28B	24" TOWEL BAR - SEE A800 ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER/DISPENSER - SEE A800 ACCESSORY LEGEND
10.28E	SHOWER CURTAIN ROD - SEE A800 ACCESSORY LEGEND
10.28G	ROBE HOOK - SEE A800 ACCESSORY LEGEND
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
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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



KEYNOTES

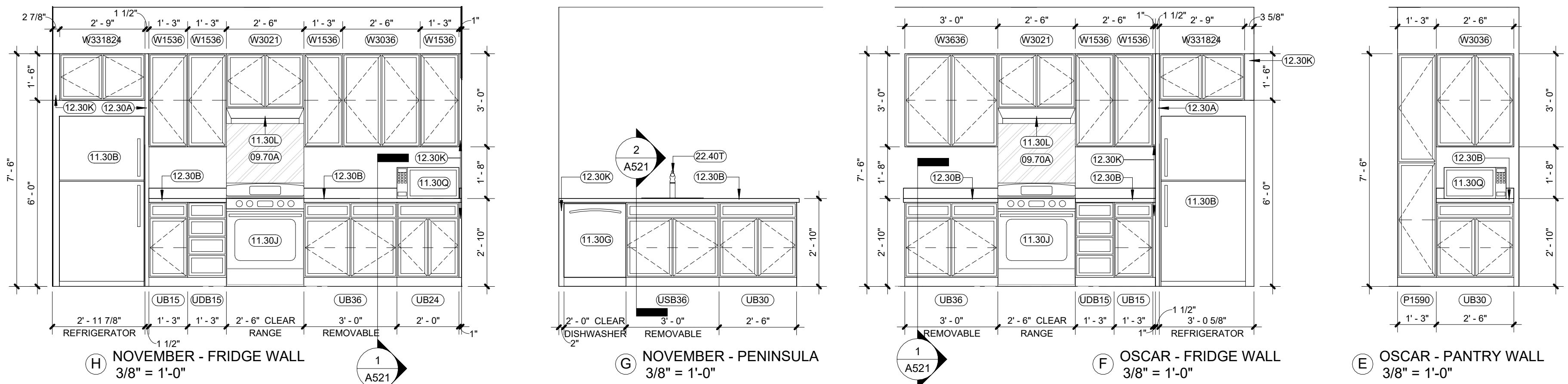
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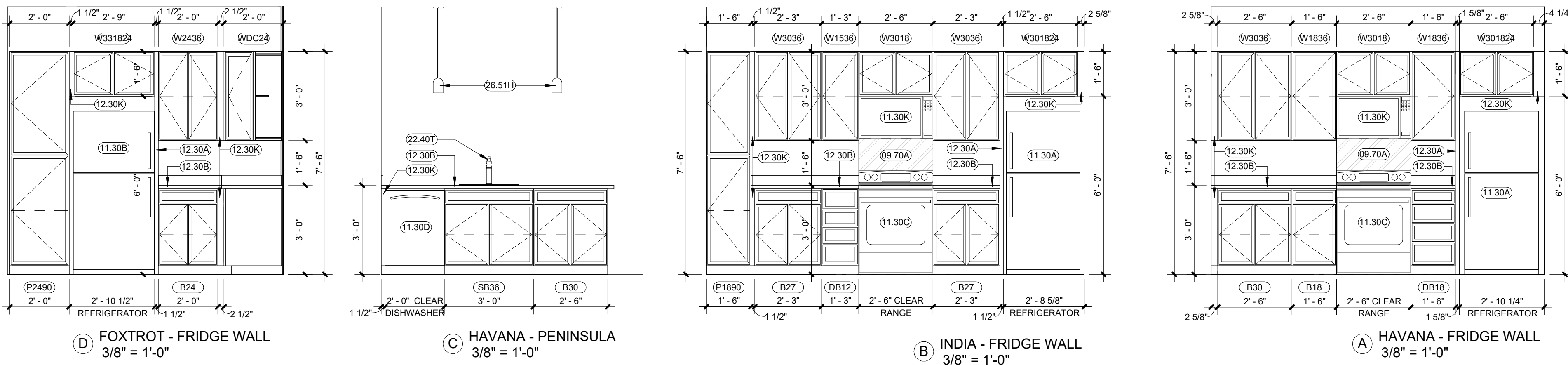
M OSCAR - VANITY WALL
3/8" = 1'-0"

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

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



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



A HAVANA - 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 - BEDROOM/BATH
- HINGE - 3 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
- BED AND BATH - 1 EACH - J40P SOL, FINISH 625, MFR SCH
- DOOR STOP - 1 EACH - 060 OR 70 AS REQ'D, FINISH F26, MFR IVE
- COAT AND HAT HOOK - 1 EACH - 582 (PROVIDE ONLY @ BATHROOM), FINISH 625, MFR IVE
- SET 3 - CLOSET
- HINGE - 3 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
- PASSAGE SET - 1 EACH - J10 SOL, FINISH F26, MFR SCH
- DOOR STOP - 1 EACH - 060 OR 70 AS REQ'D, FINISH F26, MFR IVE
- SET 4 - PATIO
- HINGE - 3 EACH - 1011 3.5 X 3.5, FINISH 651, MFR IVE
- PASSAGE SET - 1 EACH - F10F LAT, FINISH F26, MFR SCH
- SGL CYL DEADBOLT - B60, 626, MFR SCH
- ONE-SIDED DEADBOLT - B60, 626, MFR SCH
- NOTE: PROVIDE AT 1ST FLOOR.
- NOTE: PROVIDE AT FLOORS 2 & 3.

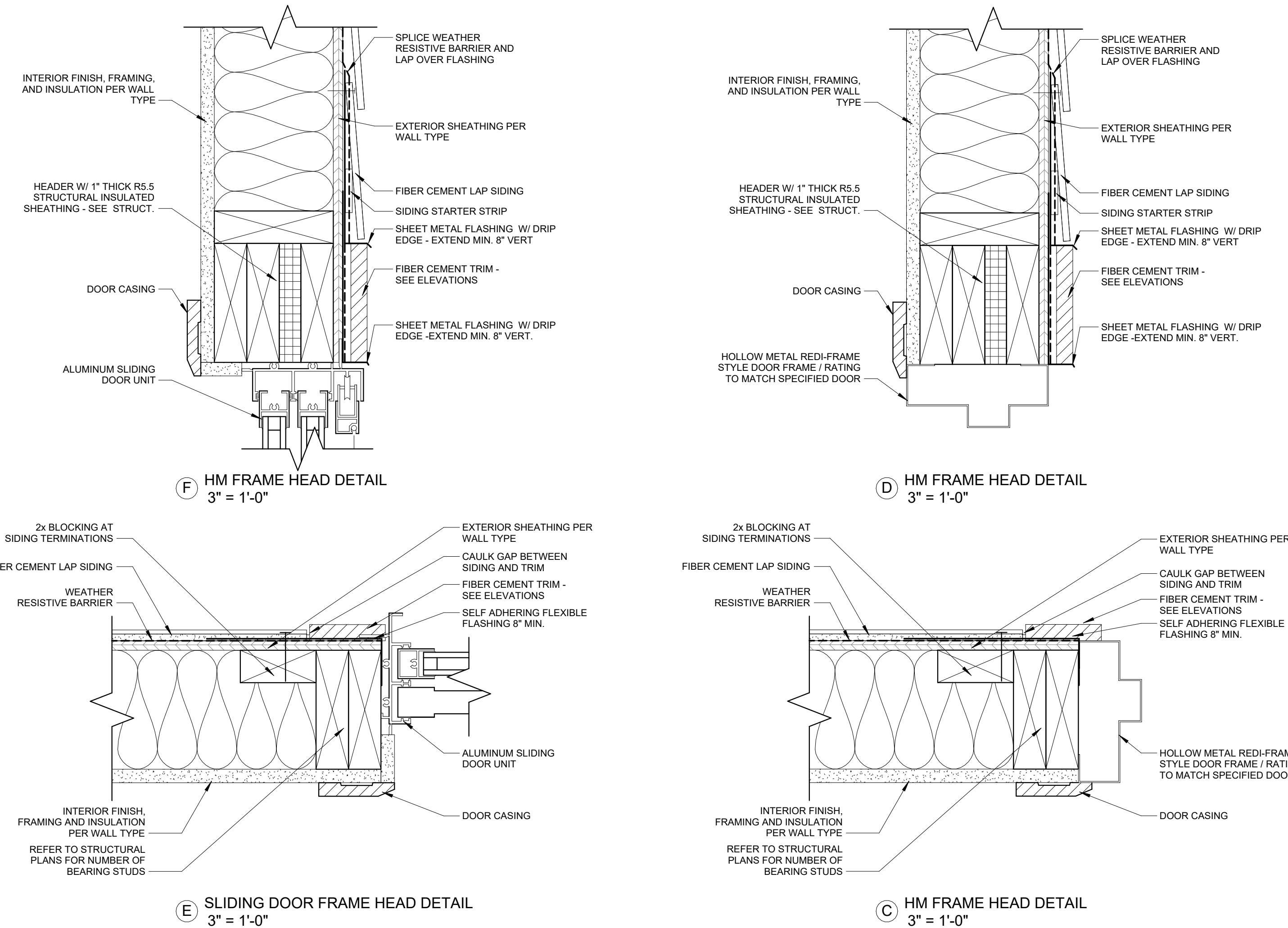
DOORS: BASIS OF DESIGN

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

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"	6'-8"	HM	FBGL	FP/FP	C	20 MIN.	D/A601	C/A601	1	1
U2	BEDROOM	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	2	
U3	BATHROOM	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	2	
U4	CLOSET (REACH-IN)	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	3	
U5	CLOSET (WALK-IN)	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	3	
U6	CLOSET (REACH-IN)	2'-6"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	3	
U7	CLOSET (REACH-IN)	2'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	3	
U9	MECHANICAL	3'-0"	6'-8"	WD	WCC	WP/WP	F	-	A/A601	A/A601	3	
U11	LAUNDRY (REACH-IN)	6'-0"	6'-8"	WD	WCC	WP/WP	B	-	A/A601	A/A601		
U12	UNIT BALCONY	3'-0"	6'-8"	HM	FBGL	FP/FP	D	-	D/A601	C/A601	4	1
U13	UNIT BALCONY (SLIDER)	6'-0"	6'-8"	FBGL	FBGL	BY MFR	E	-	F/A601	E/A601		1
INTERIOR UNIT DOOR HARDWARE NOTES						DOOR SCHEDULE KEY						
INTERIOR UNIT DOOR HARDWARE NOTES 1. ALL INTERIOR UNIT HINGES TO BE S6 RESIDENTIAL DUTY HINGES.						(1) DOOR MARK: AS SHOWN ON FLOOR PLANS. AL = ALUMINUM HM = HOLLOW METAL WCC = WOOD SOLID CORE WCS = WOOD COMPOSITE CORE OHS = OVERHEAD SECTIONAL DOOR OHRD = OVERHEAD ROLLING DOOR FBGL = FIBERGLASS ACW = ALUMINUM CLAD WOOD						
						(5) DOOR & FRAME CONSTRUCTION: AL = ALUMINUM HM = HOLLOW METAL WCC = WOOD SOLID CORE WCS = WOOD COMPOSITE CORE OHS = OVERHEAD SECTIONAL DOOR OHRD = OVERHEAD ROLLING DOOR FBGL = FIBERGLASS ACW = ALUMINUM CLAD WOOD						
						(6) (FRAME/DOOR) FINISH: AP = ALUMINUM PAINTED MP = METAL PAINTED WP = WOOD PAINTED WS = WOOD STAINED FP = FIBERGLASS PAINTED BY MFR = PRE-FINISHED BY MANUFACTURER						
						(7) REFER DOOR ELEVATION TYPES BELOW (8) FIRE RATING IN MINUTES (9) REFER TO HEAD DETAIL REFERENCED (10) REFER TO JAMB DETAIL REFERENCED (11) REFER TO DOOR HARDWARE SCHEDULE						
						REMARKS: 1. INSULATED DOOR						

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
S101	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
S102	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
S103	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
S104	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
S105	IT DEMARK.	3'-0"	7'-0"	HM	HM		C	60 MIN.				
S106	WATER ROOM	2'-0"	6'-8"	HM	FBGL		C	20 MIN.	D/A601	C/A601		1
T101	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
T102	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
T103	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
T104	BREEZEWAY	3'-6"	7'-0"	AL	AL	BY. MFR.	F	-				
T105	WATER ROOM	2'-0"	6'-8"	HM	FBGL		C	20 MIN.	D/A601	C/A601		1
T106	IT DEMARK.	3'-0"	7'-0"	HM	HM		C	60 MIN.				
T107	UTILITY	3'-0"	6'-8"	HM	FBGL	FP/FP	C	20 MIN.	D/A601	C/A601		1

GENERAL DOOR NOTES	DOOR SCHEDULE KEY
A. ALL DOOR LOCKSETS / PASSAGE SETS SHALL BE OF THE LEVER HANDLE TYPE. HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR (MOUNT OPERABLE PARTS OF HARDWARE BETWEEN 34" TO 48" AFF). PROVIDE LEVER HARDWARE AT ALL HANDICAPPED ACCESSIBLE DOORS PER ICC/ANSI A117.1-09 SECTION 309.4. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 LBS MAXIMUM. B. PER ICC/ANSI A117.1-09 SECTION 404.2.9 - MAXIMUM FORCE FOR PUSHING OR PULLING OPEN AN INTERIOR HINGED DOOR OR GATE, OTHER THAN A FIRE DOOR, SHALL BE 5.0 LBS. MAXIMUM FORCE FOR INTERIOR SLIDING OR FOLDING DOORS SHALL BE 5.0 LBS. FOR OTHER (EXTERIOR) DOORS OR GATES, THE LATCH SHALL RELEASE WHEN SUBJECT TO 15.0 LBS FORCE PER OBC SECTION 1008.1.3. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30.0 LBS FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECT TO A 15.0 LBS FORCE. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION. C. PER ICC/ANSI A117.1-09 SECTION 404.2.8 - CLOSING SPEED OF A DOOR OR GATE SHALL BE ADJUSTED SUCH THAT FROM AN OPEN POSITION OF 90-DEGREES, THE TIME REQUIRED TO MOVE THE DOOR OR GATE TO A POSITION OF 12-DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. D. PER ADAAG 404.2.4 - MINIMUM MANEUVERING CLEARANCE AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED / FOR FRONT APPROACHES TO PUSH SIDE OF DOORS, NOT EQUIPPED WITH LATCH AND CLOSER SHALL HAVE MANEUVERING SPACE THAT IS THE SAME WIDTH AS DOOR OPENING AND EXTENDS 48-INCHES MINIMUM PERPENDICULAR TO THE DOORWAY. AT PULL SIDE OF DOOR, 18-INCH EXTENSION BEYOND LATCH SIDE OF DOOR IS PROVIDED. E. VERIFY ALL ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR MANUFACTURER. F. MAXIMUM PULL FORCES FOR EXTERIOR DOORS TO BE 15.0 LBS. G. PROVIDE ACCESSIBLE THRESHOLD AT ALL EXTERIOR DOORS PER OBC 1107.4 (U.N.C.). H. COAT INTERIOR SIDE OF ALL EXTERIOR HOLLOW METAL FRAMED WITH SHERWIN WILLIAMS 'PRO-CRYL' ENAMEL OR EQUAL. I. ALL DOOR HANDSETS TO BE LEVER TYPE. MOUNT HARDWARE NO HIGHER THAN 48" A.F.F. J. MAXIMUM PULL FORCES FOR INTERIOR DOORS TO BE 5.0 LBS. K. ALL H.M. DOOR FRAMES IN MASONRY WALLS TO BE WELDED METAL. PROVIDE 2" JAMB THICKNESS AND 4" HEAD THICKNESS. L. ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING INCLUDING THE APPROVED INSPECTION AGENCY AND THE FIRE PROTECTION RATING. M. ALL HINGES AT EXTERIOR DOORS TO HAVE NON-REMOVABLE PIN. N. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESS.	(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 HML = HOLLOW METAL HMSL = HOLLOW METAL W/ SIDELITE WCC = WOOD SOLID CORE WCS = WOOD COMPOSITE CORE VIN = VINYL STL = STEEL FBGL = FIBERGLASS (6) FRAME FINISH / DOOR FINISH: AP = ALUMINUM PAINTED MP = METAL PAINTED FP = FIBERGLASS PAINTED WP = WOOD PAINTED WS = WOOD STAINED (SEMI-TRANSPARENT "CLEAR" COATING) (7) REFER DOOR ELEVATION TYPES BELOW (8) FIRE RATING IN MINUTES REMARKS: 1. INSULATED DOOR 2. PROVIDE 4" SELF ADHERING WHITE VINYL "WATER ROOM" LABEL 3. PROVIDE 4" SELF ADHERING WHITE VINYL ADDRESS NUMBERS 4. 45 MIN. RATED SIDELITE
DOOR ELEVATIONS	





WINDOWS: BASIS OF DESIGN

BASIS OF DESIGN

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

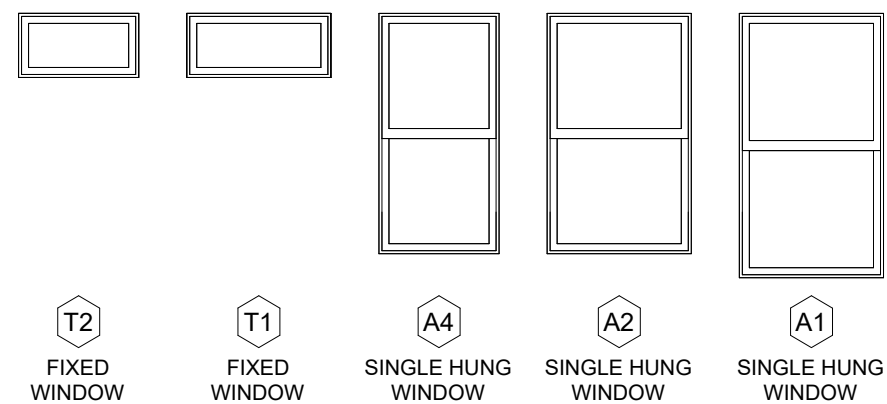
INSTALLATION NOTES

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

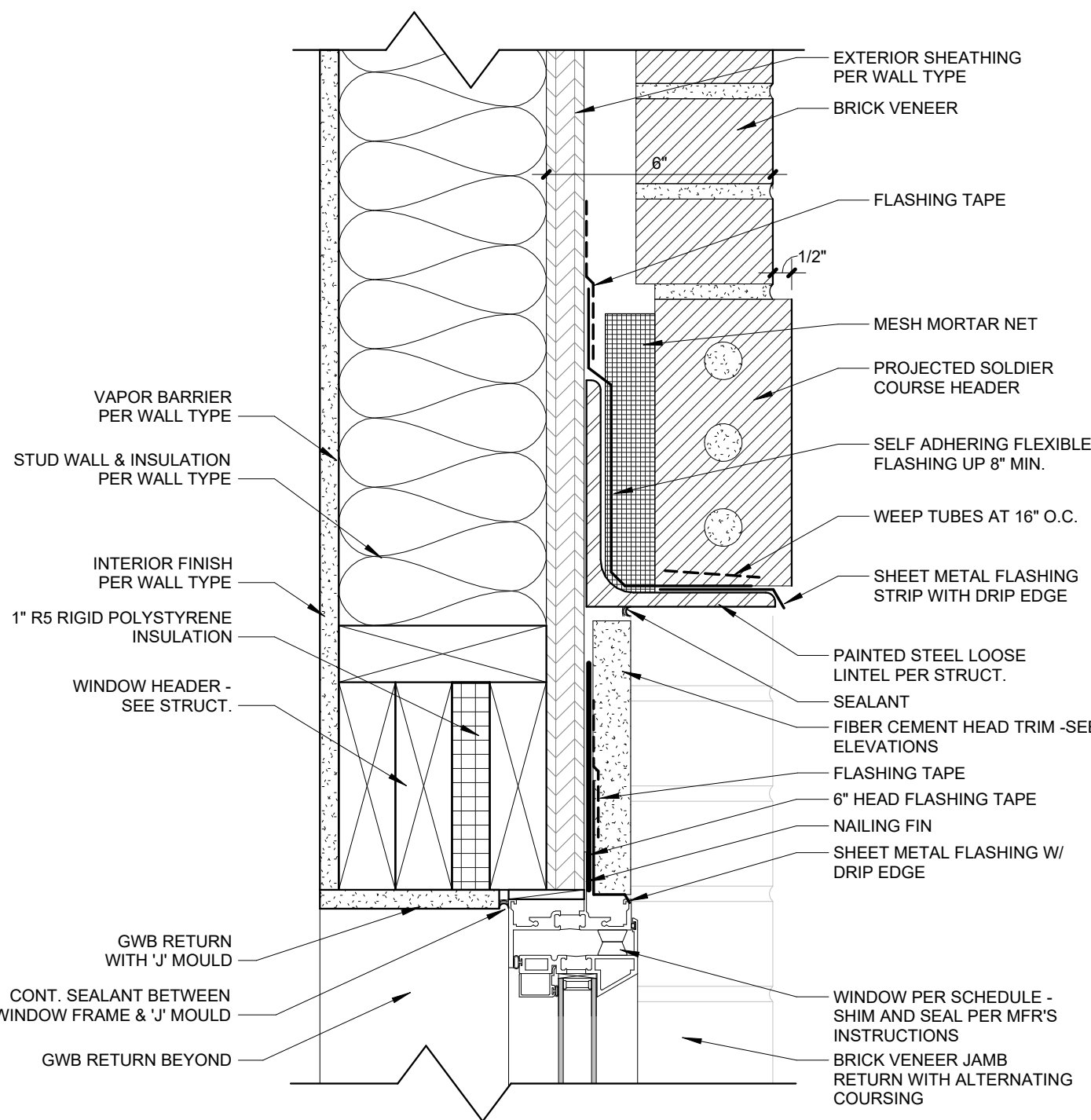
NOTE: THE OPERATION OF BEDROOM WINDOWS ARE COORDINATED TO PROVIDE THE REQUIRED EGRESS DIMENSIONS WHICH MAY VARY BY FLOOR. CHANGING THE SIZE OR OPERATION COULD EFFECT THESE REQUIREMENTS AND CARE SHOULD BE TAKEN TO MAINTAIN CODE REQUIRED EGRESS.

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

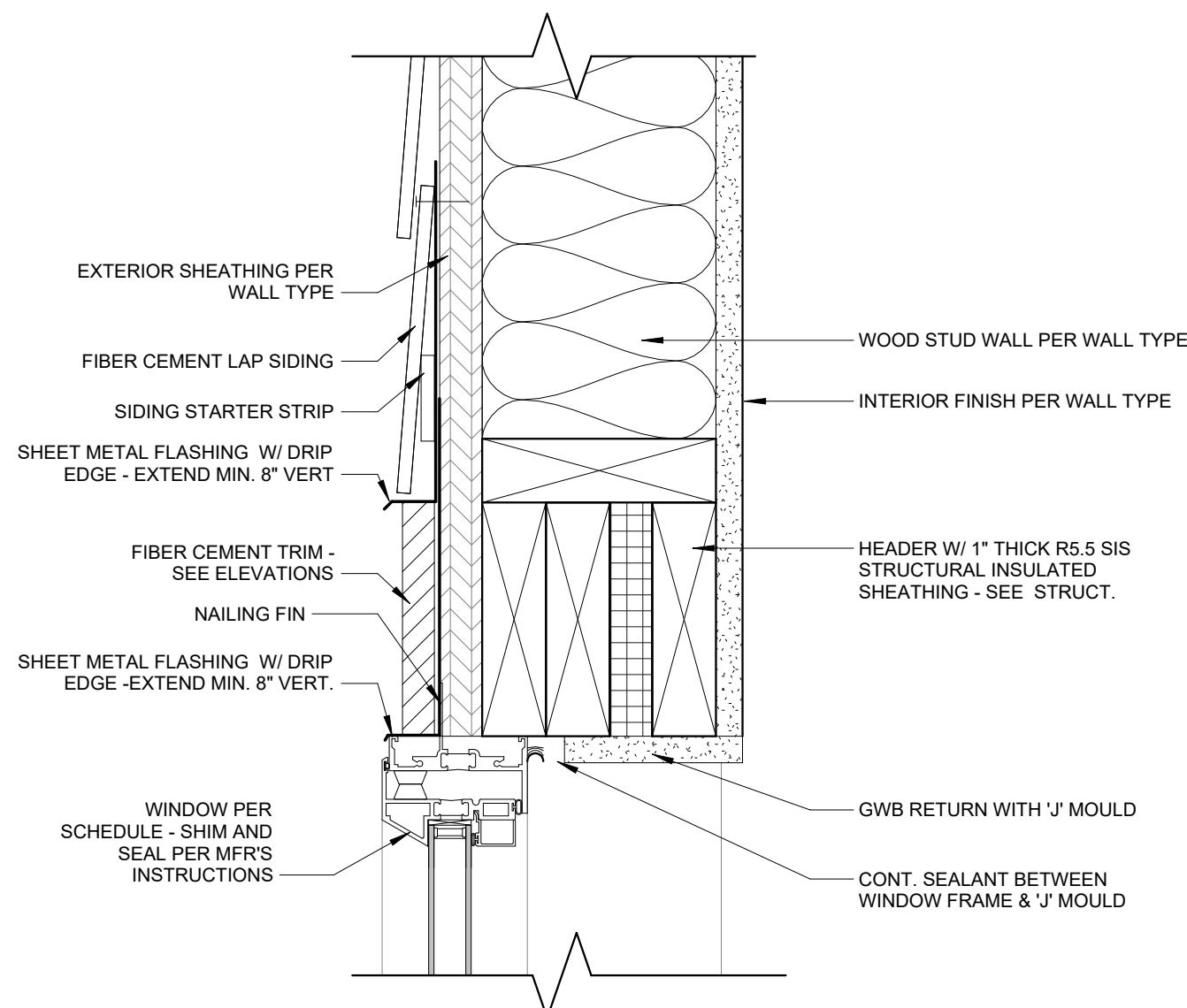
WINDOW SCHEDULE				
TYPE MARK	OPERATION	WIDTH	HEIGHT	
A1	SINGLE HUNG	3' - 0"	5' - 6"	
A2	SINGLE HUNG	3' - 0"	5' - 0"	
A4	SINGLE HUNG	2' - 6"	5' - 0"	
T1	FIXED TRANSOM	3' - 0"	1' - 4"	
T2	FIXED TRANSOM	2' - 6"	1' - 4"	



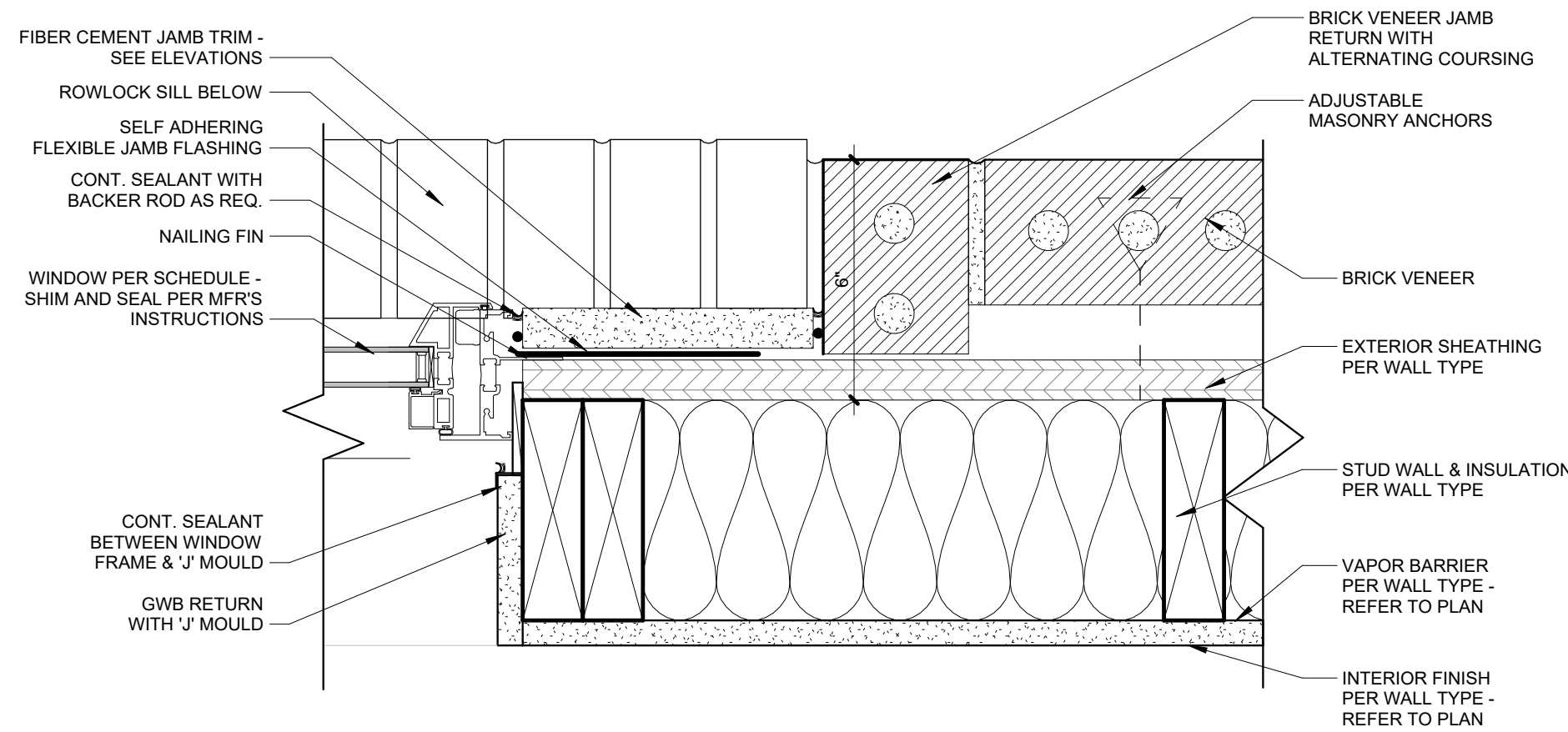
WINDOW ELEVATIONS



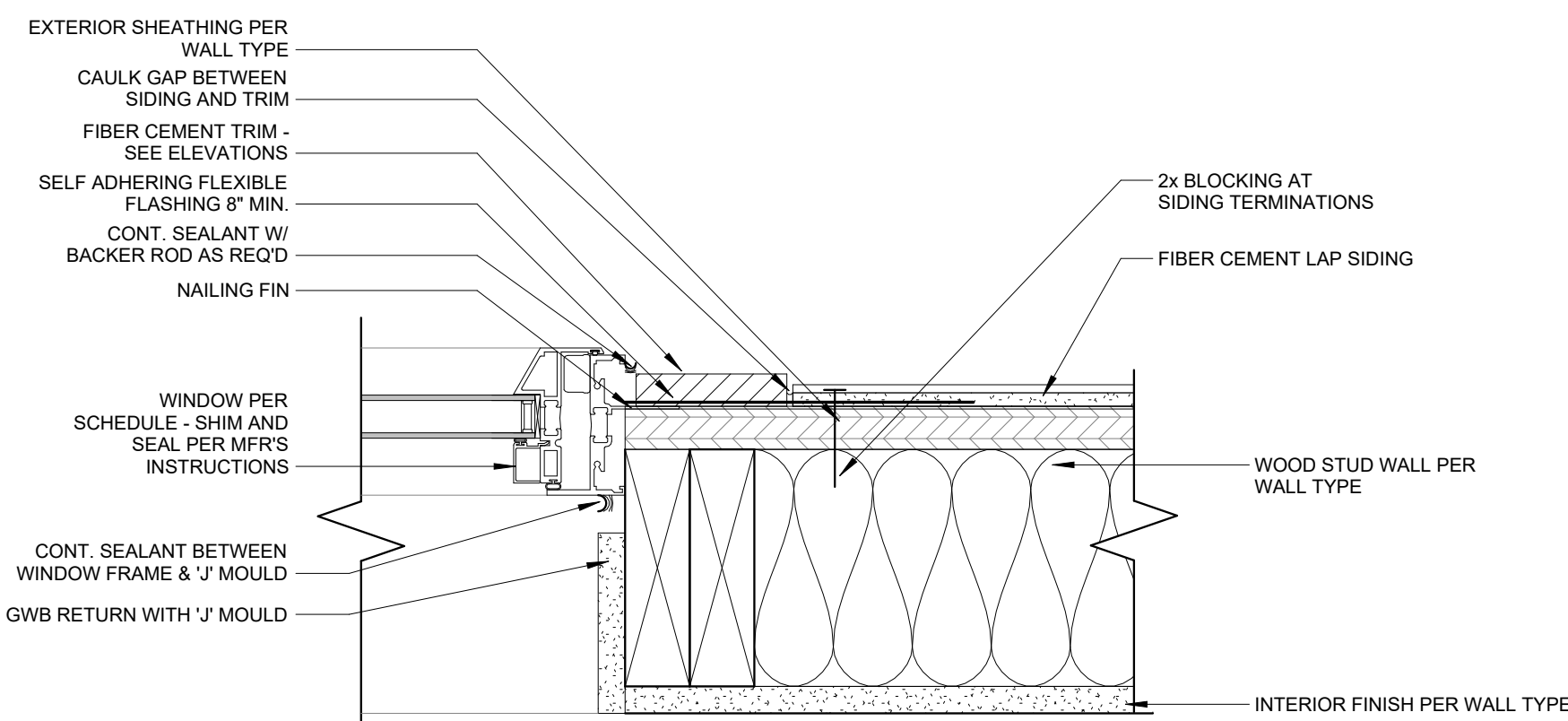
F BRICK VENEER WINDOW HEAD
3" = 1'-0"



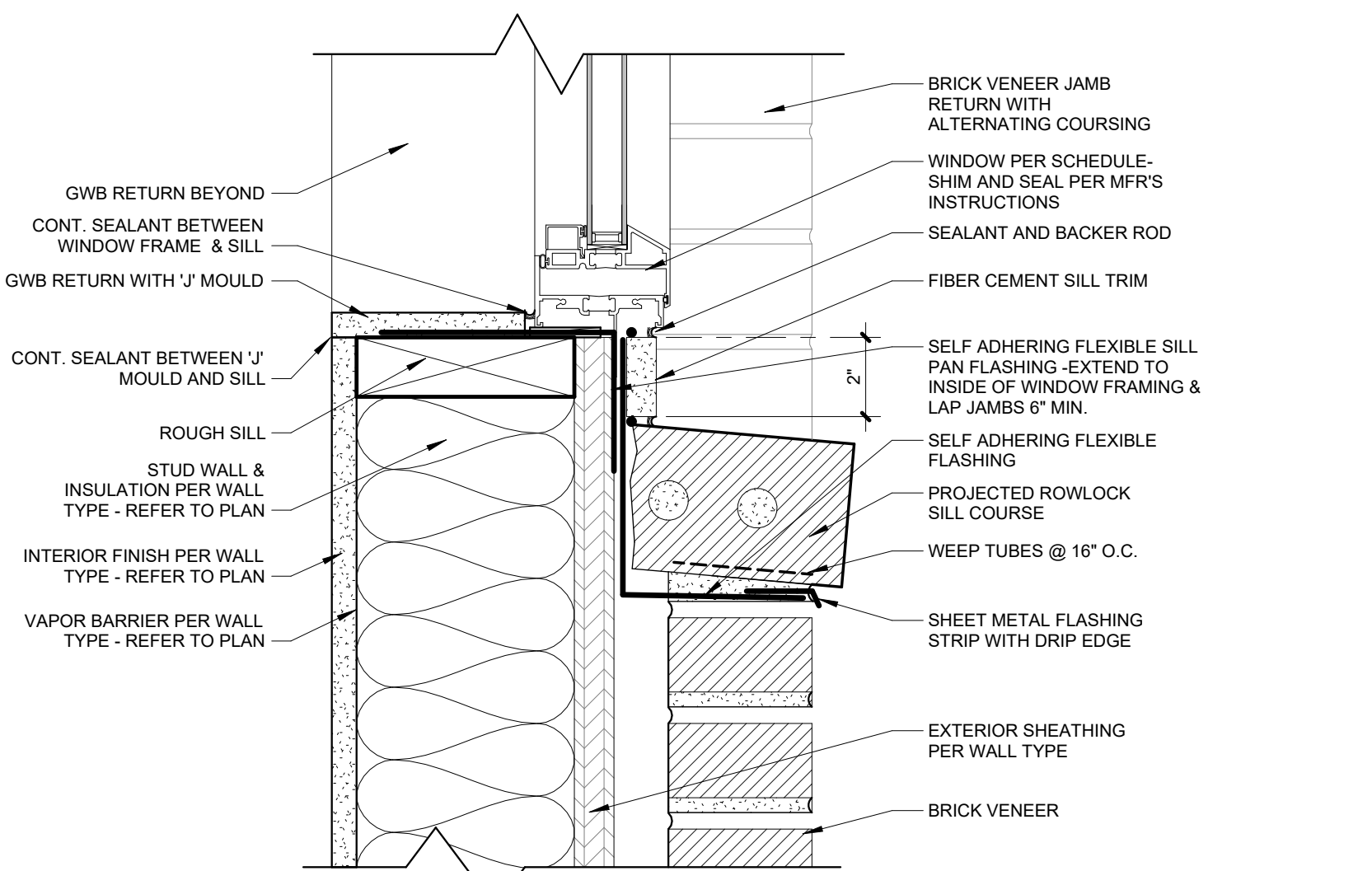
C FIBER CEMENT SIDING WINDOW HEAD
3" = 1'-0"



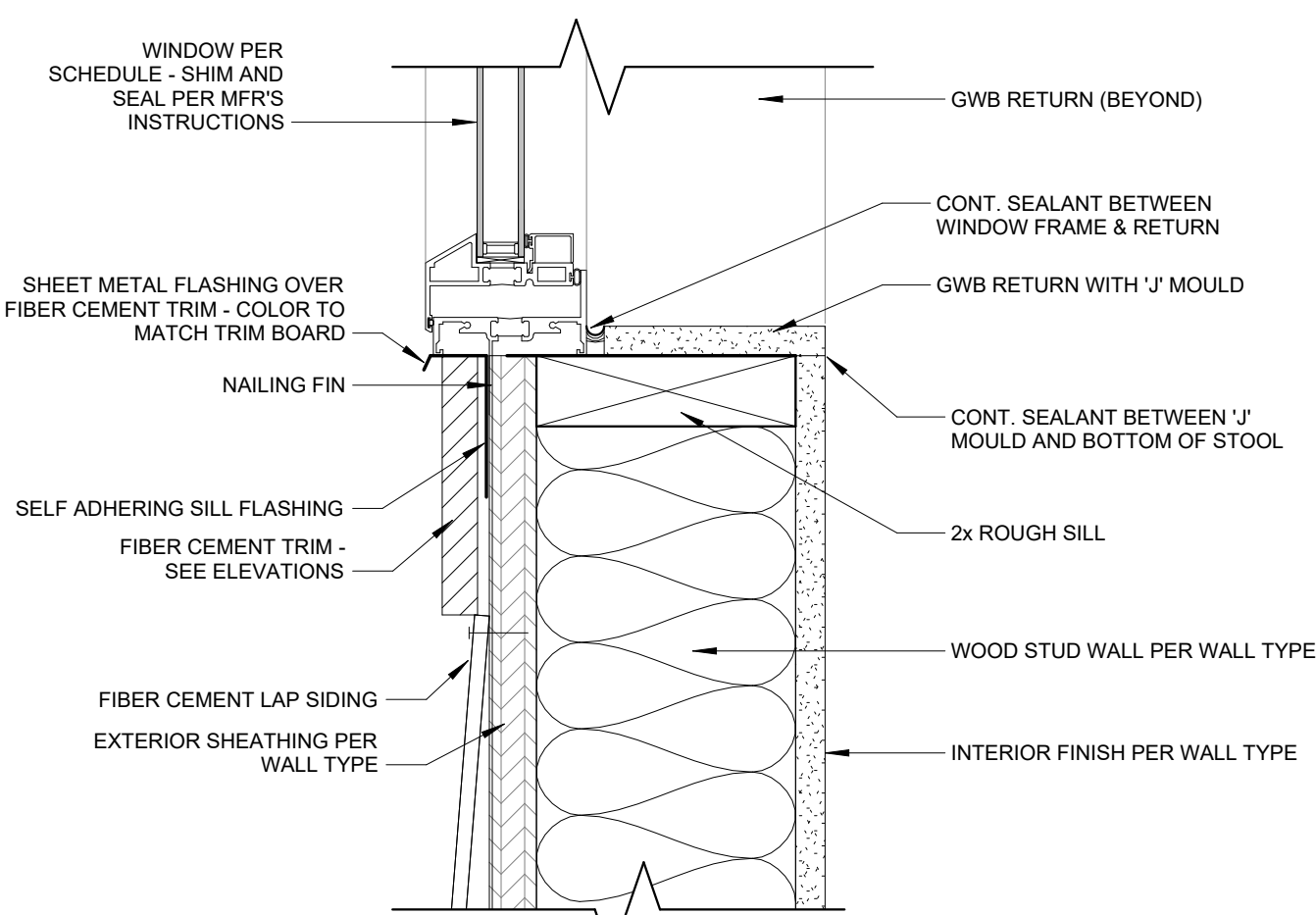
E BRICK VENEER WINDOW JAMB
3" = 1'-0"



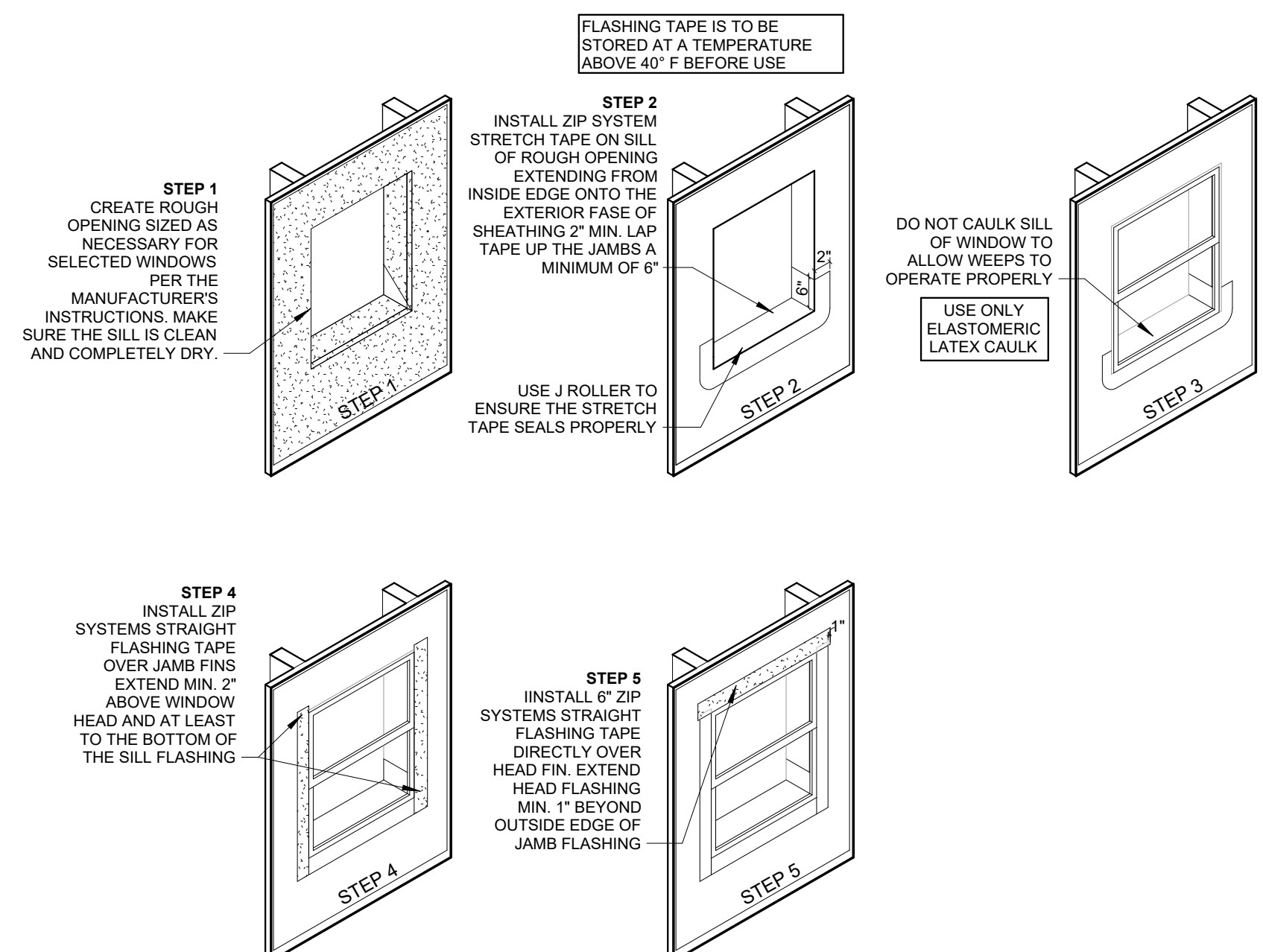
B FIBER CEMENT SIDING WINDOW JAMB
3" = 1'-0"



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



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



WINDOW FLASHING DIAGRAM



KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

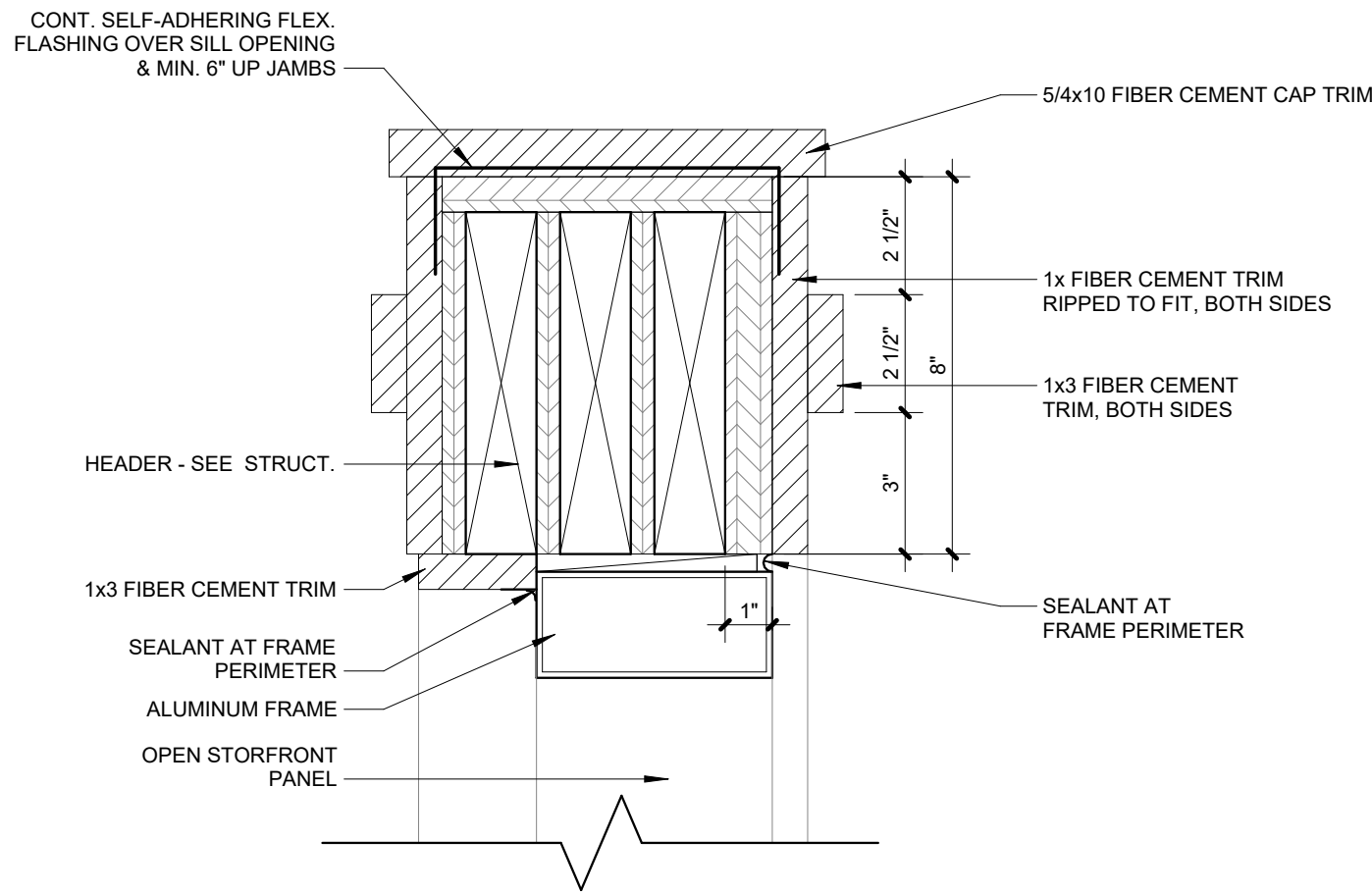
07.29.2026 PERMIT SET

STOREFRONT GLAZING SCHEDULE

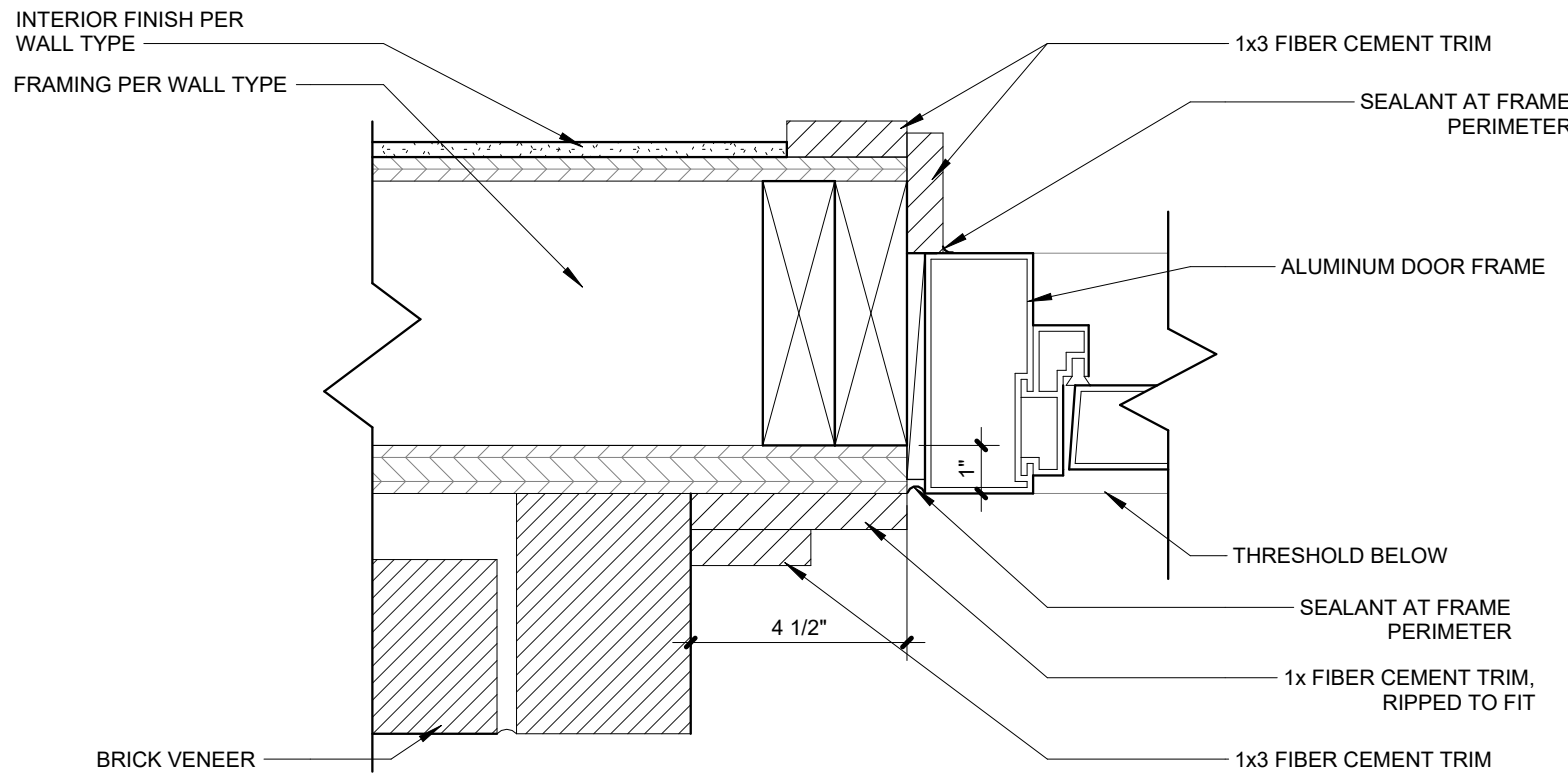
MARK	GLAZING TYPE
T	1" INSULATED CLEAR TEMPERED W/ LOW E

- STOREFRONT NOTES:**
1. TYPICAL EXTERIOR STOREFRONT HEAD, JAMB, AND SILL DETAILS ARE AS FOLLOWS U.N.O.
 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" X 4" U.N.O.
 5. ALL EXTERIOR DOORS TO RECEIVE ALUMINUM ANS I 17-1 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.

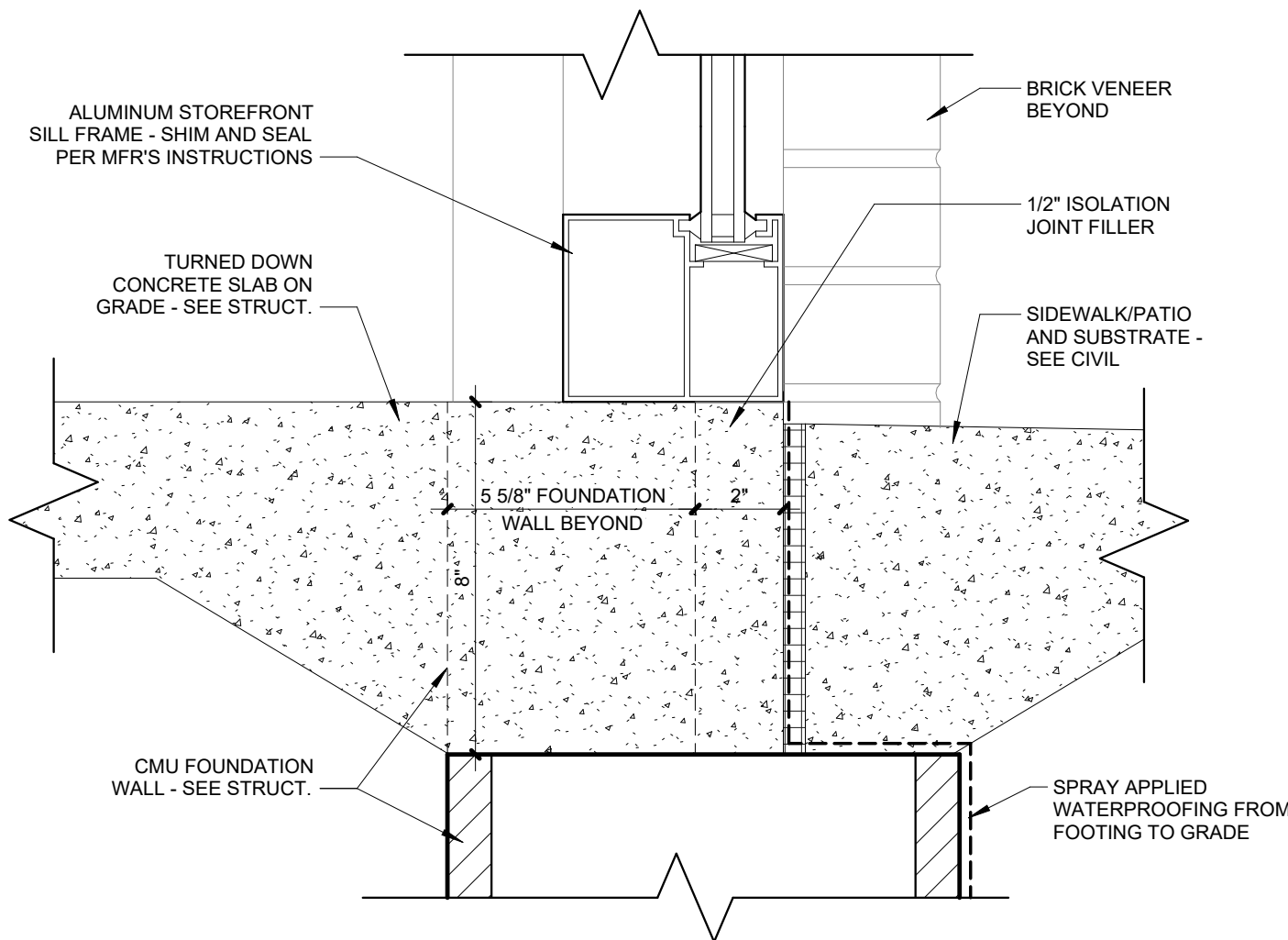
STOREFRONT NOTE:
SE1 AND SE2 ARE REPEATED MULTIPLE TIMES.
REFER TO THE PLANS AND ELEVATIONS FOR
LOCATIONS, COUNT, AND SPECIFIC DOOR MARK.



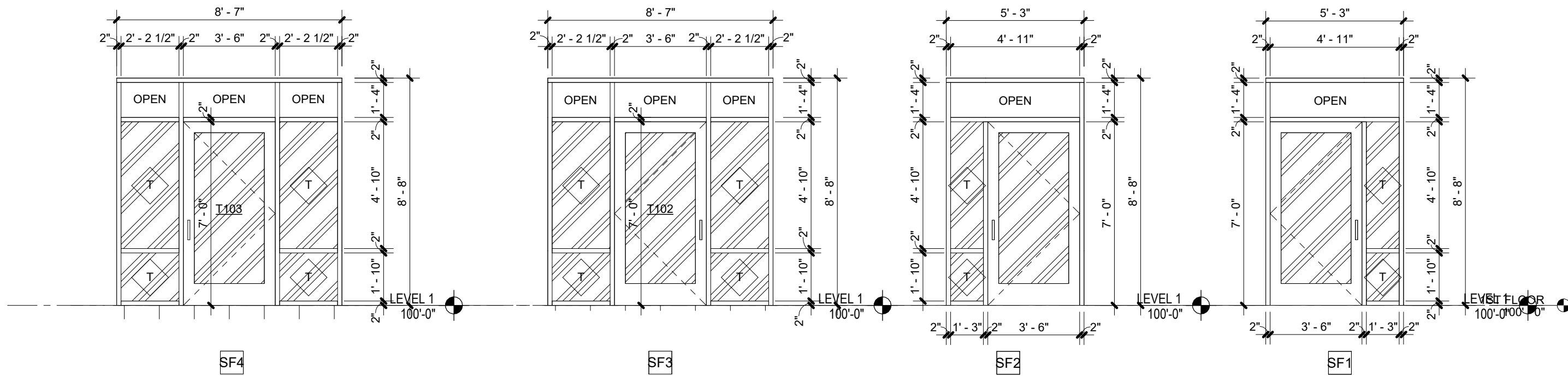
C STOREFRONT HEAD @ BRICK VENEER
3" = 1'-0"



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



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



STOREFRONT ELEVATIONS

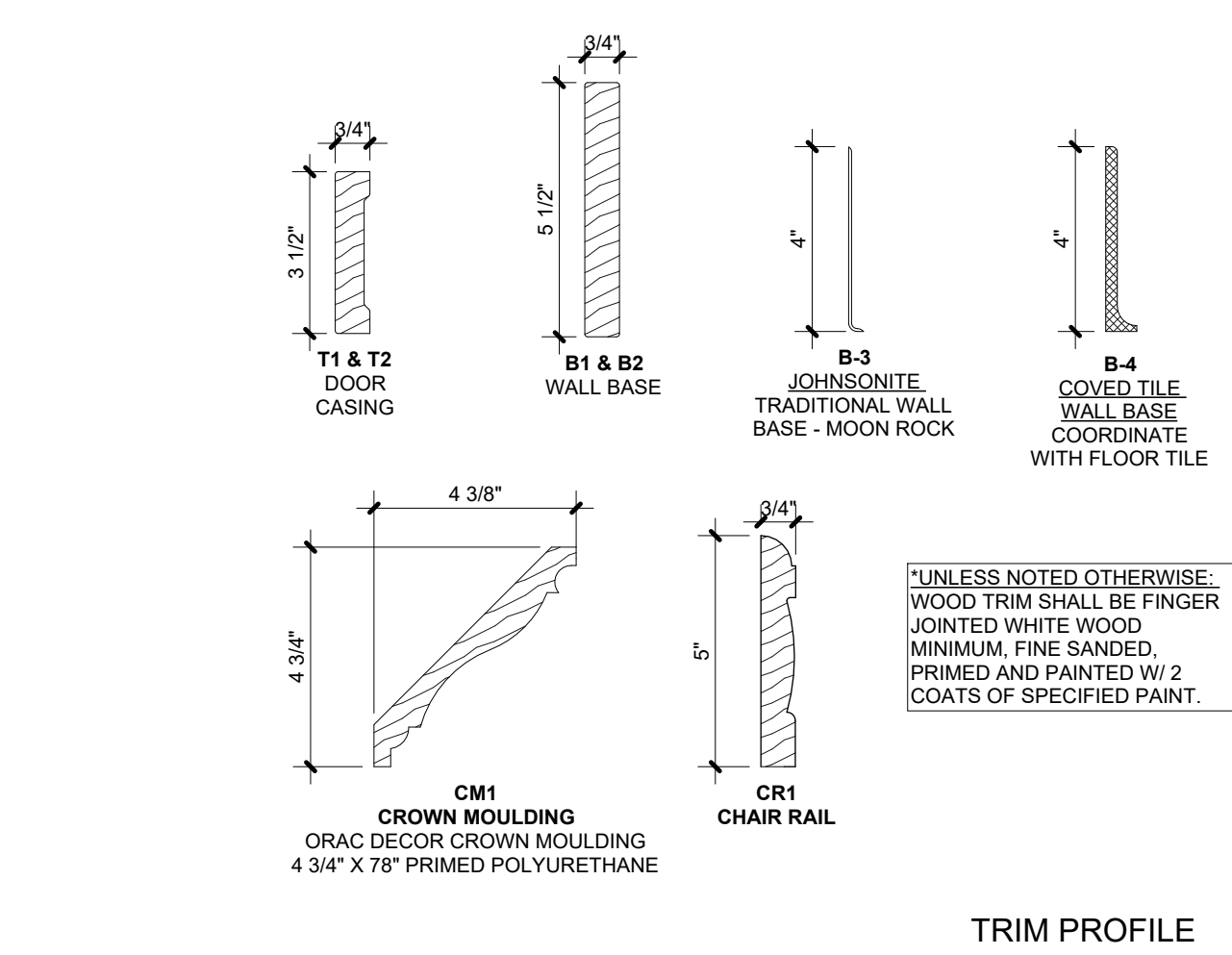
PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A630
STOREFRONT
ELEVATIONS

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MATERIAL SWATCHES

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

P1

F1

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

P2

CT1

CB1

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

EQUIPMENT LEGEND			
GENERAL NOTES- EQUIPMENT			
1. ALL ITEMS ARE CONTRACTOR FURNISHED AND INSTALLED.			
2. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION ON PLUMBING FIXTURES.			
3. * ENERGY STAR CERTIFIED			
NOTES			
A. EQUIPMENT TO BE ANSI A COMPLIANT.			
B. OWNER PROVIDED			
DESCRIPTION	MANUFACTURER	MODEL #	
UNITS			
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/RECIRCULATING VENT	GE	PSA9120SPSS	
30" RANGE HOOD W/RECIRCULATING VENT	GE	JVX3300SJSS	A
COUNTERTOP MICROWAVE (MAX 24" WIDE)	GE	GCST11X1WSS	A
24 IN. STAINLESS STEEL HEAVY-DUTY DISHWASHER	GE	*GDT533PSRSS	
24 IN. STAINLESS STEEL HEAVY-DUTY DISHWASHER	GE	*GDT226SSLSS	A
STAINLESS STEEL SPLASH GUARD @ RANGE	STOCK	FULL HEIGHT	

ACCESSORY LEGEND		
GENERAL NOTES- ACCESSORIES		
1. ALL ITEMS ARE CONTRACTOR FURNISHED AND INSTALLED.		
2. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ACCESSORIES AND COUNTERTOPS.		
TYPICAL MOUNTING HEIGHTS AND LOCATIONS FOR ITEMS SHOWN ARE PROVIDED AS GENERAL INFORMATION AND ARE NOT SPECIFIC TO A PARTICULAR ROOM OR AREA.		
3. REFER TO FLOOR PLANS (A100, A120, & A500 SERIES) AND INTERIOR ELEVATIONS (A400 & A520 SERIES) FOR WALL MOUNTED ITEMS SPECIFIC TO EACH ROOM OR AREA.		
4. REVIEW SPECIFIED ACCESSORY DIMENSIONS AND LOCATIONS TO COORDINATE W/ GRAB BAR PLACEMENT, PROVIDE MIN. 1 1/2" CLEARANCE AT GRAB BARS.		
5. ACCESSIBILITY OF TOILET ROOMS TO COMPLY WITH CHAPTER 11 OF 2024 OHIO BUILDING CODE AND ICC/ANSI A117.1 2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARD, APPENDIX E (SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS).		
6. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES.		
DESCRIPTION	MANUFACTURER	PRODUCT
UNITS		
TOILET PAPER HOLDER	MOEN	YB4609CH, CHROME
ROBE HOOK	MOEN	YB4603CH, CHROME
TOWEL BAR	MOEN	YB4694CH, CHROME
TOWEL BAR - MOUNTING POST	MOEN	YB4600CH, CHROME
TOWEL HOOK	MOEN	YB4686CH, CHROME
MIRROR	TMJ 2 1/2" FRAME	SIZE VARIES, CHROME

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

UNIT FINISH SCHEDULE							
UNIT ROOM NAME	BASE	FLOOR	WALL	CEILING	COUNTER	CASEWORK	KEYNOTE
KITCHEN	B1	F1	P1	C1	CT1	CB1	
LIVING ROOM	B1	F1	P1	C1	-	-	
DINING	B1	F1	P1	C1	-	-	
BEDROOM	B1	F1	P1	C1	-	-	
BATHROOM	B1	F1/F3 - 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	-	-	

INTERIOR MATERIAL LEGEND			
LABEL	MATERIAL	SPEC. / COLOR	SUPPLIER
FLOOR			
F1	LUXURY VINYL PLANK	HEAVYWEIGHT; COLOR: 30142 FOGGY BOTTOM 7" X 48"	ECF
F2	VINYL COMPOSITE TILE	12" X 12" TARKETT VCT, 1364 DARK GRAY, GLUED DOWN, 3.2MM	TBD
F3	CERAMIC TILE	MARBLE ART MATTE SQUARE CERAMIC TILE, SIZE: 8"X8"	TBD
WALL			
P1	PAINT	SW 7015, REPOSE GRAY, FLAT - UNITS; SEMI GLOSS @ STAIRWELLS	SW
P2	PAINT	SW 7006, EXTRA WHITE, FLAT (SEMI GLOSS @ TRIM U.N.O.)	SW
BASE			
B1	WOOD BASE	SW 7006, EXTRA WHITE, SEMI-GLOSS	SW
B3	VINYL BASE	JOHNSONITE - TRADITIONAL WALL BASE - COLOR BY CLIENT	JOHNSONITE
CEILING			
C1	PAINTED GYPSUM WALLBOARD	SW 7006, EXTRA WHITE, FLAT	
COUNTER			
CT1	QUARTZ	SILESTONE - RAW A. EARTHIC RAW - ROUNDED EDGE & 2" RADIUS AT OUTSIDE CORNERS	CONSENTINO
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 625-96PC, POLISHED CHROME	QC
WOOD TRIM/DOORS			
T1, CR1	WOOD TRIM	SW 7006, EXTRA WHITE, SEMI-GLOSS	SW

the columbus
designco

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WESTERVILLE OHIO 43081

STATE OF OHIO
KARRICK RYAN SHERRILL
2017968
REGISTERED ARCHITECT

KARRICK RYAN SHERRILL
NO. 17969
EXPIRES 12.31.2026

INNIS ROAD APARTMENTS

2150 INNIS ROAD

HNNHF REALTY COLLABORATIVE

07.29.2026 PERMIT SET

PROJECT #: 26104 v17

PERMIT SET

PROJECT DATE: 07.29.2026

A801

INTERIOR FINISH
PLANS AND DETAILS

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RADON NOTES:

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

NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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

PLUMBING TAG NOTES:

- 1 2" VENT RISER.
- 2 1-1/4" CW LINE W/ 3/4" TO SERVE UNIT ON FIRST FLOOR & CONTINUE 1" CW TO SECOND FLOOR.
- 3 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- 4 3/4" CW LINE DN IN WALL TO FPHB. MOUNT @ 30" ABOVE FINISH GRADE. PROVIDE ACCESSIBLE SHUT-OFF VALVE W/ACCESS PANEL.
- 5 3/4" CW TO SERVE UNIT ON FIRST FLOOR.
- 6 1" CW RISER TO SECOND FLOOR.
- 7 FIRE RISER BY FIRE PROTECTION CONTRACTOR. VERIFY EXACT LOCATION.
- 8 3" INCOMING WATER SERVICE THRU FLOOR W/SHUT-OFF VALVE.
- 9 2" SAN. STACK W/CO AT BASE.
- 10 3" SAN. STACK W/CO AT BASE.
- 11 3" INCOMING WATER LINE DOWN THRU FLOOR W/SHUT-OFF VALVE & MANIFOLD. PROVIDE 1-1/4" CW LINE TO EACH WATER RISER LOCATED IN MECH. CLOSET. RUN 1-1/4" CW LINE UNDERGROUND TO SERVE EACH WATER RISER. COORDINATE EXACT LOCATION AND REQUIREMENTS.

GENERAL NOTE:

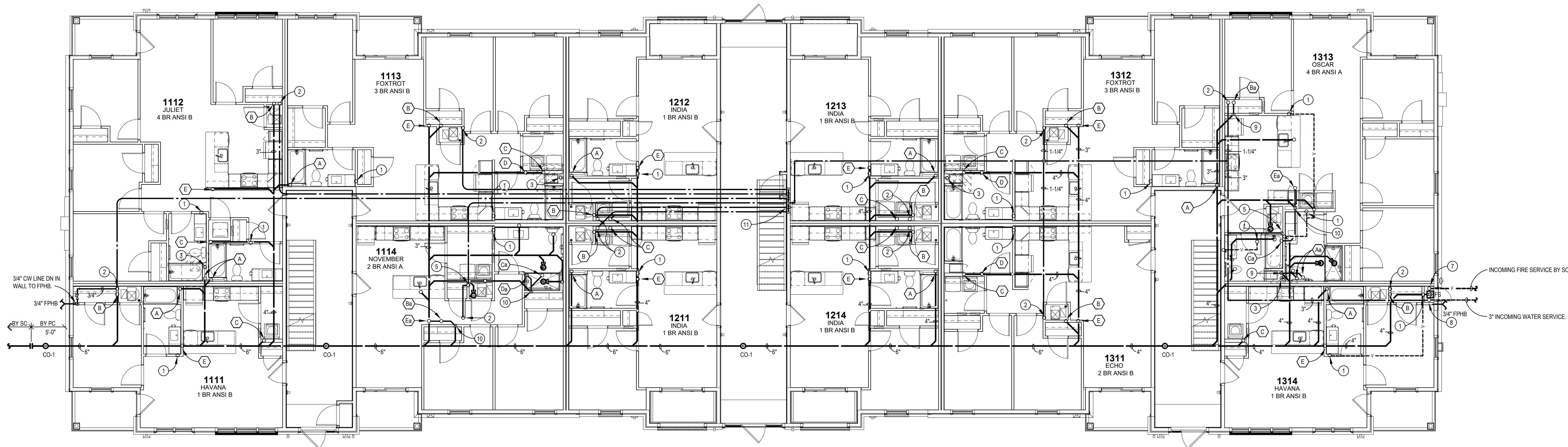
1. PLUMBING CONTRACTOR SHALL REFER TO TYP. ENLARGED PLUMBING PLANS FOR MORE INFORMATION.

GENERAL NOTES:

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

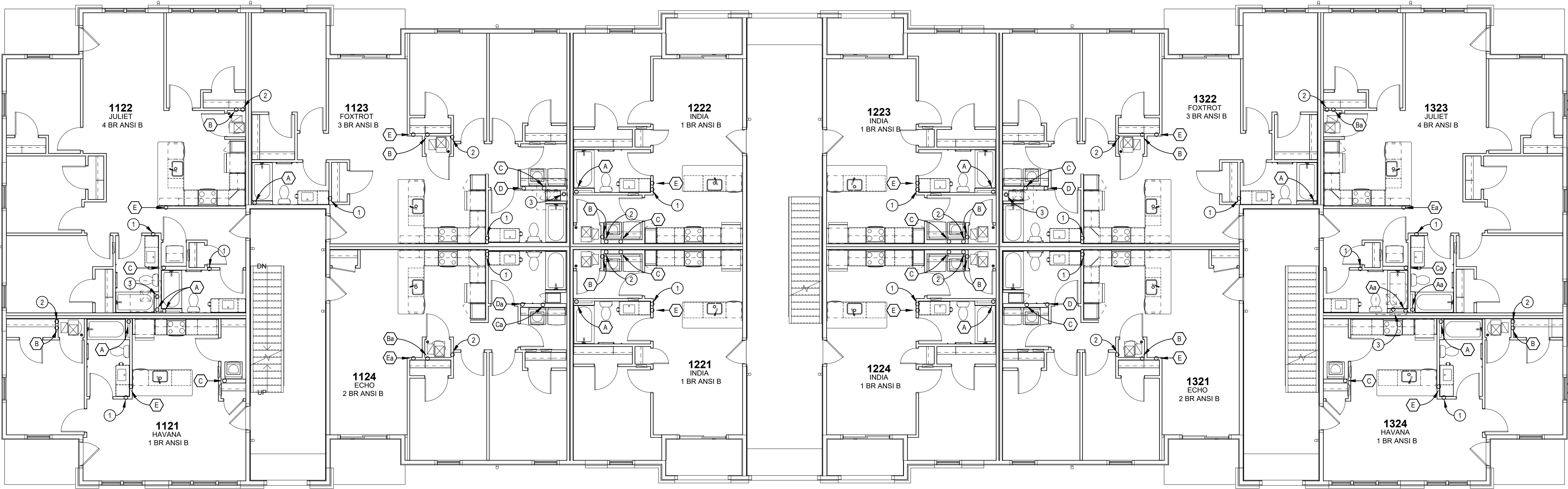
FIRE PROTECTION NOTE:

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



1ST FLOOR PLUMBING PLAN

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



2ND FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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

PLUMBING TAG NOTES:

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





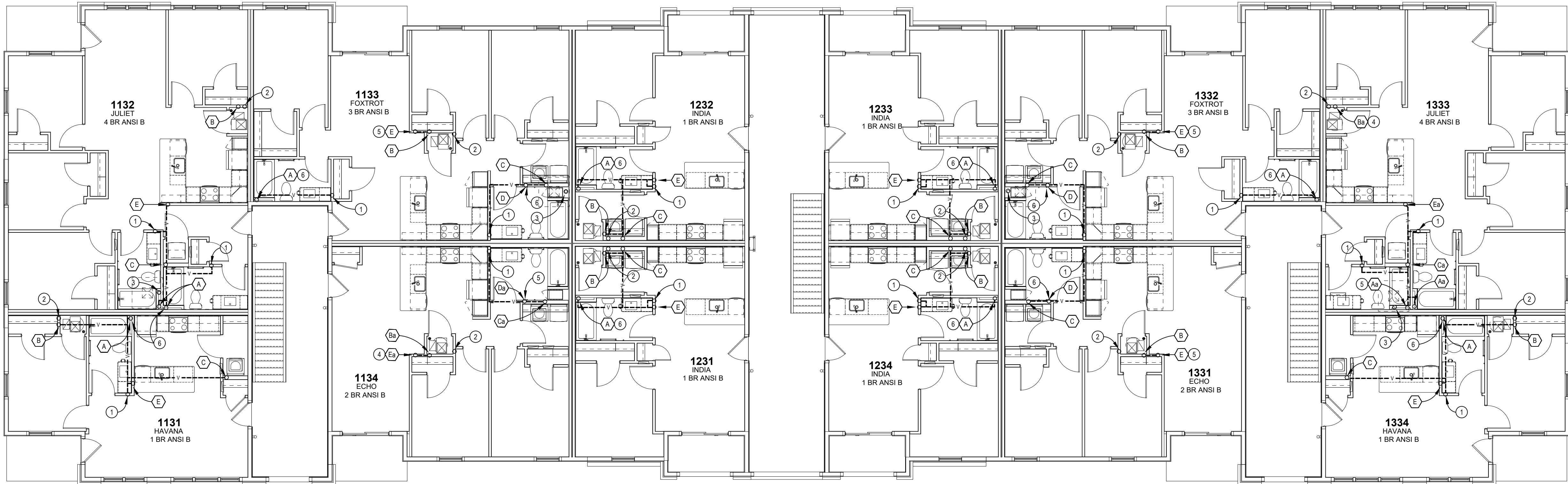
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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

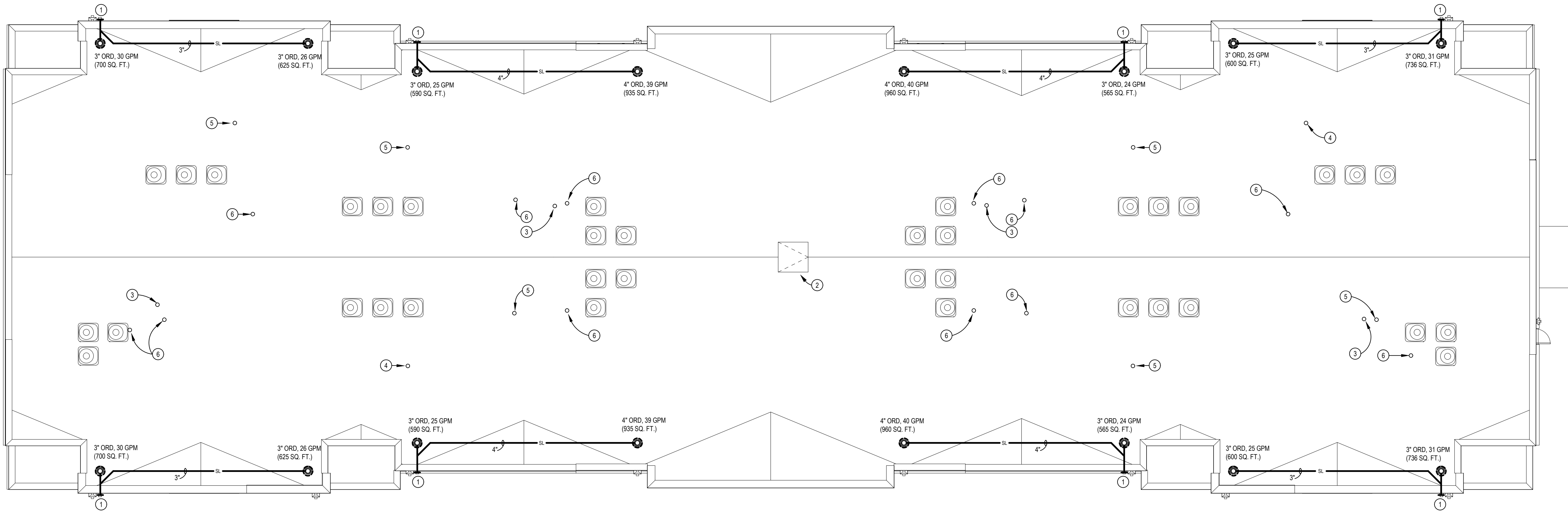
PLUMBING TAG NOTES:

- ① 2" VENT RISER.
- ② 3/4" CW LINE FROM BELOW TO SERVE UNIT ON THIRD FLOOR.
- ③ 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- ④ 2" 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 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.
- ⑥ 4" VENT RISER W/ 4" VTR. 4" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.



3RD FLOOR PLUMBING PLAN

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



ROOF PLUMBING PLAN

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

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

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

P104
TANGO ROOF
PLUMBING PLAN

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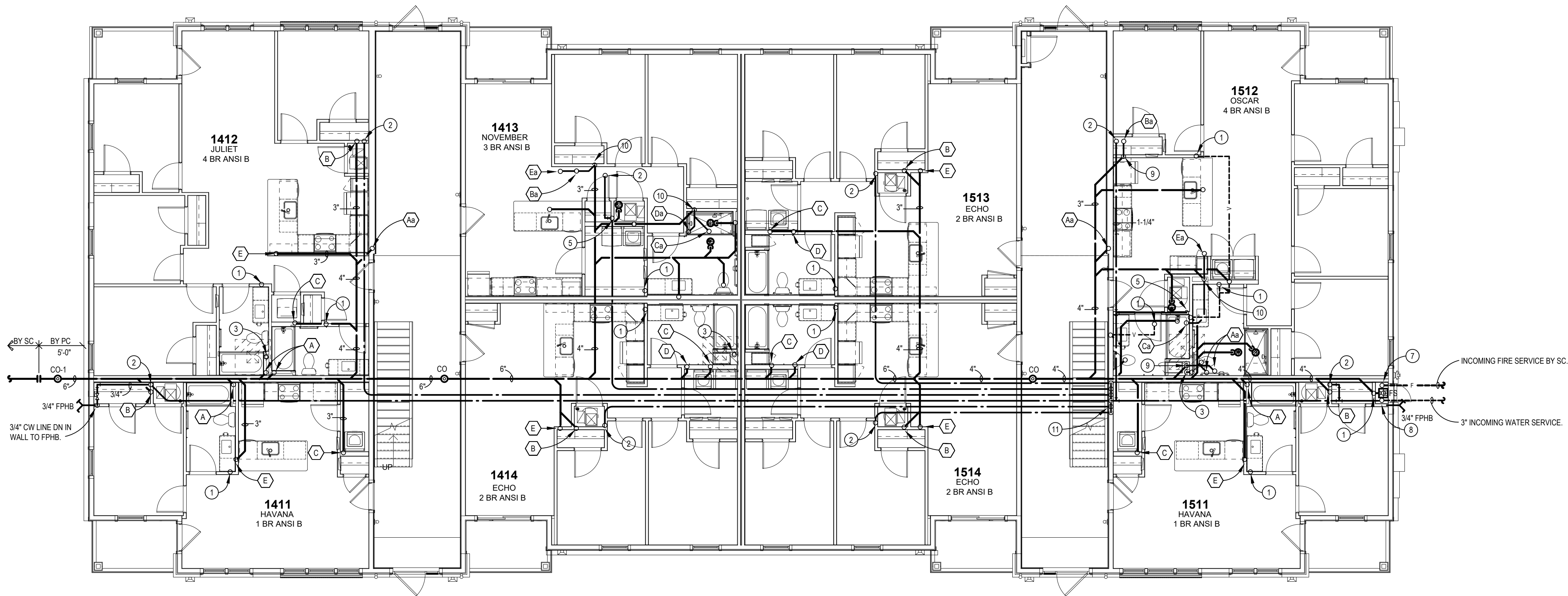
- RADON NOTES:**
1. PLUMBING CONTRACTOR SHALL COORDINATE THE RADON SYSTEM AND INSTALL PER LOCAL JURISDICTION AND CODE REQUIREMENTS.
 2. PLUMBING CONTRACTOR SHALL PROVIDE T-FITTING (OR EQUIVALENT) UNDER SLAB.
 3. COORDINATE EXACT LOCATION OF SLEEVES REQUIRED IN GRADE BEAMS PRIOR TO STARTING ANY WORK.

- NOTE: ALL TAG NOTES ARE NOT USED ON PLAN
- PLUMBING STACK NOTES:**
- A 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'A'.
 - Aa 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Aa'.
 - B 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'B'.
 - Ba 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ba'.
 - C 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'C'.
 - Ca 3" WASTE STACK VENT W/CO AT BASE. REFER TO SANITARY STACK 'Ca'.
 - D 4" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'D'.
 - Da 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Da'.
 - E 3" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'E'.
 - Ea 2" SINGLE STACK W/CO AT BASE. REFER TO SANITARY STACK 'Ea'.

- PLUMBING TAG NOTES:**
- 1 2" VENT RISER.
 - 2 1-1/4" CW LINE W/ 3/4" TO SERVE UNIT ON FIRST FLOOR & CONTINUE 1" CW TO SECOND FLOOR.
 - 3 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
 - 4 3/4" CW LINE DN IN WALL TO FPHB. MOUNT @ 30" ABOVE FINISH GRADE. PROVIDE ACCESSIBLE SHUT-OFF VALVE W/ACCESS PANEL.
 - 5 3/4" CW TO SERVE UNIT ON FIRST FLOOR.
 - 6 1" CW RISER TO SECOND FLOOR.
 - 7 FIRE RISER BY FIRE PROTECTION CONTRACTOR. VERIFY EXACT LOCATION.
 - 8 3" INCOMING WATER SERVICE THRU FLOOR W/SHUT-OFF VALVE.
 - 9 2" SAN. STACK W/CO AT BASE.
 - 10 3" SAN. STACK W/CO AT BASE.
 - 11 3" INCOMING WATER LINE DOWN THRU FLOOR W/SHUT-OFF VALVE & MANFOLD. PROVIDE 1-1/4" CW LINE TO EACH WATER RISER LOCATED IN MECH. CLOSET. RUN 1-1/4" CW LINE UNDERGROUND TO SERVE EACH WATER RISER. COORDINATE EXACT LOCATION AND REQUIREMENTS.

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

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



1ST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



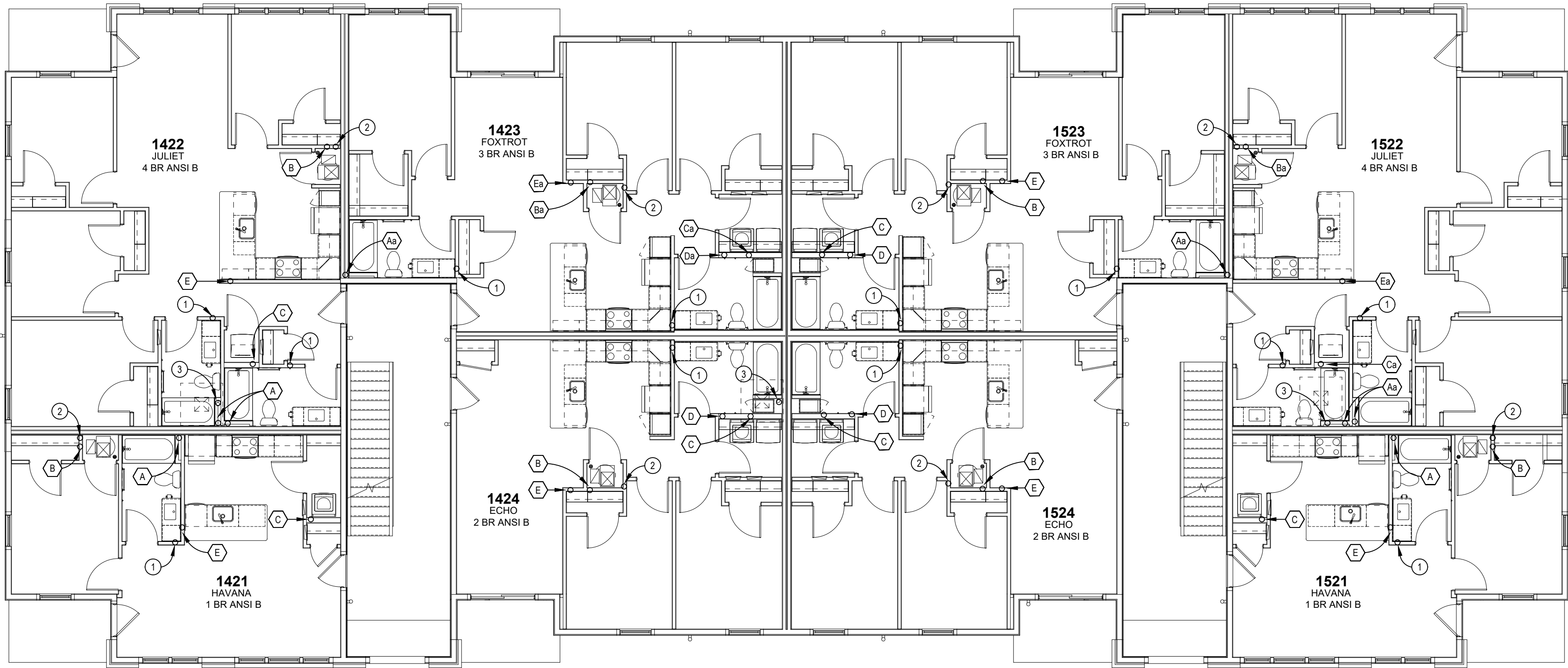
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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

PLUMBING TAG NOTES:

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



2ND FLOOR PLUMBING PLAN

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



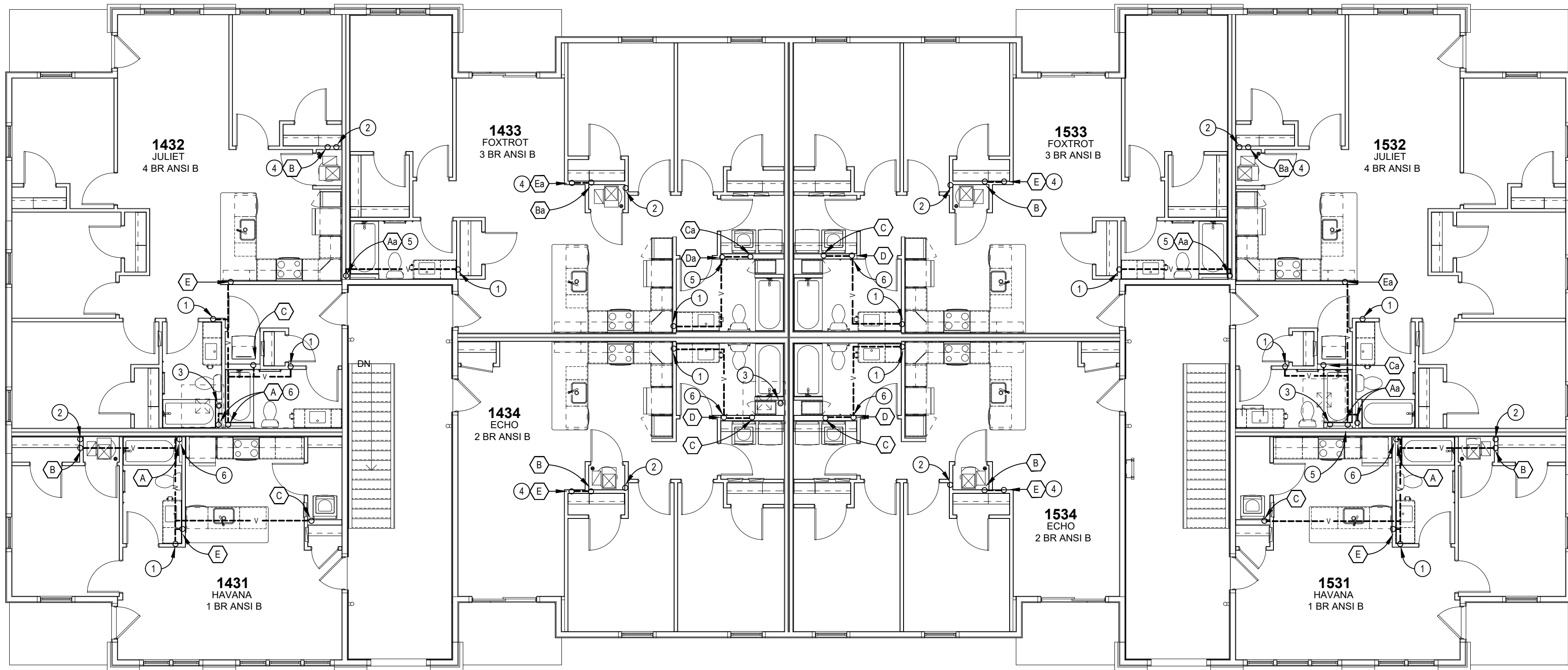
NOTE: ALL TAG NOTES ARE NOT USED ON PLAN

PLUMBING STACK NOTES:

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

PLUMBING TAG NOTES:

- 2" VENT RISER.
- 3/4" CW LINE FROM BELOW TO SERVE UNIT ON THIRD FLOOR.
- 4" SCH. 40 RADON VENT THRU ROOF. PC SHALL VERIFY EXACT SIZE & LOCATION IN FIELD.
- 2" 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.
- 3" VENT RISER W/ 3" VTR. 3" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.
- 4" VENT RISER W/ 4" VTR. 4" VTR TO BE A MIN. OF 5'-0" FROM EDGE OF ROOF AND SHALL BE A MIN. OF 10'-0" FROM OUTSIDE AIR INTAKE.



3RD FLOOR PLUMBING PLAN

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



07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

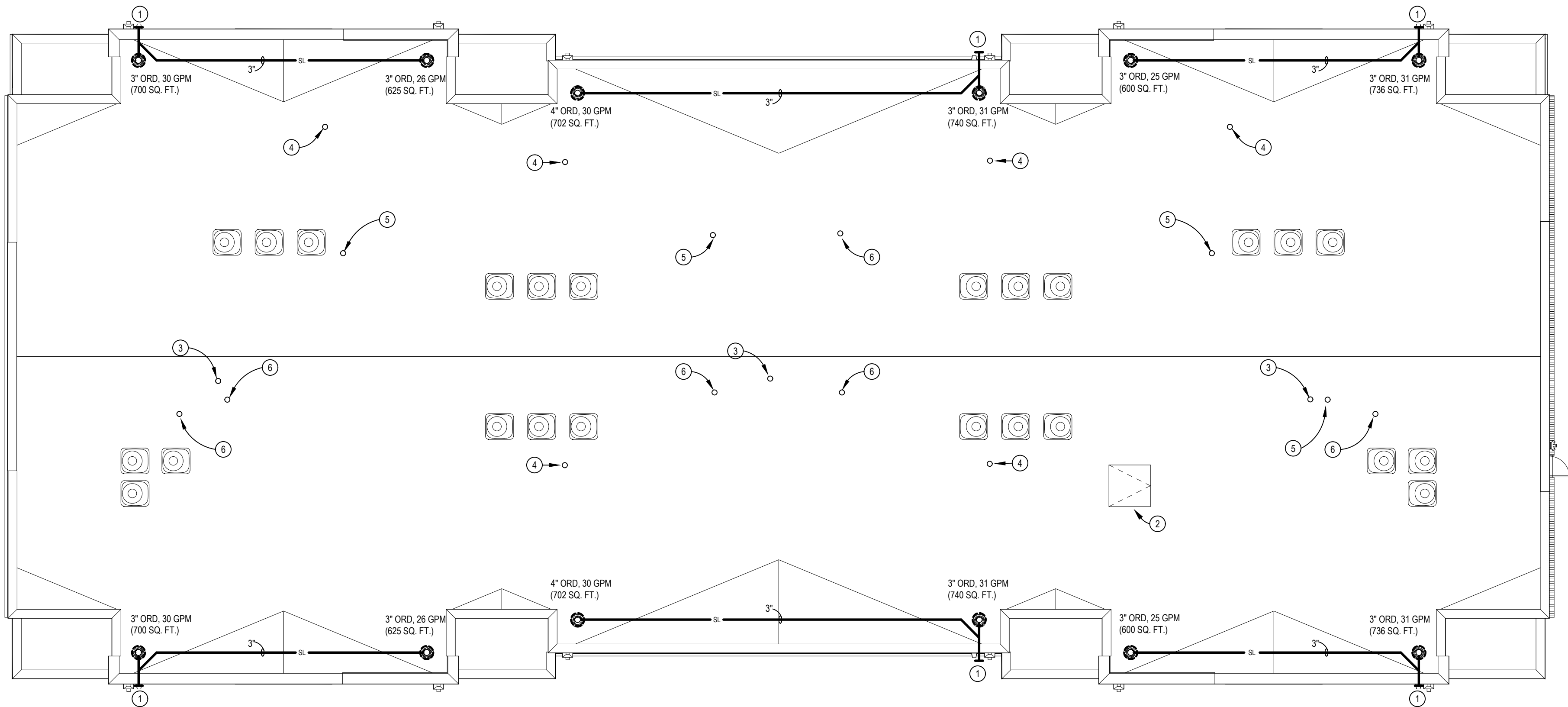
PROJECT DATE: 07/29/2026

P203
SIERRA 3RD FLOOR
PLUMBING PLAN



PLUMBING TAG NOTES:

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

SCALE: 1/8" = 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

P204

SIERRA ROOF
PLUMBING PLAN

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PLUMBING STACK NOTES:

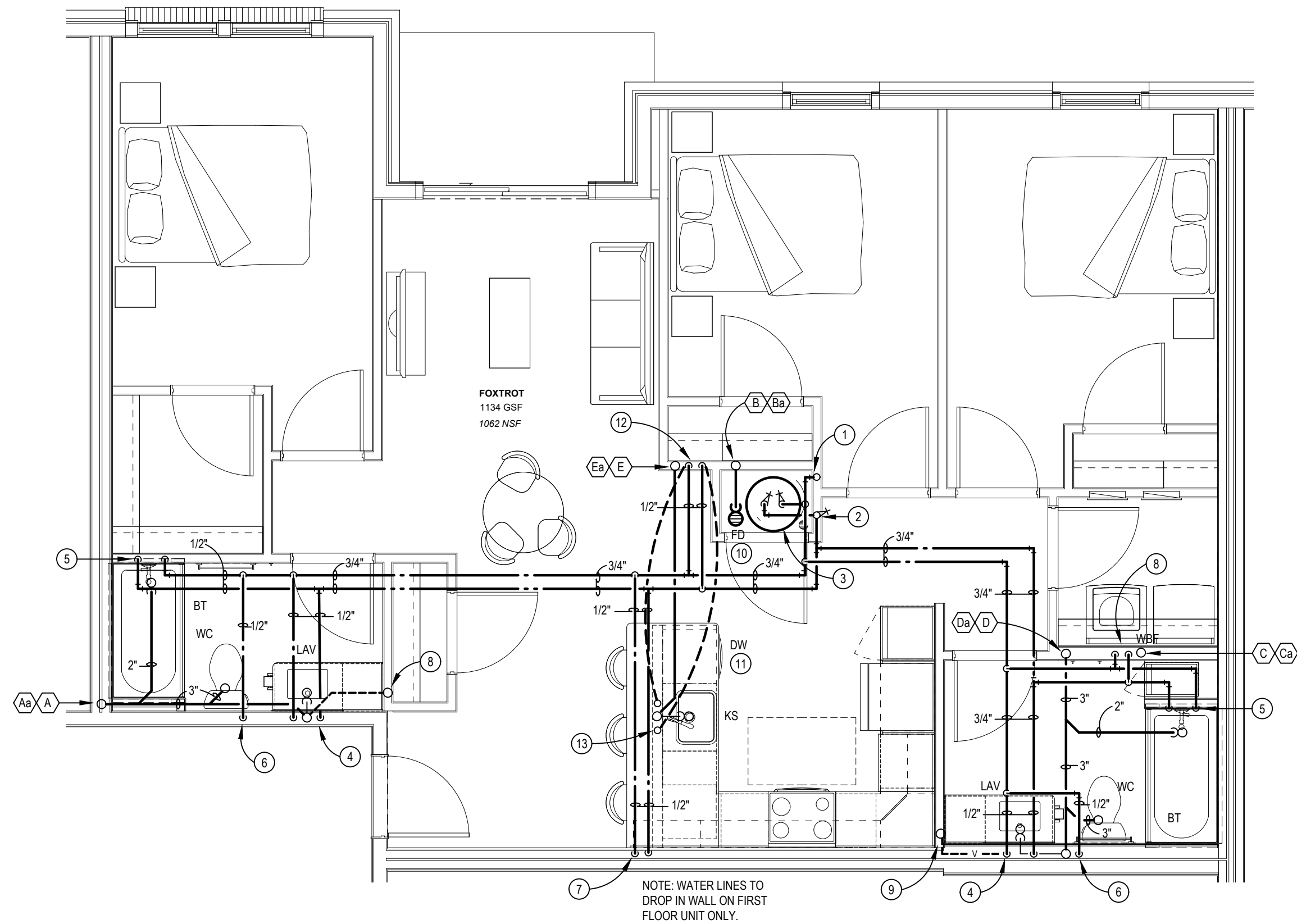
- (A) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
- (Aa) 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Aa'.
- (B) 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
- (Ba) 2" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ba'.
- (C) 3" WASTE STACK VENT W/CO AT 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) 3" 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) 2" 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 SUBMETER ON COLD WATER LINE SERVING EACH UNIT COMPLETE WITH SHUT-OFF VALVES & REMOTE READOUT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
- (2) 3/4" HW RISER.
- (3) WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
- (4) 1/2" H & CW LINES DN IN WALL TO LAV.
- (5) 1/2" H & CW LINES DN IN WALL TO SHWR/BT.
- (6) 1/2" CW LINE DN IN WALL TO WC. 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.

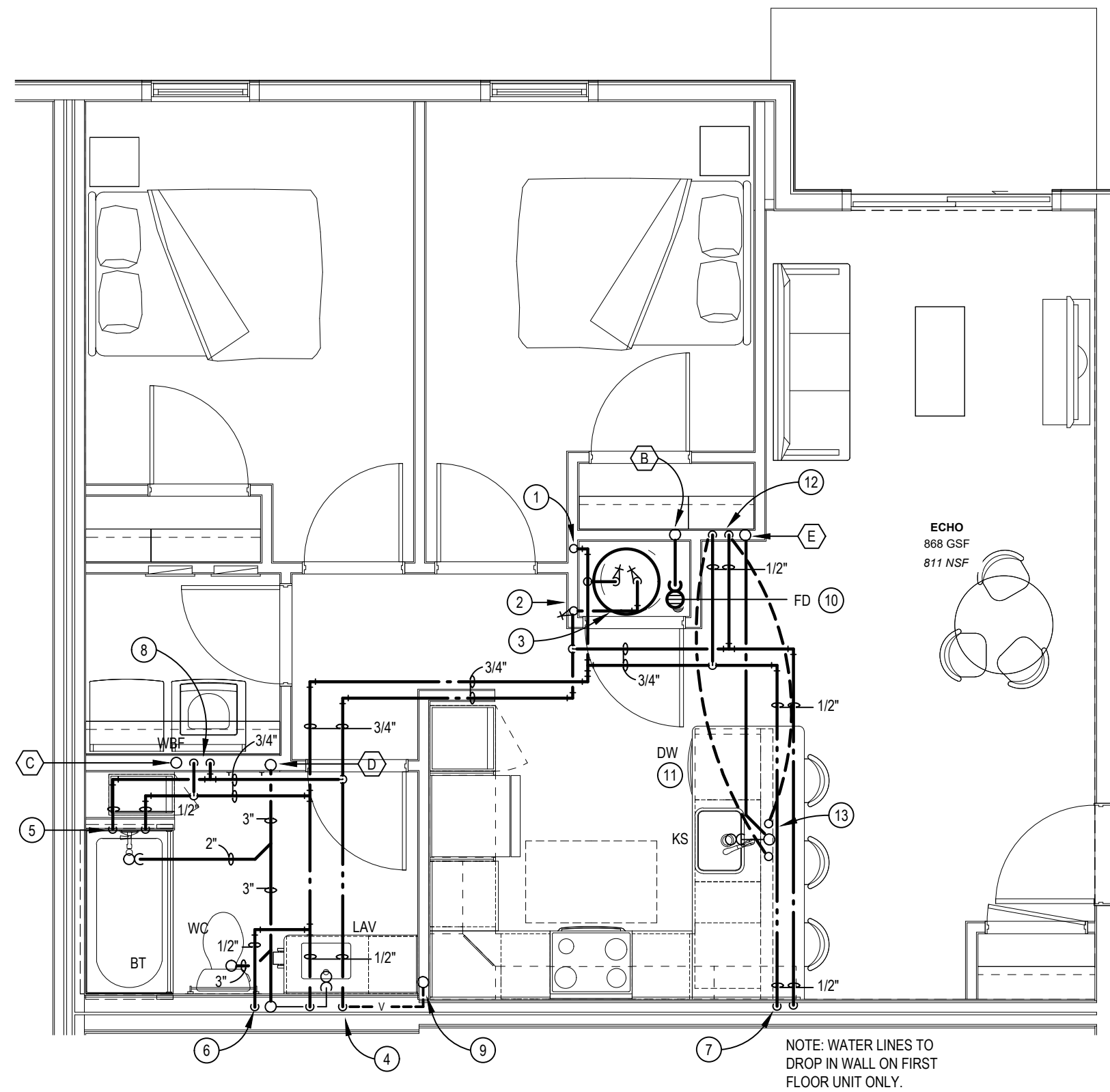
GENERAL PLUMBING NOTES:

- 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 THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
- 6. PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.
- 7. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING. PROVIDE FIRE COLLAR & COPPER OR CAST IRON PIPING. VERIFY EXACT REQUIREMENTS AND LOCATIONS.



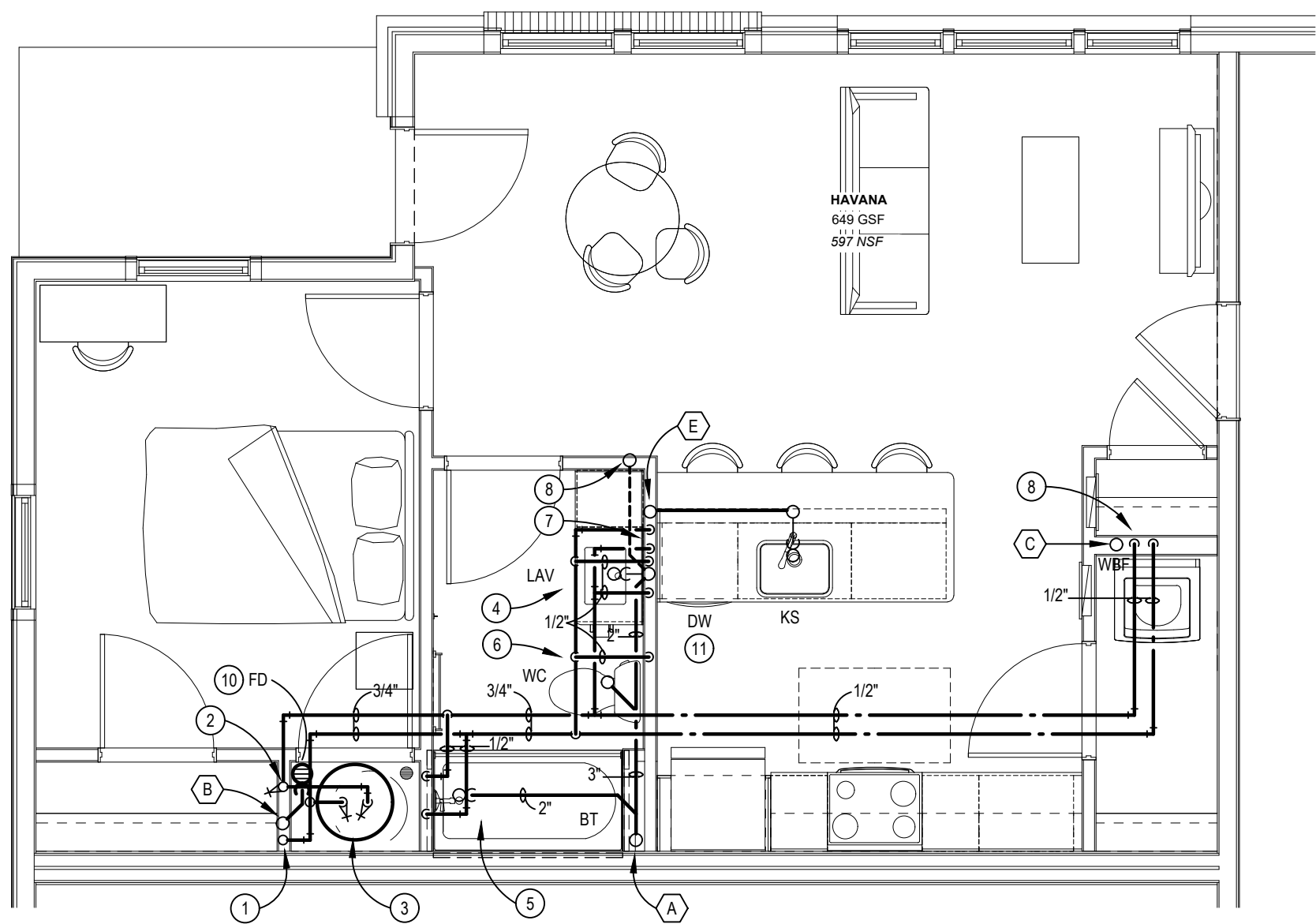
FOXTROT PLUMBING PLAN

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

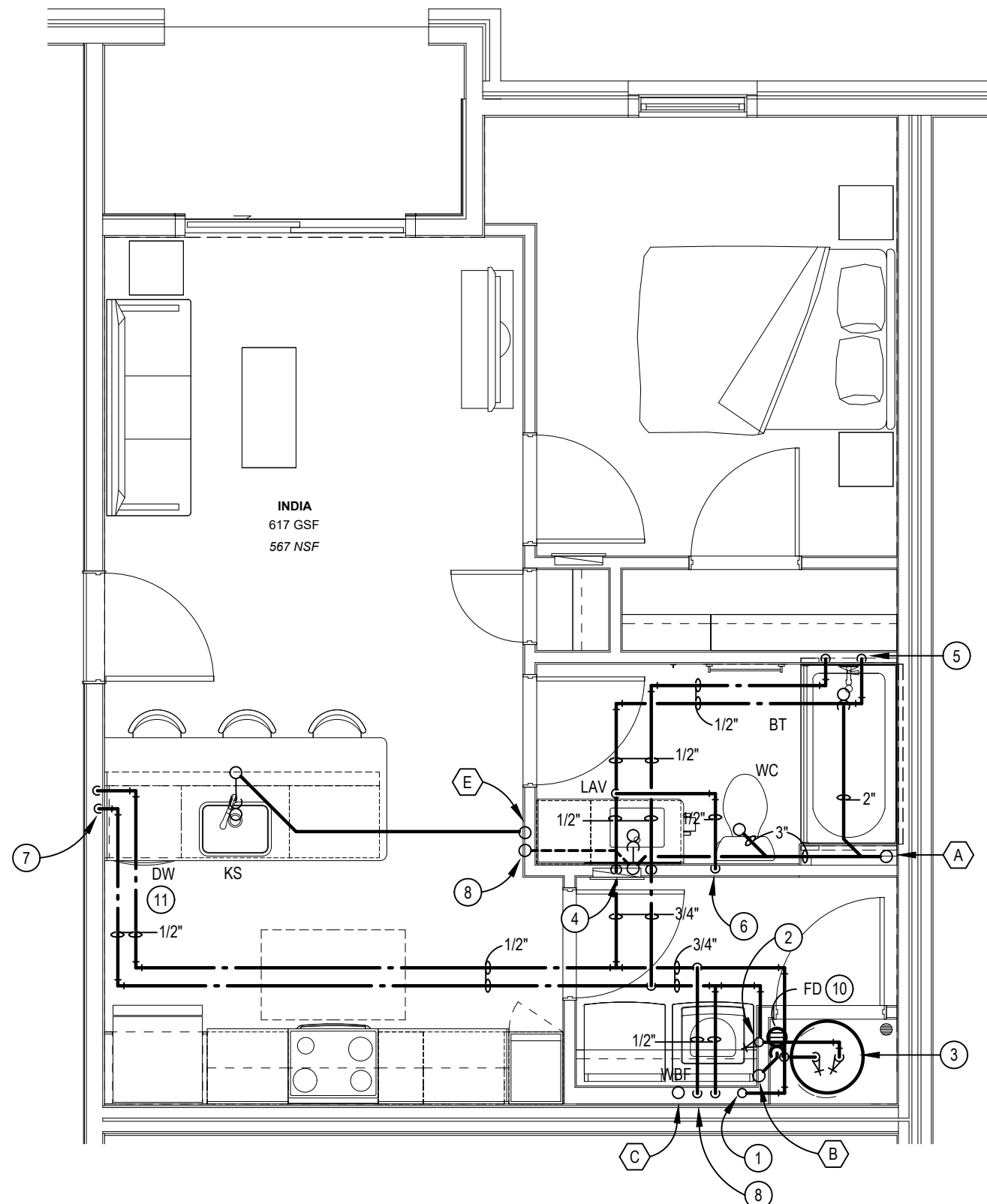


ECHO PLUMBING PLAN

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



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



INDIA 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 SUBMETER ON COLD WATER LINE SERVING EACH UNIT COMPLETE WITH SHUT-OFF VALVES & REMOTE READOUT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
- 2 3/4" HW RISER.
- 3 WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
- 4 1/2" H & CW LINES DN IN WALL TO LAV.
- 5 1/2" H & CW LINES DN IN WALL TO SHWR/BT.
- 6 1/2" CW LINE DN IN WALL TO WC. 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.
- 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.

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 THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
- 6. PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.
- 7. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING. PROVIDE FIRE COLLAR & COPPER OR CAST IRON PIPING. VERIFY EXACT REQUIREMENTS AND LOCATIONS.



PLUMBING STACK NOTES:

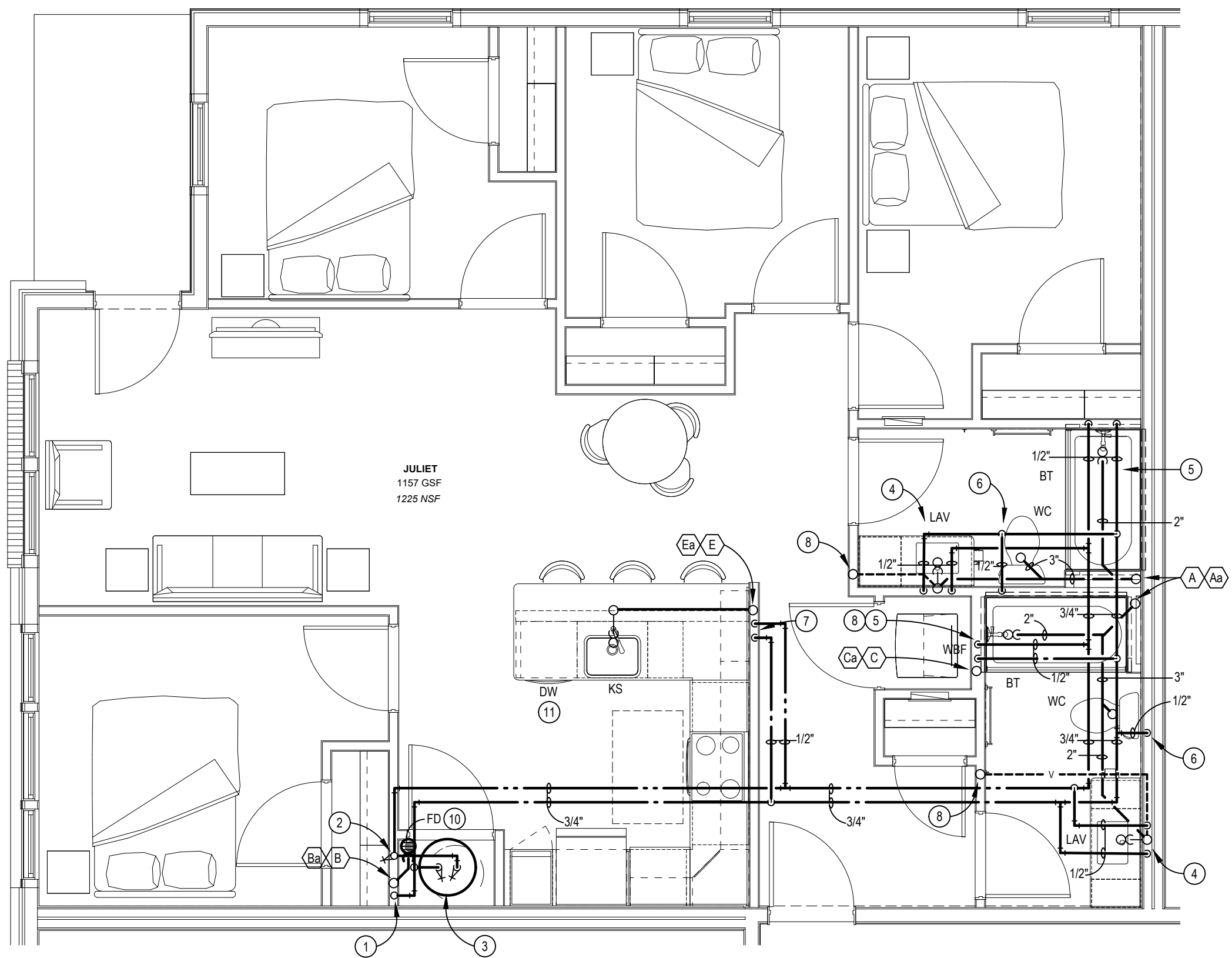
- Ⓐ 4" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'A'.
- Ⓐa 3" SANITARY STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Aa'.
- Ⓑ 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'B'.
- Ⓑa 2" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ba'.
- Ⓒ 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'C'.
- Ⓒa 3" WASTE STACK VENT W/CO AT BASE. REFER TO SAN. SCHEMATIC 'Ca'.
- Ⓔ 3" SINGLE STACK W/CO AT BASE. REFER TO SAN. SCHEMATIC 'E'.
- Ⓔa 2" 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 SUBMETER ON COLD WATER LINE SERVING EACH UNIT COMPLETE WITH SHUT-OFF VALVES & REMOTE READOUT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
- ② 3/4" HW RISER.
- ③ WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
- ④ 1/2" H & CW LINES DN IN WALL TO LAV.
- ⑤ 1/2" H & CW LINES DN IN WALL TO SHWR/BT.
- ⑥ 1/2" CW LINE DN IN WALL TO WC. 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.
- 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.

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 THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
- 6. PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.
- 7. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING. PROVIDE FIRE COLLAR & COPPER OR CAST IRON PIPING. VERIFY EXACT REQUIREMENTS AND LOCATIONS.



JULIET PLUMBING PLAN

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

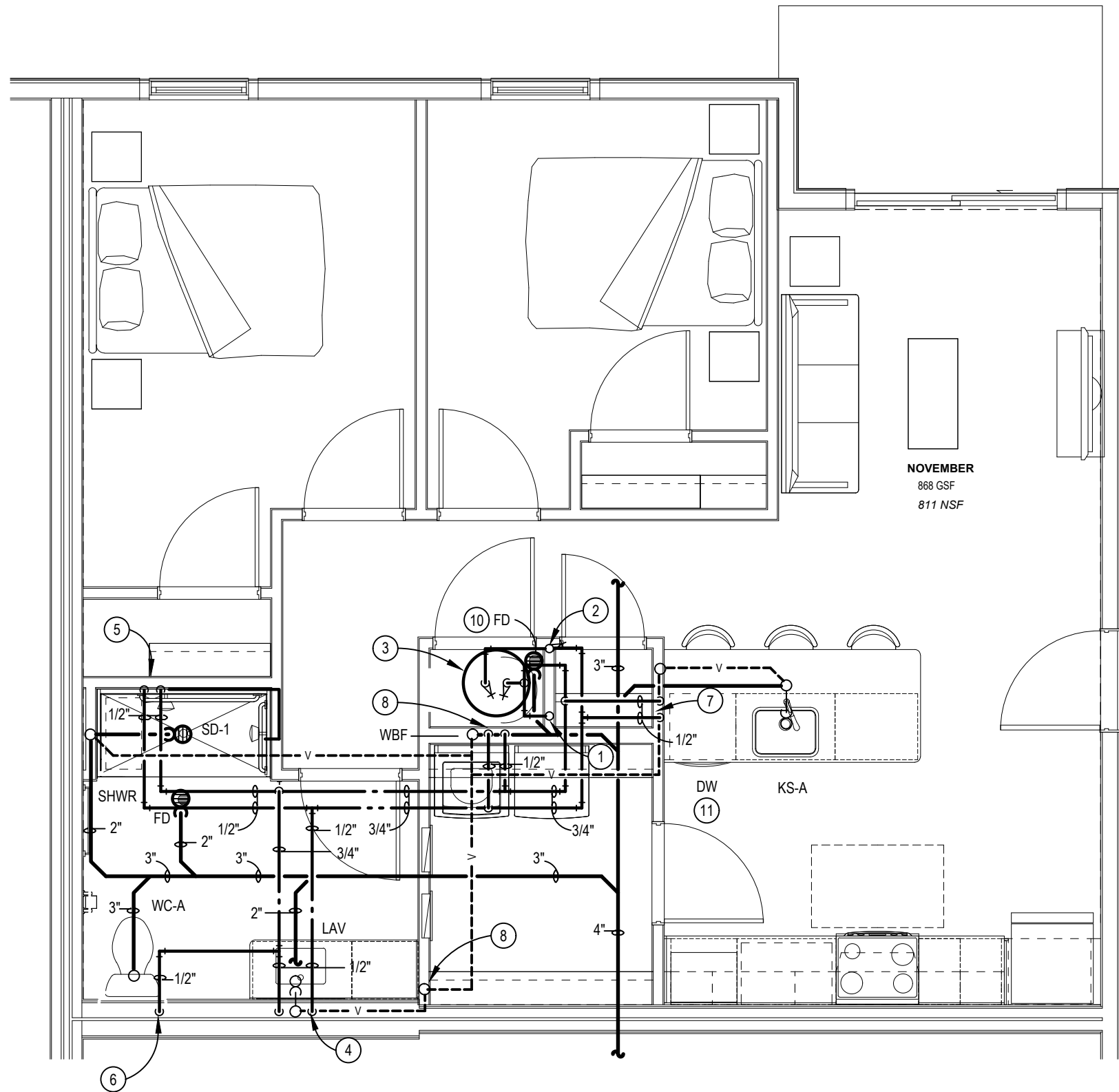


PLUMBING TAG NOTES:

- 1
- 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SUBMETER ON COLD WATER LINE SERVING EACH UNIT COMPLETE WITH SHUT-OFF VALVES & REMOTE READOUT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
- 2
- 3/4" HW RISER.
- 3
- WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
- 4
- 1/2" H & CW LINES DN IN WALL TO LAV.
- 5
- 1/2" H & CW LINES DN IN WALL TO SHWR. PROVIDE HAND HELD & CONTROLS ON BACK (LONG WALL) TO MEET ADA REQUIRMENTS & ALSO PROVIDE A STANDARD SHOWER HEAD ON THE SIDE WALL IN ADDITION TO THE HANDHELD ON THE BACK WALL.
- 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.
- 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.

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 THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
- 6
- PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.
- 7
- SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING. PROVIDE FIRE COLLAR & COPPER OR CAST IRON PIPING. VERIFY EXACT REQUIREMENTS AND LOCATIONS.



NOVEMBER PLUMBING PLAN

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

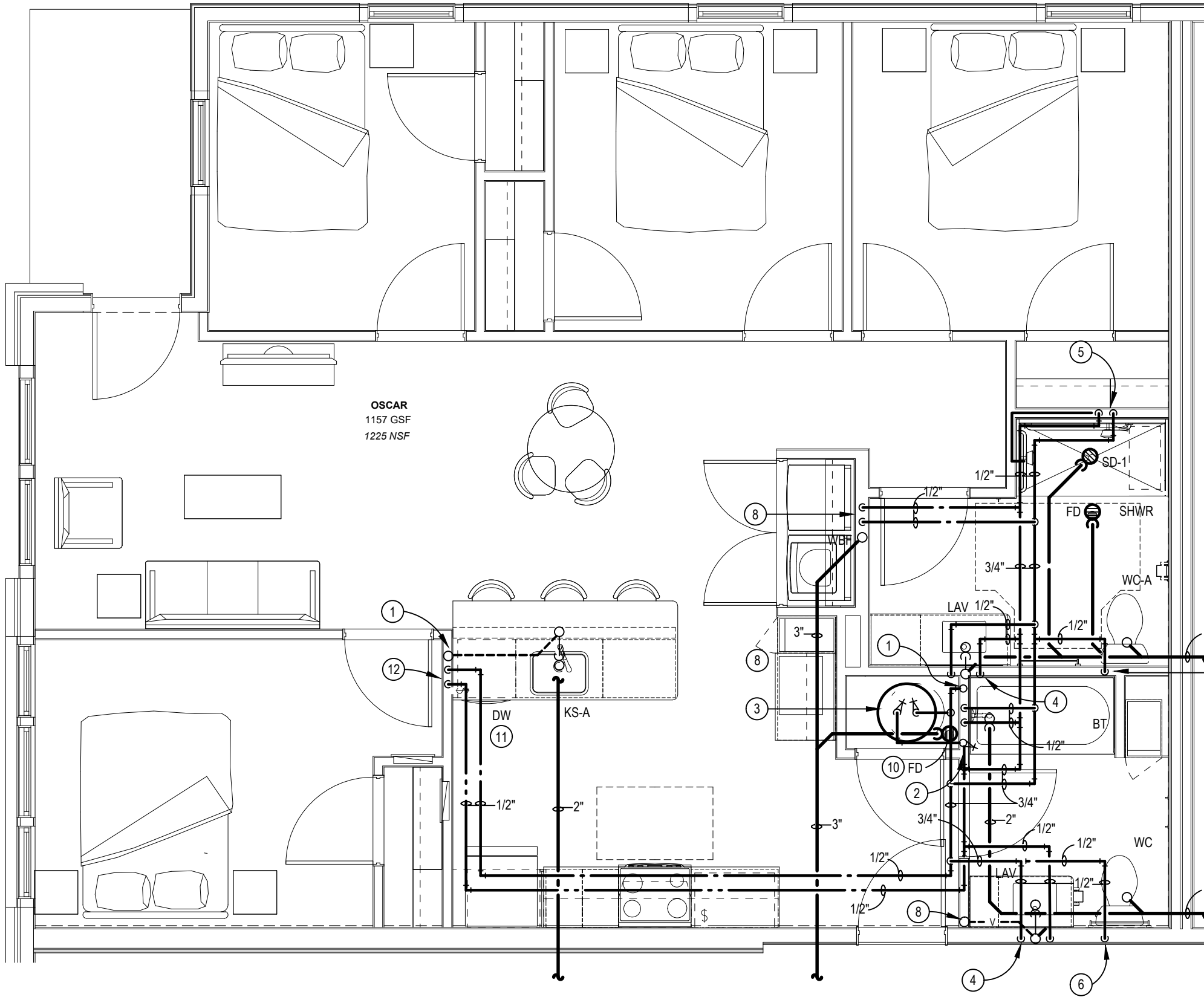


PLUMBING TAG NOTES:

- 1 3/4" CW LINE TO SERVE UNIT. PC SHALL INSTALL SUBMETER ON COLD WATER LINE SERVING EACH UNIT COMPLETE WITH SHUT-OFF VALVES & REMOTE READOUT. PC SHALL COORDINATE EXACT LOCATION AND REQUIREMENTS AND INSTALL PER LANDLORD AND LOCAL WATER REQUIREMENTS. REFER TO OVERALL BLDG. PLUMBING PLANS FOR CONT.
- 2 3/4" HW RISER.
- 3 WATER HEATER (WH-1) MOUNTED BELOW FAN COIL UNIT. REFER TO DETAIL ON DWG. P301.
- 4 1/2" H & CW LINES DN IN WALL TO LAV.
- 5 1/2" H & CW LINES DN IN WALL TO SHWR. PROVIDE HAND HELD & CONTROLS ON BACK (LONG WALL) TO MEET ADA REQUIRMENTS & ALSO PROVIDE A STANDARD SHOWER HEAD ON THE SIDE WALL IN ADDITION TO THE HANDHELD ON THE BACK WALL.
- 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.
- 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.

GENERAL PLUMBING NOTES:

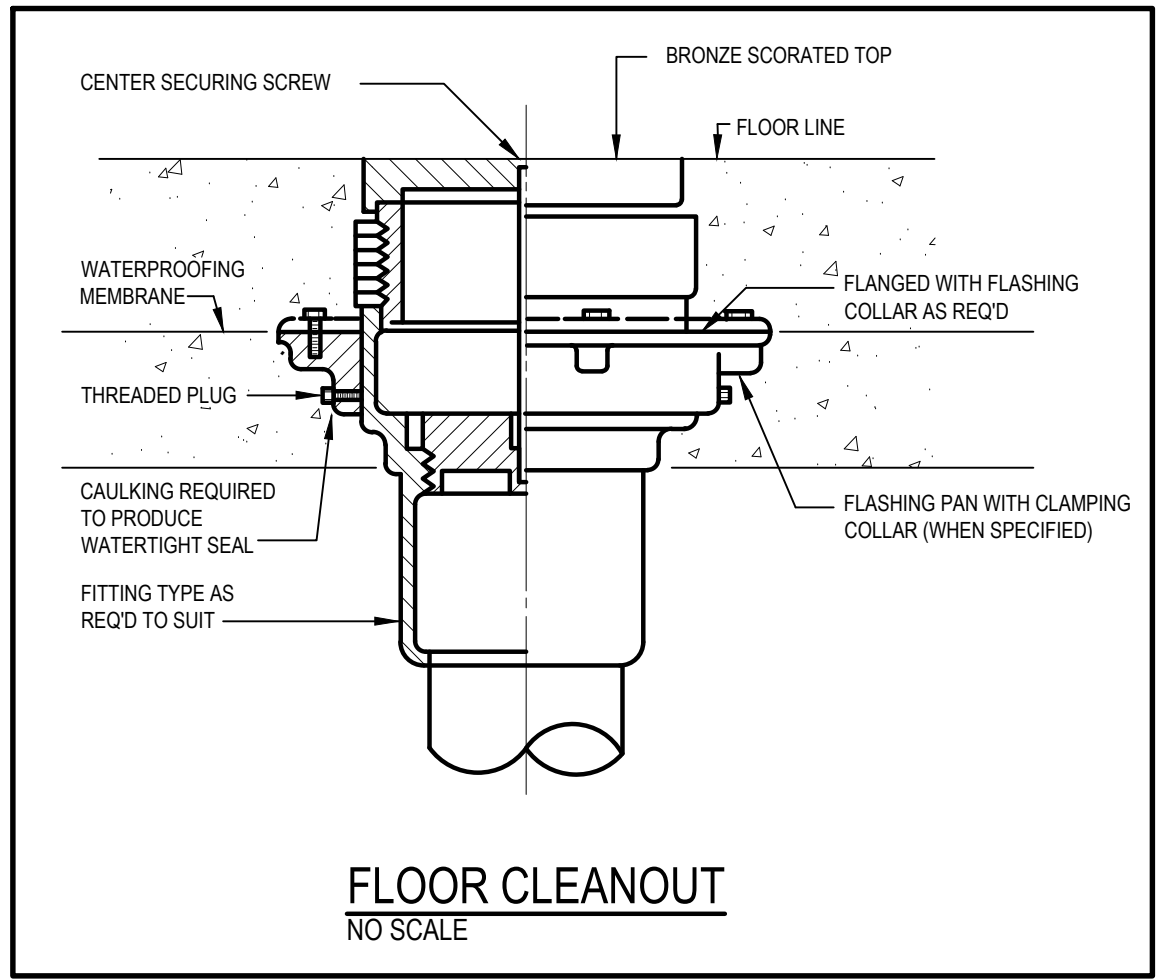
1. REFER TO 1/8" SCALE PLANS FOR ROUTING OF SANITARY SEWERS BELOW FLOOR, COLD WATER MAIN PIPING AND VENT MAINS.
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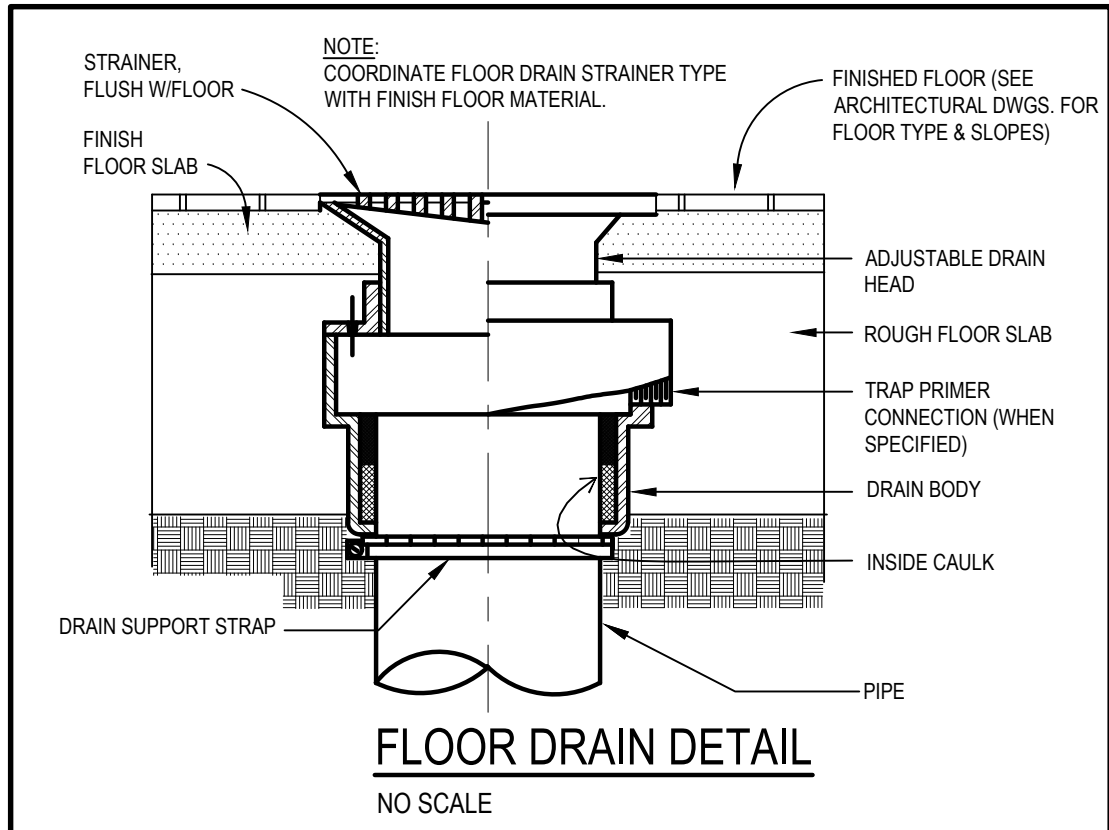
OSCAR PLUMBING PLAN

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

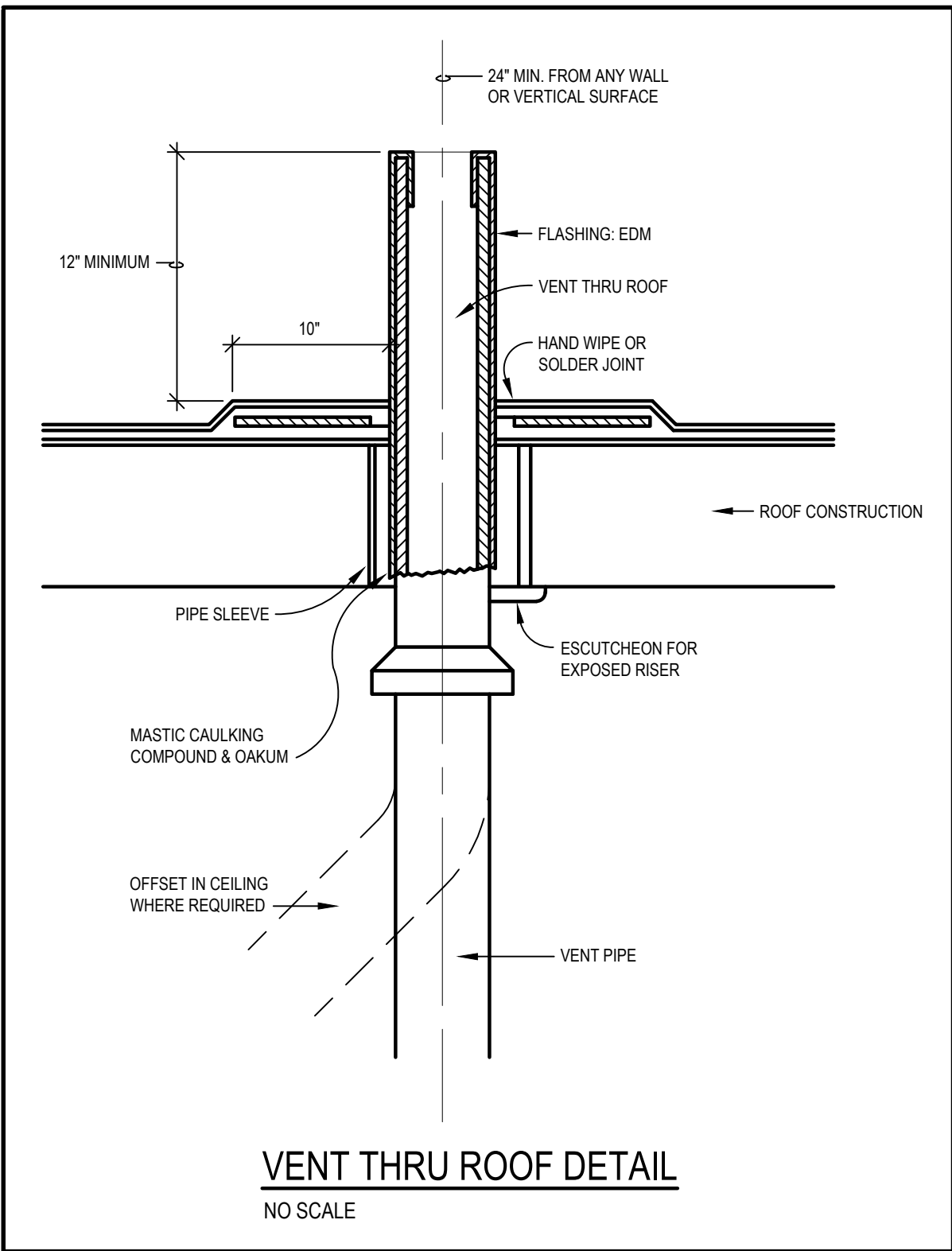




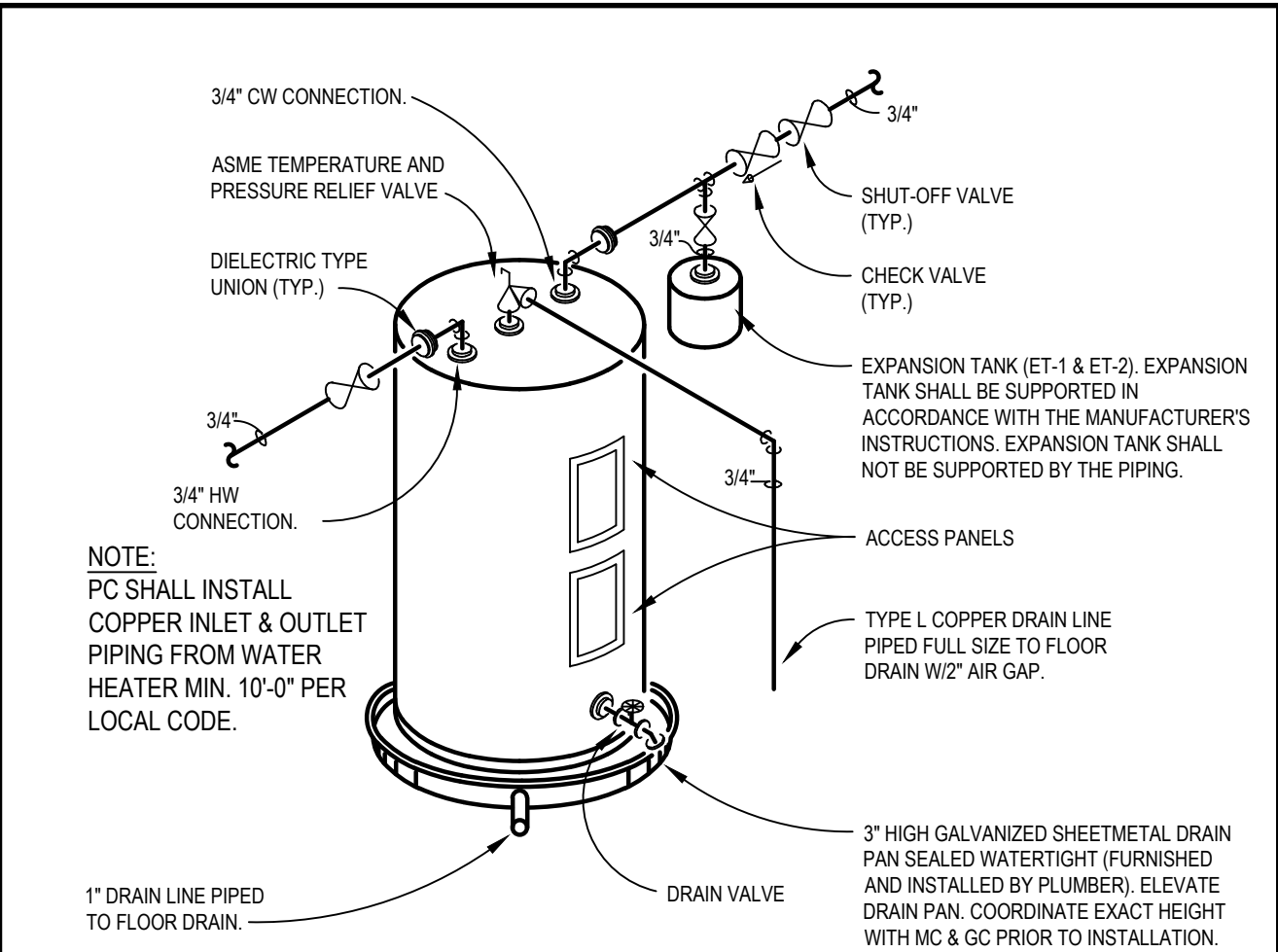
FLOOR CLEANOUT
NO SCALE



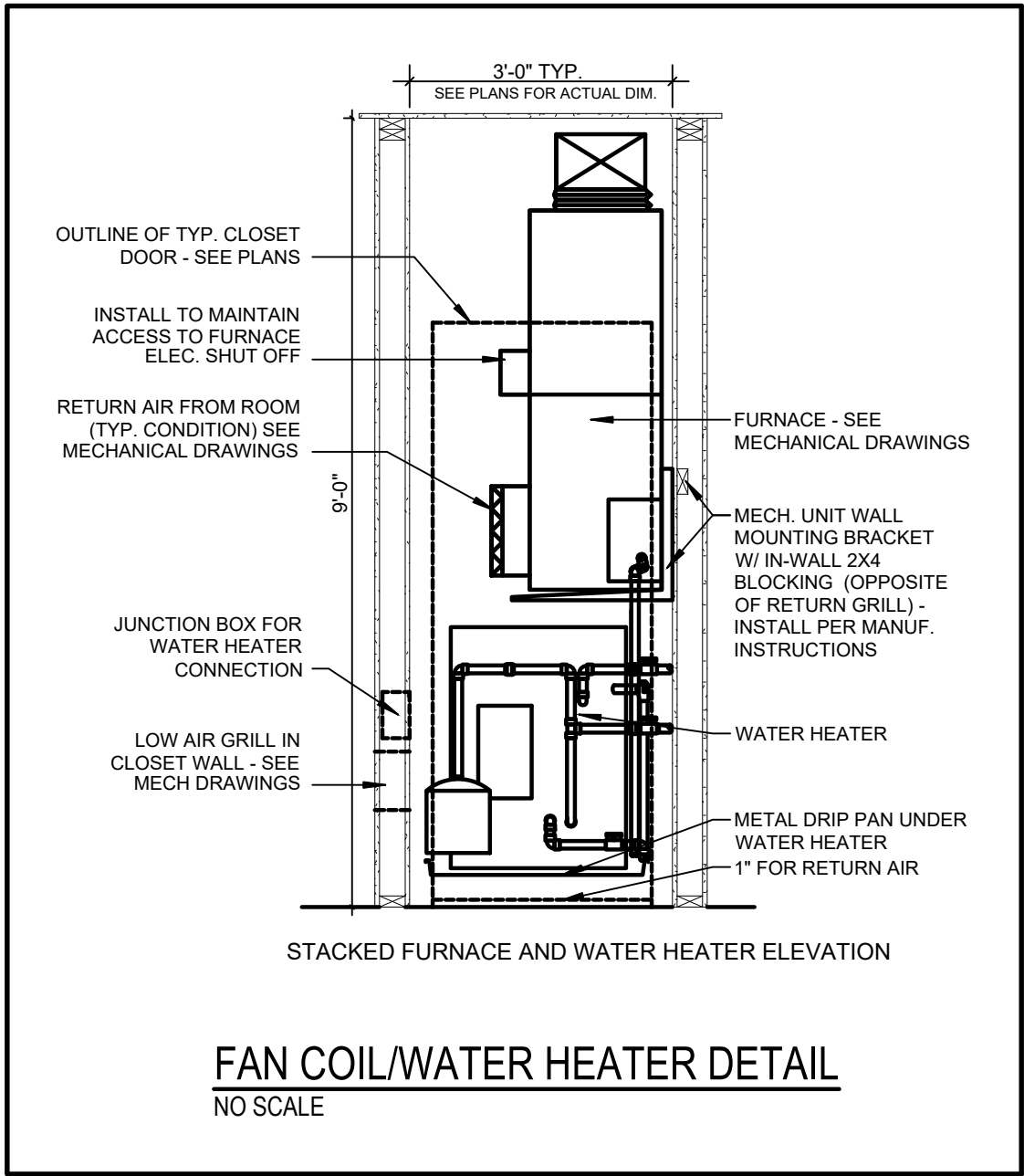
FLOOR DRAIN DETAIL
NO SCALE



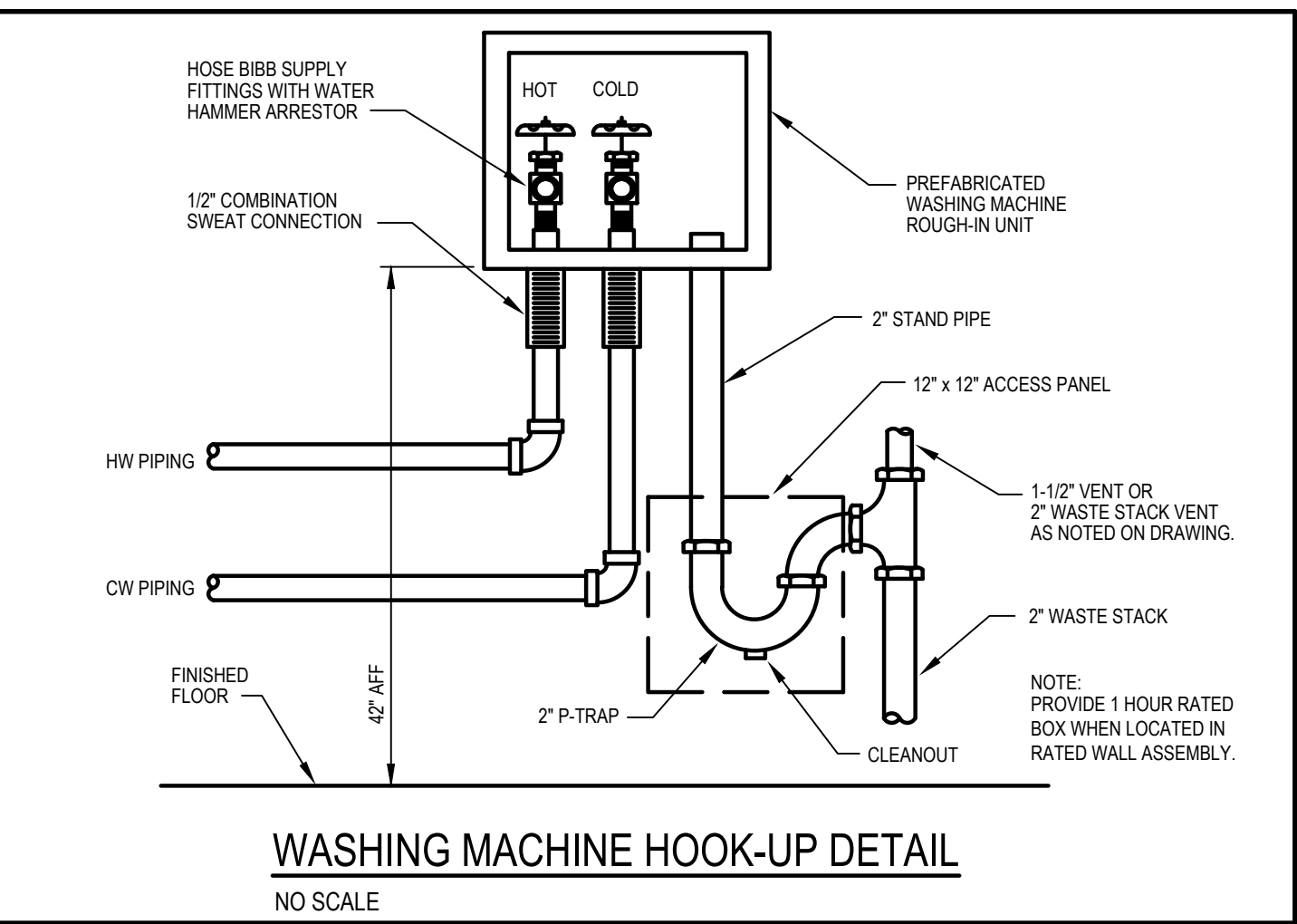
VENT THRU ROOF DETAIL
NO SCALE



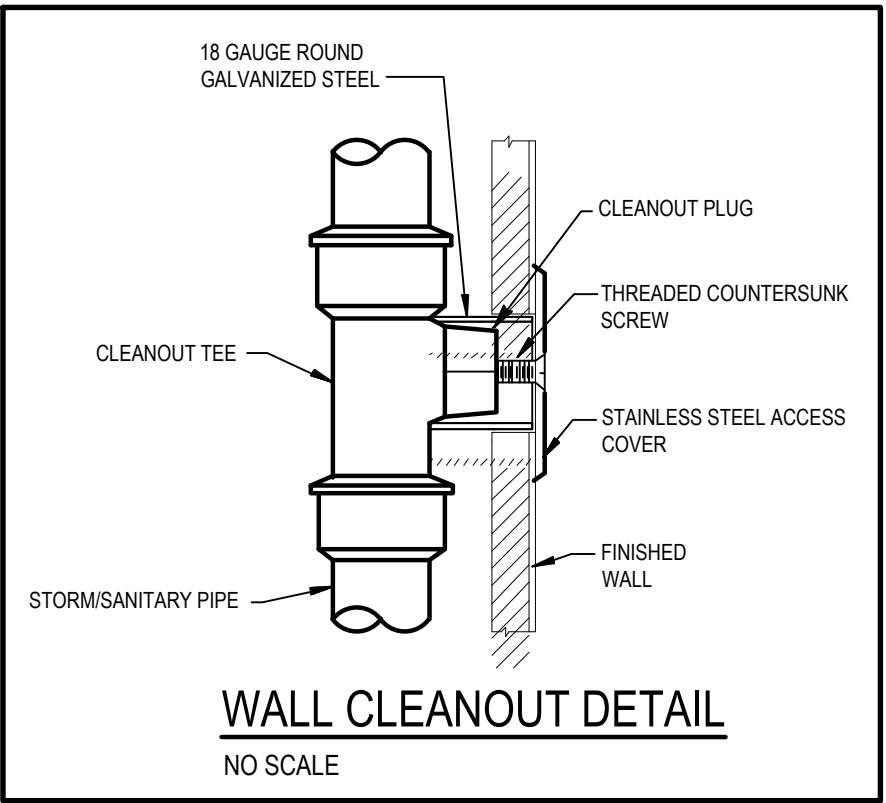
ELECTRIC WATER HEATER (WH-1 & WH-2) DETAIL
NO SCALE



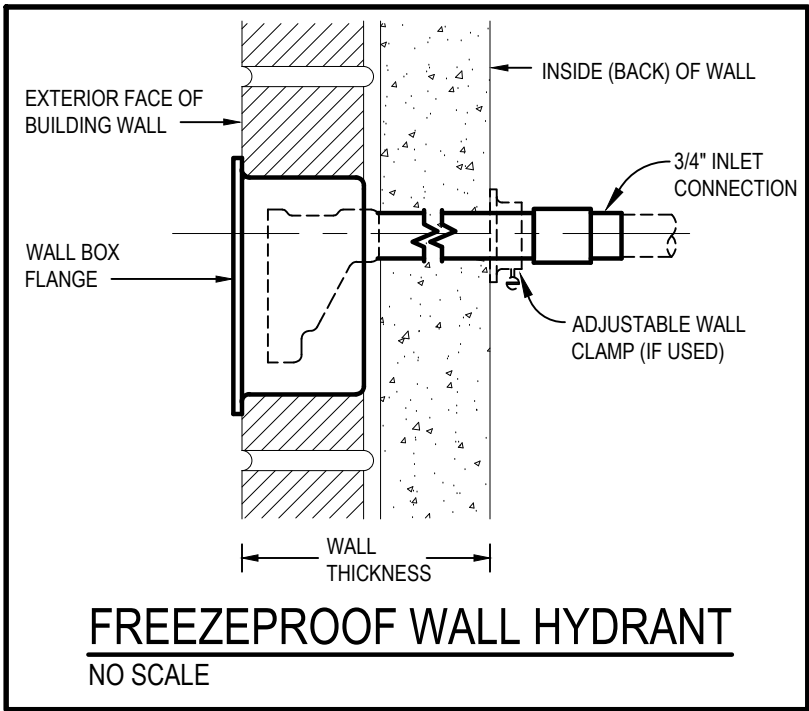
FAN COIL/WATER HEATER DETAIL
NO SCALE



WASHING MACHINE HOOK-UP DETAIL
NO SCALE



WALL CLEANOUT DETAIL
NO SCALE



FREEZEPROOF WALL HYDRANT
NO SCALE

PLUMBING FIXTURE SCHEDULE								
MARK	ITEM	FIXTURE	FAUCET	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC	WATER CLOSET	AM STD. 211CA-104	-	15"	1/2"	--	INTEG.	NOTE-1
WC-A	WATER CLOSET (HANDICAP)	AM STD. 211AA-104	-	16-1/2"	1/2"	--	INTEG.	NOTE-1
LAV	LAVATORY	INTEGRAL W/COUNTER	MOEN T6620	-	1/2"	1/2"	1-1/2"	NOTE-2
KS	S.S. SINK SINGLE BOWL	ELKAY ELUH2317PD	MOEN 87912	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-3
KS-A	S.S. SINK SINGLE BOWL (ADA UNIT)	ELKAY ELUHAD191655PD	MOEN 87912	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-3a
SHWR	SHOWER	KOHLER K-8649	MOEN UT2322EP	-	1/2"	1/2"	1-1/2"	NOTE-4
BT	BATHTUB	KOHLER K-838	MOEN 82537	-	1/2"	1/2"	1-1/2"	NOTE-5

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"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.
- MOLDED, 60"W x 34"D (OUTSIDE DIMENSIONS), 1.5 GPM, WHITE. FURNISH & INSTALL PRESSURE BALANCE BATHSHOWER 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 BATHSHOWER 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.

PLUMBING EQUIPMENT SCHEDULE:

UNIT WATER HEATER (WH-1):
BRADFORD WHITE MODEL RE240L6, 40-GALLON STORAGE CAPACITY, 4500 WATTS @ 208V, 1 PHASE AND 21 GPH RECOVERY @ 90 DEG RISE. DIELECTRIC NIPPLES, BRASS DRAIN VALVE, T&P RELIEF VALVE, ADJUSTABLE THERMOSTAT AND AUTOMATIC OVERHEAT SAFETY LIMIT AND 3-YEAR LIMITED WARRANTY.

UNIT WATER HEATER (WH-2):
BRADFORD WHITE MODEL RE250T6, 50-GALLON STORAGE CAPACITY, 4500 WATTS @ 208V, 1 PHASE AND 21 GPH RECOVERY @ 90 DEG RISE. DIELECTRIC NIPPLES, BRASS DRAIN VALVE, T&P RELIEF VALVE, ADJUSTABLE THERMOSTAT AND AUTOMATIC OVERHEAT SAFETY LIMIT AND 3-YEAR LIMITED WARRANTY.

EXPANSION TANK (ET-1 & ET-2):
ANTROL "THERM-X-TROL" MODEL #ST-5, 2.1 GALLON TANK VOLUME, NON-ASME CONSTRUCTION, 3/4" SYSTEM CONNECTION (OR SIMILAR-OWNER APPROVED).

CLEANOUT (CO):
J.O. SMITH # 4020 DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SECURED NICKEL BRONZE TOP. NOTE: WHERE CLEANOUTS ARE INSTALLED IN CARPETED AREAS PROVIDE WITH CARPET CLAMPING FRAME (SUFFIX-X).

CLEANOUT (CO-1):
J.R. SMITH # 4100 SERIES CAST CLEAN OUT WITH ADJUSTABLE TOP AND ABS CLOSURE PLUG, NICKEL BRONZE DOUBLE EXTRA HEAVY DUTY TOP.

WALL CLEANOUT (WCO):
SIOUX 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 CLOSE TRAP SEAL MODEL 2692. FURNISH AND INSTALL FLASHING FLANGE FOR MEMBRANE TYPE FLOORS.

FLOOR SINK (FS) - WATER ROOM:
J.R. SMITH MODEL NO. 3100-12 CAST IRON FLANGED RECEPTOR WITH SEEPAGE HOLES, ACID RESISTANT COATED INTERIOR, NICKEL BRONZE RIM AND SECURED 1/2 GRATE WITH ALUMINUM DOME STRAINER HEAD AND ROUND TOP. PROVIDE J.R. SMITH QUAD CLOSE TRAP SEAL MODEL 2692

WASHER BOX FITTING (WBF):
OATEY MODEL NO. 38151, IN WALL SUPPLY AND DRAIN FIXTURE FOR 1/2" COPPER TUBING AND 2" DRAIN (OR SIMILAR-OWNER APPROVED).

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-D/DUCO CAST IRON BODY, FLASHING CLAMP AND GRAVEL STOP WITH CAST IRON DOME, PVC STANDPIPE, ADJUSTABLE EXTENSION, SUMP RECEIVER AND UNDERDECK CLAMP.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

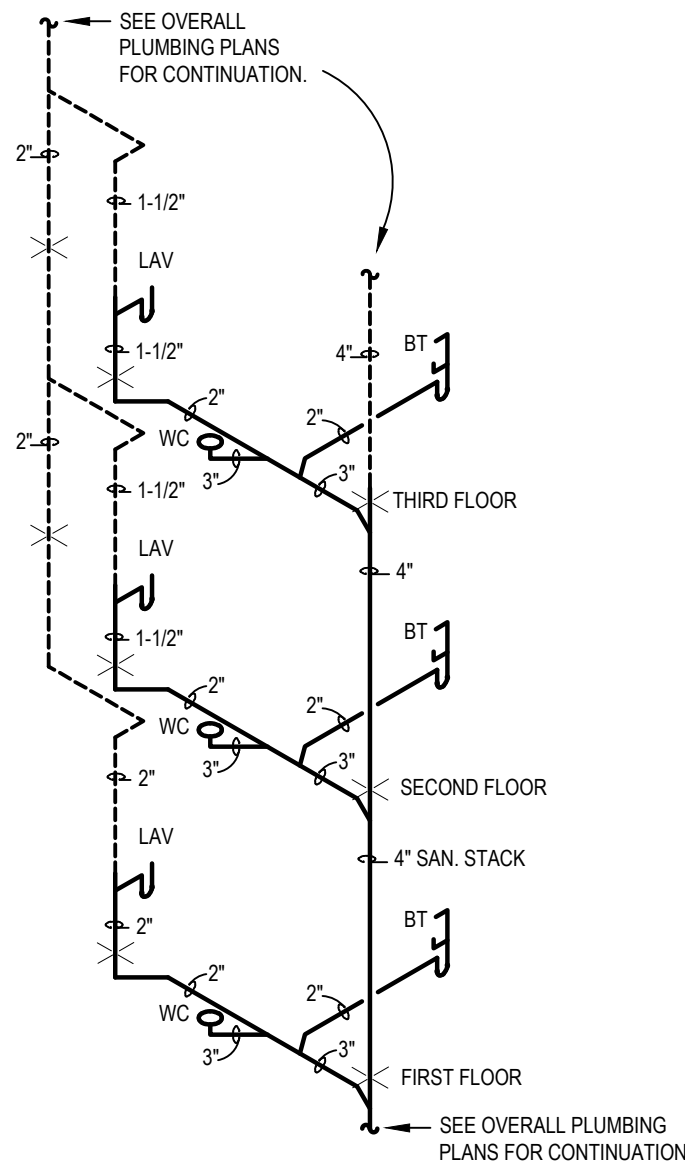
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PROJECT #: 26104 V17

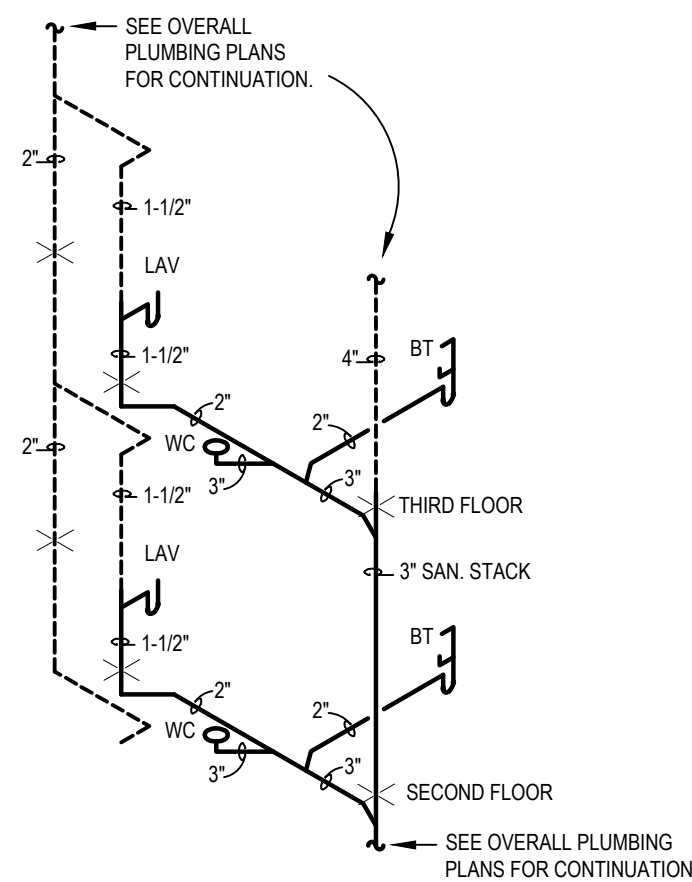
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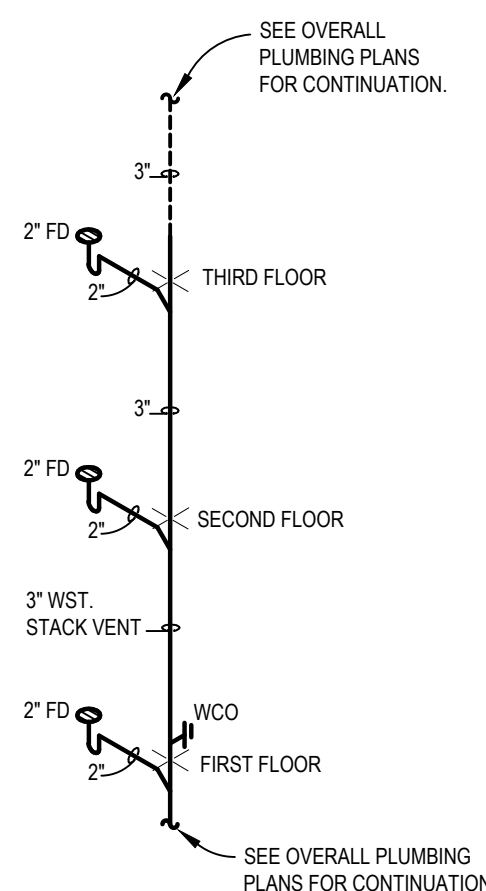
P402
PLUMBING STACKS



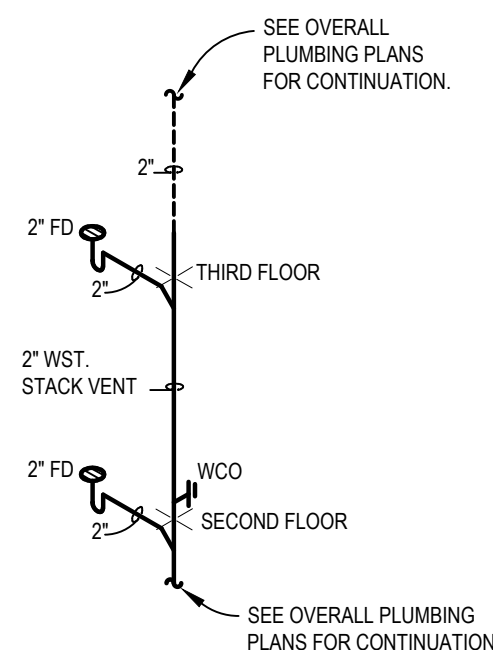
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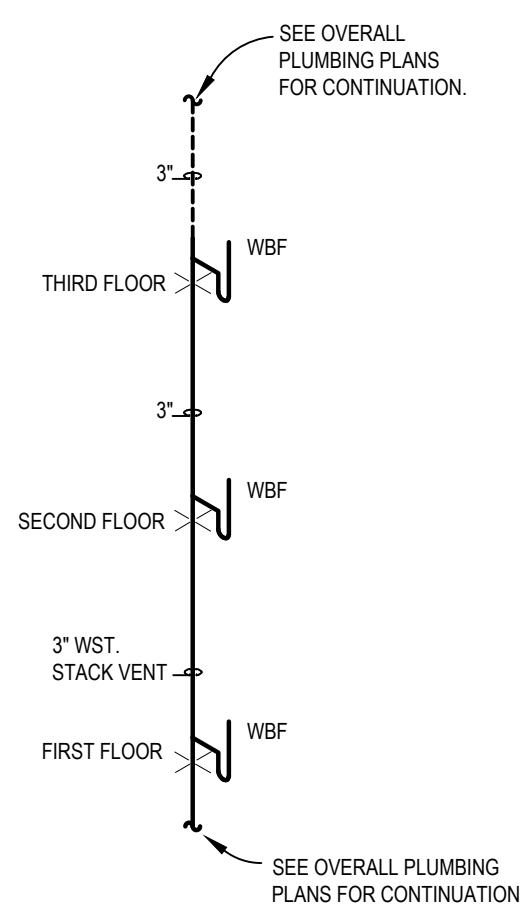
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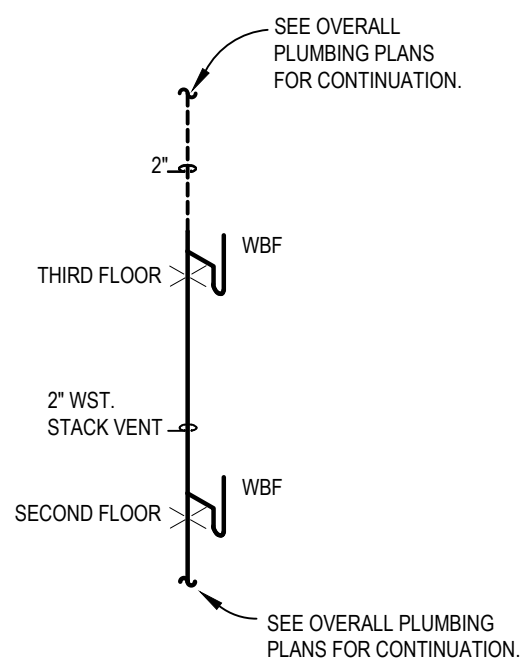
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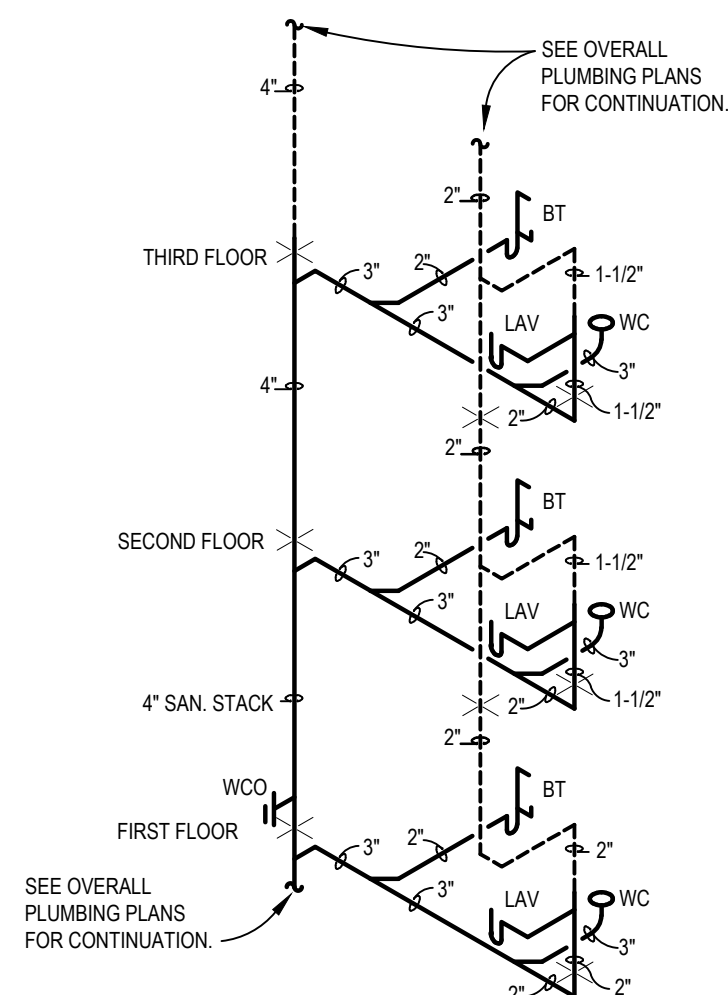
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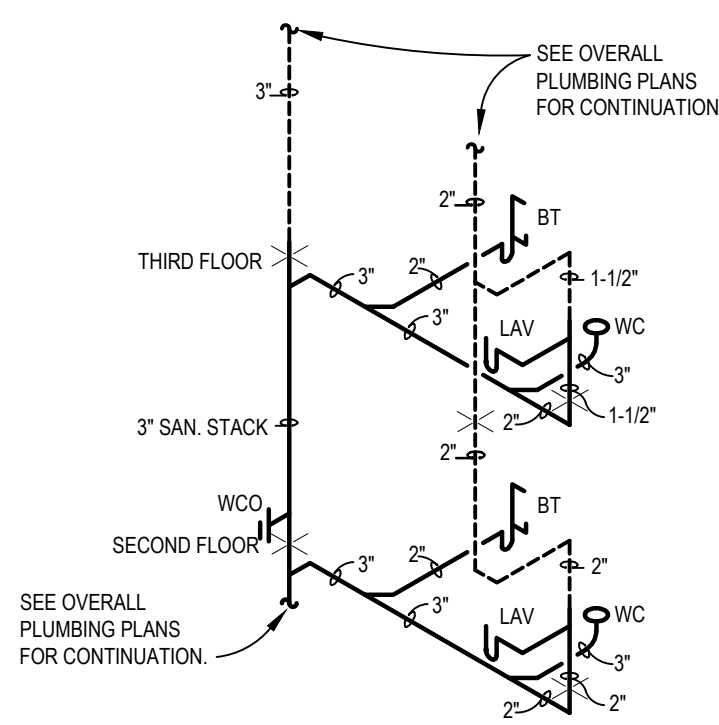
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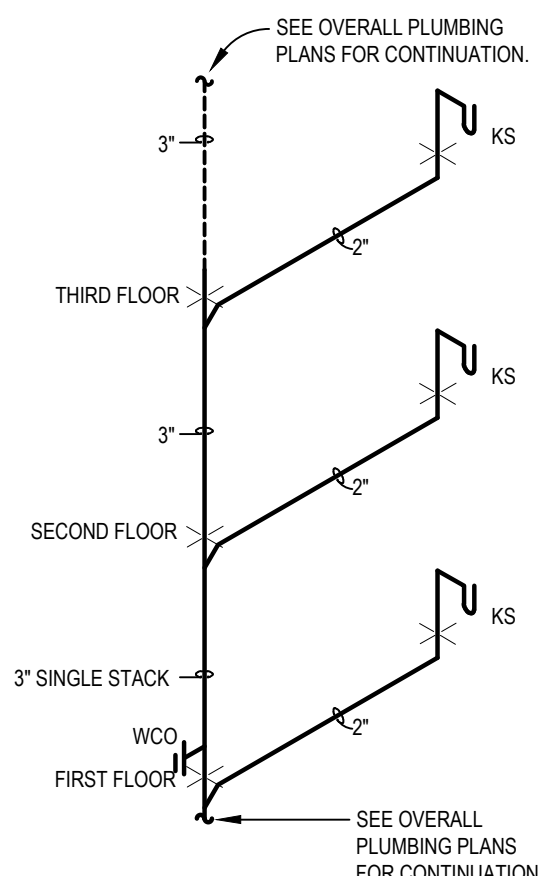
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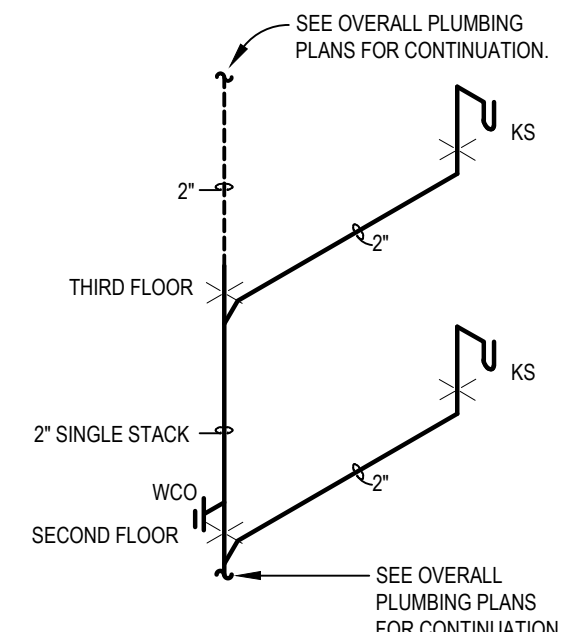
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SANITARY STACK 'Da'
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SANITARY STACK 'E'
NO SCALE



SANITARY STACK 'Ea'
NO SCALE



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

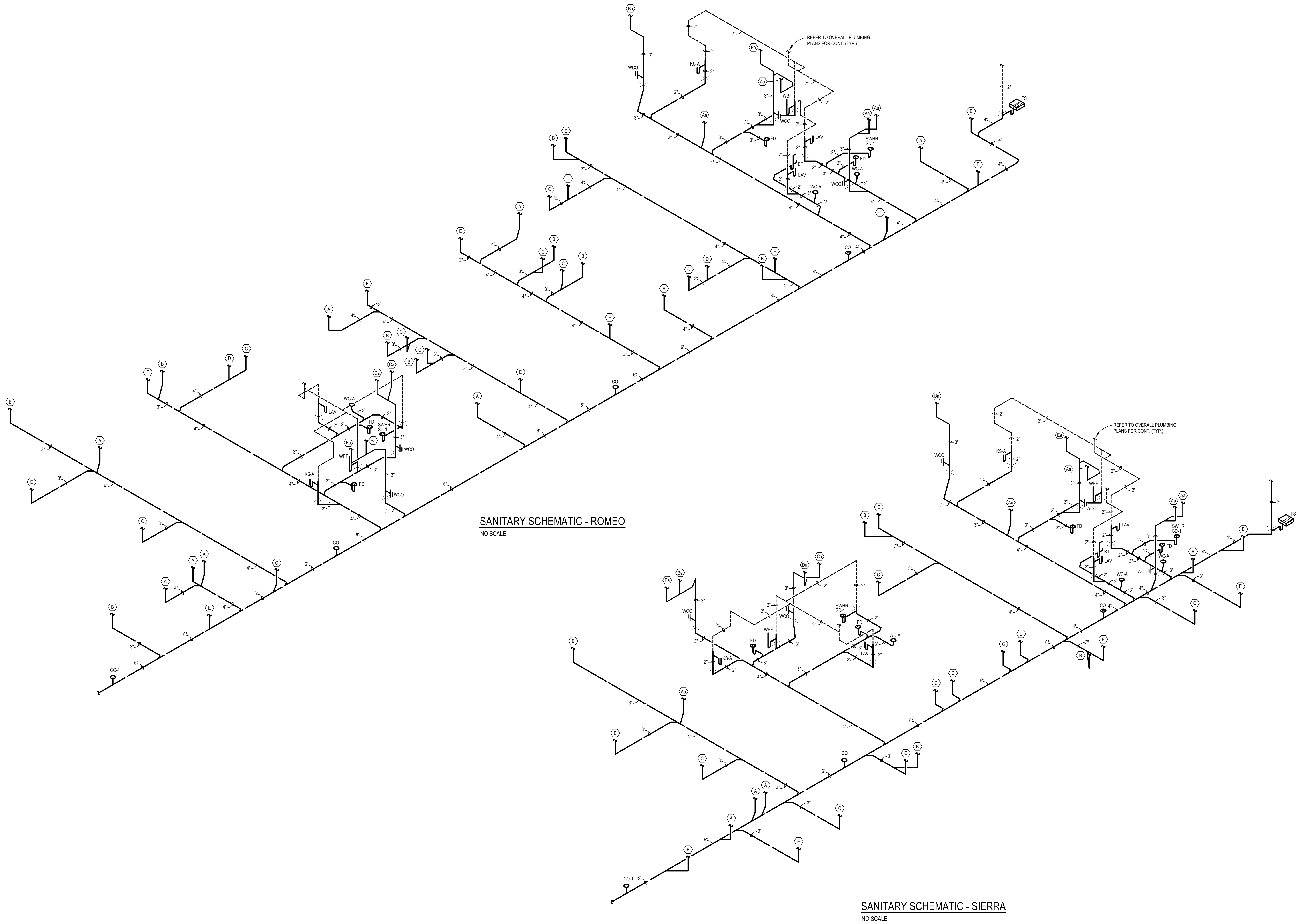
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PROJECT DATE: 07/29/2026

P403

PLUMBING
SCHEMATICS

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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 CHANGES 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 (ROOFER 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 OFFSET 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).

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 RIGID CPVC VINYL COMPOUNDS WITH A CELL CLASS OF 2448 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 OR APPROVED EQUAL.
- C. PEX TUBING: ASTM F 877, SDR 9 TUBING.
1. FITTINGS FOR PEX TUBE: ASTM F 1807, METAL-INSERT TYPE WITH COPPER OR STAINLESS-STEEL CRIMP RINGS AND MATCHING PEX TUBE DIMENSIONS.
2. MANIFOLD, MULTIPLE-OUTLET, PLASTIC OR CORROSION-RESISTANT-METAL ASSEMBLY COMPLYING WITH ASTM F 877, WITH PLASTIC OR CORROSION-RESISTANT-METAL VALVE FOR EACH OUTLET.
- E. GAS PIPING ABOVE GROUND SHALL BE SCHEDULE 40 BLACK STEEL WITH 125 POUND BLACK MALLEABLE IRON SCREWED FITTINGS. GAS PIPING COMPOUND AT JOINTS SHALL BE PER NFPA BULLETIN #54 AND LOCAL CODES. GAS VALVES SHALL BE UL LISTED FOR GAS SERVICE SUCH AS DEZURICK MODEL S-425 FOR 2" AND LESS.
- F. INSULATE ALL NEW HOT AND COLD WATER PIPING WITH NONCOMBUSTIBLE ARMSTRONG "ARMAFLEX" TYPE II FOAM INSULATION WITH SEALED JOINTS OR WITH OWENS CORNING FIBERGLASS AS/JSS/L-H HEAVY DENSITY PIPE INSULATION WITH VAPOR BARRIER AND SEALED JOINTS. INSULATION THICKNESS SHALL BE AS FOLLOWS:
- | | |
|---|------------------|
| HOT & COLD WATER BRANCH PIPING UP TO 1" | 1/2" THICKNESS |
| HOT & COLD WATER MAIN PIPING UP TO 1-1/2" | 1" THICKNESS |
| HOT & COLD WATER MAIN PIPING 2" AND OVER | 1-1/2" THICKNESS |
- ALL PIPING BELOW ROOF DECK TO BE INSULATED WITH NEXT SIZE PIPE THICKNESS.
- G. PLUMBING CONTRACTOR SHALL INSTALL SHOCK ABSORBERS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER, WHERE NECESSARY. BRANCH PIPING SHALL HAVE ACCESSIBLE SERVICE VALVES. PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
- H. PLUMBING CONTRACTOR SHALL PROVIDE 1 SET OF "AS-BUILT" DRAWINGS TO THE OWNER.
- I. CHLORINATION OF WATER PIPING: THE DOMESTIC WATER PIPING SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL CONTAMINATED WATER DOES NOT APPEAR AT THE OUTLET AND SHALL BE FILLED WITH A SOLUTION CONTAINING 50 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR A PERIOD (AS PRESCRIBED BY THE CODE) BEFORE FLUSHING. THE SYSTEM SHALL BE FLUSHED COMPLETELY WITH CLEAR WATER UNTIL ALL RESIDUAL CHLORINE CONTENT IS REMOVED. CHLORINATION SHALL BE PERFORMED AFTER ALL PIPING AND FINAL CONNECTIONS AND PRESSURE TESTING HAS BEEN COMPLETED. IF, AFTER THE PIPES HAVE BEEN CHLORINATED, THE PIPES HAVE TO BE DISMANTLED, THE CHLORINATION PROCESS MUST BE REPEATED.
- J. LABOR SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR PARTICULAR TRADE. PIPE AND EQUIPMENT SHALL BE INSTALLED SQUARE AND PLUMB AND ACCESSIBLE FOR PROPER OPERATION AND SERVICE.
- K. CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.
- L. PROVIDE ANY NECESSARY EXCAVATING AND BACKFILLING FOR THE INSTALLATION OF WORK SPECIFIED IN THIS DIVISION. AFTER THE PIPE HAS BEEN INSTALLED, TESTED AND APPROVED, THE TRENCHES SHALL BE BACKFILLED AND WELL TAMPED TO GRADE WITH APPROVED MATERIAL.
- M. PIPING
1. ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
2. VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
3. SOIL WASTE, STORM, VENT, OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM UNIFORM GRADE OF 1/8" TO THE FOOT FOR 3" THRU 6" PIPE AND 1/4" TO THE FOOT FOR 2-1/2" AND LESS.
4. HOT AND COLD WATER LINES SHALL BE AT LEAST 12" APART WHERE PIPING IS PARALLEL.
5. ESCUTCHEON PLATES SHALL BE PROVIDED WHERE ALL PIPE PASSES THROUGH A FINISHED WALL.
6. CONNECTIONS FROM STEEL TO COPPER PIPING SHALL BE MADE WITH DIELECTRIC TYPE UNIONS, EPCO OR OTHER APPROVED TYPE.
- N. COPPER PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7'-0" AND AT EACH CHANGE IN HORIZONTALS OF VERTICAL. HANGERS SHALL SUPPORT PIPING AT PIPE WITH INSULATION OVER TOP OR WITH METAL SLEEVE TO PROTECT INSULATION FROM BEING CRUSHED.
1. HANGER SHIELD: HANGERS FOR PIPING SHALL BE PLACED AROUND THE OUTSIDE OF THE INSULATION AND PROTECTIVE SHIELDS SHALL BE INSTALLED AT EVERY HANGER LOCATION. SHIELD SHALL NOT BE LESS THAN 2/3 THE CIRCUMFERENCE OF THE INSULATION AND WHERE SPEED CLIPS ARE USED, THE METAL SHIELD SHALL BE CONTINUOUS AROUND THE CIRCUMFERENCE OF THE PIPE INSULATION. SHIELDS SHALL BE FABRICATED OF THE FOLLOWING GAUGES:
- | NOMINAL PIPE SIZE | METAL GAUGE |
|-------------------|-------------|
| 0" - 1-1/2" | 20 |
| 2" - 3" | 16 |
| 3-1/2" AND UP | 14 |
- O. CLEAN OUT ALL LINES, ADJUST ALL VALVES AND CLEAN ALL PLUMBING FIXTURES AND EQUIPMENT. ROUT OUT ALL EXISTING SANITARY SEWERS BEING TIED INTO TO INSURE THE PROPER FLOW. PLUMBING CONTRACTOR TO FURNISH AND INSTALL CLEAR SILICONE CALK 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 6".
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 NIGHT.
13. REPAVE ALL STREETS OR SIDEWALKS DISTURBED AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF ARCHITECT AND AUTHORITIES HAVING JURISDICTION.
14. WHERE BUILDING SERVICE LINES ENTER OR LEAVE BUILDING SUCH AS WATER, SEWER, AND ARE INSTALLED ON FILLED EARTH, PROVIDE CONTINUOUS SUPPORT ON A REINFORCED CONCRETE BEAM FURNISHED AND INSTALLED AS A PART OF THIS WORK. SUPPORT BEAM ON BUILDING END WITH VERTICAL SUPPORT DOWN TO FOUNDATION FOOTING AND ON UNDISTURBED EARTH AT OTHER END.

V. DEWATERING:

1. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
2. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.
3. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUNOFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

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; SIAMSESE CONNECTIONS; FLOW SWITCHES.
- H. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED.
- I. IT IS ESSENTIAL FOR THE COORDINATION OF ALL TRADES THAT THIS CONTRACTOR BE RESPONSIBLE FOR CONFIRMING THE LOCATIONS AND ELEVATIONS OF HIS PIPING AND EQUIPMENT AT THE JOB SITE, TO AVOID ENCROACHING UPON THE SPACE NEEDED AND ALLOCATED FOR ANOTHER TRADE.
- J. DRAWINGS ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN; MEASUREMENTS NOR TO SERVE AS SHOP DRAWINGS, INSTALLATION DRAWINGS, OR SLEEVE DRAWINGS. DRAWINGS FOR THESE PURPOSES SHALL BE PREPARED BY THE SPRINKLER CONTRACTOR.
- K. A COMPLETE INTERCONNECTION WIRING DIAGRAM SHALL BE SUBMITTED SHOWING ALL ELECTRICAL COMPONENTS OF THE SYSTEM WITH NUMBERED TERMINALS AND ALL INTERCONNECTING WIRING WITH COLOR CODING AND CONDUIT REQUIREMENTS.
- L. THE UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED TO 200 PSI FOR TWO HOURS AND WITNESSED BY THE FIRE MARSHALL. THE NEW LINE SHALL BE THOROUGHLY FLUSHED. TESTING AND FLUSHING SHALL BE COMPLETED BEFORE CONNECTION TO THE INSIDE PIPING.
- M. MAKE HYDROSTATIC TEST ON SPRINKLER SYSTEM, 200 PSI FOR 2 HOURS.
- N. ALL DEFECTS MADE EVIDENT BY THE TESTS SHALL BE PROPERLY REPAIRED BY THE SPRINKLER CONTRACTOR. LEAKS IN OVERHEAD LINES SHALL BE REPAIRED ONLY BY MEANS OF TIGHTENING OR REPLACING THE FITTING AND NOT RESORTING TO ANY CAULKING METHOD.
- O. UPON COMPLETION OF THE ENTIRE FIRE PROTECTION SYSTEM ARRANGE TO HAVE THE FIRE INSPECTION BUREAU REPRESENTATIVE AND THE PROPER INSURANCE COMPANY AVAILABLE TO WITNESS THE ACCEPTANCE TEST.
- P. WORKING DRAWINGS SHALL BE SUBMITTED TO THE STATE INSPECTION SERVICE, LOCAL GOVERNING AUTHORITY HAVING JURISDICTION, AND TO THE OWNER'S FIRE INSURANCE UNDERWRITERS FOR APPROVAL AND PERMITS. ALL DEVICES AND MATERIALS PERTAINING TO ALL FIRE PROTECTION WORK SHALL BEAR THE U.L. STAMP OF APPROVAL.
- Q. THE SPRINKLER CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO (2) COMPLETE SETS OF PRINTED INSTRUCTIONS AND HIS DRAWINGS COVERING THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT FURNISHED UNDER THESE SPECIFICATIONS.
- R. GUARANTEE OF WORK UNDER THIS SECTION OF THE SPECIFICATIONS SHALL BE FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FORMAL ACCEPTANCE OF THE FIRE PROTECTION SYSTEMS. THE SYSTEM SHALL BE TESTED QUARTERLY, WITH ALL VALVES OPERATED AND LUBRICATED BY A QUALIFIED TECHNICIAN.
- S. PIPE AND FITTINGS SHALL BE SCHEDULE 40 MILD STEEL. MAIN PIPE (2-1/2" AND LARGER) SHALL BE SCHEDULE 10 ROLL GROOVE STEEL (FM LABEL). PIPE FITTINGS MAY BE CAST, MALLEABLE OR DUCTILE IRON. SCREWED CAST IRON FITTINGS 2" AND SMALLER SHALL HAVE 175 PSI COLD WATER RATING. UNDERGROUND PIPING SHALL BE 6", CLASS S2, 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 SIAMSESE CONNECTIONS AT LOCATION SHOWN ON DRAWINGS. WALL SIAMSESE 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 SIAMSESE. PROVIDE A SAVING CHECK VALVE AND AUTO-BALL DRIP FOR EACH SIAMSESE CONNECTION.
- W. FURNISH AND INSTALL POTTER ELECTRIC SIGNAL CO. OSYS-B OR PIVS-B, 115 V GATE VALVE SWITCH. TAMPER SWITCHES SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. ELECTRICAL CONTRACTOR TO WIRE.
- X. FURNISH AND INSTALL AUTOCALL 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 NIPPLE 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. ROO 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.



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

M101

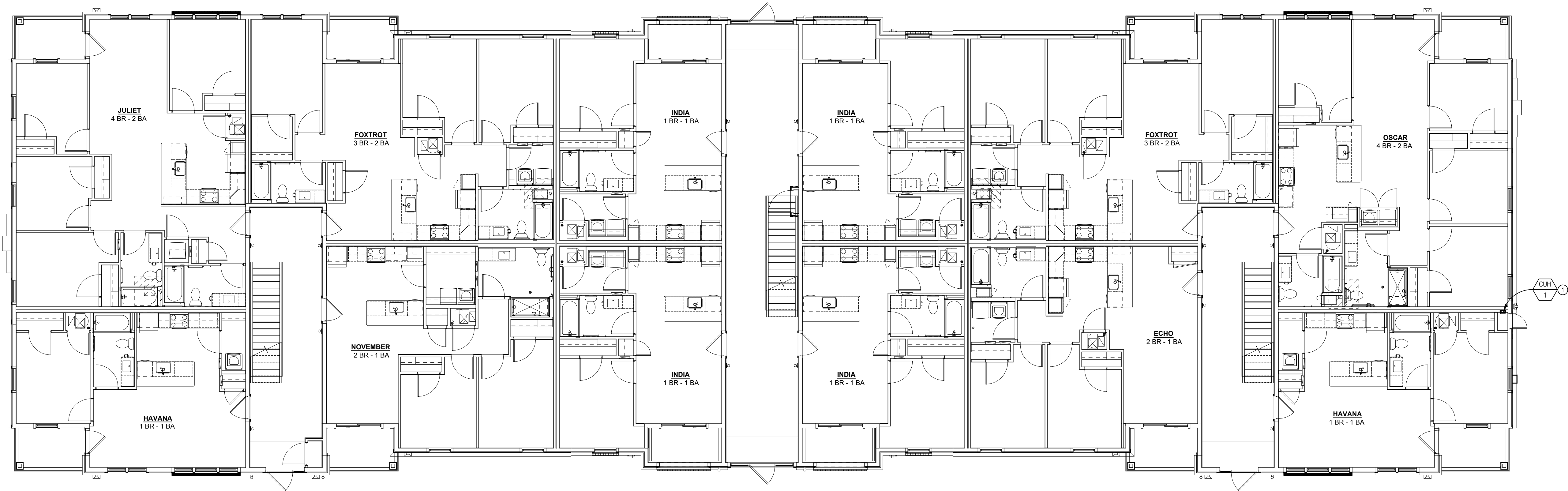
TANGO 1ST FLOOR
MECHANICAL PLAN

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MECHANICAL CODED NOTES:

- ① LOW PROFILE WALL HEATER LOCATED IN WATER RISER CLOSET, MOUNT AT 18" A.F.F.

NOTE: REFER TO DRAWINGS M301, M302, M303, M304 & M305 FOR INDIVIDUAL UNIT MECHANICAL PLANS.



1ST FLOOR MECHANICAL PLAN

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



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

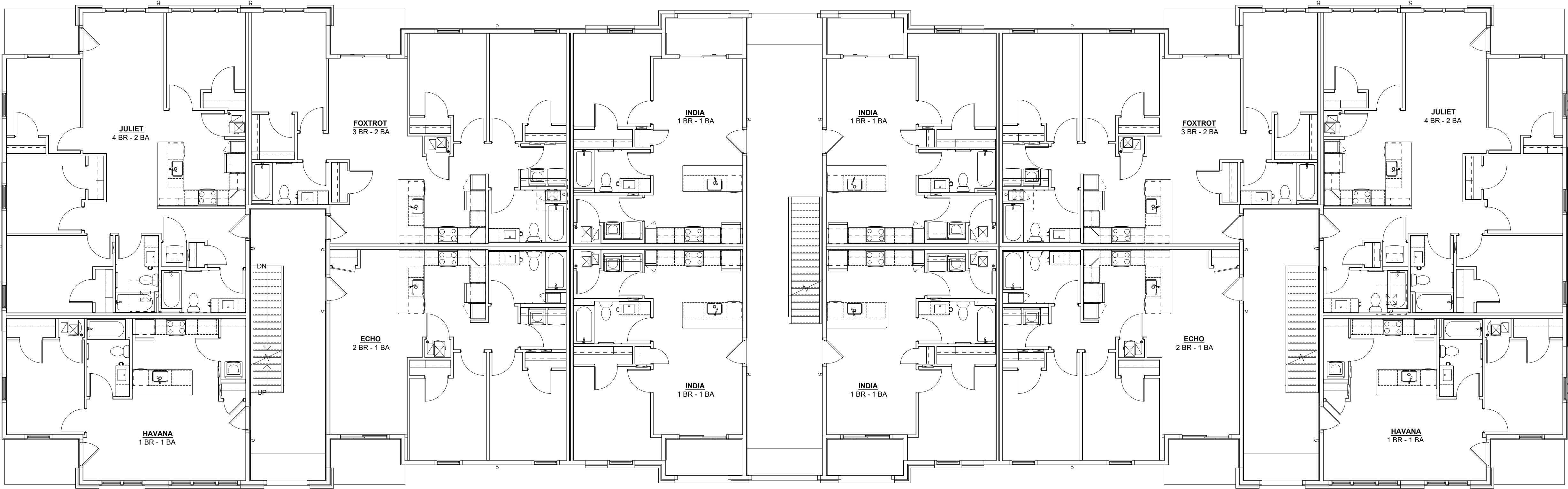
PROJECT DATE: 07/29/2026

M102

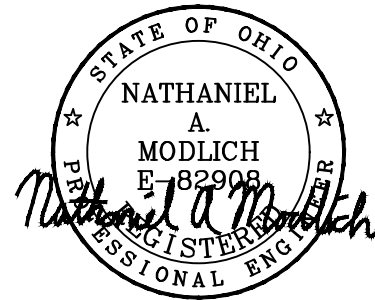
TANGO 2ND FLOOR
MECHANICAL PLAN

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NOTE: REFER TO DRAWINGS M301, M302, M303, M304 & M305 FOR INDIVIDUAL UNIT MECHANICAL PLANS.



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



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

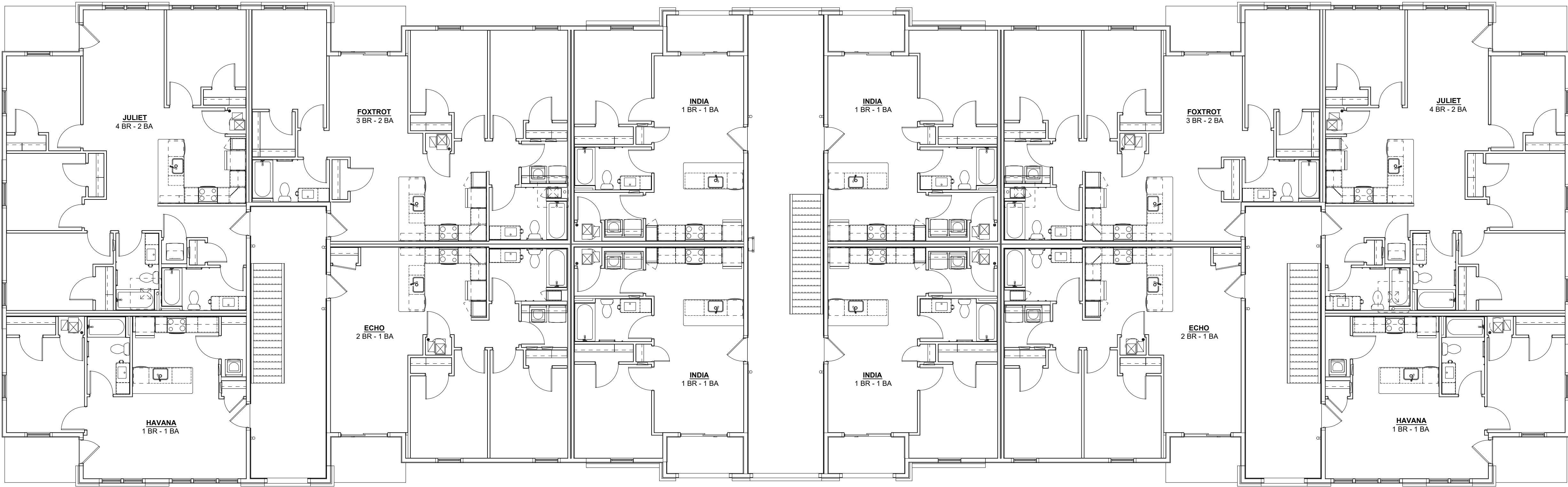
PERMIT SET

PROJECT DATE: 07/29/2026

M103
TANGO 3RD FLOOR
MECHANICAL PLAN

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NOTE: REFER TO DRAWINGS M301, M302, M303, M304 & M305 FOR INDIVIDUAL UNIT MECHANICAL PLANS.

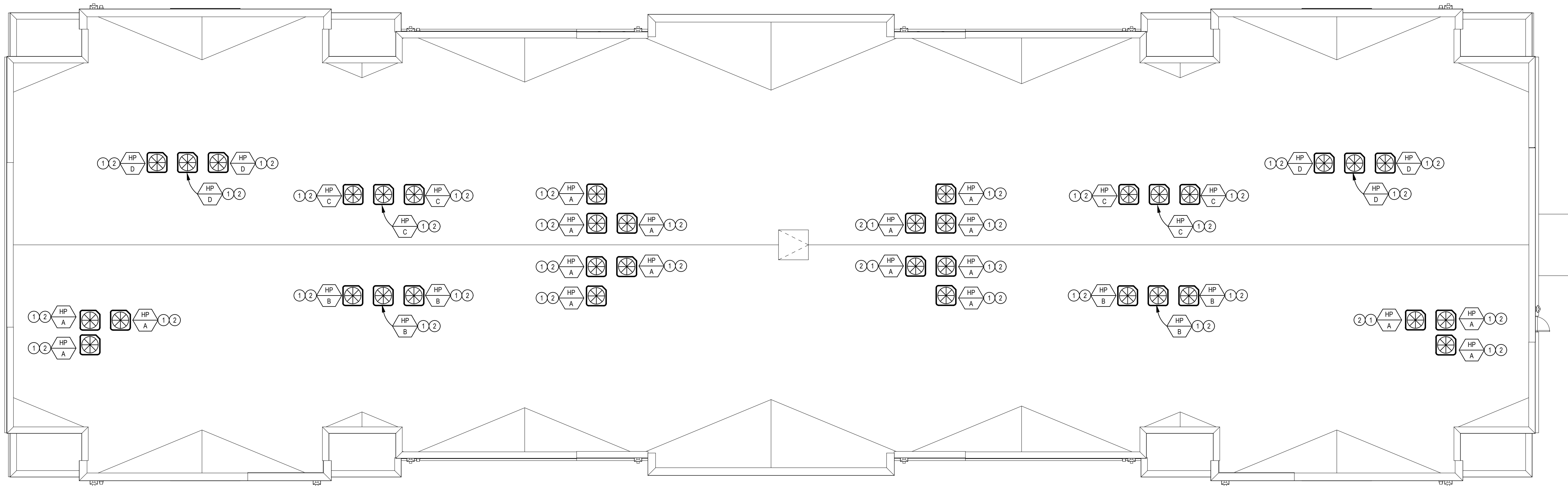


3RD FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



- 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 MANUFACTURER'S 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 MANUFACTURER'S 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 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.



ROOF MECHANICAL PLAN
SCALE: 1/8" = 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

M104
TANGO ROOF
MECHANICAL 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

M201

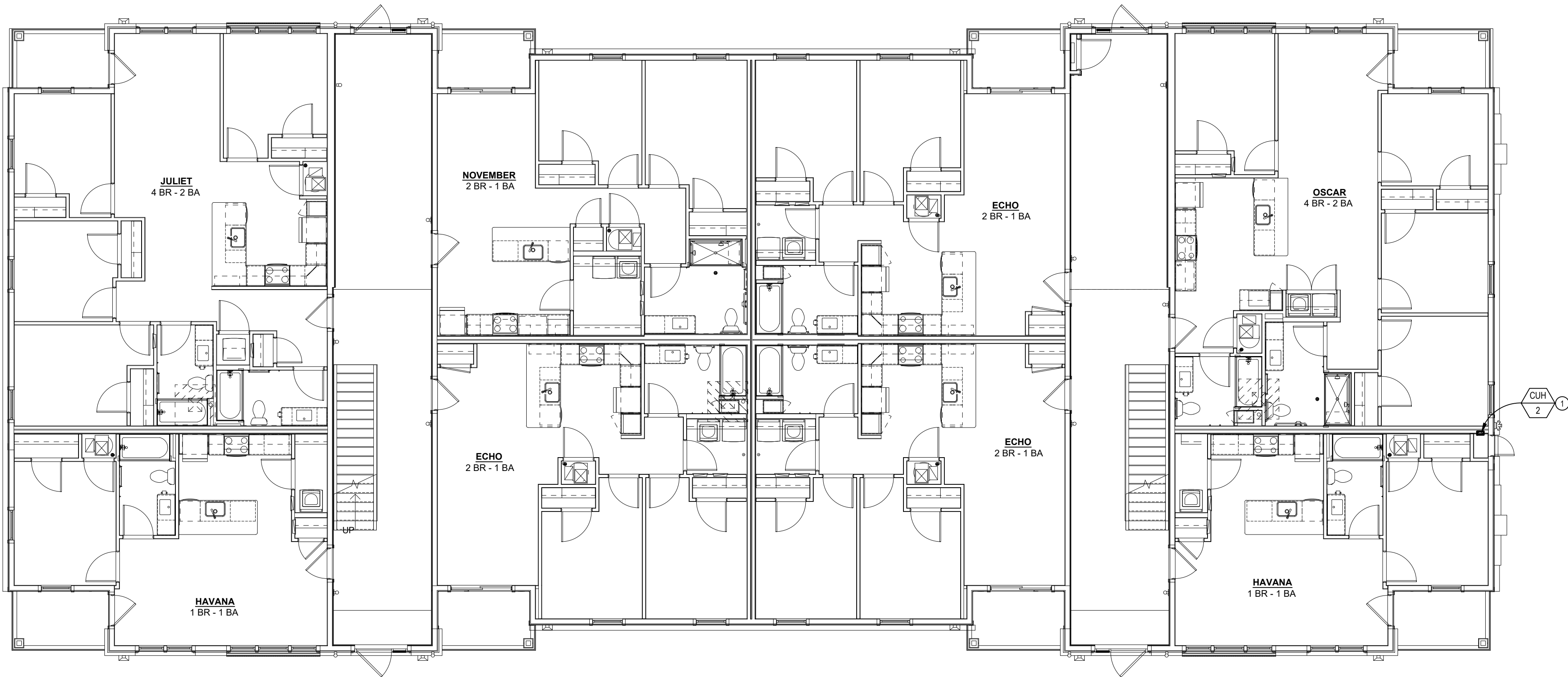
SIERRA 1ST FLOOR
MECHANICAL PLAN

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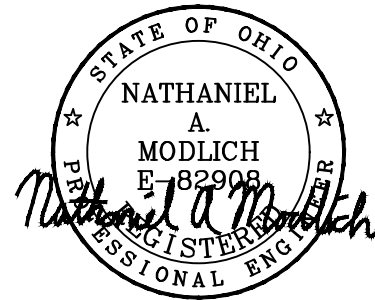
MECHANICAL CODED NOTES:

- ① LOW PROFILE WALL HEATER LOCATED IN WATER RISER CLOSET. MOUNT AT 18" A.F.F.

NOTE: REFER TO DRAWINGS M301, M302, M303, M304 & M305 FOR INDIVIDUAL UNIT MECHANICAL PLANS.



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



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

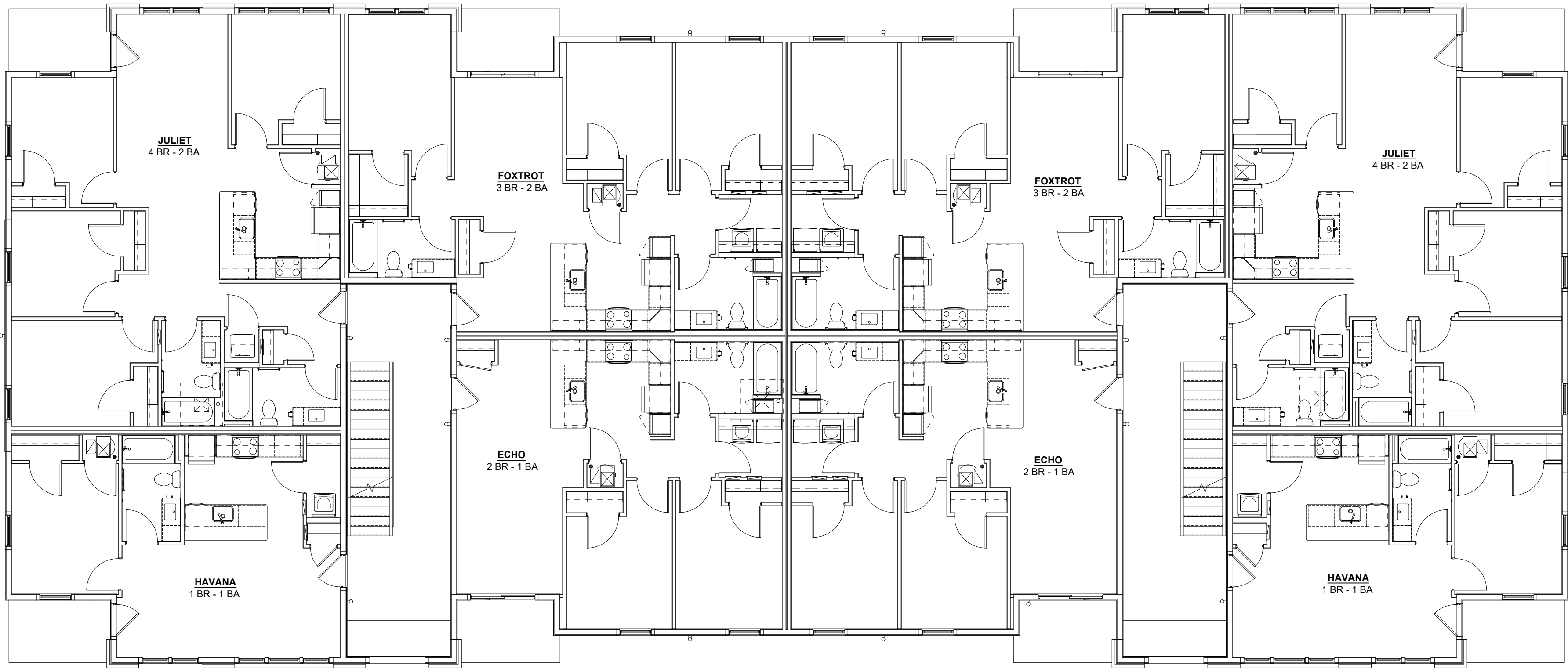
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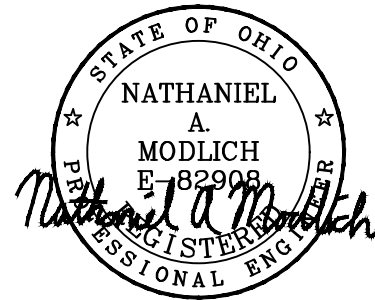
M202
SIERRA 2ND FLOOR
MECHANICAL PLAN

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NOTE: REFER TO DRAWINGS M301, M302, M303, M304 & M305 FOR INDIVIDUAL UNIT MECHANICAL PLANS.



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



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

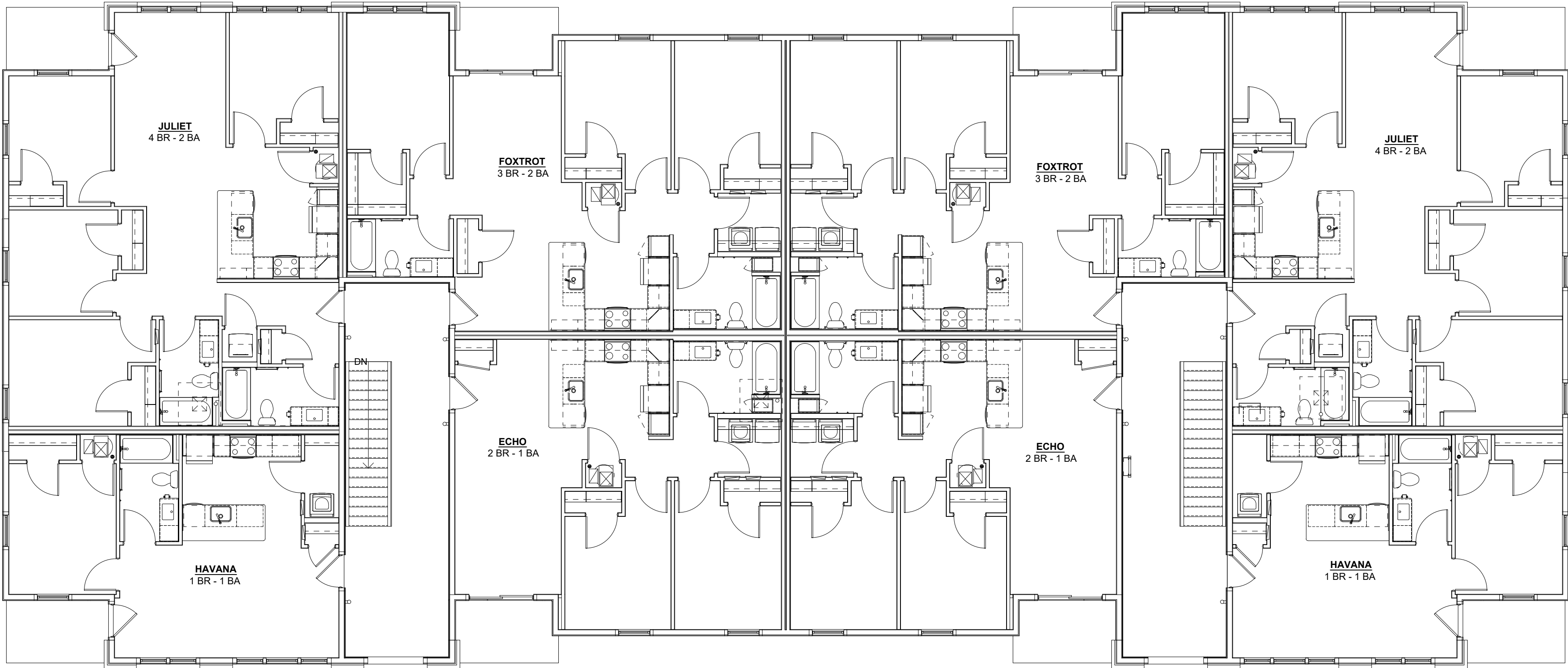
PERMIT SET

PROJECT DATE: 07/29/2026

M203
SIERRA 3RD FLOOR
MECHANICAL PLAN

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NOTE: REFER TO DRAWINGS M301, M302, M303, M304 & M305 FOR INDIVIDUAL UNIT MECHANICAL PLANS.



3RD FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

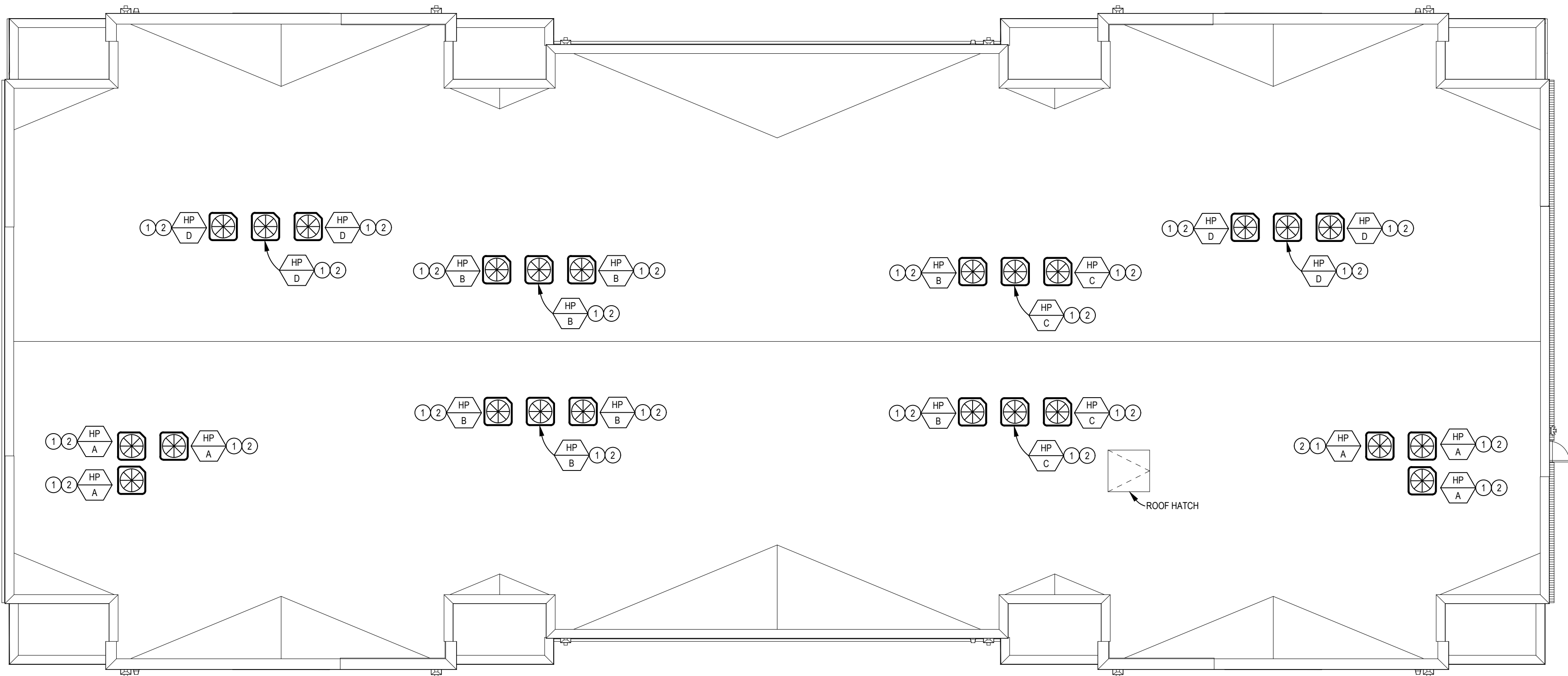


MECHANICAL GENERAL NOTES:

- 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 MANUFACTURER'S 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 MANUFACTURER'S 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 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.



ROOF MECHANICAL PLAN

SCALE: 1/8" = 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

M204
SIERRA ROOF
MECHANICAL PLAN

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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.

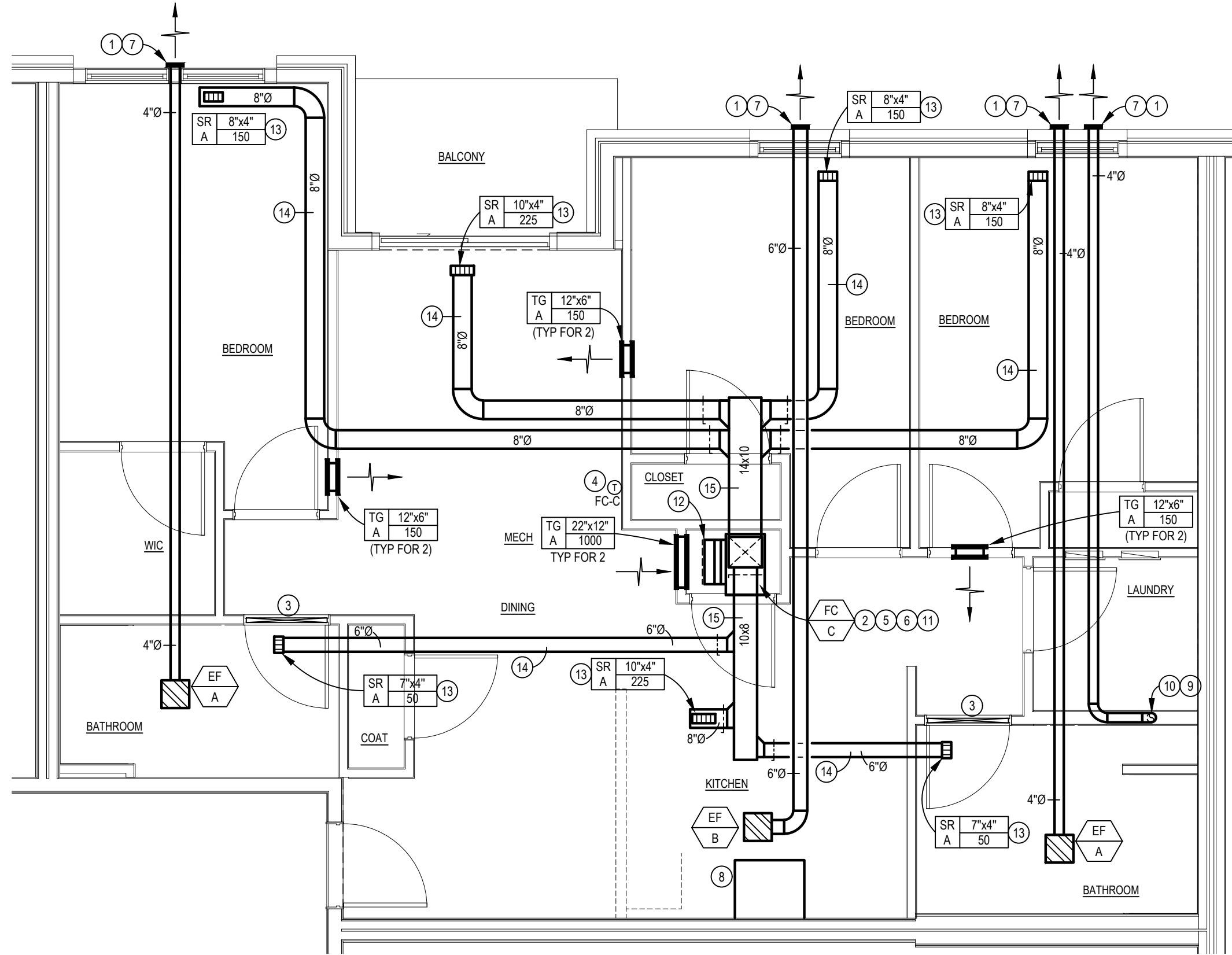
NOTE:
DRYER AND EXHAUST DUCTS SHALL BE RUN IN THE UPPER PORTION OF THE FLOOR / CEILING ASSEMBLY.

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 SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- 15 SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.

VENTILATION REQUIREMENT CALCULATIONS (UNIT FOXTROT)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
FOXTROT UNIT (3 BEDROOM + LIVING / DINING)	915 SF 3 BEDROOM	0.01 x 915 + 7.5 x (3 + 1) = 39 CFM EXHAUST	39 CFM	60 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1

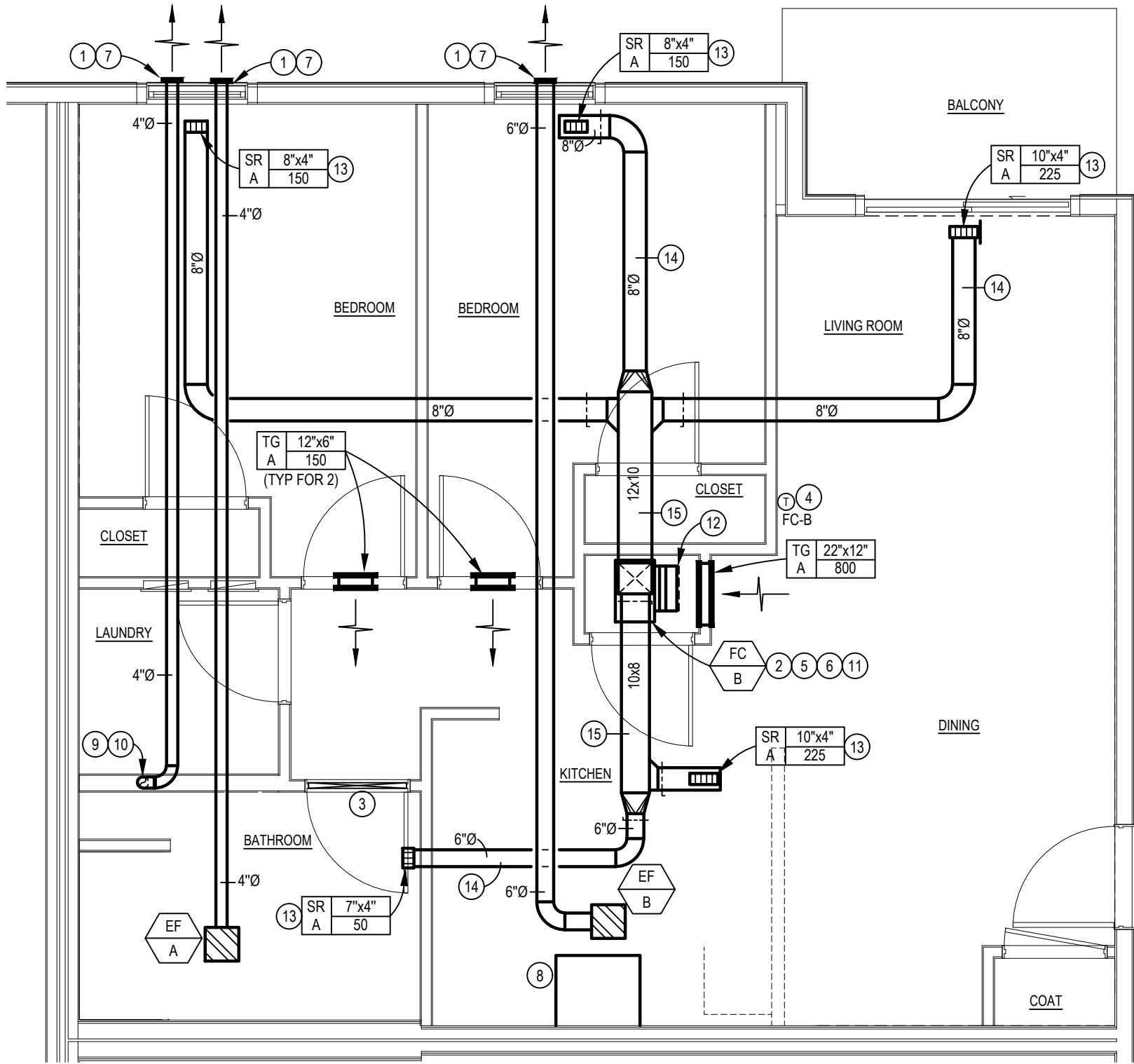


FOXTROT MECHANICAL PLAN

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

VENTILATION REQUIREMENT CALCULATIONS (UNIT ECHO)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
ECHO UNIT (2 BEDROOM + LIVING / DINING)	705 SF 2 BEDROOM	0.01 x 705 + 7.5 x (2 + 1) = 29 CFM EXHAUST	29 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1

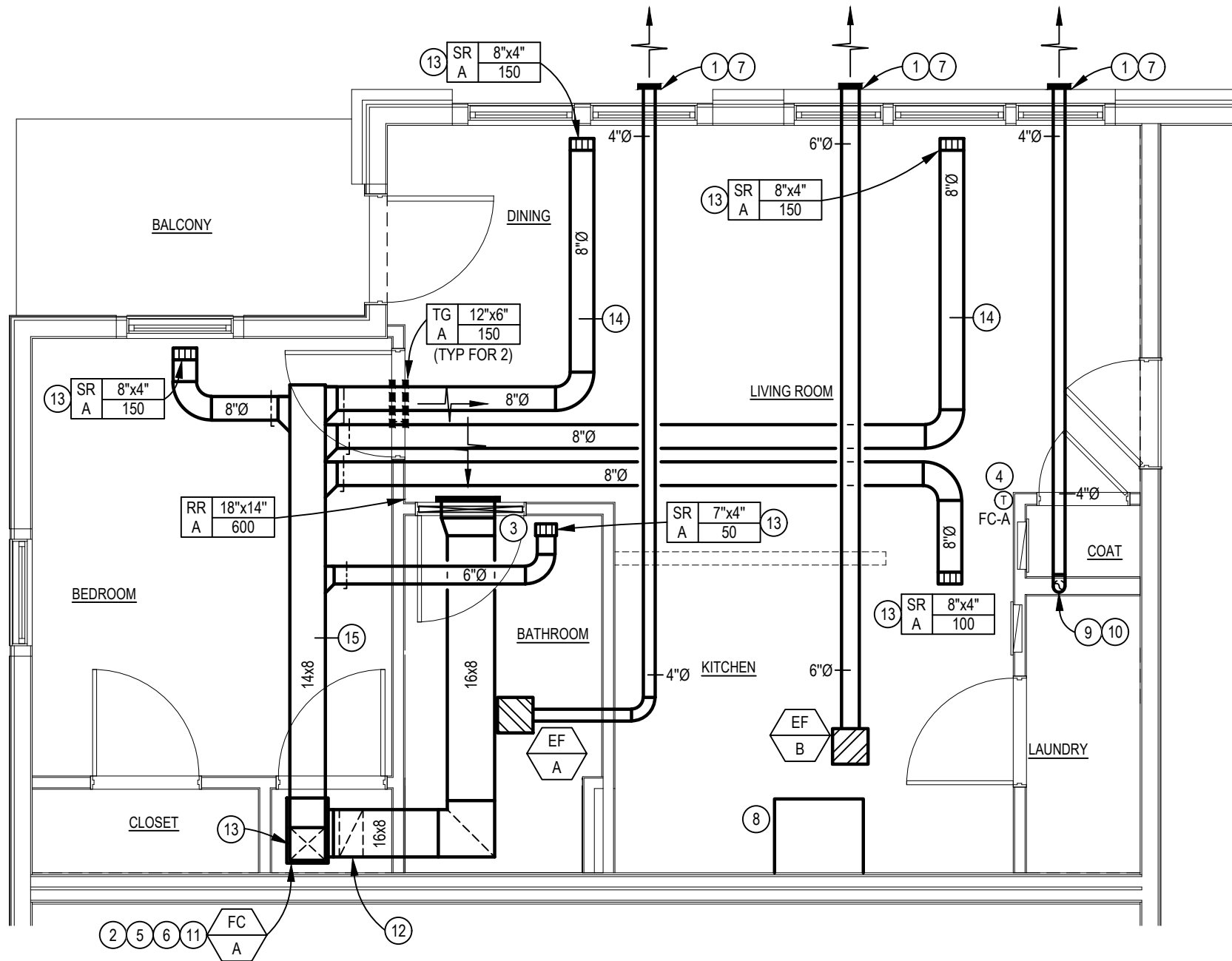


ECHO MECHANICAL PLAN

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

VENTILATION REQUIREMENT CALCULATIONS (UNIT HAVANA)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
HAVANA UNIT (1 BEDROOM + LIVING / DINING)	519 SF 1 BEDROOM	0.01 x 519 + 7.5 x (1 + 1) = 21 CFM EXHAUST	21 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1

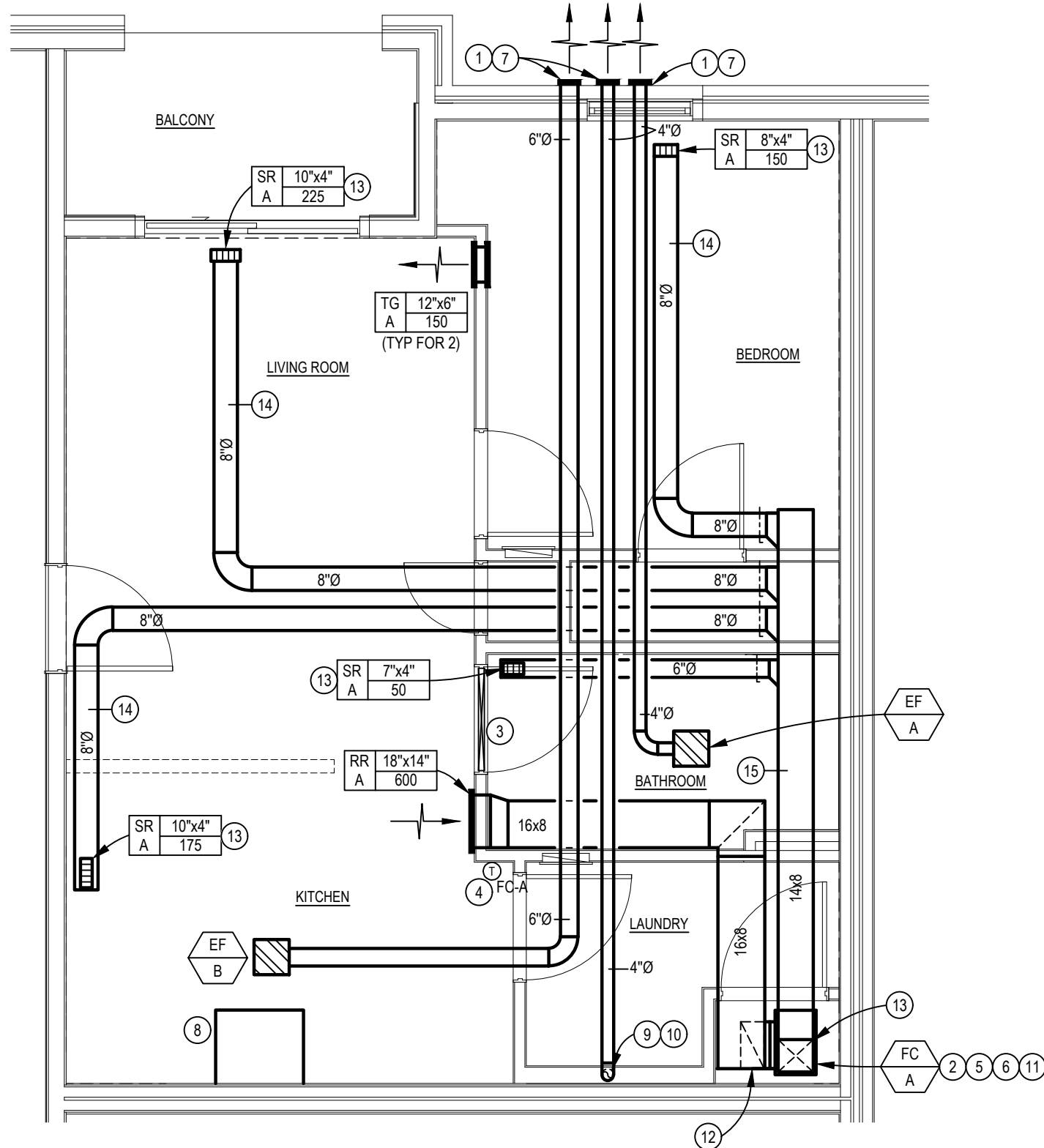


HAVANA MECHANICAL PLAN

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

VENTILATION REQUIREMENT CALCULATIONS (UNIT INDIA)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
INDIA UNIT (1 BEDROOM + LIVING / DINING)	495 SF 1 BEDROOM	0.01 x 495 + 7.5 x (1 + 1) = 20 CFM EXHAUST	20 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



INDIA MECHANICAL PLAN

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

MECHANICAL CODED NOTES

- 1 SEAL WALL PENETRATION WEATHER TIGHT.
- 2 MECHANICAL CONTRACTOR SHALL PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- 3 COORDINATE WITH THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
- 4 THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MECHANICAL CONTRACTOR SHALL PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
- 5 MECHANICAL CONTRACTOR SHALL EXTEND REFRIGERANT PIPING FROM DX COOLING COIL ON FAN COIL TO RESPECTIVE HEAT PUMP ON GROUND. SEAL WALL PENETRATION WEATHER TIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSULATE SUCTION PIPING WITH 1" ARMAFLEX. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW.
- 6 3/4" COPPER CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- 7 WALL EXHAUST CAP. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS. ENSURE A MINIMUM 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- 8 COMBINATION MICROWAVE/KITCHEN EXHAUST HOOD PROVIDED BY OWNER.
- 9 DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURER'S TO BE APPROVED BY ARCHITECT/ENGINEER. DRYER DUCT ROUTED UP IN WALL THROUGH TOP PLATE INTO CEILING SPACE. FIRE CAULK TOP PLATE PENETRATION. DUCT SHALL BE SMOOTH INTERIOR FINISH 26 GA. GALVANIZED STEEL, SUPPORTED AT FOUR FOOT INTERVALS AND SECURED IN PLACE. DUCT SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE INTO THE INSIDE OF THE DUCT. MAXIMUM LENGTH SHALL NOT EXCEED 50' EQUIVALENT LENGTH. 4" DIAMETER DRYER VENT THRU WALL WITH WALL CAP COMPLETE WITH BACKDRAFT DAMPER. SEAL WALL OPENING WEATHER TIGHT. NOTE: MAINTAIN MINIMUM 10 FEET FROM ANY INTAKES. PAINT CAP TO MATCH EXTERIOR BRICK ON BUILDING.
- 10 PER OMC 504.8.5, INSTALLATION AND OPERATION MANUAL OF DRYER SHALL BE PROVIDED TO CODE OFFICIAL. EQUIVALENT LENGTH OF DRYER EXHAUST DUCTS SHALL BE PROVIDED ON A PERMANENT LABEL WITHIN 6 FEET OF OF THE EXHAUST CONNECTION.
- 11 PROVIDE DRAIN PAN BELOW FAN COIL AND RUN 3/4" COPPER CONDENSATE TO NEAREST FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
- 12 16"x8" RETURN DUCT TO RISE UP AT THIS LOCATION.
- 13 PROVIDE 1 HR RATED CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.
- 14 SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- 15 SUPPLY AIR PLENUM TRUNK TO BE MOUNTED IN BETWEEN TRUSSES. FIELD COORDINATE EXACT LOCATION AND LENGTH.



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.
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- 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 SUPPLY AIR BRANCH TO BE FLEX DUCT. TYPICAL FOR ALL.
- 15 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.

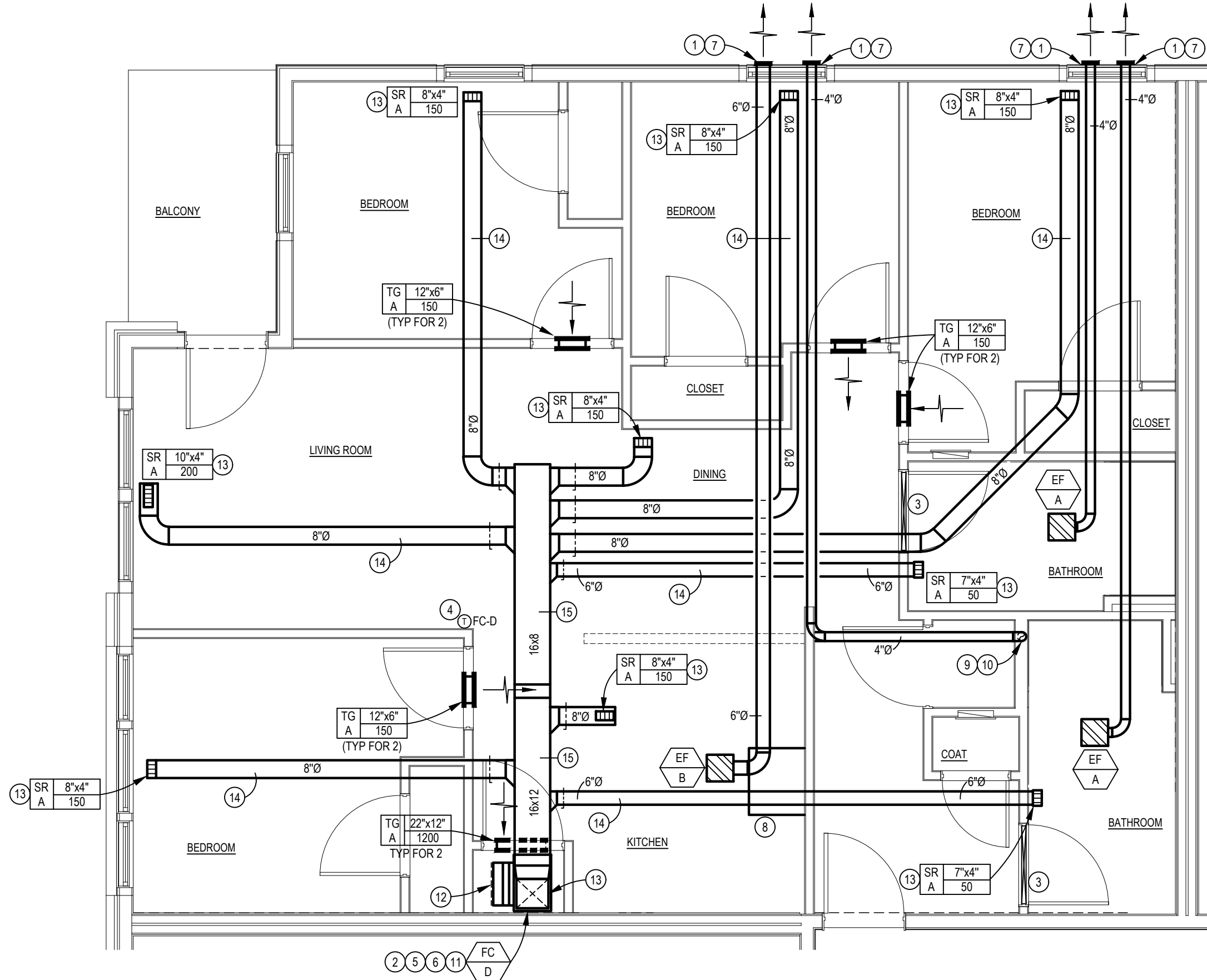
NOTE:
ALL CEILING SUPPLY REGISTERS AND RETURN AIR GRILLES TO HAVE FIRE DAMPERS REQUIRED TO MAINTAIN INTEGRITY OF 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY

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 JULIET)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
JULIET UNIT (4 BEDROOM + LIVING / DINING)	1019 SF 4 BEDROOM	0.01 x 1019 + 7.5 x (4 + 1) = 26 CFM EXHAUST	48 CFM	60 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



JULIET MECHANICAL PLAN

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

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.

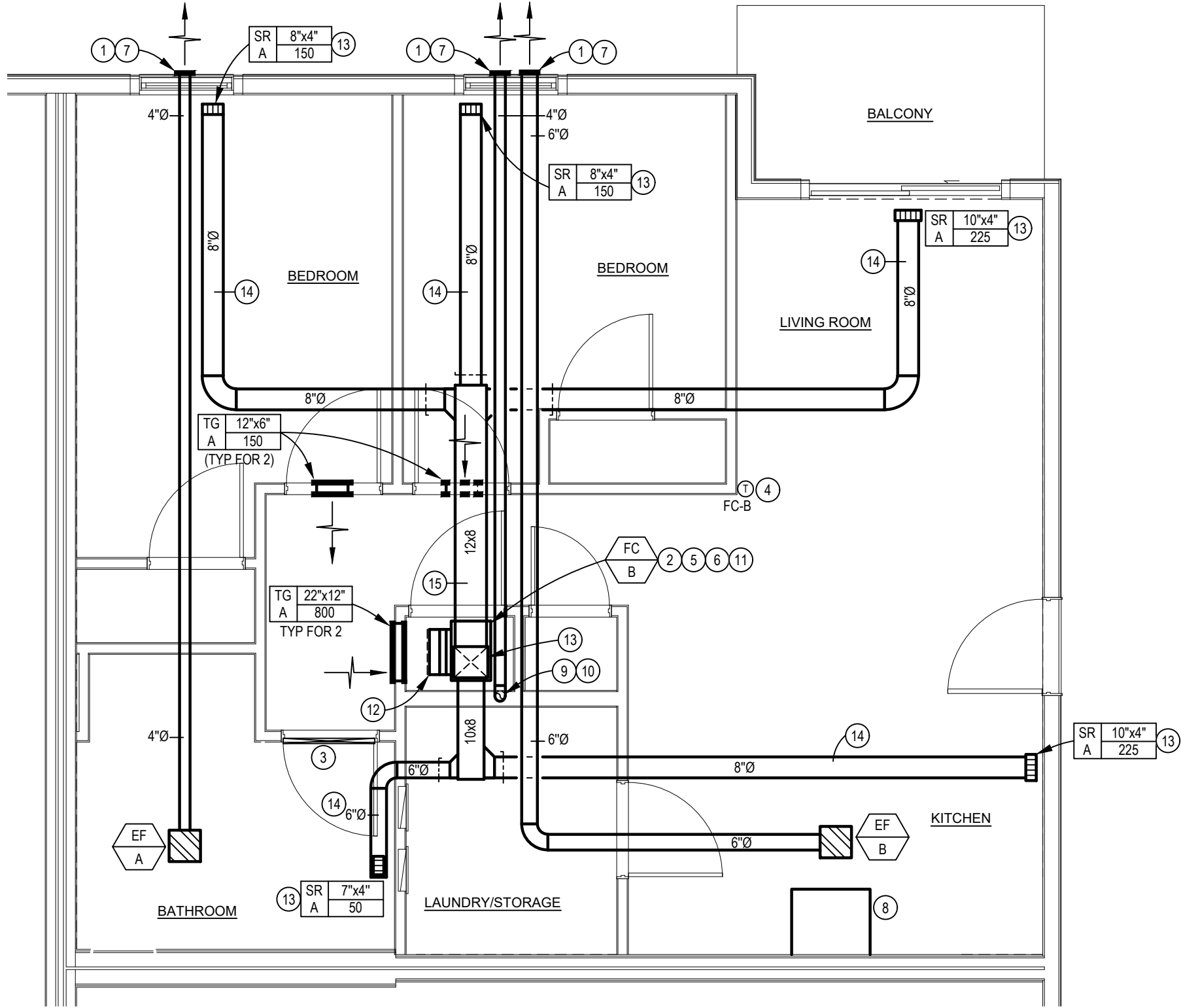
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FAN COIL UNIT TO BE INTERLOCKED WITH SMOKE ALARMS. UNIT TO SHUT DOWN WHEN DETECTOR ACTIVATES. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

NOTE:
DRYER AND EXHAUST DUCTS SHALL BE RUN IN THE UPPER PORTION OF THE FLOOR / CEILING ASSEMBLY.

VENTILATION REQUIREMENT CALCULATIONS (UNIT NOVEMBER)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
NOVEMBER UNIT (2 BEDROOM + LIVING / DINING)	676 SF 2 BEDROOM	0.01 x 676 + 7.5 x (2 + 1) = 29 CFM EXHAUST	29 CFM	30 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



NOVEMBER MECHANICAL PLAN

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

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.
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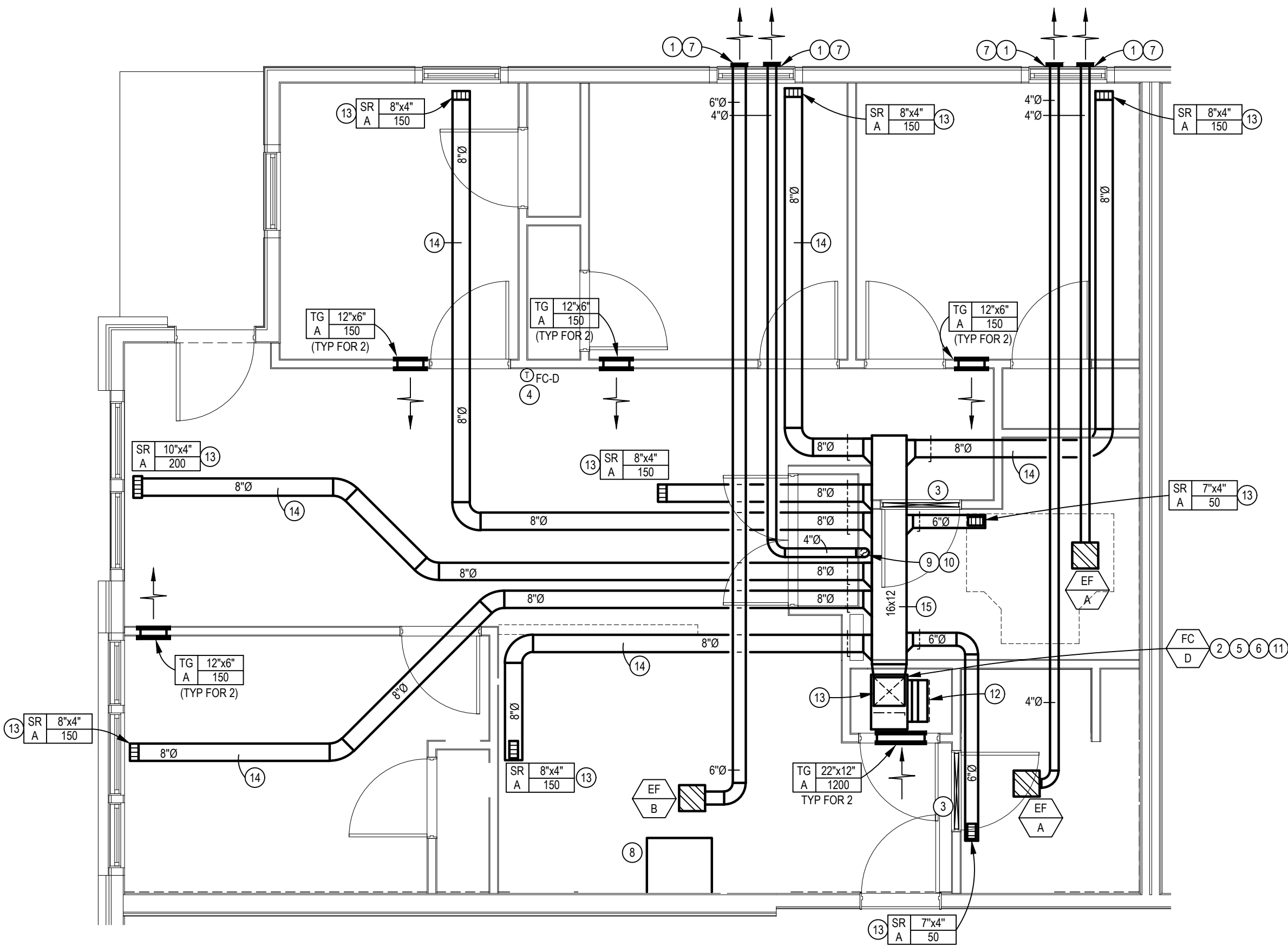
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NOTE:
DRYER AND EXHAUST DUCTS SHALL BE RUN IN THE UPPER PORTION OF THE FLOOR / CEILING ASSEMBLY.

VENTILATION REQUIREMENT CALCULATIONS (UNIT OSCAR)				
UNIT TYPE	UNIT FLOOR AREA (SQ. FT.) (NUMBER OF BEDROOMS)	VENTILATION REQUIREMENT = 0.01 x UNIT FLOOR AREA + 7.5 x (NUMBER OF BEDROOMS + 1)	EXH REQ'D (CFM)	SUPPLIED (CFM)
OSCAR UNIT (4 BEDROOM + LIVING / DINING)	1035 SF 4 BEDROOM	0.01 x 1035 + 7.5 x (4 + 1) = 48 CFM EXHAUST	48 CFM	60 CFM

VENTILATION REQUIREMENTS BASED FROM IMC 403.3.2.1



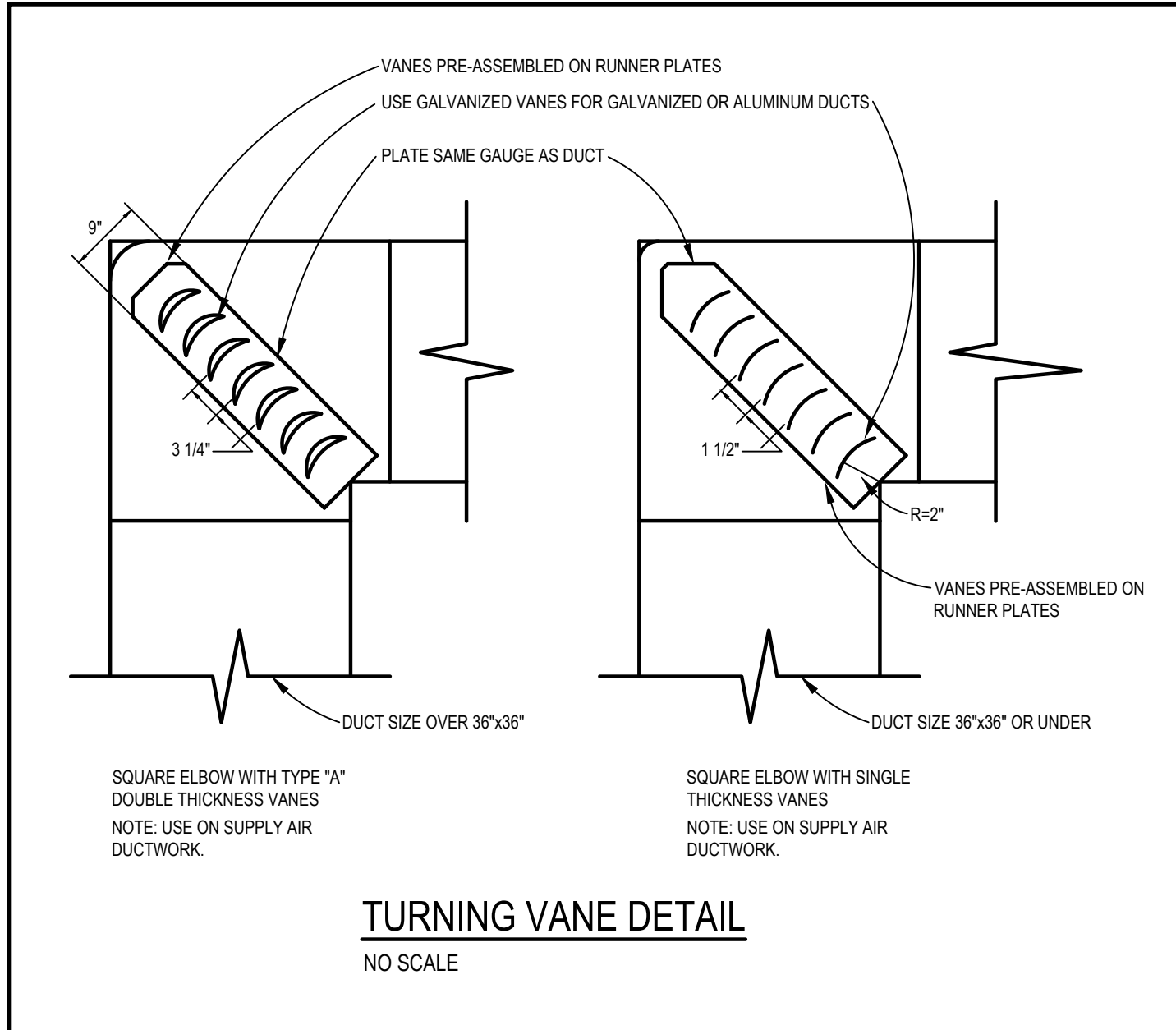
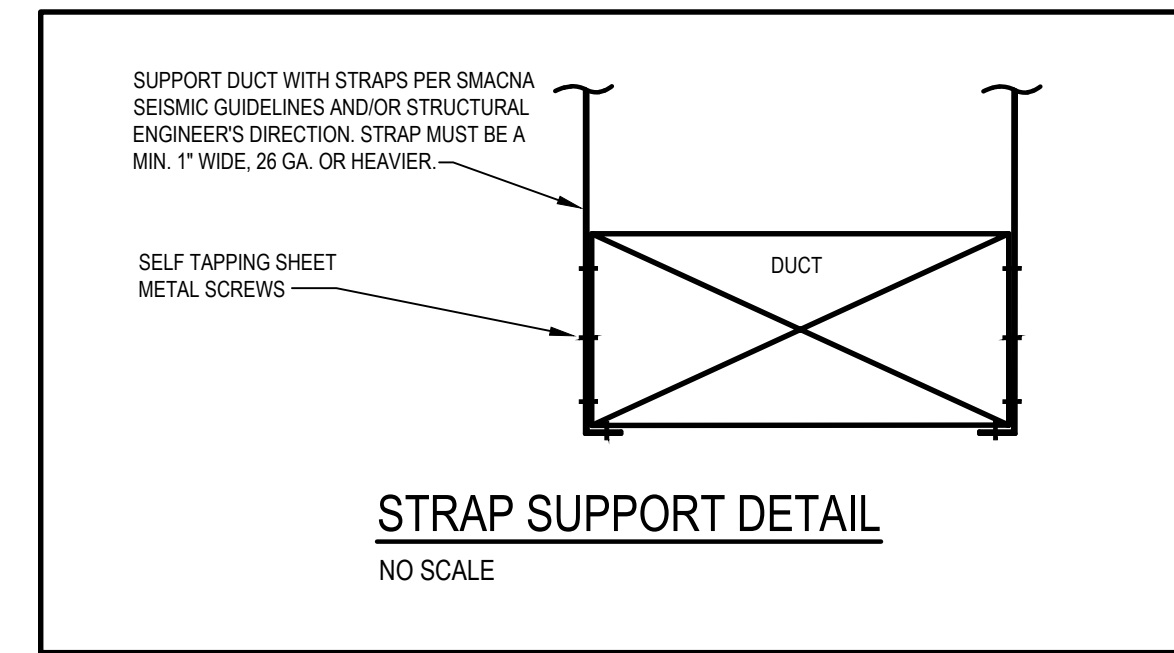
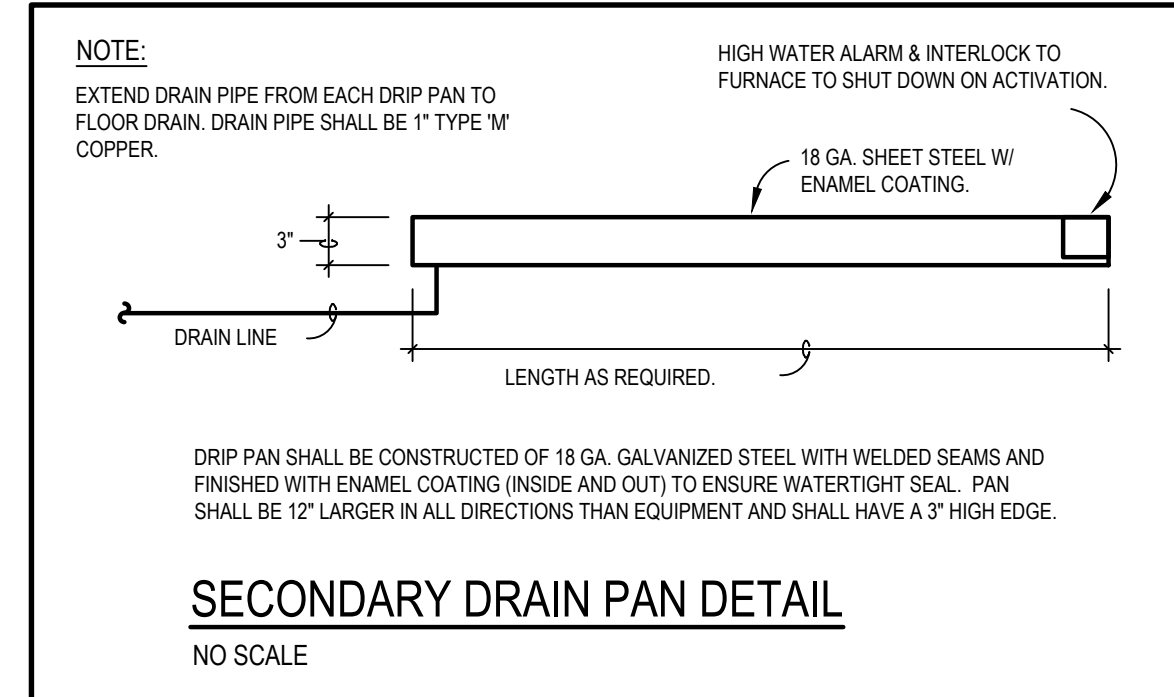
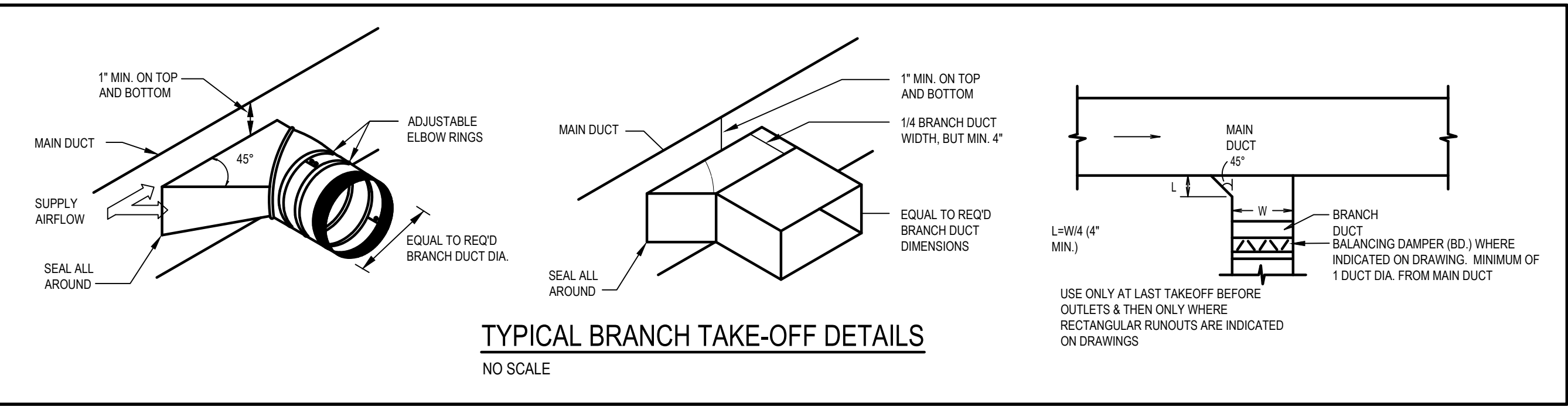
OSCAR MECHANICAL PLAN

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

MECHANICAL CODED NOTES

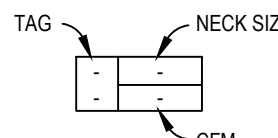
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- DRYER VENT NOTES:**
- OWNER TO PROVIDE DRYER MANUFACTURERS VENT LENGTH DATA.
 - THE DRYER AND VENT REQUIRED SHALL MEET THE FOLLOWING CONDITIONS:
 - DRYER MANUFACTURER SHALL ALLOW VENT LENGTH OF UP TO 35 FEET WITH THREE 90 DEGREE ELBOWS.
 - CONTRACTOR TO PROVIDE MANUFACTURERS' CONFIRMATION CUT SHEET TO THE BUILDING DEPARTMENT.
 - DRYER VENT SHALL BE RIGID SMOOTH WALL (26 GAUGE) .020 WALL GALVANIZED STEEL DUCT. NO SHEET METAL SCREWS WILL BE PERMITTED. NO FIRE DAMPERS WILL BE PERMITTED.

SPLIT SYSTEM HEATPUMP SCHEDULE (APARTMENT UNITS)																										
TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	ESP (IN.)	GROSS COOLING CAPACITY			HEATING CAPACITY			HSPF2	INDOOR UNIT				OUTDOOR UNIT				UNIT WEIGHT (LBS.) W/O ACCESSORIES INDOOR / OUTDOOR	REMARKS				
	INDOOR UNIT	OUTDOOR UNIT				EAT DBWB	TOTAL (MBH)	SENSIBLE (MBH)	HIGH @ 47°F C.O.P.	LOW @ 17°F C.O.P.	S/A FAN HP		AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOCP	VOLTAGE	MCA	MFS	AMB TEMP			SEER2			
FC A	HP A	BRYANT FMA5X2400AL	BRYANT 246SAN01800A	1.5	600	.5	80/67	17.40	13.09	17.18	3.92	10.50	2.6	8.0	1/3	3.6	208V 1 PH	24.1	25	208V 1 PH	10.9	15	95°F	15.5	88 / 147	SEE NOTES BELOW
FC B	HP B	BRYANT FMA5X2400AL	BRYANT 246SAN02400A	2.0	800	.5	80/67	21.99	16.66	23.10	3.74	14.2	2.62	7.8	1/3	5.6	208V 1 PH	36.3	40	208V 1 PH	13.5	20	95°F	15.5	88 / 170	SEE NOTES BELOW
FC C	HP C	BRYANT FMA5X3600AL	BRYANT 246SAN03600A	2.5	1000	.5	80/67	28.80	23.30	30.00	4.1	17.80	2.82	8.0	1/2	5.6	208V 1 PH	37.3	40	208V 1 PH	16.3	25	95°F	16.0	99 / 173	SEE NOTES BELOW
FC D	HP D	BRYANT FMA5X3600AL	BRYANT 246SAN03600A	3.0	1200	.5	80/67	34.84	26.40	35.4	3.78	17.80	2.58	7.8	1/2	5.6	208V 1 PH	37.3	40	208V 1 PH	19.2	30	95°F	15.5	106 / 173	SEE NOTES BELOW
FURNISH WITH THE FOLLOWING:																										
INDOOR UNIT:						OUTDOOR UNIT:																				
1. PROGRAMMABLE HT/COOL TSTAT						1. CRANKCASE HEATER						8. OUTDOOR AIR TEMPERATURE SENSOR														
2. TWO SETS OF 1" PLEATED (MERV 8) THROWAWAY FILTERS						2. STANDARD CONTROL TO 55°F (SUMMER)						9. R-454b REFRIGERANT														
3. DRAINABLE CONDENSATE PANS WITH TRAP KIT						3. CYCLE PROTECTION (DELAY)						10. INTERNAL THERMAL OVERLOAD														
4. INSULATED CABINET (R-4.2)						4. EVAPORATOR FREEZE THERMOSTAT						11. LONG-LINE APPLICATION IF REQUIRED (CONTRACTOR TO VERIFY PRIOR TO SUBMITTING)														
5. FILTER RACK WITH DOOR						5. FILTER DRYER						12. SOUND SHIELD														
6. SINGLE POINT POWER CONNECTION						6. HIGH & LOW PRESSURE SWITCH						13. LOCKING REFRIGERANT CAP. (SIMILAR TO NOVENT BY RECTORSEAL)														
SIMILAR MANUFACTURERS: GOODMAN, LENNOX, TRANE & DAIKIN																										

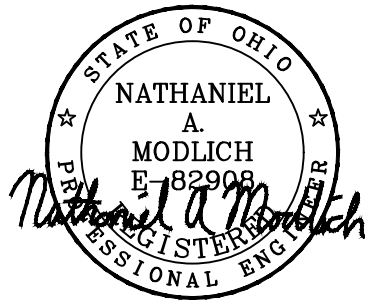
GRILLE, REGISTER AND DIFFUSER SCHEDULE											
TAG	MANUFACTURER & MODEL NUMBER	CFM	AIR PATTERN	NECK SIZE	DAMPER	FRAME STYLE	PANEL SIZE	MAXIMUM NC LEVEL	FINISH	MATERIAL	REMARKS
SR A	PRICE S200	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
RR A	PRICE S35	AS NOTED	RETURN	AS NOTED	NONE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
CD A	PRICE SPD	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	DRYWALL CEILING MTD.	12x12	30	WHITE	STEEL	
TG A	PRICE S35	AS NOTED	TRANSFER	AS NOTED	NONE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
ER A	PRICE S35	AS NOTED	EXHAUST	AS NOTED	NONE	SURFACE MOUNTED	NECK SIZE + 1-3/4"	30	WHITE	STEEL	
SIMILAR MANUFACTURERS: PRICE, KRUGER, HART & COOLEY, LIMA											

DUCTWORK SCHEDULE - APARTMENT UNITS				
DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL	INSULATION
CONCEALED SUPPLY AIR DUCTWORK (APARTMENT UNITS)	2" W.C.	B	GALVANIZED STEEL	2" DUCT WRAP
CONCEALED SUPPLY AIR BRANCH DUCTWORK (APARTMENT UNITS)	2" W.C.	B	FLEXIBLE DUCTWORK	SEE SPECIFICATIONS
RETURN AIR DUCTWORK	1" W.C.	B	GALVANIZED STEEL	1" DUCT LINER
EXHAUST AIR DUCTWORK	1" W.C.	B	GALVANIZED STEEL	NONE
NOTE: ALL DUCTWORK SIZES ARE AIRWAY DIMENSIONS				
- CONCEALED DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-6.0 DUCT WRAP				
- ANY DUCTWORK ROUTED IN ATTIC SPACE (OUTSIDE OF THERMAL ENVELOPE) SHALL BE INSULATED WITH A MINIMUM R-8.0 DUCT WRAP.				

<u>ELECTRIC CABINET UNIT HEATER SCHEDULE</u>						
TAG	MANUFACTURER & MODEL NUMBER	HEATING CAPACITY		VOLTAGE	AMPS	REMARKS
		KW	BTU/HR			
CUH 1	MARKEL F4320T2RP	2	6,826	208V 1 PHASE	9.6	SEE NOTES BELOW
CUH 2	MARKEL F4320T2RP	2	6,826	208V 1 PHASE	9.6	SEE NOTES BELOW
NOTES:						
1. PROVIDE INTEGRAL THERMOSTAT, DISCONNECT ,LOUVER OUTLET, AND MOUNTING HARDWARE.						
2. HEATER TO BE RECESSED WALL MOUNTED.						
3. SIMILAR MANUFACTURER: QMARK, BERKO.						

FAN SCHEDULE										
TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM - HIGH SPEED	CFM - CONTINUOUS LOW SPEED	ESP	MOTOR HP & VOLTAGE	FAN TYPE	MAX. SOUND LEVEL	REMARKS
EF A	PANASONIC FV-0810VSS1	UNIT RESTROOMS	EXHAUST	70	30	0.25	10.8 WATTS 120V, 1PH	CLG MTD	0.6 SONES	1 - 6, 8 & 9 BELOW
EF B	BROAN NUTONE QTXE150	UNIT KITCHEN	EXHAUST	120	-	0.25	47.3 WATTS 120V, 1PH	CLG MTD	1.4 SONES	1 - 4 & 6 - 9 BELOW
NOTES: PROVIDE WITH THE FOLLOWING ITEMS:										
1. DISCONNECT SWITCH 2. VIBRATION ISOLATORS (NEOPRENE) 3. GRAVITY BACKDRAFT DAMPER 4. ADJUSTABLE DC MOTOR 5. SWITCH WITH LIGHT FOR HIGH SPEED 6. FAN TO BE PROVIDED WITH RDU/ RADIATION DAMPER. 7. ON / OFF WALL SWITCH BY E.C. 8. HANGING KIT WITH NEOPRENE VIBRATION ISOLATORS 9. PLASTIC CEILING GRILLE										
SIMILAR MANUFACTURERS: PENN BARRY, GREENHECK, DAYTON										

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
SA	SUPPLY AIR
FR	FLOOR REGISTER
SR	SUPPLY REGISTER
EA	EXHAUST AIR
EF	EXHAUST FAN
CD	CEILING DIFFUSER
FC	FAN COIL UNIT
HP	HEAT PUMP
FD	FIRE DAMPER
SD	SMOKE DAMPER
OA	OUTSIDE AIR
RA	RETURN AIR
RG	RETURN GRILLE
PC	PLUMBING CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
⊖	THERMOSTAT (ELECTRIC)
TOD	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



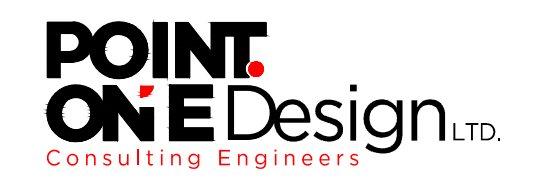
MECHANICAL GENERAL

- A. THE CONTRACTOR FOR THIS WORK IS REFERRED TO "INSTRUCTIONS TO BIDDERS" AND "GENERAL CONDITIONS" AND "SPECIAL CONDITIONS" AS PART OF THIS CONTRACT.
- B. CONTRACTOR ALSO REFERRED TO ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND OTHER OWNER DRAWINGS PERTAINING TO PROJECT. ALL OF ABOVE MENTIONED DRAWINGS, AS WELL AS THEIR RESPECTIVE SPECIFICATIONS, ARE A PART OF CONTRACT DOCUMENTS.
- C. MECHANICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER, FURNISH ANY MATERIAL OR LABOR CALLED FOR IN ONE EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH.
- D. INSTALL AND CONNECT EQUIPMENT, SERVICES AND MATERIALS IN ACCORDANCE WITH BEST ENGINEERING PRACTICE AND ACCORDANCE WITH VARIOUS MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. FURNISH AND INSTALL COMPLETE AUXILIARY PIPING, VALVES, WATER SEALS, ELECTRICAL CONNECTIONS, ETC., RECOMMENDED BY MANUFACTURER OR REQUIRED FOR PROPER OPERATION.
- E. FURNISH MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS BUT WHICH IS OBVIOUSLY A COMPONENT PART OF AND NECESSARY TO COMPLETE WORK OF SIMILAR CHARACTER.
- F. THIS CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS OR LICENSES REQUIRED TO CARRY OUT THIS WORK. HE SHALL PAY FOR ALL CHARGES MADE BY INSPECTION. NOTE: ALL CONTRACTORS SHALL BE LICENSED IN THE COUNTY, CITY, ETC. TO PERFORM ALL NEW WORK.
- G. THIS CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND ALL LOCAL LEGAL REQUIREMENTS. ALL LAWS, RULES AND REGULATIONS OF STATE AND LOCAL GOVERNING AGENCIES SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AS FULLY AS IF WRITTEN HEREIN. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY CHANGES NECESSARY FOR CODE COMPLIANCE REGARDLESS OF THE METHOD OF INSTALLATION SHOWN ON THE DRAWINGS OR SPECIFIED.
- H. THIS CONTRACTOR SHALL TAKE OUT PERMIT WITH PROVISIONS OF INSPECTION BEFORE STARTING ANY WORK. FEE FOR SAME SHALL BE PART OF THIS CONTRACT.
- I. WHEN WORK IS COMPLETED, THIS CONTRACTOR SHALL FURNISH TO THE ARCHITECT CERTIFICATES OF APPROVAL FROM THE RESPONSIBLE INSPECTION AGENCIES BEFORE FINAL PAYMENT OF CONTRACT WILL BE ALLOWED.
- J. TESTING OF ALL WORK UNDER THIS CONTRACT SHALL BE DONE BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE. ALL APPARATUS, EQUIPMENT, FIXTURES, ETC., SHALL FULLY MEET THE REQUIREMENTS OF THESE SPECIFICATIONS AND DRAWINGS.
- 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-90A APPROVED.
- P. FLEXIBLE INSULATED DUCT SHALL BE THERMAFLEX TYPE M-KE FACTORY ASSEMBLED DUCT CONSISTING OF COLD ROLLED FLAT STEEL SPRING, CONTINUOUS NON-PERFORATED INNER AIR SEAL LINER, 0.25 THERMAL CONDUCTANCE FIBERGLASS INSULATION, AND FIBERGLASS REINFORCED METALIZED FILM VAPOR BARRIER. DUCTS SHALL BE LISTED BY UL, CONFORM TO NFPA CLASS 1 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 DEG F FUSIBLE LINK.
 3. OTHER ACCEPTABLE MANUFACTURERS: AIRE BALANCE, GREENHECK
 4. CEILING RADIATION DAMPERS TO BE RUSKIN R CFP (R) WITH DIFFUSER RADIATION SHIELD AND THERMAL MINERAL WOOL BLANKET.
 5. ALL DAMPER BLADES TO BE OUT OF AIR STREAM.
 6. PROVIDE ACCESS DOOR IN DUCT.
- GENERAL NOTES:
1. THE MECHANICAL CONTRACTOR SHALL ALSO ARRANGE THE FINAL INSPECTIONS BY THE BUILDING AUTHORITIES.
 2. ALL ROOFTOP EQUIPMENT SHALL BE CONVEYED VIA A CRANE TO THE PROPER LOCATION. ANY OTHER METHOD MUST BE APPROVED BY THE PROJECT MANAGER. DO NOT ROLL UNITS ACROSS ROOF.
 3. NO PIPING, HANGERS, DUCTWORK, ETC., SHALL BE SUSPENDED FROM ROOF DECK. ALL ITEMS SHALL BE SUSPENDED FROM STRUCTURAL STEEL.
 4. ALL ROOF EQUIPMENT (ROOF CURBS, EQUIPMENT SUPPORTS AND MISCELLANEOUS STEEL ANGLE FRAMING AND/OR SUPPORTS) SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. THE FLASHING OF TENANT OCCUPANCY ROOF EQUIPMENT SHALL BE DONE BY THE GENERAL CONTRACTOR'S ROOFING SUBCONTRACTOR AT THE MECHANICAL CONTRACTOR'S EXPENSE. CUTTING OF REQUIRED ROOF OPENINGS SHALL BE DONE BY THE ROOFING SUBCONTRACTOR AT THE MECHANICAL CONTRACTOR'S EXPENSE. A MEETING SHALL BE ARRANGED AT THE JOBSITE WITH THE MECHANICAL CONTRACTOR SO THAT THE ROOFING SUBCONTRACTOR CAN DETERMINE THE SCOPE OF WORK INVOLVED. THE PROJECT MANAGER DURING CONSTRUCTION PERIOD OR WHEN CONSTRUCTION IS BEGINNING WILL MAKE THE NECESSARY ARRANGEMENTS FOR THIS MEETING.
 5. MECHANICAL CONTRACTOR TO MAINTAIN MINIMUM 10 FEET BETWEEN EXHAUST VENTS, FANS, ETC., AND OUTSIDE AIR INTAKES.
 6. MECHANICAL CONTRACTOR SHALL VERIFY VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING OF ANY AND ALL MECHANICAL EQUIPMENT.
 7. MECHANICAL CONTRACTOR SHALL INSURE A MINIMUM 10'-0" WORKING CLEARANCE FROM EDGE OF BUILDING.
- REFRIGERANT PIPING NOTES:
1. A/C CONDENSATE DRAIN PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER TUBING (ASTM B-88 LATEST REVISION) WITH WROUGHT COPPER FITTING AND SOLDERED JOINTS WITH 95.5 TIN ANTIMONY.
 2. CONNECTION BETWEEN COPPER PIPING AND FERROUS PIPING OR EQUIPMENT SHALL BE MADE WITH DIELECTRIC UNION.
 3. REFRIGERANT PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER (REFRIGERATION GRADE ARC), WROUGHT COPPER FITTINGS (LONG RADIUS ELBOWS). COPPER TO BRASS OR STEEL JOINTS SHALL BE MADE USING A 45% SILVER ALLOY SUCH AS EASY-FLO WITH FLUX. INERT NITROGEN SHALL BE PASSED THROUGH THE PIPING DURING BRAZING OPERATIONS TO PREVENT OXIDATION. PIPING SHALL BE CUT USING TUBING CUTTER ONLY. HACKSAW CUTS ARE PROHIBITED.
 4. AFTER THE INSTALLATION IS COMPLETE, LEAK TEST THE COMPLETE SYSTEM USING A MIXTURE OF NITROGEN AND SYSTEM REFRIGERANT PRESSURIZED TO 75 PSIG.
 5. AFTER LEAK TESTING, THE ENTIRE PIPING SYSTEM SHALL BE EVACUATED TO 1.500 MICRONS.
 6. AFTER EVACUATION, THE SYSTEM SHALL BE CHARGED WITH THE PROPER AMOUNT OF REFRIGERANT FOR DESIGNED OPERATION.
 7. THE REFRIGERANT LINES MAY BE PRE-ENGINEERED SYSTEM BY UNIT MANUFACTURER INSTEAD OF MATERIAL LISTED ABOVE.
 8. PIPING INSULATION
 - a. REFRIGERANT PIPING SUCTION LINE TO BE INSULATED WITH 1/2" THICK ARMAFLEX PIPE INSULATION.
 - b. CONDENSATE DRAIN LINE FROM AHU TO BE INSULATED WITH 1/2" THICK ARMAFLEX PIPE INSULATION.



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P: 614-540-3500 | P: 440-230-1800
pointonedeign.com

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

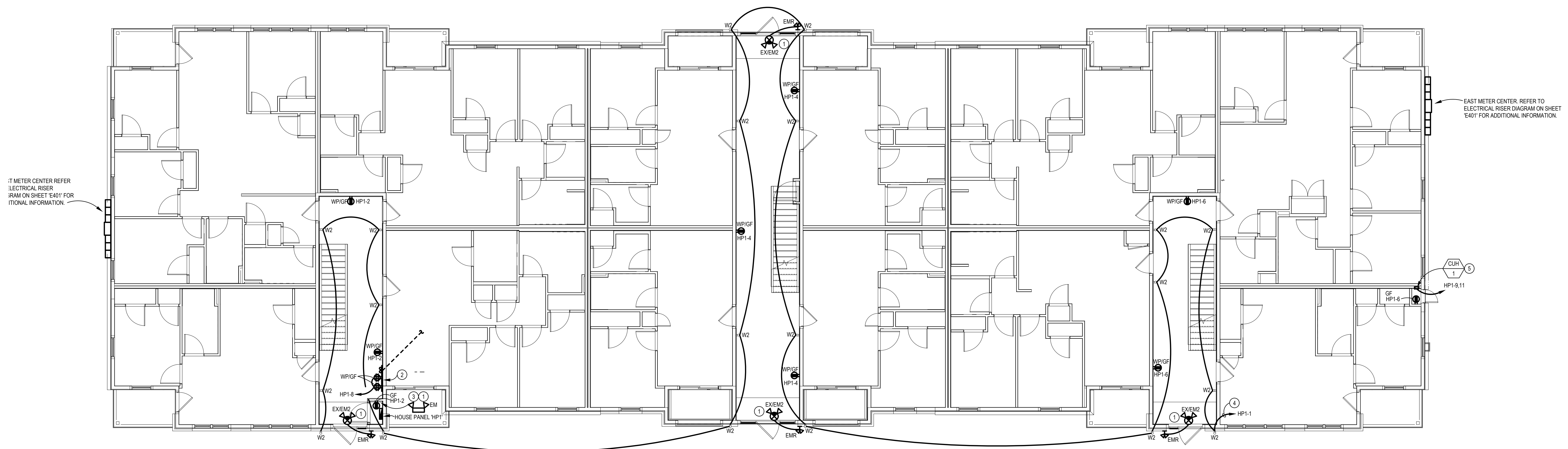
E101

TANGO 1ST FLOOR
ELECTRICAL PLAN

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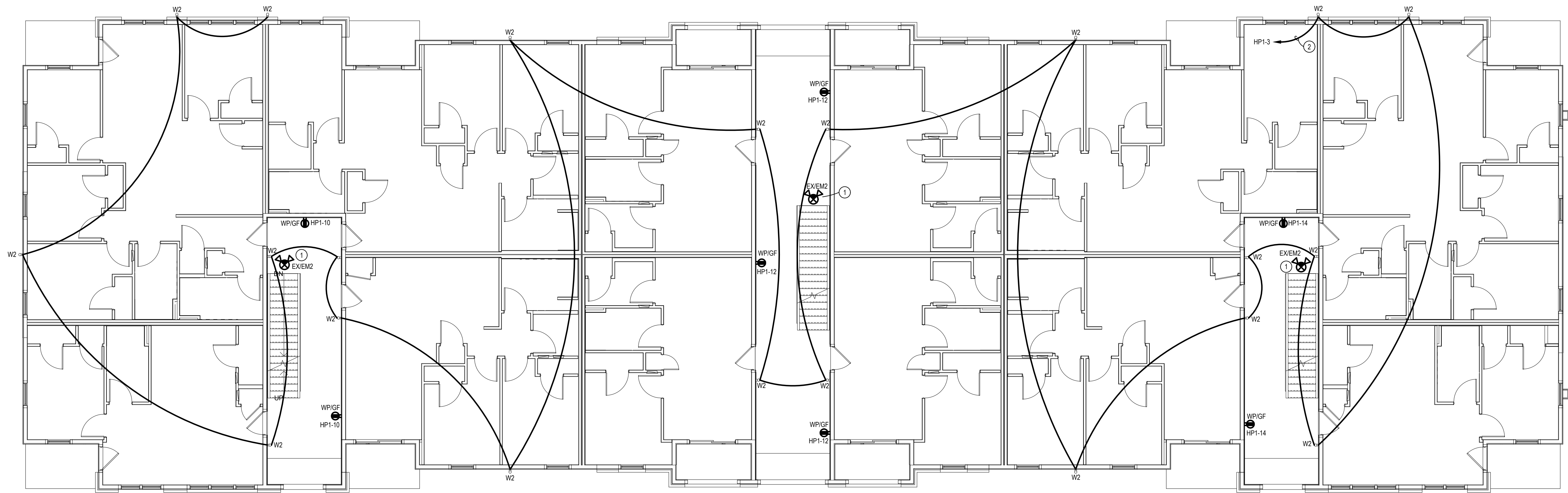
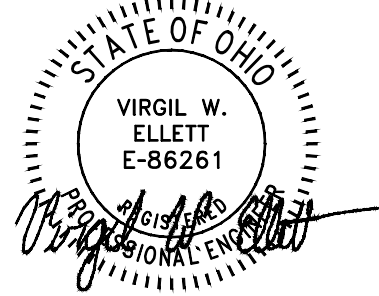
ELECTRICAL CODED NOTES:

- ① E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR AUTOMATIC CONTROLS.
- ② COMMUNICATIONS BOARD, 4"x4"x3/4" PLYWOOD, ROUTE (2) 4" COMMUNICATION CONDUITS FROM INCOMING TELECOMMUNICATIONS COMPANY. COORDINATE EXACT ROUTING WITH VENDOR.
- ③ SHOWN HERE FOR CLARITY, LOCATE TO WALL AS SHOWN.
- ④ E.C. SHALL ROUTE LIGHT FIXTURES THROUGH PHOTOCELL FOR AUTOMATED CONTROLS.
- ⑤ CUH, 208V-10, 2 KW. RUN (2) #12 CU & (1) #12 CU GRD. IN 3/4" FROM A UNIT FURNISHED DISCONNECT SWITCH TO A 20A/2P BREAKER IN PANEL.



1ST FLOOR ELECTRICAL PLAN

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



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

- ELECTRICAL CODED NOTES:
- 1 E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR AUTOMATIC CONTROLS.
 - 2 E.C. SHALL ROUTE LIGHT FIXTURES THROUGH PHOTOCELL FOR AUTOMATED CONTROLS.

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

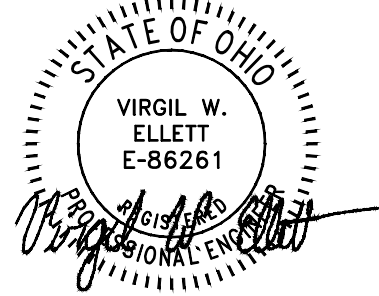
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PROJECT DATE: 07/29/2026

E102
TANGO 2ND FLOOR
ELECTRICAL PLAN

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INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

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PROJECT #: 26104 V17

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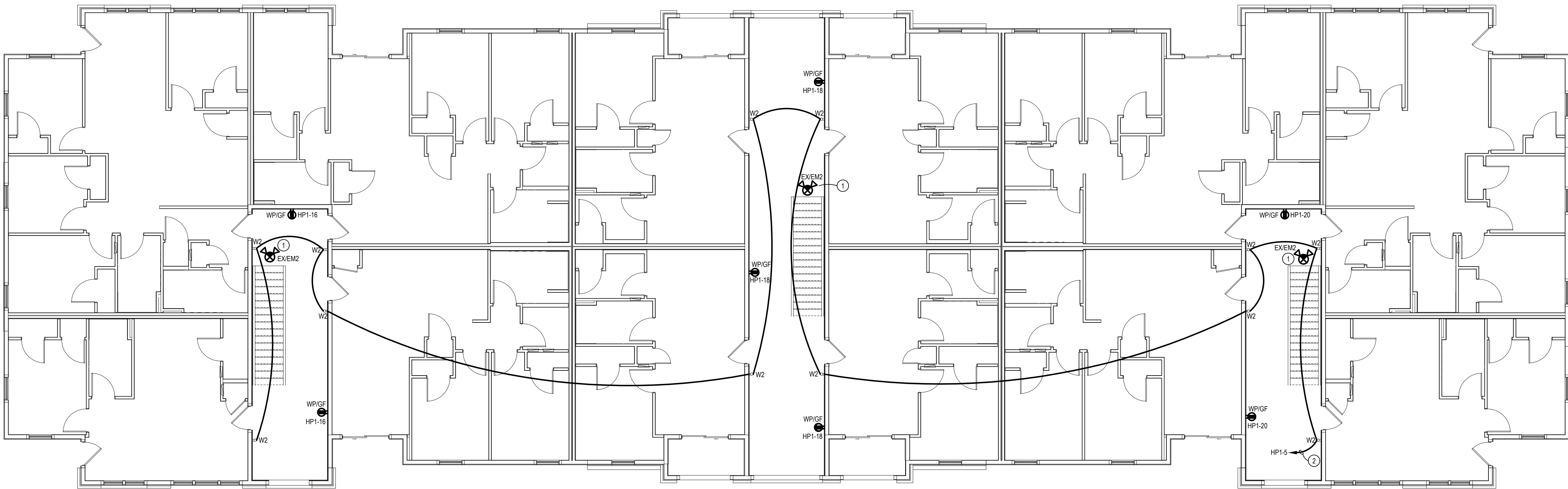
PROJECT DATE: 07/29/2026

E103
TANGO 3RD FLOOR
ELECTRICAL PLAN

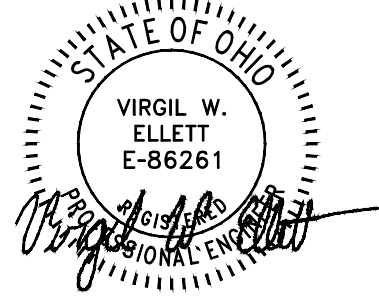
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ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR AUTOMATIC CONTROLS.
- 2 E.C. SHALL ROUTE LIGHT FIXTURES THROUGH PHOTOCELL FOR AUTOMATED CONTROLS.



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



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

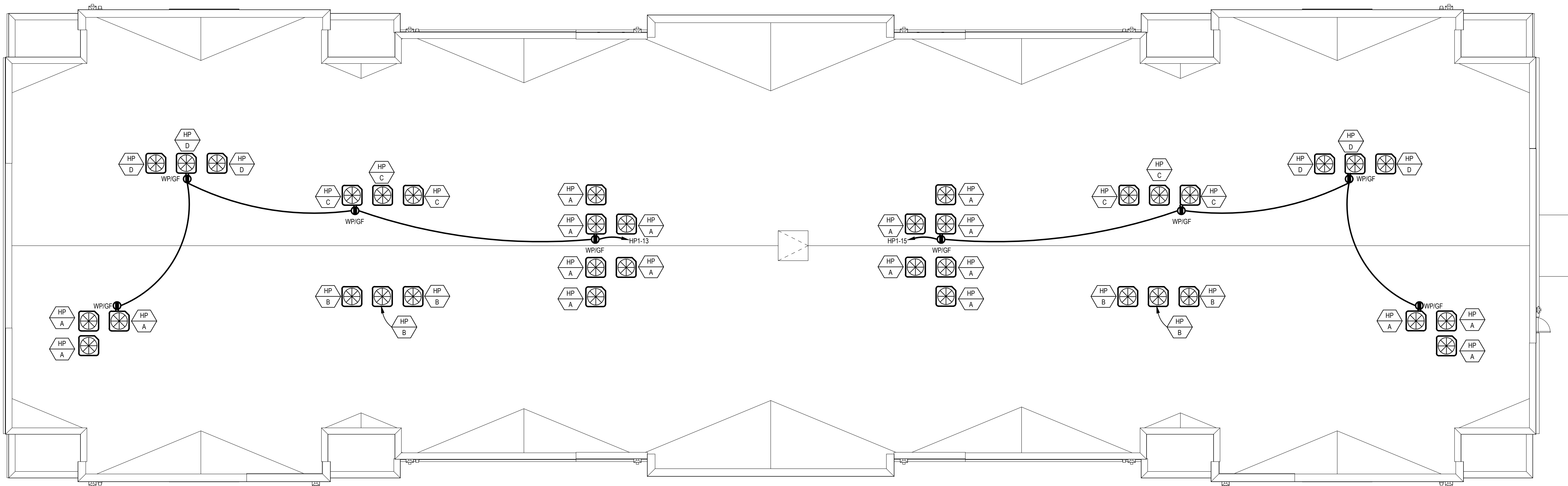
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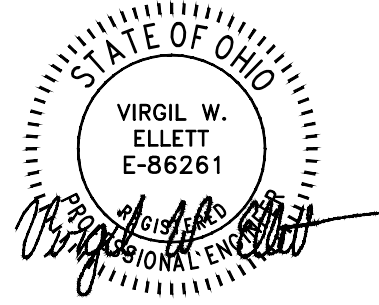
E104
TANGO ROOF
ELECTRICAL PLAN

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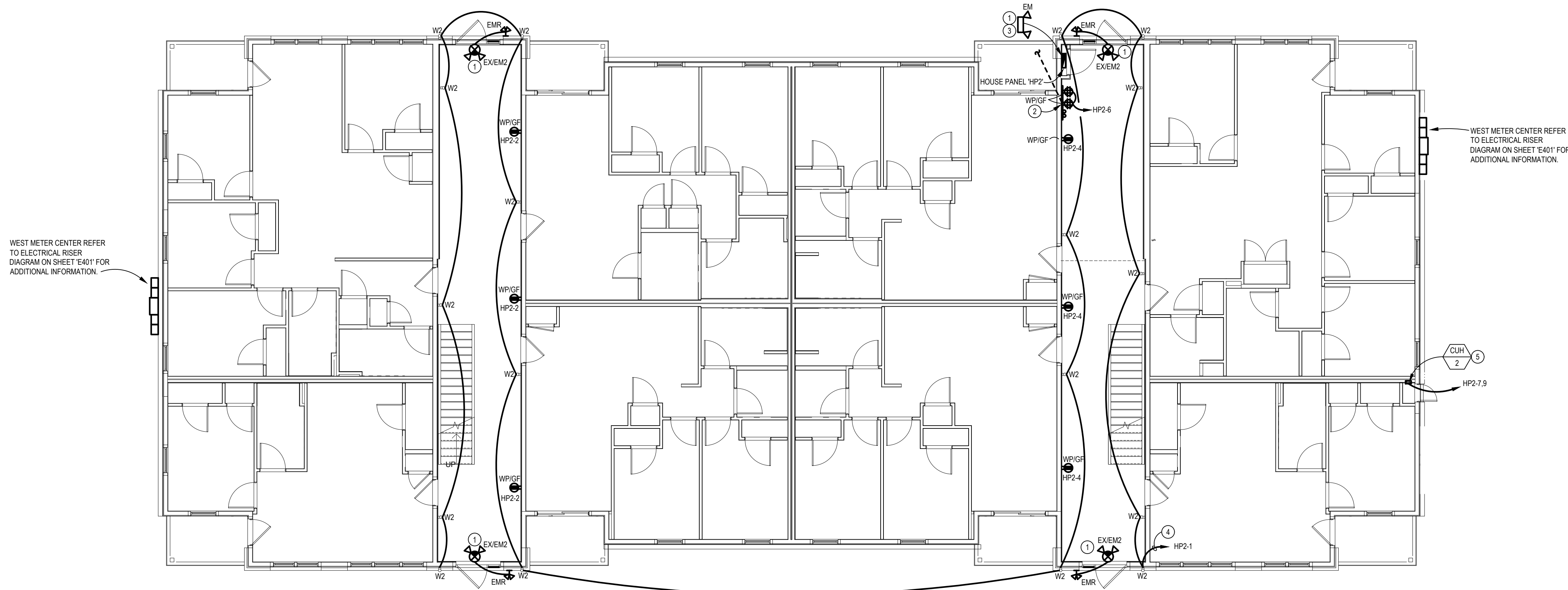
ROOF ELECTRICAL PLAN

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



ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR AUTOMATIC CONTROLS.
- 2 COMMUNICATIONS BOARD, 4"x4"x3/4" PLYWOOD. ROUTE (2) 4" COMMUNICATION CONDUITS FROM INCOMING TELECOMMUNICATIONS COMPANY. COORDINATE EXACT ROUTING WITH VENDOR.+
- 3 SHOWN HERE FOR CLARITY, LOCATE TO WALL AS SHOWN.
- 4 E.C. SHALL ROUTE LIGHT FIXTURES THROUGH PHOTOCELL FOR AUTOMATED CONTROLS.
- 5 CUH, 208V-1Ø, 2 KW. RUN (2) #12 CU & (1) #12 CU GRD. IN 3/4"C FROM A UNIT FURNISHED DISCONNECT SWITCH TO A 20A/2P BREAKER IN PANEL.



1ST FLOOR ELECTRICAL PLAN

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

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

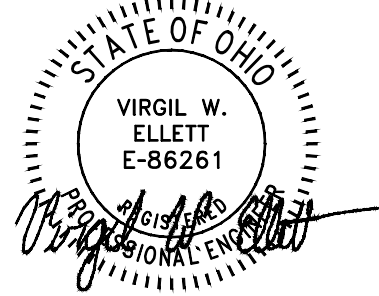
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E201

SIERRA 1ST FLOOR
ELECTRICAL PLAN



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

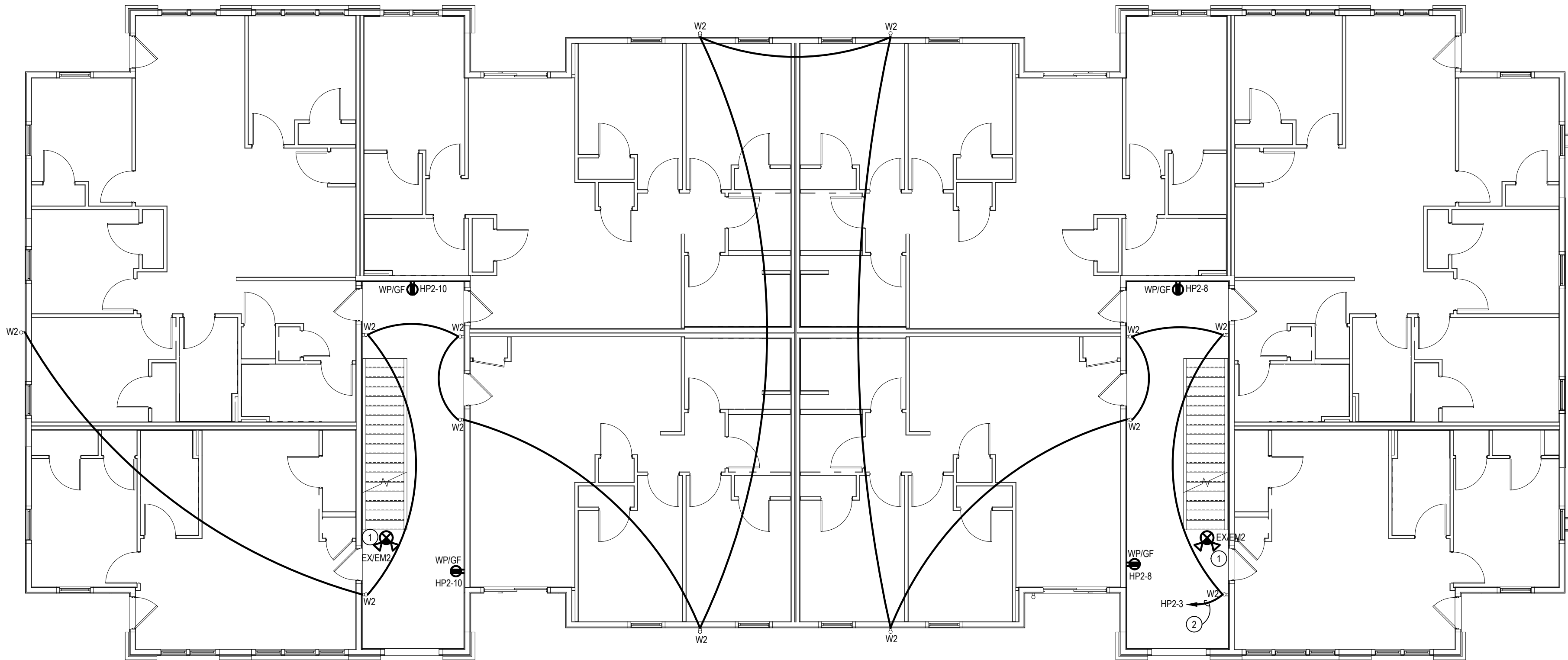
PERMIT SET

PROJECT DATE: 07/29/2026

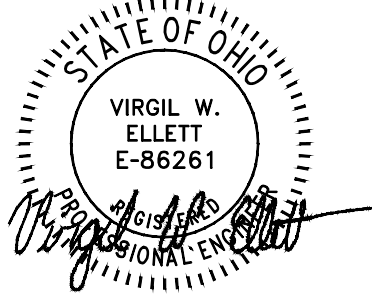
E202
SIERRA 2ND FLOOR
ELECTRICAL PLAN

ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR
AUTOMATIC CONTROLS.
- 2 E.C. SHALL ROUTE LIGHT FIXTURES THROUGH PHOTOCELL FOR AUTOMATED
CONTROLS.



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 V17

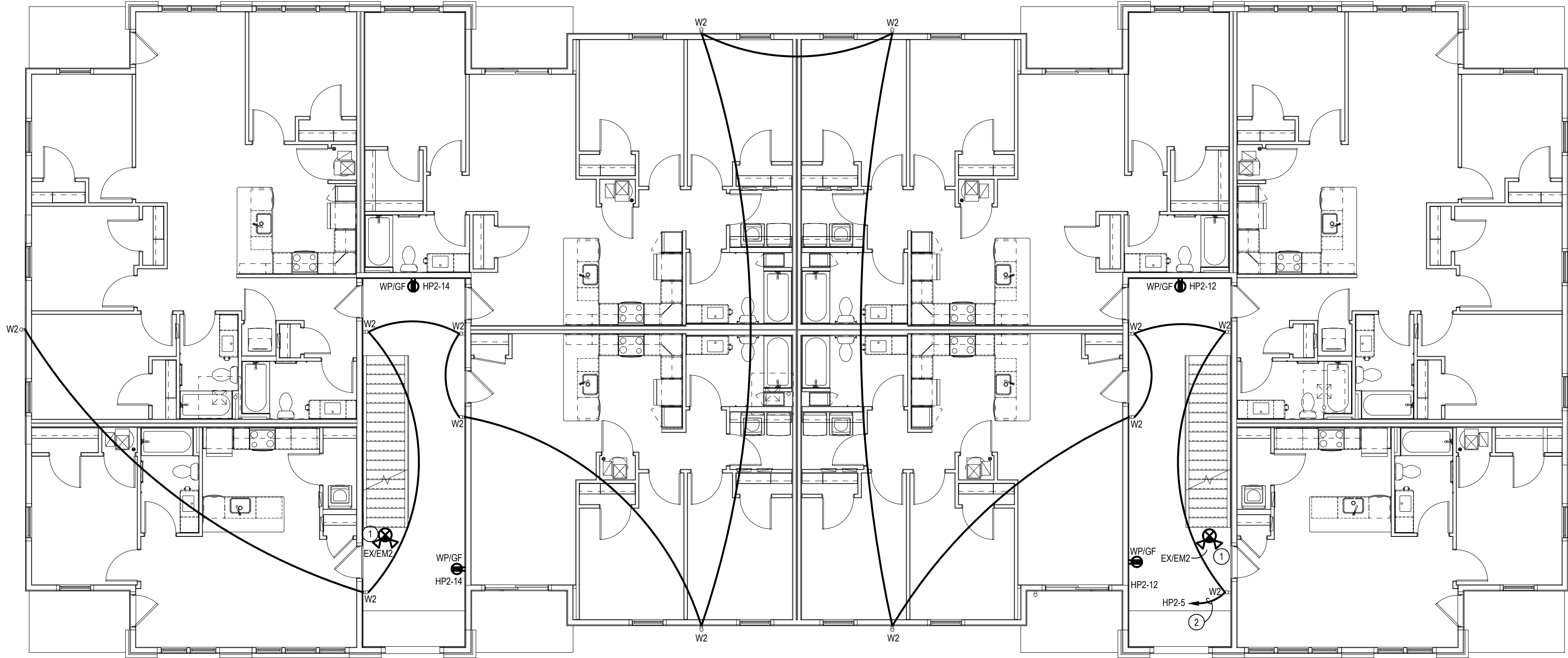
PERMIT SET

PROJECT DATE: 07/29/2026

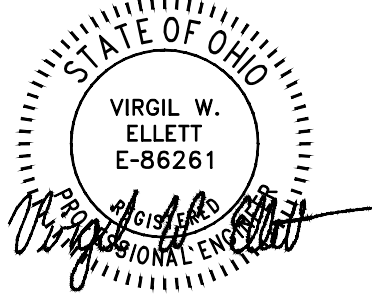
E203
SIERRA 3RD FLOOR
ELECTRICAL PLAN

ELECTRICAL CODED NOTES:

- 1 E.C. SHALL WIRE EMERGENCY LIGHTING AHEAD OF ANY SWITCHING OR
AUTOMATIC CONTROLS.
- 2 E.C. SHALL ROUTE LIGHT FIXTURES THROUGH PHOTOCELL FOR AUTOMATED
CONTROLS.



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



INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

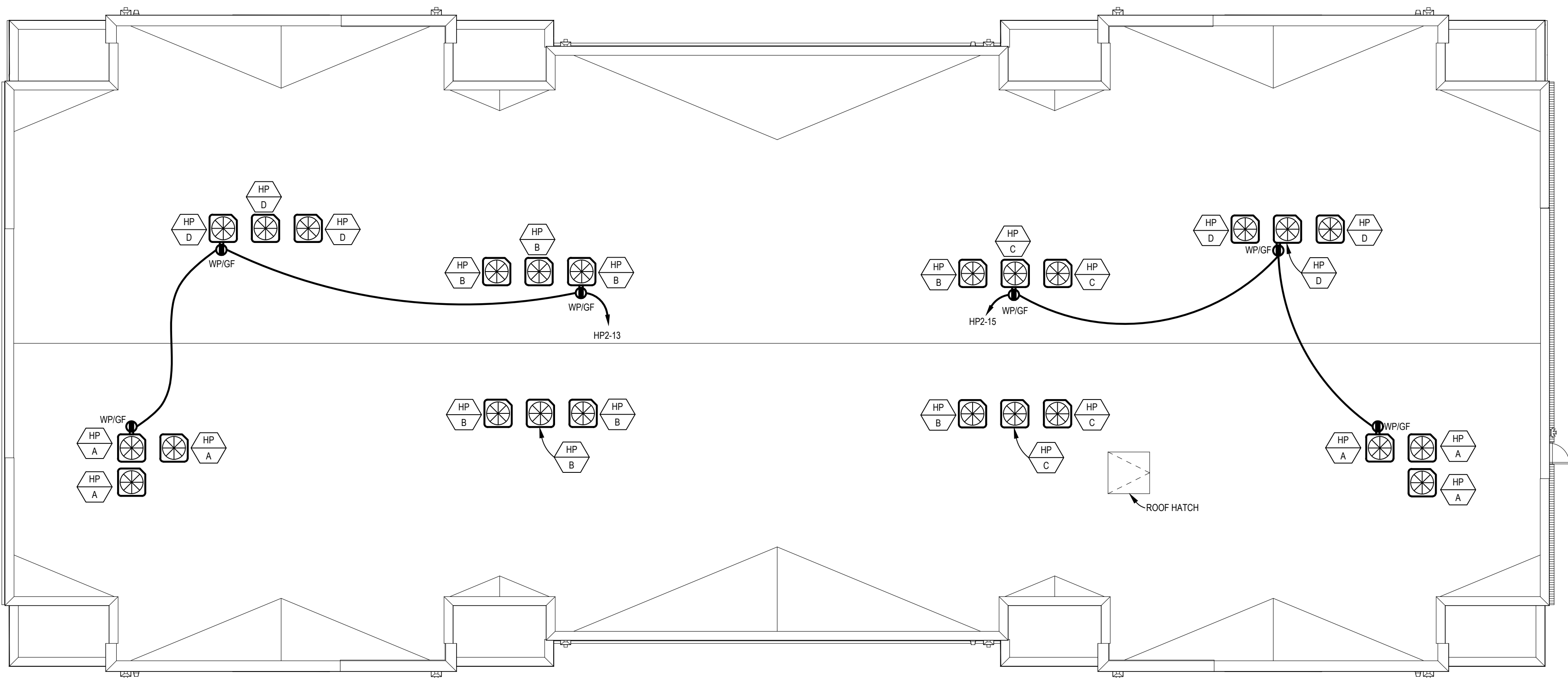
PROJECT #: 26104 V17

PERMIT SET

PROJECT DATE: 07/29/2026

E204
SIERRA ROOF
ELECTRICAL PLAN

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ROOF ELECTRICAL PLAN

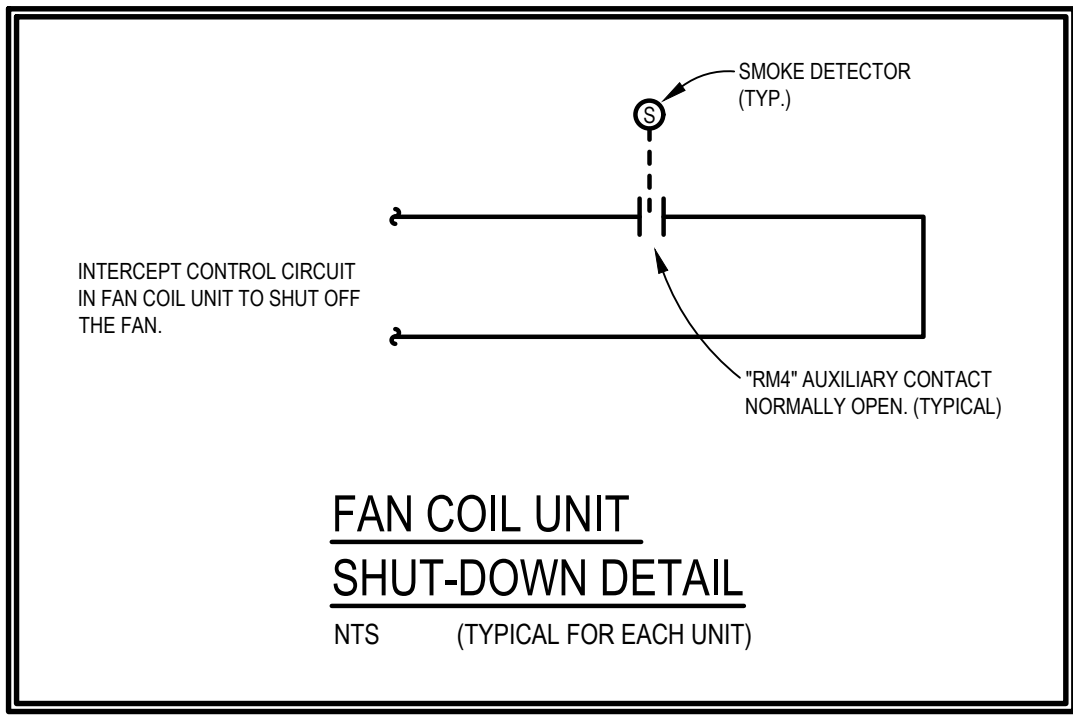
SCALE: 1/8" = 1'-0"

FOXTROT 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	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	201*	9	A	10	30/2	WATER HEATER	
MICROWAVE	201*	11	B	12			
DISHWASHER	201	13	A	14	15/1	LIGHTS/RECEPTS	
REFRIGERATOR	201*	15	B	16	15/1	LIGHTS/RECEPTS	
APPLIANCE CIRCUIT	201	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	201	19	B	20	15/1	RECEPTS	
SPARE	201	21	A	22	20/1	BATHROOM GFI RECEPTS	
SPARE	201	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).							

FOXTROT UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	3.402
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	27.40
TOTAL DEMAND	16.96
HVAC HEAT (66%)	5.04
HVAC COOLING (100%)	3.39
NEC LOAD	25.39
25.394 KW x 1000 =	122.1 A
208 V	

ECHO 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	20/2	1	A	2	40/2	FAN COIL UNIT	
		3	B	4			
DRYER	30/2	5	A	6	50/2	RANGE	
		7	B	8			
WASHER	201*	9	A	10	30/2	WATER HEATER	
MICROWAVE	201*	11	B	12			
DISHWASHER	201	13	A	14	15/1	LIGHTS/RECEPTS	
REFRIGERATOR	201*	15	B	16	15/1	LIGHTS/RECEPTS	
APPLIANCE CIRCUIT	201	17	A	18	15/1	RECEPTS	
APPLIANCE CIRCUIT	201	19	B	20	15/1	RECEPTS	
SPARE	201	21	A	22	20/1	BATHROOM GFI RECEPTS	
SPARE	201	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).							

ECHO UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	2.804
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 (66%)	4.91
HVAC COOLING (100%)	2.81
NEC LOAD	24.36
24.357 KW x 1000 =	117.2 A
208 V	



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.

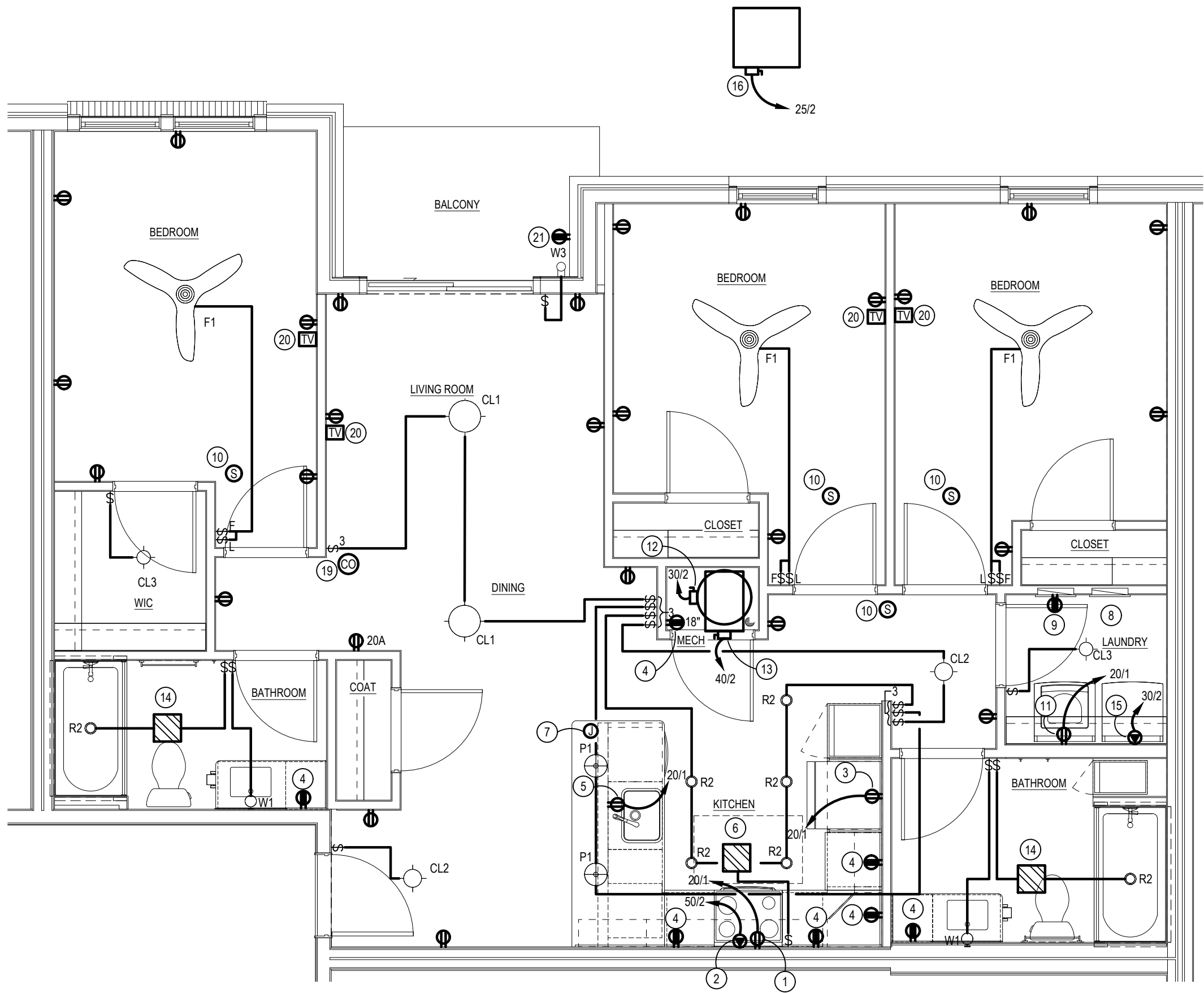
ELECTRICAL CODED NOTES:

- 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.
- WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- 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-C), 208V, 1Ø. RUN 2 #8 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 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 & #10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
- HEAT PUMP 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.
- HEAT PUMP INDOOR UNIT WITH AUXILIARY HEAT (FC-B), 208V, 1Ø. RUN 2 #8 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.
- HEAT PUMP UNIT (HP-B), 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.
- CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL. 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM PRICE TO FURNISH AND INSTALL ALL NECESSARY CABLE TV SERVICE ENTRANCE CONDUITS INTO BUILDING AND THROUGH FIRE PARTITION WALLS AFTER CABLE INSTALLATION. CABLE SYSTEM SHALL BE PREWIRED BY THE CABLE TV COMPANY OR THE ELECTRICAL CONTRACTOR. (SYSTEM INSTALLATION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR REGARDLESS OF WHO INSTALLS THE SYSTEM). FULLY COORDINATE THE INSTALLATION WITH THE CABLE TV COMPANY. PROVIDE A 1/2" EMT CONDUIT W/PULL STRING FROM TV BOX UP IN WALL TO OTHER FLOORS. E.C. TO VERIFY EXACT MOUNTING HEIGHT OF TV & ASSOCIATED RECEPTACLE.
- EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @24" ABOVE FINISHED GROUND OR AS NOTED.

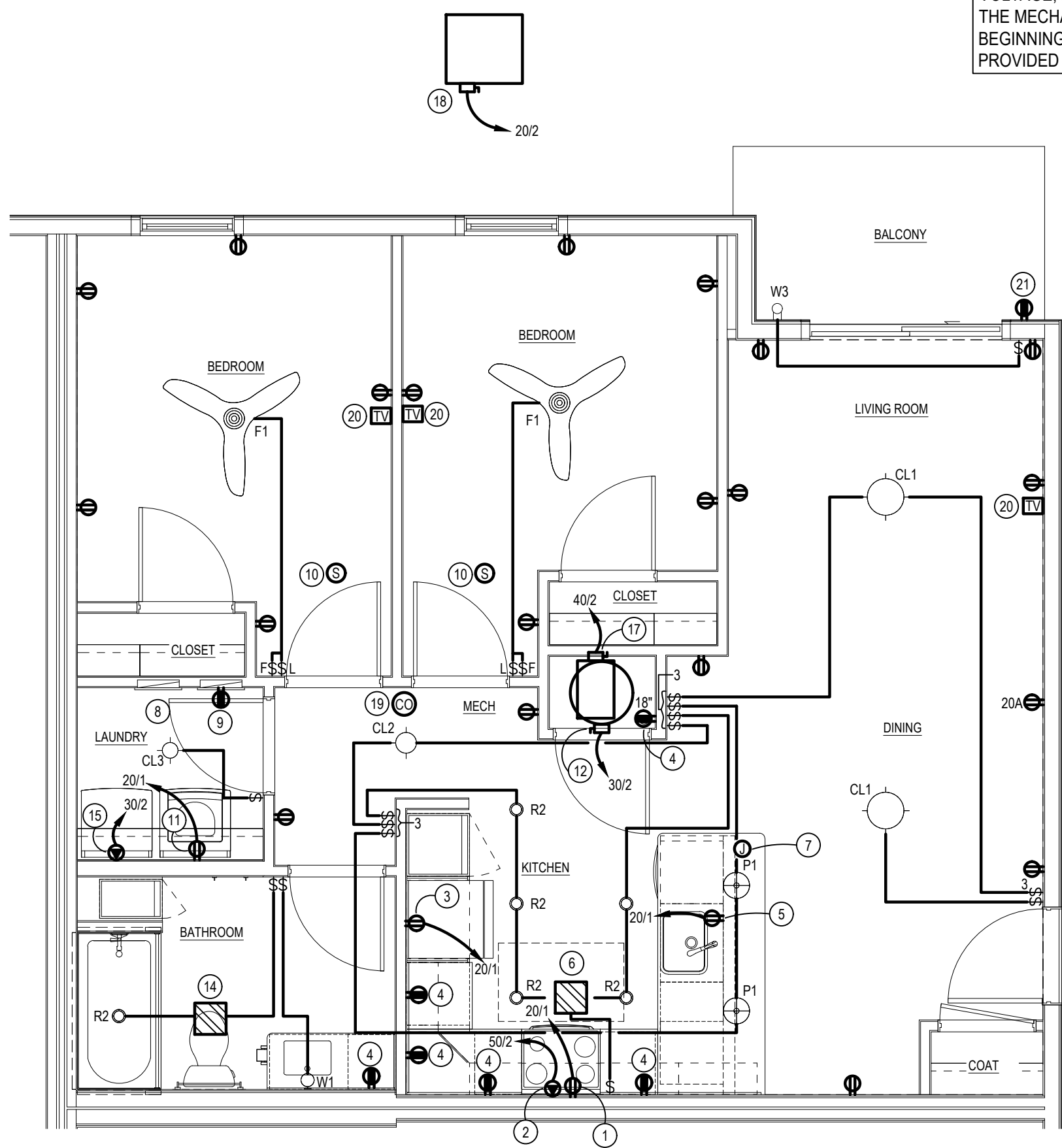
USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.

NOTE: THE E.C. SHALL COORDINATE ALL MECHANICAL EQUIPMENT POWER REQUIREMENTS INCLUDING VOLTAGE, PHASE, AMPACITY, DISCONNECTS, ETC. WITH THE MECHANICAL CONTRACTOR PRIOR TO ANY WORK BEGINNING. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED IF PROPER COORDINATION DOES NOT OCCUR.



FOXTROT ELECTRICAL PLAN

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

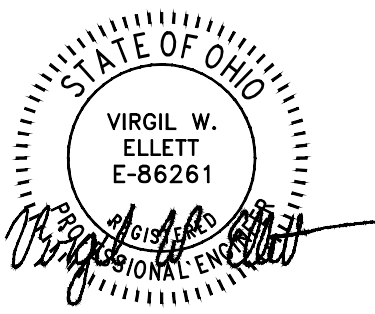


ECHO ELECTRICAL PLAN

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

the columbus
designco

COLUMBUS DESIGN LLC 614-636-3075
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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

E301
DWELLING UNIT
ELECTRICAL PLANS

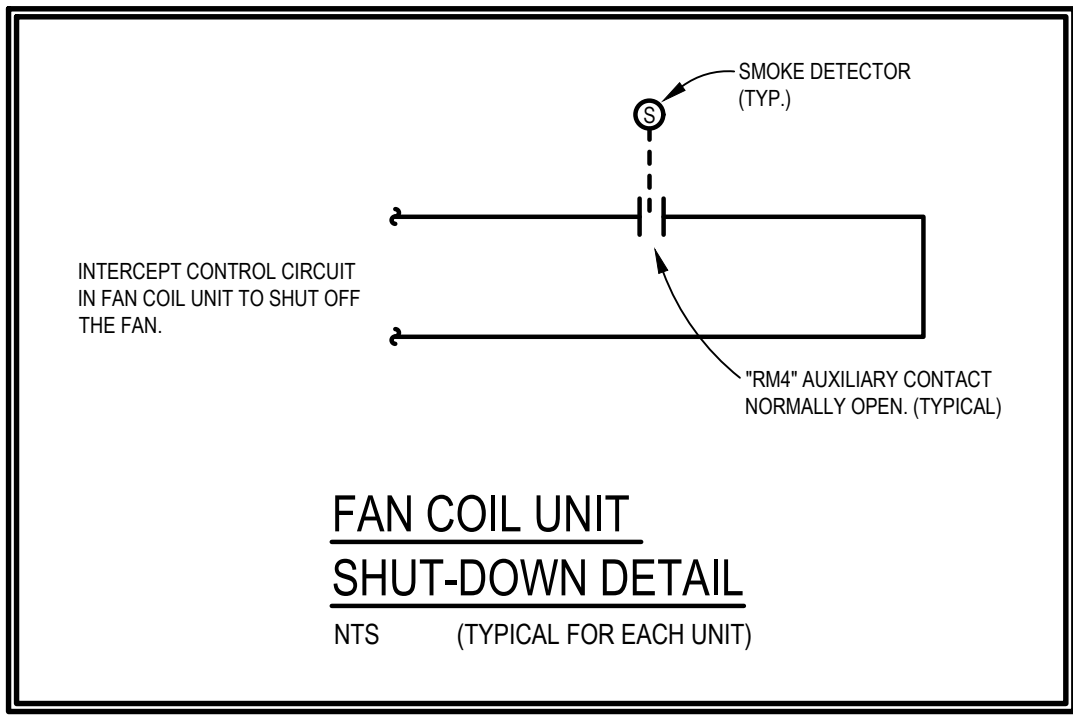
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HAVANNA UNIT PANEL		VOLTAGE: 120/208V, 1 PHASE, 3 WIRE	
LOCATION: AS SHOWN ON FLOOR PLAN		125 AMP M.L.O.	
MOUNTING: RECESSED		FEEDER: SEE RISER DIAGRAM	
		NOTE: 22,000 AIC	
LOAD DESCRIPTION	CB/P	CIRCUIT	LOAD DESCRIPTION
HP CONDENSING UNIT	152	1 A 2	252 FAN COIL UNIT
		3 B 4	
DRYER	302	5 A 6	502 RANGE
		7 B 8	
WASHER	201*	9 A 10	302 WATER HEATER
MICROWAVE	201*	11 B 12	
DISHWASHER	201	13 A 14	
REFRIGERATOR	201*	15 B 16	151 LIGHTS/RECEPTS
APPLIANCE CIRCUIT	201	17 A 18	151 RECEPTS
APPLIANCE CIRCUIT	201	19 B 20	151 RECEPTS
SPARE	201	21 A 22	201 BATHROOM GFI RECEPTS
SPARE	201	23 B 24	201 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).			

HAVANNA UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3WSP)	1.947
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	25.95
TOTAL DEMAND	16.38
HVAC HEAT (85%)	1.83
HVAC COOLING (100%)	2.27
NEC LOAD	20.28
$20.275 \text{ KW} \times 1000 =$	
208 V	97.5 A

INDIA 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	LOAD DESCRIPTION
HP CONDENSING UNIT	152	1 A 2	252 FAN COIL UNIT
		3 B 4	
DRYER	302	5 A 6	502 RANGE
		7 B 8	
WASHER	201*	9 A 10	302 WATER HEATER
MICROWAVE	201*	11 B 12	
DISHWASHER	201	13 A 14	
REFRIGERATOR	201*	15 B 16	151 LIGHTS/RECEPTS
APPLIANCE CIRCUIT	201	17 A 18	151 RECEPTS
APPLIANCE CIRCUIT	201	19 B 20	151 RECEPTS
SPARE	201	21 A 22	201 BATHROOM GFI RECEPTS
SPARE	201	23 B 24	201 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).			

INDIA UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3WSP)	1.935
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	25.94
TOTAL DEMAND	16.37
HVAC HEAT (85%)	1.83
HVAC COOLING (100%)	2.27
NEC LOAD	20.27
$20.275 \text{ KW} \times 1000 =$	
208 V	97.5 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.

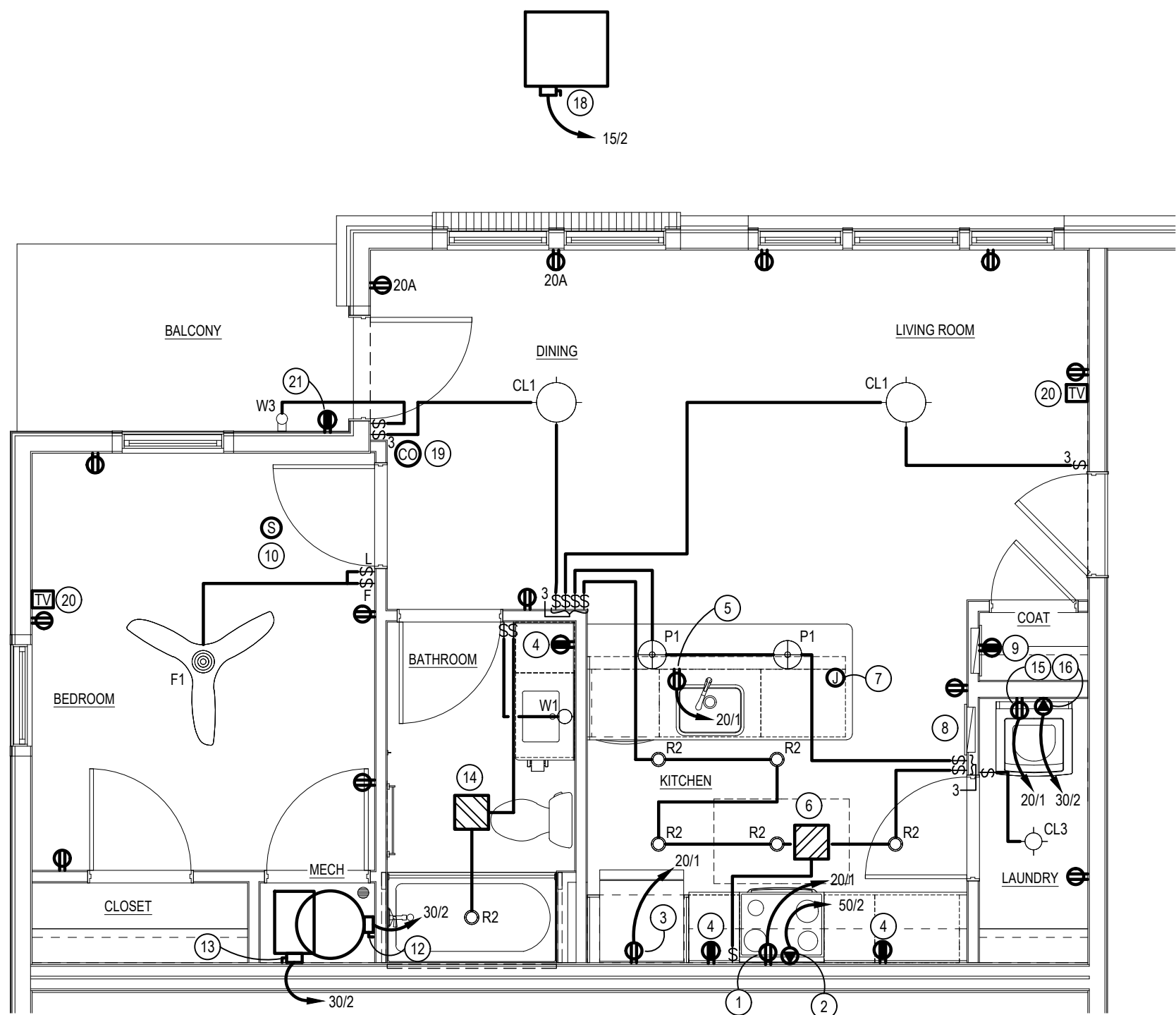
NEC 406.12. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE TAMPER-RESISTANT TYPE:
1) RECEPTACLES LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR.
2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3) A SINGLE RECEPTACLE OR DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR 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.
 - DRYER, 208 VOLT, 1 PHASE. RUN 2#10 & #10 GRD TO A 30A-2P GF BREAKER. FURNISH AND INSTALL NEMA 14-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
 - 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 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 & #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.
- WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- HEAT PUMP 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.
- CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN603 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM PRICE TO FURNISH AND INSTALL ALL NECESSARY CABLE TV SERVICE ENTRANCE CONDUITS INTO BUILDING AND THROUGH FIRE PARTITION WALLS AFTER CABLE INSTALLATION. CABLE SYSTEM SHALL BE PREWIRED BY THE CABLE TV COMPANY OR THE ELECTRICAL CONTRACTOR. (SYSTEM INSTALLATION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR REGARDLESS OF WHO INSTALLS THE SYSTEM). FULLY COORDINATE THE INSTALLATION WITH THE CABLE TV COMPANY. PROVIDE A 1/2" EMT CONDUIT W/PULL STRING FROM TV BOX UP IN WALL TO OTHER FLOORS. E.C. TO VERIFY EXACT MOUNTING HEIGHT OF TV & ASSOCIATED RECEPTACLE.
- EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @24" ABOVE FINISHED GROUND OR AS NOTED.

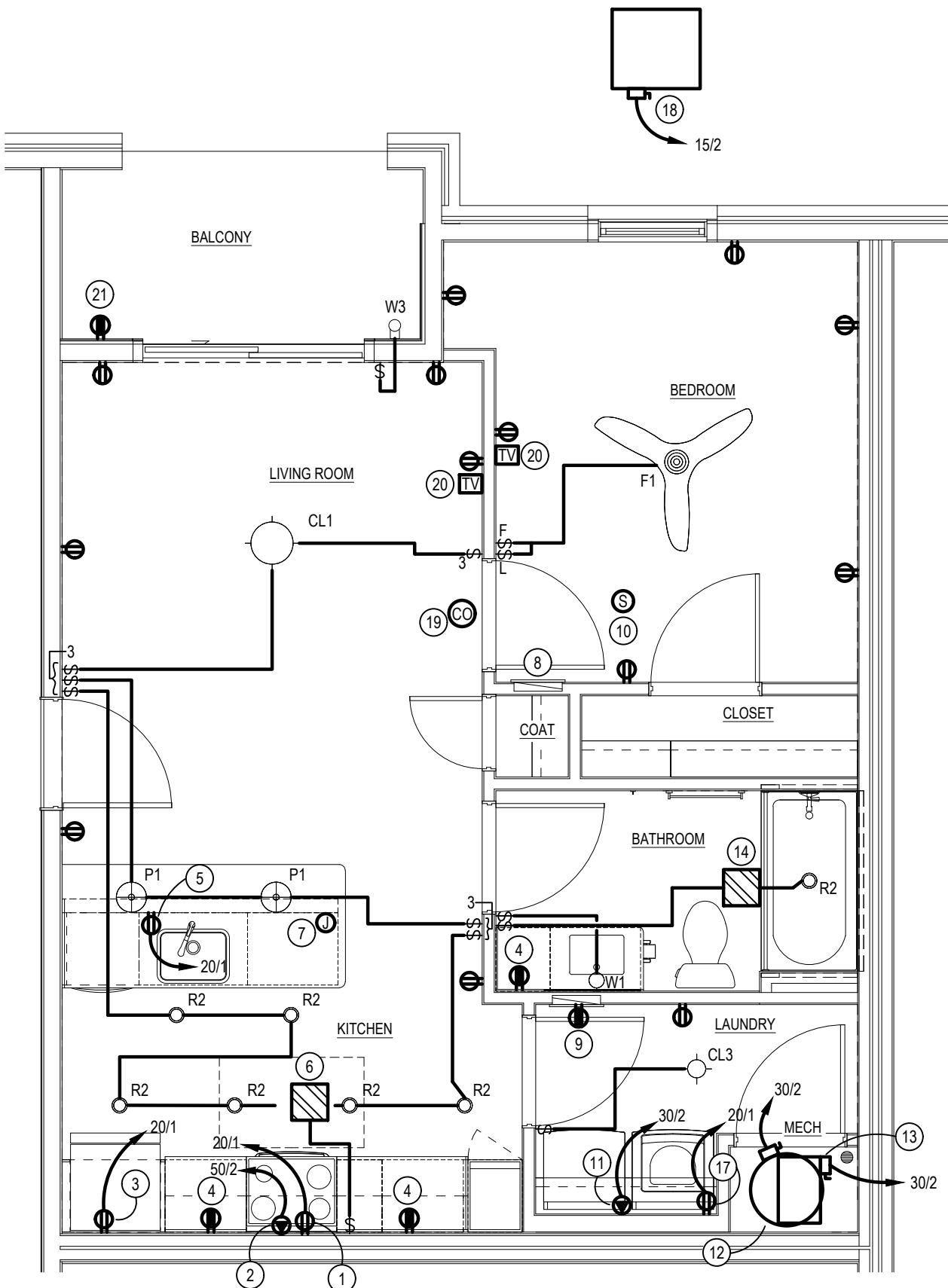
USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.

NOTE: THE E.C. SHALL COORDINATE ALL MECHANICAL EQUIPMENT POWER REQUIREMENTS INCLUDING VOLTAGE, PHASE, AMPACITY, DISCONNECTS, ETC. WITH THE MECHANICAL CONTRACTOR PRIOR TO ANY WORK BEGINNING. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED IF PROPER COORDINATION DOES NOT OCCUR.



HAVANNA ELECTRICAL PLAN

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

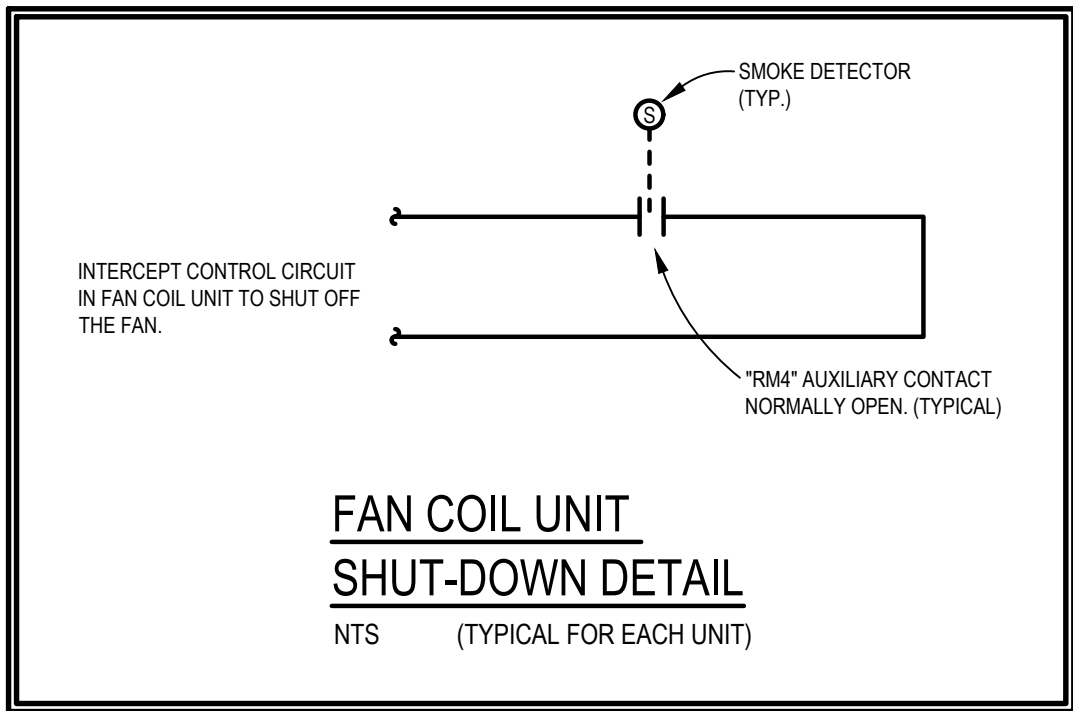


INDIA ELECTRICAL PLAN

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

JULIET 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 A/C			
LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION	
HP CONDENSING UNIT	40/2	1	A	2	30/2	FAN COIL UNIT	
		3	B	4			
		7	B	8			
DRYER	30/2	5	A	6	50/2	RANGE	
		7	B	8			
		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	19/1	LIGHTS/RECEPTS	
APPLIANCE CIRCUIT	20/1	17	A	18	19/1	RECEPTS	
APPLIANCE CIRCUIT	20/1	19	B	20	19/1	RECEPTS	
SPARE	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS	
SPARE	20/1	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 <u>ABC-FAULT BREAKER</u> 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).							

JULIET UNIT	AREA (SF): 1157
LOAD TYPE	VALUE (KW)
LIGHT RECEPTACLES (3W/SF)	3.471
DISHWASHER	1.0
RANGE	7.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.47
TOTAL DEMAND	16.99
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.99
NEC LOAD	25.62
$\frac{25.625 \text{ KW} \times 1000}{208 \text{ V}}$	123.2 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 5-1/2 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.

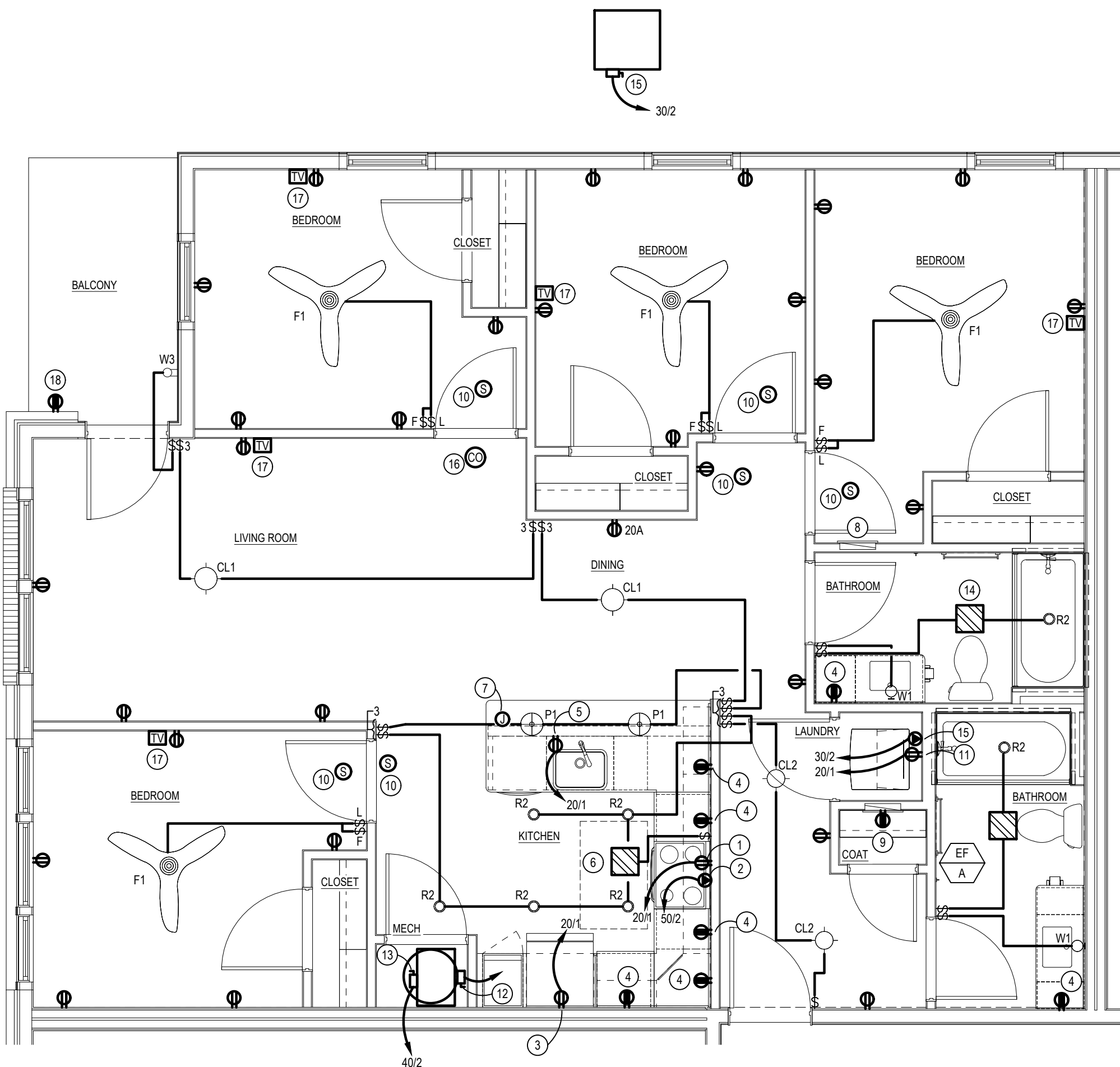
ELECTRICAL CODED NOTES:

- 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.
- 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.

- 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-D), 208V, 1Ø. RUN 2 #8 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 MOUNTED IN CEILING, 42W 120V. CONNECT TO LIGHTING CIRCUIT (RUNS CONTINUOUS). PROVIDE WALL SWITCH TO CONTROL LIGHT AND TURN HIGH SPEED ON.
- HEAT PUMP 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.
- CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM PRICE TO FURNISH AND INSTALL ALL NECESSARY CABLE TV SERVICE ENTRANCE CONDUITS INTO BUILDING AND THROUGH FIRE PARTITION WALLS AFTER CABLE INSTALLATION. CABLE SYSTEM SHALL BE PREWIRED BY THE CABLE TV COMPANY OR THE ELECTRICAL CONTRACTOR. (SYSTEM INSTALLATION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR REGARDLESS OF WHO INSTALLS THE SYSTEM). FULLY COORDINATE THE INSTALLATION WITH THE CABLE TV COMPANY. PROVIDE A 1/2" EMT CONDUIT W/PULL STRING FROM TV BOX UP IN WALL TO OTHER FLOORS. E.C. TO VERIFY EXACT MOUNTING HEIGHT OF TV & ASSOCIATED RECEPTACLE.
- EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @24" ABOVE FINISHED GROUND OR AS NOTED.

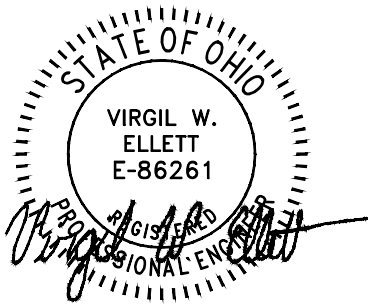
USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.

NOTE: THE E.C. SHALL COORDINATE ALL MECHANICAL EQUIPMENT POWER REQUIREMENTS INCLUDING VOLTAGE, PHASE, AMPACITY, DISCONNECTS, ETC. WITH THE MECHANICAL CONTRACTOR PRIOR TO ANY WORK BEGINNING. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED IF PROPER COORDINATION DOES NOT OCCUR.



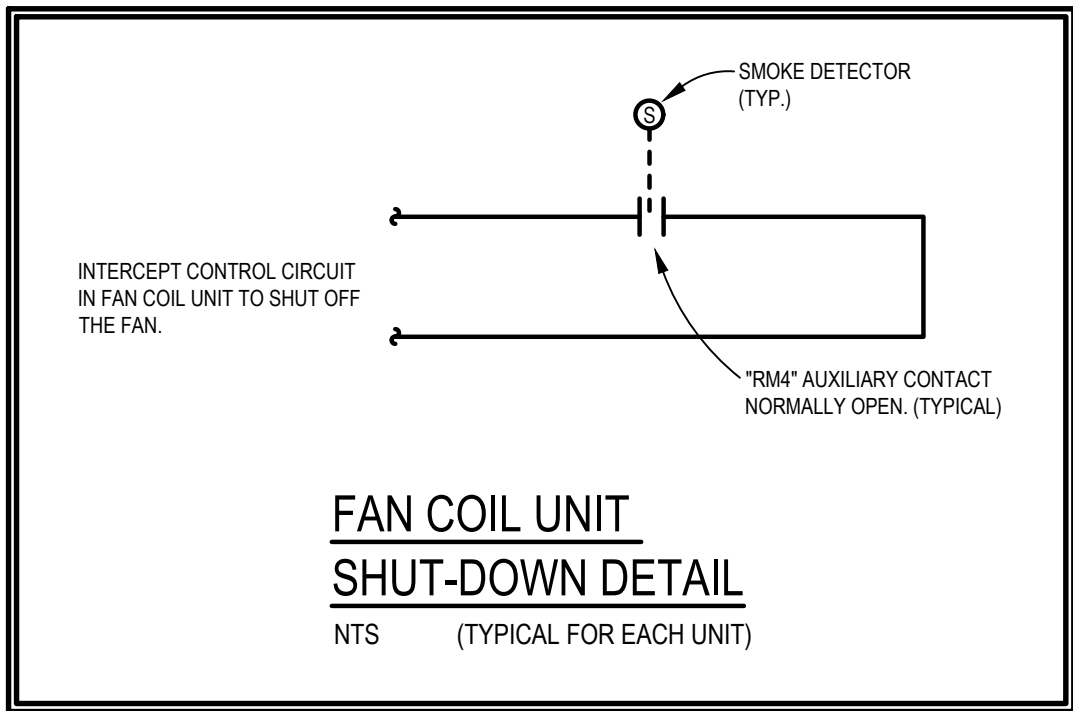
JULIET ELECTRICAL PLAN

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



NOVEMBER 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	202	1	A	2	302	FAN COIL UNIT	
		3	B	4			
		7	B	8			
DRYER	302	5	A	6	502	RANGE	
		7	B	8			
WASHER	201*	9	A	10	302	WATER HEATER	
MICROWAVE	201*	11	B	12			
DISHWASHER	201	13	A	14			
REFRIGERATOR	201*	15	B	16	151	LIGHTS/RECEPTS	
APPLIANCE CIRCUIT	201	17	A	18	151	RECEPTS	
APPLIANCE CIRCUIT	201	19	B	20	151	RECEPTS	
SPARE	201	21	A	22	201	BATHROOM GFI RECEPTS	
SPARE	201	23	B	24	201	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).							

NOVEMBER UNIT	AREA (SF):
	868
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	2.604
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 (65%)	5.04
HVAC COOLING (100%)	2.81
NEC LOAD	24.49
$\frac{24.493 \text{ KW} \times 1000}{208 \text{ V}} =$	
	117.8 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.

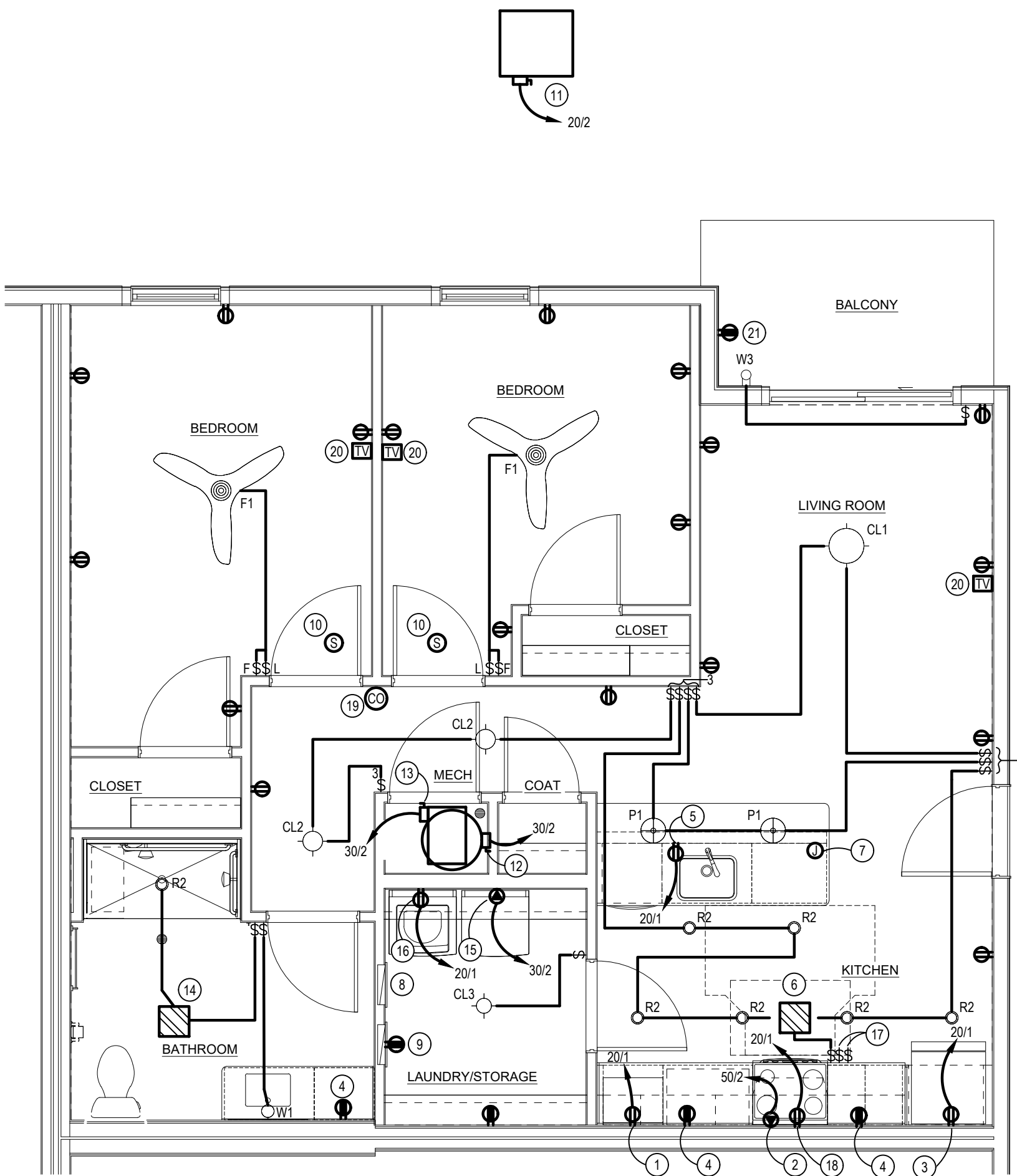
ELECTRICAL CODED NOTES:

- 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 UNIT (HP-B), 208V 1Ø. RUN 2 #12 & #12 GRD FROM A 30A-2P WP DISCONNECT SWITCH AT UNIT (BY E.C.) TO A 20A-2P BREAKER IN APARTMENT PANEL. MAKE ALL FINAL CONNECTIONS. SEE MECHANICAL ROOF PLAN FOR EXACT LOCATION.

- 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-B), 208V, 1Ø. RUN 2 #10 AND #10 GRD. FROM AN INTEGRAL DISCONNECT SWITCH AT UNIT TO A 30A-2P BREAKER. MAKE ALL FINAL CONNECTIONS. PROVIDE SHUTDOWN WIRING PER FAN COIL UNIT SHUT DOWN DETAIL ON THIS SHEET.
- EXHAUST FAN 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.
- CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM PRICE TO FURNISH AND INSTALL ALL NECESSARY CABLE TV SERVICE ENTRANCE CONDUITS INTO BUILDING AND THROUGH FIRE PARTITION WALLS AFTER CABLE INSTALLATION. CABLE SYSTEM SHALL BE PREWIRED BY THE CABLE TV COMPANY OR THE ELECTRICAL CONTRACTOR. (SYSTEM INSTALLATION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR REGARDLESS OF WHO INSTALLS THE SYSTEM). FULLY COORDINATE THE INSTALLATION WITH THE CABLE TV COMPANY. PROVIDE A 1/2" EMT CONDUIT W/PULL STRING FROM TV BOX UP IN WALL TO OTHER FLOORS. E.C. TO VERIFY EXACT MOUNTING HEIGHT OF TV & ASSOCIATED RECEPTACLE.
- EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @24" ABOVE FINISHED GROUND OR AS NOTED.

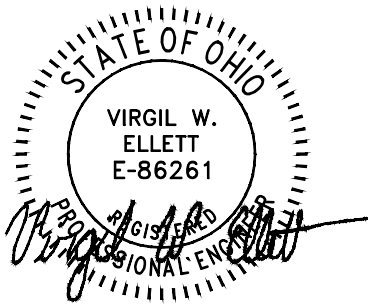
USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE BY 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.

NOTE: THE E.C. SHALL COORDINATE ALL MECHANICAL EQUIPMENT POWER REQUIREMENTS INCLUDING VOLTAGE, PHASE, AMPACITY, DISCONNECTS, ETC. WITH THE MECHANICAL CONTRACTOR PRIOR TO ANY WORK BEGINNING. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED IF PROPER COORDINATION DOES NOT OCCUR.



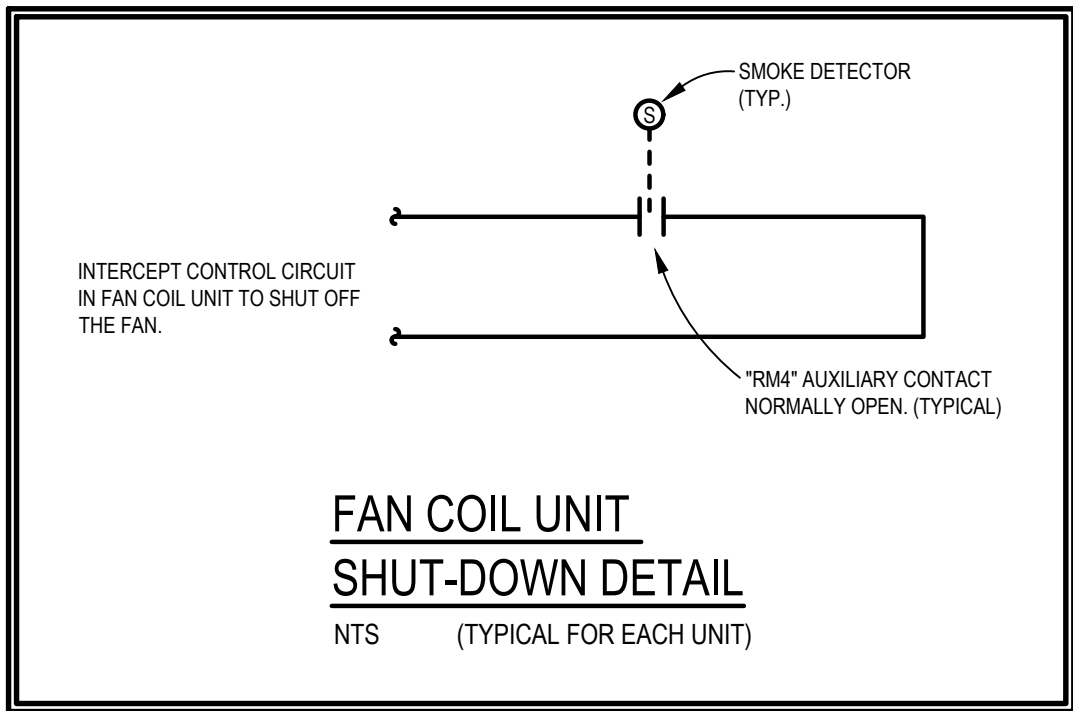
NOVEMBER ELECTRICAL PLAN

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



OSCAR 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	40/2	1	A	2	30/2	FAN COIL UNIT
		3	B	4		
		7	B	8		
DRYER	30/2	5	A	6	50/2	RANGE
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
APPLIANCE CIRCUIT	20/1	17	A	18	15/1	RECEPTS
APPLIANCE CIRCUIT	20/1	19	B	20	15/1	RECEPTS
SPARE	20/1	21	A	22	20/1	BATHROOM GFI RECEPTS
SPARE	20/1	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)						

OSCAR UNIT	AREA (SF):
LOAD TYPE	VALUE (KW)
LTG/ RECEPTACLES (3W/SF)	3.477
DISHWASHER	1.0
RANGE	7.0
WATER HEATER	4.5
DRYER	5.0
WASHER	1.0
MICROWAVE/ HOOD	0.9
REFRIGERATOR	0.6
APPLIANCE CIRCUITS	3.0
TOTAL CONNECTED	26.48
TOTAL DEMAND	16.59
HVAC HEAT (65%)	5.04
HVAC COOLING (100%)	3.99
NEC LOAD	25.63
25.627 KW x 1000 =	
208 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.

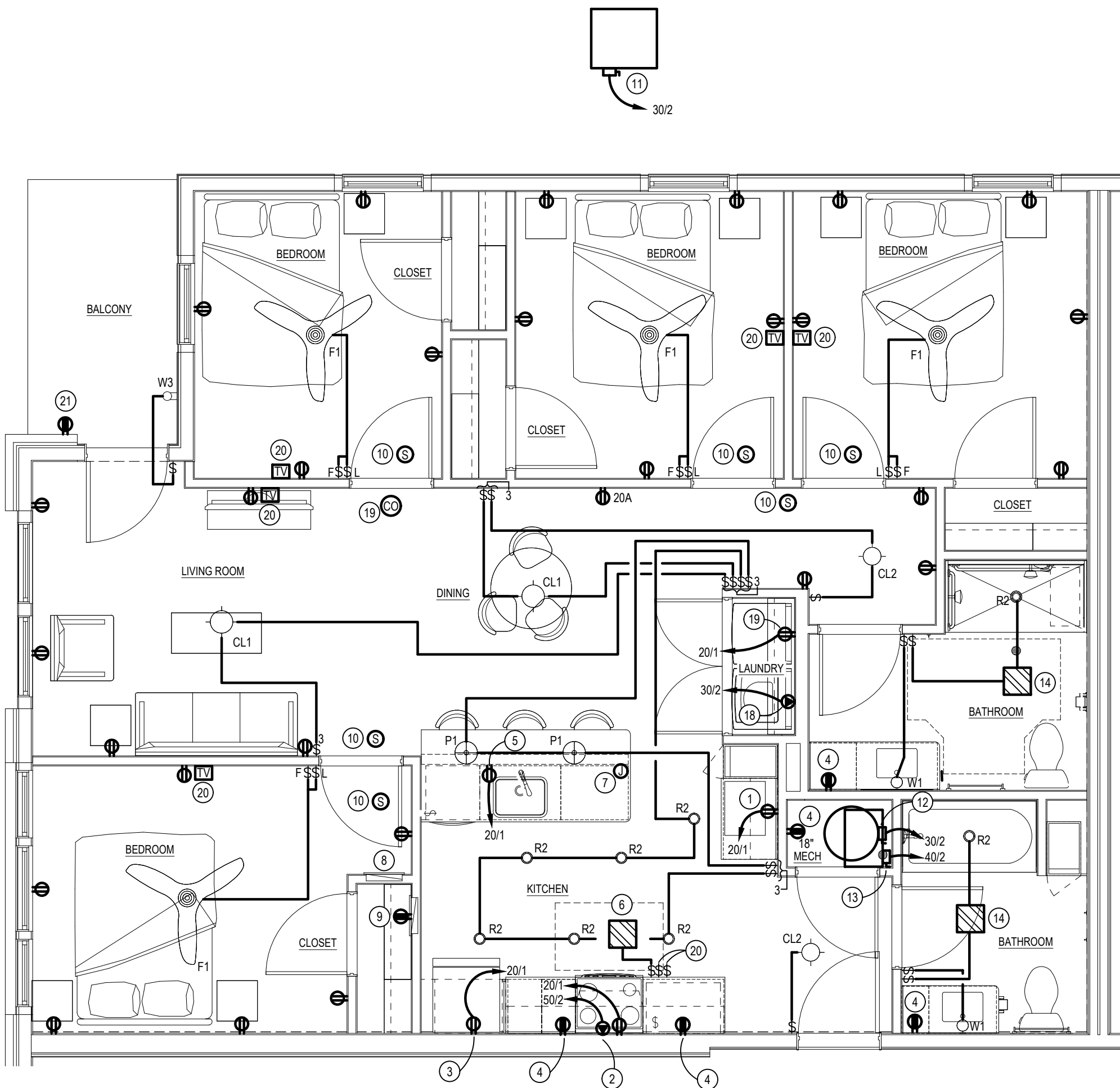
ELECTRICAL CODED NOTES:

- 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 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.

- 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-D), 208V, 1Ø, RUN 2 #8 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 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.
- CEILING MOUNTED SINGLE/MULTIPLE STATION COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE ALARM, GENTEX MODEL GN503 OR EQUAL, 120 VOLT WITH BATTERY BACK-UP. DIRECT WIRE TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE WITH SMOKE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE AND FOLLOW MANUFACTURER'S RECOMMENDATIONS. INSTALL A MINIMUM OF 10' FROM ANY COOKING APPLIANCE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM PRICE TO FURNISH AND INSTALL ALL NECESSARY CABLE TV SERVICE ENTRANCE CONDUITS INTO BUILDING AND THROUGH FIRE PARTITION WALLS AFTER CABLE INSTALLATION. CABLE SYSTEM SHALL BE PREWIRED BY THE CABLE TV COMPANY OR THE ELECTRICAL CONTRACTOR. (SYSTEM INSTALLATION IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR REGARDLESS OF WHO INSTALLS THE SYSTEM). FULLY COORDINATE THE INSTALLATION WITH THE CABLE TV COMPANY. PROVIDE A 1/2" EMT CONDUIT W/PULL STRING FROM TV BOX UP IN WALL TO OTHER FLOORS. E.C. TO VERIFY EXACT MOUNTING HEIGHT OF TV & ASSOCIATED RECEPTACLE.
- EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @24" ABOVE FINISHED GROUND OR AS NOTED.

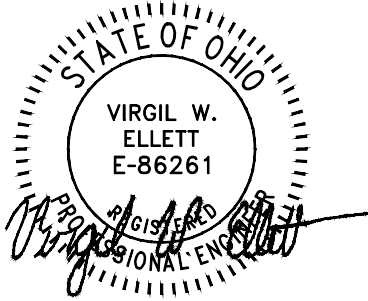
USE FIRE RATED OUTLET BOX IN FIRE RATED WALLS OR STANDARD STEEL OUTLET BOXES NOT GREATER THAN 16" IN AREA AND SEPARATE B 24" HORIZONTALLY IF LOCATED OPPOSITE ANOTHER DEVICE IN THIS WALL.

NOTE: THE E.C. SHALL COORDINATE ALL MECHANICAL EQUIPMENT POWER REQUIREMENTS INCLUDING VOLTAGE, PHASE, AMPACITY, DISCONNECTS, ETC. WITH THE MECHANICAL CONTRACTOR PRIOR TO ANY WORK BEGINNING. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED IF PROPER COORDINATION DOES NOT OCCUR.



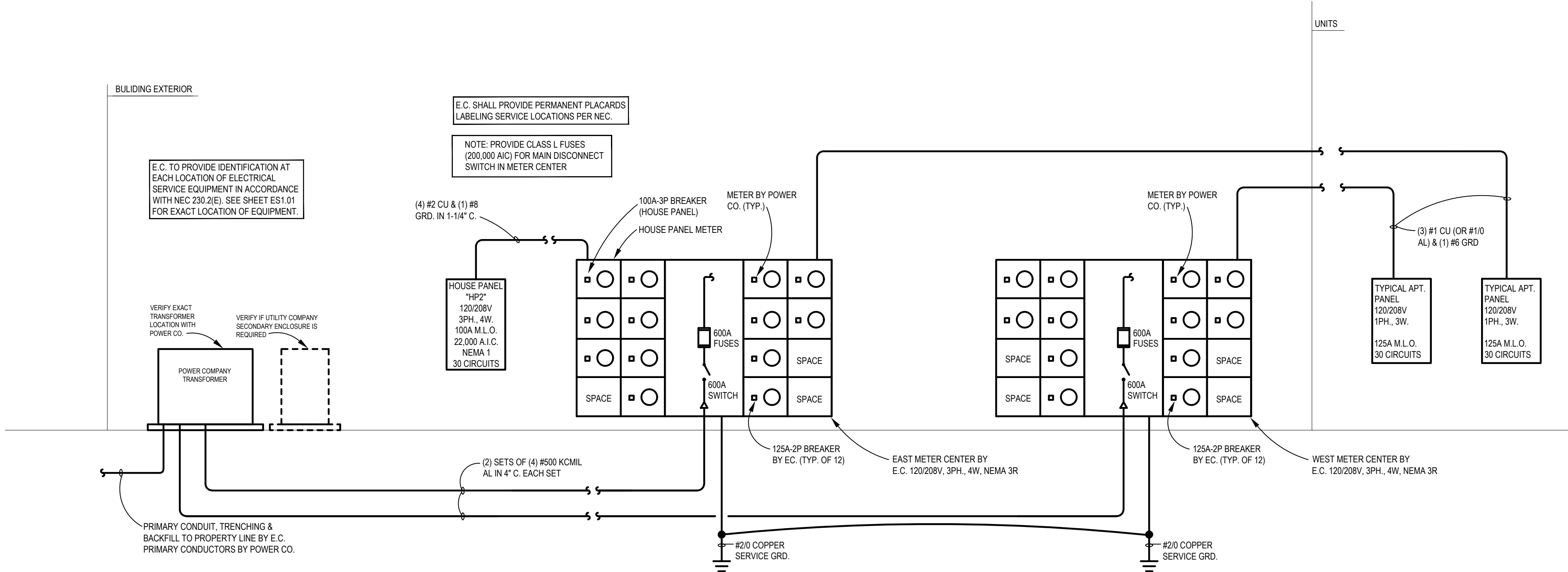
OSCAR ELECTRICAL PLAN

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



EAST SIERRA BUILDING LOAD SUMMARY				
RESIDENTIAL (METERCENTER)				
ECHO UNIT	4	@	34.95	139.81984 KW
FOXTROT UNIT	2	@	36.34	72.67072 KW
HAVANNA UNIT	3	@	30.34	91.03008 KW
JULIET UNIT	2	@	37.01	74.01512 KW
OSCAR	1	@	37.01	37.01356 KW
TOTAL	12			414.54932 KW
NEC FACTOR			0.41	
NEC DEMAND				170.0 KW
HOUSE PANEL				5.2 KW
TOTAL				175.2 KW
METER CENTER LOAD				
175.2 KW x 1000 =			486.4 AMPS	
360				
600 AMP METER CENTER				

WEST SIERRA BUILDING LOAD SUMMARY				
RESIDENTIAL (METERCENTER)				
ECHO UNIT	3	@	34.32	102.95928 KW
FOXTROT UNIT	2	@	35.84	71.67072 KW
HAVANNA UNIT	3	@	29.84	89.53008 KW
JULIET UNIT	3	@	35.51	106.52268 KW
NOVEMBER UNIT	1	@	34.45	34.45496 KW
TOTAL	12			405.13772 KW
NEC FACTOR			0.41	
NEC DEMAND				166.2 KW
TOTAL				166.2 KW
METER CENTER LOAD				
166.2 KW x 1000 =			461.4 AMPS	
360				
600 AMP METER CENTER				

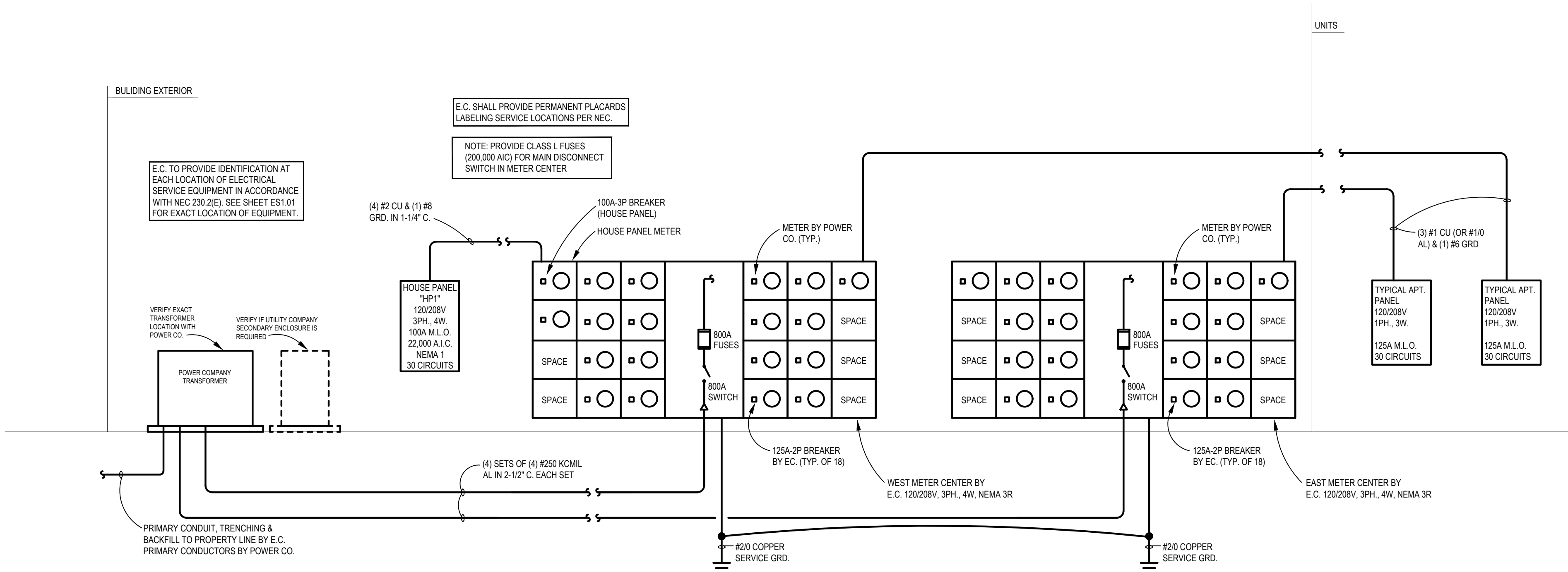


SIERRA ELECTRICAL RISER DIAGRAM / METER CENTER

NTS

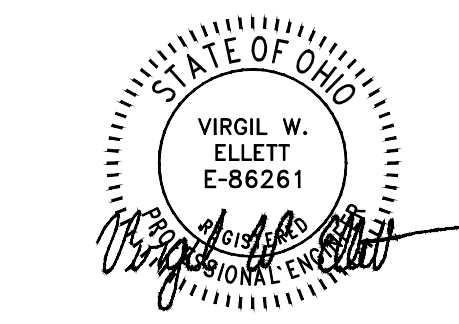
WEST TANGO BUILDING LOAD SUMMARY				
RESIDENTIAL (METERCENTER)				
ECHO UNIT	2	@	32.00	64 KW
FOXTROT UNIT	3	@	35.75	107.25888 KW
HAVANNA UNIT	3	@	30.34	91.03008 KW
INDIA UNIT	6	@	30.33	182.00496 KW
JULIET UNIT	3	@	37.01	111.02268 KW
NOVEMBER UNIT	1	@	34.95	34.95496 KW
TOTAL	18			590.27156 KW
NEC FACTOR			0.38	
NEC DEMAND				224.4 KW
HOUSE PANEL				5.8 KW
TOTAL				230.2 KW
METER CENTER LOAD				
230.2 KW x 1000 =			639.0 AMPS	
360				
800 AMP METER CENTER				

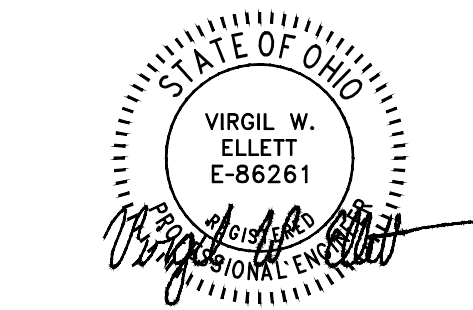
EAST TANGO BUILDING LOAD SUMMARY				
RESIDENTIAL (METERCENTER)				
ECHO UNIT	3	@	32.00	96 KW
FOXTROT UNIT	3	@	36.34	109.00608 KW
HAVANNA UNIT	3	@	30.34	91.03008 KW
INDIA UNIT	6	@	30.33	182.00496 KW
JULIET UNIT	2	@	37.01	74.01512 KW
OSCAR	1	@	37.01	37.01356 KW
TOTAL	18			589.0698 KW
NEC FACTOR			0.38	
NEC DEMAND				223.9 KW
TOTAL				223.9 KW
METER CENTER LOAD				
223.9 KW x 1000 =			621.5 AMPS	
360				
800 AMP METER CENTER				



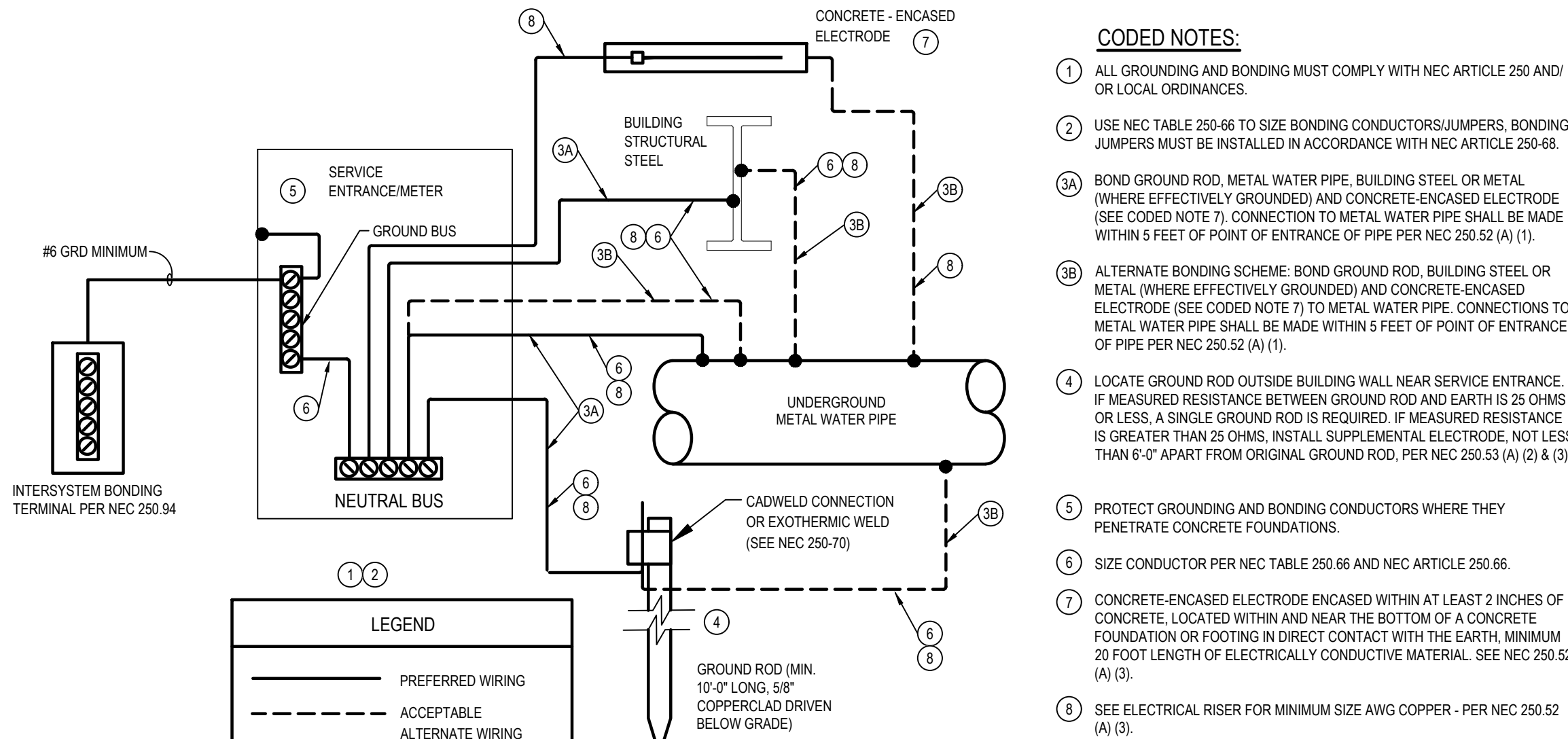
TANG ELECTRICAL RISER DIAGRAM / METER CENTER

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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
\$ ³	THREE-WAY SWITCH @48" A.F.F. 20A, 120V	⊖	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER @20" A.F.F.; 20A, 125V
OS	OCCUPANCY SENSOR WALL MOUNTED @48" A.F.F.	⊖ WP	DUPLEX RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE COVER @18" A.F.F. OR A.F.G. 20A, 125V
OS	OCCUPANCY SENSOR CEILING MOUNTED	⊖	DOUBLE DUPLEX RECEPTACLE @ 20" A.F.F. 20A, 125V
⊖	LIGHTING OUTLET, RECESSED OR SURFACE MOUNTED PER FIXTURE SCHEDULE.	⊖	SPECIAL RECEPTACLE AMPERAGE. @20" A.F.F. COORDINATE NEMA CONFIG. WITH EQUIPMENT FED.
⊖ NL	LIGHT FIXTURE ON NIGHT LIGHT	⊖	JUNCTION BOX MOUNTED AS NOTED.
⊖	CEILING LIGHTING OUTLET, RECESSED OR SURFACE MOUNTED PER FIXTURE SCHEDULE.	⊖	SAFETY DISCONNECT SWITCH @60" A.F.F. TO TOP
⊖	WALL LIGHTING OUTLET @ HEIGHT PER FIXTURE SCHEDULE OF ARCHITECTURAL ELEVATIONS.	⊖	PANELBOARD, SURFACE MOUNTED @6'-0" A.F.F. TO TOP
⊖	EMERGENCY EXIT LIGHT, SINGLE FACE, CLG. MOUNTED.	⊖	PANELBOARD, FLUSH MOUNTED @6'-0" A.F.F. TO TOP
⊖	EMERGENCY EXIT LIGHT, SINGLE FACE, WALL MOUNTED	⊖ GF	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. COVER/PLATE WIRING & TERMINATION BY OWNER RUN 34°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
⊖ EMR	EMERGENCY REMOTE HEAD FOR EXIT DISCHARGE	⊖	DIMMER SWITCH @48" AFF
⊖	CATV/MATV OUTLET @20" A.F.F. IN SINGLE GANG BOX		



SERVICE ENTRANCE GROUNDING DETAIL

NO SCALE

LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER (AS BASIS OF DESIGN)
R2	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	(3) 17W LED 3633 LUM 3000K	CEILING SURFACE	PROGRESS P3612-0930K9
CL2	LED SURFACE MOUNT FIXTURE (UNIT)	120	72W LED 3500K	CEILING SURFACE	G LIGHTING GL-3507-L55-WL
CL3	LED SURFACE MOUNT FIXTURE (UNIT)	120	30W LED 3500K	CEILING SURFACE	SELECTED BY OWNER
P1	LINEAR DECORATIVE CHANDELIER	120	60W LED	CHANDELIER MOUNT @ 5'-10" AFF.	SAVOY HOUSE #822920265697-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 3800 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 P300133-009
W2	EXTERIOR LED WALL SCONCE	120	LED LUM 4000K	WALL MOUNTED	LITHONIA LIGHTING LDN6CYL-3007-LO6-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 XNVL-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-2065HAB-MATTE BLACK/WHITE COTTON FABRIC
F1	FAN W/ LED LIGHT KIT (COMMON AREAS)	120	(4) 15W LED 3000K	CEILING	SELECTED BY OWNER
EX1EM	SELF-CONTAINED EMERGENCY COMBINATION EXIT/EGRESS LIGHT, WHITE HOUSING, LED EXIT SINGLE FACE	120	LED FURN. W/ UNIT	UNIVERSAL	LITHONIA QUANTUM SERIES
EX1EM2	SELF-CONTAINED EMERGENCY COMBINATION EXIT/EGRESS LIGHT, WHITE HOUSING, LED EXIT SINGLE FACE, WET LOCATION LISTED.	120	LED FURN. W/ UNIT	UNIVERSAL	LITHONIA WLTC 1 R SD
EM	SELF CONTAINED EMERGENCY EGRESS LIGHT	120	LED FURN. W/ UNIT	WALL @90"	LITHONIA EL2L
EMR	EXIT DISCHARGE EMERGENCY REMOTE HEAD, TWIN LAMP, POWERED FROM EX1EM	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.					

Panel ID: HP1				Voltage: 208 / 120				Panel Type: NQOD OR EQUAL						
Location: WEST CLOSET				Phase: 1				Encl. Type: NEMA-1						
Mounting: SURFACE				Wire: 3				AIC: SEE RISER						
Main Type: SEE RISER				Bus Amperage: 100 Amps										
All phases to be balanced to within 7% using actual connected loads.														
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT BKR SIZE	CKT BKR OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT BKR SIZE	CKT BKR OPTION	BRANCH CIRCUIT DESCRIPTION	WIRE SIZE	CKT NO.
1	12	FIRST FLOOR LIGHTING	20/1		0.180	0.180	A	0.360	0.360	20/1		FIRST FLOOR RECEPPTS	12	2
3	12	SECOND FLOOR LIGHTING	20/1		0.189	0.189	B	0.540	0.540	20/1		FIRST FLOOR RECEPPTS	12	4
5	12	THIRD FLOOR LIGHTING	20/1		0.108	0.108	B	0.360	0.360	20/1		FIRST FLOOR RECEPPTS	12	6
7	12	EXTERIOR LIGHTING	20/1		0.146	0.146	A	1.440	1.440	20/1		COMMUNICATION BOARD	12	8
9	12	CUH-1	20/2		1.000	1.000	B	0.360	0.360	20/1		SECOND FLOOR RECEPPTS	12	10
11	12	----	--		1.000	1.000	C	0.540	0.540	20/1		SECOND FLOOR RECEPPTS	12	12
13	12	HVAC RECEPPTS	20/1		0.720	0.720	A	0.360	0.360	20/1		SECOND FLOOR RECEPPTS	12	14
15	12	HVAC RECEPPTS	20/1		0.000	0.000	B	0.360	0.360	20/1		THIRD FLOOR RECEPPTS	12	16
17		SPARE	20/1		0.000	0.000	C	0.540	0.540	20/1		THIRD FLOOR RECEPPTS	12	18
19		SPARE	20/1		0.000	0.000	A	0.360	0.360	20/1		THIRD FLOOR RECEPPTS	12	20
21		SPARE	20/1		0.000	0.000	B	0.000	0.000	20/1		SPARE		22
23		SPARE	20/1		0.000	0.000	C	0.000	0.000	20/1		SPARE		24
25		SPARE	20/1		0.000	0.000	A	0.000	0.000	20/1		SPARE		26
27		SPARE	20/1		0.000	0.000	B	0.000	0.000	20/1		SPARE		28
29		SPARE	20/1		0.000	0.000	C	0.000	0.000	20/1		SPARE		30
Actual Load Panel Summary					N.E.C. Load Panel Summary					Breaker Options (If Used):				
Phase A: 3.6 KVA					Phase A: 3.6 KVA					29.7 AMPS				
Phase B: 2.4 KVA					Phase B: 2.4 KVA					20.4 AMPS				
Phase C: 2.5 KVA					Phase C: 2.5 KVA					21.2 AMPS				
Total: 8.6 KVA					Total: 8.6 KVA					41.2 AMPS				

Panel ID: HP2				Voltage: 208 / 120				Panel Type: NQOD OR EQUAL						
Location: EAST CLOSET				Phase: 1				Encl. Type: NEMA-1						
Mounting: SURFACE				Wire: 3				AIC: SEE RISER						
Main Type: SEE RISER				Bus Amperage: 100 Amps										
All phases to be balanced to within 7% using actual connected loads.														
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT BKR SIZE	CKT BKR OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT BKR SIZE	CKT BKR OPTION	BRANCH CIRCUIT DESCRIPTION	WIRE SIZE	CKT NO.
1	12	FIRST FLOOR LIGHTING	20/1		0.162	0.162	A	0.540	0.540	20/1		FIRST FLOOR RECEPCTS	12	2
3	12	SECOND FLOOR LIGHTING	20/1		0.117	0.117	B	0.540	0.540	20/1		FIRST FLOOR RECEPCTS	12	4
5	12	THIRD FLOOR LIGHTING	20/1		0.117	0.117	C	1.440	1.440	20/1		COMMUNICATION BOARD	12	6
7	12	EXTERIOR LIGHTING	20/1		0.875	0.875	A	0.360	0.360	20/1		SECOND FLOOR RECEPCTS	12	8
9	12	CUH-2	20/2		1.000	1.000	B	0.360	0.360	20/1		SECOND FLOOR RECEPCTS	12	10
11	12	----	--		1.000	1.000	C	0.360	0.360	20/1		THIRD FLOOR RECEPCTS	12	12
13	12	HVAC RECEPCTS	20/1		0.540	0.540	A	0.360	0.360	20/1		THIRD FLOOR RECEPCTS	12	14
15	12	HVAC RECEPCTS	20/1		0.540	0.540	B	0.000	0.000	20/1		SPARE		16
17		SPARE	20/1		0.000	0.000	C	0.000	0.000	20/1		SPARE		18
19		SPARE	20/1		0.000	0.000	A	0.000	0.000	20/1		SPARE		20
21		SPARE	20/1		0.000	0.000	B	0.000	0.000	20/1		SPARE		22
23		SPARE	20/1		0.000	0.000	C	0.000	0.000	20/1		SPARE		24
25		SPARE	20/1		0.000	0.000	A	0.000	0.000	20/1		SPARE		26
27		SPARE	20/1		0.000	0.000	B	0.000	0.000	20/1		SPARE		28
29		SPARE	20/1		0.000	0.000	C	0.000	0.000	20/1		SPARE		30
Actual Load Panel Summary					N.E.C. Load Panel Summary					Breaker Options (If Used):				
Phase A: 2.8 KVA					Phase A: 2.8 KVA					23.6 AMPS				
Phase B: 2.6 KVA					Phase B: 2.6 KVA					21.3 AMPS				
Phase C: 2.9 KVA					Phase C: 2.9 KVA					24.3 AMPS				
Total: 8.3 KVA					Total: 8.3 KVA					40.0 AMPS				

INNIS ROAD APARTMENTS
2150 INNIS ROAD
HNHF REALTY COLLABORATIVE

07/29/2026 PERMIT SET

PROJECT #: 26104 Y17

PERMIT SET

PROJECT DATE: 07/29/2026

E402
ELECTRICAL DETAILS
& SCHEDULES

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SECTION 16000 – ELECTRICAL

PART 1 – GENERAL CONDITIONS

A. WORKMANSHIP AND MATERIALS: ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER SO AS TO INSURE A HIGH QUALITY JOB AND TO PRESENT A NEAT AND MECHANICAL APPEARANCE WHEN COMPLETED. ALL MATERIALS USED SHALL BE NEW AND UL APPROVED FOR THEIR INTENDED USES WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED.

B. CODES, PERMITS AND INSPECTIONS: WORK INCLUDED IN THIS SECTION SHALL COMPLY WITH ALL APPLICABLE LAWS OF THE COMMUNITY AND WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WHERE IT IS NOT IN CONFLICT WITH THOSE LAWS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK OUTLINED HEREIN AND ON THE DRAWINGS. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL SUBMIT A CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM THE LOCAL ELECTRICAL INSPECTOR'S OFFICE (OR THE AUTHORITY HAVING JURISDICTION), CERTIFYING THAT THE INSTALLATION COMPLIES ALL APPLICATION REGULATIONS GOVERNING THE SAME. ONCE BIDS ARE TAKEN, CHANGES TO THE DRAWINGS AND/OR SPECIFICATIONS MADE NECESSARY BY CODE REQUIREMENTS SHALL BE PERFORMED AT NO ADDITIONAL COST.

C. DRAWINGS AND SPECIFICATIONS: THE CONTRACT DRAWINGS AND THESE SPECIFICATIONS SHALL BE CONSIDERED AS 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. PHASING OF THE WORK SHALL BE DONE AS SOON AS POSSIBLE WITH THE ENTIRE INSTALLATION COMPLETED AS SOON AS THE CONDITION OF THE BUILDING PERMITS.

F. PROPOSED SUBSTITUTIONS: MANUFACTURER'S NAMES AND CATALOG NUMBERS ARE USED IN THE CONTRACT DOCUMENTS TO GENERALLY ESTABLISH A DESIRED TYPE, STYLE AND/OR QUALITY LEVEL. THIS IS NOT TO BE CONSTRUED AS FAVORING ONE MANUFACTURER OVER ANOTHER; SUBSTITUTIONS OF EQUAL PRODUCTS WILL BE CONSIDERED ACCORDING TO THE FOLLOWING CONDITIONS. WHERE SUBSTITUTIONS ARE SUBMITTED IN DUPLICATE AT LEAST TEN (10) DAYS PRIOR TO BID DATE.

G. WORK INCLUDED IN OTHER SECTIONS: PORTIONS OF WORK RELATED TO THIS SECTION TO BE DONE BY OTHERS INCLUDE: FINISHED PAINTING OF CONDUITS, EQUIPMENT, ETC. (EXCEPT WOOD BACKBOARDS), FURNISHING AND SETTING IN PLACE OF ALL MOTORS, FURNISHING AND INSTALLATION OF ALL CONTROL DEVICES AND CIRCUITS (EXCEPT FOR CONTROL DEVICES IN POWER CIRCUITS WHICH ARE TO BE INCLUDED AS A PART OF THIS SECTION).

H. CUTTING AND PATCHING: WHERE POSSIBLE ALL WORK SHALL BE BUILT IN AS THE JOB PROGRESSES. WHERE THIS IS NOT POSSIBLE, SECURE THE ARCHITECT'S APPROVAL FOR ANY CUTTING, CHASING, ETC., THAT IS REQUIRED. ALL CUT SURFACES SHALL BE REPAIRED BY SKILLED MECHANICS OF THE TRADE INVOLVED.

I. TRENCHING AND BACKFILLING: PERFORM ALL EXCAVATION NECESSARY FOR INSTALLATION OF THE WORK SHOWN; DO NOT BACKFILL UNTIL ALL WORK IS COMPLETED AND INSPECTED. BACKFILL WITHIN THE BUILDING AND UNDER PAVED AREAS SHALL MEET COMPACTION REQUIREMENTS ESTABLISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS.

J. TESTING: UPON COMPLETION OF THE WORK, CONDUCT A THOROUGH TEST IN THE ARCHITECT'S PRESENCE TO SHOW THE ENTIRE SYSTEM TO BE IN PERFECT WORKING CONDITION.

PART 2 – RACEWAYS AND FITTINGS

A. RACEWAY TYPES: CONDUIT RACEWAYS SHALL BE GALVANIZED RIGID STEEL, GALVANIZED INTERMEDIATE GRADE, GALVANIZED ELECTRICAL METALLIC TUBING, RIGID ALUMINUM, GALVANIZED FLEXIBLE METAL, LIQUID-TIGHT FLEXIBLE STEEL OR PLASTIC AS REQUIRED BY CODE AND AS HEREIN SPECIFIED.

B. RACEWAY MANUFACTURERS:

B.1. RIGID STEEL CONDUIT, INTERMEDIATE GRADE CONDUIT: SHALL BE GALVANIZED WITH THREADED FITTINGS; 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 DIAGRAMMATIC ONLY AND MUST BE ADJUSTED FOR ACTUAL CONDITIONS. OFFSETS ARE NOT SHOWN AND MUST BE FURNISHED AS REQUIRED. KEEP CONDUIT RUNS AT LEAST 12 INCHES AWAY FROM PARALLEL RUNS OF FLUES, STEAM PIPES AND OTHER HEAT PRODUCING SOURCES. CONDUIT SIZES SHALL NOT BE SMALLER THAN SHOWN ON THE DRAWINGS AND SHALL COMPLY WITH THE NEC WHERE NO SIZE IS INDICATED.

G. THE MINIMUM SIZE SHALL BE 1/2".

H. ALL CONDUITS SHALL BE SECURELY SUPPORTED WITHIN 3 FEET OF EACH OUTLET BOX, JUNCTION BOX, CABINET, TERMINATION, FITTING, ETC., AND AT INTERVALS NOT EXCEEDING 8 FEET BETWEEN. CONDUIT SUPPORT SHALL BE AS REQUIRED BY NEC BASED ON THE CONDUIT SYSTEM TYPE. FASTENING METHODS SHALL EMPLOY LEAD EXPANSION ANCHORS OR POWDER-DRIVEN FASTENERS IN CONCRETE, TOGGLE BOLTS IN HOLLOW WALLS, LEAD EXPANSION ANCHORS IN MASONRY, WOOD, SHEET METAL SCREWS IN SHEET METAL AND CLAMPS ON BAR JOISTS AND EQUIPMENT FRAMES. CONDUIT SHALL NOT BE WELDED OR TIED WITH WIRES TO PROVIDE SUPPORT. WHERE RIGID STEEL CONDUIT IS INSTALLED UNDERGROUND, THE CONDUIT AND COUPLINGS SHALL BE PROVIDED WITH A FACTORY APPLIED PVC COATING OR SHALL BE PAINTED WITH 2 COATS OF ASPHALTUM PAINT. IF PLASTIC CONDUIT IS USED FOR BELOW GROUND RUNS THE TURN UP THROUGH THE FLOOR SHALL BE MADE WITH A RIGID STEEL ELBOW.

H.1. CONDUIT SUPPORT MAY BE OBTAINED BY TYING TO THE REINFORCING STEEL. CONDUIT ENDS SHALL BE CUT SQUARE, REAMED SMOOTH AND FULLY INSERTED INTO FITTINGS. BENDS SHALL BE MADE WITH A PROPER HICKEY OR BENDING MACHINE. MAKE NO BENDS LESS THAN 6 TIMES THE CONDUIT DIAMETER, NOR MORE THAN 90 DEGREES. CRUSHED OR DEFORMED CONDUIT SHALL NOT BE INSTALLED; WHERE DAMAGE OCCURS AFTER INSTALLATION THE DAMAGED CONDUIT SHALL BE REPLACED. CAP CONDUIT ENDS WITH PLASTIC CAPS OR PLUGS DURING CONSTRUCTION TO KEEP OUT DEBRIS; TAPING IS NOT ACCEPTABLE. WHERE RACEWAY IS TERMINATED NOT IN AN ENCLOSURE, SUCH AS AT A BACKBOARD OR IN A FURRED SPACE, PROVIDE INSULATED THROAT BUSHINGS. FIELD INSERTABLE THROATS ARE NOT ACCEPTABLE. PROVIDE ALL EMPTY CONDUITS WITH NO. 14 GALVANIZED STEEL FULL WIRE WITH 12 INCHES FREE AT EACH END.

PART 3 – OUTLET BOXES

A. CONSTRUCTION: UNLESS NOTED OTHERWISE, BOXES SHALL BE GALVANIZED SHEET STEEL 1/16 INCH THICK MINIMUM, AT LEAST 1-1/2 INCHES DEEP. BOXES SHALL BE SIZED TO ACCOMMODATE THE DEVICES AND CONDUCTORS INDICATED IN ACCORDANCE WITH NEC. BOXES NOT CAST IN CONCRETE OR SET IN MASONRY SHALL BE FASTENED TO THE BUILDING STRUCTURE IN THE SAME MANNER AS SPECIFIED FOR THE CONDUIT SYSTEM.

B. BOX TYPES:

B.1. CEILING AND WALL BRACKET OUTLETS SHALL BE 4 INCH OCTAGONAL BOXES WITH PLASTER RINGS AS APPROPRIATE FOR THE FINISHED SURFACE. NON-METALLIC BOXES ARE APPROVED FOR THIS WORK.

B.2. SWITCH OUTLETS, RECEPTACLE OUTLETS AND AUXILIARY SYSTEM OUTLETS SHALL BE 4 INCH SQUARE BOXES WITH SINGLE GANG PLASTER RINGS WHERE USED IN PLASTER OR DRYWALL.

B.3. EXPOSED BOXES SHALL BE 4 INCH SQUARE UTILITY BOXES WITH METAL COVERS.

B.4. EXTERIOR BOXES AND BOXES IN WET LOCATIONS SHALL BE CAST ALUMINUM OR GALVANIZED CAST IRON WITH APPROPRIATE GASKETS AND FITTINGS.

PART 3 – OUTLET BOXES

B.5. SPECIAL PURPOSE OUTLETS SHALL HAVE BOX TYPES AS REQUIRED AND/OR AS INDICATED ON THE DRAWINGS.

C. BOX MANUFACTURERS: OUTLET BOXES SHALL BE AS MANUFACTURED BY APPLETON, RACO, STEEL CITY OR EQUAL.

D. INSTALLATION: OUTLET LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE UNLESS A DIMENSIONED LOCATION IS SPECIFIED. OBTAIN ARCHITECT'S APPROVAL BEFORE RELOCATING ANY OUTLET DUE TO CONFLICTS, WHERE OUTLETS AT DIFFERENT LEVELS OCCUR TOGETHER THEY SHALL BE INSTALLED IN ONE VERTICAL LINE WHERE POSSIBLE. WHERE OUTLETS OCCURRING AT THE SAME HEIGHT ARE SHOWN THEY SHALL BE MOUNTED 6 TO 10 INCHES APART UNLESS SPECIFICALLY SHOWN UNDER A COMMON COVER. OUTLET HEIGHTS IN MASONRY WALLS MAY BE SLIGHTLY ADJUSTED UP OR DOWN TO SUIT THE MASONRY COURSES PROVIDED THAT A UNIFORM HEIGHT IS MAINTAINED THROUGHOUT THE FACILITY. OTHER MOUNTING HEIGHTS SHALL BE AS NOTED IN THE SYMBOLS LEGEND AND ELSEWHERE IN THE DRAWINGS. WHERE OUTLETS OCCUR IN OR ABOVE CASEWORK, COUNTERS, CABINETS AND OTHER EQUIPMENT THEIR EXACT LOCATION AND MOUNTING HEIGHT SHALL BE VERIFIED WITH THE PARTICULAR ITEM PRIOR TO ROUGHING IN.

PART 4 – WIRING DEVICES

A. GENERAL: ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE WITH FEATURES AS DESCRIBED HEREIN. SEE THE SYMBOLS LEGEND ON THE DRAWING FOR FURTHER DESCRIPTIONS OF VARIOUS DEVICES. ALL WIRING DEVICES SHALL BE IVORY IN COLOR AND ARE TO HAVE PLASTER EARS.

B. DEVICE PLATES:

B.1. FLUSH MOUNTED OUTLETS: DEVICE PLATES FOR ALL FLUSH MOUNTED OUTLETS SHALL BE ONE-PIECE SMOOTH IMPACT-RESISTANT PLASTICS. PLATES SHALL BE PROVIDED WITH THE APPROPRIATE NUMBER OF MATCHING COUNTERSUNK SCREWS AND SHALL BE INSTALLED WITH ALL FOUR EDGES IN CONTINUOUS CONTACT WITH THE FINISHED WALL.

B.2. SURFACE MOUNTED OUTLETS: DEVICE PLATES FOR ALL SURFACE MOUNTED OUTLETS SHALL BE ONE-PIECE, ZINC COATED SHEET STEEL, .040 INCHES THICK WITH ROUNDED EDGES AND FURNISHED WITH MATCHING COUNTERSUNK SCREWS.

B.3. EXTERIOR OUTLETS: DEVICE COVER PLATES FOR EXTERIOR MOUNTED OUTLETS (OR OUTLETS MOUNTED IN WET LOCATIONS) SHALL BE WET LOCATION WHILE-IN-USE TYPE AND SHALL BE INSTALLED WITH PROPER GASKETING.

B.4. COMMUNICATION OUTLETS: OUTLETS IN WHICH A CORD ONLY IS TO BE INSTALLED WITH NO DEVICE OR JACK, SHALL BE PROVIDED WITH A 3/8 INCH DIA. BUSHED HOLE IN THE CENTER OR AS NOTED ON THE DRAWINGS.

C. WALL SWITCHES:

C.1. CONSTRUCTION: WALL SWITCHES SHALL BE THE TOTALLY ENCLOSED TYPE WITH A NON-CONDUCTIVE PHENOLIC OR PLASTIC HANDLE AND DEEP SLOTTED SCREW TERMINALS. SWITCHES SHALL BE OF A TYPE SUCH THAT ONLY ONE SWITCH MAY BE INSTALLED IN A SINGLE GANG LOCATION. SWITCHES SHALL BE QUIET-TYPE, RATED FOR 20 AMP, 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 SHAL BE SUCH THAT CONTACT IS MADE ON TWO OPPOSITE SIDES OF AN INSERTED BLADE. GROUND TERMINALS SHALL BE CONNECTED TO THE MOUNTING YOKE AND PROVIDED WITH A GREEN COLORED SCREW FOR CONNECTION OF THE CIRCUIT GROUNDING CONDUCTOR. GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL CONFORM TO THE REQUIREMENTS OF UL 943. LOCKING OF RECEPTACLES INDICATED TO BE THE LOCKING TYPE SHALL BE ACCOMPLISHED BY ROTATION OF THE PLUG.

D.2. INSTALLATION: CARE SHALL BE EXERCISED TO PROTECT THE INSTALLED DEVICES FROM PAINT SPLATTER. DEVICES THAT HAVE BEEN DAMAGED AND/OR DEVICES THAT HAVE BEEN PAINTED OVER SHALL BE REPLACED PRIOR TO FINAL INSPECTION.

E. SWITCHES: SWITCH OUTLETS ARE GENERALLY TO BE LOCATED 6 TO 10 INCHES FROM THE DOOR JAMB ON THE LATCH SIDE OF THE DOOR WHERE POSSIBLE. COORDINATE HEIGHTS AS DIRECTED BY ARCHITECT.

F. RECEPTACLES: POWER RECEPTACLE OUTLETS SHALL BE INSTALLED FLUSH OR SURFACE MOUNTED AT THE HEIGHTS AND LOCATIONS SHOWN ON THE DRAWINGS. RECEPTACLES WITH GROUND TERMINALS SHALL BE INSTALLED WITH THE GROUND TERMINAL DOWN.

G. ALL KITCHEN AREA RECEPTACLES SHALL BE GFCI TYPE.

PART 5. CONDUCTORS

A. MATERIAL: CONDUCTORS SHALL BE COPPER, WITH 600 VOLT INSULATION TYPE THW OR THHN. MANUFACTURER'S NAME, INSULATION TYPE AND CONDUCTORS SIZE SHALL BE IMPRINTED ON THE OUTER JACKET AT REGULAR INTERVALS. ALUMINUM WIRE IS NOT ACCEPTABLE FOR BREAKER CIRCUIT WIRING. USE ALUMINUM CABLE IN EQUIVALENT SIZE TO COPPER FOR SERVICE ENTRANCE CABLES AND PANEL FEEDERS ONLY. NOTE: TYPE3 NM CABLE IS APPROVED FOR CONCEALED BRANCH CIRCUIT WIRING.

B. SIZES: ALL CONDUCTOR SIZES REFER TO AWG STANDARD. MINIMUM WIRE SIZE USED IN LINE VOLTAGE POWER CIRCUITS SHALL BE NO. 12, WHERE THE FIRST DEVICE IN A BRANCH CIRCUIT OCCURS FARTHER THAN 100 FT. FROM THE PANELBOARD THE BRANCH CIRCUIT CONDUCTORS SHALL BE INCREASED TO THE NEXT LARGER SIZE.

C. COLOR CODING: CONDUCTOR COLOR CODING SHALL BE IN COMPLIANCE WITH NEC. WHERE IT IS NOT PRACTICAL TO USE COLOR CODED INSULATION, CONDUCTORS SHALL BE IDENTIFIED WITH A MINIMUM 6 INCH BAND OF THE PROPER COLORS OF TAPE OR PAINT IN ALL PANELBOARDS, SWITCHES, JUNCTION BOXES, PULL BOXES OR OTHER ENCLOSURES. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE GREEN. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208Y/120 VOLT SYSTEMS:
PHASE A – BLACK
PHASE B – RED
PHASE C – BLUE
NEUTRAL – WHITE
GROUND – GREEN

D. MANUFACTURERS: CONDUCTORS SHALL BE OF THE TYPES INDICATED MANUFACTURED BY GENERAL, OKONITE, ROME, TRIANGLE (OR EQUAL).

E. CONNECTORS: SPLICES IN CONDUCTORS SHALL BE JOINTED USING SOLDERLESS TYPE CONNECTORS. FOR SOLID CONDUCTORS, PRE-INSULATED TWIST-ON TYPE CONNECTORS SUCH AS IDEAL "WING NUT" OR BUCHANAN "B-CAP" SHALL BE USED. FOR STRANDED CONDUCTORS, HYDRAULIC OR MECHANICAL TYPE COMPRESSION CONNECTORS SHALL BE USED AND THE JOINT SHALL BE WRAPPED WITH APPROVED GUM AND FRICTION TAPES OR ELECTRICAL TYPE TO EQUAL THE CONDUCTOR INSULATION VALUE.

F. INSTALLATION: DO NOT INSTALL CONDUCTORS UNTIL ALL CONDUIT SYSTEMS ARE COMPLETE AND THE BUILDING HAS BEEN CLOSED TO THE WEATHER. USE ONLY UL APPROVED LUBRICANTS TO FACILITATE THE PULLING OF CONDUCTORS.

G. WIRING METHODS: THE WIRING SYSTEM SHALL CONSIST OF SINGLE CONDUCTOR CABLES INSTALLED IN METALLIC RACEWAY UNLESS NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS SHALL BE OF THE TYPES AND SIZES SHOWN AND AS SPECIFIED HEREIN; WHERE NO TYPES OR SIZES ARE INDICATED THEY SHALL BE AS REQUIRED BY CODE. MULTI-CONDUCTOR CIRCUITS SHALL BE EMPLOYED AS INDICATED; ASSURE THAT NOT MORE THAN ONE CONDUCTOR IS CONNECTED TO THE SAME PHASE TO PREVENT OVERLOADING OF THE NEUTRAL CONDUCTOR. CIRCUIT NUMBERS INDICATED BY THE HOME RUNS ON THE DRAWINGS ARE BASICALLY FOR CIRCUIT SEPARATION; CIRCUITS SHALL BE CONNECTED TO THE PANELBOARD TO GIVE AN EVENLY BALANCED LOAD BETWEEN PHASES BASED ON NORMAL USAGE CONDITIONS OF THE CONNECTED EQUIPMENT.

H. TYPE "NM" CONDUCTORS ARE APPROVED FOR BRANCH CIRCUIT WIRING FOR FLOORS 2-5 (TYPE 5A CONSTRUCTION). TYPE "NM" CONDUCTORS ARE NOT APPROVED FOR USE ON THE FIRST FLOOR (TYPE 1A CONSTRUCTION). ALL CONSTRUCTION METHODS, PROTECTION AND SUPPORTING SHALL COMPLY WITH NEC ARTICLE 334.

I. TYPE "SE" CONDUCTORS ARE APPROVED FOR PANEL FEEDERS. INSTALLATION SHALL COMPLY WITH NEC ARTICLE 338.

PART 6. GROUNDING

A. GENERAL: EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE, ALL EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRIC EQUIPMENT, METALLIC RACEWAY SYSTEMS, EQUIPMENT GROUND BUS, METALLIC CABLE ARMOR, GROUNDING CONDUCTOR IN NON-METALLIC RACEWAYS AND THE NEUTRAL CONDUCTOR SHALL BE GROUNDIED 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 KEYPED LOCK; ALL LOCKS SHALL BE KEYPED ALIKE. ALL COVERS SHALL BE FINISHED WITH A FACTORY APPLIED, STANDARD GRAY ENAMEL. BACKBOXES SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL AND A MINIMUM OF 20 INCHES WIDE.

B. INTERIOR: ALL INTERIORS SHALL BE FACTORY ASSEMBLED WITH ALUMINUM BUSSING AND BOLT-ON MOLDED CASE CIRCUIT BREAKERS. CIRCUIT NUMBERING SHALL BE AS INDICATED ON THE DRAWINGS. MULTI-POLE CIRCUIT BREAKERS SHALL HAVE A COMMON INTERNAL TRIP ACTION AND SHALL BE INTERCHANGEABLE WITH SINGLE-POLE BREAKERS. WHERE "BUSSED SPACE" IS INDICATED, INCLUDE ALL NECESSARY PROVISIONS FOR ADDING ADDITIONAL BREAKERS; NO ADDITIONAL PARTS OR MODIFICATIONS TO THE BUSSING OR PANEL STRUCTURE SHALL BE REQUIRED. SEE THE PANELBOARD SCHEDULE FOR INDIVIDUAL PANELBOARD BUS RATINGS, CIRCUIT BREAKER AND SPACE REQUIREMENTS. ALL COMPONENTS OF THE PANELBOARD ASSEMBLY SHALL BE LISTED FOR USE AT THE AVAILABLE FAULT CURRENT LEVELS DETERMINED IN THE COORDINATION STUDY.

C. SERVICE ENTRANCE EQUIPMENT: EQUIPMENT USED TO PROVIDE ENTRANCE FOR THE ELECTRICAL SERVICE INTO THE FACILITY SHALL BE UL LABELED FOR SUCH USE. EQUIPMENT SHALL BE LISTED FOR USE AT THE AVAILABLE UTILITY FAULT CURRENT LEVELS.

D. MANUFACTURERS: LIGHTING AND APPLIANCE PANELBOARDS SHALL BE TYPE NQDD 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 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

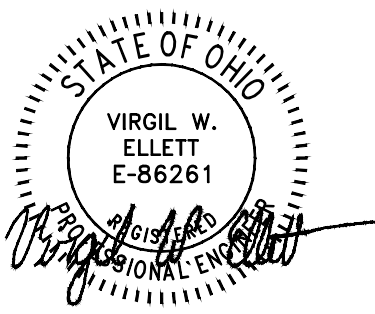
E. BOX: FLUSH TYPE WITH DOOR, AND LATCH ON DOOR FOR INTERIOR LOAD CENTERS. FINISH IN MANUFACTURER'S STANDARD GRAY ENAMEL. PROVIDE SURFACE TYPE NEMA 3R FOR EXTERIOR LOAD CENTERS.

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 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. BEFORE 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.



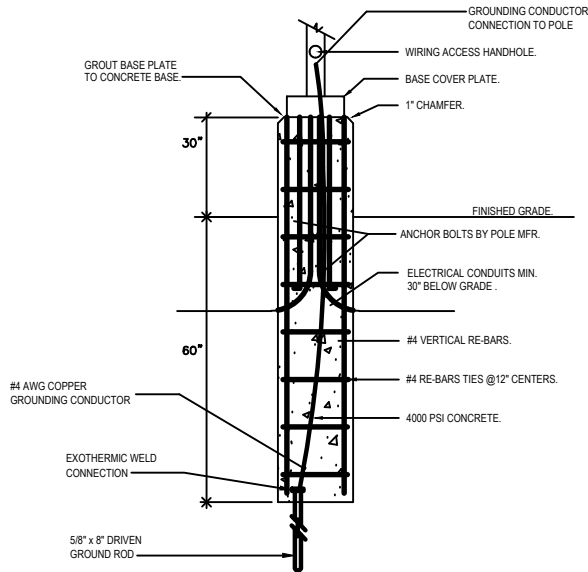


LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
PL1	EXTERIOR LED SINGLE FACE POLE LIGHT	120	73W LED 6809 LUM 40K	LIGHT BASE POLE MOUNTED	LITHONIA #RSX1-LED-P2-40K-R3-HS
PL2	EXTERIOR LED TRIPLE FACE POLE LIGHT	120	218.9W LED 10000 LUM 40K	LIGHT BASE POLE MOUNTED	LITHONIA #RSX1-LED-P2-40K-R3-HS
NOTES: 1. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.					

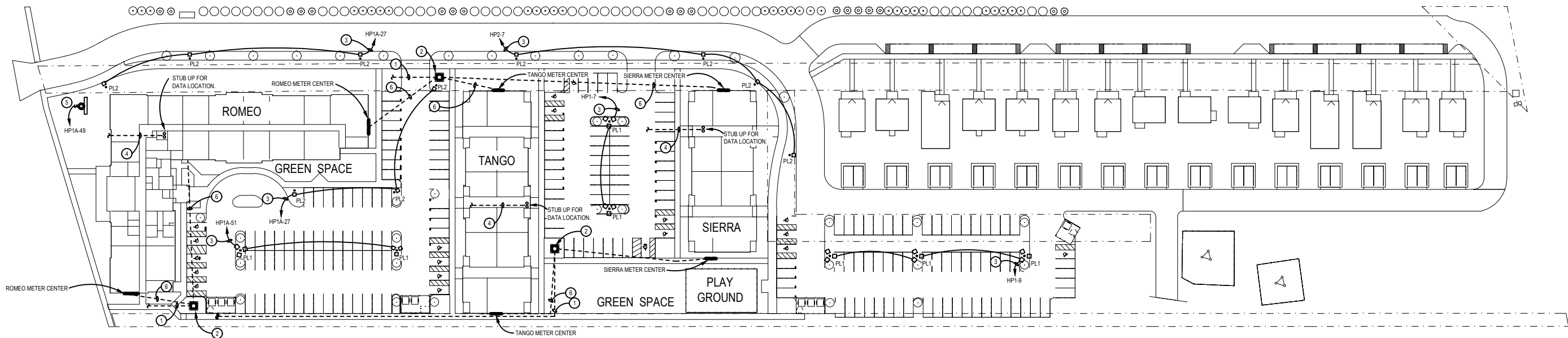
PL1 & PL2 HEIGHT: 22'-6" POLE ON A 30" POLE
BASE. FIXTURE HEIGHT IS 20' TOTAL.

SITE PLAN CODED NOTES

- 1 PRIMARY CONDUITS BY E.C. COORDINATE WITH LOCAL UTILITY CO. FOR EXACT REQUIREMENTS. ROUTE TO LOCAL SECTIONALIZING CABINET. (2) 5" CONDUITS.
- 2 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.
- 3 E.C. SHALL ROUTE THROUGH LIGHTING CONTACTOR CONTROLLED BY TIME CLOCK, PHOTOCELL.
- 4 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.
- 5 MONUMENT SIGN, 120V 1Ø. E.C. SHALL PROVIDE JUNCTION BOX WITH INTEGRAL SWITCH. ROUTE THROUGH PHOTOCELL. VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
- 6 SEE RISER DIAGRAM ON SHEET E401 FOR SECONDARY CONDUITS.



POLE BASE DETAIL
NOT TO SCALE



ELECTRICAL SITE PLAN

SCALE: 1" = 50'-0"

